

OPPOSITION TO PROPOSAL FOR VARIANCE ON PROPERTY LOCATED ON FRANCES LANE
(Pojoaque Valley)

Harold and Sylvia Gomez Sexton, owners of Tract B-1, 6 Frances Lane, Santa Fe, New Mexico strongly oppose approval of the property variance requested by Mr. and Mrs. Larry Atencio, owners of Tract B-2.

Yvonne and Larry Atencio purchased Tract B-2, 1.445 acre Frances Lane, Santa Fe, New Mexico and have built a home on this property. The Atencio's property is between our tract and the McDougal's Tract B-3. We were informed by Mrs. Atencio during a conversation in May that she and her husband have plans to sell the remaining property on this tract to have additional income thus having two homes on that tract. She was immediately informed by my husband and myself that this would not be possible because of the law in Santa Fe County requiring $\frac{3}{4}$ acre for development of any type on this property. She informed us that they would be requesting a variance for this property. We told her that there are covenants attached to the property which means that only one residence could be built per tract. My mother (Frances Gomez) also insisted that each tract have less than 1.5 acres so that the properties could not be divided. Her intent was to keep her properties as pristine as possible.

1. The drilling of an additional well would impact the water supply for the current four homeowners residing in this area.
2. We do not see how an additional septic system could be put on the property without affecting the walls close by.
3. The private one lane dirt road leading to the property would create additional traffic and dust.
4. The covenants that were written up when this property was divided by the original owner, Frances Gomez, specified that the property may have only one single residence on each tract. The reason for dividing the property in less than 1.5 acres was to make it impossible to build more than one residence per the $\frac{3}{4}$ acre ruling by Santa Fe County.
5. Should this variance be approved, it would encourage other homeowners to sell their property to also have additional income.
6. It would affect the privacy which we now enjoy.
7. The additional residence would impact the evaluation of every homeowner's property.

Thank you for your consideration on this important issue.

Of major concern is the thoughtful planning and wishes of my parents who owned this property since 1930 and were very concerned about maintaining the beauty and value of their land.

Harold Sexton

EXHIBIT

5.

Sylvia Gomez Sexton
by Frances Lane 12,
Santa Fe, NM 87506

OPPOSITION TO APPLICATION FOR VARIANCE ON PROPERTY LOCATED ON FRANCES LANE

Laurie Wong, owner and resident of Tract A-1, Caminito Sena, Santa Fe, New Mexico is opposed to the division of Tract B-2, 1.445 purchased by Yvonne and Larry Atencio.

- 1. This is a violation of the Santa Fe County ruling of ¾ acre per building.
- 2. This is a violation of the covenants that were intended to cover all of the properties on Tract A-1 through Tract B-3 and states that there is to be only one single family residence in each individual tract.


May 21, 2014
LAURIE A. WONG
PO Box 1564
Los Alamos, NM 87544
455-9247
5-20-14

Kimball R. Udall
Janet McL. McKay
Eric M. Sommer
Jack N. Hardwick

Kurt A. Sommer
Tracy T. Sander's
Jeremy R. Jones
Mark Kriender Nelson

Jacqueline Berg
Joseph P. Walsh
Patrick D. Barry
Lisa Q. Adelman

Of Counsel to the Law Firm
Michael G. Sullin
Robert P. Worcester
J. Michael Hyatt
Joseph A. Sommer
1922-2006

May 23, 2014

Via Certified and Regular First Class Mail

Mr. and Mrs. Lorenzo Atencio
P.O. Box 1538
Española, NM 87532

Re: Proposed Lot Division; 10 Frances Lane

Dear Mr. and Mrs. Atencio:

We represent your neighbors, the McDougals. The McDougals have retained us to review the legality of your proposed division of Tract B-2 ("your property"), which property is shown on the "Plat of Survey Requested by Frances S. Gomez" filed for record on May 17, 1995 in Book 304 at Page 007 in the records of Santa Fe County (the "Plat"). Your property, along with the McDougals' property and the property of 3 of your other neighbors, are part of a 5 lot division that was made by Frances Gomez in 1995. All 5 lots are subject to the Protective Covenants and Restrictions filed on September 30, 2004, Document No. 1348681 (the "Covenants"). In addition, 4 of the lots, including yours, are subject to the 20 foot Easement shown on the Plat (the "Easement"), and the Road Maintenance Agreement filed on February 15, 2005 as Instrument No. 1366929 (the "Maintenance Agreement"). It is our conclusion, based on those documents and on relevant law, that you are prohibited from dividing your property into two lots. If you proceed, the matter will likely end up in litigation. Below we set forth the grounds for our conclusion.

The Covenants limit the use of the five Tracts to "single family residential purposes". The term "Tracts" is defined as "each of the Tracts set forth on the Plat". Paragraph 1 goes on to state that "[u]nder no circumstances shall the Tracts used [sic] for any other purpose including, without limitation, ... the construction of multi-family housing units." Based upon the restrictive and narrow language in the Paragraph 1 of the Covenants, it is clear that subdividing one of the Tracts as defined in the Covenants would be in contravention of the prohibition on multi-family housing units on each Tract. This is the same result that was reached in *Lockwood v. Steiner*, 101 N.M. 783, 689 P. 2d 932 (1984), where the New Mexico Supreme Court ruled that a property owner could not divide his lot, because the covenants provided that only "a private dwelling house" (meaning one house) could be erected in each lot. Your Covenants also refer to "a single family residence" to be constructed on the Tracts, meaning each Tract may have only one house.

The Easement, which is a 20 foot, one lane roadway as shown on the Plat, provides access to the McDougal Tract (Tract B-3), the Sexon Tract (Tract B-1) and your Tract B-2. In New Mexico,

Mr. and Mrs. Atencio
May 23, 2014
Page 2 of 3

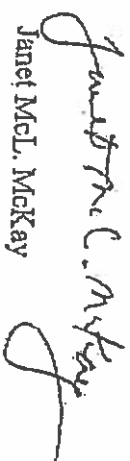
when construing an easement, a Court must determine and give effect to the intent of the parties. In determining the intent of the parties, the Court may examine the surrounding circumstances that shed light on the parties' intent. *Northrip v. Conner*, 107 N.M. at 143, 754 P.2d at 520. We have spoken to Sylvia Sexton, whose mother, Frances Gomez, created the Tracts and the 20 foot Easement which serves Tracts B-1, B-2 and B-3. Each of those tracts is less than 1.5 acres, being approximately 1.44 acres each. Mrs. Sexton told us that her mother deliberately made each of those tracts less than 1.5 acres, because the Santa Fe County Code would not allow lots less than .75 acres, and Mrs. Gomez did not want anyone to be able to divide their lot into two lots. It was for that express reason that she made each of the Tracts less than 1.5 acres, so they could not be divided. Mrs. Gomez' intent would be persuasive to a Court if this matter were litigated.

Further, you are seeking to overburden the Easement by expanding its use to include an additional household. In the cases of *Brooks v. Tanner*, 101 N.M. 203, 207, 680 P.2d 343, 347 (1984); *Posey v. Dove*, 57 N.M. 200, 212, 257 P.2d 541, 548 (1953); and *Kilka v. Hughes*, 108 N.M. 61, 63, 766 P.2d 321, 323 (Ct. App. 1988), New Mexico Courts held that easements created to benefit a dominant estate cannot be expanded, changed, or modified without the express consent of the servient estate. This means that the scope, or intended use of an easement cannot be expanded without the consent of the persons over whose land the easement passes. Your neighbors, both the McDougals and the Sexons, will not agree to this expanded use if you attempt to divide your lot. Adding another family would expand the scope of use originally contemplated when the Easement was created, and would result in additional traffic, and wear and tear on what is only a one lane road.

Our conclusion that you may not divide your lot is also supported by the Maintenance Agreement, which identifies the four lots entitled to use the Easement, being the owners of Tract A-1, B-1, B-2 and B-3. Paragraph 2 of the Agreement allocates each Tract's percentage of responsibility for expenses related to road maintenance, and does so based upon the linear feet of the Easement used by each Tract. No language in the Maintenance Agreement contemplates additional tracts being created, which would require an amendment to the Maintenance Agreement in order to keep the allocation of percentages of responsibility fair, since your Tract would then be putting twice as much wear and tear on the road. The road agreement may only be modified by persons owning 3 of the Tracts. The McDougals and the Sexons will not agree to amend the Maintenance Agreement to include another user of the road.

We understand that you have applied to the County for your lot split. Please be advised that the McDougals and the Sexons will object to your variance application on several grounds, including the unsafe conditions that your lot split would present for emergency vehicular access on the road. They will also, along with your neighbors who own Tract A-1 and A-2, Laurie Wong and Paul Herrera, object to the increased burden an additional lot will place on the water table and any increase in septic system which would impact their wells. Moreover, be advised that the Covenants and the Maintenance Agreement both provide for attorneys fees to be awarded to the prevailing party in any litigation. If my clients seek to enforce their rights under the agreements in Court, they will seek to recover their attorneys fees and costs against you in any such litigation.

Very truly yours,


Janet McL. McKay

cc: Barbara and David McDougal
Sylvia and Harold Sexton ✓
Paul Herrera
Laurie Wong
Karl Sommer, Esq. (via email)

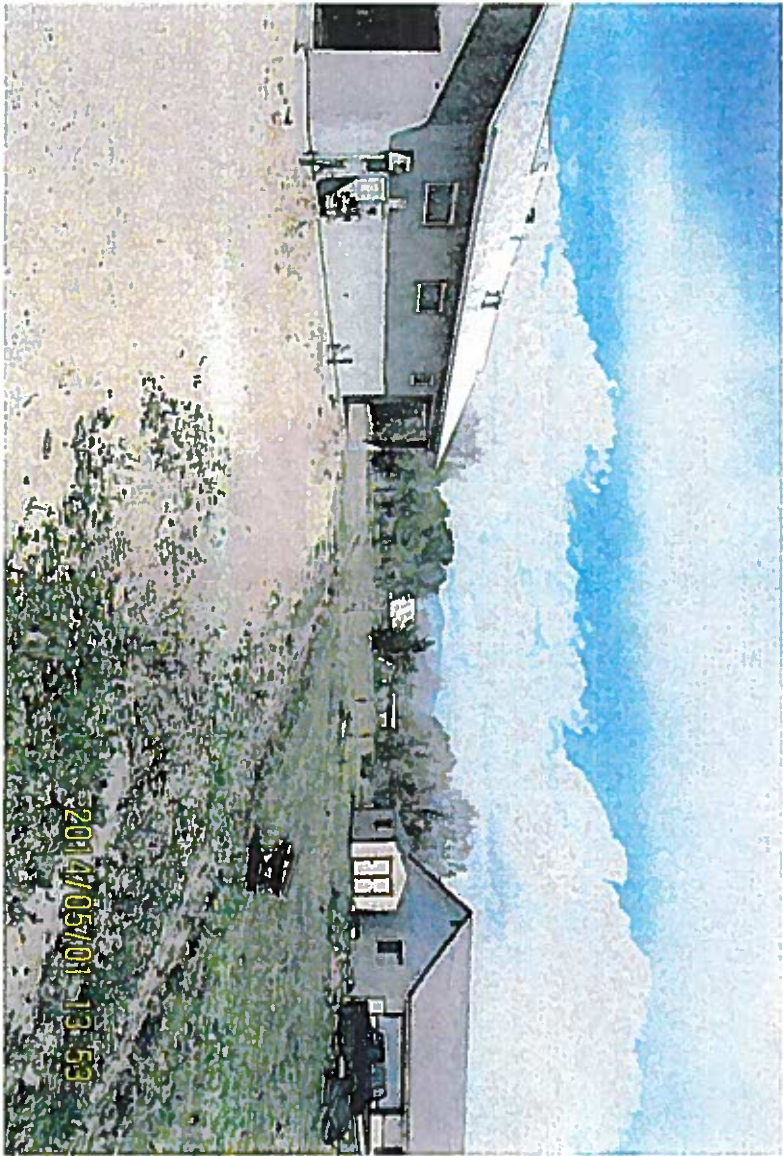
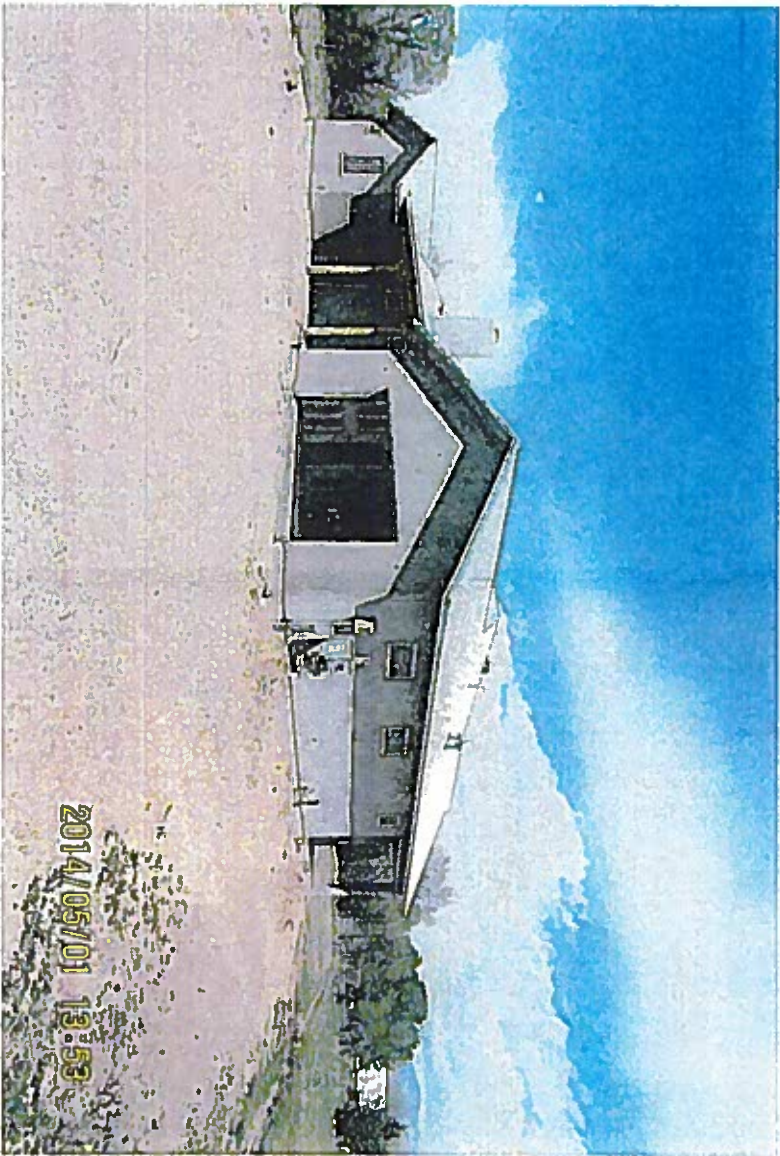
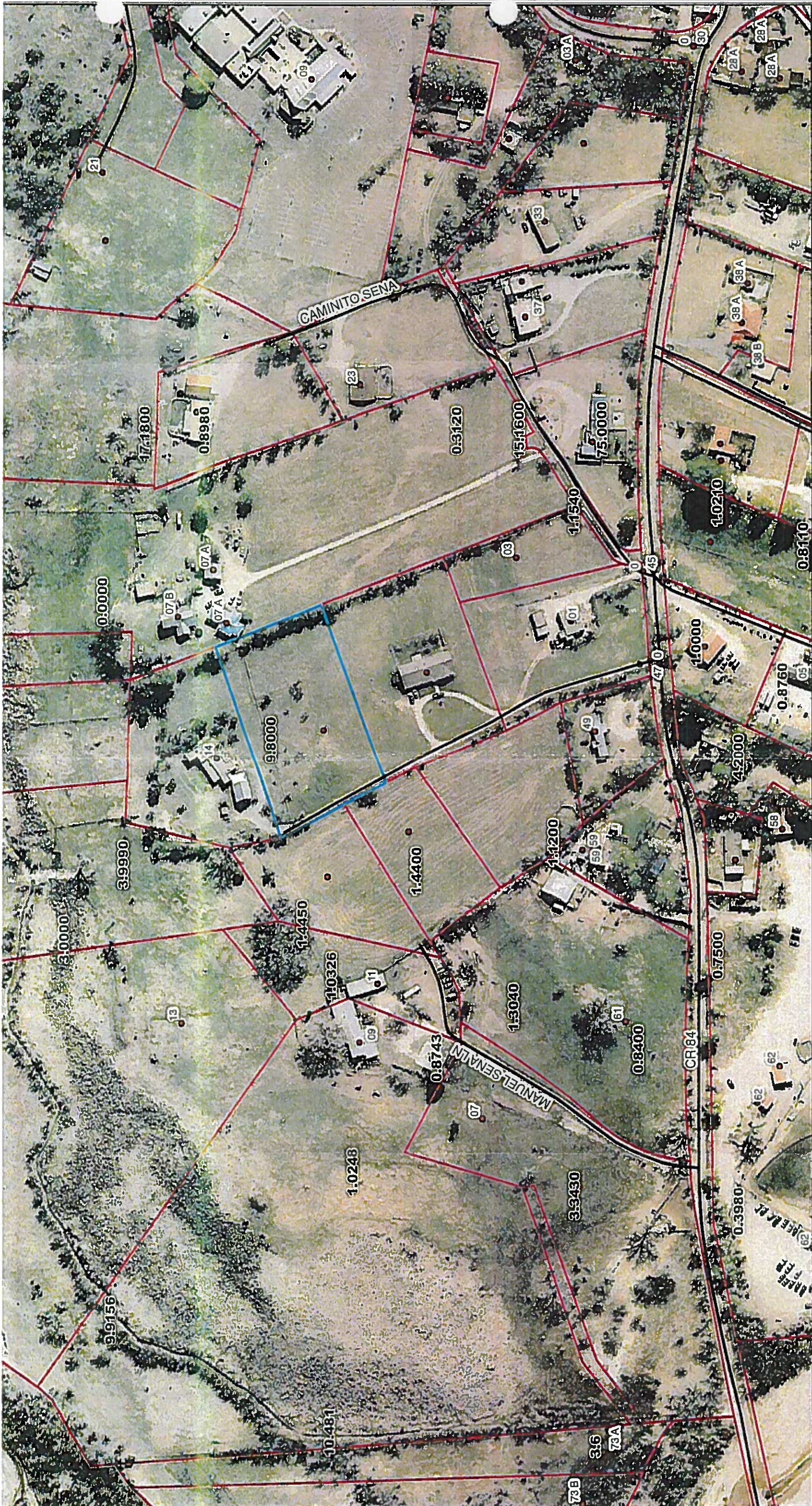


EXHIBIT
6.
tabbles









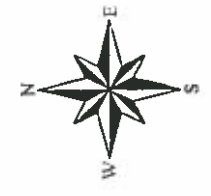
June 10, 2014

2008 Orthophotography
2 FOOT CONTOURS

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

EXHIBIT

8.



Legend

ROADS

PARCELS

John F. Lovato

From: Bencomo, Michael T., NMENV <michaelt.bencomo@state.nm.us>
Sent: Tuesday, June 10, 2014 5:36 PM
To: John F. Lovato
Subject: RE: Lorenzo Atencio

The situation on that case is they don't have enough property for two- 3 bedrooms. I told the contractor when they installed the system for the 3 bedroom, that the other home would only be allowed a 2 bedroom. If they want a 3 bedroom, then that liquid waste system would have to be a split-flow system (i.e. a holding tank for the toilet waste, with an alarm + a tank and leach field for the rest of the waste), or they can go the more expensive route and put in an Advanced Treatment System.

From: John F. Lovato [mailto:jlovato@co.santa-fe.nm.us]
Sent: Tuesday, June 10, 2014 3:27 PM
To: Bencomo, Michael T., NMENV
Subject: RE: Lorenzo Atencio

Yes that's the one. I know you had sent me an email that you had gone out or reviewed it. Can you please send me that again?

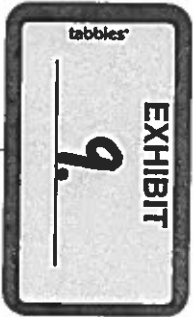
From: Bencomo, Michael T., NMENV [mailto:michaelt.bencomo@state.nm.us]
Sent: Tuesday, June 10, 2014 9:12 AM
To: John F. Lovato
Subject: RE: Lorenzo Atencio

re you talking about the property on Frances Lane in Pojoaque?

From: John F. Lovato [mailto:jlovato@co.santa-fe.nm.us]
Sent: Monday, June 09, 2014 2:17 PM
To: Bencomo, Michael T., NMENV
Subject: Lorenzo Atencio

Mr. Becomo, I know you had sent me an email on a project I am working on. Is there a chance you can send me those emails again? Thanks.

