

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: June 11, 2013

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Commercial Development Case Manager *jel*

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

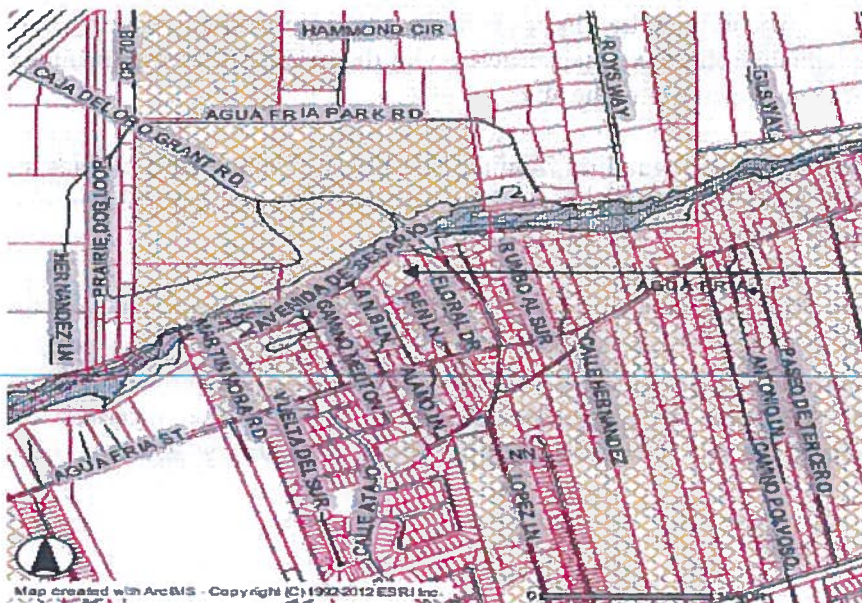
FILE REF.: CDRC CASE # Z 13-5060 Robert & Bernadette Anaya Master Plan Zoning

ISSUE:

Robert & Bernadette Anaya, Applicants, Talia Kosh, Agent, request Master Plan Zoning approval for a commercial towing business as a Special Use under the Village of Agua Fria Zoning District Ordinance Use Table (Ordinance No. 2007-2).

The property is located at 2253 Ben Lane, within the Traditional Community of Agua Fria, within Section 31, Township 17 North, Range 9 East, (Commission District 2).

Vicinity Map:



Site Location

SUMMARY:

On August 14, 2012, the Board of County Commissioners (BCC) approved a request, by the Applicants, for a variance to allow a towing business as a Special Use under Ordinance No. 2007-2, § 10.5, Village of Agua Fria Zoning District Use Table. A Special Use is an allowed use which is subject to Master Plan approval by the BCC. The use as a towing company falls under the category of "Vehicle service not listed" which is not allowed as a use as outlined in the commercial use category within the Traditional Community Zoning District.

On April 18, 2013, the County Development Review Committee (CDRC) met and acted on this case. The request before the CDRC was for Master Plan Zoning and Preliminary Development Plan approval. Staff recommended Master Plan approval as the request for Preliminary Development Plan was incomplete due to non-compliance with Article V, § 7.1.2.e & § 7.1.2.j (Development Plan Requirements) and Article III, § 4.4 (Development and Design Standards). The decision of the CDRC was to recommend **approval of the Applicants request for Master Plan** and denial of the Applicants request for Preliminary Development Plan. The Applicants have since altered the submittal to reflect the request for Master Plan Zoning only.

The Applicants request Master Plan Zoning approval to allow a towing business on .33 acres \pm . The request is to allow the storage of eight (8) tow trucks on the site. The Applicants propose to divide the existing .70 acre \pm parcel and create a .33 acre \pm lot to be utilized for the towing business. The remaining lot, which is where the Applicants currently reside, will remain as residential.

The Applicants state that there is a need for the tow trucks to be in close proximity to their residence to be able to respond to any emergency calls in a timely fashion. The Applicants also state that they wish to utilize the .33 acre site to store personal recreational vehicles.

Staff's response: the .33 acre site shall maintain a hammerhead 60' in length and 20' in width, parking spaces for eight (8) large tow trucks, and the circulation of these vehicles, landscape, retention ponds and a dumpster. To combine the placement of two (2) recreational vehicles, one (1) boat, two (2) low-boy trailers and other personal vehicles with the proposed towing business may significantly hinder the business activity on the site.

Ordinance No. 2007-2, § 10.5 (Village of Agua Fria Zoning District Use Table) state: "a Special Use is allowed only if a Development Plan and Master Plan are reviewed and approved by the Board of County Commissioners".

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

Article V, § 5.2.4.b.2 & 3 (Master Plan Approval) states: "the County Development Review Committee and Board shall consider the following criteria in making determinations and recommendations for approval or amendment of master plans: 2. Suitability of the site to accommodate the proposed development; 3. Suitability of the proposed uses and intensity of development at the location".

This Application was submitted on February 8, 2013.

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 Master Plan: the Application is comprehensive in establishing the scope of the project; the Application satisfies the submittal requirements set forth in the Land Development Code.

The review comments from State Agencies and County staff have established findings that this Application is in compliance with state requirements, Ordinance No. 2007-2 and Article V, § 5, Master Plan Procedures of the Land Development Code.

APPROVAL SOUGHT: Master Plan Zoning approval to allow a towing business on .33 acres \pm .

GROWTH MANAGEMENT AREA: El Centro, Agua Fria Traditional Community SDA-2.

HYDROLOGIC ZONE: Agua Fria Traditional Community, minimum lot size in this area is .75 acres and can be reduced to .33 acres with community water and sewer.

ARCHAEOLOGIC ZONE: Traditional Community, less than 2 acres, an Archaeological Survey is not required.

ACCESS AND TRAFFIC: The property takes access from Ben Lane via Agua Fria, a County Road. Tow trucks being parked on Ben Lane is a concern of the neighbors. A photo taken on 5/22/13 (Exhibit 13) shows a tow truck parked on Ben Lane which may hinder emergency vehicle access. The Applicant has not demonstrated ownership of the easement required to create the radius required by the County Fire Marshall at the entrance of Ben Lane. The Applicant shall provide the design and easement for the access radius at Development Plan submittal.

FIRE PROTECTION: Agua Fria Fire District.

WATER SUPPLY: Agua Fria water system, this development is proposing zero domestic water use. The Applicant has provided a

letter from the Agua Fria Water Association stating that the utility will provide water to this site. The Applicant is proposing to utilize the water system for landscape irrigation. A detailed water budget shall be submitted with the Development Plan.

LIQUID WASTE:

City of Santa Fe Sanitary Sewer System, this development is proposing zero discharge to the sewer system.

SOLID WASTE:

The Applicant's state a dumpster will be placed on site. The dumpster shall be screened and the plan set shall illustrate where the dumpster shall be placed.

**FLOODPLAIN & TERRAIN
MGMT:**

The Applicant's site plan illustrates a proposed grading and drainage plan. The Applicant's propose to utilize tree wells to control stormwater runoff. The conceptual design of the tree wells in the Master Plan is insufficient for Development Plan and a re-design shall be required. The total volume of cubic feet provided as indicated on sheet C-1 is 58.8 cubic feet. The total pond volume needed is a total of 54 cubic feet. Therefore, the submittal 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's do not propose to install signage for this development. Staff has determined that the signage element of the Application does comply with Article VIII (Sign Regulations).

The Applicants propose to install outdoor lighting. The Applicants shall specify the location of the proposed lighting and provide cut sheets. The proposed outdoor lighting shall be shielded. Staff has determined that the lighting element of the Application does not comply with Article III, Section 4.4.4 h and Table 3.1 (Outdoor Lighting). **The Applicants have submitted cut sheets for solar lights and the site plan illustrates placement of the lights on the site. The Application now complies with Article III, Section 4.4.4 h and Table 3.1 (Outdoor Lighting).**

EXISTING DEVELOPMENT:

The site is currently being utilized as a towing business without a County Business License.

ADJACENT PROPERTY:

The site is within a residential area and is bordered on all sides by residential property.

PARKING:

The plan set illustrates a total of 8 parking spaces for 8 tow-vehicles. In addition the Applicants propose to park 2 recreational vehicles, 1 boat, 2 low-boy trailers, a dumpster and other personal vehicles, on a 0.33 acre site. The principle use of the site is to allow the storage of 8 large tow-trucks to be accessible for emergency calls. The site shall maintain a hammerhead 60' in length and 20' in width. Staff recommends bollards to be placed within the landscape area to prevent the tow trucks from hitting the northern wall. Staff has determined that the parking element of the Application for 8 tow trucks complies with Article III, Section 9 (Parking Requirements).

LANDSCAPING:

The Applicants have provided a general description for the landscaping concepts for this project. The Applicants propose to plant nine Gleditsia Triacanthos (Honey Locust) Trees. Six Honey Locust will be planted at the North end of the perimeter along the existing six foot high privacy fence/wall, and three Honey Locust, planted along the East side of the proposed parking lot facing Ben Lane, to provide additional screening. The proposed Landscaping Plan indicates that the trees will be irrigated using a drip irrigation system. The planting of the trees shall be irrigated until established. The Applicants are also proposing to use nine secured rail road ties as parking bumpers for the tow trucks. The Applicants plan on constructing two six foot high walls along the west side of the parking lot and along the south side of the parking lot, which will provide screening from the existing residential lots. This segment of the proposed landscape plan does comply with **Master Plan Procedures, Article V 5.2 g (1)**. The Application shows a nine space gravel parking lot. This segment of the proposed landscape plan does comply with **Article III Section 4.4.4f.11**. Final Development Plan shall require that, all landscaping requirements (**Landscaping Plan Art III Sec 4.4.4f 4 a-n** and **Landscaping for Parking Lots Art III Sec 4.4.4f.11 a-c** of the Code for commercial development are met.

Conceptually the Applicants are proposing to irrigate with a drip irrigation system at 2-6 gallons per hour. Final Development Plan will require that the water source for irrigation be included in the landscape Plan. The Applicants

shall supply a detailed water budget with submittal of Development Plan.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
NMOSE	No Formal Comment
NMDOT	Approval
NMED	No Permit Required
NMDHP	No impact on Archaeological Sites
County Fire	Conditional Approval
County PW	Conditional Approval
County Utility	Conditional Approval
Planning	Approval

STAFF RECOMMENDATION: Approval for Master Plan Zoning to allow the storage of eight (8) tow trucks, to be utilized as a towing business, on .33 acres \pm , subject to the following conditions:

1. Master Plan with appropriate signatures, shall be recorded with the County Clerk, per Article V, § 5.2.5.
2. Preliminary and Final Development Plan shall be submitted within a timely manner, meeting all criteria set forth in Article V, § 7, to be reviewed and presented to the CDRC for consideration.
3. The Applicant shall comply with Ordinance No. 2007-2, § 10.6 (Density & Dimensional Standards).
4. Storage of towed vehicles shall not be permitted on this site as per the 1989 decision of the Extraterritorial Zoning Authority. A note stating that the storage of towed vehicles on the site shall not be allowed shall be placed on the Master Plan.

