

Henry P. Roybal  
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:** October 15, 2015

**TO:** County Development Review Committee

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

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

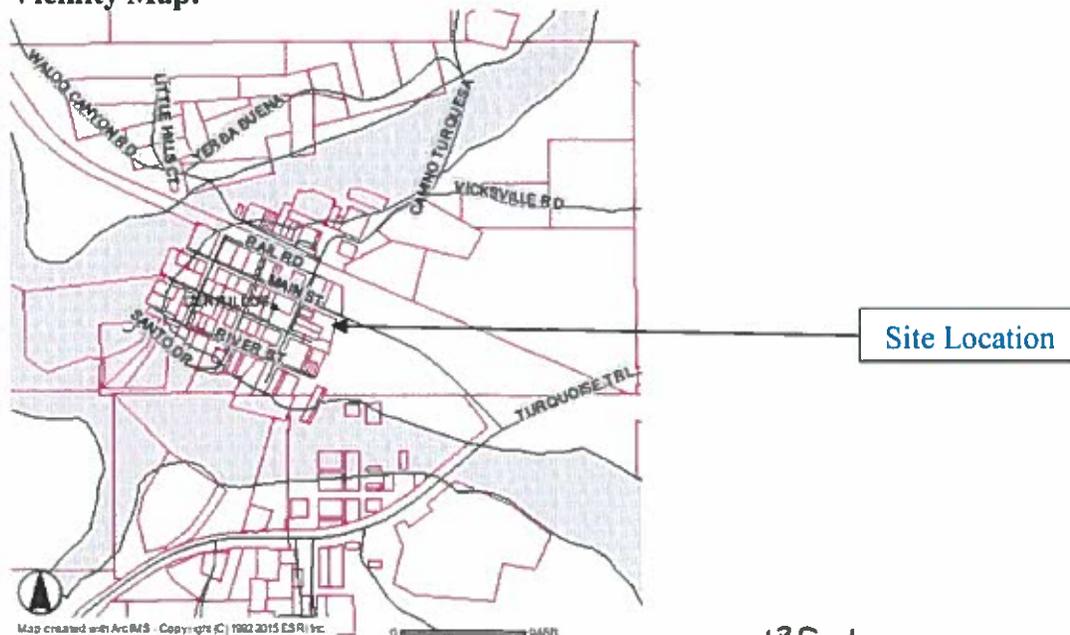
**FILE REF.: CDRC CASE #Z/P&FDP/V 15-5210 28 Main Street Master Plan/Preliminary/Final Development Plan/Variance**

### ISSUE:

Patrick and Kelly Torres, Applicants, request Master Plan Zoning, and Preliminary and Final Development Plan approval to allow a 1,211 square foot restaurant within a 3,257 square foot structure with the remaining 2,046 square feet to remain as residential use on a 0.656-acre tract. This request also includes a variance of Ordinance No. 2008-4 (Rainwater Catchment Systems), so the Applicants will not have to construct a rain water harvesting system.

The property is located at 28 Main Street within the Los Cerrillos Traditional Community, within Section 17, Township 14 North, Range 8 East, (Commission District 3).

### **Vicinity Map:**



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## SUMMARY:

The Applicants request Master Plan Zoning and Preliminary and Final Development Plan approval to allow a 1,211 square foot restaurant within a 3,257 square foot structure with the remaining 2,046 square foot area to remain as a two bedroom house on a 0.656-acre tract.

The Applicants additionally request a variance of Ordinance No. 2003-6 and Ordinance 2008-4, which are both amendments to the Code, Article III, Section 2.41, requiring rainwater catchment systems for all commercial and residential development so the Applicants will not have to construct a rainwater catchment system.

The owners, Patrick and Kelly Torres, acquired the property by Warranty Deed recorded as Instrument #1737844 in the Santa Fe County Clerk's records dated May 29, 2014. (Exhibit 8)

The subject property falls within the Los Cerrillos Commercial District of the Los Cerrillos Traditional Community Zoning District, Ordinance No. 2006-11 (Exhibit 10). Restaurants are a permitted use within this commercial district as Ordinance No. 2006-11 refers to Article III, § 4.3.2 of the Code as to which kind of uses are allowed in a local or small scale district.

The structure was built around 1890 and was used as a clothier. There have been multiple commercial uses on the property including a saloon and bar. The Applicant is not proposing any new construction as the saloon area of the existing residence is already in place and they are simply requesting to resume a commercial use which has been utilized off and on over the last 100+ years.

Article V, § 5.2.1.b, Master Plan Procedure, states:

A master plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the subdivider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval.

Article V, § 5.2.3, Review, states:

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

Article V, § 5.2.4, Criteria for Approval, states:

- a. The approved master plan shall show the area of residential use and general density measured in dwelling units per acre of land, less dedicated or conveyed rights of-way, and the area and intensity of commercial and industrial use measured in gross square feet of building area or maximum gross floor area ratio. These shall constitute the maximum permitted number of dwelling units and maximum permitted area and intensity of commercial or industrial use.

b. The County Development Review Committee and Board shall consider the following criteria in making determinations and recommendations for approval or amendment of master development plans:

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

Article V, § 7.1.3, Preliminary Development Plans , states, “[a] preliminary development plan may be only a phase or portion of the area covered by an approved master plan, so long as the preliminary development plan substantially conforms to the approved master plan.”

Article V, § 7.1.3, Information to be submitted, goes on to state:

b. A preliminary development plan shall be submitted prior to or concurrent with a submission of a preliminary plat.

c. The application for preliminary development plan approval shall be presented to the County Development Review Committee for review with a staff report. The staff report shall include a description of the proposed project, an evaluation of pertinent planning issues, and a statement on the compliance of the project with the County General Plan and Code. The report may include recommended conditions of approval. The report shall include all comments from appropriate State or Federal agencies, the County Fire Marshal, the County Hydrologist, and other appropriate County personnel. Particular attention shall be given in the staff report to public agency comments which relate to potential limitations of lot size, intensity, or character of development.

Article V, § 7.2.1, Submittals, states:

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.

Article V, § 7.2.2, Review, states:

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.

Ordinance No. 2003-6, amends Article III, Section 2.4.1 of the Code, 2.4.1a states, “[t]he following submittals and review shall apply to an application for a development permit involving the construction, alteration or repair of one to four dwellings or the construction, alteration of an accessory structure....” The Ordinance goes on to state in Section 2.4.1a (1a)(vii)(b), that, “[h]omes smaller than 2,500 sq. ft. of heated area shall install rain barrels, cisterns or other water catchment basins to capture drainage from noted areas.

Article II, Section 3, Variances, of the Code states:

Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted condition or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the [BCC] and the [BCC] may vary, modify or waive the requirements of the Code upon adequate proof that compliance with a Code provision at issue will result in an arbitrary and unreasonable taking of property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety.

Article II, Section 3.1 concludes that, “[i]n no event shall a variance...be recommended by [the] Development Review Committee nor granted by the [BCC] if by doing so the purpose of the Code would be nullified.”

Article II, Section 3.2 states, “[i]n no case shall any variation or modification be more than a minimum easing of the requirements.”

Notice requirements were met as per Article II § 2.4.2, of the Land Development Code. In advance of a hearing on the Application, the Applicant provided a certification of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for twenty one days on the property, beginning on September 24, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on September 24, 2015, as evidence by a copy of that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners (Exhibit 9).

The Applicants are requesting a variance of the water harvesting regulations. The Applicants state that due to the location of the existing structure, as it was built on the lot line in this particular area of the property, collecting the water from the roof would be very difficult as they would basically need to trench water collection lines within Santa Fe County right-of-way.

This Application was submitted on July 10, 2015.

**Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and has found the following facts presented support the request for Master Plan, Preliminary and Final Development Plan approval: the Application is comprehensive in establishing the scope of the project; the proposed uses are in compliance with the uses associated with the performance standards “Commercial District” of Ordinance No. 2006-11; the Application satisfies the submittal requirements set forth in the Land**

Development Code, with the exception of the water harvesting variance element of the request.

The review comments from State Agencies and County staff establish that the Application is in compliance with state requirements, Ordinance No. 2006-11, Article V, § 5.2 Master Plan Procedure, Article V, § 7.1 Preliminary Development Plan and Article V, § 7.2 Final Development Plan of the Code

**APPROVAL SOUGHT:**

Master Plan Zoning, Preliminary and Final Development Plan Approval to allow 1,211 square foot restaurant within a 3,257 square foot structure with the remaining 2,046 square feet to remain as a residence on a 0.656-acre tract. A variance of Ordinance 2008-4 in order to not have to construct a rainwater catchment system.

**VARIANCE:**

Variance of Ordinance No. 2008-4 (Rainwater Catchment Systems)

**GROWTH MANAGEMENT AREA:**

SDA 2, Traditional Community

**HYDROLOGIC ZONE:**

Traditional Community of Cerrillos

**ACCESS AND TRAFFIC:**

Access for the on-site parking is via Main Street. The Santa Fe County Public Works Department has reviewed the Application under Article V, § 8.1 (General Road Policy on Roads) and has concluded that they support the request for Master Plan, Preliminary and Final Development Plan approval.

**FIRE PROTECTION:**

Turquoise Trail Fire District. A fire hydrant is located right in front of the Property on the corner of First Street and Main Street. The Fire Prevention Division has required the Applicant to install a 36" door for ingress and egress in the kitchen. With that condition the Fire Marshal recommends approval of the Application.

**WATER SUPPLY:**

The Applicant has submitted a ready and willing to serve letter from the El Vadito de los Cerrillos Water Association. The Applicant is proposing a water budget with an annual use of .83 acre feet a year.

**LIQUID WASTE:**

The property currently has a 1,000 gallon septic tank. It is the appropriate size for the existing two bedroom residence however the State Environment Department is recommending that the existing septic system be modified to sufficiently handle the extra flow from the proposed restaurant. NMED is also recommending that a grease interceptor be installed. The Applicant is proposing to install a split-flow system along with the ED recommended grease interceptor. Staff is waiting for a response from NMED as to whether a split flow system meets the requirements of Article VII, § 2, Table 7.1.

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**SOLID WASTE:** The Applicant proposes to haul all refuse and recyclables to the Santa Fe County San Marcos Solid Waste collection facility. The Applicant shall install a solid waste dumpster and it must be screened by a 6' high solid wall or fence.

**TERRAIN MGMT:** The site is flat and the terrain slopes gently from the northwest to the southeast of the property.

The property contains slopes of 0-15 %, and the project is not located within a designated FEMA Special Flood Hazard Area. The existing structure drains water to northern boundary of the property. The existing drainage patterns provide water to the existing vegetation on the property. Due to these drainage patterns and the lack of property to install collection lines for catch basins to a required cistern, the Applicant is requesting a variance to Ordinance No. 2008-4.

**SIGNAGE AND LIGHTING:** The Applicants are proposing to utilize the seven existing light fixtures but will replace three exterior fixtures which are not currently shielded. Staff has determined that the Application complies with Article III, § 4.4.4h (Outdoor Lighting) of the Code.

The Applicants propose to utilize an 18 square foot painted, non-illuminated, wall mounted sign identifying the business name on the western façade of the structure. This façade is 25 feet in length. Staff has determined that the Application complies with Article VIII (Sign Regulations) of the Code.

**ADJACENT PROPERTY:** The site is bordered by Main Street to the north, a commercial property to the south, First Street to the west and by Federal property to the east.

**PARKING:** The Applicants are proposing three on-site parking spaces, six parking spaces along Main Street and one handicap space on First Street. Ordinance No. 2006-11 allows a maximum of 66% of customer parking on County right-of-way. Staff has determined that the Application complies with Ordinance No. 2006-11, Section 2.6.7: "All businesses within the commercial district shall be eligible for on street parking. A maximum of sixty-six percent (66%) of customer parking shall be allowed on the County right-of-way within the commercial district. All designated on street parking shall be parallel parking."

**LANDSCAPING:** The Applicants propose to utilize the existing, native vegetation on the property. There are 20 existing trees shown on the Applicants terrain management/landscaping plan with calipers ranging in size from 9" to 33". Staff has determined that the Application complies with Article III, § 4.4.4f (Landscaping) of the Code.

**AGENCY REVIEW:**

<u>Agency</u>	<u>Recommendation</u>
NMOSE	No Opinion
NMED	Recommend modification of septic system & installation of grease interceptor
NMHPD	No Concerns
NMDOT	Recommend Approval
County Fire	Conditional Approval
County Public Works	Recommend Approval
County Utilities	Recommend Approval

**STAFF RECOMMENDATION:** Staff requests the CDRC make two separate motions, one regarding the variance, and one regarding the master plan zoning, preliminary and final development plans.

Staff cannot support a variance of Ordinance No. 2008-4 (Water Harvesting).

Staff recommends approval for Master Plan Zoning, Preliminary and Final Development Plan subject to the following conditions:

1. The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c.
2. Master Plan, Preliminary and Final Development Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, § 5.2.5.
3. The Applicant shall install a 36” door for ingress and egress in the kitchen.
4. The existing septic system shall be modified to sufficiently handle the extra flow from the proposed restaurant with the installation of a grease interceptor. An updated septic permit from NMED must be submitted prior to development permit issuance.
5. The Applicant must obtain a development permit prior to remodeling the structure.

**EXHIBITS:**

1. Applicants Report
2. Proposed Plans
3. Agency Reviews and Comments
4. Aerial Photo of Property
5. Article II, § 3 (Variances)
6. Article V, § 5 (Master Plan Procedures)
7. Article V, § 7 (Development Plan Requirements)
8. Ordinance No. 2006-11
9. Ordinance No. 2003-6
10. Ordinance No. 2008-4
11. Warranty Deed
12. Proof of Legal Notice
13. Letters of Support

ERIC HARRIS  
NM LIC #381392



**28 Main Street  
Cerrillos, New Mexico**

July 10, 2015

Jose Larranaga, Senior Development Review Specialist  
Planning and Development Division  
Santa Fe County  
102 Grant Avenue  
Santa Fe, NM, 87501

**RE: 28 Main Street  
Master Plan/ Preliminary/ Final Development Plan**

Mr. Larranaga:

This letter is submitted on behalf of Patrick and Kelly Torres in application for Master Plan/ Preliminary/ Final Development Plan approval for a restaurant for consideration by the BCC and CDRC at their next available meetings.

**Project Summary**

The subject property is a 0.656 acre parcel located at 28 Main Street in Cerrillos, New Mexico. The property is comprised of a single, 3,257 square foot structure of which 2,046 is a private residence, which the Owners occupy. No new development is proposed as part of this application. Master Plan, Preliminary and Final Development Plan approval is requested for the re-zoning of said property to allow the commercial portion of the structure to resume its role as a commercial establishment. This use (Restaurant) is an approved use as outlined in SF County Ordinance no. 2006-11 "The Los Cerrillos Traditional Community Zoning District" Subsection 2.5, as the property falls within the Los Cerrillos Commercial District. Therefore this use is consistent with the provisions and intent of the SLDC.

The property lies .5 miles west of State Highway 14 on Main Street (Waldo) directly on the corner of Main and First Street. The structure was built in or around 1890 as a clothier, and appears on the 1893 Sanborn Map. In the early 1900s, it operated as a general store and eventually evolved into a saloon. Between 1900 and 1934, the distinctive pointed top false front was added. In 1934 the building was purchased by Tony Simoni, under whose ownership it operated as the "Monte Carlo Bar", "Mitchell's Antique Store", and later as the "Jericho Store". It has also operated as a gallery, mercantile exchange. The previous owners kept the space available for community use, and other civic activities. The structure, like many of this age, has seen many different uses over the years. The interior of the "saloon space" appears to have seen

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little to no alteration. The exterior, aside from routine maintenance, has seen very little modifications as well. The village of Cerrillos is a very rural community with the main street being comprised of attached row-style residence/business structures that are built directly to property lines and consistently share common demising walls. Many structures are no longer functioning in their original commercial roles. Most parking for all business activity is accommodated on the existing dirt topped, unmarked First Street in the right-of-way. Cerrillos derives its charm from the rustic, loosely defined and demarcated main streets that frequently sees slow moving vehicular traffic mingling with pedestrian foot traffic.

### **Los Cerrillos Traditional Community Zoning District**

The subject property falls within the boundaries of the Los Cerrillos Traditional Community District, and, further, within the Cerrillos Commercial District within the Historic Mining District. All districts and sub-districts note "Restaurant" as an acceptable use, and, therefore, is consistent with the provisions of the District.

### **Access and Traffic**

The property is accessed from Highway 14 via Main Street (Waldo) which is a mix of blacktop and dirt driving surface. Due to the minimal traffic impact of an existing structure being revived as its original use, no Traffic Impact Analysis is submitted with this report.

### **Terrain Management**

The site is flat at and around the areas of existing construction, and slopes gently from Northwest to Southeast behind the structures. Because the existing roof drains to the North, and the structure sits directly on the North property line, it is proposed that the existing terrain, slope, and drainage patterns be unaltered.

### **Landscaping and Water Harvesting**

The property is comprised of long established, drought tolerant deciduous and fruit trees, native grasses, and native shrubs per the attached Landscape Plan. No new landscaping is proposed. Please refer to the Landscape water budget below.

The existing site conditions do not allow for the collection of water due to the structures location on the property. Therefore, no water harvesting is proposed.



LANDSCAPE WATER BUDGET					
	PLANT TYPE	QUANT.	GPW/ PLANT	GPM	GPY
NON-GROWING SEASON (5 MONTHS)	TREES	20	2.0	172	2,064
GROWING SEASON (7 MONTHS)	TREES	20	8.0	688	8,256
ANNUAL BUDGET					10,320
MONTHLY REQUIREMENT				860	

**Water Supply Plan**

The property is served by the “El Vadito de los Cerrillos Water Association”. The attached letter affirms the Associations intent to, and ability to, provide water for the planned commercial activities.

**Liquid Waste**

The structure is, and has been served by an existing private septic system (NMED Processing Number SF060264). Please see attached Application/ Permit and Evaluation Report.

**Solid Waste**

The property Owners intend to haul refuse and all recyclables to the San Marcos Transfer Station on CR42

**Lighting and Signage**

The existing structure has seven (7) exterior wall or ceiling mounted fixtures and no general site lighting, consistent with the Cerrillos Main Street. Two of the existing fixtures are ceiling mounted under existing portals or overhangs and are compliant with lighting ordinances. Two more fixtures are wall mounted sconces under a portal and are compliant also. Three of the fixtures are wall mounted fixtures that are not downlight, and are not under cover. These fixtures will be replaced with new, compliant shielded downlights (see attached image). All will be lamped with not more than 60w bulbs.

There currently is not signage on the property. The property has seen signage in its history as different establishments on the gable end of the structure above the entry portal on the West façade. The façade length is 25’, thus allowing a maximum of 25 square feet if signage. This same façade is where the proposed signage will be, also on the gable end above the entry portal. The proposed signage is 6’-0” wide x 3’-0” high (18 sq. ft.) and will be painted with no proposed illumination. The wordage has yet to be determined.



### Archaeology

It is believed that the existing structure returning to its original, historic use, with no exterior modifications, additions, etc. will have no effect on historic properties. Therefore, we are not submitting an archaeological survey.

### Variance Requests

There are several existing, *non-self inflicted* site conditions that render it impossible to comply with numerous items within the Santa Fe Development Code. The nature of the existing structures along Main Street and First Street is the single largest of these conditions. First Street is comprised of row-style structures that, historically, have always been live-work buildings with commercial use up front and residential use in the rear. Such is the case with the subject property, as the owners reside in the original residence portion of the structure. Parking has always been directly in front of these structures on either First Street or Main Street itself. There exists no delineated parking and no assigned spaces. These properties, including the subject property, were built *on* front and side lot lines. This leaves absolutely no private property to provide compliant landscaping, water collection, etc. We ask that, when considering these variances, the Board keep in mind the nature of the Historic Commercial District of Cerrillos, its charm, and its severe limitations to providing full compliance without extremely compromising the existing streetscape. This proposed business is heavily supported within the village, and, it would seem, very consistent with the "intent" of both the SFCLDC and the Los Cerrillos District Ordinance

### Landscape Variance

~~REQ~~  
The existing property is well populated with mature existing trees, as demonstrated on the landscape plan. However, it is not possible to plant screening trees along the North property line (Main Street), nor along the West property line (First Street) due to the fact the structure was built on these property lines. This leaves no private property on which to plant necessary screening trees. Therefore we respectfully request a variance to the Landscape Ordinance to allow the existing trees and vegetation on site to satisfy this requirement based on non-self inflicted existing site conditions rendering it not possible to comply.

### Lighting Variance

~~NO~~  
The existing structure, like all other properties, streets, and businesses along First Street, is devoid of lighting for parking. In order to maintain a consistent feel with the rest of the Cerrillos Historic District, we respectfully request a variance to the Lighting Ordinance to allow the existing light fixtures on site, as noted on the lighting plan, to satisfy this requirement.

### Water Harvesting Variance

ERIC HARRIS  
NM LIC #381392



The existing structure currently sheds all water to the North property line. Being that the structure is built directly on the North property line, it would be impossible to install catch basins and collection lines on private property. Further, the existing runoff already provides water, via existing drainage patterns, to the numerous, established stands of vegetation. Therefore we respectfully request a variance to the Water Harvesting Ordinance based on non-self inflicted existing site conditions rendering it not possible to comply.

In support of this application, the following documentation is submitted herewith for your review and consideration:

- 1) Development Permit Application
- 2) Water Budget
- 3) Warranty Deed
- 4) NMED Liquid Waste Permit and Evaluation Report
- 5) Legal Lot of Record (Plat)
- 6) Proof of Property Taxes Paid
- 7) El Vadito De Los Cerrillos Water Association letter
- 8) Streetscape and structure photos
- 9) 9 full size sets, 1 reduced set, and 10 copies of this report

Please do not hesitate to contact us if you have any questions, concerns, or require additional clarification on any of these items. We sincerely appreciate your time and consideration

Very Sincerely,

Eric Harris  
Flat Iron, LLC

COUNTY OF SANTA FE | WARRANTY DEED  
 STATE OF NEW MEXICO | 25 PAGES: 1

I Hereby Certify That This Instrument Was Filed for  
 Record On The 29TH Day Of May, A.D., 2014 at 10:10:51 AM  
 And Was Duly Recorded as Instrument # 1737844  
 Of The Records Of Santa Fe County

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

Deputy - KVAUGHN

Prepared By and Return To:  
 Fidelity National Title of New Mexico, Inc  
 300 Paseo De Peralta, Suite 101  
 Santa Fe, NM 87501

GF# FT000156810-NM21

*[Handwritten signature]*



**WARRANTY DEED**  
 (Joint Tenants)

Anthony D. Montoya and Patricia D. Montoya, husband and wife as joint tenants

for consideration paid, grant to

Patrick P. Torres and Kelly J. Torres , Husband and wife as Joint Tenants

whose address is ,

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

All of that certain tract of land as shown on plat entitled "Lands Claimed by Montoya et al... within the Townsite of Cerrillos, New Mexico, in Section 17, T14N, R8E, N.M.P.M....", filed in the office of the County Clerk, Santa Fe County, New Mexico, on February 8, 2005, in Plat Book 580, page 007, as Document No. 1366054.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2014, and subsequent years.

Witness our hands and seals this 28 day of MAY 2014

*[Signature of Anthony D. Montoya]*  
 Anthony D. Montoya  
*[Signature of Patricia D. Montoya]*  
 Patricia D. Montoya

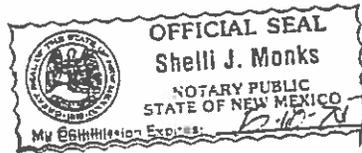
STATE OF New Mexico

COUNTY OF Santa Fe

This instrument was acknowledged before me this 28 day of May, 2014 by Anthony D. Montoya and Patricia D. Montoya

*[Handwritten signature of Notary Public]*  
 Notary Public  
 My Commission Expires:

(SEAL)



e-Recorded 1737844 05/29/14 SFC



# El Vadito de los Cerrillos

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## WATER ASSOCIATION

June 29, 2015

To Whom It May Concern:

Partick and Kelly Torres, owners of property at Main and First Streets in Cerrillos, New Mexico are members in good standing of El Vadito de los Cerrillos Water Association. El Vadito will provide water for their planned development.



Allen A Fowler, President

El Vadito de los Cerrillos Water Association

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P.O. BOX 6

CERRILLOS, NM

87010

NBC-14

# 28 MAIN STREET WATER BUDGET

## RESIDENCE

6 FLUSHES @ 1.26 GAL/ EACH	11,037.6 GPY	
SHOWER USE (5 MIN. @ 1.5 GPM)	10,950.0 GPY	
3 MIN. SINK @ 2.5	10,950.0 GPY	
1/3 LOAD LAUNDRY @ 20 GAL/ LOAD	2,433.3 GPY	
DISHWASHER @ 13 GAL/ LOAD X .3 LOADS/DAY	1,423.5 GPY	
KITCHEN SINK 5 MIN @ 2.0 GPM	7,300.0 GPY	
CLEANING	365.0 GPY	
<b>SUBTOTAL RESIDENCE</b>	<b>44,459.4 GPY</b>	<b>±.14 AFY</b>

## RESTAURANT/ SALOON

PER 20.7.3 NMAC TABLE 201.1 "FOOD OPERATIONS"- "RESTAURANTS"- "16 HOURS OR LESS PER DAY" AND "BARS/ LOUNGES"		
TOTAL OF 26 SEATS		
70% RESTAURANT SEATS (18) @ 40GPD	720 GPD	
30% BAR/ LOUNGE SEATS (8) @ 20GPD	160 GPD	
ANTICIPATED 5 DAYS/ WEEK SCHEDULE	260 DAYS	
HOLIDAYS/ UNEXPECTED	20 DAYS	
OPERATIONAL DAYS	240 DAYS	
<b>SUBTOTAL RESTAURANT/ SALOON</b>	<b>211,200 GPY</b>	<b>±.66 AFY</b>
LANDSCAPING	10,320 GPY	±.03 AFY
<b>TOTAL ANNUAL WATER BUDGET</b>	<b>265,979.4 GPY</b>	<b>±.83 AFY</b>



APPLICATION FOR A LIQUID WASTE PERMIT OR REGISTRATION

Date NMED Received: 08-MAY-06

NMED Processing Number: SF060264

NMED Use Only: Call (505) 827-1840 to schedule an inspection a minimum of 2 working days prior to the event. Permit Approved for (circle one): 1 2 3 4 5 6 Bedrooms Multiple dwellings Other: Permit fee: \$

SYSTEM OWNER'S NAME: Last, First, MI Home Phone: Business Phone:

MONTJOYA, ANTHONY AND PATRICIA City State Zip Code

MAILING ADDRESS: Street/PO Box, City State Zip Code 3878 LEVITT ST NM

SYSTEM LOCATION: Address, City, ZIP, County - (if needed, attach directions) 28 MAIN STREET CERRILLOS, NM

SUBDIVISION UNIT/PHASE BLOCK LOT/TRACT CERRILLOS ? ? ? ? ? ? ? ? ? ?