John Lovato
SR Development Review Specialist
Building and Development Services
(505) 986.6228







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

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3

DATE: July 29, 2014

TO: Board of County Commissioners

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

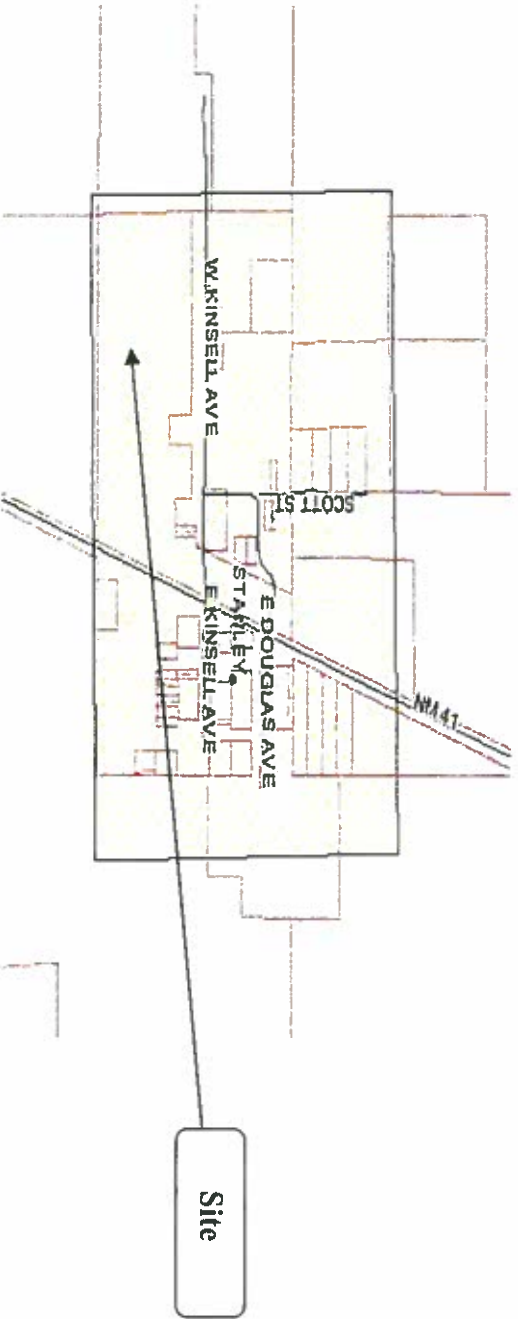
VIA: Katherine Miller, County Manager *KM*
Penny Ellis-Green, Growth Management Director *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

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

ISSUE:

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

Vicinity Map:



SUMMARY:

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

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

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

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

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

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

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

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

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

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

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

This Application was submitted on March 7, 2014.

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

VARIANCE REQUEST:	Variance of Article III, § 2.3.6 (Height Restrictions) to allow the proposed structure to exceed 24 feet in height and a variance of Article III, § 4.4.4.f (Landscaping) of the Land Development Code.
GROWTH MANAGEMENT AREA:	Traditional Community of Stanley

ARCHAEOLOGIC:

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

ACCESS AND TRAFFIC:

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

FIRE PROTECTION:

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

WATER SUPPLY:

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

LIQUID WASTE:

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

SOLID WASTE:

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

FLOODPLAIN & TERRAIN MANAGEMENT:

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

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

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

SIGNAGE AND LIGHTING:

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

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

EXISTING DEVELOPMENT:

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

ADJACENT PROPERTY:

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

AGENCY REVIEW:

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

STAFF RECOMMENDATION: The request for a variance of the height requirements may

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

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

EXHIBITS:

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

WBC-6

LORN TRYK ARCHITECTS, P.C.

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

March 7, 2014

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

Dear Vicky,

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

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

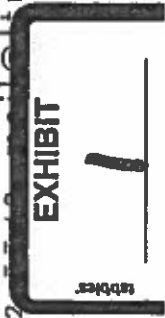
1. BACKGROUND

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

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

2. COMMUNITY SERVICE FACILITY

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



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

3. LAND AND EXISTING IMPROVEMENTS

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

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

4. ADJACENT PROPERTIES

Land uses adjacent to the property consist of the following:

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

5. SOILS

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

6. ENVIRONMENTAL CLEARANCE

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

7. PROPOSED BUILDING

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

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

8. BUILDING HEIGHT

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

9. SITE LIGHTING

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

10. UTILITIES

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

11. TERRAIN MANAGEMENT

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

12. PARKING

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

13. TRAFFIC

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

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

14. FIRE PROTECTION

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

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

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

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

15. DOMESTIC WATER USE

STANLEY CYCLONE CENTER WATER BUDGET

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

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

Estimated average length of event 4 hours.

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

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

Estimated landscape irrigation 12 month season

Toilet flushing

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

Lavatory sink use

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

Concessions area clean-up

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

Shower use

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

=2500 gallons\$

Office use - toilets

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

=180 gallons

Office use – lavatory

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

=23 gallons

Office use – drinking water

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

=50 gallons

Existing Office use - toilets

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

=108 gallons

Existing Office use - lavatory

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

=14 gallons

Existing Office use – drinking water

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

=30 gallons

Landscape Irrigation

Landscape Quantities:

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

Monthly Landscape Irrigation Requirements =445.00

= 5340 gallons

Total Estimated Use

17495 gallons

.054 acre feet

16. LANDSCAPE

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

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

Landscape water use is projected to be as follows:

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

17. WATER HARVESTING

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

18. SIGNAGE

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

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

19. SOLID WASTE

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

20. VARIANCE REQUESTS

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

A. Building Height:

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

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

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

B. Landscape Requirements:

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

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

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

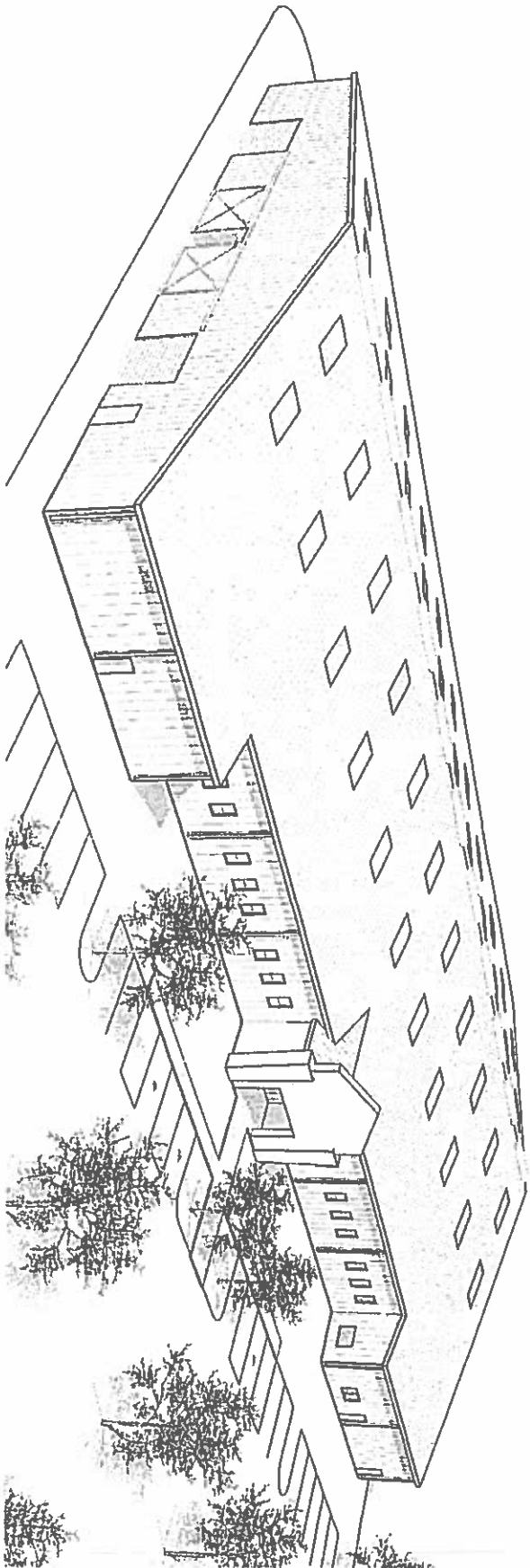
Sincerely,



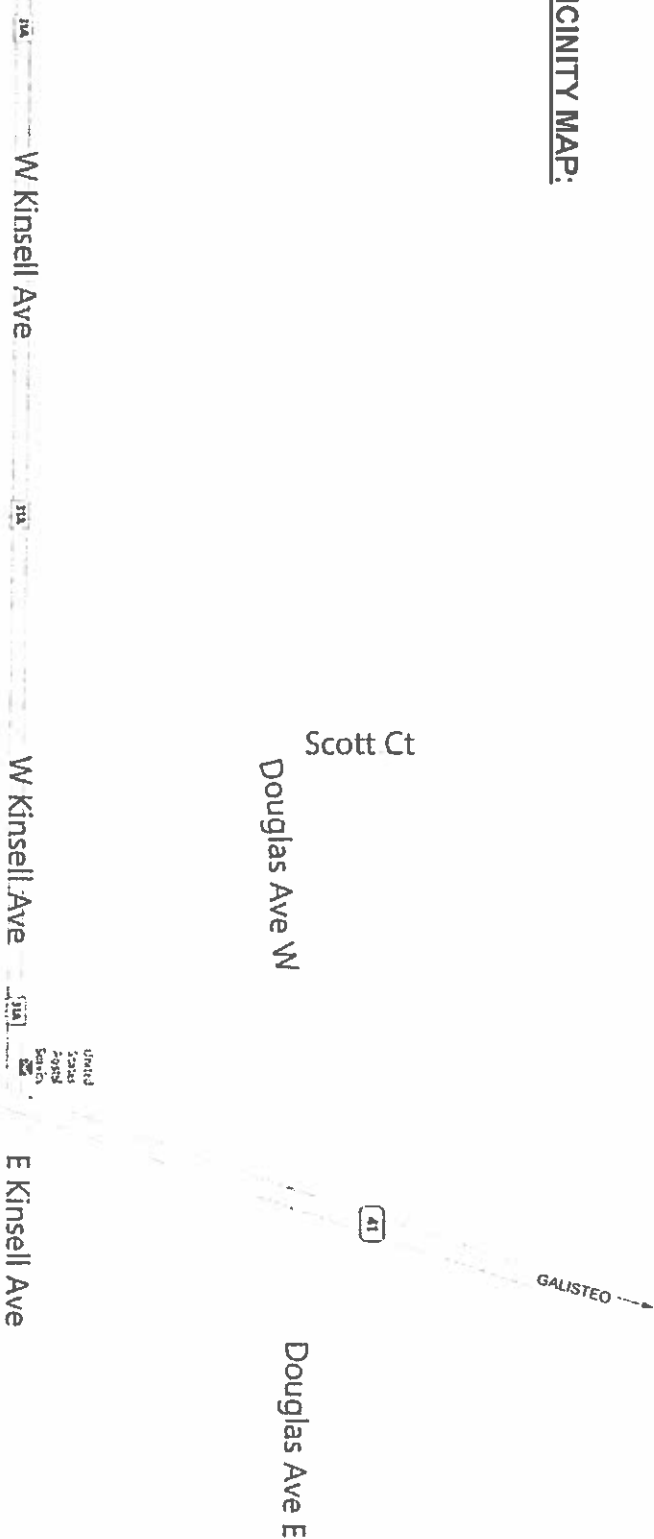
Lorn C. Tryk, Architect
Agent for Santa Fe County Capital Projects Management Division

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

Stanley Cyclone
Center Arena
Santa Fe County



VICINITY MAP:



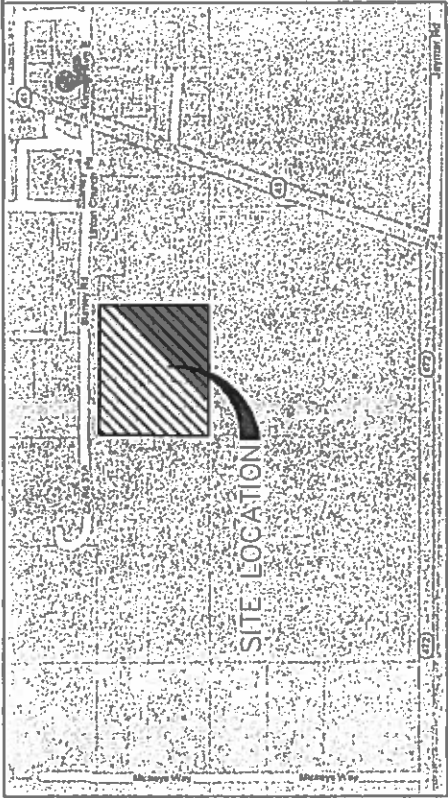
SITE



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

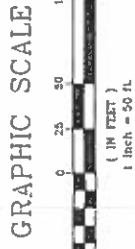
Stanley Cyclone Center Arena			LORN TRYK ARCHITECTS			
Santa Fe County			206 McKenzie, Suite F2 Santa Fe, New Mexico 87501			
Date: Issue Date		Telephone: 505-982-5340* Fax: 505-982-5393				
Revision: 3/6/2014 8:30:18 PM		E-Mail: mail@ltryk.com				
Drawn by: AKT						
Checked by: LCT						
Project Number						
Cover						
Scale						
A0						

N&C-14



TOPOGRAPHIC/BOUNDARY SURVEY

TRACT A-5-A
WITHIN SECTION 28, T.11N., R9E.
NEW MEXICO PRINCIPAL MERIDIAN
SANTA FE COUNTY, NEW MEXICO
MARCH 2013



LEGAL DESCRIPTION:

TRACT A-5-A, AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUMMARY REVIEW SUBDIVISION OF TRACT A-5 FOR STANLEY UNION CHURCH", FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO ON SEPTEMBER 16, 2009 IN BOOK 705, PAGE 611

NOTES:

1. BASIS OF BEARING IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, HAD BY GRID AZIMUTH. ALL BEARINGS ARE GRID BEARINGS. DISTANCES ARE GROUND DISTANCES.
2. DOCUMENTS USED:
REFER TO PLAT BY PHILIP B. WIEGEL, P.S. No. 9758, TITLED, "SUMMARY REVIEW SUBDIVISION OF TRACT A-5 FOR STANLEY UNION CHURCH" RECORDED IN BOOK 705, PAGE 611 OF THE RECORDS OF SANTA FE COUNTY.
Warranty Deed, from David M. Beggs and Sheila M. Beggs, to Stanley Union Church, recorded August 4, 1995, in Book 1188, Page 231, as Doc. No. 915392, records of Santa Fe County, New Mexico.
Warranty Deed, from Stanley Union Church, a New Mexico non-profit corporation to the County of Santa Fe, recorded June 4, 2010, as Doc. No. 1600642, records of Santa Fe County, New Mexico.
3. IMPROVEMENTS SHOWN ARE CURRENT AS OF DATE OF SURVEY, MARCH 2013.
4. RECORD DISTANCES SHOWN IN () PARENTHESES

SURVEYOR'S CERTIFICATE:

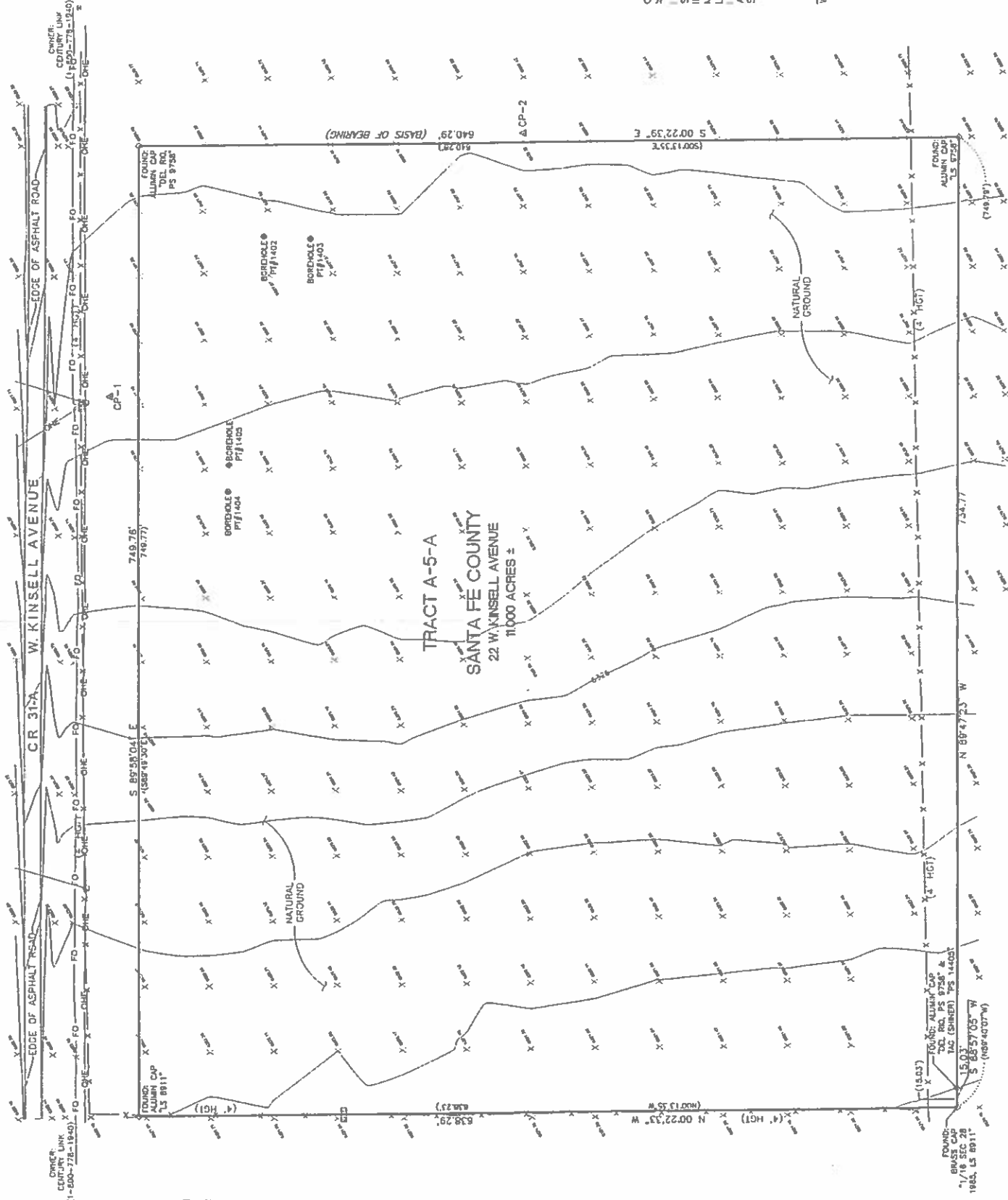
I HEREBY CERTIFY THAT THIS TOPOGRAPHIC/BOUNDARY SURVEY AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY DIRECTION FROM A SURVEY PERFORMED IN THE FIELD TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE LAND SURVEYING PROFESSION IN THE STATE OF NEW MEXICO. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT.



WILLIAM D. NEISH
DATE 3/19/13

INDEXING INFORMATION FOR THE COUNTY CLERK			
OWNER	SECTION	TOWNSHIP	RANGE
SANTA FE COUNTY	28	11 NORTH	9 EAST
			12 WEST
			W. KINSELL AVE

WILSON & COMPANY
4800 Lamy Avenue, N.E.
Albuquerque, New Mexico 87109
P (505) 261-1000
F (505) 261-1005
www.wilsonco.com



PRIMARY BENCHMARK:

CONTROL STATION: "SF-85"
LOCATION INSTRUCTIONS:
FROM THE INTERSECTION OF NM41 & NM472, 0.35 MILES SOUTH OF STANLEY ON NM41, GO WEST ON NM472 FOR 2.45 MILES TO THE STATION WHICH IS ON THE NORTH (RIGHT) SIDE OF NM472, 15' SOUTH OF THE NORTH R.O.M. FENCE AT THE TOP OF A CUT BANK 0.1 MILES OF THE NORTH R.O.M. FENCE. THE BENCHMARK IS A 1" ALUMINUM POST WITH AN ALUMINUM CAP AND WITNESS POST.

