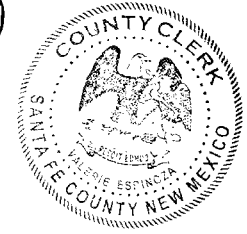


I Hereby Certify That This Instrument Was Filed for
Record On The 19TH Day Of March, 2010 at 09:55:50 AM
And Was Duly Recorded as Instrument # **1593677**
Of The Records Of Santa Fe County

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

MINUTES OF THE
SANTA FE COUNTY

DEVELOPMENT REVIEW COMMITTEE



Santa Fe, New Mexico

February 18, 2010

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

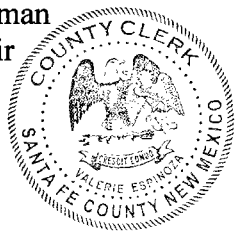
Roll call preceded the Pledge of Allegiance and indicated the presence of a quorum as follows:

Members Present:

- Jon Paul Romero, Chairman
- Susan Martin, Vice Chair
- Don Dayton
- Juan José Gonzales
- Charlie Gonzales
- Jim Salazar

Member(s) Excused:

- Maria DeAnda



Staff Present:

- Jack Kolkmeier, Land Use Administrator
- Shelley Cobau, Planning Division Director
- Jose Larrañaga, Development Review Specialist
- Ted Apodaca, Assistant County Attorney
- John M. Salazar, Case Manager
- Vicki Lucero, Review Team Leader

III. APPROVAL OF AGENDA

Shelley Cobau listed the tablings as follows:

- Case #APP 09-5450, Santa Fe Mountain Center Business License Appeal
[Letters requesting tabling on file with Land Use]
- Case #V 09-5270, Bryan Berg Variance
- Case #VAR 10-5000, Tony Martinez Variance – failure to meet notice
- Case #A 09-5530, Joyas de Hondo Appeal (Pena)
- Case #A 09-5540, Joyas de Hondo Appeal (Hitt)

SFC CLERK RECORDED 03/19/2010

- Case #S 08-5210, Sandstone Pines Estates; and,
The applicant has requested the withdrawal of the following case:
- Case #V 09-5500, Anita Ruthling Klaussen Variance [*Exhibit 1: Applicant's withdrawal request*]

Member C. Gonzales moved to approve the agenda as amended and Member Martin seconded. The motion carried unanimously.

IV. APPROVAL OF MINUTES: January 21, 2010: Regular Meeting

Member Martin moved to approve the minutes. Member Dayton seconded and the motion passed unanimously.

VI. NEW BUSINESS

A. CDRC Case # APP 10-5010 Mountain States Constructors Blasting Permit Appeal. Leon and Diana Richter and other parties, appellants, are requesting an appeal of the Land Use Administrator's decision to approve Blasting Permit # 09-3134 issued to Mountain States Constructors. The property is located 2068 Old US 66, near Edgewood, within Section 35, Township 10 North, Range 7 East, Commission District 3

Exhibit 2: [Staff-provided] Letter in opposition to the permit/Eyster

Exhibit 3: [Staff-provided] Three letters in support of the permittee

Exhibit 4: [Appellant-provided] 4/14/87 – application to appropriate underground waters in accordance with Section 72-12-1 New Mexico Statutes. OSE Memo dated 6/02/06

Exhibit 5: [Appellant-provided] OSE letter dated 6/5/06 to D. Bassett

Exhibit 6: [Permittee-provided] The Independent 2/210 article

Jose Larrañaga recited the case caption and provided the staff report as follows:

“On November 13, 2009 Mountain States Constructors made application with Building and Development Services, for a blasting permit to allow two blasts per week for a period of two years. Mountain States Constructors will only blast when construction material is in demand.

“On January 5, 2010, the Land Use Administrator (LUA) conditionally approved a blasting permit for Mountain States Constructors for an existing mine site known as Edgewood Aggregates. Prior to approval of the blasting permit it was determined through a detailed review process by staff that the application met the requirements set forth in the Land Development Code.

“The LUA approved the blasting permit subject to the following conditions:

- Permit # DBLA 09-3134 is valid for a period of 18 months;
- The permit shall be evaluated in six month intervals;

SFC CLERK RECORDED 03 / 19 / 2010

- The applicant shall notify County staff, three days in advance, prior to the execution of a blast;
- County staff shall monitor blasting activity;
- Dust control shall meet EPA requirements;
- Blasting shall not be allowed when prevailing winds exceed 25 miles per hour;
- At any time it is determined that the blasting activity is detrimental to the Health, safety and welfare of residents the permit will be rescinded.

“Article II, Section 2.3.1.a (Administrative Decisions) states that, “The Code Administrator may approve or deny development permit applications for the following types of development without referring the application to the County Development Review Committee or the Board.” The following types of development may be approved administratively: blasting permit.

“The Land Development Code allows for blasting within an existing mine site subject to submittal requirements and approvals. Santa Fe County acknowledged the existence of this mine site in 1991 and determined that the existing mine site met the requirements set forth in Article XI of the Land Development Code. The quarry is sited on 36.68 acres within a 191.82-acre parcel. Historically this site has been issued blasting permits for two-year intervals to allow for the excavation of aggregate.

