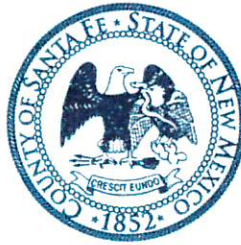


**Henry P. Roybal**  
Commissioner, District 1

**Anna Hansen**  
Commissioner, District 2

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



**Anna T. Hamilton**  
Commissioner, District 4

**Ed Moreno**  
Commissioner, District 5

**Katherine Miller**  
County Manager

**DATE:** October 26, 2017

**TO:** SLDC Hearing Officer

**FROM:** John Lovato, Development Review Specialist Sr.

**VIA:** Penny Ellis-Green, Growth Management Director  
Vicki Lucero, Building and Development Services Manager

**FILE REF.:** CASE # V 17-5230 Dorothy Montoya Variances

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**ISSUE:**

Dorothy Montoya Applicant, requests a variance of Chapter 10.4.2.1, to allow an accessory dwelling within a major subdivision, a variance of Chapter 10.4.2.2, to allow an accessory structure to be 1,350 square feet where the main house is 2000 square feet heated floor area, a variance of Chapter 10.4.2.3.3 (Building and Design Standards) to allow a separate driveway access points for an Accessory Dwelling Unit, a variance of Chapter 10.4.2 4 (Utilities), to allow an accessory dwelling a separate liquid waste system, and a partial plat vacation to allow lot 7 to have an accessory dwelling unit.

The property is located at 33 N Paseo De Angel Road within The La Cienega and La Cieneguilla Community District Overlay, within the Residential Estate Zoning District, within, Section 21, Township 16 North, Range 8 East, (Commission District 3).

**Vicinity Map:**



Site Location

NBA-1

## SUMMARY:

The Applicant is the owner of the property as evidenced by warranty deed recorded in the records of the Santa Fe County Clerk on April 14, 2000, as recorded in Book 1756 page 305. The property consists of 2.63 acres within the Residential Estate Zoning District within the La Cienega and La Cieneguilla Community District Overlay as defined by Ordinance 2016-9, the Santa Fe County Sustainable Land Development Code (SLDC).

The Applicant would like to place a 1,350 square foot residence on her property so that her sons can reside in it. Currently, there is a 2000 square foot modular home located on the property and is serviced with a well and conventional septic system. The Applicant intends to place a driveway and additional septic system to accommodate the proposed 1,350 square foot accessory dwelling. After a Site inspection and further review of the subdivision, it was determined that the subject lot was located within a major subdivision and a note on the Applicant's subdivision, plat note #12 states, Guest homes are prohibited on this lot.

In 1994, an application for Vista de Sandia subdivision was submitted. The Application for plat approval was granted by the BCC in 1996 under case number 94-2173. The approval was for a 16 lot subdivision and lot sizes range from 2.5 acres to 2.63 acres. The lot sizes were derived from a hydrologic study prepared by Jack Frost. Each lot within the subdivision was granted a 0.26 acre foot water restriction based on the amount of water that the geo hydrologic report proved. A condition was imposed by the Board of County Commissioners that no guest homes were allowed. If the variances are granted the Applicant will request a partial plat amendment to change the note on the plat to allow an accessory dwelling on her 2.63 acre parcel.

In 2016, Under Ordinance 2015-11, the Applicant obtained a permit (permit #16-478) to allow an addition to place a 700 square foot porch to comply with criteria set forth in Chapter 10.4.2.2 (Size) to allow a 1,350 square foot accessory dwelling, Ordinance 2015-11, stated the building footprint of the accessory dwelling shall not exceed the lesser of (a): fifty percent (50%) of total building footprint of the principal residence; or (b) 1,400 square feet. Ordinance 2016-9, later amended Ordinance 2015-11, which states, the heated area of the accessory dwelling shall not exceed the lesser of a: fifty percent (50%) of heated area of the principal residence; or (b) 1,400 square feet. The heated area of the principal residence is 2,000 square foot, therefore, a 1,350 square foot accessory dwelling would not meet code requirements.

The Applicant's property is located within a major subdivision and Chapter 10.4.2.1, states that platted major subdivisions shall only be permitted to have an accessory dwelling unit if their approval and reports and SRAs allowed and accounted for this. The Applicant proposes a separate septic system and Chapter 10.4.2.4 (Utilities) requires the principal dwelling share a septic system. Furthermore, the Applicant requests a second driveway to access the proposed accessory dwelling unit. Chapter 10.4.2.3.3 states an accessory dwelling shall be accessed through the same driveway as the principal residence. Therefore, the Applicant is requesting variances.

The Applicant states, "My sons have been unsuccessful at finding an affordable home here in Santa Fe, and I am hoping to help them."

NBA-2

## **Driveway Variance**

The Applicants response to the variance review criteria for a second driveway is as follows:

1. Where the request is not contrary to the public interest;

**Applicant's Statement:** The accessory dwelling unit minimizes slope disturbance. Speeds on the road are not high so there would not be an issue with accessing the lot with a second driveway. The second driveway exists and is already used to access the bottom of the property.

**Staff Response:** The proposed second driveway meets setback requirements of Chapter 7.11.12.3.3 Table 7-15, which requires a minimum setback of 200' between access points for a posted speed limit of 25.m.p.h. The property has slope which separates upper and lower portion of the parcel. A shared driveway will disturb slopes in excess of 30% slope.

2. Where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner:

**Applicant's Statement:** The property is split levels. The existing house and access is on the top portion of the lot. There is no room for an accessory dwelling on that portion so it needs to be placed on the bottom portion of the lot. Thus this is why I am asking for a variance of this requirement.

**Staff Response:** An access to the second dwelling from the existing access point would require an engineered driveway and a possible variance due to terrain constraints. This would cause slope disturbance.

3. so that the spirit of the SLDC is observed and substantial justice is done.

**Applicant's Statement:** The additional driveway will not disturb slopes. The property has slope which separates upper and lower portion of the parcel. A shared driveway will disturb slopes in excess of 30% slope.

**Staff Response:** The proposed driveway will not disturb slopes in excess of 30% slope. The Applicants existing driveway would disturb slopes in excess of 30% to access the lower level. However Provisions in the SLDC allows for 3 separate occurrences of 1,000 square feet of 30% slope disturbance for access and the Applicant has not done a slope analysis or plan and profile of the driveway to see if this requirement could be utilized.

### **Accessory Dwelling Unit in a Major Subdivision Variance**

The Applicant's response to Chapter 4.9.7.4 Review Criteria is as follows:

1. where the request is not contrary to the public interest

**Applicant's Statement:** We will share a well. My sons live with me now so having their own home will not be an impact.

**Staff Response:** In 1996, Vista de Sandia was approved for a 16 lot subdivision. Lot sizes were derived from a Hydrologic study and granted 0.26 acre feet per lot. However, other lots within the subdivision were granted permits for accessory dwelling units prior to the effective date of the Sustainable Land Development Code.