(CENTRAL ZONE)
X=1,709,178.18
Y=1,507,818.75
ELEV=6274.18 (NAVD 83)
COMBINED GRID-TO-GROUND FACTOR=1.0003948458

CONTROL POINTS:

CONTROL POINT "CP-1"
X=1509356.66
Y=1721453.86
ELEV=6327.32
DESCRIPTION: REBAR w/ALUM CAP

CONTROL POINT "CP-2"
X=1509356.66
Y=1721453.86
ELEV=6328.14
DESCRIPTION: REBAR w/ALUM CAP

LEGEND:

- FOUND MONUMENT AND USED
- BOREHOLE
- TELEPHONE PEDESTAL
- POWER POLE
- GATE
- CONTROL POINT
- SPOT ELEVATION
- OVERHEAD ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- BAREWIRE FENCE

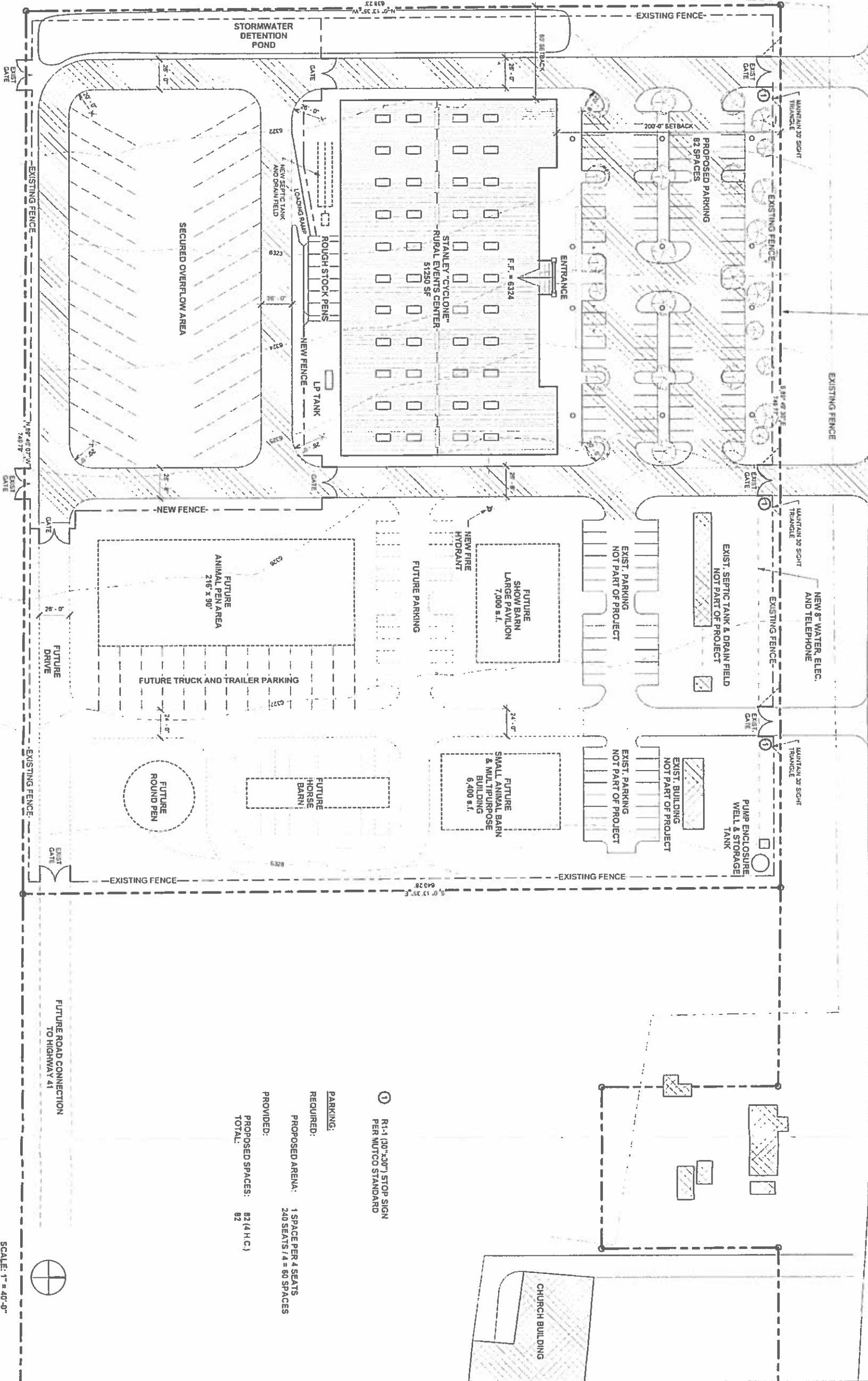
PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. THE SANTA FE COUNTY LAND USE ADMINISTRATOR MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BOUNDING PERMIT OR DEVELOPMENT PERMIT. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE DEVELOPMENT CODE. SANTA FE COUNTY AND/OR GOVERNING

TRACT A-5-A
11.002 ACRES±
22 W. KINSELL AVE.

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

CR 314 W. KINSELL AVENUE

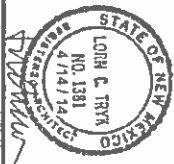


① R1-1 (20"x30") STOP SIGN
PER MUTCO STANDARD

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

Stanley Cyclone Center Arena

Santa Fe County



LORN TRYK ARCHITECTS

206 McKenzie, Suite F2
Santa Fe, New Mexico 87501

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

Development
Plan

Scale 1" = 40'-0"

C1

CISTERN CALCULATIONS (EACH CISTERN)

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

LANDSCAPE QUANTITIES:

	Qty	Unit	Gal/Yr	Total Gal/Yr	Total Gal/Mo
TREES - LOW WATER	20	EA	240	4,800.00	400.00
TREES-MEDIUM WATER	0	EA	0	-	-
NATIVE GRASSES	0	SF	4.5	-	-
TURF GRASSES	0	SF	0	-	-
SHRUBS	30	EA	18	540.00	45.00
TOTAL	50			5,340.00	445.00

MONTHLY WATER REQUIREMENTS (GAL)

CISTERN SIZE PROVIDED (GAL)

5,000.00

RUNOFF AND PONDING CALCULATIONS
WEIGHTED "C" METHOD

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

 $VOL = C \cdot (I/12) \cdot A$ (SF)

RUNOFF COEFFICIENTS:

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

PRE-DEVELOPMENT:

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

POST-DEVELOPMENT:

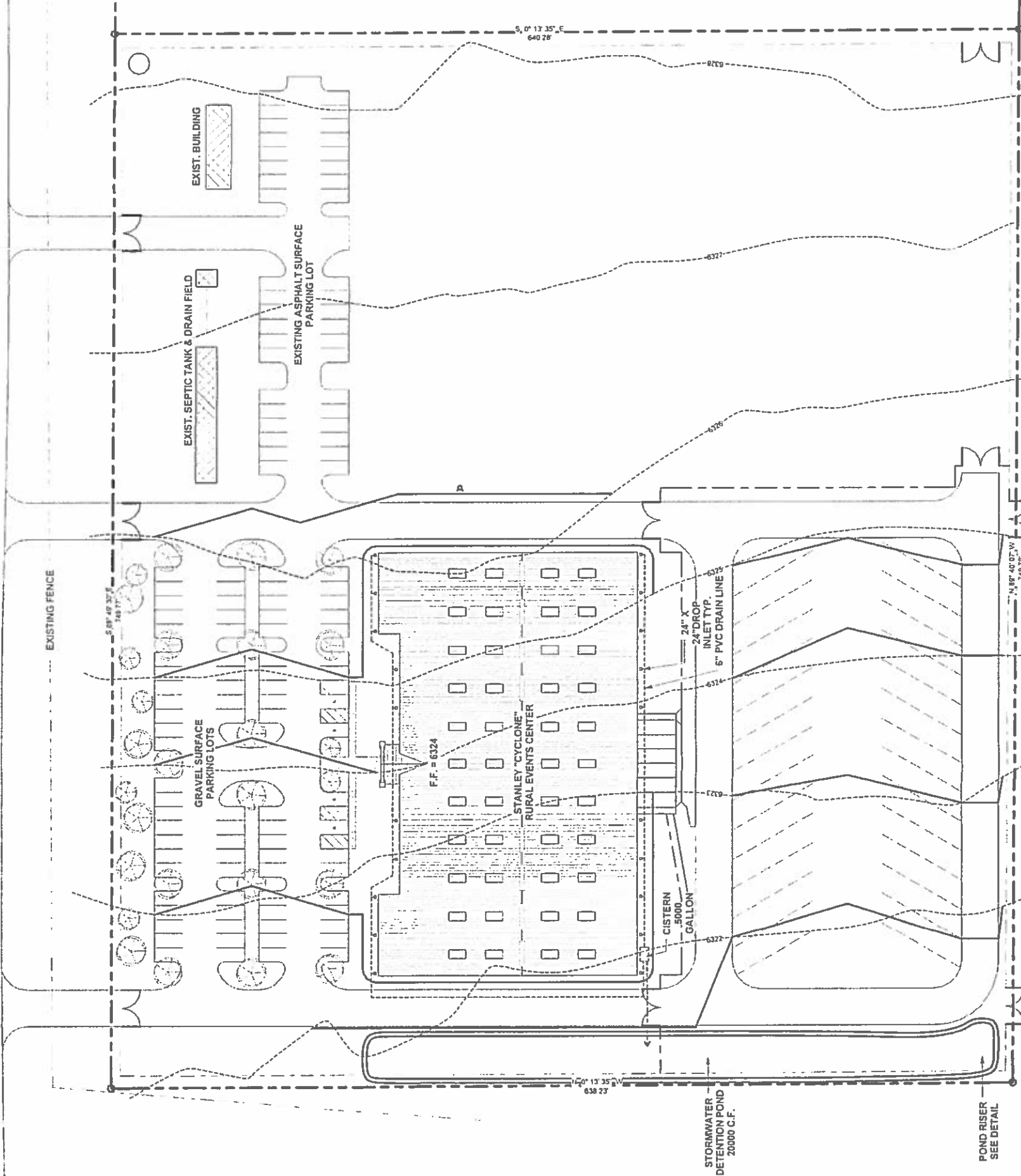
0.95	3	50532	1.16	3.31	0.25	12,001
0.98	3	19956	0.46	1.35	0.25	4,889
0.8	3	90000	2.07	4.96	0.25	18,000
0.2	3	500	0.01	0.01	0.25	25
0.55	3	318259	7.31	12.06	0.25	43,761
				21.67		78,676

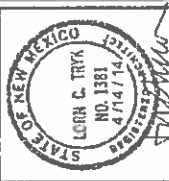
INCREASE IN RUNOFF VOLUME (PONDING REQUIRED)

STORMWATER DETENTION PROVIDED

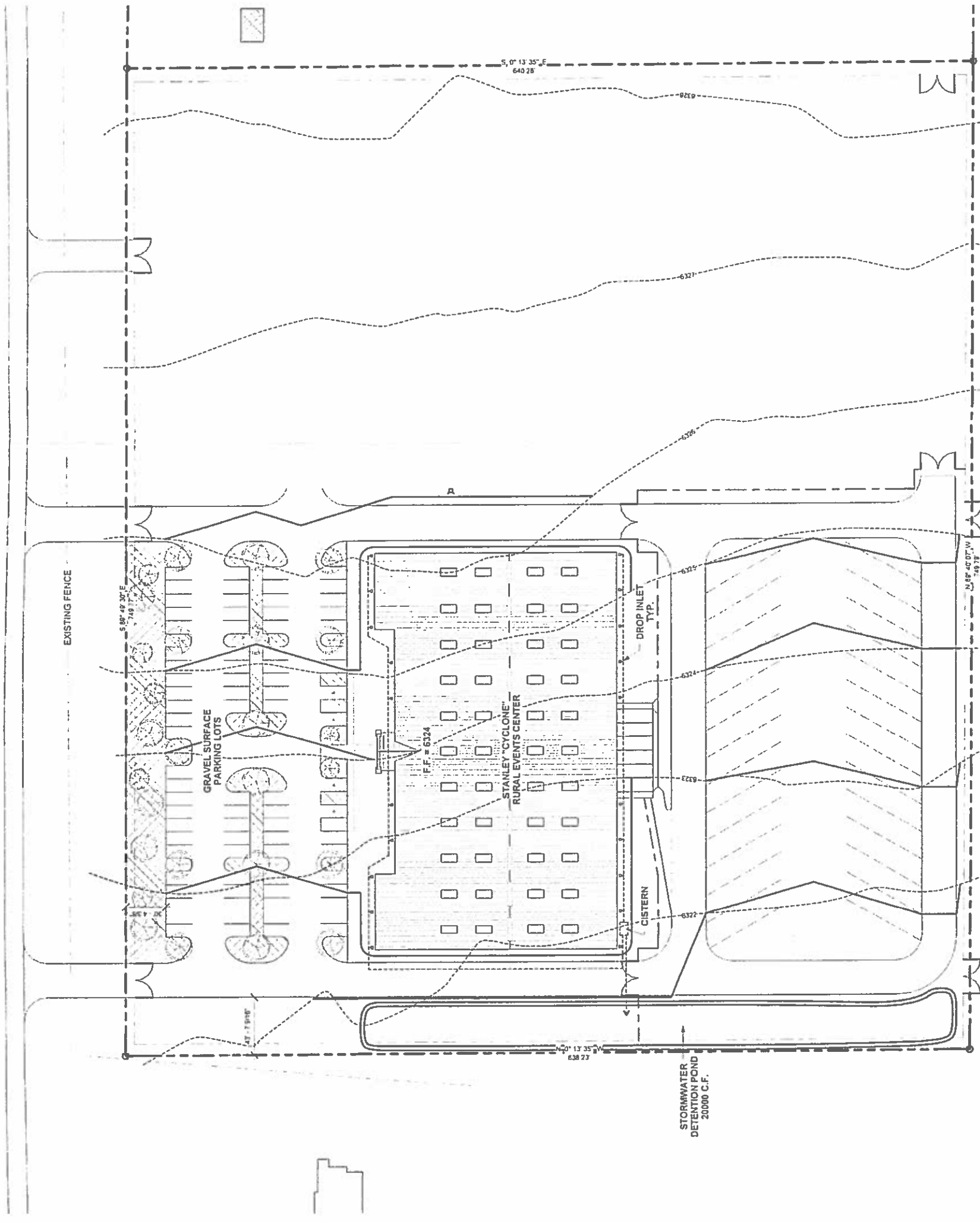
12,780

20,000



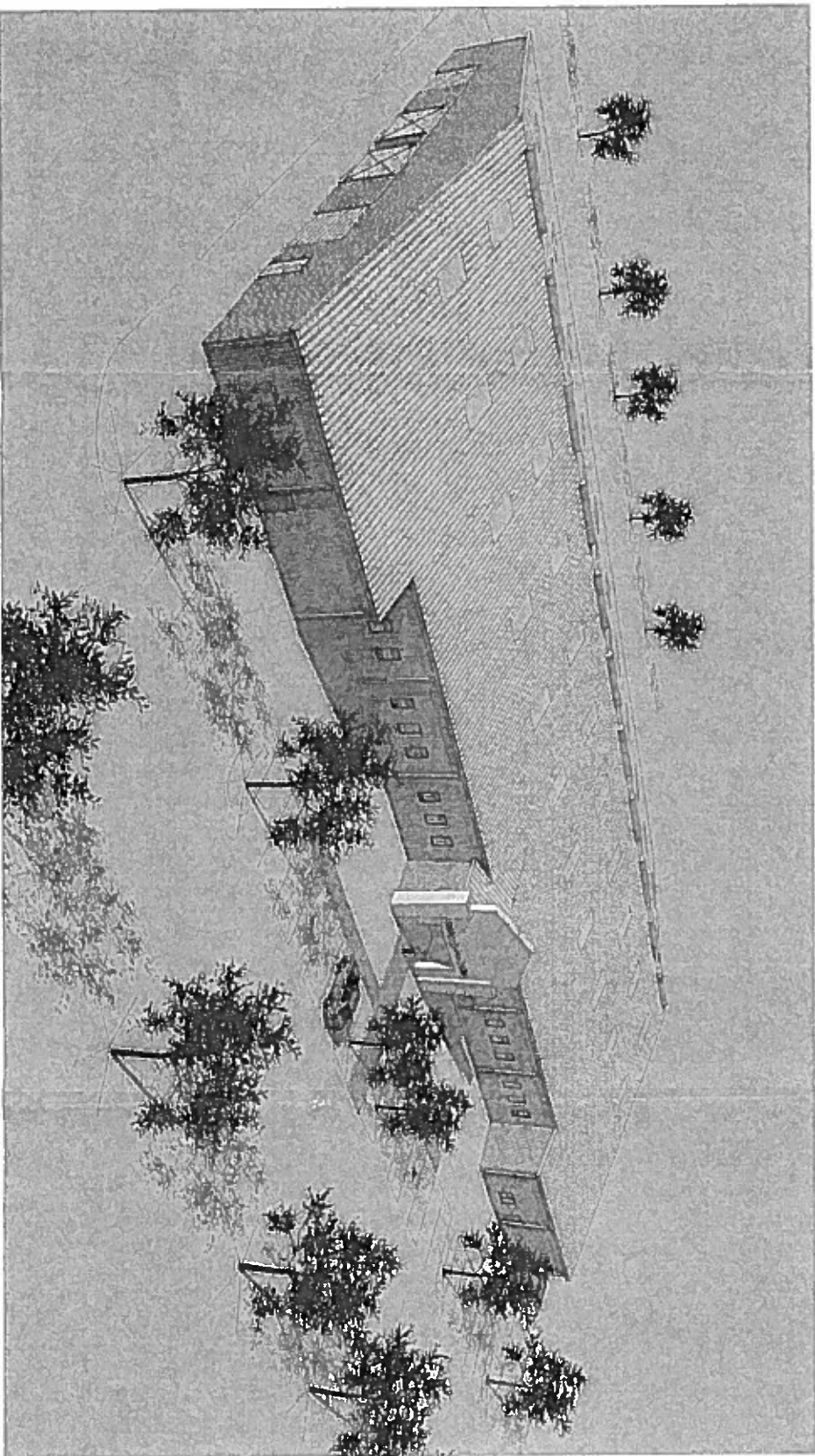
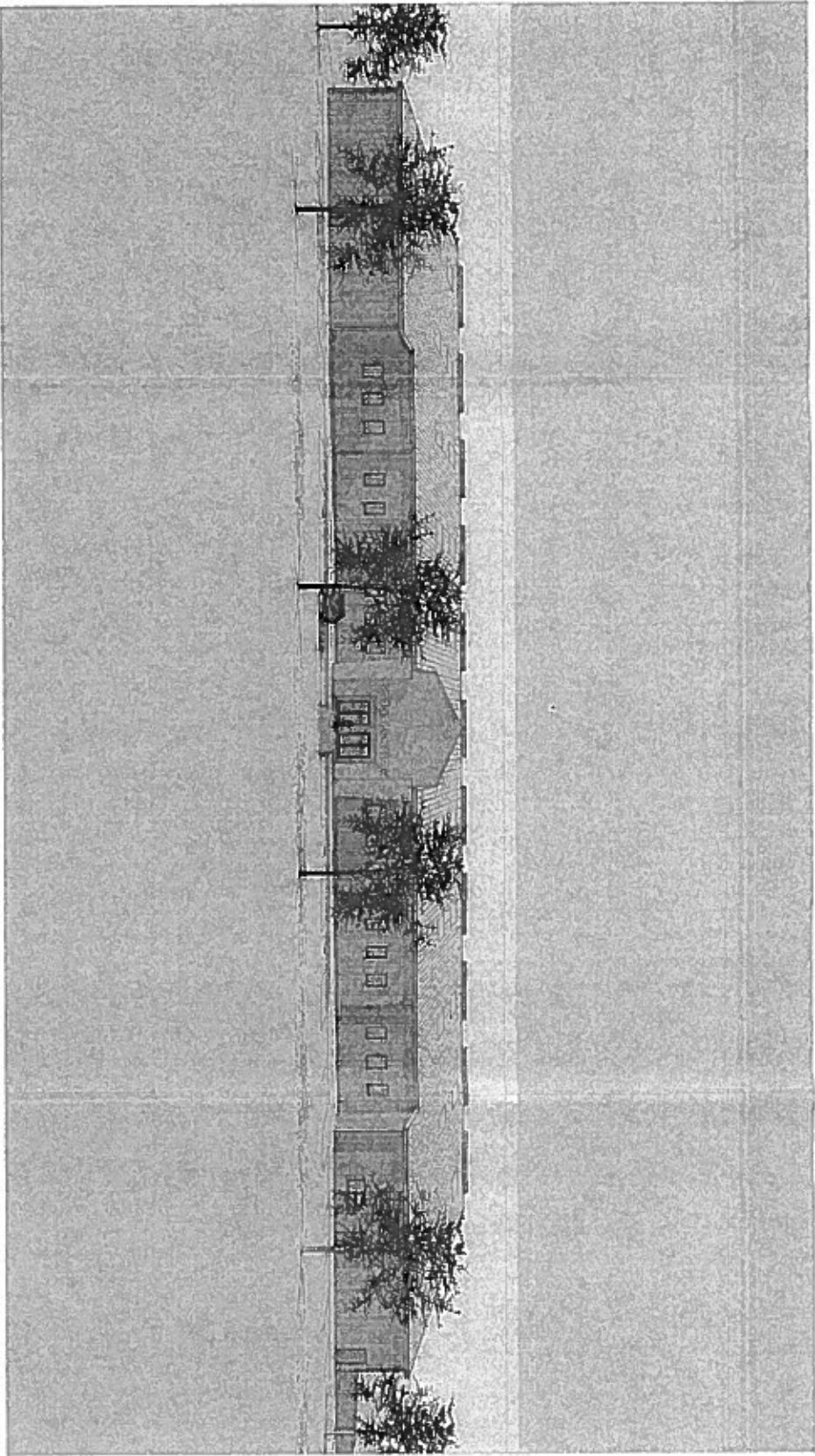


Date	Issue Date
Revision	4/14/2014 10:02:30 AM
Drawn by	AKT
Checked by	LCT
Project number	



LANDSCAPED AREA

- LANDSCAPING REQUIRED AND PROVIDED:
- PARKING LOTS FOR 82 PARKING SPACES (LESS THAN 100 SPACES)
1 TREE + 3 SHRUBS PER 10 SPACES
150 SF PER 20 SPACES
= 9 TREES PLUS 27 SHRUBS
- ROAD FRONTAGE AND PARKING SCREENING
10' STRIP ALONG STREET
1 TREE/500 SF
1 SHRUB PER 500 SF (VARIANCE REQUESTED ON RATE)
= 4000 SF SCREENING AREA WITH 8 TREES AND 8 SHRUBS
- SPECIES PROVIDED:
- TREES: AUSTRIAN PINE, MIN. 8' HIGH
HONEY LOCUST, MIN. 2-1/2" CALIPER
- SHRUBS: RUSSIAN SAGE 5 GALLON
SPANISH BROOM 5 GALLON
- IRRIGATION PROVIDED:
- AUTOMATIC DRIP SYSTEM, 8 ZONE
INTERCONNECTION TO WATER HARVESTING CISTERN