“Article III, Section 4.2.4.a states:” Existing development will be allowed to continue as a non-conforming use, pursuant to Article III, Section 4.5.” Article II, Section 2.3.4.b (Appeals) states: “Any person aggrieved by a decision of the Code Administrator under Section 2.3.1 may file an appeal to the County Development Review Committee within five working days of the date of the Code Administrator’s decision. The County Development Review Committee shall hear the appeal within 60 calendar days of the date the appeal is filed. The County Development Review Committee shall make and file its decision approving or disapproving the application or approving the application with conditions or modifications.”

“In a letter to the LUA, dated January 11, 2010 Leon and Diane Richter and other parties stated the following reasons for the appeal:

“Appellants: Quality of Life. Staff Response: the quarry has been in existence for over 48 years and has been acknowledged by the County as meeting the requirement of the Land Development Code; the quarry was established prior to many of the residences being built; this area of Edgewood has grown considerably over the last decades and that new residents who have moved into the area knew, or should have known, a rock quarry existed and that blasting would occur from time to time; accordingly their expectations of quality of life for living next to a quarry should have factored into their decision to buy a house near a mine quarry; Mountain States Constructors will be required to perform dust mitigation, comply

with EPA requirements and meet air quality standards; County staff will be monitoring all discharges and have been informed Mountain States will notify the neighbors in advance of blasting; the permit will be evaluated at six-month intervals to assure compliance with the permit holder of conditions intended to mitigate the impacts of blasting activities.

“Appellants: Close Proximity of Pit/Blasting to Residences. Staff Response: the Blasting Permit issued allows for blasting within the current pit area; the pit area is well within the site designated as the quarry; to restrict blasting limits the historic use of the property.

“Appellants: Dust Issues. Staff Response: Mountain States Constructors must meet EPA requirements to mitigate dust from the site; the Land Development Code does not address dust control requirements; the applicant has been required to provide documentation of compliance with all air quality standards federally mandated for this type of operation; in addition, the applicant is required to limit operations on excessively windy days and to provide regular site watering to minimize dust as much as possible.

“Appellants: Operating Hours Not Followed by Edgewood Aggregates and Lack of Santa Fe County Personnel to Enforce Hours. Staff Response: hours of Operation are listed in a letter dated March 8, 2007; the County has three code enforcement officers for the entire county; the monitoring of the hours of operation on a day-to-day basis is not possible; the County will investigate any documented complaints of the blasting permit and take appropriate action.

“Appellants: Blasting Issues, rocks through neighbor’s home, broken windows, cracking around windows, etc. Staff Response: County staff will regularly monitor blasts from different locations in proximity to Edgewood Aggregates, through monitoring in six-month intervals the alleged impacts of the blast will be evaluated; if at any time it is determined that the activity is detrimental to the health, safety and welfare of residents the permit will be rescinded.

“Appellants: Truck Traffic. Staff Response: signage is posted at the site regarding speed, covering of material prior to exiting the site, and restricting engine/Jake brake use on the site; staff added a condition of approval that requires the applicant mitigate the dust created by truck and equipment traffic, through watering and limiting activity on windy days.”

Mr. Larrañaga said the following facts were used by the Land Use Administrator to support his decision approve the blasting permit for Mountain States Constructors: the County acknowledged the existence of the mine site in 1991; the existing mine site meets the requirements set forth in Article XI of the Land Development Code; existing development shall be allowed to continue as a non-conforming use pursuant to the Code; the application meets the requirements set forth in the Land Development Code; historically this site has been issued blasting permits to allow for the excavation of

aggregate; conditions shall be imposed as a component of the blasting permit to protect the health, safety, and welfare of the citizens of Santa Fe County.

Continuing, Mr. Larrañaga said the Land Use Administrator's interpretation of the Land Development Code clearly establishes findings that the application, for a blasting permit submitted by Mountain States Constructors, is in compliance with Article XI, Zoning for Extraction of Construction Material, and Article III, Section 4.2.4.a , Non-Conforming Uses. Further, Article II, Section 2.3.1.a, Administrative Decisions, justifies the administrative approval of the blasting permit. Staff has determined that the grounds for the appeal are unfounded and thus recommends denial of the appellant's request and solicits the support of the County Development Review Committee to deny the appeal.

Chair Romero asked when the most recent blast occurred and Mr. Larrañaga confirmed what Edgewood Aggregates owner/operator Nancy Holt offered from the audience that the last blast occurred November 6, 2007. Mr. Larrañaga said Edgewood Aggregates is required to apply for blasting permits and only blast when there is a call for materials.

Chair Romero had a series of technical questions that were determined appropriate to ask the permit holder.

Appearing on behalf of the appellants was Charles Lakins, an attorney with the Domenici Law Firm in Albuquerque who said he was only hired yesterday but was able to provide information that was not submitted by the Ricters and would be pertinent for the Committee to make its decision [*Exhibits 4 and 5 were distributed*].

The blasting permit should be denied based on two reasons. 1) Under the performance standards of the Land Use Code which states that "no mining activities will be permitted if it is determined that the use will have a significant adverse affect on health, safety, morals or general welfare of the County." Basically, stated Mr. Lakins, the appellants and the 30 signatories on the appeal say that enough is enough. These residents had substantial impact to their welfare, health, business and quality of life, not limited to one neighbor. The Ricters are the closest neighbors to the permittee and the blasting has cracked the walls and ceiling of their house and caused a shift in the casing of their well.