2. Where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner:

**Applicant's Statement:** This process has caused a major financial and time consuming burden. Please see attached (Exhibit 2)

**Staff Response:** The Applicant came in for an addition on August 23, 2016, with the intention of adding on to her existing modular home to increase the size, so she could obtain a permit for an accessory dwelling unit of 1,350 square feet that met the standards of Ordinance 2015-11 (SLDC). At the time, the SLDC did not prohibit accessory dwelling units in a major subdivision. This provision was added as part of Ordinance 2016-9. The changes also included that heated floor area used for determining size of the accessory dwelling unit which previously was building footprint. The included changes along with plat note #12 has held up the Applicant from moving ahead with any Application.

3. So that the spirit of the SLDC is observed and substantial justice is done.

**Applicant's Statement:** In general the SLDC allows accessory dwellings it is just we are in a Major Subdivision.

**Staff Response:** The Code changes along with plat note #12 has held up the Applicant from moving ahead with any Application. The plat note states, Guest houses are prohibited on these lots.

### **Size of Accessory Structure Variance**

1. Where the request is not contrary to the public interest

**Applicant's Statement:** The structure is a small double wide and not a huge home and my sons are already living with me.

**Staff Response:** The Applicants residence is 2,000 square feet of heated area, In order to meet current standards of the SLDC, the proposed accessory dwelling which is 1,350 square feet and could only be 1,000 square feet to comply with standards of Chapter 10.4.4.2.2 which states the heated area of the accessory dwelling unit shall not exceed the lesser of: (a) fifty percent (50%) if the heated floor area of the principal residence; or (b) 1,400 square feet. In 2015, the Ordinance 2015-11, stated the heated area of the accessory dwelling unit shall not exceed the lesser of: (a) fifty percent (50%) of the building footprint of the principal residence; or (b) 1,400 square feet.

2. Where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner:

**Applicant's Statement:** A 700 square foot porch was added which met the 2015 SLDC code requirements and then that changed.

**Staff Response:** The Applicant obtained a permit on August 23, 2017, to add a 700 square foot porch to meet the size requirements of the SLDC to allow an accessory structure which allowed for the accessory dwelling to be 50% or 1,400 square foot of total building footprint. The Applicant later came in to permit an accessory dwelling and was informed the code had changed to heated area and the accessory dwelling did not meet the requirements of the SLDC. The Applicant had tried to conform to the code and spent money on the porch to comply.

3. so that the spirit of the SLDC is observed and substantial justice is done.

**Applicant's Statement:** The small home allows my family members to stay close together. The home will not exceed 1,400 square feet which is the maximum for accessory units. The request meets the purpose of accessory dwelling to provide affordable housing for multi-generational family situations.

**Staff Response:** The Accessory dwellings intent was to create and provide an affordable means for family members to live close or by other family members.

#### **Utilities Variance**

1. Where the request is not contrary to the public interest.

**Applicant's Statement:** The proposed septic system has been permitted through New Mexico Environment Department and will not affect any surrounding neighbors or wells.

**Staff Response:** Chapter 10.4.2.4, requires the accessory dwelling share in common the septic system with the principal residence. This section further states any upgrades to the system shall be upgraded and permitted through NMED. The Applicant has submitted an approved permit for the separate septic system.

2. Where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner:

**Applicant's Statement:** In order to share a septic we would have to place a lift to pump it up to the existing system and it would be costly and ineffective.

**Staff Response:** There is a provision in the SLDC that allows accessory structures to use a separate septic if terrain constraints prohibit the accessory structure from utilizing the septic of the primary residence. However, this is an accessory dwelling and the SLDC does not allow separate septic systems. The property is split level and it would not be easy to share the septic system.

3. So that the spirit of the SLDC is observed and substantial justice is done.

**Applicant's Statement:** Allowing us a separate system will not create issues with surrounding neighbors and allow us to provide a home with functioning utilities for my sons and meet the intention of the Code.

**Staff Response:** Other parcels are located uphill from the proposed structure and septic system. Structures on surrounding properties are over 150' away and the proposed system and we will comply with all New Mexico State Environment regulations.

The applicable requirements under the Santa Fe County Sustainable Land Development Code, Ordinance No. 2016-9 (SLDC), which govern this Application are the following:

Chapter 10.4.2.1 (Number Permitted) Only one accessory dwelling unit shall be permitted per legal lot of record. Platted major subdivisions shall only be permitted to have an accessory dwelling unit if their approval and reports and SRAs allowed and accounted for this.

Chapter 10.4.2.2 (Size) the heated area of the accessory dwelling shall not exceed the lesser of a: fifty percent (50%) of heated floor area of the principal residence; or (b) 1,400 square feet.

Chapter 10.4.2.3.3 (Building and Site Design) an accessory dwelling shall be accessed through the same driveway as the principal residence

Chapter 10.4.2.4 (Utilities) Liquid waste disposal shall be in common with the principal residence.

Chapter 4, Section 4.9.7.4, Variance Review Criteria.

A variance may be granted by only a majority of all the members of the Planning Commission (or the Board, on appeal from the Planning Commission) based upon the following criteria:

1. where the request is not contrary to public interest;

NBA-6

2. where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner; and
3. so that the spirit of the SLDC is observed and substantial justice is done

Chapter 4, Section 4.9.7.5 Variance Conditions of approval.

1. The Planning Commission may impose conditions on a variance request necessary to accomplish the purposes and intent of the SLDC and the SGMP and to prevent or minimize adverse impacts on the general health, safety and welfare of property owners and area residents.
2. All approved variances run with the land, unless conditions of approval imposed by the Planning Commission specify otherwise.
3. All approved variances automatically expire within one year of the date of approval, unless the applicant files a plat implementing the variance or substantial construction of the building or structure authorized by the variance occurs within that time

Chapter 4, Section 4.9.7.1, Variances (Purpose) states:

The purpose of this section is to provide a mechanism in the form of a variance that grants a landowner relief from certain standards in this Code where, due to extraordinary and exceptional situations or conditions of the property, the strict application of the Code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner. The granting of an area variance shall allow a deviation from the dimensional requirements of the Code, but in no way shall it authorize a use of land that is otherwise prohibited in the relevant zoning district.

Chapter 4, Table 4-1, Procedural Requirements by Application, defines the review/approval process for a variance request.

As required by the SLDC, the Applicant presented the Application to the Technical Advisory Committee (TAC) on August 3, 2017, at the regularly scheduled monthly meeting, which satisfied the requirements set forth in Chapter 4, TAC Meeting Table 4-1.

Notice requirements were met as per Chapter 4, Section 4.6.3., General Notice of Application Requiring a Public Hearing, of the SLDC. In advance of a hearing on the Application, the Applicant provided an affidavit of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for fifteen days on the property, beginning on October 6, 2017. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on October 11, 2017, as evidenced by a copy of that legal notice contained in the record. Notice of the hearing was sent to owners of land within 500' of the subject property and a list of persons sent a mailing is contained in the record.

