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Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office

Deputy Valerie Espinoza County Clerk, Santa Fe, NM

MINUTES OF THE

SANTA FE COUNTY

DEVELOPMENT REVIEW COMMITTEE

Santa Fe, New Mexico

November 17, 2011



This meeting of the Santa Fe County Development Review Committee (CDRC) was called to order by Chair Maria DeAnda, on the above-cited date at approximately 4:00 p.m. at the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

Roll call preceded the Pledge of Allegiance and indicated the presence of a quorum as follows:

Members Present:

Maria DeAnda, Chair  
Juan José Gonzales, Vice Chair  
Frank Katz  
Sef Valdez  
Dan Drobnis

Member(s) Excused:

Susan Martin  
Phil Anaya

Staff Present:

Shelley Cobau, Building and Development Services Manager  
Wayne Dalton, Building and Development Services Supervisor  
Jose Larrañaga, Development Review Specialist  
Rachel Brown, Deputy County Attorney  
Buster Patty, Fire Marshal

Chair DeAnda welcomed new member Dan Drobnis to the Committee.

V. APPROVAL OF AGENDA

Member Gonzales moved to approve the agenda as published and Member Katz seconded. The motion passed [5-0] unanimously.

SFC CLERK RECORDED 11/18/2012

**VI. APPROVAL OF MINUTES: October 20, 2011**

Member Gonzales moved to approve the October minutes as submitted. Chair DeAnda seconded and the motion passed by unanimous [4-0] voice vote with Member Katz abstaining.

**VII. CONSENT CALENDAR**

**Final Order:**

- A. CDRC CASE # MIS 11-5330 Woodrow Elmore Accessory Structure. Woodrow Elmore, Applicant, Requested Approval Of A 2,400 Square Foot Accessory Structure To Be Used As Personal Storage On 2.63 Acres. The Property Is Located At 18 Chavez Lane In Edgewood, Within Section 19, Township 10 North, Range 7 East, (Commission District 3). Approved 4-0 Wayne Dalton**

Member Gonzales moved approval and Member Valdez seconded. The motion carried unanimously [5-0].

**IX. NEW BUSINESS**

- A. CDRC CASE # V 11-5240 Dale McDonnell Variance. Dale McDonnell, Applicant, Carol Everett, Agent, request a variance of Article V, Section 8.1.3 (Legal Access) of the Land Development Code to allow an access of less than twenty feet (20') in width and road grade to exceed 11 percent for the construction of a residence on 20 acres. The property is located off Rogersville Road near Madrid, at 14 Mesa Viento, within Section 26, Township 14 North, Range 7 East, (Commission District 3)**

Wayne Dalton gave the staff report as follows:

“The Applicant requests a variance of Article V, Section 8.1.3, Legal Access, of the Land Development Code to allow an access easement of less than twenty feet in width and grade to exceed 11 percent in order to construct a 1,407 square foot residence on a legal lot of record.

“The subject property is located approximately 4.2 miles from Highway 14. The property is accessed by Rogersville Road, Old Madrid Road and Old Windmill Road. Rogersville Road varies in width from 9 feet to 18 feet and has three areas of 11 percent road grade. There are also four low water crossings which do not meet County standards for emergency access. Old Madrid Road varies in width from 7 feet to 11 feet with one low water crossing and has a section of road grade ranging from 11 percent to 22 percent. Old Windmill Road is a two-track road and has a width of approximately eight feet. Rogersville Road, Old Madrid Road

and Old Windmill Road do not have an all-weather driving surface which is also necessary for emergency vehicle access.

“On August 19, 2011, staff and the Fire Prevention Division met with the Applicant and determined that if the variance is approved there will be other fire protection requirements that the Applicant must comply with. These improvements will include a turnaround on the property, a water storage tank, sprinkler system, a vegetation management plan, and compliance with the Urban Wild Land Interface Code for building materials for any proposed structures on the property.