LORN TRYK ARCHITECTS

206 McKenzie, Suite F2
Santa Fe, New Mexico 87501

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



Stanley Cyclone Center Arena

Santa Fe County

Date Issue Date

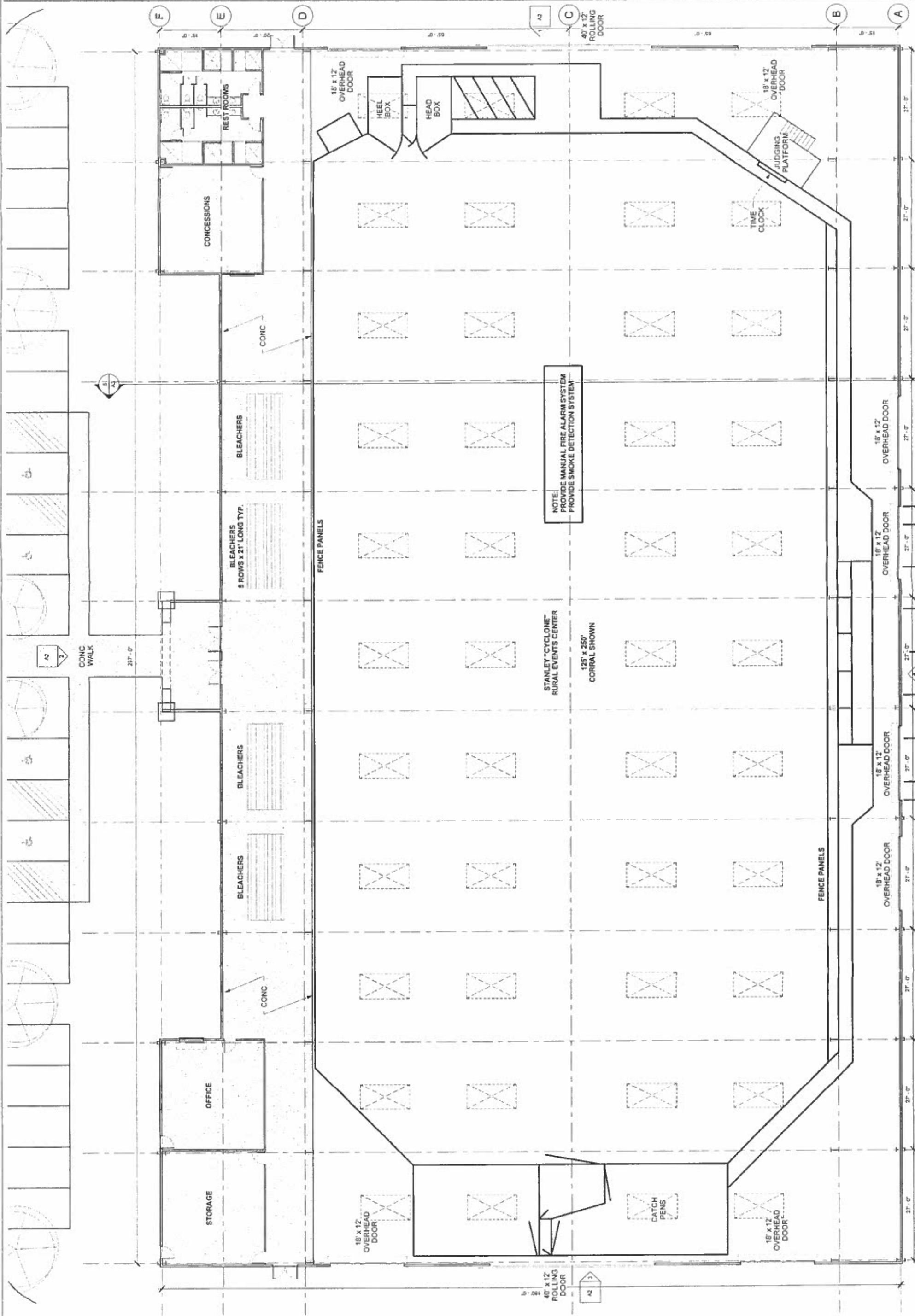
Revision
4/14/2014 10:22:23 AM

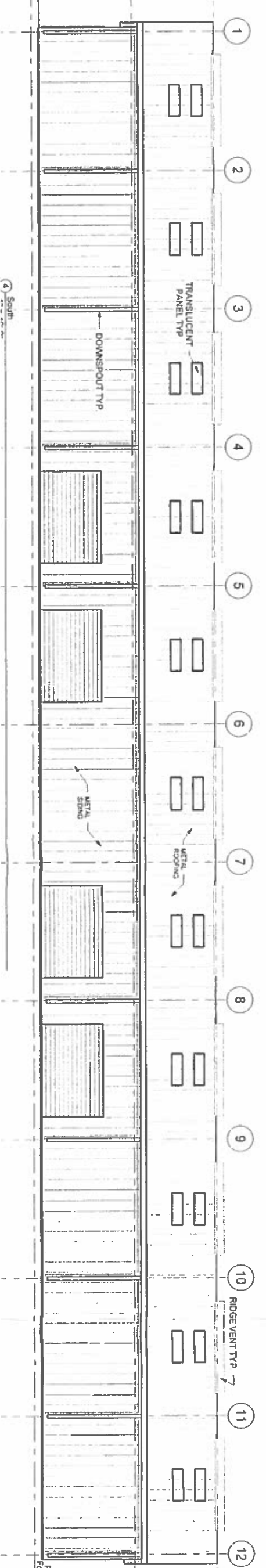
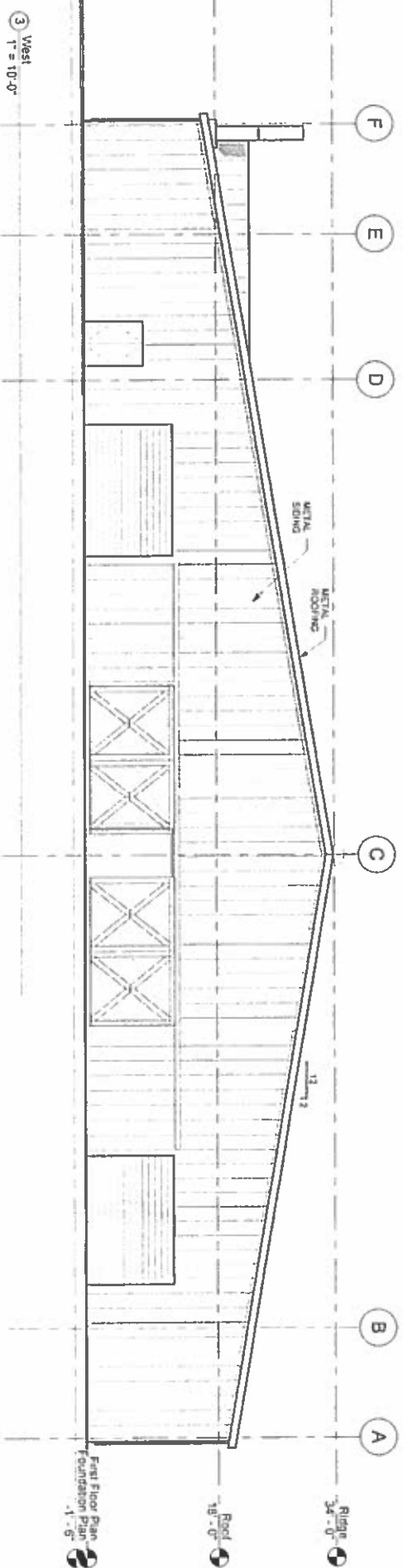
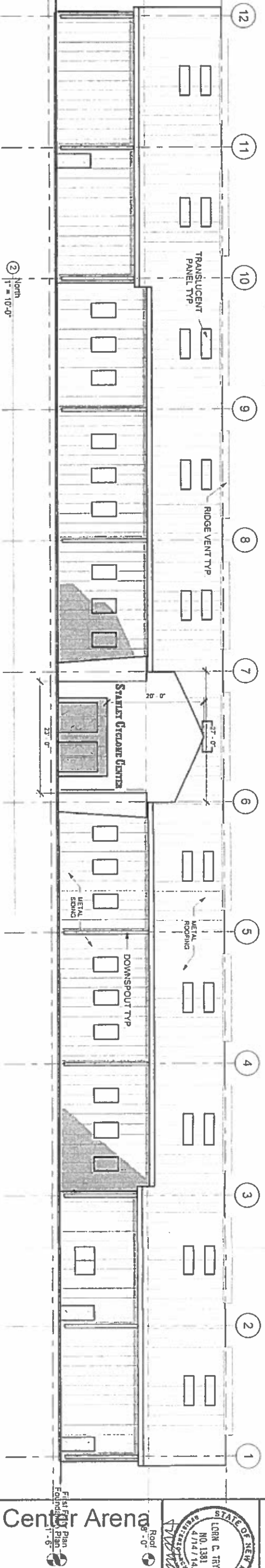
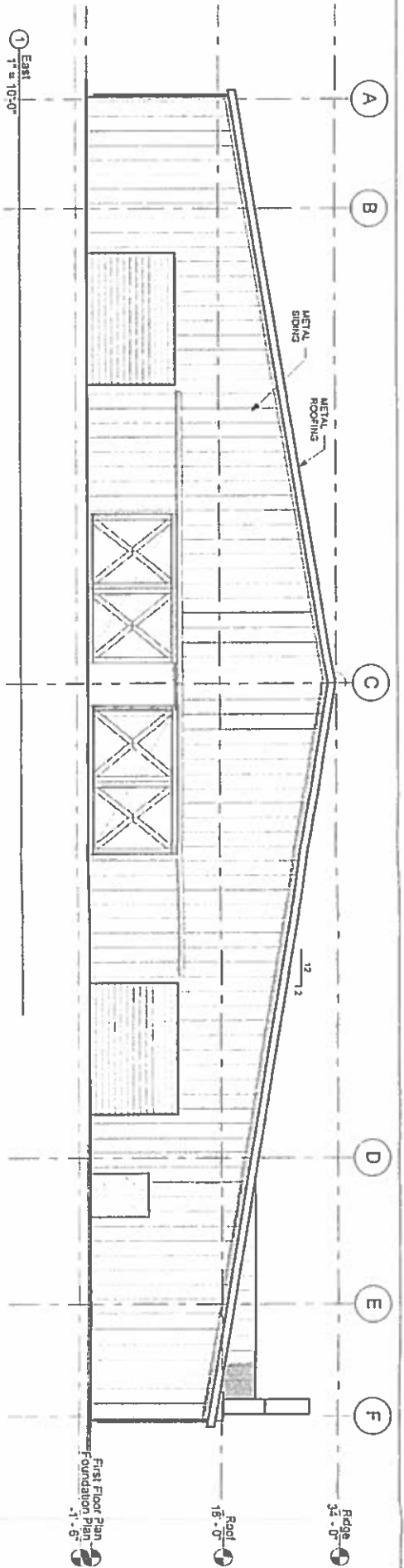
Drawn by AKT
Checked by LCT
Project number

3D Views

Scale 1/4" = 1'-0"

A01





Stanley Cyclone Center

Sign Detail
 3/8" x 1-1/4"

SECTION:
 0.007 ALUM.
 FACE & SIDES
 LED STRING
 LIGHT
 CLEAR LEAKY
 BACK
 BUILDING
 FACE
 ALUMINUM METAL ROOFING CHANNEL LETTERS
 WITH CONCEALED LED LIGHTING BEHIND

Stanley Cyclone Center Arena

Santa Fe County



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

Elevations

Ridge
 34'-0"

Roof
 18'-0"

First Floor Plan
 Foundation Plan
 1'-6"

As indicated

Scale

Date

Issue Date

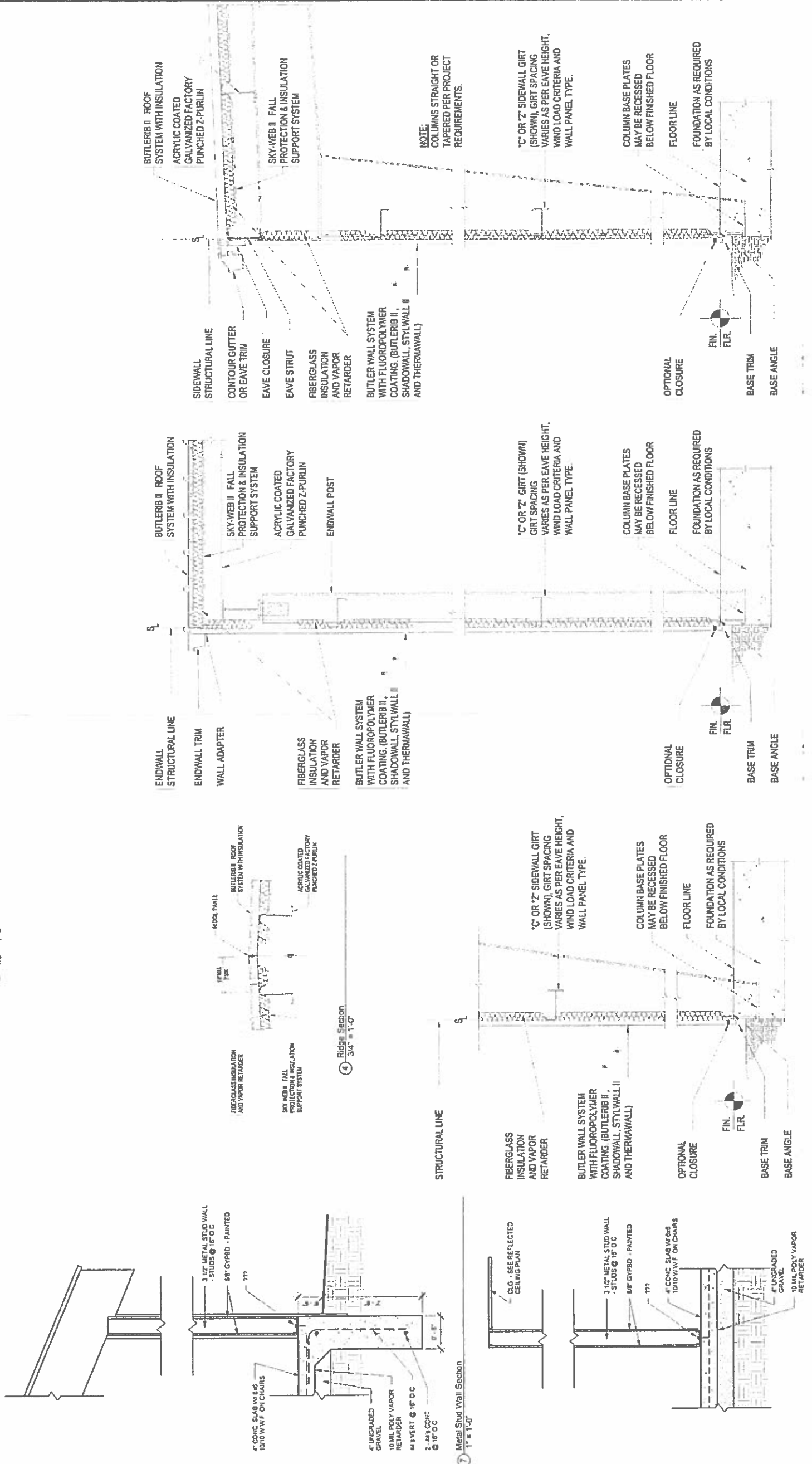
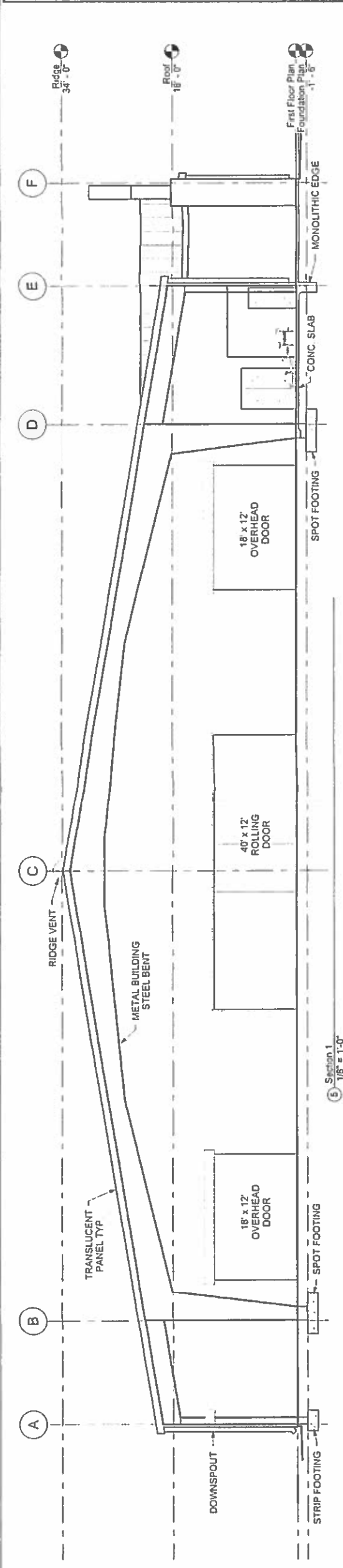
Revision

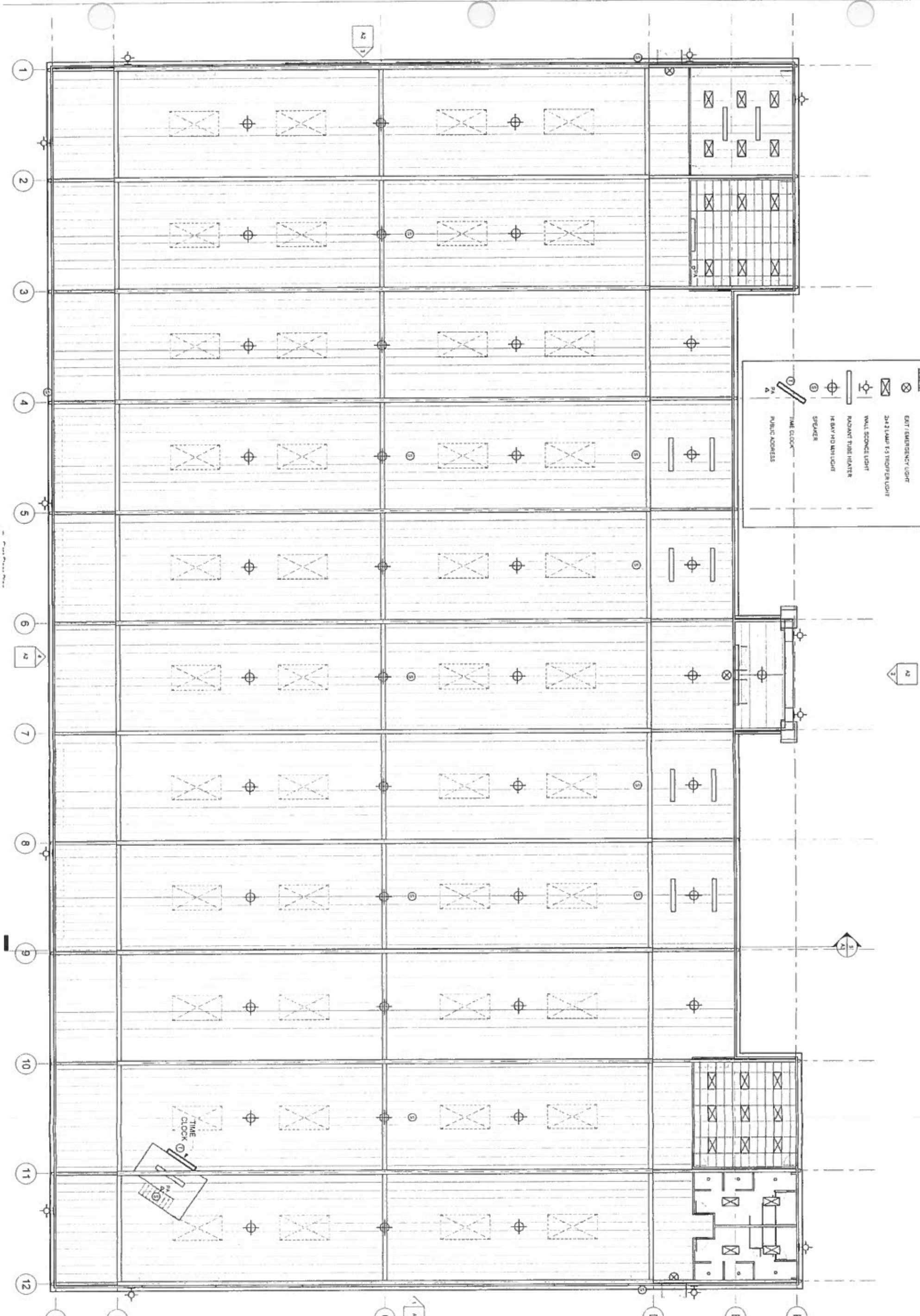
Reason

Drawn by

Checked by

Project Number





A4	Reflected Ceiling Plan	Scale: 1" = 10'-0"	Stanley Cyclone Center Arena			LORN TRYK ARCHITECTS 206 McKenzie, Suite F2 Santa Fe, New Mexico 87501 Telephone: 505-982-5340 Fax: 505-982-5393 E-Mail: mail@ltryk.com
			Santa Fe County			
Drawn by: ACT	Checked by: LCT	Project Number:	Date: Issue Date	Revision: 2/6/2014 8:20:45 PM		