Mr. Lakins asserted that when the Ricters moved onto their property there was not ongoing blasting activity. In fact, he said there had been no activity on the site for five years prior to their purchasing the property. He said his clients did not even know there was "some big aggregate operation" on the neighboring property. The operation has greatly impacted the Ricters and he urged the Committee to grant the appeal.

Mr. Lakins asserted that Edgewood Aggregates has not met the requirements of their air quality permit.

The second reason, stated Mr. Lakins is that certain requirements of the Code that deal with permits in particular water permits from the OSE have not been met. He said Edgewood Aggregate does not have the requisite water permit proving adequate water supply as required by the Code. In 2006 the OSE [*Exhibit 5*] advised Edgewood Aggregate to cease the use of a domestic well for supplemental water for their blasting activities. Mr. Lakins said Edgewood Aggregate has failed to apply for a change in

purpose of use and he asserted they were operating in violation of the Santa Fe County's Land Use requirement.

Mr. Lakins recommended that not only should the appeal be approved but the County should consider preventing any activities from taking place until they are in compliance with the Code. Edgewood Aggregate is in violation of the current air quality permit, has not abided by the County's zoning requirements regarding water use and there is a "serious" question of who is applying for what in the application permit. It appears that neither the air quality permit nor the water permits are under the correct name. Further, there is no transfer of the mining permit and he questioned the incompleteness of the documentation and who is applying for what. The record fails to demonstrate that any permits have been transferred from Edgewood Aggregate to M&E.

Member JJ Gonzales asked staff whether there was any issue with Edgewood Aggregate operating under someone else's business license or permit. Ms. Cobau said if the operator is not the owner of the property it is County practice that the property owner provide a letter authorizing the use.

Mr. Lakins repeated that the Edgewood Aggregate is using a domestic well for their business and operating in violation of State Statute and the permit [*Exhibit 5*]. He said Edgewood Aggregate has been operating for three and one-half years without abiding by the OSE's requirements and thus not abiding by the County requirements.

Mr. Lakins remarked that he researched M&E at the PRC website and learned that M&E has the same mailing and principal address as Mountain States Constructors. He said the record is not at all clear as to "who owns the property and who does the operating."

Member JJ Gonzales asked whether American Water was a utility in the area. Mr. Lakins said they are the municipal water supply.

Member C. Gonzales asked whether mining operations were allowed to haul in water. Mr. Larrañaga said hauling in water for dust control was permissible. He noted that there were other methods for dust control.

Mr. Larrañaga reminded the CDRC that the County recognizes the mine as a legal non-conforming use established pre-Code and the case before them is the blasting permit.

Chair Romero asked whether the information from the OSE changes the County's Land Use Administrator's decision. Assistant Attorney Apodaca said the OSE's letter requires them to cease diversions from the well not to discontinue their business. He suggested the applicant may be better able to discuss the issue.

Ms. Cobau pointed out that the County routinely has applicants that change their well use from domestic to commercial.

Chair Romero asked the mine operators to come to the podium and Mr. Lakins recommended that before taking any action, the CDRC obtain more facts and mentioned

the well had a meter on it which would demonstrate whether the well was being used in violation of the law.

Chair Romero said it was obviously important that all state as well as EPA standards are being met by the applicant.

Edgewood Aggregates operators Thomas George of Moriarty and Nancy Holt of Edgewood were duly sworn. Mr. George said after meeting with the State Engineer they stopped using the well even though they had permission from the landowner to utilize the well water for dust control. The well was used to supplement American Water which was not fully operational at the time.

Mr. George said they were “exclusively using American Water” and had been for the past three and one-half years. He indicated that someone else uses the well. He said they have a water storage tank by the crusher and another up at the top of the property.

Chair Romero asked how much water is necessary to meet the EPA dust control requirements. Mr. George said he didn’t know the quantity but the process is conducted near the crushing operation through a spray/misting system. He said the water is used in conjunction with magnesium chloride.

Ms. Holt said their monthly water bill from American Water can be as high as \$1,300 a month.

Referring to the OSE’s letter, Ms. Holt said they were ordered to cease diverting the water which they did. They did not apply for a permit because that was not the OSE’s directive. “We are not in violation of not having sufficient water. We are not in violation of not having a permit,” stated Ms. Holt.

Mr. George indicated that the landowner was present to respond to any further questions regarding his well.

Mr. Apodaca reminded the CDRC that the question before them is the blasting permit. The environmental issues that the appellant’s attorney addressed pertain to the mine and this issue is not before the CDRC.

Speaking to Mr. Apodaca’s point, Mr. Lakins agreed the issue before the CDRC was the blasting permit but it has to take places on a legitimately permitted mine.

Appellant Leon Richter, 2042 Highway 333, was placed under oath and stated that he and his wife purchased their home from Mrs. Bassett and moved to Edgewood in 1992. He said he and his wife have made their business there, their children have grown up there and “we have our life there.” Mr. Richter said at the property closing in 1992, the seller’s agent asked him to sign a form stating they knew of the adjacent quarry. He said he did not sign it and at that time the quarry contained a pickup truck and a screener.

Mr. Richter described the improvements he and his wife have made to their home and their water business over the years. In 2006 he had to drill a new well because the water level dropped. He attributed that to an incident where late one evening the lights were on in the well house of Mr. Bassett’s property and the well was running. Based on

SFC CLERK RECORDED 03/19/2010

research he conducted he determined that well was using more water than a household of four would use in a month's period, hence his well went dry.