“This Application has been reviewed by the Fire Prevention Division. The road leading to the proposed building site does not conform to the 1997 Uniform Fire Code which requires a 20-foot all weather driving surface, no grades exceeding 11 percent and no low water crossings. Upon a site inspection it was found that there are road widths as narrow as 10 feet and at one point grade exceeding 11 percent and several low water crossings. The roads do not have an all-weather driving surface conforming to County Code requirements and no water supply for fire protection for the area within five miles.

“The Applicant states that the building site itself is flat land, as is the immediate land leading to the property. The issue is the steep grade of the access road to get up to the property owned by the Applicant and other adjoining property owners.”

Mr. Dalton gave the following recommendation: Staff has reviewed this Application and has found the following facts to deny this request: Article V, Section 8.1.3 states parcels to be accessed via a driveway easement shall have a twenty-foot all-weather driving surface, grade of not more than 11 percent and drainage control as necessary to insure adequate access for emergency vehicles; the Applicant is requesting a variance to allow an access easement to be less than twenty feet and grade to exceed 11 percent, which is not allowed by the Code; the purpose of the Code would be nullified; the Applicant has not justified a hardship, as contemplated by the Code, therefore, staff recommends denial of the Applicant’s request.

If the decision of the CDRC is to recommend approval of the Applicant’s request, staff recommends the following condition be imposed.

1. The Applicant shall comply with all Fire Marshal requirements.

Noting there were several other lots in the vicinity, Member Gonzales asked how those lots were created and how they have access. Mr. Dalton explained that all the lots are accessed by the same three roads. Most were created pre-1981 code and thus are legal non-conforming, as is this lot.

Member Gonzales said it was troubling that property owners were being forced to comply with regulations that were not in place when the lot was created.

Shelley Cobau said the same is true of many lots in Santa Fe County. When someone purchases a lot they are made aware of the fact they may be required to improve their access to make it comply with code. "In a perfect world" the costs could be shared among all the landowners in the area.

Member Katz asked if widening is even possible. Ms. Cobau said if easement width is not sufficient more would have to be acquired.

Member Katz asked what the crucial issues are to the Fire Department. Fire Marshal Buster Patty said the concern with non-compliance is that neither fire equipment nor ambulance service may be able to access the property. Without water service, in the event of a fire, a tanker shuttle would be necessary which is very heavy equipment. One grade is 22 percent and they lack the horsepower to climb the grade with tankers. He added if the variance is granted the Fire Department will work with the applicant to ensure the best possible scenario but they cannot guarantee they can get out there.

Member Katz asked if a water tank would be required and Fire Marshal Patty said that and sprinklering, which buys time for the Fire Department. The fact that the property is more than five miles from the station could change the ISO rating for the district.

Member Katz asked if this would be considered a taking if the request is denied. Deputy Attorney Rachel Brown said it would not be a case of denying the right to build a house, but rather requiring code compliance. Member Katz pointed out that the lot was compliant when it was created and in view of the offsite improvements, it might be impossible to comply. Ms. Brown said those facts are currently not before the committee.

Chair DeAnda got clarification on how the pictures correspond to the 4.2-mile road layout. She noted it would be more equitable if the burden were not placed on one landowner.

Member Drobnis asked if any other lots in the area are developed and Mr. Dalton said there are residences adjacent to the property.

Duly sworn, Carol Everett, agent for the applicant, said they have been working on the project for about a year, have reduced the size of the dwelling, and are willing to work with the Fire Department within reason. She felt it was unreasonable to request the applicant to improve 4.2 miles of road. She said there are between 100 and 200 people living on Rogersville Road. Most of the houses were built in compliance with County regulations at the time. She said the area could be a candidate for an assessment district followed by dedication to the County for maintenance.

Ms. Everett said the applicant is willing to re-grade and possibly widen the area near the property making it less steep and safer. She read from a letter by the applicant explaining that when the land was purchased there was no mention of a problem with access.

Member Gonzales asked who maintains the road and Ms. Everett said it is a joint effort on the part of the landowners in the area who get together periodically for

maintenance. She said the land grant specified that all roads are legal whether they meander from the easements or not. The steep area they anticipate improving is on someone else's land but those owners have no objections. Most of the people out there are residents rather than renters, but she had no idea how many would be willing to pitch in for major improvements.

