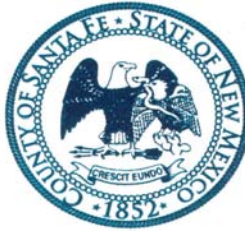


Harry B. Montoya
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Michael D. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Roman Abeyta
County Manager

MEMORANDUM

DATE: April 16, 2009

TO: County Development Review Committee

FROM: Vicente Archuleta, Design Review

VIA: Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # MIS 09-5040 Ronald Sebesta Cul-de-sac Approval

ISSUE:

Ronald Sebesta, Applicant, requests approval of Article V, Section 8.2.1.d (Cul-de-sacs) of the County Land Development Code to allow the length of a cul-de-sac to exceed 500' feet for a family transfer land division of 50.04 acres into 4 lots.

The property is located at 44 Tres Cientos Road off Highway 285 within Section 23, 24, and 25, Township 15 North, Range 9 East (Commission District 5).

SUMMARY:

The Applicant requests approval of a 1,815 foot road with cul-de-sac to access three lots of a four lot family transfer. The fourth lot will access off Tres Cientos Road. The Applicant is proposing to build the cul-de-sac to Santa Fe County road standards: fifty (50) foot easement with a twenty (20) foot driving surface with six inches of crushed gravel base course on a six inch compacted subgrade with 95% maximum density (see site plan/road section - Exhibit "B").

The Santa Fe County Fire Marshal has reviewed the Application and recommends approval subject to conditions (see Fire Marshal Letter - Exhibit "E").

Article V, Section 8.2.1.d (Cul-de-sacs) of the Land Development Code states: "Cul-de-sacs (dead end roads) shall not be longer than five hundred (500) feet. At the closed end there shall be a turn around having a minimum driving surface radius of at least forty-two

(42) feet for roads under 250 feet and of at least fifty (50) feet for roads 250 feet and longer. All turnaround areas shall be designed to protect existing vegetation and steep terrain. There shall be a minimum right-of-way diameter at the closed end of one hundred (100) feet. In low density residential areas the length of cul-de-sacs may be adjusted by the County Development Review Committee with changes consistent with public safety factors. For local roads designated as a lane or place and designed to a twenty (20) foot width, the turn around area remains the same as specified.” (See Article V, Section 8.2.1.d of the Land Development Code as Exhibit “F”).

REQUIRED ACTION:

The CDRC should review the attached material and consider the recommendation of staff; take action to approve, deny, approve with conditions or modifications or to table for further analysis of this request.

RECOMMENDATION:

Article V, Section 8.2.1.d (Cul-de-sacs) of the Land Development Code states: “Cul-de-sacs (dead end roads) shall not be longer than five hundred (500) feet. At the closed end there shall be a turn around having a minimum driving surface radius of at least forty-two (42) feet for roads under 250 feet and of at least fifty (50) feet for roads 250 feet and longer. In low density residential areas the length of cul-de-sacs may be adjusted by the County Development Review Committee with changes consistent with public safety factors. Therefore, staff recommends approval of the Applicant’s request subject to the Fire Marshals conditions (see Fire Marshal Letter - Exhibit “E”).

ATTACHMENTS:

Exhibit A – Applicant’s Letter of Request
Exhibit B - Site Plan/Road Section
Exhibit C – Proposed Plat
Exhibit D – Warranty Deed/Survey Plat
Exhibit E – Fire Marshal Letter of Approval
Exhibit F - Article V, Section 8.2.1.d of the Land Development Code