This Application was submitted on August 3, 2017

## **RECOMMENDATION:**

### **Driveway:**

Staff recommends approval of the variance request. Chapter 10.4.2.3.3 states that an accessory dwelling shall be accessed through the same driveway as the principal residence. The proposed variance is a minimal easing of Code requirements as the proposed driveway will not be contrary to the public interest, as it meets separation requirements. The condition of the property constitutes an exceptional condition of the property because it is split levels so the strict application so the code would result in practical difficulties and undue hardship on the owner. The spirit of the SLDC is observed as the new driveway will minimize disturbance of the natural terrain.

### **Accessory dwelling unit in a Major Subdivision Variance**

On August 23, 2016, the Applicant applied for a 700 square foot porch addition to her existing mobile home to meet size requirements so she could apply for an accessory dwelling. During that time, Ordinance 2015-11, was in place and accessory dwellings were allowed in Major Subdivisions. However, December 19, 2017, the Ordinance was replaced which prohibited accessory dwellings in Major Subdivisions.

Staff cannot support the variance to allow an accessory dwelling unit in a major subdivision. The original subdivision did not prove up more than 0.26 acre feet per lot and stated that guest houses are not allowed.. If the Applicant had applied at that time for the accessory dwelling unit, it would have been allowed by Code but not by subdivision plat.

### **Size of Accessory Structure Variance**

On August 23, 2016, the Applicant applied for a 700 square foot porch addition to her existing mobile home to meet size requirements in place at the time so she could apply for an accessory dwelling. The Code language later changed with ordinance 2016-9, to state that the heated area of the accessory dwelling shall not exceed the lesser of a: fifty percent (50%) of heated area of the principal residence; or (b) 1,400 square feet. Therefore, staff recommends approval of the requested variance to allow the size of the accessory dwelling as proposed as the request will not be contrary to the public interest, exceptional situations exists as the Applicant constructed an addition on the existing residence in order to meet size requirements, then the Code changed and, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner and the spirit of the SLDC is observed.

### **Utilities Variance**

Staff recommends approval of the requested variance to allow an accessory dwelling a separate septic system as the property has split levels which creates a hardship to share the existing system. The new septic has been permitted by NMED. Contrary to public interest the split levels create

NBA-8



exceptional situation of the property, the strict applications of the code would result in peculiar and exceptional practical difficulties due to terrain and so that the spirit of the SLDC is observed.

If the hearing officer recommends approval of the variances, staff recommends the following condition be imposed:

1. The Applicant must request a plat amendment from the BCC to modify the note that prohibits guest houses.
2. Applicant must install a meter on the well and submit proof at time of development permit application.

**Staff requests the Hearing Officer memorialize findings of fact and conclusions of law in a written order. The Santa Fe County Planning Commission (SFCPC) will be holding a public hearing on this matter on November 16, 2017.**

**EXHIBITS:**

1. Applicants Request
2. Applicants Letter of Burden
3. Proposed Site Plan
4. Plat (Plate Note #12)
5. Chapter 10.4 Accessory Dwelling Units
6. Chapter 4, Section 4.9.7.4, Variance review criteria
7. Chapter 4, Section 4.9.7.4, Conditions of approval
8. Notice

August 25, 2017

To: Santa Fe County  
102 Grant Avenue  
Santa Fe, NM 87504

Fr: Dorothy Montoya  
33 Paseo De Angel N.  
Santa Fe, NM 87507

This is a letter to request variance and a partial plat vacation to my land at the above address. We would like to put an accessory dwelling on my 2.66 acre land for my sons. They have been unsuccessful at finding an affordable home here in Santa Fe and I am hoping to help them.

#### Variances

10.4.2.3.3 – To allow a separate driveway

10.4.2.1 – To allow an accessory dwelling within a major subdivision

10.4.2.2 – To allow an accessory structure to be 1350 sq. ft. Where the main home is 2000 Sq. Ft heated area.

10.4.2.4 – To allow a smaller separate septic system.

and

#### Partial Plat Vacation

Request a partial vacation of the subdivision plat for Vista de Sandia to allow lot 7 to have an accessory dwelling unit per chapter 5 section 5.11.2.

#### Variance Criteria – Per Variance

##### Driveway

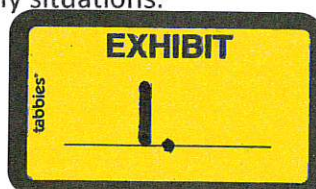
1. Would minimize slope disturbance  
Speeds on the road are not high so there would not be an issue with accessing  
2<sup>nd</sup> driveway exists – used already to access the bottom of the property
2. Property is split levels. Existing house is on the top portion. No room for an accessory dwelling on that portion. So need to put it on the bottom. Asking for variance so slope is not disturbed.
3. Additional driveway will not disturb slope.

##### Accessory Dwelling in a Major Subdivision

1. They will share a well. Sons live with me now so having their own home will not be an impact.
2. This process has caused a major financial and time consuming burden. See attached letter sent previously to the county.
3. In general the SLDC allows accessory dwellings – it is just that we bought in a subdivision.

##### Size of Accessory Dwelling

1. Small doublewide – not a huge home. My sons already living with me.
2. A 700 sq. ft. porch was added to add square footage to my home to make the total 2700 square feet, which met the 2015 SLDC – then it changed.
3. The small home allows my family members to stay close together. Home will not exceed the 1400 sq. ft. maximum for accessory dwelling units. Meets purpose of accessory dwelling to provide affordable housing for multi-generational family situations.



NBA-10

Adding Small Septic for Accessory Dwelling

1. Where the request is not contrary to the public interest. The proposed septic system has been permitted through New Mexico Environment Department and will not effect any surrounding neighbors or wells.
2. Where due to extraordinary and exceptional situations or conditions of the property, the strict undue hardship on the owner. In order to share a septic we would have to place a lift to pump it up to the existing systems and it would be costly and ineffective.
3. So the spirit of the SLDC is observed and substantial justice is done. Allowing us a separate system will not create issues with surrounding neighbors and allow us to provide a home with functioning utilities for my sons and meets the intention of the Code.

Thank you so much for your time and consideration!

Dorothy Montoya

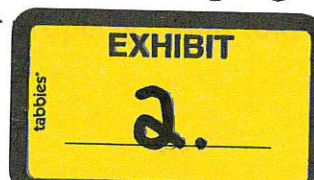
505-577-0795

**Montoya, Dorothy C., HSD**

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**From:** Montoya, Dorothy C., HSD  
**Sent:** Wednesday, July 19, 2017 1:26 PM  
**To:** 'ahansen@santafecountynm.gov'  
**Cc:** 'cdgonzalez@comcast.net'  
**Subject:** Property Development