Scale 1/2" = 1'-0"

Enlarged Restroom Plan

Project number

Checked by

Drawn by

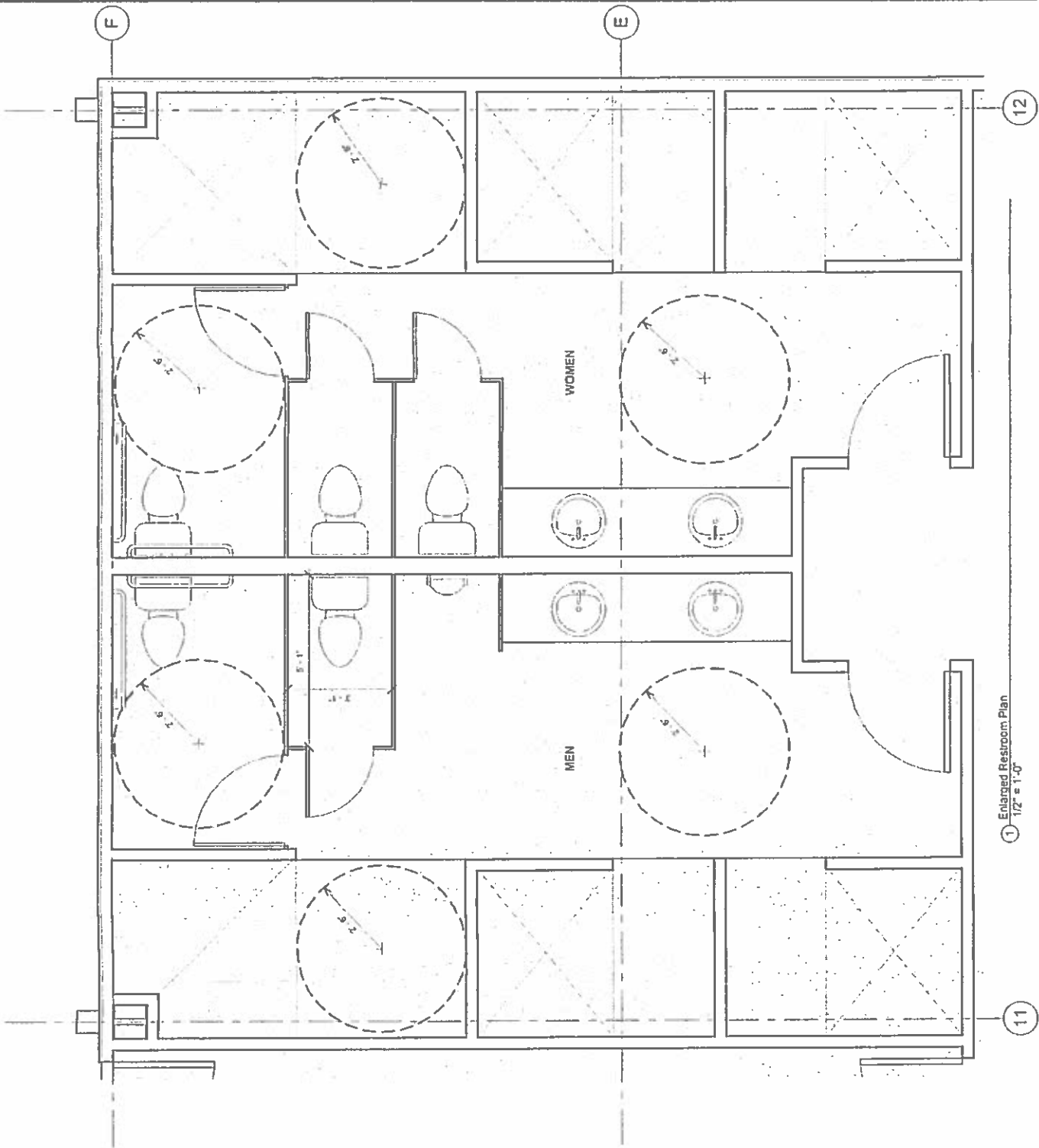
Revision
15/03/14 8:30:46 PM

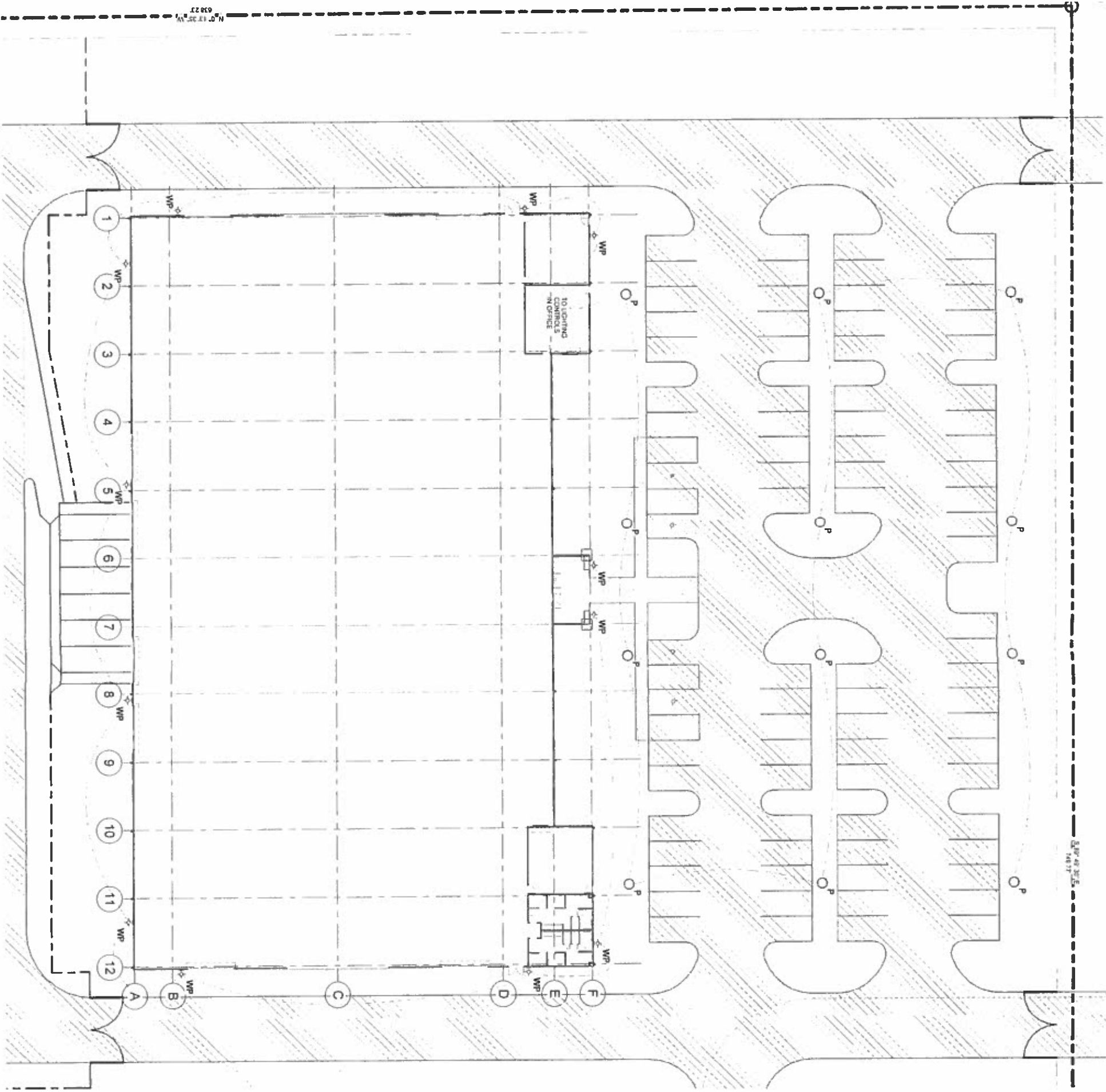
Issue Date

Stanley Cyclone Center Arena
Santa Fe County



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





SITE LIGHTING LEGEND:

OP
McGRAW EDISON
GLEASON LED
3567 LUMEN FULL CUTOFF
HORIZONTAL LUMINAIRE
ON 16' SQUARE POLE

WP
McGRAW EDISON
IMPACT ELITE LED
TRAPEZOID WALL LIGHT
FULL CUTOFF

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



Stanley Cyclone Center Arena
Santa Fe County

Date: Issue Date
Revision: 3/6/2014 8:30:51 PM
Drawn by: AKT
Checked by: LIT
Project number:

Site
Lighting
Plan

Scale: 1" = 20'-0"

E1



STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

Susana Martinez
Governor

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

April 22, 2014

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

Re: CDRCase # FDP 14-5090, Stanley Cyclone Center

Dear Mr. Larrañaga:

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

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

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

Sincerely,


Michelle MacEnsey
Archaeologist

Log: 99050
Email/cc: Scott Rivers, Project Manager, Santa Fe County Public Works Department



NBC-29



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

April 8, 2014

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

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

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Stanley Cyclone Center

Dear Mr. Larranaga:

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

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

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

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

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

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

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

Stanley Cyclone Center

April 8, 2014

Page 2 of 2

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

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

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

Sincerely,



Molly Magnuson, P.E.
Water Use & Conservation/Subdivision Review Acting Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office



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

Susana Martínez
Governor

April 2, 2014

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

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

Dear Mr. Larranaga;

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

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

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

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

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

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



Ryan Flynn
Secretary

Butch Tongate
Deputy Secretary

Tom Blaine
Director

Mr. Jose Larranaga
April 2, 2014
Page 2

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

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

Respectfully submitted,



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

NBC-33



April 11, 2014

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

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

Dear Mr. Larrañaga:

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

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

Sincerely,

Javier A. Martinez

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

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

Pete K. Rahn
Chairman
District 3

Ronald Schmeils
Vice Chairman
District 4

Dr. Kenneth White
Secretary
District 1

Robert R. Wallach
Commissioner
District 2

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

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

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

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

Fire Department Access

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

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

- Fire Access Lanes

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

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

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

▪ Roadways/Driveways

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

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

▪ Street Signs/Rural Address

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

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

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

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

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

- **Slope/Road Grade**

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

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

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

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

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

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

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

Fire Protection Systems

- **Water Storage/Delivery Systems**

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

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

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

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

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

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

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

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

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

▪ Hydrants

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.
Section 903.4.2 Required Installations. (1997 UFC) *The location, number and type of the fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved.*

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

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

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

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

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

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

Automatic Fire Protection/Suppression

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

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

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

Fire Alarm/Notification Systems

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

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

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

▪ Fire Extinguishers

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

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

Life Safety

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

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

- Access/Egress
- Signage
- Lighting
- Other

Hazardous Materials

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

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

General Requirements/Comments

▫ **Inspections/Acceptance Tests**

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

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

▫ **Permits**

As required

Final Status

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

Buster Palty, Fire Marshal



Code Enforcement Official

4-9-11
Date

Through: David Sperling, Chief

File Landuse/Distr / Project name/ndy

Cy Jose LarrangaCase Manager, Land Use
Applican, Santa Fe County
District Chief, Linda Araya
File

Daniel "Danny" Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Kathrine Miller
County Manager

PUBLIC WORKS DIVISION
MEMORANDUM

Date: April 2, 2014

To: Jose Larranaga, Land Use Department

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

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

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

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

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

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

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

MEMORANDUM

DATE: March 31, 2014

TO: Jose Larranaga, Commercial Development Case Manager

FROM: John Lovato, Terrain Management

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

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

REVIEW SUMMARY

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

Terrain Management

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

Storm Drainage and Erosion Control:

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

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



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

MEMORANDUM

DATE: March 17, 2014
TO: Jose Larranaga, Development Review Team Leader
FROM: Mathew Martinez, Development Review Specialist
VIA: Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor
FILE REF.: CDRC CASE # VFDP14-5090

REVIEW SUMMARY ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

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

PARKING:

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

ARCHITECTURAL:

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

SIGNAGE:

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

LIGHTING:

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

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

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



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

April 27, 2014

To: Jose E. Larrañaga, Commercial Development Case Manager
From: Karen Torres, County Hydrologist

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

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

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

Nature of Project

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

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

Code Requirements

Article VII, Section 6 - Water Supply Plan

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

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

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

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

Article VII, Section 6.5 entitled “Water Quality”

No information on water quality was submitted for this development.

Article VII, Section 6.6 entitled “Water Conservation”

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

Liquid Waste Disposal

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

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

If you have any questions, please feel free to call me at 992-9871 or email at ktorres@co.santa-fe.nm.us



W KINROSS AVE

SITE

STANLEY PROPERTY

STANLEY FIRE STATION 2

STANLEY COMMUNITY PARK

STATE RD 41

3844

tabbles

EXHIBIT

4



WARNING
This 12' foot contour data sets are
NOT SUITABLE FOR ENGINEERING WORK
These data are appropriate for
PLANNING PURPOSES ONLY

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



April 17, 2014



NBC-50

THE BOARD OF COUNTY COMMISSIONERS OF
SANTA FE COUNTY

ORDINANCE NO. 2010-13

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

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

SECTION 7 – COMMUNITY SERVICE FACILITIES

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

7.1 Standards

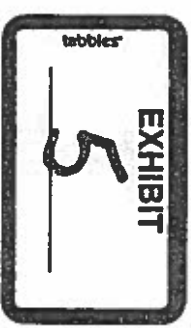
Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that:

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

7.2 Submittals and Review

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

SPC CLERK RECORDED 12-22-2012



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

THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY

By: [Signature]
Harry B. Montoya, Chair

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

Approved As To Form:
[Signature]
Stephen C. Ross, County Attorney



SFC CLERK RECORDED 10/27/10



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
BCC ORDINANCE
PAGES: 2
I Hereby Certify That This Instrument Was Filed for
Record On The 20TH Day Of October, 2010 at 10:55:33 AM
And Was Duly Recorded as Instrument # 1614420
Of The Records Of Santa Fe County
Deputy [Signature] With my Hand And Seal Of Office
Valerie Espinoza
County Clerk, Santa Fe, NM

~~agency commitments which relate to potential variations of lot size, intensity, or character of development.~~

~~7.1.4 Criteria for development plan phase approval~~

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

→ 7.2 Final Development Plan

7.2.1 Submittals

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

7.2.2 Review

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

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

SECTION 8 - SUBDIVISION DESIGN STANDARDS

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

8.1 General Policy on Roads

8.1.1 General

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

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

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

2.3.6 Height Restrictions for Dwellings or Residential Accessory Structures

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

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

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

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

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

EXHIBIT

7

~~e. Maximum Lot Coverage~~

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

f. Landscaping

4.4.4 f. 1) Purpose and Intent

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

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

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

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

4.4.4 f. 3) Native Vegetation Preservation

(a) Intent

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

(b) Limitations on grading and clearing.

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

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

4.4.4 f. 4) Landscaping Plan

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

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

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

4.4.4 f. 5)

Landscape Design Standards

All landscaping shall meet the following requirements:

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



4.4.4 f. 6)

Xeriscape Principles: Water requirements shall be reduced by:

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

4.4.4 f. 7)

Planting Standards:

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

4.4.4 f. 8)

Adjustments

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

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

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

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

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

4.4.4 f. 10) Landscaping for Road Frontage Areas

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

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

4.4.4 f. 11) Landscaping for Parking Lots

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

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

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

4.4.4 f. 12) Landscape Treatments Shall be Scaled

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

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

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

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

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

- (b) Screening and Buffering for Residential Uses. The requirements for screening residential areas from roadways and nonresidential uses, and for landscaping residential common open space, may include one or more of the following:

- (1) stuccoed poured concrete walls;
 - (2) stuccoed masonry walls of cement block, brick or adobe;
 - (3) earthen masonry walls;
 - (4) rock or field stone walls;
 - (5) wood fences of materials at least 3/4 inch thick with crossbracing secured with posts on maximum eight (8) foot centers set in concrete or posts treated with preservatives set twenty four (24) inches deep;
 - (6) earth berms with shrubs and vegetative groundcovers;
 - (7) any combination of shrubs and trees which effectively creates a screen; or
 - (8) a combination of the above. The developer may choose any of the above screening methods at his discretion.
- (c) Density of vegetation shall meet standards of Section 4.4.4 f 7, Planting Standards and 4.4.4 f 8, Adjustments.

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

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

4.4.4 h. Outdoor Lighting

- 1) Purpose

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

~~2.5 Zoning~~

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

~~2.6 Subdivisions~~

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

~~2.7 Other Requirements~~

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

SECTION 3 - VARIANCES3.1 Proposed Development

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

3.2 Variation or Modification

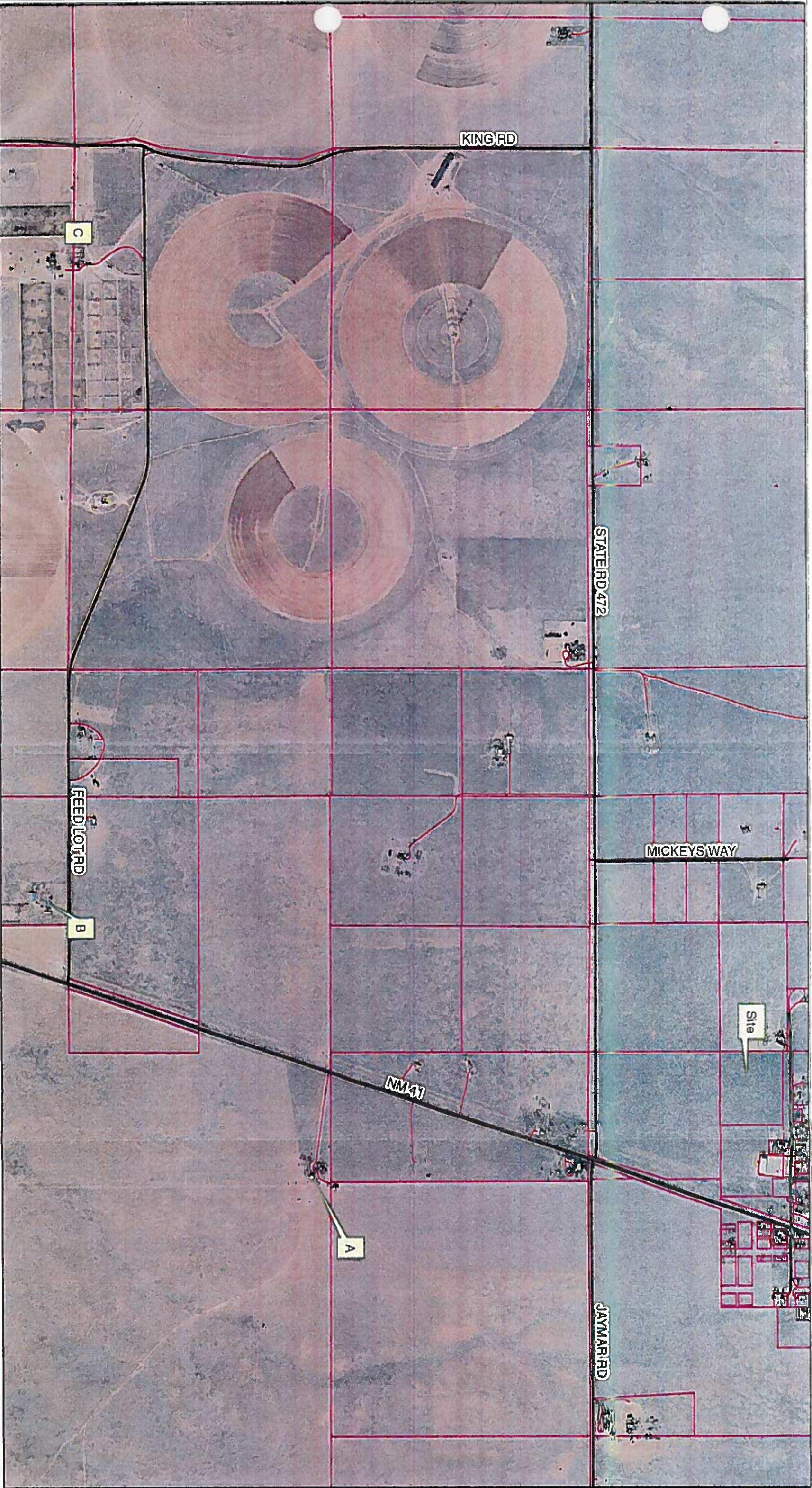
In no case shall any variation or modification be more than a minimum easing of the requirements.