UNIFORM PROPERTY CODE: 1-644-082-035-056

TOWNSHIP RANGE SECTION LATITUDE LONGITUDE ELEVATION LAN 8E 17 ? ? ?

INSTALLER'S NAME & FIRM: MARQUEZ EXCAVATING + de MARQUEZ, TONY PHONE: ?

MAILING ADDRESS: Street/PO Box City State Zip Code 05 SIERRA PLACE SOUTH ? ? ? ? ?

CID License Class: this data is no longer being collected by LWIS

CID License Number: 33871

I. PERMIT APPLICATION (instructions available on request) Application is for: NS New Permit Registration - existing unpermitted system Modification of an existing system ATS ownership transfer Existing Permit No.(if applicable): SF060264

II. WASTEWATER SOURCES & DESIGN FLOWS IN GALLONS PER DAY (gpd) A. Proposed liquid waste system use and design flow: X Single family residence 2 no. of bedrooms 300 gpd Multiple family units no. of units; no. bedrooms per unit Seasonal residence Commercial/institutional (type): Fixture units: 300 gpd Other (type): Yes X No

B. Are there other sewage sources on this property? TOTAL WASTEWATER FLOW ON PROPERTY - 600 gpd

III. SITE INFORMATION A. Lot Size: 0.656 Acres Date of Record: NOT LISTED ON FORM, (08-MAY-06 rec'd) (nearest 0.01 acre) Warrant deed Property tax receipt Ownership and lot size documentation attached: Recorded plat Other, specify: Recorded survey

IV. SYSTEM DESIGN A. SYSTEM DESIGN Treatment Unit: X Septic tank Manufacturer: ? Capacity: ? Certification No: ? ATS (Advanced Treatment System) Secondary Tertiary Sand filter Other (specify): Manufacturer: Model: Voluntary ATS

B. Disposal System: Trench Leaching Bed Seepage Pit Holding tank Elevated Bed Wisconsin Mound Vault Lined Evapotranspiration (ET) Bed Unlined ET Bed Irrigation Low pressure dosed X Drip Gray water Other (specify): Materials: X Pipe & Gravel Gravelless (type): Distribution box: Yes X No

C. Minimum required absorption area: AR = (Q - Design Flow) / R = 9 Square Feet (AR - Application Rate) (Q - Design Flow) Trench or Bed width = ft. Gravel depth below pipe = ft. Total Trench or Bed Length = ft. Length of Trenches = (1) ; (2) ; (3) ; (4) Number of Gravelless Units = Proposed Absorption Area of System = 600 Square Feet D. Depth from ground surface to bottom of absorption area = ft.

28C-16



NMIED Processing Number: \_\_\_\_\_

SF060264

V. SETE PLAN: Attach plat, diagram or picture file of the lot and liquid waste system. Show setback distances from both the tank and disposal field to property lines, buildings, structures, wells, water lines, irrigation ditches, arroyos and surface waters within 200 feet of the system, and the direction of groundwater flow.

NMIED Use: A plat, drawing or picture, including setback distances, in accordance with 20.7.3.302:  IS attached

VI. The foregoing information is correct and true to the best of my knowledge. I understand the issuing of this permit does not relieve me from the responsibility of complying with all applicable provisions of the New Mexico Plumbing Code and the New Mexico Liquid Waste Disposal and Treatment Regulations. Obtaining this permit does not relieve me from the responsibility of obtaining any permit required by state, city or county regulation or ordinance or other requirements of state or federal law.

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Owner \_\_\_\_\_ Owner's Authorized Representative \_\_\_\_\_ Owner's Authorized Representative and Contractor \_\_\_\_\_

VII. NMIED PERMIT TO CONSTRUCT (For Registrations, ATS Ownership Transfer, or Permitting of Existing Unpermitted Systems installed after February 1, 2002 skip this section and go to Section VIII):

A permit for CONSTRUCTION ONLY of the liquid waste disposal system described herein is hereby:  
 Granted  Denied NMIED Permit to Construct No. SF060264

Permit Conditions or Reasons for Denial: \_\_\_\_\_

JMARTINI  
NMIED Representative Date 01-MAY-97

NOTE: This permit may be canceled for failure to meet any condition specified; failure to complete the system within one year; for providing inaccurate or incomplete information; or for failure to notify NMIED to schedule an inspection, a minimum of 2 working days prior to the inspection. If you have questions call: (505) 827-1840

VIII. NMIED FINAL APPROVAL TO OPERATE LIQUID WASTE SYSTEM:  
The system described above: \_\_\_\_\_ was inspected by NMIED \_\_\_\_\_ Contractor photo inspection authorized

NMIED Inspection History NMIED Representative JMARTINI Date 02-MAR-12  
PROPERTY TRANSFER INSPECTION BY THIRD PARTY ACCEPTED BY GERSHANOK, VI ADINIR on 02-MAR-12

A permit for operation of the liquid waste disposal system described herein is hereby:  
 Granted  Denied NMIED Permit to Operate No. \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_  
NMIED Representative \_\_\_\_\_ Date \_\_\_\_\_

71-208

NMED DATE STAMP this page above when it is received

State of New Mexico Environment Department Environmental Health Bureau			
<b>PERMITTED ONSITE LIQUID WASTE SYSTEM EVALUATION REPORT</b>			
<b>GENERAL INFORMATION</b>			
<small>To be completed by Owner or Owner's Representative</small>			
<b>EXISTING PERMIT INFORMATION</b>	Existing Permit Number(s) <u>SF060264</u>	Lot Size on Permit (to 0.01 acres) <u>0.656</u>	Number of Bedrooms on Permit <u>2</u>
<b>CURRENT OWNER INFORMATION</b>	Name <u>Montoya Anthony &amp; Patricia</u>	Mailing Address <u>M.M.</u> <u>28 Main Street Cerrillos</u>	Phone <u>471-1417</u>
<b>PROPERTY INFORMATION</b>	Site Address <u>28 Main St Cerrillos N.M.</u>	Uniform Property Code <u>1-044-052-025-056</u>	Lot Size (to 0.01 Acres) <u>0.656</u>
	Township/Range/Section <u>14N R8E 17</u>	Subdivision <u>Town Sit Cerrillos</u>	Lot/Tract/Block/Unit <u>1</u>
<b>RESIDENCE INFORMATION</b>	Current Number of Bedrooms in Main Residence 1 <input checked="" type="radio"/> 2 3 4 5 6 Other:	Other structure on property being used as a residence? YES <input type="radio"/> NO <input checked="" type="radio"/>	Describe Current Number of Bedrooms in Other Residential Structures: <u>NA</u>
<b>WATER SOURCE</b>	Water Source (Circle One) Private Well <input type="radio"/> <u>Public Water</u> <input checked="" type="radio"/> Shared Well	Well on your property? YES <input type="radio"/> NO <input checked="" type="radio"/>	Well Permit Number <u>NA</u>
<b>OTHER SOURCES OF WASTEWATER</b>	Any other sources of wastewater on this property? YES <input type="radio"/> NO <input checked="" type="radio"/>	If YES, What Permit Numbers?	Describe Other Sources:
<b>THIRD PARTY EVALUATOR INFORMATION</b>			
<small>To be completed by Third Party Evaluator, Owner or Owner's Representative</small>			
<b>EVALUATOR INFORMATION</b>	Name of Person Evaluating LW System <u>Tony E. MARQUEZ</u>	Name of Company <u>MARQUEZ CONSULTING</u>	Phone Number <u>670-7582</u>
<b>THIRD PARTY EVALUATOR QUALIFICATION</b>	MM-96 MM-81 MS-83 MS-81 PE NSF NEHA REHS/RS OTHER (Approved by NMED) For "OTHER" state date approved by NMED:	License/Certification# <u>033874</u>	Expiration Date <u>2/29/16</u>
<b>SEPTAGE PUMPER INFO</b>	Name of Company <u>MARQUEZ CONSULTING</u>	Name of Septage Pumper <u>Pump Service</u> <u>MARQUEZ CONSULTING</u>	Is this person a Qualified Septage Pumper under Section 904(D) of Regulations? <input checked="" type="radio"/> YES <input type="radio"/> NO
<b>OTHER INFORMATION</b>			
<b>NOTICE TO OWNER OR AGENT:</b> This report shall <u>not</u> be construed as a warranty that the system will function properly because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may affect the proper operation of a septic system. Your signature below attests that the above detailed information is correct and true to the best of your knowledge.			
Owner or Representative Name Printed <u>Tony E. MARQUEZ</u>		Signature <u>Tony E. Marquez</u>	Date <u>MAY 1-14</u>

## LIQUID WASTE SYSTEM EVALUATION

To be completed by Third Party Evaluator

Date of Evaluation:

### Septic Tank

LOCATION	Latitude (approx): <u>N 35° 36.19'</u>	Longitude (approx): <u>106° 07.462'</u>	Elevation (feet): <u>5641</u>
SIZE and MATERIALS	Size (gallons): <input checked="" type="radio"/> 1000 <input type="radio"/> 1200 <input type="radio"/> 1500 Other: _____	Material: <input checked="" type="radio"/> Concrete <input type="radio"/> Plastic <input type="radio"/> Fiberglass <input type="radio"/> Other	Manufacturer of Tank: <u>Made in as</u>
	Task Depth (Top of Tank to ground surface): _____ Feet	Covers Secure? <input checked="" type="radio"/> YES <input type="radio"/> NO	Year Tank Manufactured: <u>May 9-06</u>
ACCESS RISERS	Access Risers - Inlet & Outlet? (Req'd 2003) <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> Not Required	Effluent Filter? (Required 2003) <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> Not Required	Handle on Effluent Filter? (Required 2011) <input type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> Not Required
FUNCTIONALITY	How many Gallons were pumped for this evaluation? <u>1000</u> Gallons	Water Level in Tank at Outlet? (Circle One) Above Invert <input type="radio"/> At Invert <input type="radio"/> Below Invert <input checked="" type="radio"/>	Does Tank appear Level? (Circle One) <input checked="" type="radio"/> YES <input type="radio"/> NO
	Inlet Tee/Baffle (Circle One) <input checked="" type="radio"/> OK <input type="radio"/> NOT OK	Outlet Tee/Baffle (Circle One) <input checked="" type="radio"/> OK <input type="radio"/> NOT OK	Baffle Wall (Circle One) <input checked="" type="radio"/> OK <input type="radio"/> NOT OK
VISIBLE DESCRIPTORS (Circle All that Apply)	Structural Cracking Excessive Deterioration Rust Streaks Exposed Aggregate Exposed Rebar/Wire Tank/Manhole Deformed Notes: <u>Tank Good</u>		
SEPTIC TANK SETBACKS	Setbacks to On-site Water Well (50 ft) Met Not Met Unable to Confirm <u>N/A</u> Distance: _____ Feet	Setbacks to Neighbor's Well (50 ft) Met Not Met Unable to Confirm <u>N/A</u> Distance: _____ Feet	Setbacks to Public Water Well (100 ft) Met Not Met Unable to Confirm <u>N/A</u> Distance: _____ Feet
	Setbacks: State Waters, Arroyos, Ditches <input checked="" type="radio"/> Met <input type="radio"/> Not Met <input type="radio"/> Unable to Confirm <u>N/A</u>	To Property Lines, Structures, Waterlines <input checked="" type="radio"/> Met <input type="radio"/> Not Met <input type="radio"/> Unable to Confirm <u>N/A</u>	Setbacks to Disposal System <input checked="" type="radio"/> Met <input type="radio"/> Not Met <input type="radio"/> Unable to Confirm <u>N/A</u>
HOLDING TANK	High Level Alarm working properly? <input type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> <u>N/A</u>	Appears to be Watertight? <input type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> <u>N/A</u>	Pumping Records Available? <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> <u>N/A</u>

Note any Problems, Concerns or Comments:

### Disposal System

TYPE OF DISPOSAL SYSTEM (Circle ALL that apply)	Conventional <input checked="" type="radio"/> <u>Trench</u> <input type="radio"/> Pipe and Gravel <input type="radio"/> <u>Chambers</u> <input type="radio"/> Synthetic Aggregate <input type="radio"/> Other	Alternative/Other <input type="radio"/> Elevated System with Pressure-Dosing <input type="radio"/> Wisconsin Mound <input type="radio"/> ET Bed <input type="radio"/> Gray Water System <input type="radio"/> Drip System	Serpentine Pit <input type="radio"/> Leaching Bed <input type="radio"/> Elevated System with Lift Station <input type="radio"/>
DISTRIBUTION BOX	Does D-Box on this system? <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> UNABLE TO CONFIRM	Watertight & Equal Distribution of Flow? <input type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> <u>UNABLE TO CONFIRM</u>	Access to D-Box? (Required 2011) <input type="radio"/> YES <input checked="" type="radio"/> <u>NO</u>
	Did you Probe Disposal Field Area? <input type="radio"/> YES <input checked="" type="radio"/> <u>NO</u>	Approximately how many Gallons of water added for Hydraulic Water Test? Gallons Added: <u>NA</u>	Other Method? YES <input type="radio"/> NO <input checked="" type="radio"/> <u>DN</u> Describe: <u>Some Water Table Level 9-10</u>
INSPECTION METHODS & OBSERVATIONS	Any Indication of Previous Failure? <input type="radio"/> YES <input checked="" type="radio"/> <u>NO</u>	Serpage Visible on Lawn? <input type="radio"/> YES <input checked="" type="radio"/> <u>NO</u>	Lush Vegetation Present? <input type="radio"/> YES <input checked="" type="radio"/> <u>NO</u>
	Evidence of Ponding Water in Field? <input type="radio"/> YES <input checked="" type="radio"/> <u>NO</u> <input type="radio"/> N/A <input type="radio"/> UNABLE TO CONFIRM	Even Distribution of Effluent in Field? <input type="radio"/> YES <input checked="" type="radio"/> <u>NO</u> <input type="radio"/> N/A <input type="radio"/> UNABLE TO CONFIRM	Any Septic Odor Present? <input type="radio"/> YES <input checked="" type="radio"/> <u>NO</u>
	DISPOSAL SYSTEM SETBACKS	Setbacks to On-site Water Well (100 ft) Met Not Met Unable to Confirm <u>N/A</u> Distance: _____ Feet	Setbacks to Neighbor's Well (100 ft) Met Not Met Unable to Confirm <u>N/A</u> Distance: _____ Feet
Setbacks: State Waters, Arroyos, Ditches <input checked="" type="radio"/> Met <input type="radio"/> Not Met <input type="radio"/> Unable to Confirm <u>N/A</u>		To Property Lines, Structures, Waterlines <input checked="" type="radio"/> Met <input type="radio"/> Not Met <input type="radio"/> Unable to Confirm <u>N/A</u>	Setbacks to Septic Tank <input checked="" type="radio"/> Met <input type="radio"/> Not Met <input type="radio"/> Unable to Confirm
FUNCTIONALITY	Does the Disposal System Appear to be Functioning Properly? <input checked="" type="radio"/> YES <input type="radio"/> NO	If proprietary product, was system installed in accordance with manufacturer's specifications and permit design? <input type="radio"/> N/A <input checked="" type="radio"/> <u>YES</u> <input type="radio"/> No <input type="radio"/> Unable to Confirm	

Note any Problems, Concerns or Comments:

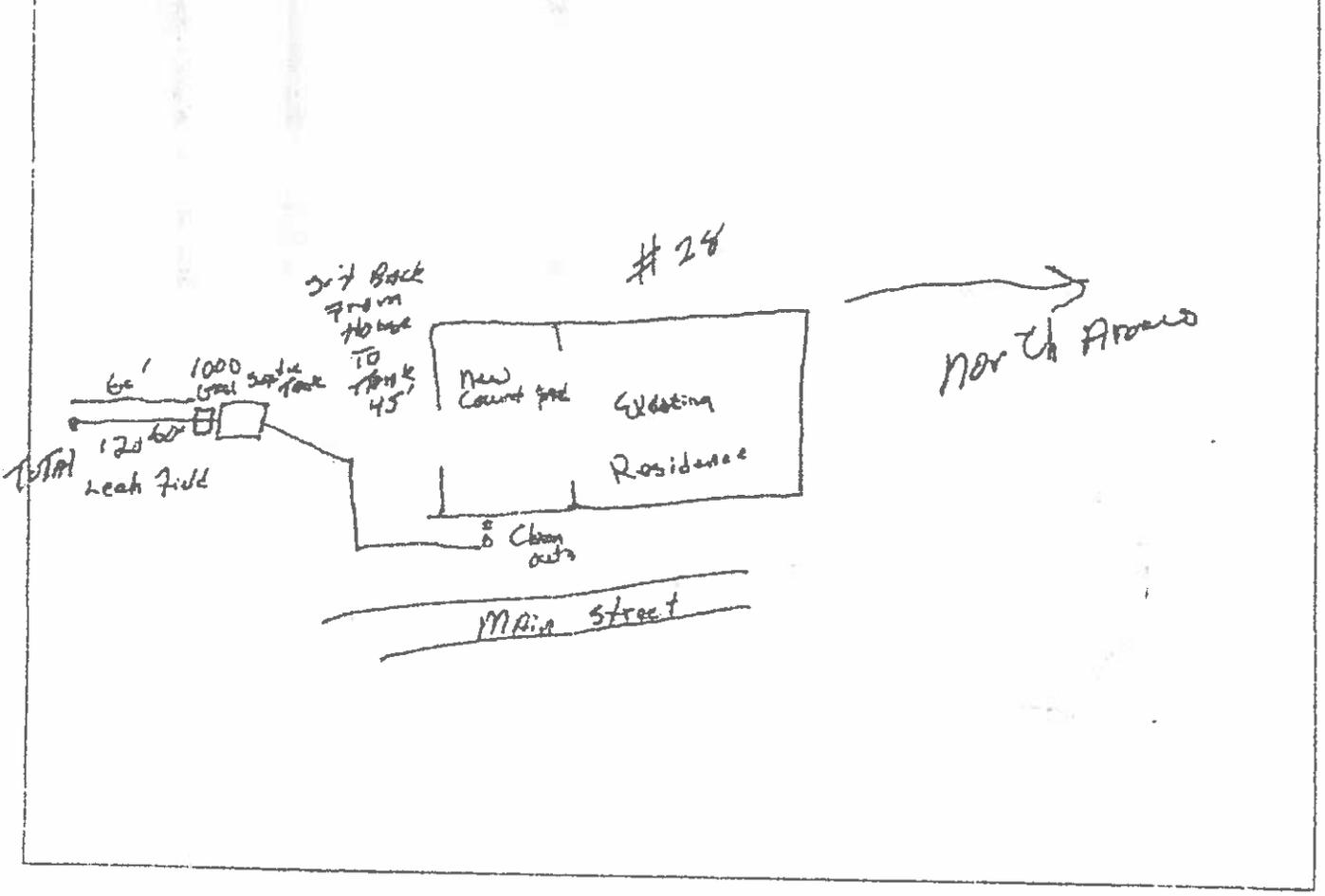
None

Liquid Waste Permit Number: SF06264

Advanced Treatment System   <input type="checkbox"/> Not Applicable <small>check box if not applicable</small>			
Advanced Treatment Systems can only be evaluated by a Qualified Maintenance Service Provider. Are you a Qualified MSP? YES NO			
TYPE OF ATS	Name of Manufacturer	Model/Capacity	What Level of Treatment Secondary Tertiary Disinfection
FUNCTIONALITY	Aerator is working properly? YES NO	System appears to have been properly maintained? YES NO	Has System been meeting treatment levels required on permit? YES NO DON'T KNOW
MAINTENANCE	Is there an active Maintenance & Monitoring Contract currently in effect? YES NO Name of MSP:	Has a Maintenance & Monitoring event occurred within last 180 days? YES NO DON'T KNOW	Are Results of Maintenance & Monitoring Report Attached? YES NO
Note any Problems, Concerns or Comments:			

Pump Systems   <input type="checkbox"/> Not Applicable <small>check box if not applicable</small>			
FUNCTIONALITY	Is pump operating properly? YES NO	Is pump above Tank floor? YES NO	High Level Alarm Works? YES NO
	Alarms and pumps on separate circuits? YES NO	Is pump wiring protected? YES NO	Both Audible & Visible Alarms present? YES NO
	Is there a Riser to Grade w/ Secure Lid? YES NO	Is tank watertight and structurally sound? YES NO	Is there a Check Valve & Purge/Vent Hole? YES NO
Note any Problems, Concerns or Comments:			

Draw a Simple Sketch of the System (Include North Arrow, Location of House, Property Lines, System Components and Location of On-site and Neighboring Wells. Also include Setback distance from House in Septic Tank)



On-Site Liquid Waste System Evaluation Summary		Circle One		
FLOOR PLAN ATTACHED (Required)	Has the applicant provided a sketch of the floor plan of all structures which clearly identifies all rooms (including bedrooms & kitchens)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/>
ADDRESS	Is the address listed on this permit the same as the current address?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
DESIGN FLOW	Is the Design Flow listed on the permit the same as what currently exists for this property?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
LOT SIZE	Is the Lot Size listed on the permit the same as the current lot size for this property?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
OTHER LW SOURCES	Are other liquid waste systems on this property properly permitted? Were permit numbers provided?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A
SEPTIC TANK	Is the septic tank/treatment unit watertight and functioning properly?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
DISPOSAL SYSTEM	Does the disposal system appear to be functioning properly?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
SETBACKS and CLEARANCES	Does the system appear to meet all required setbacks and clearances?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
ADVANCED TREATMENT SYSTEMS	Does the system have a current Maintenance Contract? <i>Attach a Copy</i>	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A
	Has the system been sampled and monitored in accordance with permit conditions?	<input type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
	Is a Monitoring or Sampling Report attached? (Required for All ATS)	<input type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
PUBLIC HEALTH and SAFETY	Is it your professional opinion that this system does not currently constitute a public health or safety hazard?	<input type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/>

**EVALUATOR RECOMMENDATIONS**  
Circle All that Apply

<input checked="" type="checkbox"/> Septic Tank is Functioning Properly	<input type="checkbox"/> Septic Tank Needs Replacement	<input type="checkbox"/> Septic Tank Needs Repairs
<input checked="" type="checkbox"/> Disposal System is Functioning Properly	<input type="checkbox"/> Disposal System Needs Replacement/Expansion or Repairs	
<input type="checkbox"/> ATS is Functioning Properly	<input type="checkbox"/> ATS Needs Replacement, Maintenance or Repairs	

Clarify Recommendations, Problems, Concerns, Comments etc.:

*None*

Describe any Repairs that are required and any Repairs that were completed:

*None*

The information contained in this report is correct and true to the best of my knowledge.