Good Afternoon Anna! My name is Dorothy Montoya and I work for the NM Human Services Department. I have had a very difficult time with the county regarding my property and I was advised to contact you. I live in La Cienega behind the Downs racetrack and have been there for 18 years. When we purchased our property in 1999, we did so with the main purpose of someday dividing it and putting another home on it for our boys ( I have 4 boys ages 16 to 26). At that time we were told we could sub-divide. About 6 years ago I went into the county to see what I needed to do to sub-divide my property and was told that I could no longer do that. I was told we could put an accessory dwelling, but at the time we could not afford to do that. So, two years ago when my two older sons decided that they wanted to put a small double wide on our land (which is almost 3 acres) I started looking into what was needed. We looked for a small double wide for them and found one that was 1350 Sq. Feet. I got all the details for the home and all my property and home paperwork and made an appointment with Nathan Manzanares at the county. He told me everything looked good except in order to get that size of home, I would need to add square footage to my home. My house is 2000 sq. feet and was told I needed to add 700 Sq. feet in a garage or porch, so we can put on the 1350 sq. feet accessory dwelling. So after 6 months of saving and planning for a huge porch and buying permits from the county (\$212.00) and the state (\$75.00) and waiting for the plans to be approved (which was a major headache, just for a porch!). Everything was approved and we made a 700 Sq. foot porch (totaling \$7,241.92 for materials and labor) – that I really didn't need, but did to help my boys. The boys purchased their home, put a \$5,000.00 Down payment and signed the paperwork. I found someone to do the development and paid them a down payment \$3250.00 which I borrowed from the bank. The developer purchased the septic tank permit \$100 and I purchased the well water permit \$75.00. In this whole process, I kept calling and going into the county office, to see what was needed. I got plans from the developer and filled out all the paperwork needed and completed the Manufactured Homes Development permit application and I took it all to the county and talked to Nathan again. He said it looks like we have everything, but there was one problem (haha only one!) We needed to add another entrance to our property because our home is on a very high hill and the part of the property that we needed to put the other home on was a lot lower. John Lovato at the county said he needed to look at our property to see why we need another driveway. He came out a few days later. I was then told that I needed to request a variance to add the new entry way, also there was a concern about a ditch going through our land from the street, that the water flows into that part of our



NBA-12

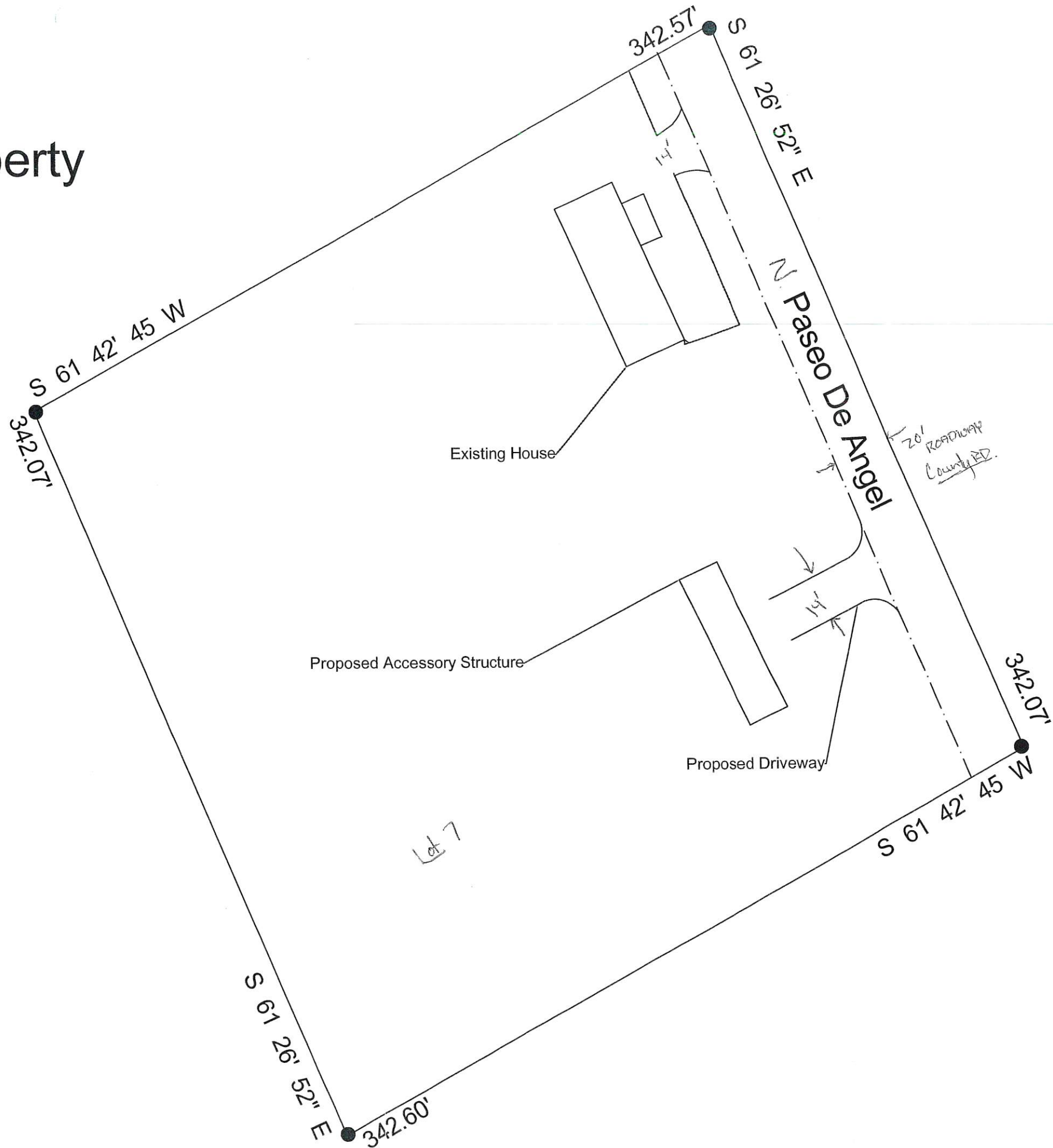


Technical Advisory Committee and John put me on the agenda for the TAC meeting. I took all my paperwork and went to the meeting and presented all my plans and concerns. They asked questions and said they would let me know in a couple of weeks. In the meantime I called Johnny Baca at the Public works Department and he told me to contact Robert Martinez to find out about the drainage that was going through my property. I spoke to Robert and he said that should not be there and they would go out and correct the problem (which to this day they still haven't done). After a couple weeks I went back to the county and talked to John to see what the status is and he told me he would check into it and in the meantime I needed to go to another office to get a assigned address form and to get a print out of a Accessors map and a list of all my neighbors in that area to contact for approval. John then noticed a condition on my property plat that said that we can't put an accessory dwelling on our land. I told him, he's got to be kidding and he said no. I cried. He said we can request an amendment to the plat that might take a couple months. But even then it might not be approved. I tried contacting a lawyer, but the cost to start a case is much more than I can afford. This whole process has been a nightmare. I have wasted so much time and money on this project. I wish they would have told me from the beginning that I couldn't do this. Instead all the times I was there in person or called, there was no indication that this wouldn't go through. They all looked at my land and knew what I wanted to do. I don't know if I should continue with this process and not get anywhere. I am a single mother and I am barely making ends meet as it is. I am reaching out to you to advise me what I can do. I have tried calling the people at the county, that I was working with before and nobody gets back to me. Please let me know what can be done or if I can be reimbursed. Thank you for your time and consideration!