3.3 Granting Variances and Modifications

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

3.4 Height Variance in Airport Zones

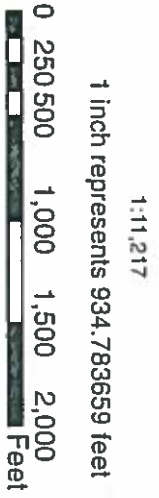
~~All height variance requests for land located with approach, transitional, horizontal and conical surfaces as described within Map #392, as incorporated herein by reference, shall be reviewed for compliance with Federal Aviation Administration Regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the~~



Legend

- ROADS
- DRIVEWAYS
- Parcels

EXHIBIT 10



2012 Orthophotography
2 FOOT CONTOURS

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

A



Approximately
1 Mile from site

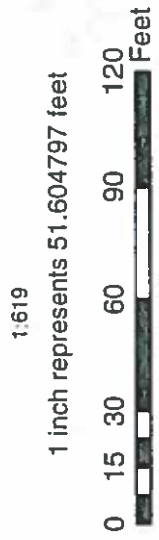


Legend

— ROADS

— DRIVEWAYS

□ Parcels



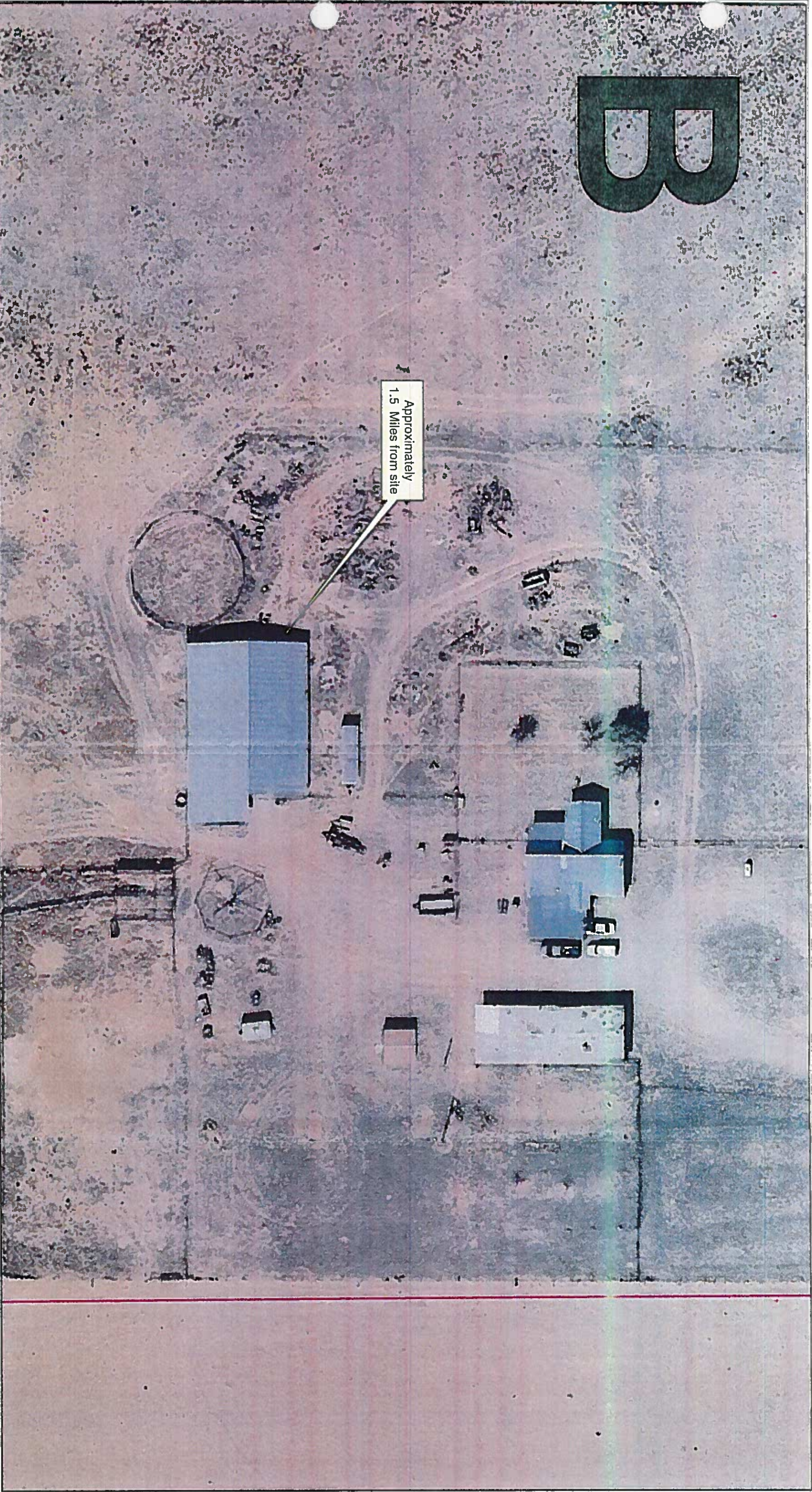
2012 Orthophotography
2 FOOT CONTOURS

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



April 29, 2014

NBC-65



B

Approximately
1.5 Miles from site

Legend

- ROADS
- DRIVEWAYS
- Parcels



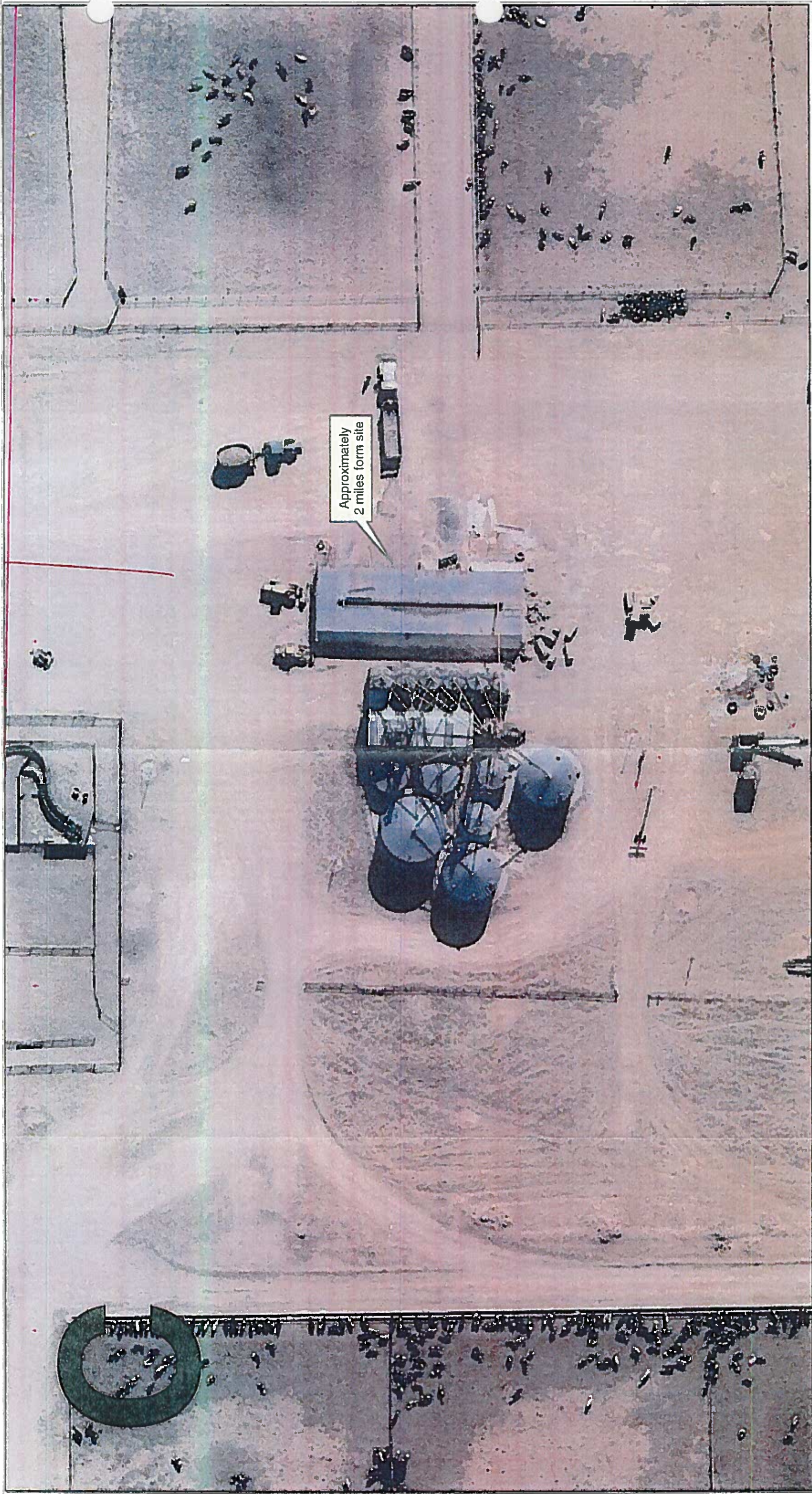
2012 Orthophotography
2 FOOT CONTOURS

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



April 29, 2014

N3C-let

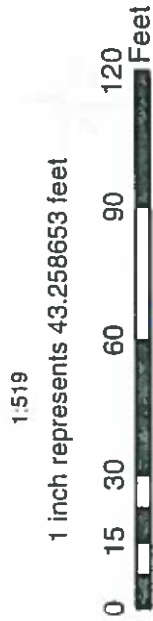


Approximately
2 miles from site

Legend

- ROADS
- DRIVEWAYS
- Parcels

2012 Orthophotography
2 FOOT CONTOURS



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



April 29, 2014

NBC-001

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

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

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

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

~~There were no other speakers on this case.~~

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

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

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

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

Mr. Larrañaga reviewed the staff report as follows:

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



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

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

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

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

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

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

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

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

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

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

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

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

There were no other speakers on this case.

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

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

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

Mr. Archuleta presented the staff report as follows:

~~“On April 30, 2003, the Extraterritorial Zoning Authority granted a Conditional Use Plan approval for a mixed-use development known as Oshara Ranch. The development consists of 1.735 residential units and 1.7 million square feet of commercial space~~

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



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

DATE: July 29, 2014

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Development Review Team Leader

g e f

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

FILE REF.: CDRC CASE # Z 13-5380 Elevation

ISSUE:

Vedura Residential Operating, LLC, Applicants, JenkinsGavin, Agents, Request A Master Plan In Conformance With The Community College District Ordinance To Allow A Multi-Family Residential Community Consisting Of 214 Residential Units On 22 ± Acres. The Site Is Located On The North Side Of College Drive And East Of Burnt Water Road Within The Community College District, Within Section 21, Township 16 North, Range 9 East (Commission District 5).

SUMMARY:

This case was postponed until September 9, 2014 at the request of the Board of County Commissioners.

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



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

DATE: July 30, 2014

TO: Board of County Commissioners

FROM: Vicente Archuleta, Development Review Team Leader *VA*

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

FILE REF.: CDRC CASE # S 13-5201 Oshara Village Preliminary and Final Plat and Development Plan

ISSUE:

Century Bank, Applicant, Design Enginuity (Oralynn Guerretortiz), Agent, request Preliminary and Final Plat and Development Plan approval for a 5-lot residential subdivision located within Tract C of Oshara Village Phase I, which consists of 10.41 acres.

The property is located on the east side of Richard's Avenue, south of I-25, within Section 16, Township 16 North, Range 9 East (Commission District 5).

VICINITY MAP:



SUMMARY:

On May 15, 2014, the County Development Review Committee (CDRC) recommended approval for a 5-lot residential subdivision located within Tract C of the Oshara Village Phase 1, which consists of 10.41 acres (Refer to May 15, 2014 CDRC Meeting Minutes as “Exhibit 4”).

On April 30, 2002, the Extraterritorial Zoning Authority (EZA) granted Master Plan approval for a mixed-use development known as “Oshara Ranch.” The development consisted of 735 residential units and 1.7 million square feet of commercial space and 246 acres of open space/park/plaza areas on 471 acres, to be developed in eight (8) phases.

On October 28, 2004, the EZA granted a Master Plan Amendment to the previously approved Oshara Ranch now known as “Oshara Village”, in order to change the phasing of the project.

On January 11, 2005, the Board of County Commissioners (BCC) granted Preliminary Development Plan and Plat approval for Phase I of the Oshara development.

On June 14, 2005, the BCC granted Final Plat and Development Plan approval for Phase I of the Oshara Village development which consisted of 175 residential lots and 136,000 sq. ft. of commercial space on 74 lots on a total of 37.78 acres in accordance with the previously approved Master Plan.

On November 12, 2013, the Board of County Commissioners (BCC) approved a Master Plan Amendment request to rezone 36 live/work lots and 17 small commercial lots to 26 residential town home lots and 21 residential patio home lots and to create 5 residential patio home lots on Tract C which was reserve as open space on the original Master Plan (Refer to November 12, 2013 BCC Meeting Minutes as Exhibit 5).

The Applicants now request Preliminary and Final Plat and Development Plan approval for the creation of 5 residential lots within Tract C of the Oshara Village Subdivision Phase 1. The lots will range in size from .12 acres to .14 acres. The remainder of Tract C will remain Reserved Open Space. The five lots to be created will be located on the south side of Willowback Road about 400 feet to the east of Richard’s Avenue.

Currently Tract C is vacant land platted as “Reserved Open Space”. It has been “Reserved” to permit future development as long as 50% required open space is provided within the development.

This Application was submitted on March 7, 2014.

Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and finds the project is in compliance with County criteria for Preliminary and Final Plat and Development Plan Approval under the current Land Development Code.

APPROVAL SOUGHT:

Preliminary and Final Plat and Development Plan approval for the creation of 5 residential lots within Tract C of Oshara Village Phase 1, which consists of 10.41 acres.

GROWTH MANAGEMENT AREA:

SDA-1

LOCATION:

The development is located on the east side of Richard's Avenue, just south of I-25.

HYDROLOGIC ZONE:

Community College District, Village Zone

ARCHAEOLOGIC ZONE:

The proposed project lies within the High Potential, Archeological Zone. An Archaeological report is required for development of more than 5 acres.

An Archaeological survey conducted in 1997 identified Archaeological sites in the vicinity, but none were identified within the proposed location of development. The Archaeological Survey was submitted to NMSHPO for review. NMSHPO stated: "The subdivision will have no effect on historic properties".

ACCESS AND TRAFFIC:

Oshara Village has two paved access points off Richard's Avenue and one from Rabbit Road. No new access points or offsite road improvements are proposed as part of the development.

The impact of 5 residential lots is less than three AM peak hour trips and less than four PM peak hour trips. No onsite or offsite traffic improvements are warranted or proposed for the development.

The Individual lots will be accessed directly from Willowback Road, which is a 20 foot paved road.

AFFORDABLE HOUSING:

Oshara Village was required to have 15% affordable housing. Century Bank signed an affordable housing agreement which was approved by the BCC on January 21,

2014 that provided for all required affordable housing associated with the Master Plan Amendment.

There are no affordable homes required on the proposed 5 lots.

FIRE PROTECTION:

The subject property lies within the jurisdiction of the La Cienega Volunteer Fire Department. There are two fire hydrants within 250 feet of all five proposed lots. One hydrant is located across the street, from proposed lot 187A and one is located 240 feet west of proposed lot 185A.

WATER SUPPLY:

The project will be served by the Santa Fe County Water Utility. In the road fronting the proposed 5 lots is an existing 12” water main. The proposal is to install 3 taps on the main; 2 double meters and one single meter.

Total anticipated water use is 0.625 acre-feet per year, or 0.125 acre-feet per lot per year. The water restrictions for the 5 lots is consistent with the patio homes in the remainder of Oshara Village Phase 1. Current water use within the developed Oshara Village averages 0.11 acre-feet per year, based on 12 months of records submitted to the County.

Individual lot development will be required to comply with the water conservation measures outlined in Ordinance 2002-13.

LIQUID WASTE:

Oshara Village is served by a privately owned and operated wastewater plant. The plant is operated by a part-time NM Certified Level 3 Wastewater Operator. The current plant’s processing capacity is 30,000 gallons of wastewater per day and it is currently treating about 5,000 gallons per day.

Currently there is an existing 10” sewer main on the street fronting the proposed lots. A new 4” sanitary sewer service line will be installed to each of the 5 lots.

SOLID WASTE:

Solid Waste will be collected in receptacles located on each individual lot by Waste Management. This must be noted in the Subdivision Disclosure Statement.

**FLOODPLAIN &
TERRAIN MANAGEMENT:**

The Arroyo Hondo passes through the Oshara Village open space. A fifty-foot, no-build setback has been established along the FEMA designated floodplain. 225 square feet of the no-build setback impacts proposed Lot 189A. This impact is in the southernmost portion of the lot. As part of the grading plans, the lots will be built up to further protect them from any potential flooding issues.

The area to be developed has a moderate coverage of native grasses and chamiso. No defined drainageways impact the lots. The land is relatively flat with a 3% slope to the west.

There are no slopes in excess of 30% on the portion that is to be developed except for manmade slope consisting of a small dirt pile. The five lots will drain due south to a new detention pond that will be installed to handle flows from the impervious area of the lots. All disturbed areas will be stabilized and re-vegetated with native grass seed mixture.

The proposed lots will adopt the same restrictive covenants that exist for the rest of Oshara Village Phase 1. A request has been made to be annexed into the existing Homeowners Association so that the future lot owners will have the same rights and obligations as the other Lot Owners within Oshara Village.

In addition, each lot will be individually responsible for collecting storm water in on-site retention ponds, rain barrels and cisterns.

OPEN SPACE:

The Community College District Ordinance requires 50% open space. Oshara Village Phase 1 consists of 43.02 acres of open space for a total of 51.2%. Oshara Village consists of a one acre plaza, a tot playground and three passive parks in addition to the designated open space.

LANDSCAPING:

Landscaping for individual lots will be the responsibility of each lot owner. Water harvesting will also be the responsibility of each lot owner and will be provided at the time of the development permit submittal for each individual lot.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
SFC Fire	Approval with Conditions
SFC Utilities	Approval
NMDOT	Approval
SFC Open Space	Approval with Conditions
SFC Public Works	Approval with Conditions
County Hydrologist	Approval with Conditions
NMED	No Opinion
NMSHPO	Approval
SFC Planning	Approval
Soil & Water	No Opinion
Affordable Housing	No Opinion

STAFF RECOMMENDATION:

Staff recommends **approval** of the Applicant's request for Preliminary and Final Plat and Development Plan to create 5 residential lots located within Tract C of the Oshara Village Phase 1 Subdivision, which consists of 10.41 acres, subject to the following conditions:

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

EXHIBITS:

1. Letter of Request/Developer's Report
2. Developer's Plans
3. Reviewing Agency Comments
4. May 15, 2014 CDRC Meeting Minutes
5. November 12, 2013 BCC Meeting Minutes
6. Aerial Photo of Site and Surrounding Areas

DESIGN ENGINEERING



1421 Luisa Street Suite E, Santa Fe, New Mexico 87505
PO Box 2758 Santa Fe, New Mexico 87504
(505) 484-3557 FAX (505) 484-4740
E-mail orallyn@designengineering.biz

March 7th, 2014

Santa Fe County Commissioners
County Development Review Commissioners

RE: Request to Create 5 Patio Home Lots within Tract C of Oshara Village – Phase 1

Dear Commissioners,

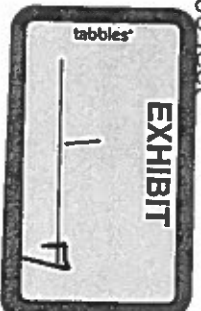
The Oshara Village Phase 1 project received final approval from the Board of County Commissioners in June 2005, shortly thereafter they installed the necessary infrastructure, including roads and utility lines, and began selling lots. More than 59 homes are occupied in Oshara today. In November 2013, the BCC approved a Master Plan Amendment to allow the conversion of 36 live-work lots and 17 small commercial lots to 26 townhome lots and 21 patio homes. After BCC approval of the MPA, we submitted a lot line adjustment plat to address the larger lot size required for patio homes on the former commercial and live-work lots. County Code permits the lot-line adjustment plat to be reviewed administratively. To complete the work associated with the MPA we need to create five patio home lots within Tract C. This request requires review by the CDRC and approval by the BCC. The five new lots are to be developed along an existing roadway (Willow Back Road) tapping existing utility mains. Only new service taps and a new drainage pond are required to be installed. The project facts are summarized below.

REQUEST

On behalf of Century Bank, we request Preliminary and Final Plat approval and Development Plan approval for a 6-lot subdivision located in Tract C of Oshara Village – Phase 1. This will include 5 residential lots and a remainder tract for Reserved Open Space.

LOCATION

Oshara Village is located on the east side of Richard's Avenue just south of I-25. The five lots to be created will be located on south side Willowback Road, about 400 feet due east of the traffic circle of Richards Avenue. See Figure 1.



EXISTING CONDITIONS

The proposal is to develop a portion of Tract C. Currently Tract C is vacant land platted as "Reserved Open Space". It has been "Reserved" to permit future development as long as the 50% required open space is provided in the development. The Arroyo Hondo passes through Tract C, but does not impact the five proposed lots.

The area to be developed has a moderate coverage of native grasses and chamisa. No defined drainageways impact the lots. The land is relatively flat with a 3% slope to the west. On the north side of the proposed lots is the Willow Back Road. This 20-foot wide paved road has a 10" sewer main and 12" water main beneath it. Dry utility mains are located between the road and the proposed lots.