*Tony E. Marquez*  
Evaluator's Name Printed

*Tony E. Marquez*  
Evaluator's Signature

*MAY 1-14*  
Date

**NMED REVIEW:**

NMED has reviewed the information provided above and has determined the following:

- The Liquid Waste Permit is valid and the liquid waste system appears to be functioning properly; no further action required
- A Modification Permit is required and a complete application must be submitted to NMED within 15 days of this evaluation
- Repairs are Required- Verification that repairs have been completed must be submitted to NMED within 15 days of this report

Comments:

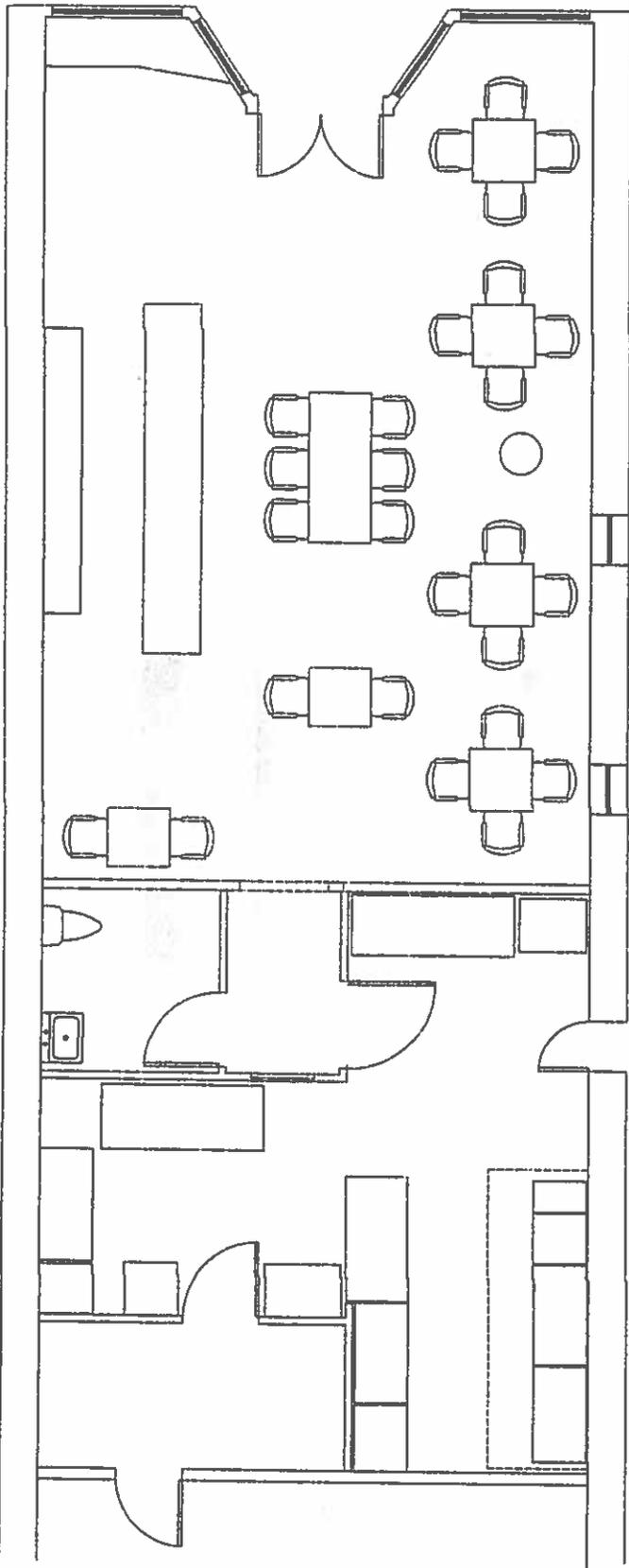
Reviewed by: *CHIKA N EZEANYIM* NMED Staff Name Printed

*Chika N Ezeanyim* NMED Staff Signature

*5/2/14* Date

The evaluating company and/or individual evaluator disclaims any warranty, either expressed or implied, arising from the evaluation of the wastewater system or this report.

Return completed form with all required documents to the local Environment Department Field Office  
This form is valid for 180 days after the date of the signature of the Evaluator.



PRELIM. SEATING PLAN

0' 1' 2' 3' 4'

NBC-22

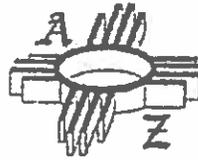
©

**FLAT IRON LLC**  
*design & draft & build*

Eric Harris

Santa Fe NM License #381392 Bonded and Insured  
 (505) 660-1185 eric@flatironbuilders.com

# IMPROVEMENT LOCATION REPORT



SURVEYING  
INC.

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

This is to certify:

To: FIDELITY NATIONAL TITLE  
Title Company Underwriter Lender  
That on 5/21/14, I made an accurate inspection of the premises situated at  
28 MAIN STREET, CERRILLOS, N.M. SANTA FE County, N.M., briefly described as: See below

PLAT REFERENCE:

Bearings, distances and/or curve data are taken from the following plat: (Include filing information if plat is filed)

ALL THAT OF LAND AS SHOWN ON PLAT ENTITLED "LANDS CLAIMED BY MONTOYA ET AL...WITHIN THE TOWNSITE OF CERRILLOS, NEW MEXICO, IN SECTION 17, T14N, R8E, N.M.P.M.", FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, ON FEBRUARY 8, 2005, IN PLAT BOOK 5801, PAGE 007, AS DOCUMENT NO. 1366054.

See attached drawing:

The error of closure is one foot of error for every 20,000 feet along the perimeter of the legal description provided.

Easements shown hereon are as listed in Title Commitment No. FT0001568- provided by the title company.  
MONKSS

I further certify as to the existence of the following at the time of my last inspection:

- Evidence of rights of way, old highways or abandoned roads, lanes, trails, driveways, sewer, drains, water, gas or oil pipe lines on or crossing said premises (show location, if none visible, so indicate):  
NONE
- Springs, streams, rivers, ponds or lakes located on said premises (show location):  
NONE VISIBLE
- Evidence of cemeteries or family burial grounds located on said premises (show location):  
NONE VISIBLE
- Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):  
NONE
- Joint driveways, walkways, joint garages, party walls or rights of support, steps or roofs used in or common joint garages:  
NONE
- Apparent encroachments. If the building, projections or cornices thereof or signs affixed thereto, fences or indications of occupancy appear to encroach upon or overhang adjoining property or the like appear to encroach upon or overhang inspected premises, specify all such (show location):  
PORCH IN FRONT OF STORE (HISTORICAL)
- Specific physical evidence of boundary lines on all sides:  
PROPERTY CORNERS, WALLS AND FENCES AS SHOWN
- Is the property improved? (If structure appears to violate setback lines, show approximate distances):  
YES
- Indications of recent building construction, alterations or repairs:  
NONE
- Approximate distances of structures from at least two lot lines must be shown:  
SHOWN

  
Morris A. Apodaca N.M.P.S. No. 5300

IMPROVEMENT LOCATION IS BASED ON PREVIOUS PROPERTY SURVEYS AND MAY NOT REFLECT THAT WHICH MAY BE DISCLOSED BY A BOUNDARY SURVEY. NO MONUMENTS WERE SET. THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD WHICH PERTAIN. THIS IS NOT TO BE RELIED ON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS OR OTHER FUTURE IMPROVEMENTS.

THIS IS NOT A BOUNDARY SURVEY TO BE USED BY PROPERTY OWNER FOR ANY PURPOSE.

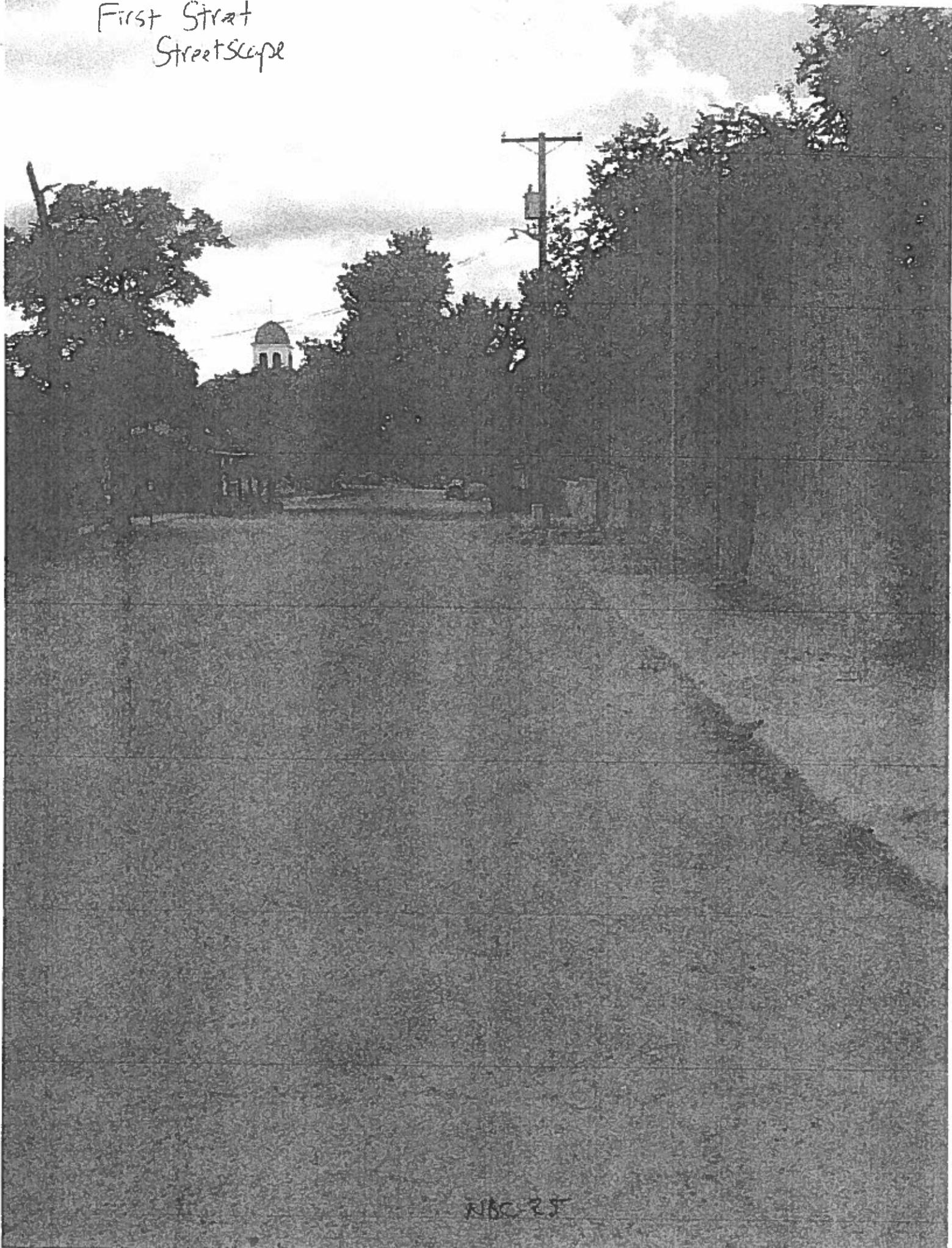
S14-054



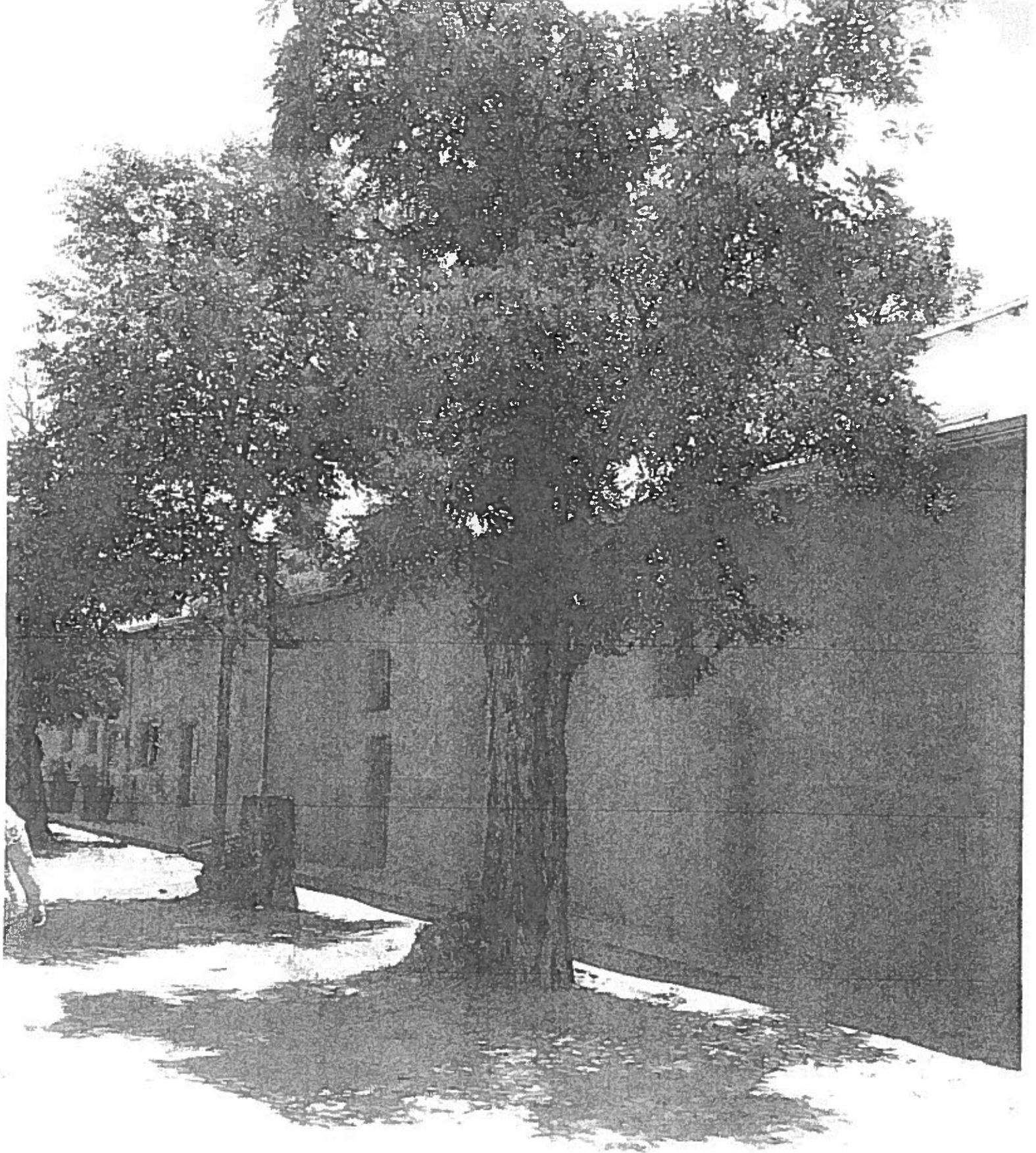
NBC-24

Proposed replacement light fixtures (exterior) (3)

First Street  
Streetscape



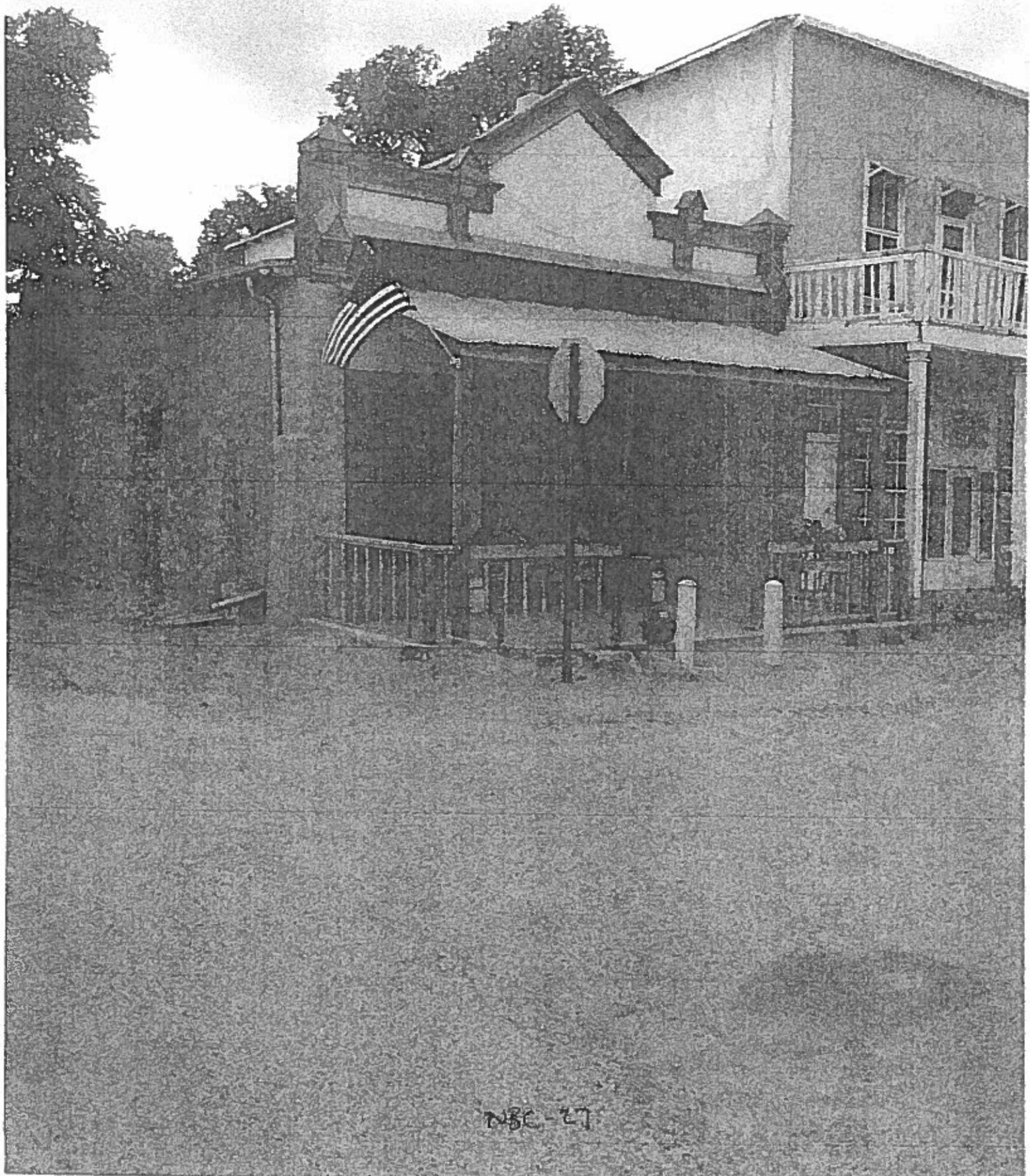
NBC-RT



North facade  
Main Street

NBC-26

Entry Facade  
Corner of Main & First



NBC-27

Santa Fe County  
 Santa Fe County Treasurer  
 P.O. Box T  
 Santa Fe NM 87504  
 Phone: (505) 986-6245  
 As of 7/10/15

Parcel Code (Map Code)  
 1-044-082-025-056|000-000

74367360  
 T14N R 8E S17  
 Legal Description  
 28 MAIN ST  
 .656 AC T14N R 8E S17 LOT 1

Current owner:  
 TORRES, PATRICK P & KELLY J  
 1 MAIN ST  
 CERRILLOS NM 87010

TOWNSHIP: CO OUT/CITY LIMITS (SANTA FE

\* \* TAX CERTIFICATE # 34383 \* \*

YEAR PD	ENTITY	BILLED	PAID	UNPAID	PENALTY/INT	OTHER +/-	TOTAL DUE
Grand				.00	.00	.00	.00

PAID IN FULL

This statement certifies that the above property owes no delinquent taxes through tax year 14.

Henry P. Roybal  
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

## ASSIGNED ADDRESS FORM

### KEEP FOR YOUR RECORDS

This is your Official Physical (E-911) Address:

Address: 28 Main ST City, Zip Cerrillos, 87010

Lot#: \_\_\_\_\_ Tract#: \_\_\_\_\_ Blk: \_\_\_\_\_ Sub: \_\_\_\_\_ Annexed: Y - N Acct. # \_\_\_\_\_

**PLEASE NOTE:** This E 911 address is also known as your physical or street address and is part of the 9-1-1 Emergency System. It may be different from your mailing address. For more information regarding how, or if, this will affect your mail delivery, please contact your local Post Office.

Currently the following other entities also require a valid physical (E-911) address and will not supply services without a physical (E-911) address provided by Santa Fe County.

### It is the responsibility of the resident to notify the following agencies:

- The Post Office is now requiring that all mailing addresses (except P.O. Box addresses) reflect the physical (E-911) addresses assigned by Santa Fe County E-911 Addressing.
- The Motor Vehicle Division will no longer issue driver's license, titles, or plates without a physical (E-911) address.
- The Telephone Company will not supply new service without a physical (E-911) address.
- The Utility Companies will not supply new services without a physical (E-911) address.
- The Bureau of Elections will also require a physical (E-911) address in order to register to vote.
- Vital Statistics will not issue Birth or Death Certificates without a physical (E-911) address.
- Planning and Zoning will not approve lot splits or building permits without confirmed physical (E-911) addresses.
- To obtain a Santa Fe County Solid Waste Permit you will also need your physical (E-911) address.

Santa Fe County collects the information required to update and maintain the E-911 addressing database and to tie in the physical (E-911) address with the person residing at the location where the E-911 address has been assigned. The information contained in the E-911 database is confidential and names and/or phone numbers are only shared with emergency response service staff.

Please keep Santa Fe County E-911 Addressing informed whenever your physical location and/or phone number(s) change. In the event that you or others in your household must dial 911 and are unable to explain your situation, or give your location; the information you have provided will appear on the emergency response dispatcher's computer. This enables the dispatcher to assign the appropriate emergency response units to the location where the phone call was made in a timely manner. It may even save a life!

*Thank you for helping us HELP YOU!*

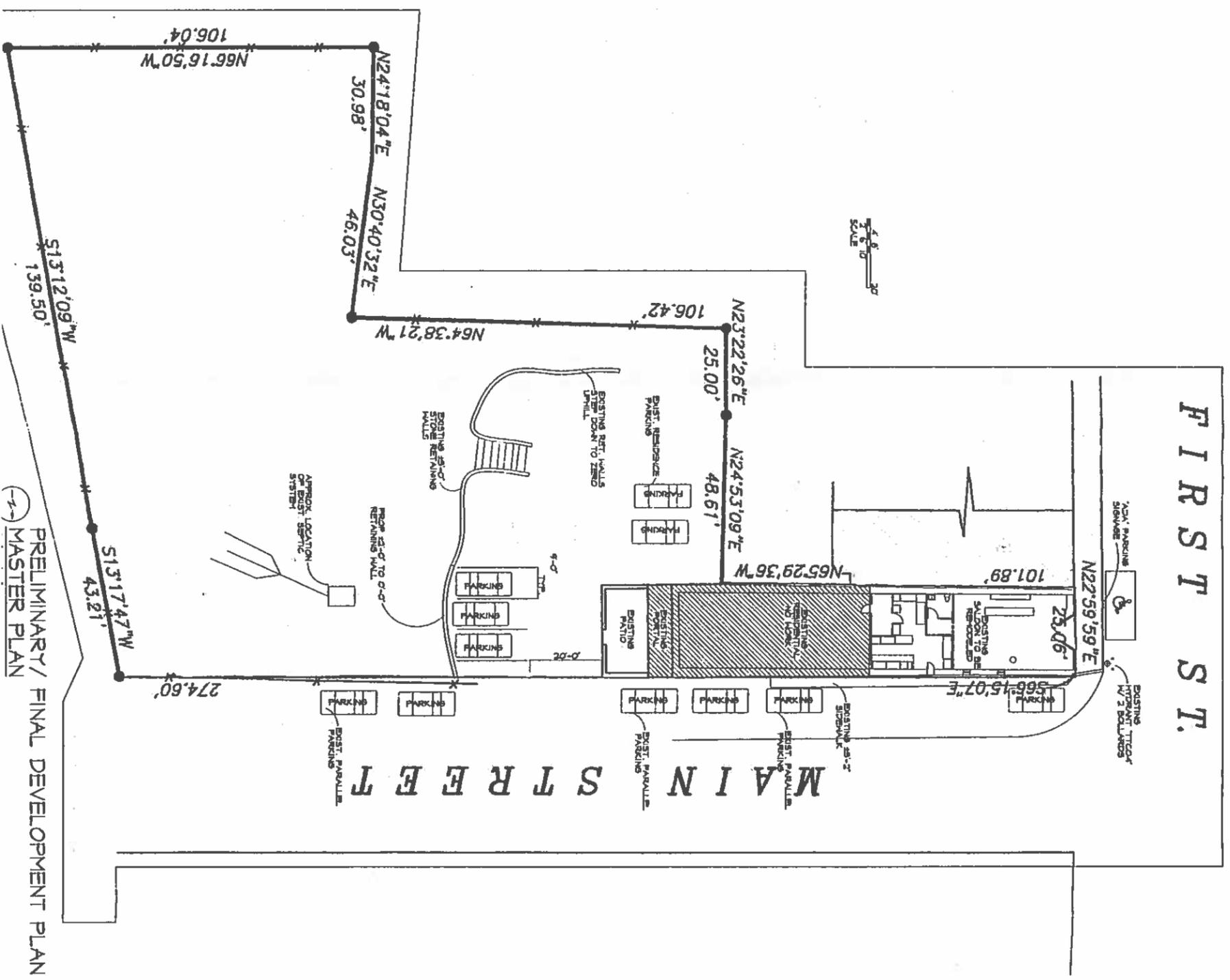
Please call (505) 995-2732, or toll free at 1 (800) 894-7028, if you have any questions.

VERIFIED BY: Julian Sena

DATE: 7/10/2015



NBC-31



PRELIMINARY / FINAL DEVELOPMENT PLAN  
 MASTER PLAN

FIRST ST.