EXHIBITS:

1. Master Plan Report
2. Drawings
3. Photos of Site
4. Aerial Photo of Property
5. Agency Review Comments
6. Ordinance No. 2007-2, § 10.5
7. Article III, § 4.4.1.a (Design Standards and Review Criteria)
8. Article V, § 5.2 (Master Plan Procedure)
9. Final Order & August 14, 2012 BCC Minutes
10. Ordinance No. 2007-2, § 10.6
11. Article V, § 7 (Development Plan Requirements).
12. April 18 CDRC Minutes
13. Photo
14. Letter of Concern

ROBERT AND BERNADETTE ANAYA MASTER
PLAN
REPORT

Updated May 2013



NBA-7

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Introduction

The subject property at 2253 and 2244 Ben Lane, Santa Fe, NM 87505, consisting of .702 acres is located in the Agua Fria Village in Santa Fe County. See **Appendix F**. These two parcels were initially listed as 2253 Ben Lane. The Applicants requested an additional address for the back lot of 2253, so now this back portion is listed as 2244 Ben Lane, Santa Fe, NM 87505.

A variance was granted by the Board of County Commissioners to proceed with a master plan and development plan that allows for special use within Agua Fria Village for the parking of commercial towing vehicles at the back of the property for a towing business operated by the Anayas. The master plan is hereby submitted for approval. The conditions of approval are attached as **Appendix A**.

Letter of Request for Master Plan

See **Appendix B**

Project Location

The subject tract consists of .702 acres of land located within Agua Fria Village, located at 2253 Ben Lane, Santa Fe, NM 87505. Recently, and in anticipation of the division of this single lot into two lots, in order to separate the parking area from the Anaya's residence, the back portion of this lot is now listed as 2244 Ben Lane. One can access Ben Lane from Agua Fria Road. At **Figure 1** is a vicinity map showing the location of the property overlaid on a USGS map.

Ownership and Legal Lot Record

The property is owned by Bernadette Anaya, along with her husband, Robert Anaya, who are residents of Agua Fria Village and have owned the property for over 20 years. A reduction of the plat and the warranty deed is found in **Appendix D** to this report.

Master Plan Request

Master Plan approval is being requested. Initially, Master and Preliminary were requested. After conversations with Staff, and the public hearing with CDRC, CDRC approved the master plan request. As per this approval, applicants request that the Board of County Commissioners approve the Master Plan as submitted. Within this Master Plan application, details not required pursuant to master plan requirements has been submitted by applicant, in order to give the Commission as much information as possible with regard to this request.

There will be only one phase: division of the property into two different properties, landscaping, walls, designation of hammer head, installation of minimal lighting and any other

such necessary actions required by the Code.

The Anaya master plan is conceptual, as per the Code, and focuses on the development of a parking area for up to 8 tow vehicles at the back of their property (2244 Ben Lane) when these emergency vehicles are not in use, in between dispatch calls. See Vicinity Map attached as **Appendix N** of the Development Plan and the Proposed Site Data, at **Appendix C** of the Development Plan. The calls received to dispatch these tow trucks will be received and dispatched from their residence on this same property.

As a condition for the approval of this development plan, Applicants request that the subject property be divided into two lots: (1) the lot upon which the Anayas have their current residence

(2253 Ben Lane at **Appendix C**). They will seek a home occupation license for this property so that they may dispatch calls from the residence and conduct administrative work and park a single tow vehicle at their home, in their off-street designated parking space. They will also continue to park their personal use vehicles at this residence, as permitted by applicable laws.; (2) the back lot of their property shall be divided from the residence (and 2244 Ben Lane at **Appendix C**) 2244 Ben Lane will be the subject of this development plan for designated parking, landscaping and hammer head.

The Anayas' property is naturally separated by Ben Lane and appears to be two pieces of property, when in fact, it is one parcel. The division of this parcel into two lots would ease the ability to designate the back of their property for storing and parking the tow vehicles. Ultimately, conditional upon the approval of the Final Development Plan, the properties will be divided and processed administratively and be recorded prior to final development of the project. The division of their property in this way would allow the Anayas to apply for a home occupation license for their residence, in order to continue to dispatch calls from their residence on the property. As a part of this administrative processing, Applicants will apply for a Home Occupation License in order to dispatch calls from their residence, conduct administrative work and to park one commercial truck off-street at their residence.

The Applicants will also apply for a Business License for 2244 Ben Lane, at the back of their property. This Tract is the subject of this Master Plan request.

2244 Ben Lane, Appendix C of the Master Plan: Proposed Site Plan:

2244 is the Location of Parking for Towing Vehicles: The subject of this Master Plan is 2244 Ben Lane only. 2244 Ben lane will be divided from 2253 Ben Lane, as stated above, and 2253 Ben Lane will be operating under a home occupation license for dispatching and receiving calls for the tow trucks. As for the back tract, 2244 Ben Lane, the location of the storing of these towing vehicles when not in use will on this portion of the Anaya's property, will occur at the end of Ben Lane along the N45°31'30"E wall which is adjacent to Henry Romero and Georgia Romero's property line . The 2244 Ben Lane will be used for the following purposes: parking towing vehicles in designated spaces when not in use-up to 8 at a time, although there will be 3-5 parked there most regularly, and for parking personal and recreational vehicles.

Parking Area Landscaping Plan:

This master plan consists of building walls and planting drought-resistant trees (honey locusts or similar type) to separate the commercial parking area from surrounding residences. The existing wall that separates the Romero's property from the Anaya's property will be lined with trees as an additional screening. See Existing and Proposed Site Date at **Appendix C and F** of the Master Plan. There will also be a drip system installed to supply these trees with the minimal water requirements. There will also be secured rail road ties that will be utilized as bumpers for the tow trucks. Further, there will be bollards behind each railroad tie, to further secure the area. The largest tow truck has been taken account for with regard to these measurements at 42.5 feet. These bumpers and bollards for parking will be strategically placed for correct spacing of the tow vehicles, keeping in mind the boom length and width of the vehicles. There will be sufficient room for the circulation of traffic of the tow trucks. They will be able to pull into the parking area and back up with sufficient room to do so.

Along the East and South side of the property line, walls will be constructed, as per code requirements, for screening and property protection, taking into consideration the amount of space needed for the tow trucks to park and circulate, so as not to obstruct the purpose of the development. These walls will meet height requirements.

Personal Use Vehicles:

The Anayas will also continue to utilize any unused area between the south border of the property and the hammer head designated on the Proposed Site Plan (Appendix C to the Development Plan) for parking up to seven recreational vehicles, including the possibility of parking their two personal RVs (a Montana and a Toy Hauler), a medium sized boat (Bayliner), 2 low-boy trailers for personal use, a dumpster (2 cubic yards) and several personal vehicles. This is reflected in the site plan for designated parking spaces for personal vehicles, demonstrating sufficient circulation for both wreckers and personal vehicles.

Landscaping Plan

The proposed landscaping plan will improve and enhance the visual quality of the subject area. It will serve to buffer or screen visually unattractive land uses from residential areas surrounding the parking area. It will shade, cool and define the proposed parking area and minimize erosion, dust and any slope instability.

This development plan consists of building walls and planting drought-resistant trees to separate the commercial parking area from surrounding residences. The existing wall that separates the Romero's property from the Anaya's property will be lined with trees as additional screening. See Existing and Proposed Site Date at **Appendix C and F** of the

Development Plan. There will be a drip irrigation system installed to provide these trees with sufficient and minimal water.

There will also be secured rail road ties and bollards that will be utilized as bumpers and additional safety measures for the tow trucks. The largest tow truck has been taken account for with regard to these measurements at 42.5 feet. These bumpers for parking will be strategically placed for correct spacing of the tow vehicles, keeping in mind the boom length and width of the vehicles. There will be sufficient room for the circulation of traffic of the tow trucks. They will be able to pull into the parking area and back up the trucks with sufficient room to do so.

A wall will also be constructed along the East side of the property line, taking into consideration the amount of space needed for the tow trucks to exit and enter the property, so as not to obstruct the purpose of the development.

A dumpster will be located on the property for development, and will be screened as per Code requirements.

Walls:

Two walls will be constructed on the East side and south side borders of 2244 Ben Lane. The west wall will allow for sufficient room for trucks to enter, circulate and exit.

Hammer Head: The hammerhead will be located at the entrance to the property in question.

The contractor will be certain that the landscape treatment and improvements are designed, installed and maintained so they conform to submitted plans for landscaping. This plan promotes conservation of water through the use of drought tolerant plants, such as honey locusts. Along the North and South property lines of the parking area, within twenty five feet of a property line adjoining residential uses, screening of trees will occur. Walls will be built along the West and South side of the property to enclose the parking area from the adjacent residential areas.

Liquid and Solid Waste Plan

No waste will be produced with regard to this request and plan. From their residence, there will be no liquid waste that will require disposal for this project. The subject property is on a community sewer system, however. No septic system will be needed for this development.

Charlie Smith Construction will be responsible for the removal of any waste material from the site, although none is anticipated. A dumpster already located on the property will be available for the collection of any trash that may occur on the property. Waste will be taken to a County transfer station, the regional landfill in Santa Fe or the Los Alamos Landfill. Mr. Smith will attempt to recycle any materials possible through public or private sources.

At **Appendix M** is a letter from the City of Santa Fe regarding Sewer Service for Proposed Lot Split to Create 2244 Ben Lane indicating that connection to the existing public sewer main line would be possible.

Signs and Lighting Plan

Signage: There will be no utilization of signage in this development project.

Lighting: The Applicants wish to put in a minimal amount of lighting that would conform to residential requirements for lighting. This lighting will be outdoors and designed and arranged to enhance the safety of the area during evening hours, to provide security, to protect the night sky and to prevent the spillover, nuisance or hazard effects of light and glare on adjacent locations and uses of land. There will be proper screen of lighting and will reflect code height requirements. **This lighting will be solar** and will not require any additional hook-ups to an electrical power source. However, this is not essential to the development plan, but would be pursued for safety and security purposes only.

The site plan demonstrates the location, mounting height, type, shades/shields so they are not directly visible from any adjacent lot. Spillover of lighting for adjacent properties shall not exceed one half of one(.50) footcandle measured at any point ten feet beyond the property line and shall be installed no higher than the surrounding buildings.

See **Appendix P** for a description of the solar lights used. These solar lights are Sepco, Genesis lighting, an LED lighting system. See **Appendix Q** for lighting levels on the property for the lights used.

Existing Conditions, Topography and Drainage

Adjoining Land Uses: The property to the North of the Applicant's property is residential and walled with no access to Ben Lane. The property to the West of the back of the Anaya's property, which is the focus of the development plan, is an empty field, owned

privately and zoned for residential. The property to the South of the Applicant's property consists of residential trailers. The property to the East of the subject property consists of Ben Lane and residential properties.

Description of Terrain: There is no natural terrain on the subject property for the parking area. The entire area is dirt which will not be affected by development. There are no natural grades or slopes-all is man-made.

Slope and Grading: The Slope of the subject property for the parking area goes from NE to SW at a 1%-2% slope. The proposed development will be set at the existing grade and will not be changed or affected.