PROJECT SOILS

The five lot are underlaid by Dondiego loam (67%) and Ohke sandy loam (33%) as mapped by the Natural Resources Conservation Service. Both soil types drain very well. The Dondiego is primarily a loam to a depth of about 59" and then it becomes more gravelly and sandy. The Ohke is a coarser soil, with gravelly coarse sand loams to gravelly sand to a depth of 106". The soils beneath structures should be overexcavated and recompacted with engineered fill. A geotechnical evaluation that included a boring within proposed Lot 187A is attached under separate cover.

ACCESS

Oshara Village – Phase 1 has two paved accesses from Richard's Avenue and one from Rabbit Road. No new accesses or offsite improvements are proposed or warranted for the proposed five lots.

FLOOD HAZARD

The Arroyo Hondo passes through Oshara Village open space. As a protection measure a fifty-foot no-build setback have been established along the FEMA designed floodplain. 225 SF of the no-build setback impacts proposed lot 189A. This impact is in the southernmost 10' of the lot. As part of the grading plans, the lots will be built up to further protect them from any potential flooding issues.

TERRAIN MANAGEMENT

Grading plans have been prepared to level the five lots and raise their finished grade. There are no slopes in excess of 30% on the land to be developed except for a manmade slopes created by a small pile of dirt. The five lots will drain due south to a new detention pond that will be installed to handle flows from the impervious area of these lots. All cut slopes and fills slopes will be 3:1 or gentler. All disturbed areas will be stabilized and revegetated with a native grass seed mixture.

STREET TREES

Street trees will be planted every 40 feet along the front of the proposed lots.

TRAFFIC

The impact of 5 residential lots is less than three AM peak hour trips and less than four PM peak hour trips. A Site Threshold Assessment is provided in Attachment A. No on-site or offsite traffic improvements are warranted or proposed for this development.

WATER

It is proposed that these five lots be served by Santa Fe County Water Utilities. In the road fronting the lots is an existing County 12" water main. We proposed to install 3 taps on this main: 2 double meters and one single meter. Total anticipated water use is 0.625 acre-feet per year, or 0.125 acre-feet per lot. The proposed water restriction of these 5 lots is the same as patio homes in the remainder of Oshara Village Phase 1 (Attachment B). Besides a requirement for low water use fixtures, the lots will be required to use reclaimed water for landscape irrigation, washing machines must use 14 gallons per load, dishwashers only 5 gallons per load and evaporative coolers are prohibited.

Current water use in the already developed lots at Oshara Village averages an impressive 0.11 AFY/lot, based on 12 months of records in the County.

A copy of the existing County water service agreement which covers providing water service throughout Oshara Village Phase 1 is provided in Attachment C.

FIRE PROTECTION

There is an existing fire hydrant across the street from proposed lot 187A. All buildable areas on the five lots are within 250 feet of this hydrant. There is another hydrant located 240 west of proposed lot 185A

WASTEWATER

Oshara Village is served by a state of the art facility that treats wastewater on the basis of activated sludge technology, set in a patented sequencing batch reactor (SBR) mode. It currently operates within the parameters for which it was originally designed and installed. The plant is operated by a part-time NM Certified Level 3 Wastewater Operator. The current plant's processing capacity is 30,000 gallons of wastewater per day and it is currently treating about 5,000 gallons per day. Reclaimed wastewater is used for subsurface irrigation of lots and common open space in Oshara Village.

There is an existing 10" sewer main on the street fronting the proposed five lots. We intend to install one new 4" sanitary sewer service line to each of the lots.

DRY UTILITIES

Natural gas, electricity and Comcast lines lay directly in front of the five proposed lots. No standard telephone was installed in Oshara Village which relies on Voice over IP technology for telephone service.

SOLID WASTE

Currently Oshara Village is served by Waste Management and these five lots would also be served by them.

AFFORDABLE HOUSING

Oshara Village was required to have 15% affordable housing. Century Bank signed an affordable housing agreement which was approved by the BCC at their meeting of January 21, 2014 that provided for all required affordable housing associated with the Master Plan Amendment. There are no affordable homes required on these 5

proposed lots, but there are a total of 8 affordable homes to be provided on Century Bank lots.

OPEN SPACE

The Community College District Ordinance requires 50% open space within a project. With the approval of this subdivision the Oshara Village – Phase 1 open space would total 43.02 acres for a total of 51.2% of the total acreage in the project. Oshara Village has a beautiful one acre plaza, a tot playground, and three passive parks in addition to their designed open space.

ARCHAEOLOGY

An archaeological investigation of the entire Oshara Village property was conducted prior to the project development. There are no archaeological sites located on Tract C.

SCHOOL IMPACT

It is anticipated that homes in this subdivision will be primary homes. It is anticipated 2 school age children will live in these five homes at full build out. Amy Biehl Elementary School, Ortiz Junior High, and Capital High School will serve the project. A copy of the school impact report that has been sent to the Santa Fe School District is attached as Attachment D.

DISCLOSURE STATEMENT

The disclosure statement prepared in connection with the proposed development is included as Attachment E. The Disclosure will be finalized upon receiving comments from all reviewing agencies.

RESTRICTIVE COVENANTS

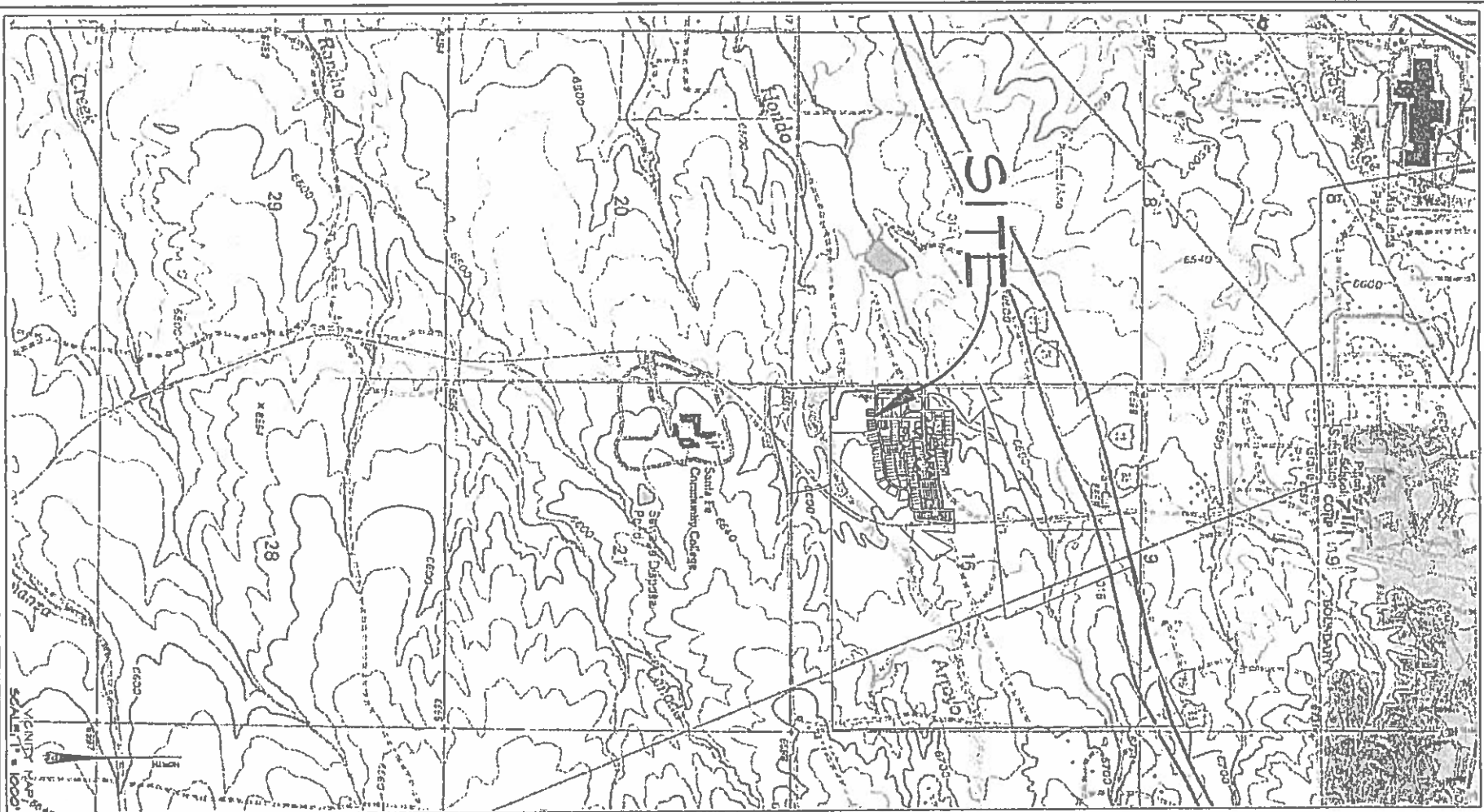
This subdivision will adopted the same restrictive covenants that exist for the rest of Oshara Village – Phase 1(Attachment F). We have requested to annexed into the existing homeowners association so that these future lot owner with have the same rights and obligations as other lot owners within Oshara Village.

Thank you for consideration of this request.

Sincerely,



Orallynn Guerrerortiz, PE



OSHARA VILLAGE, PHASE I, TRACT C 5-LOT FINAL SUBDIVISION PLAT AND FINAL DEVELOPMENT PLAN

TRACT C IN SECTION 16, T16N R4E
SANTA FE, NEW MEXICO

SHEET LIST

1. COVER SHEET
2. RECORDED MASTER PLAN AMENDMENT
3. FINAL DEVELOPMENT PLAN
- 4.-5. FINAL SUBDIVISION PLAT
6. EXISTING CONDITIONS
7. SLOPE ANALYSIS PLAN
8. TERRAIN MANAGEMENT PLAN
9. WATER SERVICE AND FIRE PROTECTION PLANS
10. WASTEWATER COLLECTION PLAN
11. RECLAIM WATER AND DRY UTILITY PLAN
12. GENERAL CONSTRUCTION REQUIREMENTS AND SPECIFICATIONS
13. TEMPORARY EROSION CONTROL PLAN AND DETAILS

OWNER:

CENTURY BANK
498 GUADALUPE STREET
SANTA FE, NM 87501

CIVIL ENGINEERING:

DESIGN ENGINEER

441 LUNA STREET, SANTA FE
SANTA FE, NEW MEXICO 87505
(505) 954-9591

SURVEYING:

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(248) 470-0027 110 RACON TRAIL DR. CORRALCOSA, NM 87010

MARCH 07, 2014

REVISIONS

DATE BY

EXHIBIT

2

PROPOSED STATEMENT: LOT 15-25 AND 42-571 FROM LIVE HORSE TO TENNESSEE.
TO CHANGE ZONING OF 10 LOTS 45-34 FROM LIVE HORSE TO 1 PATIO HORSE LOTS.
TO CHANGE ZONING OF 10 COMMERCIAL LOTS 1-5 AND 20-21 TO 1 PATIO HORSE.
TO ALLOW 5 PATIO HORSE TO BE DEVELOPED IN TRACT C.

AFFIDAVIT.
I, ALL PERSONS BY THESE PRESENT THAT THE UNDERSIGNED
OWNERS HAVE CAUSED THE MASTER PLAN HERETOBY TO BE
PREPARED, ALL THE APPEALS ON THIS PLAN IS MADE FOR THE
FIRM CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNERS. THIS DOCUMENT LIES WITHIN THE
PLANS AND PLAYING JURISDICTION OF SANTA FE COUNTY.

Order of Lots 76-83 and 82-107
Hemphill, Inc.

Michael D. Laitin, Executive Director

2012
Notary Public
My Commission Expires on 2-18-2017

Owner of Lots 143-154, Commercial Lots 7-15, 20-27
and Trestle C,
Century Bank

Don K. Padgugatt, President and CEO Century Bank

The foregoing was even acknowledged and subscribed before me by Dan. K. Padgett, President and City Century Bank

Noted 10/10/2008
My Commission Expires on 10/10/2010

OFFICIAL SEAL
Angela S. Hays
Secretary of Education
815 Commonwealth Building
Frankfort, KY 40601
Phone: 502-636-2222

	340 LEXIA STREET, SUITE C SANTA FE, NEW MEXICO 87505	
	11-1-2017	06:13:20.19
DESIGN ENGINEER		
MASTER PLAN AVENUE OF A PORTION OF OSHARA VILLAGE PHASE I PROPOSED MODIFICATIONS		
10-1-2017	06:13:20.19	2

SANTA FE COUNTY APPROVALS
Development Permit # 13-5200

you to back out of having to pay on the grounds
 of November 12, 1913

Chairperson C. J. Owens Date 1-15-2015

Approved by the County Development Review Committee at
their meeting of August 14, 1973

Chapman

For personally
S. J. G. Smith
Jury List Due: 17th Nov.
Dad

Approved by B. H. H. Date 12-22-73
County Prob Marshal

16/17

11

830821
+ 157

IN VISTA DO LUNCO
ORDEN DE FOLHAS

I hereby certify that this instrument was filed
for record on the 21 day of January, A.D.
1918, at 1:15:42 o'clock P.M. and was
 duly recorded in Book 443, Page 112
of the records of Santa Fe County.

Witness my hand and Seal of Office
 CERALDINE SAJAZAR
 County Clerk Santa Fe County, NM

Endo 2

LEGEND

	OPEN SPACE ACREAGE 41.30
	PARKS AND PLAZA ACREAGE 17.9
	COMMERCIAL LOT
	ESTIMATE LOT
	SINGLE FAMILY LOT
	PATIO HOME
	TOWNHOUSE
	LIVE/WORK LOT
	A

TOTAL ACREAGE = 54.21
TOTAL OPEN SPACE = 43.03 ACRES OR 51%

TOTAL ACREAGE = 84.21
TOTAL OPEN SPACE = 43.09 ACRES OR 51.28%

Final Development Plan for Oshara Village,
Phase I, Tract C

Dedication and Affidavit
Known all persons by these presents that the abovesigned owner has caused this Development Plan to be prepared. All that appears on this plan is made with the free consent and in accordance with the laws of the State of New Mexico. The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief. The purpose of this plan is to create a Final Development Plan for Oshara Village Phase I, Tract C. A total of 5 residential lots are shown on this plan.

Owner

Don Padgett, President and CEO Century Bank

The foregoing was sworn, acknowledged and subscribed before me by Don Padgett.

Notary Public, 2014, by day of
My Commission Expires on

COUNTY APPROVALS

Approved by the Board of County Commissioners at their meeting of

Chairman

Approved by the County Development Review Committee at their meeting of

Chairperson

County Development Permit No.

Approved by

County Fire Marshal

Approved by

County Public Works Director

County Public Utilities Division Director

Site Data For Tract C
Total Project Area • 64.01 AC
Total Number of Units • 10-41 AC
Total Open Space Provided • 45.07 AC
Minimum Lot Size • 5040 SF
Maximum Lot Size • 5040 SF

Site Data For Oshara Village I
Total Project Area • 64.01 AC
Total Number of Units • 108 Residences, 12 Commercial
Total Open Space Provided • 45.07 AC
Total Affordable Homes • 20
Minimum Lot Size • 2215 SF
Maximum Lot Size • 0.5 AC

DESIGN ENGINEER

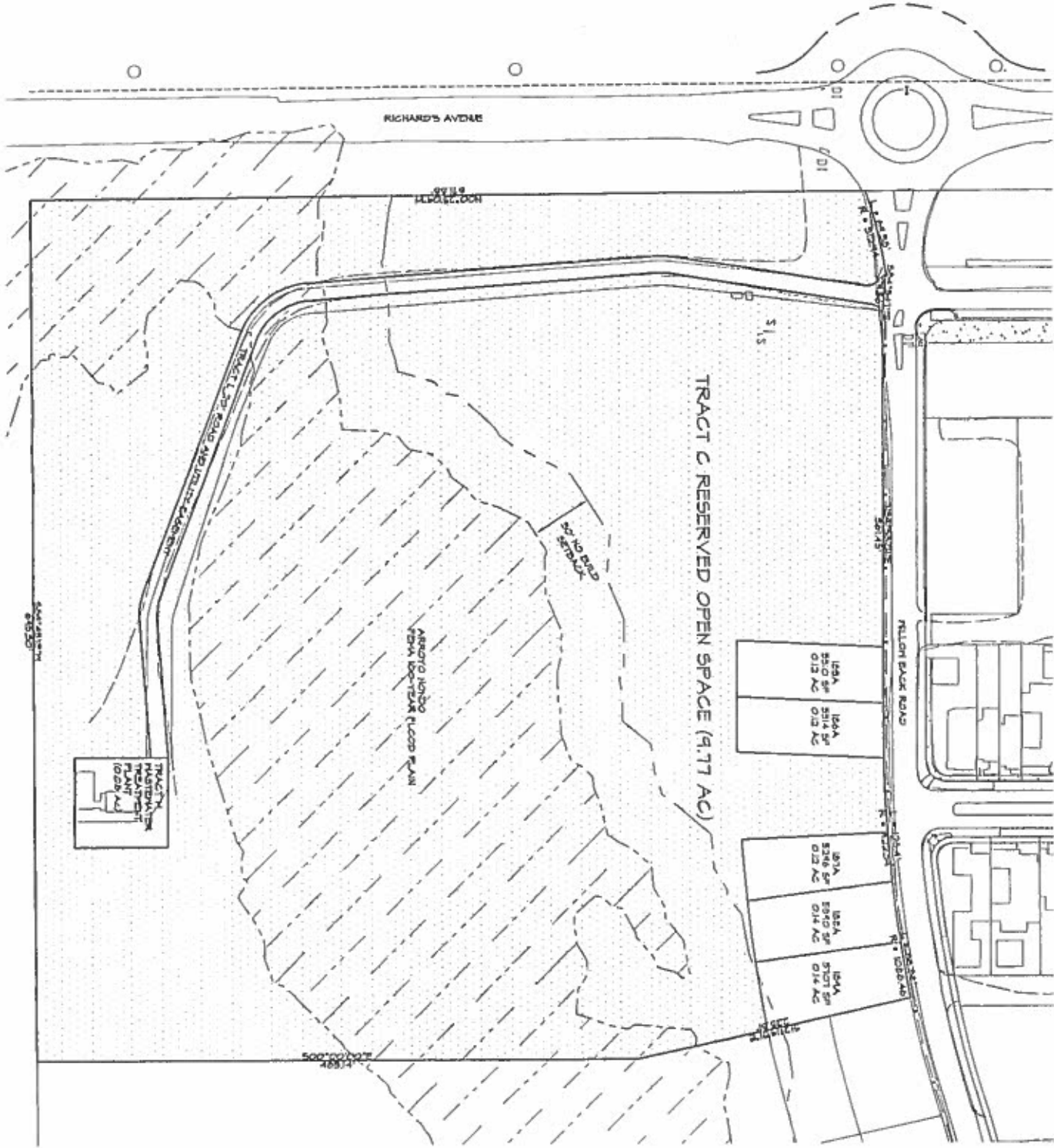
ALLIANCE ENGINEERING, INC.
3400 N. 15th Street, Suite 100
Phoenix, AZ 85018

OSHARA TRACT C SUBDIVISION

FINAL DEVELOPMENT PLAN

Scale 1"=50'
North
Date 02/07/2014

PRO. EGT HAS PAVED ROADS, COUNTY WATER, PRIVATE WASTEWATER RECLAMATION SYSTEM, RECLAIMED WATER SYSTEM FOR COMMON LANDSCAPING IRRIGATION AND RESIDENTIAL LANDSCAPING. NO NEW ROADS OR UTILITY MAINS WILL BE CONSTRUCTED WITH TRACT C DEVELOPMENT.





LEGEND AND NOTES

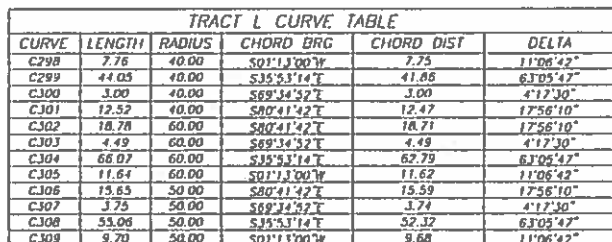
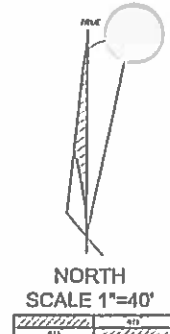
- o LOT CORNERS TO BE SET 11011 CAP
- _____ INDICATES LOT LINE
- _____ INDICATES TRACT BOUNDARY
- - - - - INDICATES PRIVATE OPEN SPACE LIMITS
- _____ INDICATES APPROXIMATE CL OF ROADWAY
- - - - - B592 INDICATES FEMA 2012 BASE FLOOD ELEVATIONS
B.F.E.

-  INDICATES RESERVED OPEN SPACE
-  INDICATES DEDICATED OPEN SPACE
-  INDICATES PRIVATE OPEN SPACE

1. BASIS OF BEARING IS FROM PLAT ENTITLED "LAND DIVISION OF TRACTS 1 AND 2 FOR GREER ESTATE, ESTATE OF JAMES H. AND SUBDIVISION PLAT OF TRACT 4 FOR PINKIE D. OSHARA VOLUNTARILY BY RICHARD A. CHAIKROOP NUP#S 11011 AND AS FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BG.626 PG004-017, ON 06/12/06 RECORD DATA 14 { }.