MAIN STREET

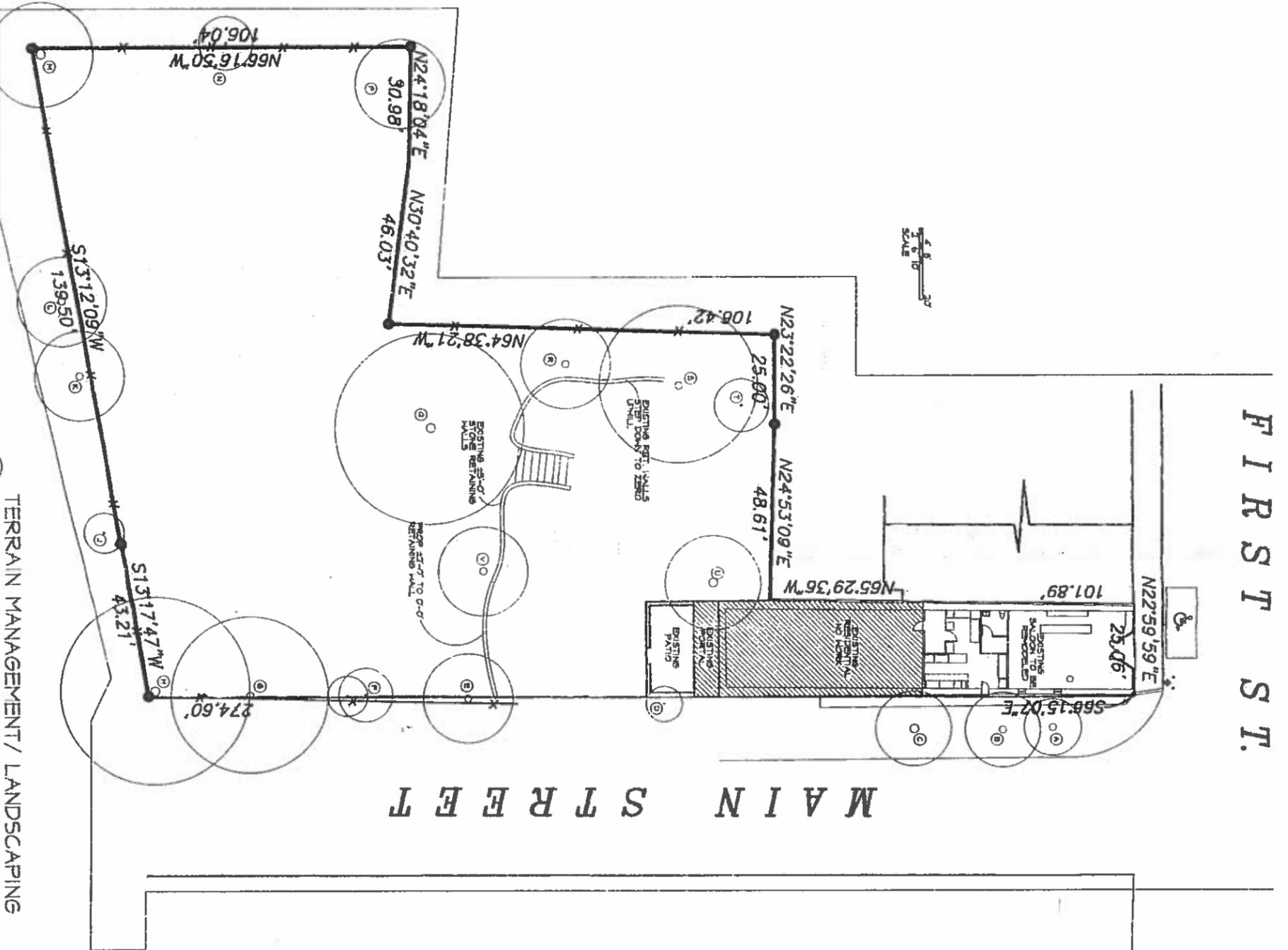
**SITE DATA:**

LAND AREA: 0.886 ACRES (38,581 SQ. FT.)  
 BUILDING SQUARE FOOTAGE/ LOT COVERAGE:  
 EXISTING RESIDENCE/ SALOON PHASE: 4,827 SQ. FT.  
 LOT COVERAGE: 11.4%  
 PARKING  
 RESIDENCES: 2 SPACES PROVIDED  
 SALOON PHASE: 14 (8 ON-SITE, 6 ON-STREET)  
 66% ALLOWABLE ON-STREET PARKING PER  
 SF COUNTY ORDINANCE NO. 2008-11  
 THE LOS CERRILLOS TRADITIONAL  
 COMMUNITY ZONING DISTRICT  
 PERMITTED USES:  
 PER SF COUNTY ORDINANCE NO. 2006-11  
 THE LOS CERRILLOS TRADITIONAL  
 COMMUNITY ZONING DISTRICT, SUBSECTION  
 2.1 RESTAURANTS ARE A PERMITTED USE  
 WITHIN THE LOS CERRILLOS COMMUNITY  
 COMMERCIAL DISTRICT

	<b>28 MAIN STREET</b> <b>CERRILLOS, NEW MEXICO</b>	<b>FLAT IRON LLC</b> <i>design &amp; draft &amp; build</i>
	DESIGN DRAFTING CONSTRUCTION ERIC J. HARRIS NM LICENSE #581542 2420 PUEBLO TSANKAWI SANTA FE, N.M. PH 505 860 1185	
APPROVALS: DATE: DRAWN BY: E.J.H.	DATE: 7-10-2013 REVISIONS: DATE:	A-3

FIRST ST.

MAIN STREET



NBC-32

TERRAIN MANAGEMENT / LANDSCAPING

**EXISTING TREE SCHEDULE**

NO	LOCATION	SPECIES	CALIPER	TRUNK DIAMETER
A	NORTH PROP. LINE	BLACK LOCUST	31"	28.0"
B	NORTH PROP. LINE	BLACK LOCUST	27"	23.0"
C	NORTH PROP. LINE	BLACK LOCUST	28"	25.0"
D	NORTH PROP. LINE	BLACK LOCUST	24"	21.0"
E	NORTH PROP. LINE	BLACK LOCUST	27"	24.0"
F	NORTH PROP. LINE	BLACK LOCUST	27"	24.0"
G	NORTH PROP. LINE	BLACK LOCUST	27"	24.0"
H	NORTH PROP. LINE	BLACK LOCUST	27"	24.0"
I	NORTH PROP. LINE	ALAMUNDS	28"	25.0"
J	EAST PROP. LINE	BLACK LOCUST	27"	24.0"
K	EAST PROP. LINE	BLACK LOCUST	27"	24.0"
L	EAST PROP. LINE	BLACK LOCUST	27"	24.0"
M	EAST PROP. LINE	BLACK LOCUST	27"	24.0"
N	EAST PROP. LINE	BLACK LOCUST	27"	24.0"
O	EAST PROP. LINE	BLACK LOCUST	27"	24.0"
P	EAST PROP. LINE	BLACK LOCUST	27"	24.0"
Q	EAST PROP. LINE	BLACK LOCUST	27"	24.0"
R	EAST PROP. LINE	BLACK LOCUST	27"	24.0"
S	EAST PROP. LINE	BLACK LOCUST	27"	24.0"
T	EAST PROP. LINE	BLACK LOCUST	27"	24.0"
U	EAST PROP. LINE	BLACK LOCUST	27"	24.0"
V	EAST PROP. LINE	BLACK LOCUST	27"	24.0"

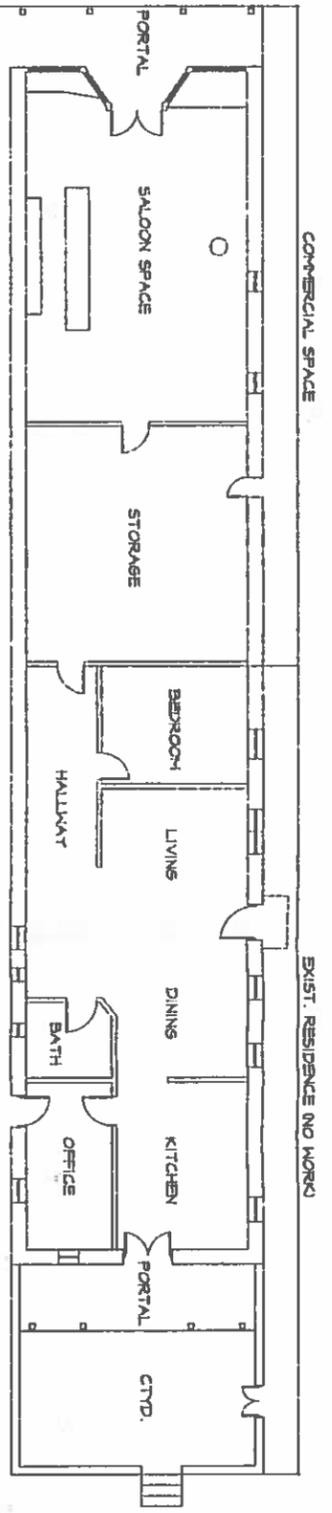
**GENERAL LANDSCAPE NOTES:**  
 1. ALL LANDSCAPING SHOWN HEREON IS EXISTING. NO NEW PLANTINGS ARE PROPOSED.  
 2. ENTIRE SITE IS NATURALLY VEGETATED WITH NATIVE SHRUBS AND GRASSES.

**LANDSCAPE VARIANCE REQUEST:**  
 DUE TO THE LOCATION OF THE EXISTING STRUCTURE, IT IS NOT POSSIBLE TO PROVIDE LANDSCAPING AS REQUIRED ON WEST AND NORTH PROPERTY LINES. THE STRUCTURE WAS CONSTRUCTED ON THE PROPERTY LINES, LEAVING NO PRIVATE PROPERTY ON WHICH TO PLANT.

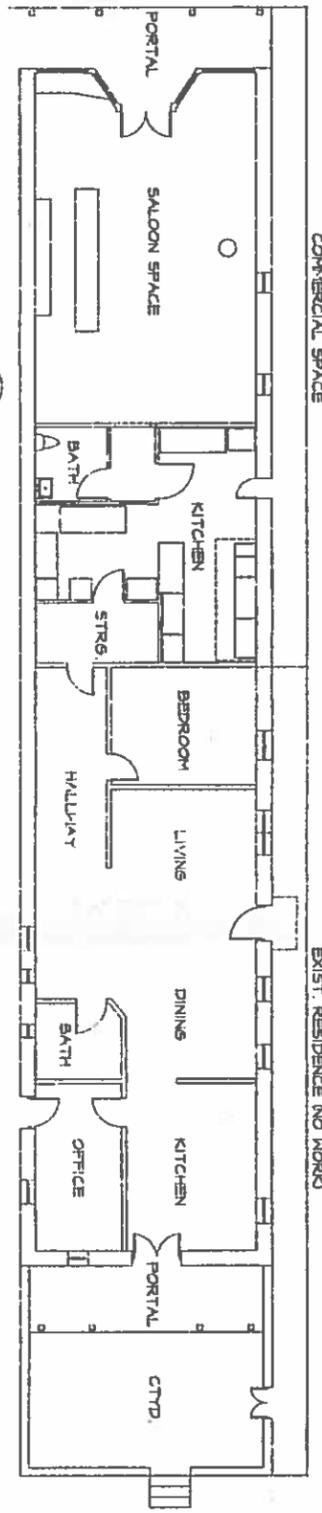
**GENERAL WATER HARVESTING NOTES:**  
 1. NO WATER HARVESTING IS PROPOSED ON THE SITE DUE TO NON-SELF INFLECTED SITE CONDITIONS.  
**WATER HARVESTING VARIANCE REQUEST:**  
 DUE TO THE LOCATION OF THE EXISTING STRUCTURE, IT IS NOT POSSIBLE TO INSTALL WATER HARVESTING FEATURES AS REQUIRED. THE ENTIRE STRUCTURE DRAINS TO THE NORTH PROPERTY LINE. THE STRUCTURE WAS BUILT ON THE NORTH PROPERTY LINE LEAVING NO PRIVATE PROPERTY IN WHICH TO INSTALL CATCH BASINS AND COLLECTION LINES.

**GENERAL TERRAIN MANAGEMENT NOTES:**  
 1. NO CHANGES TO EXISTING SLOPES/ DRAINAGE ARE PROPOSED ON THE SITE DUE TO NO INCREASE IN EXISTING NON-PERMEABLE SURFACES. EXISTING DRAINAGE PATTERNS TO REMAIN

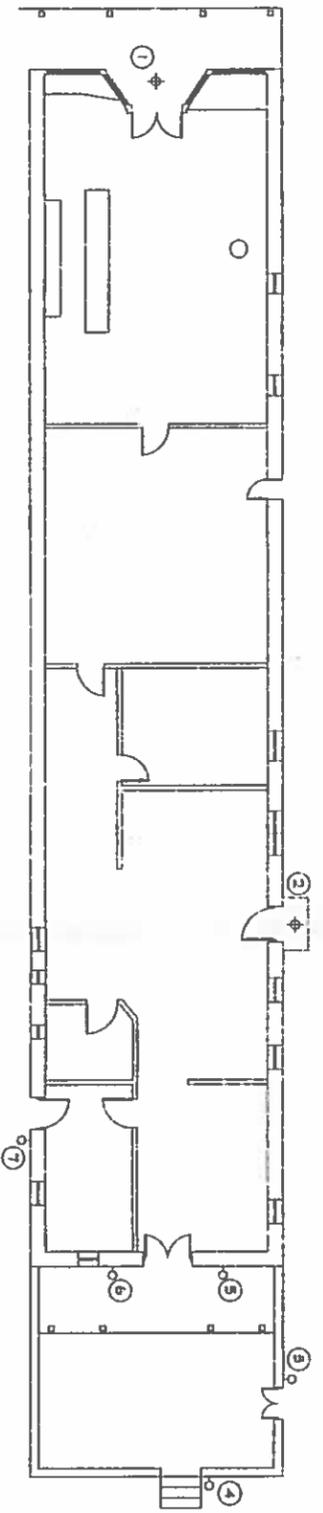
	<b>28 MAIN STREET</b> <b>CERRILLOS, NEW MEXICO</b>	<b>FLAT IRON LLC</b> <i>design &amp; draft &amp; build</i>
	DESIGN DRAFTING CONSTRUCTION ERIC J. HARRIS NM LICENSE #581992 2920 PUEBLO TSANKAH SANTA FE, N.M. PH 505 660 1185	
DATE: 7-16-2015 REVISIONS:	APPROVALS: DATE: DRAWN BY: E.J.H. ENGINEER:	A-4



EXISTING FLOOR PLAN (SALOON AND RESIDENCE)  
1/8" = 1'-0"



PROPOSED FLOOR PLAN (SALOON AND RESIDENCE)  
1/8" = 1'-0"



LIGHTING SCHEDULE

LOCATION	DESCRIPTION	REMARKS
1 SALOON ENTRY PORTAL	EXIST. CLG. PORTAL	EXIST. TO REMAIN FOR CLG. HTD. FIXTURE
2 RESIDENCE ENTRY PORTAL	EXIST. CLG. PORTAL	EXIST. TO REMAIN FOR CLG. HTD. FIXTURE
3 EXIST. COATROOM WALL	EXIST. WALL HTD. FIXTURE	EXIST. TO REMAIN FOR CLG. HTD. FIXTURE
4 EXIST. COATROOM WALL	EXIST. WALL HTD. FIXTURE	EXIST. TO REMAIN FOR CLG. HTD. FIXTURE
5 EXIST. COATROOM WALL	EXIST. WALL HTD. FIXTURE	EXIST. TO REMAIN FOR CLG. HTD. FIXTURE
6 EXIST. COATROOM WALL	EXIST. WALL HTD. FIXTURE	EXIST. TO REMAIN FOR CLG. HTD. FIXTURE
7 RESIDENCE BACK DOOR	EXIST. WALL HTD. FIXTURE	EXIST. TO REMAIN FOR CLG. HTD. FIXTURE
8 RESIDENCE BACK DOOR	EXIST. WALL HTD. FIXTURE	EXIST. TO REMAIN FOR CLG. HTD. FIXTURE

NOTE NO NEW EXTERIOR LIGHTING PROPOSED IN THIS SUBMITTAL.  
SEE ATTACHED CUTSHEET FOR REPLACEMENT FIXTURE SPEC.

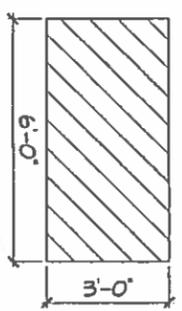
COMMERCIAL USE SQUARE FOOTAGE

EXISTING	EXISTING
SALOON SPACE	611 SQ. FT.
BATHROOM	87 SQ. FT.
BATHROOM VESTIBULE SPACE	369 SQ. FT.
KITCHEN	77 SQ. FT.
STORAGE SPACE	1211 SQ. FT.
TOTAL SQUARE FOOTAGE	2265 SQ. FT.

RESIDENTIAL USE SQUARE FOOTAGE

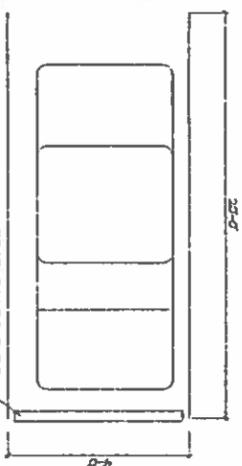
EXISTING	EXISTING
HEATED SPACE	1706 SQ. FT.
UNHEATED SPACE	140 SQ. FT.
TOTAL SQUARE FOOTAGE	2046 SQ. FT.



PROPOSED SIGNAGE  
1/2" = 1'-0"

SOURCE NOTES

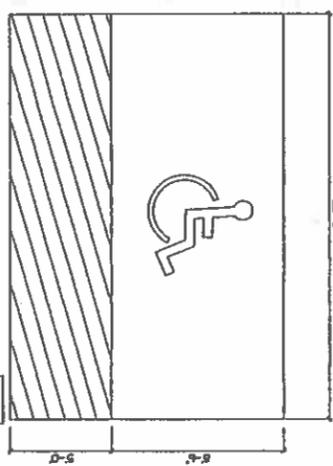
WEST FACADE OF STRUCTURE IS 25' LONG ALLOWING 25 SQ. FT. OF SIGNAGE. PROPOSED SIGNAGE TO BE APPROX. 8 SQ. FT. PAINTED, NON-ILLUMINATED SIGNAGE IDENTIFYING THE BUSINESS NAME AND ADDRESS TO BE DETERMINED AT A LATER DATE SEE WEST ELEVATION SHEET A7-0 FOR LOCATION



TYPICAL PARKING SPACE  
1/4" = 1'-0"

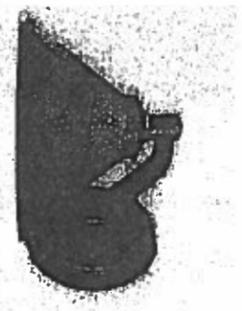
NOTE NO CONCRETE PAD PARKING SPACES EXIST ON CERRILLOS MAIN STREET

25'-0"



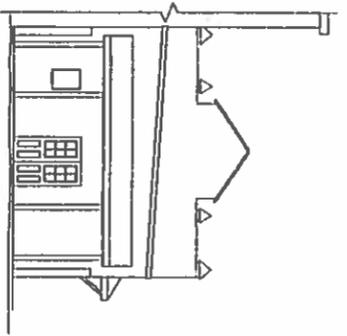
ADA PARKING SPACE  
1/4" = 1'-0"

PROP. REPLACEMENT FIXTURE FOR EXIST. NON-SHIELDED FIXTURES (3)  
NTS

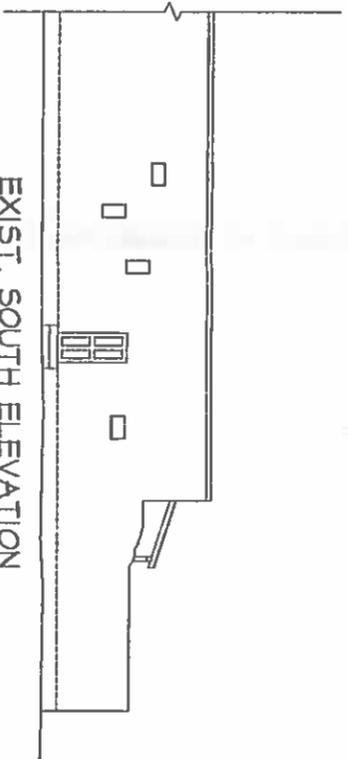


NBC-33

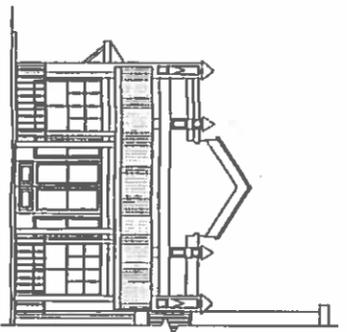
	APPROVALS: DATE: _____ DRAWN BY: E.J.H.	<b>28 MAIN STREET</b> <b>CERRILLOS, NEW MEXICO</b>	DESIGN DRAFTING CONSTRUCTION ERIC J. HARRIS NM LICENSE #1681592 2920 PUEBLO TSANKAM SANTA FE, N.M. PH 505 660 1185	<b>FLAT IRON LLC</b> <i>design &amp; draft &amp; build</i>
	DATE: 7-10-2013 REVISIONS: DATE: _____	<b>A-5</b>		



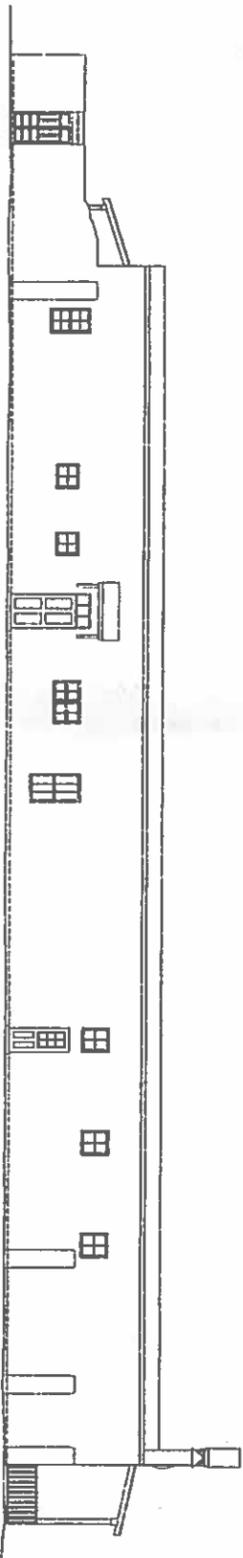
EXIST. EAST ELEVATION  
(NO CHANGES PROPOSED)  
1/8" = 1'-0"



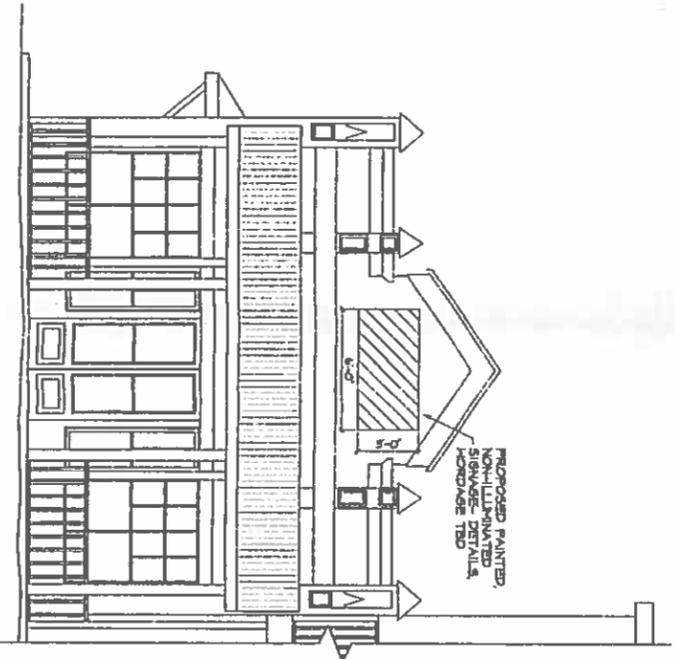
EXIST. SOUTH ELEVATION  
(NO CHANGES PROPOSED)  
1/8" = 1'-0"



EXIST. WEST ELEVATION  
(SEE PROPOSED SIGNAGE-  
ONLY CHANGE PROPOSED)  
1/8" = 1'-0"



EXIST. NORTH ELEVATION  
(NO CHANGES PROPOSED)  
1/8" = 1'-0"



PROP. WEST ELEVATION  
SIGNAGE ONLY PROP.  
ALTERATION  
1/4" = 1'-0"

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28 MAIN STREET  
CERRILLOS, NEW MEXICO

DESIGN DRAFTING CONSTRUCTION  
ERIC J. HARRIS  
NM LICENSE #501592  
2920 PUEBLO TSANKAW  
SANTA FE, NM.  
PH 505 660 1185



DATE: 7-10-2015  
REVISIONS: DATE:

A-6



## MEMORANDUM

**DATE:** July 13, 2015  
**TO:** Jose Larranaga, Commercial Development Case Manager  
**FROM:** Miguel Romero, Development Review Specialist Sr.  
**VIA:** Penny Ellis-Green, Land Use Administrator  
Vicki Lucero, Building and Development Services Manager  
Wayne Dalton, Building and Development Services Supervisor  
**FILE REF.:** Case # V/Z/PDP/FDP 15-5210 28 Main Street

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### REVIEW SUMMARY:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code 1996-10 and Ordinance # 2006-11 (The Los Cerrillos Traditional Community Zoning District). The subject property is a 0.656 acre parcel located in the Los Cerrillos Traditional Community Zoning District at 28 Main Street in Cerrillos, within Section 17, Township 14 North, Range 8 East.

### Landscaping

The Applicant states that no new landscaping will be proposed for the referenced project due to the existing structural conditions. The existing structure was constructed on front and side lot lines, which leaves no private property for new landscaping. The Applicant states that there are existing drought tolerant deciduous trees, grasses and shrubs located throughout the project area (Refer to pg. A-4). Currently there are a total of fourteen (14) parking spaces for the Saloon, five (5) parking spaces on-site and nine (9) located on Main Street. The Applicant has applied for a variance of the "Code" Article III Section 4.4.4f.10 (Landscaping for Road Frontage Areas) and Article III Section 4.4.4f.11 (Landscaping for Parking Lots) and any other pertinent landscape requirements. The Applicant has provided a Water Budget for the proposed project.



NBC-36

## MEMORANDUM

DATE: July 21, 2015  
TO: John M. Salazar, Development Review Specialist  
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 #V/Z/ PDP/FDP15-5210 28 Main Street

---

### 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 is for a restaurant Master Plan Zoning/ Preliminary and Final Development Plan on 0.656 acres. The subject property is located at 28 Main Street in Cerrillos New Mexico.

#### PARKING:

The Applicant purposes to utilize on street parking with a designated handicap space along First Street. The Applicant shall comply with all parking requirements within Article III, Section 9 (Parking Requirements) and Ordinance No.2006-11 section 2.6. Performance Standards for Commercial Development. Staff has determined that the Parking element of this Application complies with Article III, Section 9 (Parking Requirements).