Member Katz asked how many undeveloped lots are in the area, and Ms. Everett stated she did not know.

Chair DeAnda agreed with Ms. Everett that an assessment district might resolve the Fire Department's concerns and she suggested meeting with the neighbors. Ms. Everett said some of the nearest neighbors are not there year-round and she would have no problem approaching the neighbors. However, there are some narrow areas that are not amenable to much widening.

There was no one from the public wishing to provide testimony.

Ms. Cobau pointed out that the provisions regarding 11 percent grades are not new to the code having been there since 1996. She estimated thousands of dollars in improvements are needed.

Member Katz asked for clarification of the condition, and Mr. Dalton explained that the Fire Department can require fire protection improvements including such things as a water storage tank, a sprinkler system, a turnaround, a vegetation management plan and that building materials comply with the Wildland Interface Code.

Member Gonzales moved to deny CDRC Case #V 11-5240 and Chair DeAnda seconded.

Member Katz said he would be more inclined to support a denial if there were a large number of undeveloped lots to whom this would send a signal. However, in this case it does not appear fair to the landowner to deny him the right to build simply because he's building later than his neighbors. Chair DeAnda said it was unknown when those residents built.

The motion failed by a 2-3 vote with Members Gonzales and DeAnda voting with the motion and Members Drobnis, Katz and Valdez voting against.

Member Katz moved to approve the case with the condition. Member Valdez seconded and the motion passed 3-2 with Members Drobnis, Katz and Valdez voting in favor and Members Gonzales and DeAnda voting against.

Mr. Dalton said this case will be on the December 13<sup>th</sup> BCC agenda.

- B. CDRC CASE # MIS 11-5360 Mike Sillings Accessory Structure. Mike Sillings, Applicant, requests approval of a 2,520 square foot accessory structure to be used for as personal storage on 40.41 acres. The property is located at 44 Sandoval Road in the Edgewood area, within Section, 14, Township 11 North, Range 7 East (Commission District 3)**

Mr. Dalton gave the staff report as follows:

“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 square feet.

“The Applicant requests approval to construct an accessory structure totaling 2,520 square feet to be utilized for personal storage. The proposed structure is a metal building and will be constructed on a concrete slab. There is currently a residence and a conventional septic system on the property. The property is served by an onsite well which serves the existing residence. The Applicant states the structure will be for his tractor, farm equipment, household items and someday a motorhome.”

Mr. Dalton stated that staff has reviewed this Application and has found the following facts to support this Application: Ordinance No. 1997-4 states residential uses and accessory structures are allowed anywhere in the County, provided all of the requirements of the Code are met; the accessory structure is incidental and subordinate to the principal use; an accessory structure includes, an office/art studio/workshop, garage or carport for storage of personal vehicles, utility or storage sheds, a stable or barn, or greenhouse; the structure meets the requirements of Ordinance No. 1997-4; therefore staff recommends approval of the Applicants request subject to the following conditions:

1. The Applicant must comply with all other Santa Fe County and CID building permit requirements.

Chair DeAnda asked what the height of the structure was and Mr. Dalton said it is 14 feet high. Rain barrels will be used for water catchment.

Applicant Mike Sillings was placed under oath and stated the procedure he's gone through for this structure is more complicated than the building permit for his house. He said the accessory structure is “just a big shell.”

Member Drobnis asked if the structure was to be cocoa brown. The applicant said the roof structure is and the walls will be desert tan.

There was no one from the public wishing to speak.

Member Katz moved to approve CDRC Case #MIS 11-5360 with staff conditions. Member Gonzales seconded and the motion carried by a 5-0 voice vote.

- C. CDRC CASE # MIS 11-5340 Miller Driveway Access. Joseph Miller, Applicant, Land Development Consultants, Agent, request approval to allow driveway access off a minor arterial road (Avenida de Amistad) in accordance with Article V, Section 8.1.6.b (Access to Highways and Arterials) of the County Land Development Code. The property is located at 11 Avenida de Amistad in Eldorado, within Section 4, Township 15 North, Range 10 East (Commission District 5)**

Ms. Cobau gave the staff report as follows:

“The subject property is located off Avenida de Amistad which is considered a minor arterial road based on the volume of traffic present, as defined in Article V, Appendix 5A of the County Land Development Code. The Applicant requests approval to allow driveway access off Avenida de Amistad to access his property located at 11 Avenida de Amistad.