Mr. Richter provided detail about his water wells and the metering process for his commercial well.

Mr. Richter said the problems they have encountered over the past 16 years have been too much. He said the blasting activities began in July of 1996 and adding something about Western Mobile having a community meeting. The issues he was appealing on the Land Use Administrator's decision revolve around operating hours, dust control, boundary lines and none of that has been adhered to.

Mr. Richter said Western Mobile said they were going to organize a community advisory group and that was never done. He said the master plan was not adhered to. He said received verbal assurance from a Western Mobile representative that he would never see the quarry from his home and that's not true. The mining is not within the permitted area that was presented in 1995.

Mr. Richter said his home has cracked, windows have been replaced and his model airplane collection fell off the wall: "All we want is quality of life." He said back-up bells can be heard at 6:15 a.m. not at the designated 7 a.m. start time. Mr. George and Ms. Holt have said they want to make it right but they have not.

Mr. Richter said County Commissioner Mike Anaya has directed staff to make sure that all operations, including equipment maintenance, occur during the permitted business hours and he proceeded say that was not adhered to.

Mr. Richter said a seismograph was located in his living room and he requested a copy of the reading and he never got it. He said he had to wonder what was going on behind doors. He showed a series of slides to illustrate the dust issue, blastings that occurred on 5/8/06, 4/17/06, and 4/21/06. A date with no blasting was shown to demonstrate the dust that was not controlled.

Mr. Apodaca reminded the CDRC that the mine activities per se were not before them. Mr. Lakins asserted that if the EPA and water requirements for the mine activity are not being met the blasting permit should not be allowed.

Mr. Richter continued his slide show to establish dust as a result of blasting from different directions and the lack of dust control.

Chair Romero asked staff to address the violations the appellant mentioned. Mr. Larrañaga said a citation was issued regarding hours of operation.

Mentioning the year is 2010 and having noticed the slides were from 2006 and 2007, Chair Romero asked the appellant whether the operators have done a better job with dust control in the past few years. Mr. Richter said he didn't know and in turn asked the Chair how long this situation has to continue.

Chair Romero repeated his question and Mr. Richter said the past nine months have been good and the pictures represented the most recent problems.

Ms. Cobau said Mr. Richter's photos were presented to County staff. Staff was concerned and added conditions [See page 2] to the permit that go well beyond the Code requirements that the operators have agreed to. She assured the CDRC that when staff is notified of a blast County personnel will monitor the situation. She said the conditions the Land Use Administrator placed on the blasting permit show that it will be carefully monitored.

Diana Richter, appellant, said she appreciated the County-imposed conditions but with the flagrant violation of the operating hours she was still concerned. She said Western Mobile told the community that they would operate five days a week, 7 – 5 to insure the residents can enjoy their weekends. She said this was never met. "They have a right to remove their aggregate...but they don't have a right to disturb our quality of life."

Ms. Richter advised the CDRC that she provided staff a log of documenting the condition violations. [*The log was contained in the Committee packets.*]

Duly sworn, appellant Kitty Fleschute, 24 Skyline Drive, Edgewood said she lived adjacent to the Richters. She cited the Land Use Administrator's letter that points out the quarry has been there since 1962 and those residents that arrived after 1962 should have known about it. She said when she purchased her land 30 years ago they were told by the real estate agent that the quarry was dead following the completion of I-40.

Ms. Fleschute said it appears the County is not considering the concerns raised regarding dust control, noise and pollution. Stating she would prefer the mine not be there but if it has to be there they must adhere to boundaries and other regulations.

Duly sworn, Kristine Hahn of Edgewood said she shares the concerns raised by Ms. Fleschute and the Richters. She stated that dust settles on her porch and vehicles and the windows must be closed when a blast occurs. She too has had things rattle on the walls and the mine operators told her it was not a result of the blast but instead air passing by. She said the mining operating has extended past the berm.

Returning to the podium, Mr. Lakins referenced a 2005 letter signed by a number of Edgewood area residents complaining of the mine to the County to emphasize this is not a new issue. Over the past 15 years damage has occurred from the blasting: "Damage to buildings and quality of life," stated Mr. Lakins. Even with conditions and permits in place they are "flagrantly disobeyed."

Mr. Lakins asked that the CDRC find for the appellants because this does have a "significant adverse affect on the health, the safety, the morale and general welfare of all the residents around there."

Chair Romero asked whether the mining permit would still be valid if the CDRC granted the appeal. Ms. Cobau said it would be and noted that if the appeal were granted, staff will appeal the CDRC's decision to the Board of County Commissioners.

SFC CLERK RECORDED 03/19/2010

Chair Romero said there were other methods of extracting rock that could be explored by the operators.

Chair Romero recommended tabling the issue and holding a community meeting for the operator and the community. He said the CDRC has tabled cases in the past with a directive to those involved to work together and it has been successful for both parties.

Ms. Holt said it was unfair to consider a tabling before the operators are permitted to present their case. Tabling will cause a financial injury to her operator.

Chair Romero said he understood the operators wanted to be good neighbors and Ms. Holt affirmed that they have held community meetings.