#### ARCHITECTURAL:

The Applicant has submitted Building Elevations of the existing structure. No new structures or changes are purposed with this application. Elevations for the existing structure will remain under 24 feet in height. Staff has determined that the Architectural element of this Application complies with Article III, Section 2.3.6b of the Land Development Code.

#### SIGNAGE:

The Applicant has submitted Signage detail and proposes to utilize a 6'x3' (18sq. ft.) painted Non-illuminated wall mounted sign identifying the business name on the west façade of the structure which is 25' long. The wordage has not been determined at this time. Staff has

determined that the signage element of this Application complies with Article VIII (Sign Regulations).

**LIGHTING:**

The Applicant propose to utilize 4 of 7 existing exterior lights which consist of 2 ceiling Mounted lights and two wall mounted sconces under portal. Three fixtures will be replaced with new shielded down lit lights all will be lamped with 60w bulbs. Staff has determined that the lighting element of this Application complies with Article III Section 4.4.4h (Outdoor Lighting Standards).

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



SUSANA MARTINEZ  
Governor  
JOHN A. SANCHEZ  
Lieutenant Governor

NEW MEXICO  
ENVIRONMENT DEPARTMENT

2540 Camino Edward Ortiz  
Santa Fe, NM 87507  
Phone (505) 827-1840 Fax (505) 827-1839  
www.env.nm.gov



RYAN FLYNN  
Cabinet Secretary  
BUTCH TONGATE  
Deputy Secretary

July 27, 2015

Jose Larrañaga, Development Review Team Leader  
Planning and Development Division  
Santa Fe County  
P.O. Box 276  
Santa Fe, NM 87504-0276

**RE: CDRC CASE # V/Z/PDP/FDP 15-5210 28 Main Street**

Dear Mr. Larrañaga:

I have reviewed the correspondence you provided concerning the referenced, proposed development and offer the following comments.

The existing property has a valid septic system permit that was issued through our office (SF060264). However, that permit was for residential use only (2-bedrooms). The proposed development (restaurant and 2-bedroom residential) will add to the wastewater flow from the site. Therefore, the existing septic system will likely need to be modified to sufficiently handle the extra flow. Additionally, because restaurants typically produce excess fats, oils and grease, a grease interceptor will likely need to be installed.

Please contact me with any questions or if you need additional information.

Sincerely,

Bill Brown  
Liquid Waste Specialist  
New Mexico Environment Department

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STATE OF NEW MEXICO  
**OFFICE OF THE STATE ENGINEER**  
CONCHA ORTIZ Y PINO BUILDING, 130 SOUTH CAPITOL, SANTA FE, NM 87501  
TELEPHONE: (505) 827-6091 FAX: (505) 827-3806

**TOM BLAINE, P.E.**  
**STATE ENGINEER**

August 10, 2015

Mailing Address:  
P.O. Box 25102  
Santa Fe, NM 87504-5102

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

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

**Reference: 28 Main Street Master Plan/Preliminary/Final Development Plan**

Dear Mr. Larrañaga:

On July 14, 2015, the Office of the State Engineer (OSE) received a request to provide comments for 28 Main Street Master Plan/ Preliminary/Final Development Plan submittal.

The proposal is a request to allow the development of a restaurant as part of an existing 3,257 square foot structure. The restaurant will encompass 1,211 square feet and the remaining 2,046 square feet will be utilized as a private residence. The property is located approximately 0.5 miles west of Highway 14 in the town of Los Cerrillos at the corner of Main and First Street within Township 14N, Range 8E Section 17. The proposed water supply will be from El Vadito de los Cerrillos Water Association.

This proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act. When a development/subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed (pursuant to the Code) to determine if it is technically correct and reasonable.

The proposal includes an indoor and outdoor water budget which estimates water use for the 28 Main Street development to be 0.83 acre-feet per year (afy) with 0.14 afy for indoor residential use, 0.03 afy for outdoor use, and 0.66 afy for restaurant use. There is confusing information in the outdoor water budget. It is unclear how some of the gallons per month values were calculated.

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

NBC-40

currently holds sufficient water rights to provide service to the proposed development. A letter from the utility, stating they are ready, willing, and able to provide water service for the development is included in the proposal as required by Section 6.4.4(a) of the Code.

Article VII, Section 6.1 of the Code allows the Santa Fe County Land Use staff to refer development plans to state agencies for review "*if, in the opinion of the County Hydrologist and the Code Administrator, such referrals will provide information necessary to the determination of whether or not a proposed development is in conformance with provisions of this Code*". The OSE recognizes the proactive actions on behalf of the County to solicit the technical opinion of the OSE on this development plan. However, because the proposed development is not formally covered under the New Mexico Subdivision Act, the OSE declines to provide an opinion at this time. We appreciate the opportunity to review the 28 Main Street Master Plan/Preliminary/Final Development Plan.

If you have any questions, please call Julie Valdez at 505-827-6790.

Sincerely,



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

cc: OSE Water Rights Division, Santa Fe Office



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

August 12, 2015

Jose E. Larrañaga  
Development Review Team Leader  
Santa Fe County Land Use Department  
102 Grant Avenue  
Santa Fe, NM 87501

Re: CDRC CASE# V/Z/PDP/FDP 15-5210, 28 Main Street, Cerrillos

Dear Mr. Larrañaga:

I am writing concerning the above referenced development plans received at the Historic Preservation Division (HPD) on July 14, 2015. A review of our records shows that the building located at 28 Main Street in Cerrillos is part of the Los Cerrillos Mining District. The Cerrillos Mining District was listed on the State Register of Cultural Properties on February 9, 1973 as SR# 273). Although the building is listed on the State Register, the proposed plan to the use of the building to a restaurant and the addition of signage and new exterior light fixtures will not adversely affect the historic qualities of the building. Because the proposal will not cause an adverse effect, HPD has no concerns with the proposal.

If exterior modifications are planned in the future, please contact us as soon as possible so that we can review the plans in accordance with Section 18-6-8.1 of the Cultural Properties Act and ensure that the modifications do not cause an adverse effect. In addition, if modifications are proposed, the owner of the building may be interested in receiving state income tax credits for the improvements. In order to receive state income tax credits, this office and our advisory board, the Cultural Properties Review Committee, must review and approve the modifications prior to construction.

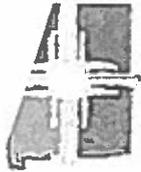
Please do not hesitate to contact me if you have any questions. I can be reached by telephone at (505) 827-4064 or by email at [michelle.ensev@state.nm.us](mailto:michelle.ensev@state.nm.us).

Sincerely,

Michelle M. Ensey  
Archaeologist

Log: 101086 101806

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NEW MEXICO DEPARTMENT OF  
**TRANSPORTATION**

Revised letter

July 22, 2015

Jose E. Larranaga,  
Development Review Team Leader  
Santa Fe County  
102 Grant Avenue  
Santa Fe, NM 87504-0276

RE: CDRC CASE#V/Z/PDP/FDP 15-5210; 28 Main Street, Village of Cerrillos; NM, Final  
Development Plan Amendment

Dear Mr. Larranaga:

The New Mexico Department of Transportation (NMDOT) District 5 Traffic Section has reviewed the Master Plan Amendment and Preliminary & Final Development Plan for 1,211 square foot restaurant with in a 3,257 SQ structure final development. The proposed development is within the County of Santa Fe, New Mexico and consists of several types of Land uses off our roadway system.

We are in agreement with your findings and recommendations that this development will not impact our State transportation system. We therefore approve the study.

Please feel free to contact me at (505)995 7802 if you have any questions.

Sincerely

M S JAWADI, P.E.

District 5 Asst. Traffic Engineer

Cc: Habib Abi-Khalil, Assistant District Engineer -- Engineering Support  
Javier Martinez, District 5 Traffic Engineer

Susana Martinez  
Governor

Tom Church  
Interim Cabinet Secretary

Commissioners

Pete Rahn  
Chairman  
District 3

Ronald Schmeits  
Commissioner  
District 4

Dr. Kenneth White  
Secretary  
District 1

Robert R. Wallach  
Commissioner  
District 2

Butch Mathews  
Commissioner  
District 5

Jackson Gibson  
Commissioner  
District 6

**Henry P. Roybal**  
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

**PUBLIC WORKS DIVISION  
MEMORANDUM**

**Date:** July 23, 2015

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

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

**Re:** **CDRC CASE # V/Z/PDP/FDP 15-5201 Main Street, Variance, Zoning, Preliminary Development Plan & Final Development Plan**

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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 project is located 0.36 miles west of New Mexico 14 / Main Street intersection, and in the northeast quadrant of the Main Street / First Street intersection all within the Los Cerrillos Traditional Community within Section 17, Township 14 North, Range 8 East. The applicant is requesting two Variances (Landscaping, and Water Harvesting), Zoning Approval, Master Plan, Preliminary and Final Development Plan approval for a restaurant on a 0.656 acre parcel.

**Access:**

The proposed project is accessed directly by both Main Street and First Street. The applicant is not proposing any changes to the existing access to the existing structure.

**Conclusion:**

Public Works has reviewed the submittal and feels that they can support the above mentioned project for a Master Plan, Preliminary Development Plan and Final Development Plan approval.

*NBC-44*

Henry P. Roybal  
Commissioner, District 1

Virginia Vigil  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Elizabeth Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

### MEMORANDUM

**TO:** Jose E. Larranaga, Development Review Team Leader  
**FROM:** Paul Casaus, SFC Utilities *PC*  
**SUBJECT:** Master Plan/Preliminary & Final Development Plan, 28 Main St  
**DATE:** 7/20/2015

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This memorandum follows review of the water availability portion of the Master Plan/Preliminary & Final Development Plan for 28 Main St. for technical accuracy and compliance with the Land Development Code.

The applicant's submittal indicates that the property totals 0.656 acres. The property is comprised of a single, 3,257 square foot structure of which 2,046 is a private residence which the owners will occupy. No new development is proposed.

The applicant provided a letter from the El Vadito de los Cerrillos water Association committing to provide water for this existing development. This development is outside the Santa Fe County utilities service area.

In reference to sewer the applicant will be under their existing Liquid Waste Permit No. SF060264, the existing NMED proposed liquid waste system use and design flows based on single family residence.

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FIRST ST

5690

5690

5690

5690

5690

MAIN ST

5690

Site

EWALDO

5690

5690

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EXHIBIT  
4

**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 - VARIANCES****3.1 Proposed Development**

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

**3.2 Variation or Modification**

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

**3.3 Granting Variances and Modifications**

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

**3.4 Height Variance in Airport Zones**

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



effect of the proposal in the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship, and relief granted will not be contrary to the public interest, will not create a hazard to air navigation, and will do substantial justice. Additionally, no application for variance may be considered by the County Development Review Committee unless a copy of the application has been furnished to the Airport Manager for advice as to the aeronautical effects of the variance. If the Airport Manager does not respond to the application within 15 days after receipt, the County Development Review Committee may act on its own to grant or deny said application. Any permit or variance granted may be so conditioned as to require the owner of the structure in question to install, operate, and maintain, at the owner's expense, such markings and lights as may be necessary.

History: 1980 Comp. 1980-6. Section 3.4 is new material by County Ordinance 1984-3, adding an administrative procedure to height variation requests in airport overlay zones.

#### SECTION 4 - SPECIAL PROCEDURE FOR APPROVAL OF DEVELOPMENT ON LOTS WHICH DO NOT MEET LOT SIZE REQUIREMENTS OF CODE

##### 4.1 Dwelling and Customary Accessory Structures

Dwelling and customary accessory structures may be erected on a lot which does not meet the lot size requirements of the Code, provided that:

- 4.1.1 The lot was in existence on the effective date of the Code (January 1, 1981) as demonstrated by the means listed in Section 4.4; or
- 4.1.2 The land is a lot which is part of a subdivision and the preliminary plat of the subdivision has been approved by the Board as of the effective date of the Code (January 1, 1981); or
- 4.1.3 The lot has been created by Small Lot Inheritance Transfer or Small Lot Family Transfer and the requirements of Section 4.3 of this Section are met.

##### 4.2 Requirements of Code Not Involving Size of Lot

All other requirements of the Code including, but not limited to, building height, setback, use, design standards, environmental provisions, water restrictions, development, building and utility permits, and certificates of occupancy, as applicable, shall be met.

##### 4.3 Small Lot Inheritance and Small Lot Family Transfer

Dwellings and customary accessory structures may be erected on a lot which does not meet size requirements of the Code and is being created by inheritance or family transfer, provided the definitions, restrictions and standards of this Section are met.

##### 4.3.1 Purposes

- 4.3.1a To maintain local cultural values by perpetuating and protecting a traditional method of land transfer within families, especially within the traditional communities; and
- 4.3.1b To permit transfers of lots which do not meet the lot size requirements of the Code from grandparents, parents or legal guardians as a one time gift to a child or grandchild in order to provide a more affordable home site for these adult children.

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

#### 4.8 Common Promotional Plans

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

### **SECTION 5 - PROCEDURES AND SUBMITTALS**

#### 5.1 Pre-application Procedures

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

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

#### 5.2 Master Plan Procedure

##### 5.2.1 Introduction and Description

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

##### 5.2.2 Master Plan Submittals

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

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V-3



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

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

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

The report will also identify the schools that service the area of the proposed project and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the project is located and to the Code Administrator.

#### 5.2.3 Master Plan Review

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

#### 5.2.4 Master Plan Approval

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

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

#### 5.2.5 Filing of Approved Master Plan

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

#### 5.2.6 Amendments and Future Phase Approvals

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

#### 5.2.7 Expiration of Master Plan

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

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

### 5.3 Preliminary Plat Procedure

#### 5.3.1 Introduction and Description

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

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

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

**6.2 Additional Fees for Unusual Circumstances**

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

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

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

**7.1.2 Information to be submitted**

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



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

### 7.1.3 Review

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

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

7.1.4 Criteria for development plan phase approval

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

7.2 Final Development Plan

7.2.1 Submittals

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

7.2.2 Review

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

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

**SECTION 8 - SUBDIVISION DESIGN STANDARDS**

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

8.1 General Policy on Roads

8.1.1 General

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

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# SANTA FE COUNTY

## *Ordinance No. 2006-11*

**AN ORDINANCE AMENDING ARTICLE XIV, ORDINANCE 2000-8, OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1996-10, TO INCLUDE THE LOS CERRILLOS TRADITIONAL COMMUNITY ZONING DISTRICT MAP AND TO CLARIFY DENSITY WITHIN THE LOS CERRILLOS TRADITIONAL COMMUNITY ZONING DISTRICT**

***NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY THAT THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1996-10, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:***

### **ARTICLE XIV- TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS**

#### **SECTION 1- LOS CERRILLOS TRADITIONAL COMMUNITY ZONING DISTRICT PURPOSE AND INTENT**

- 1.1 The standards and regulations set forth for the Los Cerrillos Traditional Community Zoning District are intended to implement the purposes and intent of the Los Cerrillos Community Plan as adopted and approved by the Board of County Commissioners on October 12, 1999 via Resolution 1999-129.
- 1.2 It is the intent of this article to establish the zoning regulations for the Los Cerrillos Traditional Community Zoning District approved by the Board of County Commissioners on June 13, 2000.

#### **SECTION 2- LOS CERRILLOS TRADITIONAL COMMUNITY ZONING DISTRICT**

##### **2.1 Location of District and Subdistricts**

All requirements of Section 2 shall apply to the Los Cerrillos Traditional Community Zoning District identified on the Los Cerrillos Traditional Community Zoning District Map, which is adopted and incorporated into this Ordinance as Exhibit 1. The Los Cerrillos Traditional Community Zoning District and Subdistricts are described in Exhibit 2, Written Description of Los Cerrillos Traditional Community Zoning District Boundary and Subdistrict Boundaries.



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## Los Cerrillos Traditional Community Zoning District Ordinance Amendment Draft

### 2.2 Density within the Los Cerrillos Traditional Community Zoning District

All lots created after the effective date of this Ordinance shall meet the following minimum lot sizes within designated zones as identified in the Los Cerrillos Traditional Community Zoning District Map defined herein:

- 2.2.1 Townsite Zone: Minimum lot size shall be .75 acres per dwelling unit.
- 2.2.2 Village Zone: Minimum lot size shall be 2 acres per dwelling unit.
- 2.2.3 Traditional Community Zone: Minimum lot size shall be 10 acres per dwelling unit.
- 2.2.4 Commercial District: Minimum lot size shall be .75 acres per dwelling unit or commercial development.

### 2.3 Legal Lots of Record

- 2.3.1 Legal Lots of Record with lot sizes smaller than the minimum lot sizes set forth in Section 2.2 shall be recognized.

### 2.4 Performance Standards for Residential Development

A development permit may be approved only if the following standards are met:

- 2.4.1 A water resource plan, permit from the State Engineer's Office or a community water system water meter membership shall be submitted as part of the development permit process to establish a water source.
- 2.4.2 The dwelling unit shall have a maximum roofed area lot coverage of fifty percent (50%).
- 2.4.3. All land surveys and plats shall be tied to monuments delineating the Community District, established and recorded as the Boundary Survey Plat of the Los Cerrillos Traditional Community Boundaries, Book 427 and Page 29.
- 2.4.4. Pitched roofs and windows shall have a 'Light Reflective Value' of 40 or less.
- 2.4.5. Owner-occupied businesses are permitted in residential areas.

### 2.5 Commercial District

- 2.5.1 Residential and other uses shall be allowed within the Commercial District and shall meet all requirements as set forth in subsections 2.2 and 2.3.
- 2.5.2 Commercial uses and non owner-occupied businesses are only allowed within the Commercial District. All requirements of subsection 2.6, Performance Standards for Commercial Development, shall apply to commercial uses located within the Commercial District.
- 2.5.3 The Los Cerrillos Commercial District is identified in the Los Cerrillos Traditional Community Zoning District Map of this Ordinance.

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## Los Cerrillos Traditional Community Zoning District Ordinance Amendment Draft

### 2.6. Performance Standards for Commercial Development

A development permit may be approved only if the following standards are met:

- 2.6.1 Maximum roofed area lot coverage, not including setbacks, septic and onsite parking shall be no more than seventy percent (70%).
- 2.6.2 Pitched roofs and windows shall have a 'Light Reflective Value' of 40 or less.
- 2.6.3 Side setbacks shall be a minimum of 5 feet from property line.
- 2.6.4 Rear setback shall be a minimum of 10 feet from property line.
- 2.6.5 No front setback shall be required.
- 2.6.6 No side yard setback is required if fire resistive construction between commercial buildings is used and is approved by the County Fire Marshal.
- 2.6.7 All businesses within the commercial district shall be eligible for on street parking. A maximum of sixty-six percent (66%) of customer parking shall be allowed on the County right-of-way within the commercial district. All designated on street parking shall be parallel parking.
- 2.6.8 All land surveys and plats shall be tied to monuments delineating the Community District, established and recorded as the Boundary Survey Plat of the Los Cerrillos Traditional Community Boundaries, Book 427 and Page 29.

### 2.7 Home Occupations

- 2.7.1 Home Occupations identified in the County Land Development Code, as amended, are allowed throughout the Los Cerrillos Traditional Community Zoning District.
- 2.7.2 Home Occupations may fulfill partial parking requirements in front of and on the same side of the street as the home occupation. All designated on street parking shall be parallel parking.

### 2.8 Commercial Uses

- 2.8.1 All commercial uses shall meet the criteria as set forth in Article III, Subsection 4.3.2, Guidelines for Types of Permitted Uses and Structures on Local or Small Scale Districts.
- 2.8.2 The following commercial uses shall not be allowed within the Community District:
  - a. Mini-storage units
  - b. Private clubs and lodges
  - c. Shopping centers
  - d. Dry cleaners

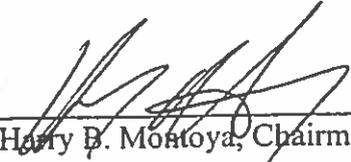
### 2.9 Buses

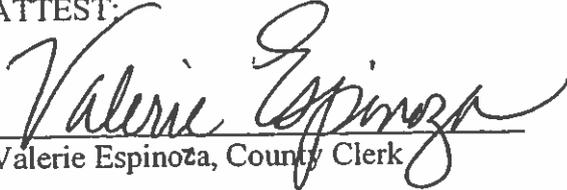
- 2.9.1 Buses capable of carrying more than 15 passengers shall be restricted from River Street.

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**Los Cerrillos Traditional Community Zoning District Ordinance Amendment Draft**

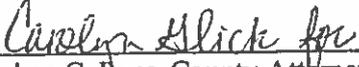
**PASSED, ADOPTED AND APPROVED** this 12<sup>th</sup> day of December  
2006, by the Santa Fe County Board of County Commissioners.

  
\_\_\_\_\_  
Harry B. Montoya, Chairman

ATTEST:  
  
\_\_\_\_\_  
Valerie Espinoza, County Clerk



APPROVED AS TO FORM

  
\_\_\_\_\_  
Stephen C. Ross, County Attorney

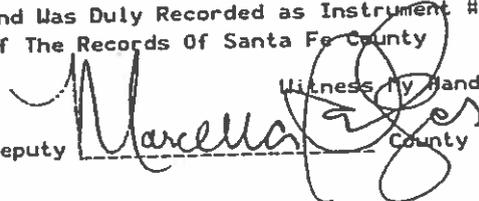
**CERTIFICATE OF FILING**



COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

BCC ORDINANCE  
PAGES: 9

I Hereby Certify That This Instrument Was Filed for  
Record On The 5TH Day Of January, A.D., 2007 at 11:49  
And Was Duly Recorded as Instrument # 1465849  
Of The Records Of Santa Fe County

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

NBC-59

NBC-60

**Exhibit 2:**  
**Written Description of Los Cerrillos**  
**Traditional Community Zoning District and Subdistrict Boundaries**

1 The Los Cerrillos Traditional Community Zoning District Boundary is identified in the records of the Santa Fe  
2 County Clerk, Book 427 and Page 29, described as the Los Cerrillos Traditional Community Boundary. The  
3 Los Cerrillos Traditional Community Boundary Survey Plat, herein described as "Boundary Map" is described  
4 as follows:

5  
6 Los Cerrillos Traditional Community Zoning District Boundary Written Description:

7 A parcel of land located within Sections 17, 18, 19 & 20, T.14N., R.8E., N.M.P.M., known as the "1999 Los  
8 Cerrillos Traditional Community Boundary", within the Vicinity of Los Cerrillos in the County of Santa Fe,  
9 New Mexico, being more particularly described as follows:

10 Beginning at a point being the southeast corner of the herein described tract or parcel of land, being a  
11 3" aluminum cap, stamped "CB-5", from which point the U.S.G.L.O. marked stone, W ¼ corner of  
12 section 20, T.14N., R.8E., N.M.P.M., bears NW 81°39'56"W a distance of 1993.67 feet; Thence  
13 N90°00'00" W, a distance of 3576.37 feet to a point, being the southwest corner, also being a 3"  
14 aluminum cap, stamped "CB-6"; Thence N00°00'00" E a distance of 2920.44 feet to a point, being a  
15 3" aluminum cap, stamped "CB-2"; Thence N00°00'00" E a distance of 2638.89 feet to a point, being  
16 the northwest parcel corner, also being a 3" aluminum cap, stamped "CB-7"; from which point a 2"  
17 aluminum cap, second order control monument, stamped "PP-188", bears N42°33'38"E a distance of  
18 3118.62 feet; Thence from "CB-7", N89°07'10"E a distance of 1588.84 feet to a point, being the W ¼  
19 corner of section 17, T.14N., R.8E., N.M.P.M.; Thence N89°59'36"E a distance of 1987.72 feet to a  
20 point, being the northeast parcel corner, also being a 3" aluminum cap, stamped "CB-8"; Thence  
21 S00°00'00"E a distance of 5583.97 feet to the point and place of beginning "POB".

22  
23 The Los Cerrillos Traditional Community Zoning District Subdistricts are described as follows:

24  
25 Traditional Community Zone:

26 Beginning at the Northwest point of the Boundary Map at a point surveyed in the Boundary Map and  
27 identified as "CB-7".