*Dorothy Montoya*  
*State of New Mexico*  
*Human Services Department*  
*Information Technology Division*  
*1301 Siler Road - Bldg. B/C*  
*Santa Fe, NM 87505*  
*Phone - 505-476-7335*  
*Fax - 505-476-3950*  
*Cell - 505-577-0795*

# Montoya Property

Scale: 1" =  
33 N. PASEO DE ANGEL  
LOT 7 VISTA DE SANDIA SUB.







### LEGEND

- INDICATES POINTS SET
- INDICATES POINTS FOUND
- ⊙ INDICATES BRASS CAP

BASIS OF BEARING WAS TAKEN FROM A PLAT BY  
WE FILED ON MARCH 31, 1994 IN PLAT BOOK 270  
PAGE 034 COUNTY OF SANTA FE.

EXTRATERRITORIAL ZONING COMMISSION DENIAL  
NOVEMBER 10, 1994.  
BOARD OF COUNTY COMMISSION APPROVAL JANUARY 10, 1995.

**SANTA FE COUNTY APPROVAL**

COUNTY LAND USE ADMINISTRATOR 4-26-96 DATE  
 DEVELOPMENT PERMIT NO. 94-2173

### NOTES AND CONDITIONS

- 1) PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT, THE SOIL RATING ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE/ SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS, POTENTIAL BUYERS/ SELLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENT DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL, SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.
- 2) DRAINAGE ELEVATIONS SHALL REMAIN IN NATURAL CONDITION.
- 3) WATER WELL WITHDRAWAL ON THESE LOTS RESTRICTED BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK RECORDED IN BOOK 1204 PAGE 911-912 DOCUMENT NO. 943-374 N/MCO BOOK 376
- 4) PORTION OF THIS PROPERTY LIES WITHIN THE 100 YR. FLOOD ZONE AS PER COMMUNITY PANEL NO. 350069 236 B. AS SHOWN BY DOTTED AREA.
- 5) THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS.
- 6) TERRAIN MANAGEMENT REGULATIONS (ARTICLE VII, SEC. 3.2 OF THE COUNTY LAND DEVELOPMENT CODE) SHALL BE COMPLIED WITH AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT.
- 7) MINIMUM FLOOR ELEVATIONS FOR ALL STRUCTURES SHALL BE ONE FOOT ABOVE THE 100 YR. FLOOD LEVEL. THE ELEVATIONS DATUM SHOULD BE VERIFIED BY A LICENSED ENGINEER.
- 8) DRIVEWAYS SHALL BE LOCATED AND COMBINED TO MINIMIZE IMPACT ON EXISTING GROUND AND VEGETATION.
- 9) DRIVEWAY CULVERTS SHALL BE INSTALLED DURING LOT IMPROVEMENTS, BY LOT OWNERS.
- 10) IN ORDER TO ADDRESS FIRE PROTECTION EACH RESIDENTIAL UNIT SHALL HAVE INDIVIDUAL SPRINKLER SYSTEMS DESIGN.
- 11) RESTRICTIVE COVENANTS FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 1204 PAGE 913 DOCUMENT NO. 943
- 12) GUEST HOUSES ARE PROHIBITED ON THESE LOTS.
- 13) MAINTENANCE OF ROADS AND COMMON RECREATIONAL OPEN SPACE IS THE RESPONSIBILITY OF HOMEOWNERS ASSOCIATION.
- 14) AT THE TIME A PERMIT IS REQUESTED FOR A DWELLING UNIT, AN ON-SITE TERRAIN MANAGEMENT PLAN IS REQUIRED ADDRESSING RETENTION OF POST DEVELOPMENT DRAINAGE, EROSION CONTROL MEASURES AND DRAINAGE STRUCTURES.
- 15) NOTICE: THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF BUILDING PERMIT APPLICATION.

### SURVEYORS CERTIFICATE

I, LORENZO F. DOMINGUEZ, DO HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE A GRAPHIC REFLECTION OF A FIELD SURVEY PERFORMED BY ME DURING THE MONTH OF JUNE, 1994 AND IT IS TRUE AND CORRECTED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT THIS SURVEY MEETS THE STANDARDS FOR SURVEYS WITHIN THE STATE OF NEW MEXICO.

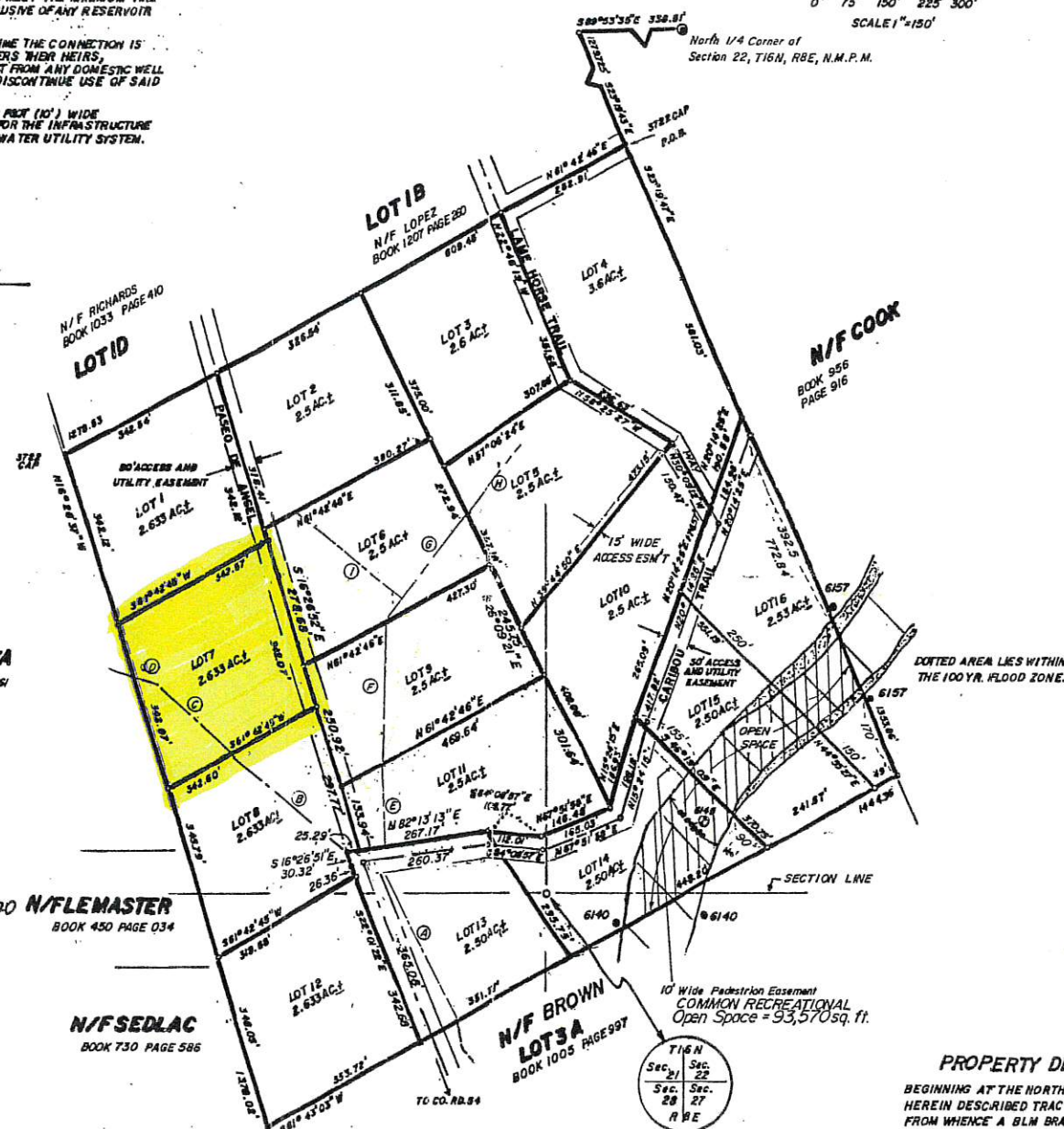
Lorenzo E. Dominguez 7/7/24  
LORENZO E. DOMINGUEZ R. #3 NO 10-44