Ms. Cobau said community meetings are not mandated by the Code. Chair Romero said he certainly didn't want to harm the business but wanted to make sure the operators were working with the community.

Ms. Holt said they have worked with the residents. The issues remain the same with the residents. She said her operation has always exceeded the County's requirements. "I don't believe that there is anything that we can do in our power that will satisfy ...those people. They simply want us to be out of business."

Ms. Holt said the issue before the CDRC is whether or not their operation should have a blasting permit. She said she was prepared to provide evidence that the operation greatly exceeds the County's blasting requirements. She outlined a few of the community meetings, one of which was arranged by Commissioner Anaya and attended by the Mayor of Edgewood.

Chair Romero said it has been the experience of this committee that community meetings are valuable in resolving issues. Ms. Holt repeated, "They just want to shut us down." She said her operation conducts their business in a legitimate and regulated manner. She pointed out the unfairness of hearing the appellants and not giving the operators the same courtesy and right to be heard.

Ms. Holt said they would provide a positive, proactive, and succinct presentation that relies on fact not emotion. A series of slides were shown that were also within the Committee's packet materials.

Mr. George referred to a recent newspaper article in which the appellant is quoted as not wanting to shut down his business; however, in a letter to the County from the appellant it clearly states they do not want anyone to have a blasting permit. Mr. George said the quarry is made up of solid limestone and without a blasting permit the rock cannot be extracted.

Mr. George located the business and identified neighboring businesses which included the appellants' 24 hour/day Windmill Water operation, equipment rentals, RV campground, storage units and a newspaper. He identified a number of new businesses in the area and said as a commercial corridor there are numerous commercial developments.

Highway I-40 is 700 feet from the operation, engine brakes are permitted on I-40 and the noise from the interstate is 24/7.

Mr. George reviewed the operating hours that were agreed to and documented by letter with Santa Fe County Land Use Administrator on March 8, 2007. He highlighted that equipment can be warmed up 15 minutes before operating hours (7 a.m. in the summer/7:30 in the winter) and equipment maintenance is permitted up to 7:30 p.m. Monday through Saturday.

As a point of information, Mr. George said that Mr. Richter's trucks and back-up alarms routinely are heard at 6:30 a.m.

Mr. George said all blasting that occurs is done under the Santa Fe County permit and exceeds the County's requirements. He discussed pre-blast surveys, mentioned that all blastings are under USGS Safe Blasting Guidelines and handled by ATF certified blasters. The blasts are monitored by an outside company with seismographs and all results are documented and provided to the County. Mr. George emphasized that the results exceed County standards. Blasts are done on clear, calm days so that the dust stays within the quarry and he said videotapes are available of the blasts.

Ms. Holt discussed vibrations and the sensitivity of the seismograph mentioning that a monitoring conducted at the Richters' residence demonstrated more vibration from the Richters' truck than the blast. As you move away from the epicenter of the blast the energy goes down. Ms. Holt said they have met the USGS Safe Blasting Guidelines and they have documented every blast with seismographs – again, in excess of what Santa Fe County requires.

Mr. George and Ms. Holt discussed their material, noting it makes for safer roads and longer lasting roads.

Mr. George said the neighbors are notified before a blast occurs and that too is logged.

Mr. George said rogue blasting is an ongoing problem in the area. He said he contacts Mr. Larrañaga when this occurs to alert them of the situation and advise them it is not his operation. He said they get blamed for the illegally blasting. In fact, one of the appellants stated their windows were broken as a result of an Edgewood Aggregate blast which was not possible because they had not blasting during that period.

Ms. Holt said their last blast was November 2007 and there was no way they could be responsible for window breakage in 2008 and 2009.

Mr. George discussed air blasts which do not cause any destruction adding a seismograph did not register on the Richters' property following an air blast. They discussed dust and how it is controlled with gravel roads, watered roads and the magnesium chloride mix.

Truck traffic at the site is monitored and jake/engine brakes are prohibited. He pointed out backup alarms are mandated by federal law. The appellant has backup alarms and Ms. Holt said they have documented the times when those alarms are heard after business hours.

Ms. Holt said the crusher is located in the quarry hole which keeps the noise isolated in that area. Edgewood contracted with an independent firm to conduct a noise assessment and it was determined that I-40 is noisier than the gravel pit at all the property boundaries.

Referring to the mining boundaries, Ms. Holt said the surveyor stakes were stolen the day before the Ricters filed a complaint regarding excavation outside of the boundaries. She noted that Santa Fe County verified they were well within the mine boundaries and added that the theft of a surveyor's stake carries a fine of \$7,500.

Ms. Holt said the Bassetts have owned the property for generations and it has been a quarry since 1962. The mining permit for this property was granted September 2, 1992. She explained the importance of the material noting the average person uses 6 tons of aggregate product a year.

In response to the Ricters expression of not wanting to live next to a quarry, Ms. Holt said after obtaining an appraisal they made a legitimate offer to purchase the Ricters' property, not their business. Their cash purchase offer was rejected and the Ricters countered wanting \$472,000 per acre when prime commercial property in the area was selling for \$134,000 per acre.

Ms. Holt, a retired Air Force Lt. Col, and Mr. George, a Vietnam veteran, are local residents of Santa Fe County and contribute to the local economy, employing at peak times 12 full and part-time workers. They support local businesses.