“Article V, Section 8.1.6.b (Access to Highways and Arterial) of the County Code states: “...Driveways from lots shall access local roads and may access collector roads on a limited basis as approved by the County Development Review Committee.” A minor arterial road carries more traffic volume than a collector road per the County Code, therefore, it is appropriate that staff bring this request before the CDRC for action.”

Ms. Cobau indicated that the Fire Marshal and the Public Works Department have reviewed and approved the application for the driveway location. The proposed driveway meets all Code requirements, therefore, Staff recommends approval of the request for driveway access off of a minor arterial road.

Member Gonzales asked how this driveway differed from others in Eldorado. Ms. Cobau explained that the intent is to limit access points on an arterial. At this point no residence is planned, it is merely to access his 45 acres. The width would depend on how many residences are to be served.

Duly sworn, Joe Miller stood for questions.

Responding to a question from Member Gonzales, Mr. Miller said no subdivision is planned at this time; he may run cattle for the present.

There was no one from the public wishing to speak.

Chair DeAnda moved to approve CDRC Case #MIS 11-5340 with staff with the four conditions from the Fire Department [*Exhibit 1*] and four from the Public Works Department [*Exhibit 2*]. Member Katz seconded and the motion carried unanimously 5-0.

- D. CDRC CASE # V 11-5320 Mauricio Solis Variance of Family Proper. Mauricio Solis, Applicant, requests a variance of Article II, Section 4.3.2c (Family Proper) of the Land Development Code to allow the transfer of land as a family transfer from sibling to sibling. The property is located within the Traditional Historic Community of La Cienega, at 22 Rancho Sin Vaca Road, within Section 22, Township 16 North, Range 8 East, (Commission District 3)**

Jose Larrañaga gave the staff report as follows:

“The Applicant requests a variance of Article II, Section 4.3.2c, Family Proper, of the Land Development Code. Family Proper is described in Article II, Section 4.3.2c, as ‘lineal relations up to and including the third degree, i.e. grandparent, parent, child. Step relations shall count as natural relationships so long as the step relationship is legally existent at the time of the transfer, including legal guardians who have performed the function of grandparent or parent to the person who is receiving the transferred lot.’

“The Applicant states both he and his brother make payment on the property. The property is under the Applicant’s name and he would like to transfer one half of the property to his brother to protect his brother’s interest in the property.

“Article II, Section 4.3.2b, Definition of a Small Lot Family Transfer states; ‘A lot created as a gift from a grandparent, parent or legal guardian to his or her natural or adopted child or grandchild or legal ward, which lot does not meet the density requirements of the Code Any person may receive only one lot through Small Lot Family Transfer.’

“Article II, Section 4.3.1b, states that the Purpose of a Small Lot Family Transfer is to permit transfers of lots which do not meet the lot size requirements of the Code from grandparents, parents or legal guardians as a onetime gift to a child or grandchild in order to provide a more affordable home site for these adult children.

“The property has been in lawful possession of the Applicant for over five years. There are currently two residences and two conventional septic systems on site. The property is served by an on-site well. The 2.5-acre parcel is located within the Basin Hydrologic Zone and is in compliance with Article III, Section 10, Lot Size Requirements, of the Land Development Code.

“Staff has analyzed the feasibility of this parcel of land to be subdivided as a Family Transfer per Code requirements. Staff has determined that if the Applicant met the Family Proper requirements, a Family Transfer land division could be processed administratively.



“Article II Section 3 of the County 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, the applicant may submit a written request for a variance.’ This Section goes on to state ‘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.’”

