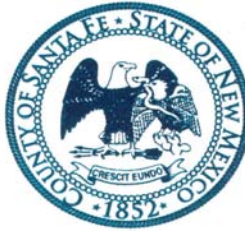


Harry B. Montoya  
*Commissioner, District 1*

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 09-5030 Pat and Patricia Carter Addition to Stables

---

### **ISSUE:**

Pat and Patricia Carter, applicants, request approval for a 2,776 square foot addition to an approved 1,938 square foot stable for a total of 4,714 square feet for personal use on 24.375-acres. The addition consists of two trailer storage rooms, a general storage room, feed storage room, breezeway and covered porches.

The property is located at 47 Headquarters Trail, within the Tierra Grande (La Tierra Phase IV) Subdivision, within Section 1, Township 17 North, Range 8 East (Commission District 2).

### **SUMMARY:**

On March 11, 1997, the Board of County Commissioners adopted Ordinance No. 1997-4 which states that the CDRC is required to review for approval any accessory structure which is greater than 2000 sq. ft.

The Applicant's request an addition of 2,776 square feet to an approved 1,938 square foot stable which is for personal use. The 1,938 square foot structure consists of two stables, tack room, wash stall, laundry room, two bathrooms, a meeting area and covered portals. The addition will consist of two trailer storage rooms, a general storage room, feed storage, breezeway and covered portals.

Santa Fe County Ordinance No. 1997-4 (Accessory Structures), Article II, Section 2.3.1 xix (Administrative Decisions) of the Land Development Code states: "Accessory Structures which are 2,000 square feet or less in size. An accessory structure greater than 2,000 square feet shall submit with a site plan to the CDRC for approval."

**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:**

Staff recommends approval of the accessory structure with a combined existing and proposed square footage of 4,714 square feet, subject to the following conditions:

Retaining walls or slope protection will be required for cut slopes in excess of 2:1

The accessory structure is not to be utilized for any commercial use, and may not be converted to a dwelling unit..

The Applicant must comply with all other building permit requirements including payment of fire impact fees.

The Applicant shall comply with Santa Fe County Water Harvesting Guidelines.

Lighting must comply with Ordinance 2005-08 Section, 8. 8. F. and details of all exterior lighting proposed must be submitted for staff review.

**Attachments:**

Exhibit "A"- Letter of Request

Exhibit "B"- Site Plan/Elevations

Exhibit "C"- Vicinity Map

Exhibit "D"- Plat of Survey

Exhibit "E" - Santa Fe County Ordinance No. 1997-4 (Accessory Structures)