28 West along the Boundary Map approximately 3,577 feet to a point surveyed in the Boundary Map and  
29 identified as "CB-8",

30 South along Boundary Map approximately 5,584 feet to a point surveyed in the Boundary Map and  
31 identified as "CB-5",

32 West along Boundary Map approximately 3,576 feet to a point surveyed in the Boundary Map and  
33 identified as "CB-6",

34 North along Boundary map approximately 2,920 feet to a point surveyed in the Boundary Map and  
35 identified as "CB-2",

36 East along 1980 Traditional Community boundary line approximately 100 feet to the El Vadito de Los  
37 Cerrillos Water Association Boundary, herein described as "WAB",

38 Southeast approximately 955 feet along WAB to corner "E" described in Boundary Map,

39 South approximately 1655 feet along WAB to corner "D" described in Boundary Map,

40 Northeast approximately 1542 feet along WAB to corner "C" described in Boundary Map,

41 Northeast approximately 2181 feet along WAB to corner "B" described in Boundary Map,

42 Northeast approximately 1158 feet along WAB to corner "A" described in Boundary Map,

43 Northwest approximately 1114 feet along WAB to corner "T" described in Boundary Map,

44 West approximately 1085 feet along WAB to corner "H" described in Boundary Map,

NBC-61

1 South approximately 742 feet along WAB to corner "G" described in Boundary Map,  
2 Southwest approximately 1006 feet along WAB to a point surveyed in the Boundary Map and  
3 identified as "CB-3",  
4 North along Boundary Map approximately 2,639 feet to a point surveyed in the Boundary Map and  
5 identified as "CB-7", POB.  
6

7 Townsite Zone:

8 Beginning at Corner H, the Northwest point of the WAB,  
9 East approximately 1085 feet along WAB to corner "I" described in Boundary Map,  
10 Southeast approximately 783 feet along WAB to a point surveyed in the Boundary Map and identified  
11 as "CB-4",  
12 South approximately 1731 feet along area identified in Boundary Map as 1980 Traditional Community  
13 Boundary to a point surveyed in the Boundary Map and identified as "CB-1",  
14 West along 1980 Traditional Community Boundary approximately 1596 feet to a point surveyed in the  
15 Boundary Map and identified as "CB-2",  
16 North along Boundary Map approximately 834 feet to a point surveyed in the Boundary Map and  
17 identified as "CB-3",  
18 Northeast along WAB approximately 1,006 feet to corner "G" identified in the Boundary Map,  
19 North approximately 742 along WAB feet to POB.  
20

21 Village Zone:

22 Beginning at a point identified as "CB-4" on Boundary Map, at corner of Townsite Zone and WAB,  
23 Southeast approximately 1114 feet along WAB to corner "A" described in Boundary Map,  
24 Southwest approximately 1158 feet along WAB to corner "B" described in Boundary Map,  
25 Southwest approximately 2181 feet along WAB to corner "C" described in Boundary Map,  
26 Southwest approximately 1542 feet along WAB to corner "D" described in Boundary Map,  
27 North approximately 1655 feet along WAB to corner "E" described in Boundary Map,  
28 North approximately 955 feet along WAB to be adjacent to Townsite Zone,  
29 East approximately 1500 feet along Townsite Zone Boundary to at a point identified as "CB-1" of  
30 Boundary Map,  
31 North Boundary approximately 1731 feet along Townsite Zone to a point identified as "CB-4" of  
32 Boundary Map and POB.  
33

34 Commercial District:

35 Subsection 2.5.3 of the Ordinance shall apply.

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# SANTA FE COUNTY

Ordinance No. 2003-6

2683661

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An Ordinance Amending Ordinance 1996-10, the Santa Fe County Land Development Code, Article III, Section 4.4.1 and Article III, Section 2.4.1 to require rainwater catchment systems for all commercial and residential development.

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**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY THAT THE SANTA FE COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED AS FOLLOWS:**

**ARTICLE III, SECTION 2.4.1 Construction of One to Four Dwellings**

2.4.1 a. The following submittals and review shall apply to an application for a development permit involving the construction, alteration or repair of one to four dwellings or the construction, alteration or repair of an accessory structure:

1. Submittals

(a) The applicant shall fill out a development permit application on a form provided by the Code Administrator. The application shall be accompanied by the following:

- (vii) A water harvesting plan to capture drainage from a minimum of 85% of the roofed area for use as landscape irrigation shall be submitted.
  - a. Homes of 2,500 sq. ft. of heated area or greater shall install a cistern that is buried, partially buried or within an insulated structure and is connected to a pump and a drip irrigation system to serve all landscaped areas. Cisterns shall be sized to hold 1.15 gallons per square foot of heated area but this figure may be adjusted based on proposed landscaping. The capacity of the cistern shall be approved by the Land Use Administrator.
  - b. Homes smaller than 2,500 sq.ft. of heated area shall install rain barrels, cisterns or other water catchment basins to capture drainage from noted areas.
  - c. The water harvesting plan shall be in accordance with general guidelines prepared by the Land Use Administrator.



1 NBC-63

2683662

ARTICLE III, SECTION 4.4.1 Submittals

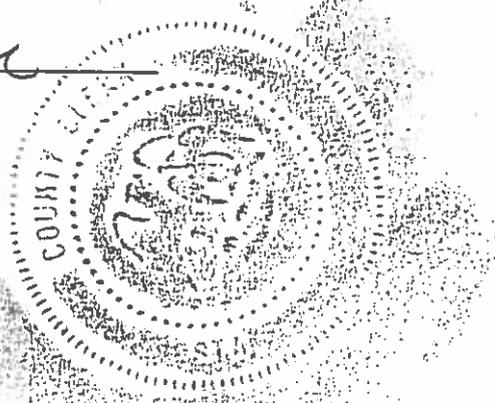
b. A development plan shall be submitted for individual uses to be permitted within the district, as follows:

- 6) A water harvesting plan to collect all roof drainage for use as landscape irrigation shall be submitted.
  - a. Cisterns shall be buried, partially buried or within an insulated structure and shall be connected to a pump and a drip irrigation system to serve all landscaped areas. Cisterns shall be sized to hold 1.5 gallons per square foot of roofed area. The size of the cistern may be adjusted to provide a month's worth of landscaping water. The size of the cistern shall be approved by the Land Use Administrator.
  - b. The water harvesting plan shall be in accordance with the general guidelines prepared by the Land Use Administrator.

PASSED, APPROVED, and ADOPTED this 14 day of October, 2003, by the Santa Fe County Board of County Commissioners.

[Signature]  
JACK SULLIVAN, CHAIRMAN

ATTEST: [Signature]  
REBECCA BUSTAMANTE  
SANTA FE COUNTY CLERK



APPROVED AS TO FORM:

[Signature] 10-14-03  
COUNTY ATTORNEY

CERTIFICATE OF FILING

I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated as Ordinance No. 2003 - 6, was filed in my office on the 15 day of OCT., 2003, in book Number 2683 at Page 661-663

COUNTY OF SANTA FE /295/ ss 832 SANTA FE COUNTY CLERK  
STATE OF NEW MEXICO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 15 DAY OF OCT A.D. 2003 AT 12:12 O'CLOCK P.M. AND WAS DULY RECORDED IN BOOK 2683 PAGE 661-663 OF THE RECORDS OF SANTA FE COUNTY

WITNESS MY HAND AND SEAL OF OFFICE  
REBECCA BUSTAMANTE  
COUNTY CLERK, SANTA FE COUNTY, N.M.

[Signature] 2

2BC-64



THE SANTA FE  
**NEW MEXICAN**  
 Founded 1849

2683663

*Penny-Ellis-Green*  
 SF COUNTY - Land Use  
 PO BOX 276  
 SANTA FE NM 87504-0276

ALTERNATE ACCOUNT: 73450  
 AD NUMBER: 00029984 ACCOUNT: 00002845  
 LEGAL NO: 74080 P.O. #: 400065  
 64 LINES 2 TIME(S) at 79.00  
 AFFIDAVIT: 5.25  
 TAX: 5.63  
 TOTAL: 89.88

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held to consider adoption of an Ordinance amending Ordinance 1996-10 Santa Fe County Land Development Code, Article III, Section 4.4.1, Article V, Section 5.2.2, Article V, Section 5.3.2 and Article V, Section 7.1.2 and Article III, Section 2.4.1 to require rainwater catchment systems for all commercial and residential development.

Copies of the Ordinance are available in the Land Use Office, second floor, Santa Fe County Courthouse.

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, 102 Grant Avenue, Santa Fe, New Mexico on the 14th day of October, 2003, at 5 p.m. before the Board of County Commissioners.

Please forward all comments and questions to the County Land Use Administration Office at 986-6225.

All interested parties will be heard at the Public Hearing prior to the Commission taking action. All comments, questions and objections to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing.  
 Legal #74080  
 Pub. September 30; October 7, 2003

**AFFIDAVIT OF PUBLICATION**

STATE OF NEW MEXICO  
 COUNTY OF SANTA FE

I, K. Voorhees, being first duly sworn declare and say that I am Legal Advertising Representative of THE SANTA FE NEW MEXICAN, a daily newspaper published in the English language, and having a general circulation in the Counties of Santa Fe and Los Alamos, State of New Mexico and being a newspaper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 on Session Laws of 1937; that the publication # 74080 a copy of which is hereto attached was published in said newspaper 2 day(s) between 09/30/2003 and 10/07/2003 and that the notice was published in the newspaper proper and not in any supplement; the first date of publication being on the 30th day of September, 2003 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

/s/ K. Voorhees  
 LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 7th day of October, 2003

Notary Laura E. Harlin

Commission Expires: 11/23/03

NBC-65

THE BOARD OF COUNTY COMMISSIONERS OF  
SANTA FE COUNTY

ORDINANCE NO. 2008- 4

AN ORDINANCE AMENDING ORDINANCE 2003-6 AND THE SANTA FE COUNTY LAND DEVELOPMENT CODE, 1996-11, TO CORRECT ERRORS AND THEREBY CLARIFY THE APPLICABILITY OF ORDINANCE NO. 2003-6, TO PERMIT THE USE OF WATER RECYCLING SYSTEMS IN LIEU OF RAINWATER CATCHMENT SYSTEMS FOR LANDSCAPING OF ALL COMMERCIAL AND RESIDENTIAL DEVELOPMENT OR OTHER APPROVED USE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY AS FOLLOWS:

Section One. Article III, Section 2.4.1a(1)(a)(vii) of the Santa Fe County Land Development Code, Ordinance No. 1996-11 (and the same provision of Ordinance No. 2003-6), shall be and is hereby is amended as follows:

"2.4.1 Construction of One to Four Dwellings

"2.4.1a(1)(a)(vii) A water harvesting plan to capture drainage from a maximum of 85% of the roofed area for use as landscape irrigation shall be submitted, unless an approved development permit includes a plan for recycling of water to each structure and common areas and landscaping or other approved uses. The water harvesting plan shall be in accordance with general guidelines prepared by the Land Use Administrator."

Section Two. Article III, Section 2.4.2b(3)(d) of the Santa Fe County Land Development Code, Ordinance No. 1996-11 (and the same provision of Ordinance No. 2003-6), shall be and hereby is amended as follows:

"(d) Water Conservation.

"i. All lots created in accordance with Sections 2.3.1a(ii)(b), (d), (f), (g) and (h), which are less than ten (10) acres in size shall be subject to water conservation covenants as set forth in Article VII, Section 6.6.2

"ii. Homes of 2,500 sq. ft. of heated area or greater shall install a cistern that is buried, partially buried or within an insulated structure and is connected to a pump and a drip irrigation system to serve all landscaped areas. Cisterns shall be sized to hold 1.15 gallons per square foot of heated area but this figure may be



NBC-66

adjusted based on proposed landscaping. The capacity of the cistern shall be approved by the Land Use Administrator.

"iii. Homes smaller than 2,500 sq. ft. of heated area shall install rain barrels, cisterns or other water catchment basins to capture drainage from noted areas.

"iv. The requirements of this Subsection shall not apply when the development permit includes a plan for recycling of water to each structure and common areas and landscaping or other approved uses."

**Section Three.** Article III, Section 4.4.1(b)(6) of the Santa Fe County Land Development Code, Ordinance No. 1996-11 (and the same provision of Ordinance No. 2003-6) shall be and hereby is amended with the following additional sub subsection:

"(6) A water harvesting plan to collect all roof drainage for use as landscape irrigation shall be submitted, unless a development permit includes a plan for recycling of water to each structure and common areas and landscaping or other approved uses, if desired, unless a development permit includes a plan for recycling of water to each structure and common areas and landscaping or other approved uses. The water harvesting plan shall be in accordance with the general guidelines prepared by the Land Use Administrator."

**Section Four.** Article III, Section 4.4.4 of the Santa Fe County Land Development Code, Ordinance No. 1996-11 (and the same provision of Ordinance No. 2003-6) shall be and hereby is amended with the following additional subsection:

"4.4.4g Water Harvesting. Cisterns shall be buried, partially buried or within an insulated structure and shall be connected to a pump and a drip irrigation system to serve all landscaped areas. Cisterns shall be sized to hold 1.5 gallons per square foot of roofed area, unless a development permit includes a plan for recycling of water to each structure and common areas and landscaping or other approved uses. The size of the cistern may be adjusted to provide a month's worth of landscaping water. The size of the cistern shall be approved by the Land Use Administrator."

**PASSED, APPROVED, and ADOPTED** this 13th day of May, 2008, by the Board of County Commissioners of Santa Fe County.

**THE BOARD OF COUNTY COMMISSIONERS  
OF SANTA FE COUNTY**

By:   
Jack Sullivan, Chair

NBC-67

ATTEST:

Valerie Espinoza *VT*  
Valerie Espinoza, Santa Fe County Clerk



Approved As To Form:

[Signature]  
County Attorney



COUNTY OF SANTA FE ) BCC ORDINANCE  
STATE OF NEW MEXICO ) ss PAGES: 3

I Hereby Certify That This Instrument Was Filed for  
Record On The 19TH Day Of May, A.D., 2008 at 15:04  
And Was Duly Recorded as Instrument # 1526179  
Of The Records Of Santa Fe County

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

NBC-68

COUNTY OF SANTA FE | WARRANTY DEED  
 STATE OF NEW MEXICO | 55 PAGES 1

I Hereby Certify That This Instrument Was Filed for  
 Record On The 29TH Day Of May, A.D., 2014 at 10:10:51 AM  
 And Was Duly Recorded as Instrument # 1737844  
 Of The Records Of Santa Fe County

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

Deputy - KVAUGHN

Prepared By and Return To:  
 Fidelity National Title of New Mexico, Inc  
 300 Paseo De Peralta, Suite 101  
 Santa Fe, NM 87501

GF# FT000156810-NM21

*JL21*



e-Recorded 1737844 05/29/14 SFC

**WARRANTY DEED**  
 (Joint Tenants)

Anthony D. Montoya and Patricia D. Montoya, husband and wife as joint tenants  
 for consideration paid, grant to

Patrick P. Torres and Kelly J. Torres , Husband and wife as Joint Tenants  
 whose address is ,

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

All of that certain tract of land as shown on plat entitled "Lands Claimed by Montoya et al... within the  
 Townsite of Cerrillos, New Mexico, in Section 17, T14N, R8E, N.M.P.M....", filed in the office of the  
 County Clerk, Santa Fe County, New Mexico, on February 8, 2005, in Plat Book 580, page 007, as  
 Document No. 1366054.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2014,  
 and subsequent years.

Witness our hands and seals this 28 day of MAY 2014

*Anthony D. Montoya*  
 Anthony D. Montoya  
*Patricia D. Montoya*  
 Patricia D. Montoya

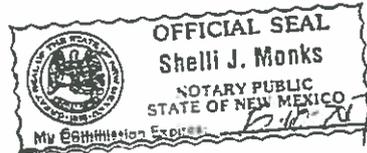
STATE OF New Mexico

COUNTY OF Santa Fe

This instrument was acknowledged before me this 28 day of May, 2014 by Anthony D. Montoya  
 and Patricia D. Montoya

*[Signature]*  
 Notary Public  
 My Commission Expires:

(SEAL)



Warranty Deed - Joint Tenants (4-99)  
 FDNM0025.rdw



NBC-69

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Perea, Albert M Jr & Loretta A  
P.O. Box 105  
Cerrillos, NM 87010

NBC-70

2. Article Number

(Transfer from service label)

7008 1140 0003 5877 5679

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
  - B. Received by (Printed Name)  Addressee
  - C. Date of Delivery
  - D. Is delivery address different from item 1?  Yes  No
- If YES, enter delivery address below:

- 3. Service Type
  - Certified Mail™
  - Registered
  - Insured Mail
  - Priority Mail Express™
  - Return Receipt for Merchandise
  - Collect on Delivery
- 4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Archdiocese of Santa Fe  
4000 St Joseph's Place NW  
Albuquerque, NM 87120

2. Article Number

(Transfer from service label)

7008 1140 0003 5877 5686

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
  - B. Received by (Printed Name)  Addressee
  - C. Date of Delivery
  - D. Is delivery address different from item 1?  Yes  No
- If YES, enter delivery address below:

- 3. Service Type
  - Certified Mail™
  - Registered
  - Insured Mail
  - Priority Mail Express™
  - Return Receipt for Merchandise
  - Collect on Delivery
- 4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Plummer, James & Michelle  
P.O. Box 336  
Cerrillos, NM 87010

2. Article Number

(Transfer from service label)

7008 1140 0003 5877 5655

PS Form

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
  - B. Received by (Printed Name)  Addressee
  - C. Date of Delivery
  - D. Is delivery address different from item 1?  Yes  No
- If YES, enter delivery address below:

- 3. Service Type
  - Certified Mail™
  - Registered
  - Insured Mail
  - Priority Mail Express™
  - Return Receipt for Merchandise
  - Collect on Delivery
- 4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Parry, Eugenia  
9 First St  
Cerrillos, NM 87010

2. Article Number

(Transfer from service label)

7008 1140 0003 5877 5051

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
  - B. Received by (Printed Name)  Addressee
  - C. Date of Delivery
  - D. Is delivery address different from item 1?  Yes  No
- If YES, enter delivery address below:

- 3. Service Type
  - Certified Mail™
  - Registered
  - Insured Mail
  - Priority Mail Express™
  - Return Receipt for Merchandise
  - Collect on Delivery
- 4. Restricted Delivery? (Extra Fee)  Yes



**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Skrips, William R & Laura Reedy  
 P.O. Box 69  
 Cerrillos, NM 87010-0069

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Address  
 C. Date of Delivery  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery  
 Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7008 1140 0003 5877 5044  
 (Transfer from service label)  
 PS Form 3811, July 2013 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 NM State Energy, Minerals & NA  
 1220 S St. Francis  
 Santa Fe, NM 87505

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Address  
 C. Date of Delivery  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery  
 Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7008 1140 0003 5877 5099  
 (Transfer from service label)  
 PS Form 3811, July 2013 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Leonircs & Mary Mora  
 P.O. Box 113  
 Cerrillos, NM 87010

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Address  
 C. Date of Delivery  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery  
 Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7008 1140 0003 5877 5709  
 (Transfer from service label)  
 PS Form 3811, July 2013 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Perca, Albert M Jr  
 P.O. Box 105  
 Cerrillos, NM 87010

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Address  
 C. Date of Delivery  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery  
 Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7008 1140 0003 5877 5075  
 (Transfer from service label)  
 PS Form 3811, July 2013 Domestic Return Receipt

NBC

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- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

White, Adam  
3762 Hwy 41  
Stanley, NM 87056

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Addressee
- B. Received by (Printed Name) David White C. Date of Delivery 9/29/13
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery
4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7008 1140 0003 5877 5648

(Transfer from service label)

PS Form 3811, July 2013 Domestic Return Receipt

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Briggs, Barbara J  
P.O. Box 248  
Cerrillos, NM 87010

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Addressee
- B. Received by (Printed Name) Barbara Briggs C. Date of Delivery 9/29/13
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery
4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7008 1140 0003 5877 5105

(Transfer from service label)

PS Form 3811, July 2013 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sandoval, Maurice & Mary  
P.O. Box 68  
Cerrillos, NM 87010

2. Article Number 7008 1140 0003 5877 5778

(Transfer from service label)

PS Form 3811, July 2013 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Saimons, Russell  
661 NE 68<sup>th</sup> St  
Miami, FL 33138

2. Article Number 7008 1140 0003 5877 5662

(Transfer from service label)

PS Form 3811, July 2013 Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Addressee
- B. Received by (Printed Name) Mary Sandoval C. Date of Delivery MS
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery
4. Restricted Delivery? (Extra Fee)  Yes

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Addressee
- B. Received by (Printed Name) RUSSELL SAIMONS C. Date of Delivery 9/29/13
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery
4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
(Transfer from service label)

7008 1140 0003 5877 5785

3. Service Type  
 Certified Mail®  
 Registered  
 Insured Mail  
 Priority Mail Express™  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Restricted Delivery? (Extra Fee)  Yes  No

1. Article Addressed to:  
 Simon, Charles & Elvera  
 P.O. Box 344  
 Cerrillos, NM 87010

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

B. Received by (Printed Name)  
 Charles Simon

X Signature  
 Charles Simon  
 Agent  
 Address

C. Date of Delivery  
 10-1-11

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

Article Number  
(Transfer from service label)

7008 1140 0003 5877 5082

3. Service Type  
 Certified Mail®  
 Registered  
 Insured Mail  
 Priority Mail Express™  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Restricted Delivery? (Extra Fee)  Yes  No

Article Addressed to:  
 J. A. Simon, Jr.  
 O. Box 5885  
 Santa Fe, NM 87502

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

B. Received by (Printed Name)  
 J. A. Simon, Jr.

X Signature  
 J. A. Simon, Jr.  
 Agent  
 Address

C. Date of Delivery  
 10-1-11

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

NBC-73

## John M. Salazar

---

**From:** Bill Skrips <handmade@netcarrier.com>  
**Sent:** Monday, August 03, 2015 6:39 AM  
**To:** John M. Salazar  
**Cc:** pktorres@msn.com; eric@flatironbuilders.com  
**Subject:** from Bill skrips regarding case# 15-5210/NP-PDP-FDT

Dear Mr. Salazar;

I am writing this letter in support of a project that my neighbors, Patrick and Kelly Torres, are undertaking. This case (#15-5210/NP-PDP-FDT) is important to me and to other members of our small community of Los Cerrillos.

The injection of life and business that the Torres' venture would offer guarantees that our little town would no longer be subsumed by its proximity to Madrid (a well-visited tourist town) nor regarded as a one-minute photo-op for those wanting an image of the old west. Ghost towns may have their place, but Cerrillos does not plan on joining these ranks anytime soon-our plan is to flourish.

I believe the planned cafe could help our entire community by enlivening it and bring a revitalizing business to it without destroying its image as a unique New Mexican town. The plan would also help the tourist industry by offering a unique visitor experience that's within easy reach of the "City Different". Cerrillos is a window into country life as it used to be. This newly planned cafe could offer the amenities to complete a visit- where folks could pause and look around this town of ours- not just "grab" a digital photo and trot back to the family sedan.

As a working artist here in town, I can vouch for many of my neighbors who would welcome more business in the form of visitors and tourist dollars. Since the Cerrillos State Park Service office opened, we've had more visitors-the programs they offer are terrific, but visitors feel the lack of amenities-food, drink and a place to relax before leaving the experience that our town offers. Our town sports an incredible park with great trails (thank you, State Park Service!), a mining museum which highlights our past and a horse ranch which offers trail riding. We offer all this in addition to our authentic old-time vistas and an atmosphere of "the way life used to be". But we don't have a single place to stop and refresh-if you're hungry or thirsty, you need to hurry on back to Santa Fe or go on to Madrid.

Please help our community support the efforts being made by Patrick and Kelly Torres to bring a needed and long-anticipated dimension to our little town.

Thank you for your consideration.

Sincerely,

JBC-74



From the desk of Steve and Bonnie Gibons  
20 Yerba Buena - PO Box 9  
Cerrillos, New Mexico, 87010

August 1<sup>st</sup>, 2015

To: Mr. Jose Larranaga - Development Review Team Leader [joseclarra@co.santafe.nm.us](mailto:joseclarra@co.santafe.nm.us)

Mr. John Salazar - Development Review Specialist [jmsalazar@santafecountynm.gov](mailto:jmsalazar@santafecountynm.gov)

Case # 15-5210/NP-PDP-FDT

Goodmorning,

We want to show our support for the efforts and optimism that Patrick and Kelly Torres are displaying in bringing new life back into our little village of Cerrillos. They have a vision for the future of the community which is uplifting and exciting while maintaining the sleepy country style we all enjoy.

Cerrillos is rich in history and importance in the Santa Fe County and the efforts these people are doing will continue to promote that history and at the same time bring new faces and ideas to our community. Their little café establishment will be something we look forward to and we feel it is needed for Cerrillos to survive in the future.

Anything we can do or say to help that happen is our privilege...

Thank you for your attention to this request and thank you for helping to bring fresh air attitudes to Cerrillos!

Steve and Bonnie Gibons  
snobigs@gmail.com

NBC-75

## John M. Salazar

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**From:** Heidi Steele <heidi@surfaceresourcesllc.com>  
**Sent:** Saturday, August 01, 2015 11:48 AM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** Patrick Torres; eric@flatironbuilders.com  
**Subject:** Case #15-5210/NP-PDP-FDT

To all interested parties:

As a resident of Cerrillos, NM since 1994 I have witnessed first-hand the numerous benefits of cafes within the village. During this period there have been two cafes. Both proved to be invaluable centers for village residents and the larger community surrounding us. Despite their many negative qualities, those cafes were beloved by many. They brought together persons by providing an all-inclusive, small town social setting. For those of us not inclined to join the Madrid crowds, this is sorely lacking. We have little opportunity outside of the health clinic, post office and the county dump to chance upon our neighbors. And no opportunity beyond private, home-based events to enjoy the company of our close friends.

I am writing you today with strong hopes that all zoning changes and permits required for Patrick and Kelly Torres to open what we know will be a truly great, much cherished and crowded gathering spot for the village and our neighbors will be approved.

Best as always,

Heidi Steele

Surface Resources LLC  
C&S Distributing LLC  
[heidi@surfaceresourcesllc.com](mailto:heidi@surfaceresourcesllc.com)  
505.466.4288 v  
505.469.5330 m  
505.212.0977 f

NBC-76

**John M. Salazar**

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**From:** Karl Merklein <karl.merklein@gmail.com>  
**Sent:** Saturday, August 01, 2015 11:51 AM  
**To:** John M. Salazar  
**Cc:** pktorres@msn.com  
**Subject:** Fwd: Saloon and Cafe in Cerrillos

----- Forwarded message -----

**From:** alexander merklein <[mike321backup@gmail.com](mailto:mike321backup@gmail.com)>  
**Date:** Saturday, August 1, 2015  
**Subject:** Saloon and Cafe in Cerrillos  
**To:** [karl.merklein@gmail.com](mailto:karl.merklein@gmail.com)

Regarding case# 15-5210/NP-PDP-FDT

My wife and I are very pleased to see we are going to have a new Saloon and cafe in our town of Cerrillos. The building is beautiful and deserves to be a center gathering place of our community as well as attracting visitors and tourists from the surrounding area. We give our full support to Patrick and Kelly Torres and thank them for all they are doing to preserve and restore our town's rich history and character.