## EXHIBIT

4.

## LA CIENEGA WATERSHED CONDITIONS

1. CONNECTION TO COUNTY WATER UTILITY. THE LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS SHALL AGREE TO CONNECT TO THE COUNTY WATER UTILITY WHEN SERVICE IS AVAILABLE WITHIN TWO HUNDRED FEET (200') OF THE PROPERTY LINE OF THE LAND BEING DIVIDED, WHICH TWO HUNDRED FEET (200') SHALL BE MEASURED ALONG PLATTED EASEMENTS TO THE NEAREST PROPERTY LINE. THE LANDOWNERS, THEIR SUCCESSORS AND ASSIGNS AGREE NOT TO OPPOSE THE CREATION OF AN IMPROVEMENT DISTRICT PURSUANT TO ARTICLES 4-55A-1, ET SEQ., NMSA 1978, AS THOSE SECTIONS MAY BE APPROPRIATE. ALTERNATIVELY, THIS CONDITION DOES NOT PRECLUDE ANY LOT OWNER FROM CONNECTING TO THE COUNTY WATER UTILITY BY ANY METHOD OTHER THAN THAT SPECIFIED THAN THE IMPROVEMENT DISTRICT METHOD. THE LINE EXTENSION WITHIN SAID TWO HUNDRED FEET (200') SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS AND TARIFFS OF THE SANTA FE COUNTY WATER UTILITY.
2. ENCOURAGEMENT FOR SHARED WELLS. TO THE GREATEST EXTENT FEASIBLE LOT OWNERS SHOULD USE SHARED WELLS TO MINIMIZE EXPENSES RELATED TO INTERIM WATER SUPPLIES.
3. DESIGN AND CONSTRUCTION. AT THE TIME A LINE EXTENSION IS MADE, OR SHARED WELL SYSTEM SHALL BE DESIGNED TO MEET THE MINIMUM FLOW REQUIREMENTS OF THE LAND DIVIDED, EXCLUSIVE OF ANY RESERVOIR CAPACITY.
4. DISCONNECTION FROM DOMESTIC WELLS. AT THE TIME THE CONNECTION IS MADE TO THE SANTA FE WATER UTILITY, LOT OWNERS THEIR HEIRS, SUCCESSORS AND ASSIGNS AGREE TO DISCONNECT FROM ANY DOMESTIC WELLS OR UNDERGROUND PIPES AND TO DISCONTINUE USE OF SAID WELLS EXCEPT IN EMERGENCY CIRCUMSTANCES.
5. EASEMENTS. LOT OWNERS SHALL DEDICATE A TEN FOOT (10') WIDE UTILITY EASEMENT ALONG ALL PROPERTY LINES FOR THE INFRASTRUCTURE WATER DISTRIBUTION LINES FOR THE COUNTY WATER UTILITY SYSTEM.



### TYPICAL EASEMENT DETAIL

DRAINAGE EASEMENT DATA (CENTERLINE) 10' WIDE

- A) N 27° 05' 00" W, 327.17°  
B) N 50° 02' 04" W, 304.23°  
C) N 45° 35' 00" W, 202.54°  
D) N 72° 03' 00" W, 48.48°  
E) N 03° 12' 27" W, 164.46°  
F) N 02° 57' 20" E, 287.24°  
G) N 37° 29' 05" E, 267.52°  
H) N 37° 27' 05" E, 176.25°  
I) N 51° 37' 56" W, 272.46°

**SANTA FE PLATS  
AND PLANS  
707 DUNLAP  
(505) 989-9819**

### DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES OTHER EASEMENTS ARE GRANTED AS SHOWN. PUBLIC AND PRIVATE EASEMENTS ARE HEREBY GRANTED. THIS DIVISION CONTAINS 42.14 ACRES AND LIES WITHIN THE PLANNING AND JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO. ALL ROADS ARE GRANTED FOR PUBLIC USE.

OWNER VISTA DELSANDIA CORPORATION DATE July 1, 19  
LOUIS GONZALES, PRESIDENT  
 STATE OF NEW MEXICO <sup>53</sup>  
 COUNTY OF SANTA FE  
 THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED  
 BEFORE ME BY LOUIS GONZALES THIS 1<sup>st</sup> DAY  
 OF JULY, 1994.  
Alvin R. Navarro 5-30-98  
 NOTARY PUBLIC MY COMMISSION EXPIRES

## CITY OF SANTA FE (REVIEWED BY)

John M. Long  
SUBDIVISION ENGINEER  
CITY PLANNER  
1/9/96  
DATE

## UTILITY COMPANIES

J. I. [unclear]	6-6
U.S. WEST COMMUNICATIONS	DATE
G. Baranish	2-2-95
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
Travis [unclear]	2-7-95
GAS COMPANY OF NEW MEXICO	DATE

943.373

STATE OF NEW MEXICO } 33  
COUNTY OF SANTA FE  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  
FOR RECORD ON THE 29 DAY OF Apr. A.D.  
1998 AT 11:30 O'CLOCK A. M. AND WAS DULY RECORDED  
IN BOOK 332 PAGE 104 OF THE RECORDS OF SANTA  
FE COUNTY. D05

WITNESS MY HAND AND SEAL OF OFFICE  
JONA G. ARMIJO  
COUNTY CLERK, SANTA FE COUNTY, N.M.

*Marcella Siz*  
DEPUTY

### PROPERTY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE  
HEREIN DESCRIBED TRACT HEREIN DESCRIBED  
FROM WHENCE A BLM BRASS CAP MARKING THE  
QTR CORNER COMMON TO SECTIONS 21 & 22 T16N.  
R. 8 E, N.M.P.M. BEARS:  
N 23° 19' 43" W 1279.725' THENCE  
S 89° 53' 35" E 338.51' THENCE FROM  
SAID BEGINNING POINT ALONG THE FOLLOWING  
S 23° 19' 47" E 1353.86' THENCE  
S 43° 03' W 1444.38' THENCE  
N 16° 26' 37" W 1378.02' THENCE  
N 61° 42' 46" E 128.53' TO SAID  
BEGINNING POINT, CONTAINING 42.15 AC.±

**PLAT OF SURVEY  
FOR**

**VISTA DE SANDIA CORPORATION SUBDIVISION**

AS LAST RECORDED IN PLAT BOOK 270 PAGE 034  
IN THE OFFICE OF THE SANTA FE COUNTY CLERK,  
SANTA FE COUNTY, NEW MEXICO.