The subject property is outside of the flood plain. See **Appendix L** to the Development Plan.

Drainage and Detention Pond: Terrain Management Plan

This plan will protect and promote the health, safety and welfare of residents of SF County through proper landscaping, including screening, detention pond and drainage considerations. Natural drainage patterns will be preserved, and the development will adapt to the existing topography, soils and other conditions existing on the lot prior to development. The parking area will not be paved.

Detention Pond: The detention pond will be located at the SW corner of the property at the end of the proposed location of the hammer head. See **Appendix C** to the Development Plan. The proposed development will not change the grade of the property.

Drainage: Draining requirements will be met by proposed landscaping.

Topography and Drainage:

No descriptive topography. No natural slope. It's all man made. Graphic representation of existing topography, slopes and flood plains are depicted at **Appendix M**. There is very little slope on the lot. There is natural drainage that occurs from North to South through the property. A detention pond will be at the Southwest corner of Tract 4B. Drainage will be addressed through the proposed landscaping plan.

Existing and Planned Utilities

~~There will be no utility use other than that discussed under Landscaping Drip~~ Irrigation in this master plan. Applicants have applied with PNM to have the telephone pole moved at the corner of Agua Fria Road and Ben Lane in Agua Fria Village. This pole is obstructing the requirements of the Fire Code regarding the turning radius requirements. **Appendix G.**

At **Appendix N** is a water bill for 2253 Ben Lane, demonstrating that a water connection exists on this property currently.

Water Budget Plan

The only water will be such use as needed for minimal drip irrigation for drought resistance trees planted along the north side of the property. Such drip irrigation is not taken into account with regard to water budget plan requirements, as the use is de minimus. There will be no other water utilized and needed for this development. The Water Budget is 0.00

2244 Ben Lane is available for hookup to community water.

Water Harvesting:

Due to the fact that no development of structures is proposed, a water harvesting plan is unnecessary.

Fire Protection and ACCESS

Access: Access to the property is from Agua Fria. The closest County fire substation to the site is within a mile from the property and would be accessed from Agua Fria Road. Water is available through Agua Fria Community Water Systems, See **Appendix H**.

Front access. The driveway entrance meets the 20 foot minimum width; however, access does not meet the required 28 foot radius. A hammer head is proposed in the development plan, as required by the Fire Code. A fire hydrant is within 1,000 feet as required for residential structures. Applicants have requested that PNM move the telephone pole at the corner of Agua Fria and Ben Lane to accommodate the access required for a 28 foot radius. See **Appendix G**.

A survey shall be conducted on the entrance at Ben Lane and Agua Fria Road to determine exact measurements.

Hammerhead: A hammerhead will be designated on the back lot of the Applicant's property to conform to fire code requirements

Environmental Evaluation

The proposed development shall utilize standard techniques available in order to minimize noise, vibration, smoke and other particulate matter.

This property is outside of the flood plain. See **Appendix L**. Water Budget: There will be no water used for development. Water Harvesting: Due to the fact that no development of structures is proposed, a water harvesting plan is unnecessary.

Respectfully Submitted,

Talia Kosh/Merit Bennett

The Bennett Firm

460 Saint Michael's Drive

Ste 703

Santa Fe, NM 87505

Attorneys for Applicant

APPENDIX B
Letter or Request for Development Plan
Master and Preliminary

Re: AMENDED LETTER OF REQUEST for Master Plan For Anaya Development.

To Whom It May Concern:

Robert and Bernadette Anaya, owners and residents of 2253 Ben Lane, Santa Fe, New Mexico 87507, hereby submit this letter of request as part of their application for Master Plan and Preliminary Development Plan pursuant to the variance of Ordinance No. 2007-2 (Village of Agua Fria Zoning District), § 10.5 (Village of Agua Fria Zoning District Use Table), that was granted by the Board of County Commissioners, to allow a towing business to park their vehicles on this property, as a Special Use under the Zoning Use Table on 0.70 acres. See Ordinance attached as **Appendix A** to the "Anaya Master Plan and Preliminary Development Plan," (hereinafter referred to as the "Development Plan").

Statement of Facts and Purpose of Letter of Request:

Background:

The Anayas' family towing business has created many relationships with emergency responders over the years and stand ready to respond at any hour of the day or night to such community emergencies, including calls from New Mexico State Police Department, the Santa Fe Police Department, the Bureau of Indian Affairs, the NM Department of Transportation, Tesuque Tribal and other governmental organizations. It is necessary that the Anayas be permitted to continue to park up to 8 tow vehicles on their property, as they have done since 1989, in order to be able to respond to any emergency call in a timely fashion. Should the Anayas store their tow trucks off site, the time it takes to travel to retrieve these towing vehicles could mean the difference between whether or not a life is saved or important government property is preserved. Often, emergency responders, such as the fire department and various law enforcement agencies, cannot get to victims or those in exigent and dire circumstance without the assistance of a tow truck company with the versatile capability offered by the Anayas. For a complete description of the history of this project, please see Anayas' "Letter of Request for Variance" dated May 11, 2012.

In fact, the Anayas have a very unique towing capacity that only a few other tow truck companies in the entire State of New Mexico possess. In all of Northern New Mexico, only the Anayas have the unique capacity to tow and/or recover very heavy loads, which means they are the first towing company called by several government agencies, to respond to unique emergency situations. The quick access to their vehicles at the back of the Anaya's home makes their vehicles available for emergency calls at any time of day or night. Should the Anayas' store their vehicles away from their home, this would effectively destroy their ability to respond to such emergency situations and make it impossible for them to carry out their contracts and agreements with these governmental agencies. This would injure and effectively destroy the Anayas' towing business.

SCOPE OF REQUESTED DEVELOPMENT:

The Anayas' master plan is focused around their development of a parking area for up to 8 tow vehicles at the back of their property, no labeled as 2244 Ben Lane, Santa Fe, New Mexico, when these vehicles are not in use, in between dispatch calls. See Vicinity Map attached at **Figure 1** of the Master Plan and the Proposed Site Data, at **Appendix C** of the Master Plan. The calls received to dispatch these tow trucks will be received and dispatched from their residence on this same property. See 2244 Ben Lane, **Appendix F** of the Development Plan.

Division of Property, Conditional Upon Approval of Development Plan:

In order to better effectuate and simplify the commercial zoning of their property and to park these tow trucks, conditional upon the approval of the Development Plan, the property at issue, 2244 Ben Lane (**Appendix F**) will be divided into two lots, 2253 Ben Lane and 2244 Ben Lane 4B at **Appendix C** to the Development Plan. The total amount of acreage for both of these tracts together is .702 acres. 2253 Ben Lane would be a total of .332 acres and 2244 Ben Lane would be a total of .370 acres. Both properties have water and sewer hook-ups, and because of this, the tract size can be as low as 1/3 of an acre.

Dividing the property into two lots will more easily and naturally separate the land into commercial and residential lots. The Anayas' property is naturally separated by Ben Lane and appears to be two pieces of property, when in fact, it is one parcel. The division of this parcel into two lots has been preliminarily affected and these two pieces of property are now labeled 2244 and 2253 Ben Lane. This division conditional upon the acceptance of the final development plan, would ease the ability to designate the back of their property for storing and parking the tow vehicles. Conditional upon the approval of the Master Plan, the properties will be divided and processed administratively and be recorded prior to final development of the project. The division of their property in this way would allow the Anayas to apply for a home occupation license in order to continue to dispatch calls from their residence on the property. As a part of this administrative processing, Applicants will apply for a Home Occupation License for 2253 Ben Lane, in order to dispatch calls from their residence, conduct administrative work and park one commercial truck off-street at their residence.

The Applicants will also apply for a Business License for 2244, at the back of their property. 2244 Ben Lane is the subject of this Master Plan.

2244 Ben Lane, Appendix C of the Development Plan: Proposed Site Plan:

2244 Ben lane is the Location of Parking for Towing Vehicles: The subject of this Development Plan is for 2244 Ben Lane only. What is now currently 2253 Ben Lane will be divided, as stated above, and the residence will remain as 2253 Ben Lane and will operate under a home occupation license that will be applied for as a condition to the approval of this development. As for 2244 Ben Lane, the location of the storing of these towing vehicles when not in use will be at the back of the Anayas' property, and is located end of Ben Lane along N45°31'30"E wall which is adjacent to Henry Romero and Georgia Romero's

property line. The tow trucks will be parked along this wall in designated parking spaces. See **Appendix C** to the Development Plan.

2244 Ben Lane will be used for the following purposes: parking towing vehicles in designated spaces when not in use-up to 8 at a time, although there will be 3-5 parked there most regularly, and parking personal and recreational vehicles. See **Appendix C** to the Master Plan.

Parking Area Landscaping Development Plan:

This master plan consists of building walls and planting drought-resistant trees to separate the commercial parking area from surrounding residences. The existing wall that separates the Romeros' property from the Anayas' property will be lined with trees as an additional screening. See Existing and Proposed Site Data at **Appendix C and F** of the Development Plan. Along the wall where the tow trucks will be parked, there will also be secured rail road ties that will be utilized as bumpers for the tow trucks. Bollards will also be utilized. **Appendix C.** The largest tow truck will establish the length of this measurement at 42.5 feet. These bumpers for parking will be strategically placed for correct spacing of the tow vehicles, keeping in mind the boom length and width of the vehicles. There will be sufficient room for the circulation of traffic of the tow trucks. They will be able to pull into the parking area and back up, with sufficient room to do so.

A wall that conforms to the Code will be built along the East side of the property line, taking into consideration the amount of space needed for the tow trucks to exist and enter the property, so as not to obstruct the purpose of the development. **Appendix C.**

Walls:

Two walls will be constructed on the south side of 2244 Ben lane, behind the hammer head and on the east side of the property. **Appendix C.**

Personal Use Vehicles:

The Anayas will also continue to utilize any unused area near the hammer head designated on the Proposed Site Plan (**Appendix C** to the Development Plan) for parking their recreational vehicles, including the possibility of parking their two personal RVs (a Montana and a Toy Hauler), a medium sized boat (Bayliner), 2 low-boy trailers for personal use, a dumpster (2 cubic yards) and several personal vehicles.

Hammerhead: A hammerhead will be designated on the back lot of the Applicant's property to conform to fire code requirements. **Appendix C.**

Description of Terrain: There is no natural terrain on the subject property for the parking area. The entire area is dirt which will not be affected by development. There are no natural grades or slopes-all is man-made.

Slope and Grading: The Slope of the subject property for the parking area goes from NE to SW at a 1%-2% slope. The proposed development will be set at the existing grade and will not be changed or affected. **Appendix C.**

Drainage and Detention Pond:

Detention Pond: The detention pond will be located at the SW corner of the property at the end of the proposed location of the hammer head. The proposed development will not change the grade of the property.

Drainage: Draining requirements will be met by the proposed landscaping.