Chair Romero asked if their blast logs match any of the dates of Mr. Richter's slides. Ms. Holt said there were blasts on those dates. Mr. George said the video was available for those blast dates.

Concluding their presentation, Mr. George stated that the parties to the appeal resorted to inflammatory and untrue statements to induce people to sign petitions. He said the property owners, Mr. and Mrs. Donovan Bassett, support their business and that all blasts exceed Santa Fe County requirements. Mr. George said a video of one of their blasts was submitted to staff and supports their assertion that blasts occur on clear, calm days. He invited a hydrologist to speak to the issue the appellants raised regarding well wall cracking.

Duly sworn, George Scott of Cedar Crest, said he has given expert testimony in the past in front of the New Mexico Oil Conservation Division and reviewed his credentials. The rock that the aggregate is coming from is solid limestone and the boreholes that the charges are placed in are necessary to cause the fractures. He said he has conducted a site visit as well as watched videos of blasts. The dust and debris went up and came right back down from what he saw.

Pertaining to wells, Mr. Scott said fractures in wells that produce water in this aquifer are a good thing. A fracture allows the water to move from the aquifer to the well bore. If a well were affected by blasting it would be a positive effect that creates fractures to allow water to flow to the well faster. "I have never seen a situation where

SFC CLERK RECORDED 03/19/2010

fractures would be induced that would cause the well to quit producing. It would be the opposite.”

Referring to the proximity of the blasts to the Ricters’ well, Chair Romero asked Mr. Scott whether the blasts could be amplified that distance. Stating his graduate studies entailed a great deal of seismographic study, Mr. Scott said he believed the well was too far away for fractures to be encountered.

Duly sworn, Donovan Bassett of Wagon Mound, subject property owner, said there was mistruth stated by Mr. Richter tonight he wanted to correct. Mr. Richter stated when he moved there 1992 that that pit hadn’t been in operation for five years prior. Dave Maestas from Mountainair leased it from Mr. Bassett’s dad and operated before 1987 when Mr. Bassett’s dad died and then released the property from Donovan Bassett after he inherited the land from his dad through to 1991.

Mr. Bassett said Mr. Maestas informed him about the new County Mining Ordinance and Mr. Bassett got a permit in 1992 and leased to Western Mobile.

Mr. George mentioned it was unrealistic for the appellant to assume the quarry business would be stagnant and not grow over time.

Duly sworn, David Lewis, Edgewood, said he lives directly across the freeway from the rock quarry and has been there over five years. He said it was very obvious when he moved there that there was a quarry there which sticks out like a sore thumb.

Mr. Lewis said in his experience the operation is conducted within the permitted hours. In regards to the slides shown by the appellant, Mr. Lewis reminded the CDRC that this is south Santa Fe County and there are times the freeway can’t be seen from the dust the wind causes. When there is dust from the quarry, it seems to hang and then drop back into the quarry.

Mr. Lewis said he supported the quarry and its blasting permit.

Under oath, Dale Hansen of Edgewood, stated he lives across from the pit and from his experience they operate within the regulated time period. The water business is 24/7 and finds it awkward that the appellants would point a finger at Edgewood Aggregate regarding hours of operation. In fact, he said he routinely hears the appellant’s water delivery trucks start up at 5 a.m. and tremendous traffic volume at the appellant’s business.

As far as the complaints about dust, Mr. Hansen said south Santa Fe County is dusty. He said he doesn’t have any problem with the blasting permit and “if you move in next to an airport, don’t complain about the airplanes.”

Duly sworn, Sally Quillien of Edgewood, said she was present in support of Tom George and the fact he runs an “awesome,” professional, clean business. She said Mr. George’s knowledge on roads is phenomenal and she credited him with her safe road.

SFC CLERK RECORDED 03/19/2010

Ms. Holt said Santa Fe County has regulations for granting a blasting permit and they routinely exceed those regulations. She said they do that because “it’s the right thing to do.”

Mr. George commented that Lt. Gov. Diane Denish visited their site with 42 people and following an extensive site visit they were very impressed. He said the photos shown by the appellant were misrepresentations of their blasts. “We are meticulous about making sure our blasts stay in the quarry...”

Chair Romero invited Mr. Lakins to make closing remarks.

Mr. Lakins said one of the most important things in the information supplied by the appellants was about the direct effect of the blasting on their quality of life. He also noted that the blasting application permit is for Mountain States Constructor and the owner of the property is listed as M&E Aggregates not Edgewood Aggregates. He asked who is getting the permit and who is responsible to follow the permitting requirements. Based on those issues, Mr. Lakins said the CDRC should deny the permit.

Chair Romero closed the public hearing.

Member C. Gonzales asked Mr. George whether he was operating within the existing pit limits and what was the life expectancy of the mine. Mr. George responded they were within limits and he estimated the life of 15 to 20 years.

Responding to other questions posed by Member C. Gonzales, Mr. George said reclamation was not required until the operation stops.

Member Dayton asked about the County’s records regarding ownership of the permit. Mr. Larrañaga said the property is owned by the Bassetts, the operator is Edgewood Aggregates and Mountain States Constructor will conduct the blasting.

In response to Member Salazar’s request, Mr. George described blasting procedures indicating the site is saturated prior to the blast. Dust control is not necessary following the blast and Mr. George urged the CDRC to review the videos.