333004

NBA-15



**10.3.2.3.** The accessory structure shall not contain a kitchen or cooking facilities, including kitchen appliances, unless approved as part of an approved home occupation or non-residential use. If a kitchen is provided for such use, the accessory structure shall not also contain a half bathroom.

**10.3.2.4.** Agricultural and grazing and/or ranching accessory structures shall be permitted on property where the principal use is agriculture, grazing and/or ranching, provided that a development permit is obtained in accordance with the siting and design standards of this SLDC.

**10.3.2.5.** Residential accessory structures shall not be designed such that they can be used for dwelling purposes. Accessory dwelling units are governed by Section 10.4.

**10.3.2.6.** Residential accessory structures shall not contain a full bathroom; a toilet and sink shall be permitted but no shower or bath shall be permitted.

**10.3.2.7.** An accessory structure may be approved on a lot adjacent to a lot containing a principal structure where both lots are in common ownership, where the lot with the principal structure has terrain or locational constraints.

#### 10.4. ACCESSORY DWELLING UNITS.

**10.4.1. Purpose and Findings.** Accessory dwellings units are an important means by which persons can provide separate and affordable housing for elderly, single-parent, and multi-generational family situations. This Section permits the development of a small dwelling unit separate and accessory to a principal residence. Design standards are established to ensure that accessory dwelling units are located, designed and constructed in such a manner that, to the maximum extent feasible, the appearance of the property is consistent with the zoning district in which the structure is located.

**10.4.2. Applicability.** This Section applies to any accessory dwelling unit located in a building whether or not attached to the principal dwelling. Accessory dwelling units shall be clearly incidental and subordinate to the use of the principal dwelling. Accessory dwelling units are permissible only: (a) where permitted by the Use Matrix; and (b) where constructed and maintained in compliance with this Section 10.4.

**10.4.2.1. Number Permitted.** Only one accessory dwelling unit shall be permitted per legal lot of record. Platted major subdivisions shall only be permitted to have an accessory dwelling unit if their approval and reports and SRAs allowed and accounted for this.

**10.4.2.2. Size.** The heated area of the accessory dwelling unit shall not exceed the lesser of: (a) fifty percent (50%) of the heated floor area of the principal residence; or (b) 1,400 square feet.

##### 10.4.2.3. Building and Site Design.

1. In order to maintain the architectural design, style, appearance, and character of the main building as a single-family residence, the accessory dwelling unit shall be of the same architectural style and of the same exterior materials as the principal dwelling.

2. An accessory dwelling unit shall not exceed one story in height and may not





exceed the height of the principal dwelling unit.

3. An accessory dwelling shall be accessed through the same driveway as the principal residence. There shall be no separate curb cut or driveway for the accessory dwelling.

10.4.2.4. **Utilities.** Water and electricity for the accessory dwelling unit shall be shared with the principal residence. Liquid waste disposal shall be in common with the principal residence; however, if the principal residence is on a septic system, then any modifications to the system to accommodate the accessory dwelling unit shall be approved by NMED.

## 10.5. GROUP HOMES.

**10.5.1. Purpose and Findings.** This Section is designed to protect the rights of handicapped and disabled persons subject to the federal Fair Housing Act (FHA), 42 U.S.C. § 3601 et seq. and the Developmental Disabilities Act [NMSA 1978, §§ 28-16A-1 to 28-16A-18], and to accommodate housing for persons protected by the FHA by establishing uniform and reasonable standards for the siting of group homes and criteria that protect the character of existing neighborhoods.

**10.5.2. Applicability.** This Section applies to all group homes. For purposes of this Section, a "group home" means a residential facility in which any handicapped or disabled persons unrelated by blood, marriage, adoption, or guardianship reside with one or more resident counselors or other staff persons.

**10.5.3. Location.** Group homes are permitted as of right in all residential zoning districts, all commercial zoning districts, and other zones as specified in the SLDC. Pursuant to the requirements of the federal FHA and applicable case law, the SLDC does not require a conditional use permit or any other form of discretionary development approval for a group home. A variance is required only to the extent that the group home seeks a variance from the standards that apply to other uses in the base zoning district.

**10.5.4. Standards.** The standards applicable to group homes are the same as for single-family dwelling units located within the base district. Evidence of any license, certification, or registration required for the group home by state or federal standards, or a copy of all materials submitted for an application for any such license, shall be provided.

## 10.6. HOME OCCUPATIONS.

**10.6.1. Purpose.** The Purpose of this Section is to stimulate economic development in the County and promote energy efficiency by promoting home occupations and home businesses while ensuring the compatibility of home based businesses with other uses permitted in the community. Any home-based business that exceeds the standards of this Section, either at its commencement or through business growth, shall be located in or relocated to an appropriate nonresidential area.

**10.6.2. Permit Required.** Home occupations require a permit as specified in Table 10-1. A permit will not be issued for a home occupation where:

10.6.2.1. Code violations are present on the property;

10.6.2.2. adequate access is not available;

10.6.2.3. adequate infrastructure is not in place;

c. the proposal conforms to the SLDC and is consistent with the goals, policies and strategies of the SGMP.

**2. Minor Amendments Causing Detrimental Impact.** If the Administrator determines that there may be any detrimental impact on adjacent property caused by the minor amendment's change in the appearance or use of the property or other contributing factor, the owner/applicant shall be required to file a major amendment.

**3. Major Amendments.** Any proposed amendment, other than minor amendments provided for in Section 4.9.6.9.1, shall be approved in the same manner and under the same procedures as are applicable to the issuance of the original CUP development approval.

**4.9.6.10. Expiration of CUP.** Substantial construction or operation of the building, structure or use authorized by the CUP must commence within twenty-four (24) months of the development order granting the CUP or the CUP shall expire; provided, however, that the deadline may be extended by the Planning Commission for up to twelve (12) additional months. No further extension shall be granted under any circumstances, and any changes in the requirements of the SLDC, or federal or state law shall apply to any new CUP development approval application.

#### 4.9.7. Variances.

**4.9.7.1. Purpose.** The purpose of this Section is to provide a mechanism in the form of a variance that grants a landowner relief from certain standards in this code where, due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner. The granting of an area variance shall allow a deviation from the dimensional requirements and standards of the Code, but in no way shall it authorize a use of land that is otherwise prohibited in the relevant zoning district.

**4.9.7.2. Process.** All applications for variances will be processed in accordance with this chapter of the Code. A letter addressing Section 4.9.7.4. review criteria must accompany the application explaining the need for a variance.