Lighting: The Applicants wish to put in a small amount of lighting that would conform to residential requirements for lighting. This lighting will be outdoors, solar and designed and arranged to enhance the safety of the area during evening hours, to provide security, to protect the night sky and to prevent the spillover, nuisance or hazard effects of light and glare on adjacent locations and uses of land. As these lights will be solar, there is no need to connect said lights to an electrical source. See **Appendix P** for a description of the solar lights used. These solar lights are Sepco, Genesis lighting, an LED lighting system. See **Appendix Q** for lighting levels on the property for the lights used.

The subject property is outside of the flood plain. See **Appendix L** to the Development Plan.

Signage: There will be no utilization of signage in this development project.

Water Budget: There will be no water used for development.

Water Harvesting: Because no development of structures is proposed, a water harvesting plan is unnecessary.

Liquid Waste Disposal Plan: There will be no liquid waste that will require disposal for this project. The subject property is on a community sewer exists on the property, however.

Agua Fria Village Review: The Anayas were on the Agua Fria Village Association Agenda for February 4, 2013. The Anayas presented at this Association Meeting through their attorney, Talia Kosh, Esq., and presented in detail the proposed development plan herein. See **Appendix E.**

Noise and Air Quality Issues:

Noise and Air Quality concerns shall be addressed by the landscaping plan.

Access and Fire Code:

The access to the development is from Agua Fria road onto Ben Lane in the Agua Fria Village. The closest County fire substation to the site is within a mile from the property and would be accessed from Agua Fria Road. Water is available through Agua Fria Community Water Systems. See **Appendix H.** The driveway entrance meets the 20 foot minimum width; however, access does not meet the required 28 foot radius. A hammer head is proposed in the development plan, as required by the Fire Code. A fire hydrant is within 1,000 feet as required

for residential structures. Applicants have requested that PNM move the telephone pole at the corner of Agua Fria and Ben lane to accommodate the access required for a 28 foot radius. See **Appendix G** of the Development Plan.

On the other corner of Ben Lane and Agua Fria, a wall has recently been built that is in violation of Fire Code requirements and is a fire hazard as it completely obstructs all visibility from Ben Lane when turning onto Agua Fria at 2261 Ben Lane. The wall also encroaches upon an easement. A complaint for this violation is to be filed with the County and measures to re-build this wall to Fire Code is conditional on this development plan. Applicants will request that this wall be re-built to conform to the fire code. Rounding off the corner of the wall and taking off several feet from the corner of the wall would be sufficient to meet code requirements. A survey will be conducted of this access road to determine exact measurements.

Traffic Assessment: The acceptance of a traffic assessment, in lieu of a traffic study, has been approved. See **Appendix M** to the Development Plan.

Thank you for your consideration of this letter of request.

Sincerely

Bernadette and Robert Anaya

Signed by: _____
Talía Kosh, Esq.
Attorneys for Applicants
460 Saint Michaels Drive, Ste 703
Santa Fe, NM 87505
(505) 983-9834

APPENDIX I

Meeting Minutes and Letter from Agua Fria Village Association

Subj: **Agua Fria meeting on Anaya Caso**
Date: 2/5/2013 11:48:19 A.M. Mountain Standard Time
From: williamhenrymee@aol.com
To: joselarra@co.santa-fe.nm.us, vllopez@co.santa-fe.nm.us
CC: AnayaBrightEyes@aol.com, robanaya_20@gmail.com, Chiquillo_22@q.com

Jose,

Attached is a letter stating that the Agua Fria Village Association had a presentation from the Anya Wrecker Service on their masterplan.

William Mee

APPENDIX I

Meeting Minutes and Letter from Agua Fria Village Association

20-0301

Agua Fria Village Association

2073 Camino Samuel Montoya
Santa Fe, NM 87507



To Whom it may Concern:

February 5, 2013

The Agua Fria Village Association (AFVA), met last night February 4th for our regular monthly meeting. We heard a presentation from Robert and Bernadette Anaya, and their attorney, on their lot and the Anaya Wrecker Service Masterplan (Case #V12-5200, the Robert and Bernadette Anaya Variance).

The 15 minute presentation included a survey plat and pertinent facts about the screening of the tow truck business from the neighbors. The presentation was followed by a question and answer period.

I announced that no decision on this property for either support or opposition would be made since the it is a difficult case to weigh in on since both Robert and Bernadette Anaya are members of our Association, as well as the opponents to the case, Henry and Georgia Romero.

AFVA member Gilbert Tercero asked about the County-mandated mediation suggested by former Commissioner Virginia Vigil, and if this could be continued.

Thank you.

Sincerely,

William Henry Mee, President AFVA
(505) 473-3160
WilliamHenryMee@aol.com

NBA - 25

Subj: Agua Fria Village Community Update for January- meeting Feb 4th at 6 NRCC
 Date: 1/24/2013 10:40:15 A.M. Mountain Standard Time
 From: williamhenrymee@aol.com
 To: ideasmee@aol.com

COMMUNITY UPDATE – JANUARY 2013

The Agua Fria Village Association (AFVA) has been working on your behalf to make our community a better place. This Community Update describes what actions have been taken and how YOU the reader can help to achieve even more.

NOTE: The next AFVA Meeting is on Monday, February 4th, 2013 at 6 p.m. at NRCC. Agenda items will be accepted by emailing: WilliamHenryMee@aol.com.

This is an exciting meeting described in #21 below (Please Come!).

QUICK Announcements:

1. On Thursday, January 24th, at 6:00 p.m. at the Southside Library, the City of Santa Fe is hosting a public meeting on the future use of waste water from its system.
2. **School Board Forum** Thursday, January 24th from 6-7:30 PM at the Center for Progress and Justice 1420 Cerrillos Road, Santa Fe. Candidates:
 District 3: Susan Duncan/ Fred Zimble
 (505) 982-3036 (505) 660-7234
suduncan@comcast.net zimble4sfeschoolboard@hotmail.com
www.susan-duncan.com
 District 5: Lorraine Price/ Louis Carlos
 (505) 988-4126 (505) 428-0437
lorrainep@comcast.net louis.carlos@comcast.net
www.lorraineprice.com
 All Districts: Bond Election
 Moderator Joseph Maestas
3. Meet and Greet Susan Duncan, Precinct 66 School Board:
 Hotel Santa Fe 5:50 to 7 p.m. Friday, January 25th.
4. There is a Water Advisory Group meeting at the La Farge Library on Wednesday, January 30th at 5:30 p.m.

5. Anaya's Wrecker Service Master Plan:

In lieu of a standing organization like the old Agua Fria Development Review Committee, complex development plans are requiring neighborhood input. Therefore, Robert and Bernadette Anaya are coming before the Agua Fria Village Association at its meeting of February 4th to have their attorney present a 5-10 minute presentation to show the conceptional master plan for their lots and how their commercial Wrecker Service will be housed there. Santa Fe County case manager Jose Larranaga (986-6296) said they will have to have everything submitted to his office by February 8, 2013. You can call him for more information.

6. Santa Fe County Launches New Online Comment Form:

Santa Fe, NM – January 8, 2013 - Santa Fe County has launched a new online comment form for residents. The new form was developed to be easy and quick to fill out. The tool allows residents the opportunity to leave their contact information so staff can follow through with them, or they can bypass the contact information fields by simply clicking an anonymous button.

"Santa Fe County would like to hear from residents. The new online form will help us gauge our services and identify areas where we need improvement. It will also be a great way for us to find out what our constituents are really concerned about," said Commission Chair, Kathy Holian.

The new online comment form can be found at:

www.santafecountynm.gov/contact_us/public_comment_form or by selecting "Public Comment Form" from the Quicklinks dropdown menu on the homepage www.santafecountynm.gov.

7. Condolences to the family of Rachel Perea (August 20, 1921 to January 7, 2013). The eulogy at the Rosary by her granddaughters said she was the oldest of the nine children of Isidro and Mercedes Tapia Lopez. She was married to Ramon Perea, Sr.(†) on January 7, 1946, and he carried her in a wheelbarrow from San Isidro Church to the front door as was the custom of the time.

8. Harold A. Roberts

born De Soto Kansas May 10, 1926

died Phoenix Arizona December 12, 2012

As evident from the heading of this tome, Harold died recently. It would not be difficult to eulogize Harold's accomplishments, of which there were many.

However, for those of us who knew and loved Harold and hold him dear to our hearts, it is the complex essence of the man which will remain indelibly imprinted upon our minds and souls.

Harold generously shared with us his:

Intense intelligence

Wry sense of humor

Uncanny ability to forge new paths along well worn roads

Honor and integrity

Gentleness

Kindliness

Courage

Patience

And

Love

Harold was, in the truest sense of the word a "gentleman". A Renaissance man.

And as the days pass and we hear ourselves saying "Harold would have loved this" or "Harold would have a fit if we tried to do this" or "Gosh but I miss his wit and conversations" or "What a wonderful, stubborn, sometimes pushy, but always caring and unassuming man he was" we'll know that while here, he did his job well.

And although we may not know how or why, I suspect the final question for many of us will be "what would Harold have done".

From our family to yours, We send Love and Blessings to you all.

Teri Roberts Family

P.O. Box 101

Santa Fe, N.M. 87504

9. **The StoryCorps MobileBooth will be recording in Santa Fe from January 9-February 9, 2013.** StoryCorps is an independent nonprofit whose mission is to provide Americans of all backgrounds and beliefs with the opportunity to record, share, and preserve the stories of our lives. Since 2003, StoryCorps has collected and archived over 35,000 stories from over 70,000 participants. Each conversation is recorded on a free CD to share, and is preserved at the American Folklife Center at the Library of Congress. StoryCorps is one of the largest oral history projects of its kind, and millions listen to our weekly broadcasts on NPR's Morning Edition and on our Listen pages. Location: Santa Fe Plaza, across the street from the Palace of the Governors at 105 West Palace Avenue. Contact Jesse Gutierrez, mobiletour@storycorps.net; 1-800-850-4406 or (646) 872-3619. For more information: <http://storycorps.org/stops/santa-fe-nm/> and in Spanish: www.storycorps.org/historias. The StoryCorps currently has a waiting list.

10. **Cementerio de la Agua Fria** meets on Wednesday, February 6th at 6:00 p.m. at the Nancy Rodriguez Community Center, this is a meeting to revise the Bylaws, but the Admissions Committee will sell burial rights before the meeting at 5:50; for more information contact Mary "Nena" Gonzales, Chairperson, at: 505-471-8928 or m.gonzales5137@yahoo.com.

11. William and Lois Mee and other members of the Santa Fe Basin Water Association and United Communities of Santa Fe County met with County Commissioner Miguel Chavez who was sworn in on January 1st as the new District 2 Commissioner on January 2nd. We brought up water issues and the issues we raised at the October 9th BCC meeting. We encourage you to contact Commissioner Chavez and build a rapport with him as the position of county commissioner is the single most important elected position in the quality of life for the THC residents. For example, if we lived in the City of Santa Fe, we pretty much have access to the mayor and the 8 city councilors; so nine people looking out for our needs. But in the county, the other four commissioners have such diverse districts and unfulfilled needs that it is hard to compete with their other 35,000 constituents for attention.