Member C. Gonzales moved to uphold the Land Use Administrator’s decision, impose the County conditions, and deny the appeal. Member Salazar seconded and the motion passed by [5-0] voice vote.

[The CDRC recessed from 6:25 to 6:35]

Asserting the Chair’s prerogative, the agenda was modified to hear the Sustainable Land Development Plan next.

Chair Romero announced January 10, 2010 was recently declared Member C. Gonzales in honor of his retirement and recognition of his 25 years of service to the City and County.

SFC CLERK RECORDED 03 / 19 / 2010

J. Sustainable Land Development Plan – Public Hearing
[Exhibit 7: Workshop schedule]

Chair Romero acknowledged the work of staff, the consultants, and the residents of Santa Fe County on this plan and said it would be a “second to none” in the country.

Jack Kolkmeier thanked the Chair and agreed that a great deal of work has occurred and will continue.

Robert Griego, Planning Director, stated the executive summary has been completed and the plan is available for purchase in different locations throughout the county and available for download on the County’s website.

Sustainable Land Development Plan public review workshops have begun to review every chapter of the plan and address issues. The review process for Chapter One is complete and Chapter Two and Fourteen are underway. Mr. Griego said staff is working through the public issues.

The workshops are scheduled every Wednesday and Thursday from 2 to 4 in the County Chambers until March 17th.

He offered a definition of sustainability as follows: “Sustainability is the result of the integration and balance among three important pillars – environment, community and economy.”

Mr. Griego recommended rescheduling the public hearing scheduled for next week and holding it in March.

Duly sworn, Elisa Nelson, a member of the San Pedro Neighborhood Association, said she supports the process for public workshop review. She said they were anxious to see the Code rewrite as a result of the process. She added she supported postponing the next CDRC review of the plan.

Duly sworn, Sue Barnum of Tesuque, spoke in support of the work that Mr. Kolkmeier and Mr. Griego have accomplished. She said at this point the conceptual integrity of the plan needs attention and she supported slowing the approval process. Quoting Mr. Kolkmeier, Ms. Barnum said this plan will serve as Santa Fe County’s constitution.

Noting this was the 18th meeting on the plan, Chair Romero said the community has the CDRC’s commitment.

Duly sworn, William Mee of Agua Fria was very supportive of the process as well as holding off on approval until the workshop process is complete.

Anne Murray of Cerrillos, under oath, stated that this has been good for the Village of Cerrillos. She said overall this is a good example of the democratic process. This is a complicated process that merits more time, stated Ms. Murray.

SFC CLERK RECORDED 03 / 19 / 2010

Duly sworn, Ross Lockridge of Cerrillos stated there were still ambiguities in the plan that needed to be addressed and he concurred that additional time was necessary.

That concluded hearing and Chair Romero thanked the public for their valuable input.

[Chair Romero excused himself from the remainder of the meeting.]

B. CDRC CASE #MIS 09-5390 Matthew Malczewski Legal Lot Recognition. Matthew Malczewski, applicant, requests recognition of a 0.52-acre lot as a legal lot of record. The property is located at 7 Calle Casitas within Section 12, Township 19 North, Range 8 East, Commission District 1

Case Reviewer John Michael Salazar noted the property was located within the traditional community district of Pojoaque Valle and provided the staff report as follows:

“The applicant does not have a notarized pre-1981 deed or plat to prove legal lot of record. Either one is necessary for the Land Use Administrator to recognize a pre-Code legal lot of record.

“Article II, Section 4, subsection 4.4.2 of the County states, ‘If the applicant has evidence which does not include a notarized document, the evidence shall be submitted to the appropriate Development Review Committee. The Development Review Committee shall determine if the evidence establishes the existence of the lot prior to the effective date of the Code.’ Thus, the CDRC may recognize non-notarized deeds or plats as proof of legal lot.”

Mr. J.M. Salazar said the applicant has submitted a quitclaim deed that was notarized on April 5th, 1972. The description, however, does not match the survey provided to staff by the applicant. Further, there is no documentation to prove that the lot was created before 1981 either through a description on a notarized deed or illustrated on a survey plat. Staff, along with the County Surveyor, recommends denial of the request.

Duly sworn, Matthew Malczewski stated that he purchased a home and then found out about this legal lot issue which prevented him from getting a permit. He said he was excited to be in a new home but now it’s all at a standstill.

There was no one in the audience wishing to speak about this case.

Member C. Gonzales asked the applicant what type of survey plat he obtained when he purchased the property. Mr. Malczewski said Santa Fe Properties had a survey and he said he understood all the paperwork was in order.

Member C. Gonzales said the provided survey plat contains a disclaimer that basically says the plat means nothing.

SFC CLERK RECORDED 03/19/2010

Member Dayton moved to deny MIS 09-5390. Member C. Gonzales seconded and the motion passed by unanimous [4-0] voice vote.

- E. **CDRC CASE # V10-5040 St. Juliana of Lazarevo Height Variance: St. Juliana of Lazarevo, applicant, requests a variance of Ordinance 2007-2, Section 10.6 (Density and Dimensional Standards) to allow a church cross which exceeds twenty-four feet (24') in height located within the traditional community of Agua Fria at 3877 West Alameda Street within Section 29, Township 17 North, Range 9 East, Commission District 2**

*Exhibit 8: Support letter from St. Elias – Prophet Greek Orthodox Church;
Exhibit 9: Support letter from The Cathedral Basilica of St. Francis of Assisi*

Mr. JM Salazar presented the staff report as follows:

“On January 5, 2010, Santa Fe County Code Enforcement responded to a complaint and issued a Notice of Violation stating: “Ornament on church roof exceeds 24’ height restriction – requires a variance.” Code Enforcement took a measurement of the cross and concluded that it was approximately 34 feet in height. Staff will conduct a follow-up site inspection prior to the CDRC meeting in order to verify this height.