**4.9.7.3. Applicability.** When consistent with the review criteria listed below, the planning commission may grant a zoning variance from any provision of the SLDC except that the planning commission shall not grant a variance that authorizes a use of land that is otherwise prohibited in the relevant zoning district.

**4.9.7.4. Review criteria.** A variance may be granted only by a majority of all the members of the Planning Commission (or the Board, on appeal from the Planning Commission) based upon the following criteria:

1. where the request is not contrary to the public interest;
2. where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner; and
3. so that the erved and substantial justice is done.

#### 4.9.7.5. Conditions of approval.

1. The Planning Commission may impose conditions on a variance request necessary to accomplish the purposes and intent of the SLDC and the SGMP and to prevent or minimize adverse impacts on the general health, safety and welfare of property owners and area residents.
2. All approved variances run with the land, unless conditions of approval imposed by the Planning Commission specify otherwise.
3. All approved variances automatically expire within one year of the date of approval, unless the applicant files a plat implementing the variance or substantial construction of the building or structure authorized by the variance occurs within that time.

**4.9.7.6. Administrative minor deviations.** The Administrator is authorized to administratively approve minor deviations upon a finding that the deviation is required, that the result is consistent with the intent and purpose of this SLDC, and that the deviation is not detrimental to adjacent or surrounding properties as follows:

1. minor deviations from the dimensional requirements of Chapters 7, 8 and 9 of the SLDC not to exceed ten percent (10%) of the required dimension; and
2. minor deviations from the density dimensional standards of Chapter 8 of the SLDC not to exceed five tenths of a percent (0.5%) of the gross acreage allowed in the zoning district.

#### 4.9.8. Beneficial Use and Value Determination (BUD).

**4.9.8.1. Purpose.** The intent of the SLDC is to provide, through this Section, a process to resolve any claims that the application of the SLDC constitutes an unconstitutional regulatory taking of property. This Section is not intended to provide relief related to regulations or actions promulgated or undertaken by agencies other than the County. The provisions of this Section are not intended to, and do not, create a judicial cause of action.

**4.9.8.2. Application.** In order to evaluate whether, and if so, the extent to which, application of the SLDC unconstitutionally creates a regulatory taking without just compensation, or other constitutional deprivation, an applicant, once denied development approval or granted conditional development approval, or as otherwise provided in Section 7.16.3.1, may apply to the Administrator for a beneficial use and value determination, the application for which shall describe:

1. the extent of diminution of use and value with respect to the entirety of the owner's, or lessee's real property interests in common ownership;
2. the distinct and reasonable investment backed expectations of the owner, lessee, or predecessors in interest, in common ownership;
3. the availability of cluster development, phased development, tax incentives, or transfers of development rights;
4. any variance or relief necessary or available to relieve any unconstitutional hardship or regulatory taking created.



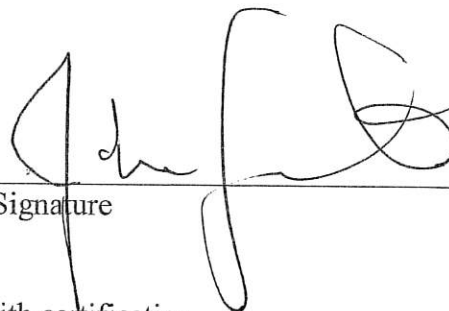


## CERTIFICATION OF POSTING

I hereby certify that the public notice posting regarding the Sustainable Land Development Code.

Case # 17-5230 was posted for 15 days on the property beginning

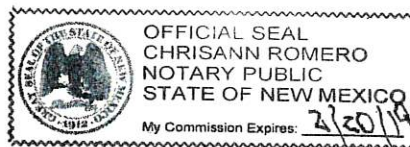
The 6 day of October  
2017. \*\*

  
Signature

\*Photo of posting must be provided with certification

**\*\*PLEASE NOTE:** Public notice is to be posted on the most visible part of the property. Improper legal notice will result in re-posting for an additional 15 days. It is the applicant's responsibility to ensure that the notice is on the property for the full 15 days.

STATE OF NEW MEXICO }  
COUNTY OF SANTA FE }



The foregoing instrument was acknowledged before me this 10 day of  
October, 2017, By Chrisann Romero.

  
Notary Public

My Commission Expires:

FEB. 20, 2019



NBA-20

# SANTA FE NEW MEXICAN

LEGAL #83307

CASE # V 17-5230  
Dorothy Montoya  
Variance.

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held to consider a request by Dorothy Montoya, Applicant, for a variance of Chapter 10.4.2.1, to allow an accessory dwelling within a major subdivision, a variance of Chapter 10.4.2.2, to allow an accessory structure to be 1,300 square feet where the main house is 2000 square feet heated floor area, a variance of Chapter 10.4.2.3.3 (Building and Design Standards) to allow a separate driveway access points for an Accessory Dwelling Unit, a variance of Chapter 10.4.2.4 (Utilities) to allow an accessory dwelling a separate liquid waste system, and a partial plat vacation (Note) to allow lot 7 to have an accessory dwelling unit. The property is located at 33 N Paseo De Angel Road within The La Cienega and La Cieneguilla Community District Overlay, within the Residential Estate Zoning District, within, Section 21, Township 16 North, Range 8 East, (Commission District 3).

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on October 26, 2017, at 3 p.m. on a petition to the Santa Fe County Hearing Officer and on November 16, 2017, at 4 p.m. on a petition to the Santa Fe County Planning Commission.

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 Hearing Officer/Planning Commission taking

## Ad Proof / Order Confirmation / Invoice

Account Number

2438

Ad Order Number

0000210452

SF COUNTY

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.

Published in the Santa Fe New Mexican on October 11, 2017.



## PUBLIC NOTICE

Notice is hereby given that an application has been filed with Santa Fe County for a Variance of Chapter 10.4.2.1, to allow an accessory dwelling within a major subdivision, a Variance of Chapter 10.4.2.2 to allow an accessory structure to be 4,300 square feet where the main residence is 2,000 square foot heated floor area, a Variance of Chapter 10.4.2.3 SF Building and Design Standards to allow a separate driveway access point for an accessory dwelling unit, a Variance of Chapter 10.4.2.4 (Utilities) to allow an accessory dwelling a separate liquid waste system, and a partial plat vacation (note) to allow lot 3 to have an accessory dwelling unit.

Name of Applicant Dorothy Montoya

Address of Request 33 N. Pecos De Angel

Legal Description: Section 24 Township 16 North

Range 8 East NMPM Santa Fe County, New Mexico.

A Public Hearing will be held made at the

Old Santa Fe County Courthouse, corner of Palace and Grant Avenues, Santa Fe, New Mexico on after the 26<sup>th</sup> day of

October, 2017, at 3pm before the SF County Hearing Officer

and on the 16<sup>th</sup> day of November 2017 at 4pm before the SF County Planning Commission.

Further information can be obtained by contacting,

the Land Use Department, P.O. Box 276, Santa Fe, NM 87504

Phone (505)986-6225. Development Permit # V17-6350