Mr. Larrañaga stated staff has reviewed this Application and has found the following facts presented not to support this Application: a Family Transfer from sibling to sibling does not comply with the definition of lineal relations as defined in Article II, Section 4.3.2c of the Land Development Code; the purpose of the Code may be nullified by allowing the creation of lots, which do not meet the minimum lot size requirements, by means of a variance of the Family Proper criteria; the Applicant has not justified a hardship as defined in Article II, Section 3 of the Land Development Code, therefore staff recommends denial of the Applicant’s request.

If the decision of the CDRC is to recommend approval, staff recommends the following conditions be imposed;

1. Water use shall be restricted to 0.25 acre feet per year per lot. A water meter shall be installed for both lots this shall be noted on the Plat. Annual water meter readings shall be submitted to the Land Use Administrator by January 1<sup>st</sup> of each year. Water restrictions shall be recorded in the County Clerk’s Office.
2. A shared well agreement shall be recorded with the Plat.
3. A Plat of Survey meeting all County Code requirements shall be submitted to the Building and Development Services Department for review and approval.
4. No further division of either tract shall be permitted. This shall be noted on the plat.
5. The Applicant shall connect to the County Water System when it becomes available within 200 feet of the property line.

Member Katz received confirmation that there are two permitted houses on the property, one permitted 11 years ago and one permitted 8 years ago and no further division, residences or family transfers would be permitted. It is not in the traditional historic community of La Cienega.

Member Gonzales asked if both brothers were currently living on the property and Mr. Larrañaga said they were. Minimum lot size is five acres, or 2.5 acres with water restrictions. Smaller lots are permitted if community water and/or sewer are present. According to the County Hydrologist this is not within the service area. With a family transfer a lot can be split into two 1.25-acre lots. The only other option would be a geohydro report.

Chair DeAnda asked about the impact to neighboring properties, and Mr. Larrañaga they would have the ability to administratively divide their properties by family transfer. Chair DeAnda pointed out that the problem is the code does not include brothers as a permitted relationship for family transfers and that this is not a gift.

Member Katz asked if Mr. Solis' could transfer an undivided half interest in the property so that it could be owned jointly. Mr. Larrañaga said he did not believe so. As he understood it, Mr. Solis wants his brother to own his lot free and clear should something happen to one or the other.

Mauricio Solis, under oath, said both he and his brother have been paying for the property. He related that someone he knew visited Mexico and died there; he doesn't want to have any problems for the families should something happen to one of the brothers.

Chair DeAnda asked if he was aware the property could be held in common legally. Mr. Solis said he didn't want any problems between the two families.

There was no one from the public wishing to provide testimony.

Member Katz moved to deny the variance request in CDRC Case #V 11-5320, adding the law is clear on what is allowed regarding family transfers. Member Drobnis seconded and the motion passed by 4-1 voice vote with Member Valdez casting the dissenting vote.

- E. CDRC CASE # PDP/DP 11-5310 Santa Fe Animal Shelter & Humane Society. Santa Fe Animal Shelter & Humane Society, Applicant, requests Preliminary Development Plan approval for Phase II and Phase III as allowed by the approved Master Plan. The Applicant also requests Final Development Plan approval for Phase II which consists of an 11,400 square foot two story structure to be utilized as a veterinary hospital. The request also includes Phase III Final Development Plan to be approved administratively. Phase III consists of a 7,300 square foot structure to be utilized as a dog training pavilion and community humane education center. The property is located at 100 Caja del Rio Road, within Section 35, Township 17 North, Range 8 East (Commission District 2)**

Mr. Larrañaga gave the following staff report:

“On November 13, 2001, the Board of County Commissioners approved Master Plan Zoning for the Santa Fe Animal Shelter & Humane Society. The approval consisted of Phase I animal care and adoption center, Phase II veterinary hospital and Phase III dog training, humane education and administrative offices. The approval also included Preliminary and Final Development Plan for Phase I.

“The Applicant is requesting Phase II Preliminary and Final Development Plan approval. Phase II will consist of an 11,400 square foot two story structure to be utilized as a veterinary hospital. The hospitals first floor will be approximately 9,200 square feet, consisting of two clinics. One clinic will treat animals admitted to the shelter. The second clinic will be open to the public and will offer affordable animal medical care services to the community. The hospitals second floor will be approximately 2,200 square feet, consisting of storage area and a living area for a veterinary technician to provide over night observation and care to the animals.