Sincerely  
Karl and Jennifer Merklein  
48 Main St.  
Cerrillos, NM

NBC-77

*Cielito Lindo Designs LLC*  
Unique One-of-a-Kind Gourd Designs & Much More by Kelly J. Cedeño



## MEMORANDUM

Date: August 3, 2015

To: Santa Fe Board of County Commissioners & County Development Review Committee  
Mr. Jose Larranaga, Development Review Team Leader and  
Mr. John Salazar, Development Review Specialist

From: Dr. Rubén S. and Mrs. Kelly J. Cedeño  
Cielito Lindo Designs, LLC  
11 Little Hills Court, Cerrillos, NM  
505-473-1142

Subject: Proposed Saloon/Café case number: 15-5210/NP-PDP-FDT

We would like to take this opportunity to offer our support for Patrick and Kelly Torres in their effort to establish a Saloon/Café in the village of Cerrillos.

As you may know Patrick and Kelly purchased the Historical site known as the Simoni Cantina in the village of Cerrillos. We believe this establishment will not only be an added value but will positively contribute to the future economic development of los Cerrillos. In addition, we believe the café will stimulate business and tourism for us in the village.

As property owners and proprietors of the Cielito Lindo Designs, LLC, we are in full support of Patrick and Kelly Torres' efforts.

Thank you.

cc: Patrick and Kelly Torres, Saloon/Café Proprietors  
Eric Harris, Contractor

**John M. Salazar**

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**From:** annieokl@aol.com  
**Sent:** Saturday, August 01, 2015 4:10 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** Eric@flatironbuilders.com; pktorres@msn.com  
**Subject:** Saloon/Cafe NEEDED in CERRILLOS Village ASAP!!!!!! case #15-5210/NP-PDP-FDT

Dear Mr. Larranaga & Mr. Salazar!!

I am writing about case #15-5210/NP-PDP-FDT for Patrick & Kelly Torres and their new saloon/cafe. I have lived in Cerrillos since late 1971, and we have had a couple of great cafes in the past, but all have closed down and moved on, or with the case of Tiffany's, burned to the ground. The last cafe was in the early 2000s, THE BEST thing that ever happened to our little community! a place to gather with friends and neighbors, enjoy great food and drink, and really bring the community together!! when it closed down (due to the bad business practices of the owner), our entire area when into a depression, LITERALLY!!

We have SO NEEDED another cafe for over a decade, and THIS ONE will be fabulous for the entire area!! The new Cerrillos Hills State Park brings visitors to our area and they are INCREDULOUS that there is no place local to have some food, or even some sodas!

One thing i LOVED doing was riding my horse to town, about 3 miles, to meet friends who would even come from Santa Fe to enjoy the food and ambiance of our terrific home town!! Too far/dangerous to ride to Madrid, so Cerrillos was perfect. Also, there is an older population who cannot or will not drive either to Madrid or Santa Fe to eat out, and they are SO LOOKING forward to doing that at the new cafe!!!!

Patrick and Kelly are GREAT folks, have been in the restaurant business for a VERY long time and know how to run an excellent business. They deserve to be open YESTERDAY to start serving our area, and those who visit, with their fabulous food and drinks!! PLEASE don't delay in approving everything that they need to be open TOMORROW!!

THANK YOU SOOOOOOOOOO much for your consideration in this matter!!!  
Yours Truly, Annie Whitney

<http://www.annieoklie.com>

annie whitney, box 11, cerrillos nm 87010

WBC-79

**John M. Salazar**

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**From:** annieokl@aol.com  
**Sent:** Saturday, August 01, 2015 4:23 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** Eric@flatironbuilders.com; pktorres@msn.com  
**Subject:** From Edith B - Please Help Older Folks case #15-5210/NP-PDP-FDT

Dear Mr. Larranaga & Mr. Salazar!

My name is Edith Bronson, i am 85 years old, and a nearly 40 year resident of Cerrillos. I am having my friend Annie Whitney write for me because i do not have a computer, but want to let you know how important it is to have a local cafe. The case is #15-5210/NP-PDP-FDT for Patrick & Kelly Torres and their new saloon/cafe.

I am no longer able to drive, and one of the great pleasures in my life was driving myself to either Madrid to Mama Lisa, or San Marcos Cafe for a morning burrito. It has been very depressing to not get to do that anymore (except when i can talk one of my younger friends into taking me, but that can be a drag, and often they can't go when I want to), and WHEN the new saloon/cafe is open - which I hope is VERY SOON - then I will be able to walk to get some great food. AND because I am now much more isolated, it will be a great blessing to be able to visit friends and neighbors! When there is a quality cafe in Cerrillos, I can even invite friends from Santa Fe and Albq. to come see me and eat with me. I know that there are many other Senior Citizens in the village who are in my same boat, so to speak, and what a blessing it will be for each and every one of us.

PLEASE without further delay help Patrick & Kelly get the cafe open!! We are not getting any younger, and every day is a gift that we need to take advantage of! I would hate to think that some of us might die before the cafe is opened, and that would be very sad.

Thank you for taking this matter into consideration as soon as you can; many many of us will greatly appreciate your efforts on behalf of the older folks in this village and the area.

Most Sincerely, Edith Bronson, Cerrillos NM

<http://www.annieoklie.com>

annie whitney, box 11, cerrillos nm 87010

NBC-80

**John M. Salazar**

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**From:** Carol O'Keefe <carollokeefe@hotmail.com>  
**Sent:** Sunday, August 02, 2015 3:06 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** Kelly J Torres; Eric@flatironbuilders.com  
**Subject:** Support for Case #15-5210/NP-PDP-FDT

August 2, 2105

Board of County Commissioners and County Development Review Committee:

I am writing in support of the saloon / café Patrick and Kelly Torres are trying to establish in the village of Cerrillos. I have been a resident of Cerrillos for over seven years, living on Waldo Street, less than a block from Patrick and Kelly's place. In the seven years I've been here, we have never had a restaurant in the village. I'm very much looking forward to walking over for a meal when I don't feel like cooking after work, or when I want a place to gather with friends and eat or have a drink and share some conversation.

The visitor center for the Cerrillos Hills State Park is kitty-corner to Patrick and Kelly's place. I volunteer there a couple of times a month. Visitors frequently ask where they can grab a bite to eat. I tell them there is nowhere in Cerrillos; they need to go to Madrid. Our visitors are disappointed by that. The proposed café would not only serve the needs of the village, but also the visitors to the park and village tourists.

Patrick and Kelly are warm, inviting people who prepare wonderful meals and are very experienced in the restaurant industry. I hope you will grant them the permits needed to proceed with their café. Those of us who live in the village are very eager to see it open.

Sincerely,

Carol O'Keefe  
4 Waldo Street  
Cerrillos

WBC-81

## John M. Salazar

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**From:** jack merklein <2jays1955@gmail.com>  
**Sent:** Sunday, August 02, 2015 3:40 PM  
**To:** John M. Salazar  
**Cc:** pktorres@msn.com  
**Subject:** New Saloon and restaurant in Cerrillos

Case number 15-5210/NP-PDP-FDT

Dear Mr. Salazar,

Judith & I live in the town of Cerrillos, NM. We are so thrilled that a new business will be opening soon. To know that we won't have to travel far to get a meal is going to be great. Pat & Kelly Torres should be commended for their efforts and we in turn will support them in this endeavor. Cerrillos is a great little town and this, we are sure, can only add to it's charm.

Sincerely,  
John & Judith Allen

28C-82

## John M. Salazar

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**From:** Leslie Thompson <leslie.art@gmail.com>  
**Sent:** Sunday, August 02, 2015 10:42 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** Patrick & Kelly Torres; eric@flatironbuilders.com  
**Subject:** Saloon/Cafe Project Cerrillos, NM

To the Board of County Commissioners & County Development Review Committee,

My name is Leslie Thompson; a native New Yorker, I moved to Cerrillos, NM in 2007 and have made it my home. Though 3 or 4 miles from Madrid we're distinctly different and have our own brand of charm and character.

We have a few local establishments here but when Patrick and Kelly Torres expressed their desire to open a cafe in our Village... well that was something for us all to get excited about! I for one love the solitude of Cerrillos but always wished we had a place available for us locals to gather together in community as well as a welcoming respite for tourists as they make their way up and down Hwy 14. We have very few food options between Lone Butte and Cedar Crest so I think a Cafe would be a marvelous addition.

I'm hoping for a smooth and swift process for the Torres' as they make their dream a reality... I'm looking forward to it as well as countless others!

Sincerely,  
Leslie Thompson

♥ L

"Be kind whenever possible. It is always possible".

-Dalai Lama

N3C-83

**John M. Salazar**

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**From:** Susan Schneider <cerrillossue@yahoo.com>  
**Sent:** Saturday, August 01, 2015 10:13 AM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** Patrick & Kelly Torres; Eric@flatironbuilders.com  
**Subject:** Letter of Support, Case #15-5210/NP-PDP-FDT, Cafe in Cerrillos Village

Dear County Commissioners and  
County Development Review Committee,

Our neighbors here in Cerrillos, Patrick and Kelly Torres, since buying their property at 1st and Main, have worked steadily and hopefully towards giving us an owner-operated saloon/cafe. This is something we have needed and wanted here in Cerrillos, so we were delighted when Patrick and Kelly made their plans known. We have no such place at this time, and to have a place like this again in our community would be a plus for us. We did have restaurants in the past, which are gone now and remembered fondly.

Will you please give them this opportunity and also give our town this opportunity for growth. Please give their project your approval.

Sincerely,  
Susan Schneider  
Cerrillos Resident  
14 Waldo Street  
505.471.6219

WBC-84

**John M. Salazar**

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**From:** Eugenia Parry <eparry@newmexico.com>  
**Sent:** Friday, July 31, 2015 11:45 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com  
**Subject:** case#15-5210/NP-PDP-FDT

Dear Messrs. Larranaga and Salazar,

This is a letter of **enthusiastic support** for Patrick and Kelly Torres's proposed restaurant on First Street in Cerrillos, New Mexico.

I live on the same street and have watched the process of their transformation of their property into an appealing and **badly needed** place for people to enjoy food and refreshment when they come to our village. Many people from all over the world come to Cerrillos to experience its "ghost-town" charm. They visit the state park and participate in the educational programs at the ranger station. They also come to ride horses in the park via the Broken Saddle riding stable.

There used to be places to stop and eat during their visits. But for many years there has been nothing, only Mary's Bar. The bar sells alcohol and soft drinks, but it does not provide the family atmosphere that most people coming to Cerrillos hope to find. Most importantly, no food is served there.

Patrick and Kelly Torres are enterprising, talented, hard-working and experienced restaurateurs. I feel very fortunate that they have taken up residence in Cerrillos and decided to **fill a huge gap** in what we have to offer the public by opening a restaurant. As one who lives and works here, I can't wait till they open their doors.

I hope that both of you will agree that this is one of the most positive and exciting things that has happened to Cerrillos in years! Our village will greatly benefit from this kind of boost to our economy, our morale, and to our quality of life here.

Most sincerely,

Eugenia Parry

9 First Street

Cerrillos, New Mexico

87010

tel: 424-1402

NBC-85

August 3<sup>rd</sup>, 2015

Dear Santa Fe Board of County Commissioners and the County Development Review Committee,

Reference Case# 15-5210/NP-PDP-FDT

Having been a 35 year member of the Cerrillos community, I have watched Cerrillos struggle to maintain or start businesses'.

I think it has been partly the fault of the county government's that be that have made getting permits difficult and hindered many people from opening viable businesses that would be good for our community.

My husband and I travel all over the state on road trips. What we see are small New Mexico towns that either DEAD or dying; beautiful main street buildings that are boarded up and streets that are empty of people and activity. It is very sad. I do not want Cerrillos to become just a retirement village. We need businesses like the restaurant to bring jobs, other people and business to the village.

I wholeheartedly support Patrick and Kelly in their endeavors and hope that they can move forward without delay.

Sincerely,

Gretel Wanenmacher

Jake Varela-husband

Anastacia De W Romero-daughter

NBC-86

**John M. Salazar**

---

**From:** Dave Campbell <dave@campbellandsteelellc.com>  
**Sent:** Monday, August 03, 2015 2:01 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** Eric@flatironbuilders.com ; Patrick Torres  
**Subject:** Cerrillos growth

Esteemed Commissioners,

Please consider this letter of support for the proposed business in the village of Los Cerrillos, reference #15-5210/NP-PDP-FDT. As a longtime resident of the village, and as a small business owner myself, I am aware of the many challenges of starting a business in such a location and wish to do anything that I can to assist in this endeavor. As a traditional village with incredible, and as yet, only partially tapped tourism potential I feel that the proposed cafe is not only a beneficial addition to the community but a critical component to the improving vitality and increasing appeal currently underway in our hometown. This is a project that deserves all the encouragement and assistance that any one of us might provide in order to make this timeless corner of Santa Fe county a better place to live and to visit and has my fullest support.

Thank you for you consideration in this matter,

**David Campbell**  
*Campbell and Steele LLC*  
*621 Old Santa Fe Trail #8*  
*Santa Fe, NM*  
*87505*  
*505-231-4940*  
*Sent from my iPhone*  
*con safos*

WBC-87

**John M. Salazar**

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**From:** Todd Yocham <todd@duelbrewing.com>  
**Sent:** Monday, August 03, 2015 2:09 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** New Cafe and Saloon in the Village of Cerrillos

Hello,

As a resident of Cerrillos, I'm writing in support of the proposed cafe and saloon project (case #15-5210/NP-PDP-FDT). We need a place for tourists and locals to have a meal in the village. This business would also provide desperately needed jobs for locals.

Thank you,

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**Todd Yocham**  
Brewery Operations  
[www.duelbrewing.com](http://www.duelbrewing.com)  
[505] 474-5301

NBC.88

## John M. Salazar

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**From:** Jose Larranaga  
**Sent:** Monday, August 03, 2015 2:13 PM  
**To:** John M. Salazar  
**Subject:** FW: Case #15-5210/NP-PDP-FDT

-----Original Message-----

**From:** Heidi Steele [<mailto:heidi@surfaceresourcesllc.com>]  
**Sent:** Saturday, August 01, 2015 11:48 AM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** Patrick Torres; [eric@flatironbuilders.com](mailto:eric@flatironbuilders.com)  
**Subject:** Case #15-5210/NP-PDP-FDT

To all interested parties:

As a resident of Cerrillos, NM since 1994 I have witnessed first-hand the numerous benefits of cafes within the village. During this period there have been two cafes. Both proved to be invaluable centers for village residents and the larger community surrounding us. Despite their many negative qualities, those cafes were beloved by many. They brought together persons by providing an all-inclusive, small town social setting. For those of us not inclined to join the Madrid crowds, this is sorely lacking. We have little opportunity outside of the health clinic, post office and the county dump to chance upon our neighbors. And no opportunity beyond private, home-based events to enjoy the company of our close friends.

I am writing you today with strong hopes that all zoning changes and permits required for Patrick and Kelly Torres to open what we know will be a truly great, much cherished and crowded gathering spot for the village and our neighbors will be approved.

Best as always,

Heidi Steele

Surface Resources LLC  
C&S Distributing LLC  
[heidi@surfaceresourcesllc.com](mailto:heidi@surfaceresourcesllc.com)  
505.466.4288 v  
505.469.5330 m  
505.212.0977 f

NBC-69

## John M. Salazar

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**From:** Ross Lockridge <murlock@raintreecounty.com>  
**Sent:** Tuesday, August 04, 2015 8:05 AM  
**To:** Jose Larranaga  
**Cc:** John M. Salazar  
**Subject:** Letter of support for cafe in Cerrillos

Dear Mr. Larrañaga,

We wish to support a new cafe that is to be located in the business district here in Cerrillos. Such a local cafe is very much needed in the Village and will enable locals as well as visitors a place the eat out and have a glass of wine, without having to travel to Madrid or Lone Butte. The building in which the cafe is located has recently been completely rebuilt and is a beautiful addition to the Village. We have just had our Los Cerrillos Community Plan Update approved by the BCC and the Plan certainly allows such a development. Please recommend that this Case #15-5210/NP-PDP-FDT be approved and share this note of support with the CDRC as well as the BCC.

Best regards,

Ross Lockridge  
Ann Murray  
POB 22  
Cerrillos, NM  
87010

NBC - 90

## John M. Salazar

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**From:** Cari Griffo <carigriffo@yahoo.com>  
**Sent:** Friday, August 07, 2015 9:22 AM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** Trent Edwards; pktorres@msn.com; eric@flatironbuilders.com  
**Subject:** Case #15-5210/NP-PDP-FDT

To the board of county commissioners and county development review committee,  
This letter is to show our support for the cafe proposed by Patrick and Kelly Torres in the village of Cerrillos. Their prospective business will only be a positive presence in our community as it will honor the vitality of the past while progressing the village into the character it deserves. The State Park is a terrific example of an investment worth making here. We look forward to frequenting a neighborhood cafe, and would be proud to introduce it to New Mexico.

Thank you for your consideration,

Cari Griffo  
Trent Edwards  
26 River St.  
Cerrillos, NM 87010  
505-424-3093

NBC-91

**John M. Salazar**

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**From:** esquintle@aol.com  
**Sent:** Saturday, August 08, 2015 10:43 AM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** Eric@flatironbuilders.com  
**Subject:** Re: Letter of Support case #15-5210/NP-PDP-FDT

Dear Jose, Jim, and any other interested parties,

I am writing in support of Patrick and Kelly Torres and the restaurant/saloon they are trying to develop in Los Cerrillos Village, NM.

As a close neighbor (across the street--wall faces their storefront) I completely support their efforts and hope they are approved for whatever use they wish as I feel they have already brought value and improvement to Cerrillos. We're "depressed/recessed" out here still and any business within reason should be welcomed. Knowing Patrick and Kelly as neighbors, they have been responsible, respectful people, well-liked in the community and I will welcome their success.

They did purchase believing that the commercial template for Cerrillos would help them in their endeavors to have a restaurant. Tony Montoya talked with the County a couple of years ago and it was hot held out that a commercial enterprise would be extremely difficult per se (while we all know it's not easy).

I've found the county to be quite helpful with many questions and issues most of the time (thank you, Jose) and hope this venture will not go unsupported. I personally will see some of the increased traffic or other effects of the place and I welcome them. We are kind of a ghost town, still.

Many thanks for your time, and best wishes,

Barbara

NBC-92

**John M. Salazar**

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**From:** Wendy Young <wendy@wendyyoung.net>  
**Sent:** Saturday, August 08, 2015 3:12 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** Letter of support for Patrick and Kelly Torres case #15-5210/NP-PDP-FDT

To the board of county commissioners and county development review committee,

This letter is to show my support for the cafe proposed by Patrick and Kelly Torres (case #15-5210/NP-PDP-FDT) in the village of Cerrillos. This business will be such a positive presence in our community. Our village needs this kind of vitality to remain relevant and to supply jobs for people in our area. I look forward to frequenting this neighborhood cafe!

Thank you for your consideration,

Wendy Young  
52 Main Street  
Cerrillos, NM 87010  
505-469-3877

NBC-93

## John M. Salazar

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**From:** Gene Doyle <efdoyle88@gmail.com>  
**Sent:** Thursday, August 13, 2015 7:28 PM  
**To:** John M. Salazar  
**Cc:** Gene Doyle  
**Subject:** Saving Cerrillos

The Torres' project in Cerrillos is something that is long over due. The town is in such need of a renewal and this Cafe/Saloon would be a great way to begin recreating a community center. We are certain that further developments will follow and have considered several projects ourselves but the idea of investing in a near Ghost Town is not at all attractive.

Please give this all of the due consideration we believe it deserves and help us to rebuild the Cerrillos town center. Thank you for your time.

Ef Doyle  
The Last Word Ranch  
Cerrillos, New Mexico  
505 216 9292

NBC-94

## John M. Salazar

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**From:** Gini Gentry <ginigentry@earthlink.net>  
**Sent:** Friday, August 14, 2015 4:01 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** case #15-5210/NP-PDP-FDT Saloon/Cafe project in the Village of Cerrillos

Dear Sirs,

I am writing to request your strong support for the Café project in my local village of Cerrillos. I have lived here nearly 26 years and have as a consequence seen Madrid develop into an economic presence in this part of the county. I am very happy for their success and would like to extend the same possibilities to my own community. It would be a blessing to be able to eat and socialize more locally and many, including myself of course, would be so grateful for an opportunity for our community to also share in the prosperity. As much as I love the restaurants in Madrid, it would be a delight to have access to a menu that I no longer find appealing and countless visits.

Of course I can drive to Santa Fe and spend my dollars there and dodge the drunk drivers around town but what a treat to tuck in locally on a Saturday evening.

Thanks for listening. Please support our community!

Best,  
Gini Gentry  
1208 Turquoise Trail  
Cerrillos, NM 87010  
505-473-5329  
[www.ginigentry.com](http://www.ginigentry.com)

NBC-95

**John M. Salazar**

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**From:** Michael B Casey <mikeybjc@hotmail.com>  
**Sent:** Friday, August 14, 2015 7:06 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** In support of case #15-5210/NP-PDP-FDT

We support Patrick & Kelly Torres application for a saloon/cafe in the village of Cerrillos. The Cerrillos community would benefit greatly from an establishment like they are proposing. Please allow their plans to go forward!  
case #15-5210/NP-PDP-FDT

Sincerely,  
Kathleen and Michael Casey  
49 Gold Mine rd.  
Cerrillos, NM 87010

NBC-96

## John M. Salazar

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**From:** Senior,Diane <Diane.Senior@gartner.com>  
**Sent:** Friday, August 14, 2015 9:03 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** Regarding Case #15-5210/NP-PDP-FDT

Mr. Larrañaga and members of the CDRC,

I understand that Patrick and Kelly Torres are applying to open a café and saloon in the village of Cerrillos and I am writing to voice my support for this project.

If you are familiar with Cerrillos, you know that it is a town with charm, character and a rich history. What it lacks is many of the conveniences and amenities that most small towns take for granted.

So, while that history and the Cerrillos Hills State Park and visitor center draw visitors to town, the lack of places to simply rest and get something to eat means they quickly move on. I believe this new café and saloon can help change the landscape of tourism for the town, as well as serve a sorely unmet need for local residents.

Please know that this establishment would be an extremely welcomed and positive development for our community and please decide in favor of this application.

Sincerely,

Diane Senior  
317-B Camino Cerro Chato  
Madrid, NM 87010

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NBC-97

**John M. Salazar**

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**From:** Catherine & Karen <bewell1122@gmail.com>  
**Sent:** Saturday, August 15, 2015 1:12 AM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** case #15-5210/NP-PDP-FDT

**Board of County Commissioners & County Development Review Committee:**

We are writing to express our support for this saloon/cafe project in Cerrillos. There are very limited choices of places to eat in this neighborhood. We will appreciate you approving this project so that this welcome addition to the community can proceed and serve those of us who live and work nearby.

Thank you for your consideration.

Karen Keeney and Catherine Salveson  
PO Box 27  
Cerrillos NM 87010

NBC-98

August 14, 2015

County of Santa Fe  
Land Use Department  
Attn: Jose Larranaga and John Salazar

RE: #15-5210/NP-PDP-FDT-Cerrillos Café

I am sending this letter in reference to the proposed café to be located in Cerrillos. As the President of the Amigos De Cerrillos Hills State Park, I know first hand how much of an asset this establishment will be to the community. Many times we have potential visitors to the State Park who ultimately decide not to visit the park because they are hungry and/or thirsty and there is no place nearby for them to get any sort of refreshments before heading into the park to hike.

In addition, as a resident of the Cerrillos community, I also know what an asset the café will be to the community. There are currently no other eating establishments in the town. We have many senior residents who drive either very little or not at all. Having a gathering place available to them as well as to everyone else will really enhance our sense of community.

I strongly urge the County to approve this new business.

Sincerely,

*Lori Woodcock*

Lori Woodcock  
48 Blue Agave  
Cerrillos NM 87010  
505-250-2677

*NBC-99*

## John M. Salazar

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**From:** Lipscomb, Peter, EMNRD <Peter.Lipscomb@state.nm.us>  
**Sent:** Saturday, August 15, 2015 11:56 AM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** #15-5210/NP-PDP-FDT support for cafe plan in Cerrillos village



15 August 2015

TO:  
Santa Fe County Board of County Commissioners  
Santa Fe County Development Review Committee

RE: #15-5210/NP-PDP-FDT

VIA EMAIL

Dear friends,

I am writing to support the project submitted for approval by Kelly and Patrick Torres located in the village of Cerrillos. Over the past five years I have worked at Cerrillos Hills State Park. During that time, I have been in contact with numerous visitors to the area. Some have been visiting the park itself and others are just touring the area in general. In many cases as I talk with them, the question comes up – is there anywhere nearby to get something to eat/drink?

Until the time that Kelly and Patrick are able open their planned café at the corner of First and Main Streets, my answer will remain the same as it has always been – the nearest place is Madrid. Because I work at the park which itself has increased visitation to Cerrillos village, I am supportive of rounding out the range of services offered.

I would love to tell my visitors that, “yes, just across the street on the opposite corner is a café you can enjoy”. Expanding services in the village to include a café and other businesses in the future could only enhance the visitor experience of Cerrillos giving people a reason to stop and relax. Instead of just driving through looking at old buildings and saying to themselves “there is nothing to do here”, they will leave the village having had a more positive experience.