12. On January 10, 2013, Acequia Agua Fria (AAF) and the Agua Fria Well Owners Association met with "Consolidation Attorneys" (attorneys representing the consolidated 17 organizations) on the protest against the City of Santa Fe. It is the contention of the AAF that the open adjudication case (Anaya versus City of Santa Fe) does that properly reflect the extent of the water rights that Agua Fria Village had historically (and consequently presently) in both Acequia water rights (calculated at between 3,250 acre feet and 6,000 acre feet using the 1914 Hydrologic Survey by the Office of State Engineer-OSE), and in ground water wells. We are currently seeking information about hand dug wells that property owners may have had on their property before 1945 for the OSE hearing scheduled in September. If you have any information please email: WilliamHenryMee@aol.com.

13. **Santa Fe Public Schools Invites You to a Groundbreaking Ceremony:**

Tuesday, January 29th at 11 a.m. at the Agua Fria Community School future site on South Meadows Road (Agua Fria Street then right on South Meadows and site ahead on left towards Santa Fe River).

14. **Tavelli Subdivision Reapplies For Extension and is Approved by BCC:**

Michael Tavelli and his brother Tom applied to Santa Fe County for a two (2) year extension of their Development (Tavelli Mixed Use Subdivision Master Plan BCC Case #MIS 06-5271); for 17 lots near Rumbo Al Sur (with a possible future masterplan of 26 lots duplexes and two story with live-work units). We attended the January 8, 2013 BCC meeting and had the vote go against us, but the County Commissioners really had no choice. We should have been better prepared and I submit a call to create

a standing Development Review Committee for the AFVA like La Cienega has; which is independent of County control. Their chairperson is an architect-builder and the members are very knowledgeable and respected members of the community.

15. For people concerned about dump permits going up from \$65 to \$75:

Santa Fe Solid Waste Task Force meeting is the last Wednesday of the month, January 30th at 3 p.m. at the Public Works building off State Road 599 North Frontage Road. William Mcc attended the November 28th meeting.

16. SCHOOL BOARD ELECTION FEBRUARY 5th (District boundaries have changed):

For Precinct 66: Dear Friends of Mine and of Public Education,

Lorraine Price, a 20-year veteran of teaching and administration in our public schools, is running for SF School Board, District 5. I am the treasurer for her campaign. A major factor in my agreeing to this job is the number of times I have been in a public setting with Lorraine when a former student or the parent of a former student has come up to hug her and thank her once again for her impact. The impacts described are big, such as "You are the reason I stayed in school". With her experience, her values and her commitment to public education, I think we need Lorraine on our School Board. There are a number of ways you can support her candidacy if you choose.

- You can make a donation. Time is short, as the election is Tuesday, February 5. Go to Lorraine's website, www.lorraineprice.com.
- You can agree to be listed as a supporter of her candidacy.
- You can write a letter to the editor of the New Mexican and the Journal North or volunteer to make phone calls or walk neighborhoods with literature.
- You can talk with neighbors and friends about her qualifications and increase voter activity. As you probably know, few Santa Feans vote in School Board elections. We need residents to care enough about public education to get out the vote.

Please visit Lorraine's website www.lorraineprice.com to learn more about what she can bring to our School Board. The website also gives you two easy ways to make a donation. -- And I'll always be happy to talk with you. Thanks much, Elaine Sullivan

For Precinct 80: Dear Friends,

I am running to serve on Santa Fe's School Board because I believe the moment is ripe for change in our schools. Like you, I'm concerned about low academic performance and low graduation rates. At stake is the future of our children and their families and New Mexico's economy. teachers, principals, administrators, parents or children. But scapegoating has never solved problems - creating solutions requires all of us working together.

~~I'll take hard work and plenty of cooperation, but I believe we can:~~

- Set high standards and accountability for academic performance
- Provide teachers with the training, coaching and support they need to succeed
- Provide support to students who need it through special education services and afterschool and summer programs
- Offer more alternatives for secondary education that meet the diverse needs and interests of our students

As a lifelong educator and teacher who wants to see all of our children succeed, I hope to earn your trust to serve on Santa Fe's School Board. I ask for your support on February 5th. Thank you, Susan

Susan's Experience:

Community School Program Director Aspen and Kaune Elementary Schools
United Way of Santa Fe County 4 years

Director of Afterschool, Summer, and Service-Learning Programs in Middle Schools and High Schools
9 years

Social Studies and English Teacher Grades 7-12
13 years

17. NEIGHBORHOOD WATCH UPDATE: Lt. William Pacheco of the Santa Fe County Sheriff's Office (Chief of Detectives) came to the January 7th AFVA meeting and stated that SF County has seen a 7 % decrease county in 2012 burglaries. It is not much but that is something, when you are hit such as William Mee, then the lowering of a statistic is meaningless to you. He was impressed with our attendance. The Neighborhood Watch Programs and calls from residents reporting suspicious behavior or someone breaking into a home has been a big help with the decrease. Don't ever be hesitant to call the non-emergency telephone number 428-3720 to report something unusual. It is almost always through these tips that patterns emerge and someone is caught, and 5-15 burglaries are solved and property is returned. Neighborhood watch is probably the best defense against crime. There are about 80 deputies at this time, this is full staffing. They have a few vacancies, missing a couple of deputies that will be filled shortly. Sheriff Robert Garcia is working on getting more deputies hired to meet the needs of growing areas. Lt. Pacheco has noticed that a lot of the property burglaries that are being committed are being committed by people that would not normally do this, but are struggling with the economy, and are stealing metals and batteries for recycling, like out-of-work construction workers. So hopefully, this is just a temporary trend. Metal recycling is huge right now and people can get like \$10.00 for each car battery. They work closely with Capitol Recycling and the yards in Albuquerque. Sometimes the thieves wait a week or two and take the materials farther away. The people doing this are not breaking into homes and are not armed, and they have been getting caught very easily after a few burglaries in the same areas. They admit to the burglary and say they are sorry and didn't have any other way to make ends meet. Flat screen TV's are real popular and other electronics like computers, laptops, I-pads, the newest in technology, etc., for the more professional and repeat offender burglars. Many times burglaries are associated with a few known drug abusers looking for quick money. These crimes are down because most of the local abusers are behind bars now. Judges are giving stiffer sentences for repeat offenders. Also car burglaries are up; this is where people are looking for radar detectors, GPS systems, purses and electronics through the windows. He stated that if women are going to leave their purses in the car to put them in the trunk at home, before you leave. This is "smash and grab" and done within 30 seconds. If a homeowner hears breaking glass, they have to look at quickly, because these guys will be gone, usually a driver and a perpetrator. Recommend keeping binoculars by the window to get license plate numbers if you live on a major road; because this is the only way you will see anything. Gang-related crimes are down right now from a high two years ago and Agua Fria can find itself a victim of these crimes when gangs from the west side of Santa Fe or the east side of Santa Fe come into the Village. Often groups on the east do use the affiliation of Eastside, but that is not always the case. Often they are gang want-to-bes and aren't really affiliated with the official gang. The Sheriff's Office knows the names, locations and members of the gangs. It is important to study and inventory the graffiti tags in areas and they take pictures of this to see what group is "working" the area.

18. Request for unusual donations:

Michael Bergt is designing a monument to the elders of the Village who were instrumental in creating the Agua Fria Community water system. He wants pieces of broken pottery/plates that mean something to your family to be donated so he can use them in the sculpture. Bring them buy the AFVA meeting and we will collect them for Michael.

19. Carbon Economy Series Continues:

Dear Friends, Happy Holiday season.... we can restore deserts, grow food and sequester carbon by these practices being taught in the workshops. Please join us and share our promotional materials with friends. Receive a warm hug, Iginia Boccalandro, Founder of Carbon Economy Series.

JAN 11-13 Daniel Mirabal/Maria Boccalandro Sustainable Tourism

FEB 21-22 Gary Liss ZERO Waste

MAR 15-17 Iginia Boccalandro Permaculture Boot Camp

APR 12-14 Women's Gardener, Farmers, Rancher Training

MAY 24-26 Dave Jacke Gardening like the Forest (Creating a Food Forest)

Connect with Carbon Economy Series:

on Facebook: [Facebook.com/CarbonEconomy](https://www.facebook.com/CarbonEconomy)

on the web: www.carboneconomyseries.com

Office (505) 819-3828; Cell (818) 913-2877

20. Recommended Top 10 District specific Projects submitted to Legislature by Santa Fe County:

Dist. 1

Arroyo Alamo West Drainage/Road/Study/Design \$200,000

Feather Catcher Road Drainage/Road/Study/Design \$200,000

Dist. 2

Camino La Tierra Road Improvements to reclaim existing portions of existing chip seal with new double penetration chip seal over existing hard surface(s) \$500,000

Lopez Lane/Rufina Street Intersection redesign, to include signalization and turning lanes \$250,000

Dist 3

CR 8 (Dinkle Rd) Reclaim existing asphalt and base course and compact into sub grade. Place 6" of new base course and 3" of new hot mix asphalt. Between County Line Rd and NM 344 portion that is maintained by the county \$500,000

La Cienega Community Center/Fire Station, for design services, for the community center to convert the existing fire station bay for use by the community for community room and library \$150,000

Dist 4

CR 51 (Ojo De La Vaca) Reclaim existing chip seal and base course and compact into sub grade. Place 6" of new base course and 3" of new hot mix asphalt. From Low Water Crossing north one mile \$500,000

Renovate Arroyo Honda Fire Station \$500,000

Dist 5

Up-Grades to the El Dorado Transfer Station, \$150,000

Design of Water Line from Turquoise Trail School to Lone Butte Area \$400,000.

21. The Agua Fria Village Association meeting on Monday, February 4th will feature:

Monday, January 28, 2013 America Online: AnayaBrighteyes

NBA-31

A. Anaya's Wrecker Service Master Plan.

B. **Updates:** Planning session for getting more participation in meetings and membership.

NEXT AFVA MEETINGS:

2013 Schedule of AFVA Meetings: First Monday of the month, except as noted:

First Monday February 4th; First Monday March 4th; Sunday April 7th from 2-5 p.m. (Annual Election); First Monday May 6th; First Monday June 3rd; First Monday July 1st; First Monday August 5th; Second Monday September 9th (First Monday 9-2 is Labor Day holiday); First Monday October 7th; First Monday November 4th, First Monday December 2nd.

Call William Mee at 473-3160 (WilliamHenryMee@aol.com) to be placed on Agenda. ---Thanks for reading this (and do pass it on or post it on your refrigerator).

Meetings are at the Nancy Rodriguez Community Center, #1 Prairie Dog Loop and start promptly at 6:00 p.m. We end at 8:00 p.m. or earlier. Two hours is a small investment in YOUR community.

Please share this Community Update with others in the community who do not have email; especially the elders and people who are "shut-in"---print out a copy and share it. Send a TEXT alert about important issues.