2. FOR ADJOINING LOT DATA AND ROAD AND EASEMENT INFORMATION SEE PLAT OF NOTE#1

3. APPROXIMATE LOCATION OF SIDEWALKS WITH INDIVIDUAL LOTS IS SUBJECT TO FINAL AS BUILT CONSTRUCTION, FROM WHICH EASEMENTS WILL BE CREATED SEE COVENANTS



RIGHT OF WAY EDGE LINE TABLE		
LINE	LENGTH	BEARING
184	671.88	N00°25'09"W
192	354.27	N90°00'00"E
193	1.00	N00°00'00"E

RIGHT OF WAY EDGE & NEW LOT CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD B'G	CHORD DIST	DELTA
C32	22.59	120.00	S70°37'10"W	22.56	10°47'16"
C33	47.08	450.00	S79°00°31"W	47.04	5°39'30"
C34	12.34	10.00	N68°23'51"W	9.88	70°42'11"
C36	8.92	1017.00	N89°44'55"E	8.92	0°30'09"
C37	40.56	1016.00	N88°21'12"E	40.55	7°12'14"
C38	251.27	1016.00	N80°07'29"E	250.63	14°10'13"
C39	7.18	1017.00	N89°47'32"E	7.18	0°24'15"
C40	1.75	1017.00	N89°32'48"E	1.75	0°03'54"
C41	17.68	1016.00	N86°42'41"E	17.68	0°58'49"
C42	40.01	1016.00	N85°05'05"E	40.01	7°15'22"
C43	50.01	1016.00	N82°32'48"E	50.00	2°48'12"
C44	45.00	1016.00	N79°52'04"E	45.00	2°32'18"
C45	55.01	1134.00	N79°53'32"E	55.00	2°46'45"
C46	21.53	1134.00	N81°49'32"E	21.53	1°05'16"
C47	28.48	1540.54	N85°50'35"E	28.48	1°03'33"
C48	50.00	1540.54	N84°58'29"E	50.00	1°51'35"

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

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

SUBDIVISION OF
RESERVED OPEN SPACE
TRACT C
OF
PHASE ONE OSHARA VILLAGE SUBDIVISION
PURPOSE: TO AMEND EXISTING LOT BOUNDARIES
AND CREATE 5 RESIDENTIAL LOTS

LYING WITHIN SECTION 16, T16N, R9E, NMPW,
CITY AND COUNTY OF SANTA FE, NM.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR

NEW MEXICO REGISTRATION NO. 11011

(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CENTURY BANK

LOCATION: LYING WITHIN SECTION 16, T14N, R9E, NMPM

SHEET 2



Essential Conditions of Project
The project area is a 5-hectare tract within T-1 of Chitrak V202, Phase 1. The property is currently vacant. No other changes impact the tract to be developed. The property also is guilty to the wet in an average depth of about 3 percent. There are no FEMA flood zones on the property and no delisted federal criminal areas, but the Arroyo Nuevo Correctional has close enough of this property to be developed. The tanks of the Correctional are simple and a 50-foot non-build zone is adjacent to the Arroyo.

are listed below.

Vegetation: The site has a moderate coverage of grasses, weeds and minor low-growing brush. Basal coverage is variable with the majority of the site with a fair coverage (~50%). For the purpose of this analysis, the site area was assumed to have a current curve number of 63.

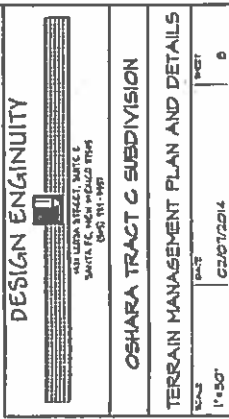
CN	Frequency	Prevalence	Benefit C/m	%	Benefit volume, L
Acetate, 400 Hz	15C	3.22	0.47	0.72	1.137
	50	2.80	0.36	0.54	
Acetate, 600 Hz	25	2.59	0.25	0.37	0.777
	10	2.19	0.11	0.15	0.355
Quadrupole	5	1.77	0.07	0.10	0.222
	2	1.52	0.01	0.02	0.11
2.2					
Percent Purity					0.07%

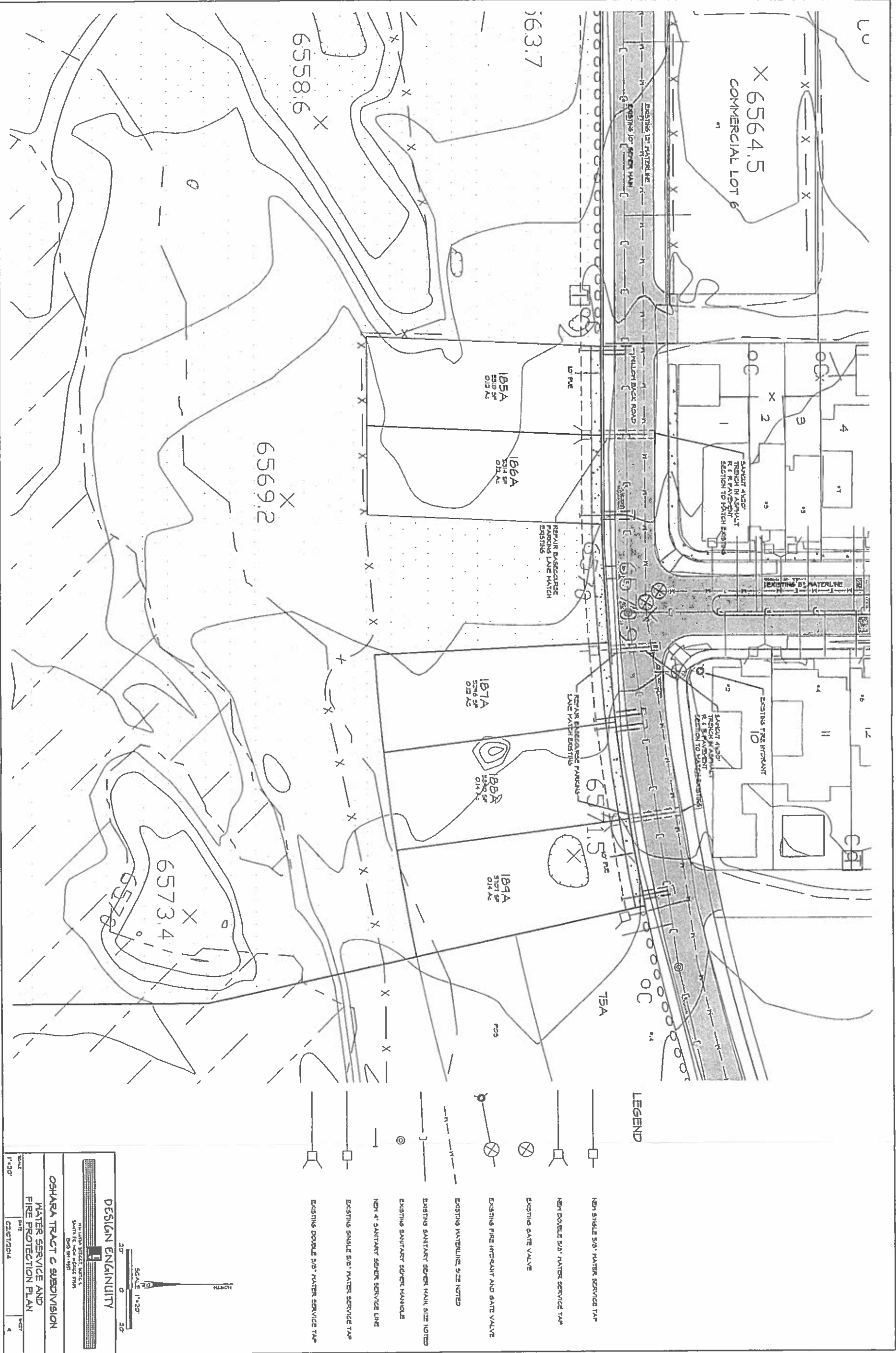
The proposed plan is to develop 5 patio homes. For the purpose of this analysis it was assumed that 20% of the lots would be covered by impervious area and 40% of the lots would be left natural. The composite curve number at developed conditions is 63.60

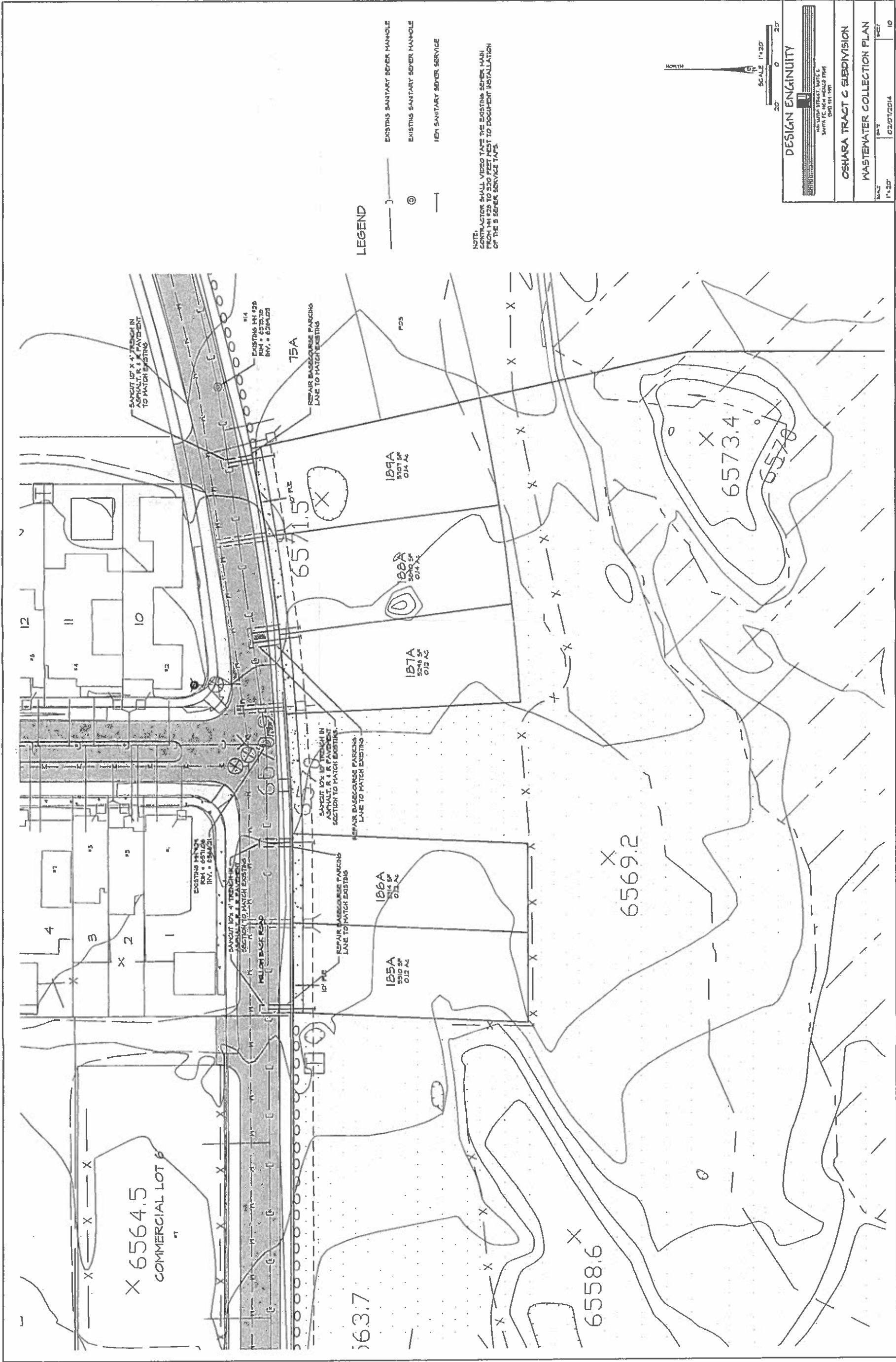
CN	Frequency	Proportion	Range Q ₁ to Q ₃	% of Deaths	Percent Values, $\bar{x}$
0-16	150	3.32	1.82	2.39	3.124
17-24	54	2.82	1.37	1.90	3.156
25-31	25	2.59	1.12	1.64	2.955
32-39	12	2.19	0.23	1.20	1.920
40-46	5	1.00	0.63	0.92	1.152
47-54	2	1.11	0.40	0.58	0.914
55-64	2	1.11	0.40	0.58	0.914
65-74	2	1.11	0.40	0.58	0.914
75-84	2	1.11	0.40	0.58	0.914
85-94	2	1.11	0.40	0.58	0.914
95-104	2	1.11	0.40	0.58	0.914
105-114	2	1.11	0.40	0.58	0.914
115-124	2	1.11	0.40	0.58	0.914
125-134	2	1.11	0.40	0.58	0.914
135-144	2	1.11	0.40	0.58	0.914
145-154	2	1.11	0.40	0.58	0.914
155-164	2	1.11	0.40	0.58	0.914
165-174	2	1.11	0.40	0.58	0.914
175-184	2	1.11	0.40	0.58	0.914
185-194	2	1.11	0.40	0.58	0.914
195-204	2	1.11	0.40	0.58	0.914
205-214	2	1.11	0.40	0.58	0.914
215-224	2	1.11	0.40	0.58	0.914
225-234	2	1.11	0.40	0.58	0.914
235-244	2	1.11	0.40	0.58	0.914
245-254	2	1.11	0.40	0.58	0.914
255-264	2	1.11	0.40	0.58	0.914
265-274	2	1.11	0.40	0.58	0.914
275-284	2	1.11	0.40	0.58	0.914
285-294	2	1.11	0.40	0.58	0.914
295-304	2	1.11	0.40	0.58	0.914
305-314	2	1.11	0.40	0.58	0.914
315-324	2	1.11	0.40	0.58	0.914
325-334	2	1.11	0.40	0.58	0.914
335-344	2	1.11	0.40	0.58	0.914
345-354	2	1.11	0.40	0.58	0.914
355-364	2	1.11	0.40	0.58	0.914
365-374	2	1.11	0.40	0.58	0.914
375-384	2	1.11	0.40	0.58	0.914
385-394	2	1.11	0.40	0.58	0.914
395-404	2	1.11	0.40	0.58	0.914
405-414	2	1.11	0.40	0.58	0.914
415-424	2	1.11	0.40	0.58	0.914
425-434	2	1.11	0.40	0.58	0.914
435-444	2	1.11	0.40	0.58	0.914
445-454	2	1.11	0.40	0.58	0.914
455-464	2	1.11	0.40	0.58	0.914
465-474	2	1.11	0.40	0.58	0.914
475-484	2	1.11	0.40	0.58	0.914
485-494	2	1.11	0.40	0.58	0.914
495-504	2	1.11	0.40	0.58	0.914
505-514	2	1.11	0.40	0.58	0.914
515-524	2	1.11	0.40	0.58	0.914
525-534	2	1.11	0.40	0.58	0.914
535-544	2	1.11	0.40	0.58	0.914
545-554	2	1.11	0.40	0.58	0.914
555-564	2	1.11	0.40	0.58	0.914
565-574	2	1.11	0.40	0.58	0.914
575-584	2	1.11	0.40	0.58	0.914
585-					

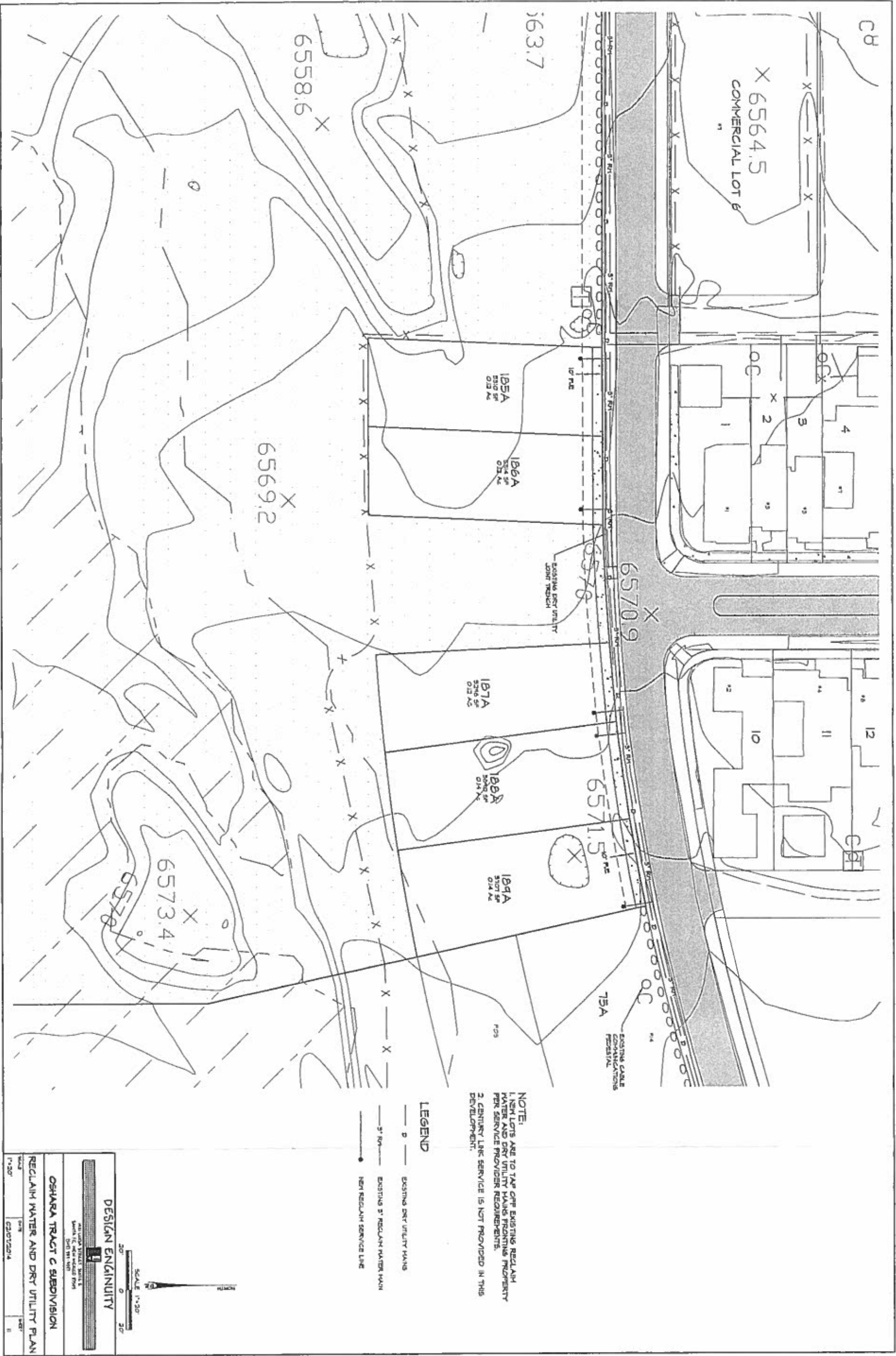
FEMA HAS MAPPED THE INDICATED 100-YEAR FLOOD LIMIT BASED ON A DETAILED STUDY. THE ENGINEER HAS FIELD VERIFIED THE FLOOD LIMIT AND STREAM BANK STABILITY AND RECOMMENDS A 50-FOOT SETBACK (SHOWN) FROM THE FLOOD LIMIT TO PROTECT THE EXISTING CHANNEL BANK. NO STRUCTURES MAY BE PLACED WITHIN THE SETBACK, NOR MAY THE NATURAL GRADIES BE LOWERED, RAISING OF GRADIES AND PLANTING OF TREES AND SHRUBS IS PERMITTED.

EXISTING FENCE	PROPOSED FENCE
— X —	— X —

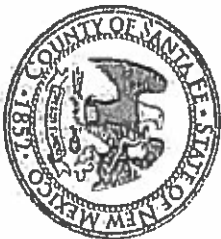








Daniel "Danny" Mayfield
Commissioner, District 1
Miguel Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



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	3/25/2014		
Project Name	Oshara Village Phase I		
Project Location	Tract C		
Description	5-Lot Subdivision	Case Manager	V. Archuleta
Applicant Name	Design Enginuity	County Case #	S13-5201
Applicant Address	1421 Luisa St, Suite E	Fire District	La Cienega
	Santa Fe, NM 87505		
Applicant Phone	505-989-3557		
Review Type:	Commercial ☐	Residential ☒	Sprinklers ☐
	Master Plan ☐	Preliminary ☐	Final ☐
	Wildland ☐	Variance ☐	Inspection ☐
Project Status:	Approved ☒	Approved with Conditions ☐	Denial ☐
			Lot Split ☒

The Fire Prevention Divison/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.*



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

- Roadways/Driveways

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

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

- 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.

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

- Restricted Access/Gates/Security Systems

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

Fire Protection Systems

▪ 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.*

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within one thousand feet (1,000') as measured along the access route from hydrants LCO02.

Supply lines shall be capable of delivering a minimum of 500 gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system.

▪ Fire Extinguishers

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

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.

▪ Permits

As required

216

Final Status

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

Buster Patty



Fire Marshal

3-25-14

Date

Through: David Sperling, Chief

File: DevRev\La Cienega\Oslam Village\3.25.14

By:

Vincente Archuleta, Land Use
Applicant
File