Please approve the plan to open a café as submitted by Kelly and Patrick Torres.

Sincerely,

Peter Lipscomb  
Acting Park Manager  
Cerrillos Hills State Park  
37 Main Street  
P.O. Box 460  
Cerrillos, NM 87010  
Office: (505) 474-0196  
Fax: (505) 424-2206  
[peter.lipscomb@state.nm.us](mailto:peter.lipscomb@state.nm.us)

*New Mexico State Parks:*

NBC-100

## John M. Salazar

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**From:** Karen Stoll <stoll@rt66.com>  
**Sent:** Saturday, August 15, 2015 12:23 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** Patrick & Kelly Torres; Eric@flatironbuilders.com  
**Subject:** Saloon/Cafe in Cerrillos

Board of County Commissioners & County Development Review Committee:

I am writing to voice support for Patrick and Kelly Torres and their saloon/café project in Cerrillos. As an area resident, I have been looking forward to the opening of this new business for months. As a Volunteer at the Cerrillos Hills State Park Visitor Center, I see visitors from all over the country and the world and am often asked "Is there anywhere in town where we can get something to eat?" and the answer has always been "No". But now there is an opportunity for a new business, one that will be patronized by locals and visitors alike, one that is sorely needed in this area, and a business that will help the Cerrillos community. I urge your speedy approval of this project.

Karen Stoll

NBC-101

## John M. Salazar

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**From:** Michael Lancaster <rakusculptor@yahoo.com>  
**Sent:** Sunday, August 16, 2015 11:33 AM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** saloon/cafe in Cerrillos

re:  
15-5210/NP-PDP-FDT  
Saloon/ cafe in Cerrillos

To: the Board of County Commissioners & County Development Review Committee

As a resident of Cerrillos for 23 years, I am writing to say how much my family and I support this project. This will be a valuable asset to the growing community. It will aid in bringing together the diverse residents that make this town so unique. It will also build prosperity in an area of Santa Fe County that is so important.

As always - thank you for all your hard work and dedication.

Sincerely,

Michael Lancaster  
Studio98B  
98B Gold Mine Rd  
Cerrillos, NM 87010  
<http://RinglingBook.com>  
<http://HarnackLancaster.com>  
"The Boys From Baraboo" on Face Book  
"Ringling, The Last Laugh" on Face Book  
[rakusculptor@yahoo.com](mailto:rakusculptor@yahoo.com)  
(office) 505-474-7564  
(cell) 505-660-9169  
(Skype) the.michael.lancaster

NBC-102

**John M. Salazar**

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**From:** Jan Williams <msjwilliams@yahoo.com>  
**Sent:** Sunday, August 16, 2015 12:01 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; eric@flatironbuilders.com  
**Subject:** Case No. 15-5210/NP-PDP-FDT - Letter of support

Dear Board of County Commissioners and County Development Review Committee:  
We are writing this email in support of the saloon/cafe project in the Village of Cerrillos,  
Case No. 15-5210/NP-PDP-FDT.

This community needs an establishment of this type and has for quite a long time.  
It would greatly benefit not only the citizens, but also the tourism business that  
Cerrillos seeks to attract.

Ourselves and others in our neighborhood located near Cerrillos would  
love to have another dining option close by too!

Thank you

Jan Williams

Steve Imgarten

NBC-103

**John M. Salazar**

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**From:** e. <trevoroche@aol.com>  
**Sent:** Sunday, August 16, 2015 12:01 PM  
**To:** John M. Salazar  
**Subject:** Fwd: Cerrillos Saloon/Cafe Project

2836 State Highway 14 N  
Madrid, NM 87010

16 August 2015

Dear Board of County Commissioners & County Development Review Committee,

I am writing in support of the saloon/cafe project ( case #15-5210/NP-PDP-FDT ) in the Village of Cerrillos, whose proprietor is Patrick Torres.

Cerrillos strikes me as a national treasure, although its central square is severely run down. Mr. Torres' project is restoring a deteriorated, historic structure there that promises to bring life to the rather derelict gem of a square. I have met Mr. Torres, and found him to be exceptionally sensitive to the history and character of Cerrillos and its surroundings. I very much hope that you will approve and otherwise facilitate his project.

With thanks for your attention,

Sincerely,

Trevor Burrowes  
[trevoroche@aol.com](mailto:trevoroche@aol.com)  
505-455-7926

NBC-104

**John M. Salazar**

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**From:** Barbara Harnack <rakuface@yahoo.com>  
**Sent:** Sunday, August 16, 2015 1:53 PM  
**To:** Michael Lancaster; Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** Re: saloon/cafe in Cerrillos

re:  
15-5210/NP-PDP-FDT  
Saloon/ cafe in Cerrillos

To: the Board of County Commissioners & County Development Review Committee

I have been a resident of Cerrillos for over 20 years. I am writing to say I support this project. This will be a valuable asset to the growing community. It will aid in bringing together the diverse residents that make this town so unique. It will also build prosperity in an area of Santa Fe County that is so important.

Thank you for all your hard work.

Sincerely,

Barbara Harnack  
[www.HarnackLancaster.com](http://www.HarnackLancaster.com)  
[rakuface@yahoo.com](mailto:rakuface@yahoo.com)  
505-474-7564

On Sunday, August 16, 2015 11:33 AM, Michael Lancaster <[rakusculptor@yahoo.com](mailto:rakusculptor@yahoo.com)> wrote:

re:  
15-5210/NP-PDP-FDT  
Saloon/ cafe in Cerrillos

To: the Board of County Commissioners & County Development Review Committee

As a resident of Cerrillos for 23 years, I am writing to say how much my family and I support this project. This will be a valuable asset to the growing community. It will aid in bringing together the diverse residents that make this town so unique. It will also build prosperity in an area of Santa Fe County that is so important.

As always - thank you for all your hard work and dedication.

NBC-105

**John M. Salazar**

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**From:** CenturyLink Customer <rplutz@q.com>  
**Sent:** Sunday, August 16, 2015 2:00 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** Patrick & Kelly Torres saloon/cafe project

Dear Friends:

Nancy and I urge you to support the Patrick and Kelly Torres saloon/café project in Cerrillos. This project would benefit Cerrillos by filling an unmet demand.

The Cerrillos Hills State Park is now drawing a significant number of new tourists to the community as well as providing a service to the local residents. Nancy is a Saturday volunteer at the Park, and is regularly asked where visitors can eat and drink. It is disappointing to not be able to serve their needs in a local establishment.

The movie industry would also utilize such an establishment, as would Nancy and I.

As a Board member of both the Santa Fe Opera and Performance Santa Fe, I participate in both organizations in developing a variety of activities which can serve as a draw for both locals and tourists. We urge people to visit the area and would like additional reasons for them to do it.

Thank you for your consideration and we would welcome your support.

Yours,

--

Raymond P. Lutz  
1230 Turquoise Trail  
3422A Highway 14  
Cerrillos, NM 87010  
505-471-6709  
505-424-8955 Fax

NBC-106

**John M. Salazar**

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**From:** Vicki Word <vickiword@gmail.com>  
**Sent:** Sunday, August 16, 2015 2:03 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** case #15-5210/NP-PDP-FDT

Please take this letter as my support for the saloon/cafe project in the Village of Cerrillos. It is long past due for our community to have positive development such as this.

Sincerely,  
Vicki Word  
600 General Goodwin Rd  
Cerrillos, NM 87010

## John M. Salazar

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**From:** Patricia Conway <pjconoway@msn.com>  
**Sent:** Sunday, August 16, 2015 2:35 PM  
**To:** Jose Larranaga  
**Cc:** John M. Salazar; pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** case # 15-5210/NP-PDP-FDT

This requests that you provide all that is necessary to expect the aforementioned project, a cafe in our town of Cerritos.

As I'm sure you know, Cerritos is in need of such venues that can, and will provide not only places for tourists to visit and spend their vacation funds, but also places for we who live in this part of the world to visit, snack and dine, and see our neighbors in our wonderful little town.

Please vote yes on permitting this endeavor. Thanks very much,

Patricia J, Conway PO Box 54 Cerritos 87010

NBC-108

## John M. Salazar

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**From:** rwh2484@aol.com  
**Sent:** Sunday, August 16, 2015 7:08 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** Case #15-5210/NP-PDP-FDT

Attention Jose Larranaga, John Salazar, The Board of County Commissioners and County Development Review Committee.

Regarding Case #15-5210/NP-PDP-FDT

My name is Robert Horne, I am the owner of #3 River Rd. in the Village of Cerrillos. I would like to voice my support to Patrick and Kelly Torres in their effort to open a Cafe/Saloon in the Village. Ever since the closing of the Rail house Cafe in Cerrillos there has been a need for another establishment for locals and tourists visiting our community to stop and take in the beauty of our village. A gathering place for locals and for people enjoying the newly established Cerrillos Hills State Park. I am confident Patrick and Kelly will create a place of community that Cerrillos has long been missing, I also know that with any small business they will eventually need to employ some locals so the economic benefit will be a boost to our community.

I completely support their venture and hope the board will support it as well and put Patrick and Kelly on the fast track for opening their Cafe.

Respectfully,

Robert W. Horne  
505-670-4603

NBC-109

**John M. Salazar**

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**From:** Jon Alexander <jonalbertthomas@gmail.com>  
**Sent:** Sunday, August 16, 2015 10:34 PM  
**To:** John M. Salazar  
**Subject:** Café in Cerrillos

August 16, 2015

Board of County Commissioners &  
Development Review Committee

Dear Commissioners and Committee Members:

I am pleased to write a letter supporting the establishment of a saloon/ Cafe here in the village of Cerrillos (case # 15-5210/NP-PDP-FDT).

At the present time there is no restaurant in Cerrillos or a saloon that serves wine and popular beverages. I think that the establishment of the proposed café will be a great asset to Cerrillos: for both the people who live here and for the tourists who visit. I have spoken with several of the parishioners here at St. Joseph's parish, and they agree that the cafe will be a benefit to the community, and they look forward to dining there when it opens. I hope that the Board of County Commissioners and Development Review Committee vote to approve the establishment of a saloon/cafe in Cerrillos.

If you have any additional questions, I will be glad to answer them. My telephone number is: (505) 471-1562; my email is: [jonalbertthomas@gmail.com](mailto:jonalbertthomas@gmail.com).

Sincerely,

Jon Alexander, OP.

Pastor, St Joseph Church

7 First Street

Cerrillos NM 87010

NBC - 150

## John M. Salazar

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**From:** Jose Larranaga  
**Sent:** Monday, August 17, 2015 8:37 AM  
**To:** John M. Salazar  
**Subject:** FW: Saving Cerrillos

-----Original Message-----

**From:** Gene Doyle [<mailto:efdoyle88@gmail.com>]  
**Sent:** Thursday, August 13, 2015 7:27 PM  
**To:** Jose Larranaga  
**Cc:** Gene Doyle; [pktores@msn.com](mailto:pktores@msn.com); [Eric@flatironbuilders.com](mailto:Eric@flatironbuilders.com)  
**Subject:** Saving Cerrillos

The Torres' project in Cerrillos is something that is long over due. The town is in such need of a renewal and this Cafe/Saloon would be a great way to begin recreating a community center. We are certain that further developments will follow and have considered several projects ourselves but the idea of investing in a near Ghost Town is not at all attractive.

Please give this all of the due consideration we believe it deserves and help us to rebuild the Cerrillos town center. Thank you for your time.

Ef Doyle  
The Last Word Ranch  
Cerrillos, New Mexico  
505 216 9292

NBC-111

## John M. Salazar

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**From:** Ruth Fisher <rthfisher4@gmail.com>  
**Sent:** Monday, August 17, 2015 11:55 AM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** New Diner in Cerrillos, Case #15-5210/NP-PDP-FDT

Board of County Commissioners & County Development Review Committee

Attn: Mr. Jose Larranaga, Development Review Leader  
and  
Mr. John Salazar, Development Review Specialist

Your approval of this diner in the village of Cerrillos would be very much appreciated. There is not another eating establishment within several miles and the local community as well as the many tourists who visit Cerrillos would definitely benefit from having this local eatery.

I visit Cerrillos at least once or twice a week and always take my out-of-state visitors to Cerrillos. I would greatly appreciate a diner in that area.

Sincerely,  
Ruth Fisher  
37 Taylor Loop  
Santa Fe, NM 87508

NBC-112

## John M. Salazar

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**From:** Jose Larranaga  
**Sent:** Monday, August 17, 2015 12:00 PM  
**To:** John M. Salazar  
**Subject:** FW: New Diner in Cerrillos, Case #15-5210/NP-PDP-FDT

**From:** Ruth Fisher [<mailto:rthfisher4@gmail.com>]  
**Sent:** Monday, August 17, 2015 11:55 AM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** [pktorres@msn.com](mailto:pktorres@msn.com); [Eric@flatironbuilders.com](mailto:Eric@flatironbuilders.com)  
**Subject:** New Diner in Cerrillos, Case #15-5210/NP-PDP-FDT

Board of County Commissioners & County Development Review Committee

Attn: Mr. Jose Larranaga, Development Review Leader  
and  
Mr. John Salazar, Development Review Specialist

Your approval of this diner in the village of Cerrillos would be very much appreciated. There is not another eating establishment within several miles and the local community as well as the many tourists who visit Cerrillos would definitely benefit from having this local eatery.

I visit Cerrillos at least once or twice a week and always take my out-of-state visitors to Cerrillos. I would greatly appreciate a diner in that area.

Sincerely,  
Ruth Fisher  
37 Taylor Loop  
Santa Fe, NM 87508

NBC-113

## John M. Salazar

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**From:** Jeff Jinnett <jeffjinn@hotmail.com>  
**Sent:** Monday, August 17, 2015 2:11 PM  
**To:** Jose Larranaga; John M. Salazar  
**Subject:** Letter of Support

To: The Board of County Commissioners and County Development Review Committee, Santa Fe County  
From: Jeff and Rochelle Jinnett, Santa Fe County Residents  
Subject: Letter of Support for Case # 15-5210/NP-PDP-FDT  
Date: 8/17/2015

Hello:

We are residents of the Lone Butte area and are writing to voice our support for Patrick and Kelly Torres's Cafe and Saloon in Cerrillos.

There are a myriad of reasons why this project will benefit the community, but the two main ones are:

1. The town of Cerrillos is in dire need of economic development and investment. The town has potential for both tourism and business growth, but remains essentially a ghost town, with only a couple of businesses open. The opening of the Cerrillos Hills State Park was a good first step towards drawing visitors into the area - now the town itself needs to respond by provide amenities and reasons for travelers to turn off of Hwy 14. The Torres's have already made a huge investment by purchasing the building where their cafe is planned - and helping them to get the necessary licenses and permits required to open a cafe and saloon will be a step in the right direction towards helping the entire town of Cerrillos thrive.
2. The entire area south of Santa Fe south of the Penitentiary through Lone Butte to Cerrillos is lacking many of the basic services and businesses that most people take for granted. There are painfully few options for dining out and entertaining without travelling into Santa Fe. A new cafe will be a welcome addition for all the area residents who would like to get a bite to eat without driving a half hour or more. We can envision Patrick and Kelly's cafe/saloon becoming the social gathering spot for those of us who live in the area. Everyone we have talked to is excited about the business and plans to frequent it. Patrick and Kelly are experienced restaurateurs who will no doubt operate a quality establishment. There is no down side to approving their business.

With both the town of Cerrillos and the area Santa Fe County residents standing to gain from a cafe/saloon opening, we urge you to approve Case # 15-5210/NP-PDP-FTD.

Thank You!

Jeff and Rochelle Jinnett  
35 Vista Alondra  
Santa Fe, NM 87508

[jeffjinn@hotmail.com](mailto:jeffjinn@hotmail.com)  
(505) 690-0997

NBC-114

**John M. Salazar**

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**From:** Claire Inches <claireharp@yahoo.com>  
**Sent:** Monday, August 17, 2015 4:46 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** case #15-5210/NP-PDP-FDT Restaurant in Cerrillos, NM

Hello,

As residents living on Don Jose Loop, off of Highway 42, we are very much in support of a saloon/café being added to the town of Cerrillos. Local businesses are especially important to our community, and we strive to support hard working individuals who are trying to improve the quality of life of our small area.

We would love to have the opportunity to visit businesses of this kind, just a few short miles from where we live. Even the businesses on the southern edge of Santa Fe are not "mom and pop" locally owned, and rather distasteful chain establishments.

Please add this letter to the others in support of having this new business in Cerrillos!

Sincerely,  
Claire Inches  
Don Jose Loop

NBC-115

## John M. Salazar

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**From:** Jose Larranaga  
**Sent:** Monday, August 17, 2015 4:58 PM  
**To:** John M. Salazar  
**Subject:** FW: case #15-5210/NP-PDP-FDT Restaurant in Cerrillos, NM

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**From:** Claire Inches [<mailto:claireharp@yahoo.com>]  
**Sent:** Monday, August 17, 2015 4:46 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** [pktorres@msn.com](mailto:pktorres@msn.com); [Eric@flatironbuilders.com](mailto:Eric@flatironbuilders.com)  
**Subject:** case #15-5210/NP-PDP-FDT Restaurant in Cerrillos, NM

Hello,

As residents living on Don Jose Loop, off of Highway 42, we are very much in support of a saloon/café being added to the town of Cerrillos. Local businesses are especially important to our community, and we strive to support hard working individuals who are trying to improve the quality of life of our small area.

We would love to have the opportunity to visit businesses of this kind, just a few short miles from where we live. Even the businesses on the southern edge of Santa Fe are not "mom and pop" locally owned, and rather distasteful chain establishments.

Please add this letter to the others in support of having this new business in Cerrillos!

Sincerely,  
Claire Inches  
Don Jose Loop

NBC-116

**John M. Salazar**

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**From:** Etsitty, Timothy, TRD <Timothy.Etsitty@state.nm.us>  
**Sent:** Tuesday, August 18, 2015 8:45 AM  
**To:** John M. Salazar  
**Cc:** pktorres@msn.com  
**Subject:** re: case #15-5210/NP-PDP-FDT

**My name is Timothy Etsitty. I am a resident @ 38 Perro Canyon Road, Cerrillos, New Mexico. I am writing this letter in support of Patrick and Kelly Torre's Café/Saloon in the village of Cerrillos. I believe this to be a much needed asset to our community, after the closing several years ago of the Rail House café and with the opening of the new Cerrillos hills state park, it will give visitors another reason to linger and take in the beauty of our village. I know Patrick and Kelly will do a fine job and I'm sure, as an added bonus they will eventually need to employ some of our locals, further helping the economy of Cerrillos.**

**Please help Patrick and Kelly Torres realize their dream of owning a small business and help promote the village of Cerrillos.**

**Thank-you for your consideration to this matter...**

**Respectfully,**

**Timothy Etsitty  
505-670-4604**

*Timothy Etsitty  
Motor Vehicle Division/State of New Mexico  
Error Resolution Dept.  
1100 South St. Francis Drive  
Santa Fe, New Mexico 87505  
[timothy.etsitty@state.nm.us](mailto:timothy.etsitty@state.nm.us)  
Office # 505-376-3168  
Fax # 505-827-2792*

NBC-117

## Charles and Vera Simoni

25 Main St / PO Box 344 • Cerrillos, NM 87010  
Phone: 505-471-5138 • E-Mail: simonipainting@gmail.com

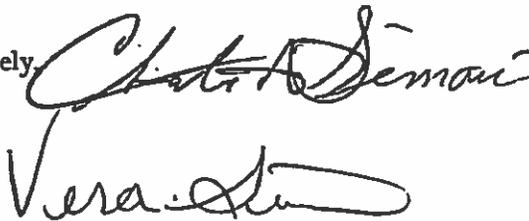
Date: 08/31/2015

Board of County Commissioners  
and  
County Development Review Committee

Dear County Commissioners and Review Committee:

We are writing this letter in support of the Saloon/ Café here in the Village of Cerrillos, case #15-5210/NP-PDP-FDT. We feel that this would be a great benefit here in the village as it would help to boost our economy. We are long time residents of the village and our family has resided here since the early 1900. The village used to be a thriving community with many businesses such as the one that Patrick and Kelly Torres would like to open and operate. The villagers still talk about the Tiffany's Saloon that used to be located across from Patrick and Kelly Torres proposed Saloon/Café. It would be great to see the village come back to life again with a business that would attract customers and tourists that pass through our village every day. Right now there is not a location where they may stop and enjoy a meal while experiencing a good visit here in the village. So, once again we would like to voice that we do support the opening of the Saloon/ Café that Patrick and Kelly Torres propose to operate.

Sincerely,

The image shows two handwritten signatures in black ink. The top signature is for Charles Simoni, written in a cursive style. The bottom signature is for Vera Simoni, also in cursive. The word "Sincerely," is printed to the left of the signatures.

Charles and Vera Simoni, Home owners

NBC-118

**John M. Salazar**

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**From:** Boyd and Susan Christensen <12stpdish@gmail.com>  
**Sent:** Tuesday, September 01, 2015 9:09 PM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; Eric@flatironbuilders.com  
**Subject:** Development Review Case 15-5210/NP-PDP-FDT

Gentlemen,

We wish to express our support for the efforts of Mr. and Mrs. Torres to develop an establishment in the village of Cerrillos for serving food. It has been a number of years since there has been a public eating establishment in Cerrillos. The proposed facility would be of value to the large number of people in the area of Cerrillos. Additionally, the growth in popularity of the Cerrillos Hills State Park as a tourist attraction makes the proposed café even more desirable. Last Sunday, August 30, as we were leaving the Park Visitor Center at noon we were asked by two persons for directions to a good place to eat in Cerrillos. We were forced to explain that there was no place to eat in Cerrillos, and they would have to either go south to Madrid or north toward Santa Fe. It would have been much easier to simply direct them across the street to the Torres' cafe. We encourage your expeditious approval of the subject case.

Sincerely,

Boyd and Susan Christensen  
183 Grenfell Ranch Road  
Cerrillos, New Mexico

NBC-119

## John M. Salazar

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**From:** ggg geophany <geophany@gmail.com> on behalf of Margaret Cushing <margaret.cushing@gmail.com>  
**Sent:** Friday, September 04, 2015 5:25 PM  
**To:** Jose Larranaga; John M. Salazar  
**Subject:** Support for Cerrillos village Torres #15-5210/NP-PDP-FDT

Dear Messrs Larranaga and Salzar,

I'm writing to support Kelly and Patrick Torres (#15-5210/NP-PDP-FDT) in their endeavor of opening a saloon/cafe in Cerrillos village.

All of us are very excited about the prospect of having their establishment in our village, for several reasons:

1. The village currently has no place whatsoever for residents to go for a meal, and we really would like one!
2. Patrick and Kelly are highly responsible and experienced, and I think there's nobody better qualified to open a well run, clean, and delicious spot.
3. Cerrillos village is beginning to come to life slowly and gently, and the Torres place would be instrumental in this.
4. Their property was historically a saloon, I believe, so what better spot?

I sincerely hope you will approve their project and expedite it in every way possible.

Sincerely,  
Margaret Cushing  
8 First St  
Cerrillos, NM 87010

NBC-120

**John M. Salazar**

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**From:** marisa frantz <marisafrantz@yahoo.com>  
**Sent:** Monday, August 17, 2015 8:37 AM  
**To:** Jose Larranaga; John M. Salazar  
**Cc:** pktorres@msn.com; eric@flatironbuilders.com  
**Subject:** Village of Cerrillos - Saloon/Cafe

To Whom It May Concern with the Board of County Commissioners & County Development Review Committee:

This is a letter in support of the proposed saloon/cafe project for the Village of Cerrillos. The reference for this project is case #15-5210/NP-PDP-FDT.

I am a resident of Santa Fe County and live near the Village of Cerrillos off of County Road 55-A. I believe this project would be a huge benefit to the community. Currently, the closest saloon and restaurant to us is located in Madrid. It would be great to have an option closer to home and my husband and son and I would be frequent patrons.

Cerrillos currently has no restaurant; a cafe would be a welcome and much needed addition to the town. I ask that you please approve this project so it can move forward.

Thank you,

Marisa Frantz  
126A Horny Toad Rd.  
Cerrillos, NM 87010

NBC-121

Pete and Helen McCloskey  
P.O. Box 158  
Cerrillos, NM 87010

Sept. 29, 2015

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

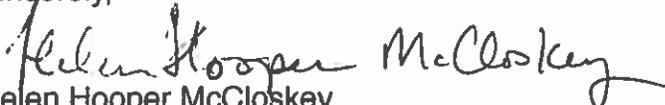
Re: CDRC Case #Z/P&FDP/V 15-5210 28 Main Street, Cerrillos, NM

Dear County Land Use Commissioners:

We own the property directly across the street from the proposed restaurant located at 28 Main Street, Cerrillos.

We fully support Kelly and Patrick Torres, applicants, for this endeavor. Cerrillos needs revitalization, and this proposed restaurant will be a great addition to the town. We would appear in person as we had planned to when the hearing for their application was scheduled for September, but we will not be in town for the new date, October 15. It is important that the enthusiasm and energy of young entrepreneurs not be dampened by unnecessary delays, and we hope that this application will meet with your approval and move forward forthwith.

Sincerely,

  
Helen Hooper McCloskey  
36 Main Street, Cerrillos

NBC-122

Case

#15-5210/NP - POP - FDT

Commissioner -

It is my dearest pleasure to submit this letter to you on Behalf of Pat and Kelly Ferris regarding their Saloon/Cafe project.

This project and this entrepreneurial young couple is most assuredly the Caliber of what is so needed in our Village Community of Cerrillos N.M. We welcome their contribution, whole heartedly. We look forward to the future along side such good young people and their new ideas.

In full and enthusiastic support. We encourage your yes vote for this project.

Mahwake Naktonaki