+++++

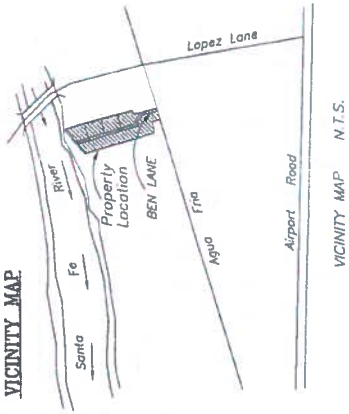
Don't forget to join our own Agua Fria Village group at:

<http://aguafriavillage.ning.com/>

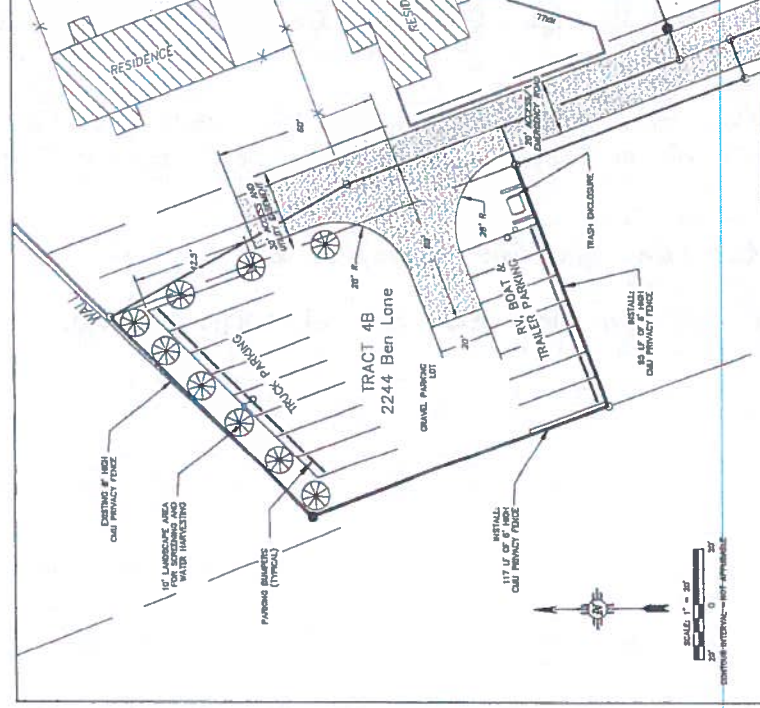
Go to the "Forum" section and there are a number of files posted there.

+++++END+++++

VICINITY MAP



VICINITY MAP N.T.S.



MASTER PLAN

NGA-34



<p>W. E. Walker Engineering 909 Oakview Drive, Santa Fe, NM 87501 505-833-7800 FAX 505-833-7800 G-MAIL: wwalker@wwalkereng.com</p>		<p>ANAYA PROPERTY ACQUA FRIA, NM MASTER PLAN</p>		<p>D-1 SHEET NO.</p>	
<p>PROJECT: _____ DATE: _____ SIGN-OFF: _____</p>		<p>REVIEW: _____ DATE: _____ SIGN-OFF: _____</p>		<p>DEPARTMENT: _____ SIGN-OFF: _____ DATE: _____</p>	
<p>PROJ/REV: 11-103 DATE: 07/1/18 CHECKED BY: M.E.R. DRAWN BY: C.J.A. SCALE: AS SHOWN</p>		<p>NO. _____ REVISION: _____ BY: M.E.R. DATE: _____</p>		<p>1. UPON COMPLETION OF ANY BUILDING CONSTRUCTION TO THE COUNTY WATER AND WASTEWATER COLLECTION SYSTEM IS REQUIRED. 2. THE PERMIT OF THIS PROJECT IS WITHIN THE JURISDICTION OF THE COUNTY OF SANTA FE COUNTY, NEW MEXICO. 3. THIS PLAN IS SUBJECT TO ANY COUNTY ORDINANCES AND RULES. 4. SANTA FE COUNTY APPROVALS BY: _____ (SEAL)</p>	

SITE DATA
LOT AREA: 1.147 ACRES
LOT COVERAGE: 0.339 ACRES
REQUIRED OPEN SPACE: 0.800 AC
PROPOSED PARKING SPACES: 8 SPACES

GENERAL NOTES
1. UPON COMPLETION OF ANY BUILDING CONSTRUCTION TO THE COUNTY WATER AND WASTEWATER COLLECTION SYSTEM IS REQUIRED.
2. THE PERMIT OF THIS PROJECT IS WITHIN THE JURISDICTION OF THE COUNTY OF SANTA FE COUNTY, NEW MEXICO.
3. THIS PLAN IS SUBJECT TO ANY COUNTY ORDINANCES AND RULES.
4. SANTA FE COUNTY APPROVALS
BY: _____ (SEAL)



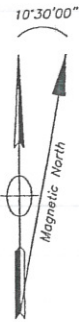
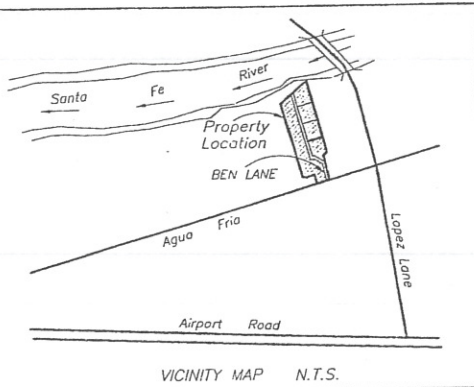
LEGEND

TOPOGRAPHY NOTE

PLANT LEGEND

Qty.	Symbol from
9	

[illegible]



GRAPHIC SCALE
0 20 40 80 160
1 INCH = 40 FEET

SANTA FE CONTROL NO. 71

AMENDED CERTIFICATE

THIS PLAT HAS BEEN AMENDED TO SHOW TIE TO SANTA FE CONTROL NO. 71.

Morris A. Apodaca August 19, 08
MORRIS A. APODACA P.S. 5300 DATE

LEGEND

- MARKERS SET THIS SURVEY 1/2" REBAR WITH CAP 5300
- MARKERS FOUND USED AND NOTED THIS SURVEY
- U.S.G.L.O. BRASS CAP
- POWER POLE
- FENCE
- CONCRETE AREA
- OVERHEAD UTILITY LINE

OWNERS CONSENT AND AFFIDAVIT

THE UNDERSIGNED OWNERS DO HEREBY ATTEST THAT THE LOT LINE ADJUSTMENT SHOWN HEREON IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR WISHES AND DESIRES AND DO FURTHER DEDICATE ANY EASEMENTS PRIVATE/PUBLIC TO THE APPROPRIATE UTILITY COMPANY OR USER. THIS PROPERTY LIES WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

ESTATE OF STELLA SANDOVAL: LEONARD C DE VACA AND ESTHER ORTIZ, ADMINISTRATORS

Leonard C de Vaca *Esther Ortiz* 6-2-08
LEONARD C DE VACA ESTHER ORTIZ DATE

Esther Ortiz 6/2/08
TRACT 1 ESTHER ORTIZ DATE

Bernadette C de Vaca 6/2/08
TRACT 4 BERNADETTE C DE VACA DATE

Leonard C de Vaca 6-2-08
TRACT 2 LEONARD C DE VACA DATE

Anthony C de Vaca 6/2/08
TRACT 3 ANTHONY C DE VACA DATE

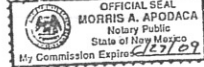
Patrick C de Vaca 6-2-08
TRACT 5 PATRICK C DE VACA DATE

Carla M. C de Vaca 6/2/08
TRACT 3 CARLA C DE VACA DATE

STATE OF NEW MEXICO }
COUNTY OF SANTA FE }^{SS}

ON THIS 2ND DAY OF JUNE 2008, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME APPEARS THE THE ABOVE.

Morris A. Apodaca 6/2/08
NOTARY PUBLIC DATE



GENERAL NOTES

- SURVEY REFERENCE OF PLAT OF SURVEY ENTITLED "BEN SUBDIVISION" PREPARED BY GEORGE RIVERA N.M.P.L.S. No. 3149 ON OCTOBER 1981. RECORDED IN PLAT BOOK 124 PAGE 003 IN THE RECORDS OF SANTA FE COUNTY CLERK.
- SURVEY REFERENCE OF PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT LEONARD C DE VACA AND STELLA SANDOVAL" PREPARED BY CIPRIANO MARTINEZ N.M.P.L.S. No. 3995 JULY 14, 1993. RECORDED IN PLAT BOOK 250 PAGE 042 IN THE RECORDS OF SANTA FE COUNTY CLERK.
- BEARINGS ARE BASED ON GRID NORTH (NGS84) FROM FIELD OBSERVATIONS BY MEANS OF R.T.K GLOBAL POSITIONING SYSTEM (G.P.S.). DISTANCES ARE GROUND.
- WARRANTY DEED FROM ESTHER ORTIZ, LEONARD C DE VACA, ANTHONY C DE VACA, BERNADETTE C DE VACA, PATRICK C DE VACA, HEIRS OF BERNARDINO AND DALIA SANDOVAL TO STELLA SANDOVAL RECORDED IN DEED BOOK 421 PAGE 083 IN THE RECORDS OF SANTA FE COUNTY. OTHER WARRANTY DEEDS THAT ARE FILED TO LEONARD C DE VACA BOOK 458 PAGE 280; TO PATRICK C DE VACA BOOK 458 PAGE 242; TO BERNADETTE C DE VACA BOOK 458 PAGE 242 AND TO ANTHONY AND CARLA C DE VACA - INST NO. 1339959
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN IN SANTA FE COUNTY F.I.R.M. PANEL NO. 350069 0227B DATED NOVEMBER 4, 1988.
- SURVEY REFERENCE OF THE DISTRICT COURT, OF THE COUNTY OF SANTA FE QUIET TITLE SUIT CASE NO. SF78-2224 SIGNED BY DISTRICT JUDGE LORENZO GARCIA.

CERTIFICATE

I, MORRIS APODACA, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT ON DECEMBER 17, 2007, I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO.

Morris A. Apodaca 6/2/08
MORRIS A. APODACA P.L.S. 5300 DATE

BUILDING PERMIT CONDITION

BUILDING PERMITS FOR NEW RESIDENTIAL CONSTRUCTION SHALL NOT BE ISSUED UNTIL PROPOSED SANITARY SAWER SERVICE MAIN LINE HAS BEEN COMPLETED ALONG BEN LANE.