“The Applicant’s request includes Phase III Preliminary Development Plan approval. Phase III will consist of a 7,300 square foot structure. This facility will be utilized for dog obedience training, evaluation/rehabilitation of animals that exhibit behavioral problems and a center for humane education and training programs. The request also includes Phase III Final Development Plan to be approved administratively.”

Mr. Larrañaga said the Application was reviewed for parking, signage, lighting, existing development, adjacent property, access, terrain management, water, liquid and solid waste, fire protection, landscaping and archaeology.

Mr. Larrañaga stated Staff has reviewed this Application and has found the following facts presented to support this submittal: the approved Master Plan consisted of Phase I, Phase II, and Phase III Development; the criteria for Development Plan phase development conforms to the approved Master Plan; the Preliminary Development plan substantially conforms to the approved Master Plan; the proposed Final Development Plan meets the performance standards and criteria set forth in the Land Development Code.

The review comments from State Agencies and Building & Development Services has established findings that this Application is in compliance with Article V, Section 7 Development Plan Standards and Article III Section 4.4 Design Standards and Review Criteria of the Land Development Code. Staff recommends Phase II Preliminary and Final Development Plan approval, Phase III Preliminary Development Plan approval and approval of Phase III Final Development Plan to be processed administratively in accordance with the approved Master Plan for the Santa Fe Animal Shelter & Humane Society, subject to the following condition:

1. All Staff redlines must be addressed, original redlines will be returned with final plans prior to recordation of Phase II Preliminary and Final Development Plan and Phase III Preliminary Development Plan.

Under oath, Mary Martin, executive director of the Animal Shelter, stood for questions.

Member Gonzales asked why there was a ten-year lag in completing the master plan. Ms. Martin indicated she has only been with the organization for three years but

stated the problem was probably financial; they recently received a donation to complete the project.

Member Gonzales said there is a big need for the services in the county and he was happy to see progress being made. He asked about their funding sources and was told only three percent comes from contracts with the City and County; the remainder comes from grants and private donors. The budget for the four county locations is around \$3.1 million.

Chair DeAnda asked about provisions for parking.

Thomas Brown, project architect was placed under oath and said there will be no additional parking and the amounts are determined by code. The fact it is not specified on the plans is an oversight. Normally around ten percent of the spaces are reserved for handicap parking.

There was no one from the public wishing to speak.

Member Katz moved to approve CDRC Case #PDP/DP 11-5310 with the staff condition. Member Valdez seconded and the motion carried by unanimous 5-0 voice vote.

#### **PETITIONS FROM THE FLOOR**

None were offered.

#### **COMMUNICATIONS FROM THE COMMITTEE**

Member Drobns was again welcomed to the committee.

#### **COMMUNICATIONS FROM THE ATTORNEY**

Ms. Brown stated that Ms. Trujillo is no longer with the County and she will be standing in.

#### **COMMUNICATIONS FROM STAFF**

Ms. Cobau thanked Member Drobns for agreeing to serve the citizens of the county. The next meeting was scheduled for December 15, 2011.

**ADJOURNMENT**

Having completed the agenda and with no further business to come before this Committee, Chair DeAnda declared this meeting adjourned at approximately 5:30 p.m.

Approved by:

*Maria DeAnda* for 12-15-20  
Maria DeAnda, Chair  
CDRC

ATTEST TO:

*Valerie Espinoza*

COUNTY CLERK



Before me, this \_\_\_\_ day of \_\_\_\_\_, 2011.