Danilo Sandoval 7-8-08
SANTA FE COUNTY UTILITY DIVISION DATE

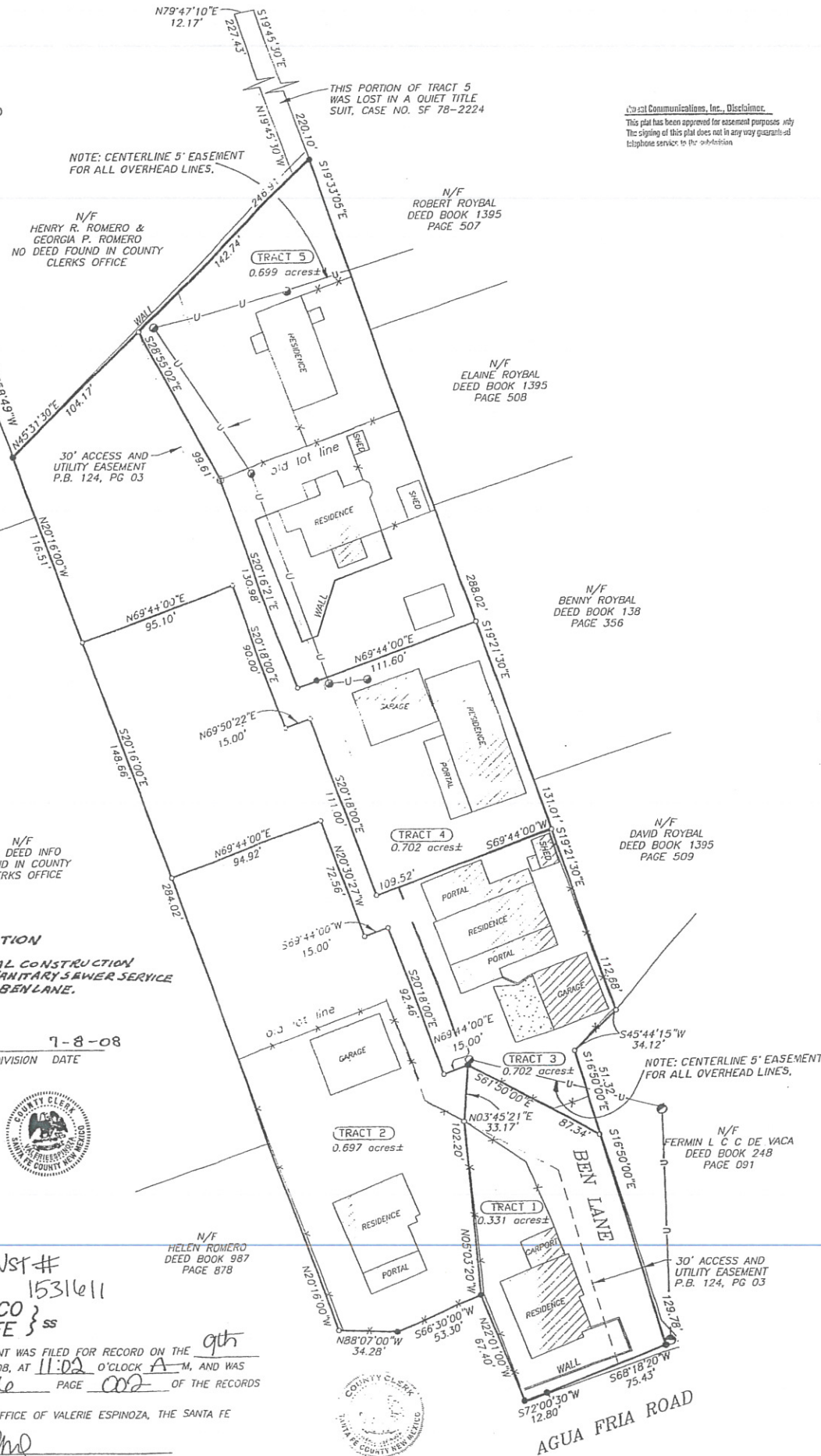
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 19TH DAY OF JULY 2008 AT 11:02 O'CLOCK A.M. AND WAS DULY RECORDED IN PLAT BOOK 1686 PAGE 002 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, N.M.
Valerie Espinoza
DEPUTY

STATE OF NEW MEXICO }
COUNTY OF SANTA FE }^{SS}

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 19TH DAY OF JULY 2008, AT 11:02 O'CLOCK A.M. AND WAS DULY RECORDED IN PLAT BOOK 1686 PAGE 002 OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

WITNESS MY HAND AND SEAL OF THE OFFICE OF VALERIE ESPINOZA, THE SANTA FE COUNTY CLERK.
Valerie Espinoza
DEPUTY, SANTA FE COUNTY CLERKS OFFICE, STATE OF NEW MEXICO



UTILITIES
AGUIA FRIA WATER ASSOCIATION
DATE 6-5-08
DATE 6-18-2008
DATE 6-4-08
QWESP TELEPHONE CO.

SANTA FE COUNTY APPROVALS

NOTES AND CONDITIONS
FOR LAND USE ADMINISTRATOR
RURAL ADDRESSING APPROVAL
COUNTY DEVELOPMENT PERMIT NO. 08-3075

- MAINTENANCE OF ACCESS ROADS AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER/USER UNLESS CURRENTLY MAINTAINED BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT.
- THE LAND SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE.
- SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF PRIVATE EASEMENT(S) OR ROAD(S) AS SHOWN. PRIOR TO THE CONSTRUCTION OF SAID PRIVATE EASEMENT(S) OR ROAD(S), IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE ADMINISTRATOR.
- THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
- SOILS RATING: PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS RATING ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE TO SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS. POTENTIAL BUYERS/SELLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENTAL DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.
- THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.
- EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPEDE HISTORIC FLOW RATES OR PATTERNS TO OR FROM THESE LOTS.
- ALL SLOPES SHOWN HEREON ARE LESS THAN 5% AND THERE ARE NO NATURAL DRAINAGEWAYS OTHER THAN THOSE SHOWN AS DRAINAGE EASEMENTS.
- LANDS SHOWN HEREON LIE OUTSIDE THE 100 YEAR FLOOD PLAIN IN ZONE X, ACCORDING TO F.I.R.M. PANEL NO. 35049C-0392D AND 0394D.
- THE PARCELS AS PLATTED HEREON ARE SUBJECT TO ARTICLE VII, SECTION 3 OF THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT.
- NEW DRIVEWAY/ROAD ACCESS FROM COUNTY ROAD 66-S SUBJECT TO APPROVAL BY THE PUBLIC WORKS DIRECTOR. THE DIRECTOR SHALL APPROVE THE LOCATION AND INSTALLATION OF A CULVERT AS PERMITTED BY SANTA FE COUNTY PRIOR TO ISSUING A PERMIT FOR CONSTRUCTION.
- THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
- THESE TRACTS ARE SUBJECT TO THE REQUIREMENTS OF THE FIRE MARSHAL AFFIDAVIT FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT NO. 1531612.

SPECIAL BUILDING PERMIT CONDITIONS
DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION AND DRAINAGE ARE COMPLETED AS APPROVED BY STAFF.

LOT	ADDRESS	U.P.C. CODE
TRACT 1	2262 BEN LN.	1-049-097-345-085
TRACT 2	2260 BEN LN.	NO INFO FOUND
TRACT 3	2259 BEN LN.	1-049-097-360-075
TRACT 4	2253 BEN LN.	1-049-097-355-088
TRACT 5	2249 BEN LN.	1-049-097-345-111

LOT	SQUARE FEET	ACREAGE
TRACT 1	14,406.918	0.331±
TRACT 2	30,356.398	0.697±
TRACT 3	30,567.767	0.702±
TRACT 4	30,580.822	0.702±
TRACT 5	30,433.729	0.699±

PURPOSE: THIS PLAT IS TO AMEND EXISTING TRACT BOUNDARIES

A - Z
SURVEYING
INC.

5538 AGUA FRIA
SANTA FE - NM 87507
TELEPHONE (505) 471-3366

INDEXING INFORMATION FOR COUNTY CLERK

LOT LINE ADJUSTMENT FOR

ESTATE OF STELLA SANDOVAL, ET. AL.

LEONARD C DE VACA, BERNADETTE C DE VACA, PATRICK C DE VACA, ANTHONY C DE VACA, CARLA M. C DE VACA

IN BEN SUBDIVISION
WITHIN S.H.C. 1182, P2 SECTION 31
TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M.
SANTA FE COUNTY, NEW MEXICO

CHECKED BY: DATE: 2008 SURVEY NO:
SCALE: 1"=50' MAY 20, LOT-035

NBA-36

2/9/2012



EXHIBIT

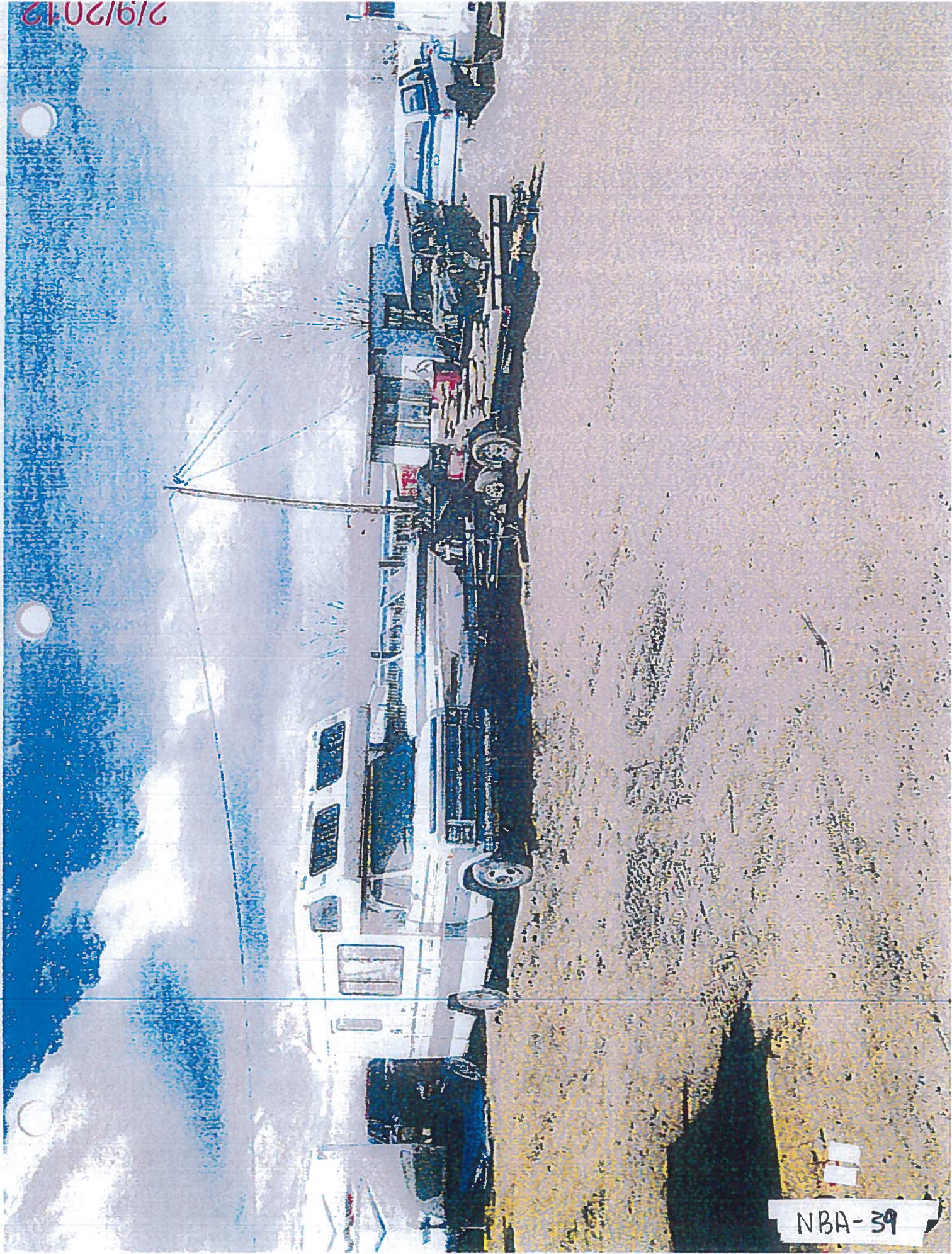
3

NBA 37

2/9/2012



NBA-38



NBA-39

2/9/2012

2/9/2012



NBA-40



2/9/2012

NBA-41



Legend

- ROADS
- DRIVEWAYS

EXHIBIT

4

topography
TOURS

reference only.
We assume no liability for
the use of these data.
We are not responsible for
accuracy.



FEBRUARY 7, 2013

NBA-42



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

March 13, 2013

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

RE: CDRC Case # 13-5060, Robert & Bernadette Anaya Master Plan and Preliminary Development Plan

Dear Mr. Larrañaga:

I have completed my review of the above referenced master plan and preliminary development plan, received at the Historic Preservation Division (HPD) on February 11, 2013. This area does not contain any known archaeological sites or historic properties and the potential for unidentified archaeological sites is low given previous ground disturbances in the area. It is this office's opinion that the proposed master plan and preliminary development plan will not impact significant archaeological sites.

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.

Sincerely,

Michelle M. Ensey
Archaeologist

Log: 96226



NBA-43'



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

March 11, 2013

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
Commercial Development Case Manager
Santa Fe County
P.O. Box 276
102 Grant Avenue
Santa Fe, NM 87504-0276

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Robert and Bernadette Anaya

Dear Mr. Larranaga:

On February 11, 2013 the Office of the State Engineer (OSE) received a request to provide comments for the Master/Development Plan submittal for Robert and Bernadette Anaya.

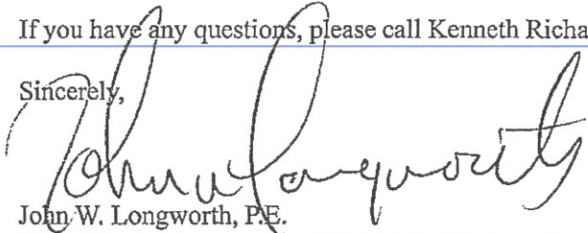
The proposal provides an outline for the development of a 0.702 acre parking lot. There will be no proposed water use for this development. The property is located at 2253 Ben Lane, Santa Fe, New Mexico within Sections 31, Township 17 North, and Range 9 East.

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

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 Robert and Bernadette Anaya Master/Development Plan.

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

Sincerely,


John W. Longworth, P.E.

Water Use & Conservation/Subdivision Review Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

NBA-44



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



F. David Martin
Secretary

Butch Tongate
Deputy Secretary

Tom Blaine
Director

February 11, 2013

Mr. Jose E. Larrañaga, Case Manager
Santa Fe County - Planning & Zoning Department
P.O. Box 276
Santa Fe, New Mexico 87504-0276

RE: CDRC Case # 13-5060 Robert & Bernadette Anaya Master Plan & Preliminary Development Plan

Dear Mr. Larrañaga,

I have reviewed **CDRC Case # 13-5060 Robert & Bernadette Anaya Master Plan & Preliminary Development Plan** submittal for compliance with New Mexico Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC) only. The applicant proposes to use "the back of the property" at 2253 Ben Lane Santa Fe, NM 87505 for parking of commercial towing vehicles for a business.

The proposal states:

- that "There will be no water utilized and needed for this development. The Water Budget is 0.00."
- that "No waste will be produced with regard to this request and plan. From their residence there will be not liquid waste that will require disposal for this project. The subject property is on a community sewer system, however. No septic system will be needed for this development."

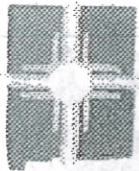
In Summary, according to the information provided there will be no proposed liquid waste system for this site. Therefore, no permits will be required for liquid waste disposal for this proposal.

If you have any questions regarding the review of the **CDRC Case # 13-5060 Robert & Bernadette Anaya Master Plan & Preliminary Development Plan** or other matters related to this permit, please contact me at the number above.

Sincerely,

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

NBA-45



NEW MEXICO DEPARTMENT OF
TRANSPORTATION

March 27, 2013

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

RE: CDRC Case # 13-5060 Robert & Bernadette Anaya Master Plan & Preliminary

Dear Mr. Larrañaga:

The New Mexico Department of Transportation (NMDOT) District 5 Traffic Section has reviewed the subject master plan dated February 2013. This master plan consists of a truck parking area for 9 units and landscaping and is off of Agua Fria Road. This development will not have any impacts to our roadway system and recommend approval.

Please feel free to contact me at (505)476-4223 if you have any questions.

Sincerely:

Ruben Chavez Garcia, P.E.
District 5 Traffic Engineer

Cc: Phil Gallegos, Assistant District Engineer – Engineering Support
Jeremy Lujan, Property Management Unit

Susana Martinez
Governor

Tom Church
Interim Cabinet Secretary

Commissioners

Pete Rahn
Chairman
District 3

Ronald Schmeits
Commissioner
District 4

Dr. Kenneth White
Secretary
District 1

Robert R. Wallach
Commissioner
District 2

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Hollan
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	03/27/2013		
Project Name	Robert & Bernadette Anaya		
Project Location	2253 Ben Lane, Santa Fe, New Mexico 87507		
Description	Master Plan & Preliminary Development Plan	Case Manager	Jose Larranaga
Applicant Name	Robert & Bernadette Anaya	County Case #	13-5060
Applicant Address	2253 Ben Lane Santa Fe, New Mexico 87507	Fire District	Agua Fria
Applicant Phone	505-470-6621		
Review Type:	Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input type="checkbox"/>
	Master Plan <input checked="" type="checkbox"/>	Preliminary <input checked="" type="checkbox"/>	Final <input type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>
		Inspection <input checked="" type="checkbox"/>	Lot Split <input type="checkbox"/>
Project Status:	Approved <input checked="" type="checkbox"/>	Approved with Conditions <input 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:

Fire Department Access

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

- Fire Access Lanes**

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

- 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.

Ben Lane roadway does meet the 20' wide International Fire Code and Santa Fe County requirements. The proposed hammerhead turnaround meets the 1997 Uniform Fire Code requirements as shown in master plan & preliminary plan page D1.

The proposed entry from Agua Fria Street into Ben Lane meets the 1997 Uniform Fire Code requirement as shown in master plan & preliminary plan page C1

- **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.*

- **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.*

There are no slopes the exceed 11%.

- **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.*

- **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.*

Hydrant location meeting residential flow requirements of 500 GPM is within 1000ft.

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.

As required

Final Status

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

Renge Nix, Inspector

Renge Nix
Code Enforcement Official

3-27-13
Date

Through: Chief David Sperling

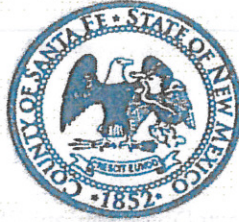
File: DEV/Robert & Bernadette Anaya/032713/AF

Cy: Buster Patty, Fire Marshal
Jose Larranaga, Land Use
Applicant
District Chief Agua Fria
File

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

**PUBLIC WORKS DIVISION
MEMORANDUM**

Date: February 20, 2013
To: Jose Larranaga, Land Use Department
From: Paul Kavanaugh, Engineering Associate *[Signature]*
Johnny P. Baca, Traffic Manager *[Signature]*
Re: CDRC CASE # Z/PDP 13-5060 Robert & Bernadette Anaya Master Plan & Preliminary Development Plan

The referenced project has been reviewed for compliance with 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 project is located within the Traditional Community of Agua Fria Village within the Santa Fe County Zoning Jurisdiction and is situated west of County Road 62 (Caja Del Oro Grant Road), north of Agua Fria Street. The applicant is requesting Master Plan and Preliminary Development Plan Approval for a Towing Business, located on .702 acres parcel of land.

Access:

The project is proposing to access the property through an existing road Ben Lane. Ben Lane accesses off of Agua Fria Street. At present Ben Lane is a twenty (20') feet base course road. A Site Threshold Assessment (STH) was provided by Morey Walker and Associates Engineering, Inc, dated February 07, 2013 for the project.

Conclusion:

Public Works Staff has reviewed the project and feels that they **can** support the above mentioned project with the following conditions;

- The engineer shall submit all horizontal control data on page C-1 on the plan set.
- Applicant shall provide sight triangles a minimum of thirty (30') feet from the edge of driving surface of Agua Fria Street.
- Applicant shall install an R1-1 30"x30" at the intersection of Ben Lane and Agua Fria Street.

Jose Larranaga

From: Patricio Guerrerortiz
Sent: Friday, February 15, 2013 12:38 PM
To: Jose Larranaga
Cc: Richard A. Silva
Subject: CRDC Case 13-5060-Anaya Master Plan and Preliminary Development Plan

Jose, these are my comments on this case:

1. It would be nice to have an amended plat of record that reflects all pertinent information, such as dedicated access, public utility easements, and adjusted lot lines in one piece.
2. If I were the Fire Marshall, I would make sure that the lot at the end of the cul-de-sac has a fire hydrant available, especially when one considers that the turn-around arrangements for a conventional fire truck would represent a challenge.
3. Require that all existing dwellings connect to the existing sanitary sewer line in Ben Lane, and that every development on each of the remaining lots also be connected. No septic tanks should be left in operation as part of this action. The requirement shall be reflected on the plat of record. For connections to the sanitary sewer, they must contact the City of Santa Fe's Wastewater Division.

Please call me if you have any questions and have a great weekend. Thanks!

MEMORANDUM

DATE: February 26, 2013

TO: Jose Larranaga, Commercial Development Case Manager

FROM: Amanda Romero, Senior Development Review Specialist

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

FILE REF.: CDRC CASE # MP/PDP 13-5060 Robert and Bernadette Anaya

REVIEW SUMMARY

ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code and with Santa Fe County Ordinance 2000-01 for Master Plan and Preliminary Development Plan approval. This Application does not conform to Article III, Section 9 (Parking Requirements), and does not conform to Article III, Section 4.4.4 h (Outdoor Lighting). The application does comply with Article VIII (Sign Regulations).

PARKING:

The plan set illustrates a total of 8 parking spaces for 8 tow-vehicles. The Applicant's propose to park 2 recreational vehicles, 1 boat, 2 low-boy trailers, a dumpster and other personal vehicles, on 0.33 acre site. The principle use of the site is to allow the storage of 8 large tow-trucks to be accessible for emergency calls. The site shall maintain a hammerhead 60' in length and 20' in width. The applicant shall illustrate the circulation of the tow-trucks on the site and designate an area for parking the proposed personal vehicles. The Applicant's state a dumpster will be placed on site. The dumpster shall be screened and the plan set shall illustrate where the dumpster will be placed. The applicant shall illustrate the width of all parking spaces. Staff recommends bollards to be placed within the landscape area to prevent the tow trucks from hitting the northern wall. Staff has determined that the parking element of the Application is does not comply with Article III, Section 9. (Parking Requirements)