My Commission Expires:

\_\_\_\_\_  
Notary Public

Submitted by:

*Debbie Doyle*  
Debbie Doyle, Wordswork

Daniel "Danny" Mayfield  
Commissioner, District 1

Virginia Vigil  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Liz Stefanics  
Commissioner, District 4

Kathy Holian  
Commissioner, District 5

Katherine Miller  
County Manager

**GROWTH MANAGEMENT DEPARTMENT  
PUBLIC WORKS DIVISION  
MEMORANDUM**

**Date:** May 6, 2011

**To:** Caleb Mente, Plans Examiner

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

**Re:** Development Permit # 11-92 Joe Miller Driveway Construction.

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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 referenced project is located southwest of Interstate 25 and US 84/285 interchange and north of Calle Electra and Avenida De Amistad intersection located in the Eldorado at Santa Fe Subdivision within Section 9, Township 16 North, Range 10 East. The applicant is requesting an administrative approval to allow construction of a **Driveway** to a 56.72 acre parcel.

**Access:**

The applicant is proposing to construct a twenty (24') foot roadway accessing the 56.72 acre tract off Avenida De Amistad.

**Conclusion:**

Public Works feels that they can support the above mentioned project for Development Permit approval with the following conditions;

- Applicant must maintain thirty (30') foot departure sight triangles at the proposed roadway/driveway unto Avenida De Amistad as per AASHTO design standards within *A Policy on Geometric Design of Highways and Streets* (2004 Edition).
- No structure, sign, fence, wall hedge or planting that will obstruct vision between a height of three feet (3') and nine feet (9') shall be erected, placed or maintained within the Sight Triangle as required by AASHTO Standards.
- Applicant shall provide a fifty foot (50') apron of Hot Mix Asphalt (HMA), with a depth of three inches (3") on the proposed **Driveway** connecting to Avenida De Amistad.

NB C-11

SFC CLERK REC  
1/18/2012

- Applicant shall keep in mind, constructing the proposed roadway/driveway to a single lot will not eliminate any offsite studies and/or improvements to be conducted when the applicant develops the fifty-six acre tract.

I Joseph F Miller acknowledge that I have received, read and Agree to the conditions stated above.

Joseph F Miller  
Owner

5/10/11  
Date

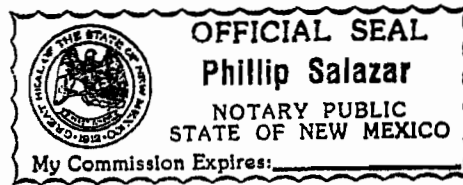
STATE OF NEW MEXICO )

COUNTY OF SANTA FE )

On this 10<sup>TH</sup> day of May, 2011, the foregoing instrument was acknowledged before me by the person whose name appears above.

Phillip Salazar  
Notary Public

My commission expires: 12-9-12



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

• **Fire Access Lanes**

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

*Per 1997 Uniform Fire Code Article 9 Section 902.2.2.1 Dimensions; Fire apparatus access roads shall have an unobstructed width of not less than 20 feet...*

▪ **Roadways/Driveways**

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

The angle of approach and departure serving the new roadway entrance at Avenida Armistad shall comply with County standards for access roads.

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Driveway, turnouts and turnarounds shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent.

Per 1997 UFC, dead-end access roads beyond 150' shall incorporate a turnaround area for emergency vehicle purposes such as a cul-de-sac or K-type or hammerhead type turnaround conforming to the access and turnaround requirements and dimensions of the Santa Fe County Fire Department. Details and information are available through the Fire Prevention office.

▪ **Street Signs/Rural Address**

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

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

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

▪ **Slope/Road Grade**

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

NBC-9



Per submitted drawings the slope profile of the roadway is to be 2%. Per County Code the slope of the driveway access/egress shall not exceed 11%.

▪ **Restricted Access/Gates/Security Systems**

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

To prevent the possibility of emergency responders being locked out, all access gates should be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System). Details and information are available through the Fire Prevention office.

**General Requirements/Comments**

▪ **Inspections/Acceptance Tests**

Prior to acceptance and upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office for confirmation of compliance with the above requirements and applicable Codes.

▪ **Permits**

As required

**Final Status**

Recommendation for Development Plan APPROVAL with the above conditions applied.

*Tim Gilmore, Inspector*

  
Code Enforcement Official

3-15-11  
Date

Through: David Sperling, Fire Marshal/Deputy Chief

File: DevRev/EL/Miller.Amistad/3-14-11

Cy: Applicant  
El Dorado District Chief

NBC-10