“The applicant states that the cross built atop the church is the main symbol of their faith. The cross resting on the onion-shaped base painted blue with gold stars is a symbolization of the Mother of God – the Virgin Mary. The applicant further states: “Throughout the world, this cross and onion-shaped base identify the parish to all who see it as a Russian Orthodox Church and serves as a mandatory, outward expression of our faith and the center of our beliefs.”

“Article II Section 3 (Variances) of the County Code states that ‘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.”

“Staff recommends that the request for a variance be denied. Ordinance 2007-2, Section 10.6 states that residential and non-residential uses are restricted to a maximum height of 24 feet.”

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Mr. JM Salazar said staff conducted a site inspection and determined from measuring that depending on from where it's measured it can be as low as 24 to 35 feet. Even one foot over the limitation requires a variance, stated Mr. JM Salazar.

Member C. Gonzales asked whether the County has received complaints on the cross and Mr. JM Salazar said only one that he is aware of.

Mr. C. Gonzales asked how it was that twice County inspectors reviewed the cross plans and a height violation was not recognized by staff. Mr. JM Salazar said there was no permit for the cross and he suggested the applicant may be able to address this issue.

Mr. JM Salazar said the cross is set back and measured from the final grade to the top of the cross. Ms. Cobau said the standard is to measure from the lowest adjacent grade to the highest point of the structure.

Duly sworn, Father Luke from St. Juliana of Lazarevo, stated that the Church has submitted and completed all the required documents to County staff and it was his understanding there was no formal opposition to the application. He said the height variance was necessary because special circumstances exist. "The cross is an essential physical expression of our spiritual belief...and politically accepted as an architectural design accepted on a house of worship which warrants special exception or variance."

Father Luke reviewed his response to the variance as reviewed by Mr. Larrañaga highlighting that the cross is a minimal easing of the restriction, it causes no injury to any neighbors and has in fact eliminated individuals being unable to locate the church.

Father Luke described the difference between the Eastern Catholic Cross and the Western stating the eastern is a three-bar cross placed on an onion-shaped dome. He said the church acquired the cross after a parishioner died and bequeathed funds for beautification of the church; otherwise, they would not even have the cross.

Father Luke located the church off W. Alameda, stating the church has only become visible since the cross was erected.

Duly sworn, Susan Gordon a resident residing on W. Alameda, said she supported the cross. The cross is narrow at the top and does not interfere with any views.

Under oath, Scott Gordon, W. Alameda, said he lives directly across the street from the Church and supported the variance. The dome is very beautiful and adds to the atmosphere and value of the neighborhood.

Duly sworn, Darin Munchberg, Village of La Bajada, said his community has been complaining about a private residence that was built taller than the village church built in 1727. The County hasn't done anything about that and he thought it was important that the CDRC review the mural on the wall behind them.

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That concluded the public hearing.

Member J. Salazar said it was important that a place of worship be permitted to have its symbols.

Member J. Salazar moved to approve the variance for case #10-5040. His motion was seconded by Member Dayton and passed by unanimous [5-0] voice vote.

Mr. JM Salazar advised the audience that the CDRC's recommendation would be forwarded to the BCC.

**I. CDRC CASE # Z 09-5520 NM Boys & Girls Ranches Master Plan
The New Mexico Boys & Girls Ranch Foundation Inc., applicant, Consensus Planning, agent, request master plan zoning approval as a community service facility for a consolidated residential school facility consisting of student, staff, administration and transitional housing, a school and administration building, and accessory uses totaling approximately 115,200 square feet on 964.34 acres. The request also includes a variance of Article III, Section 4.4.4.c of the County Code to allow a 58' tall Administration/School Building. The property is located on County Road 22, west of State Road 344, north of Cedar Grove, within Sections 3 & 10, Township 11 North, Range 7 East, Commission District 3**

Exhibit 10: Opposition letters [staff provided]

Exhibit 11: Ranch architect's letter acknowledging opposition to the height variance

Exhibit 12: Packet of petitions in opposition of the "58 foot building" [presented by opponents]

Exhibit 13: Opposition letter from Correa and van Huystee

Exhibit 14: Opposition letter from Louis & Sanfra Box

Exhibit 15: Opposition letter from Honorio Andres

Ms. Lucero read the case caption and provided a review of the staff report as follows:

"The applicant is requesting master plan zoning approval as a community service facility for a consolidated residential school facility consisting of student, staff, administration and transitional housing, a school and administration building, 4-H barns, a chapel, a pavilion, a greenhouse, a maintenance shop, a solid waste recycling facility, and a wastewater treatment facility totaling approximately 115,200 square feet as well as an outdoor active recreation turf area. The project will be completed in 3 phases over a 20-year build-out period.

"The applicant is also requesting a variance of Article III, Section 4.4.4.c, Maximum Height Standards, of the County Code to allow a 58' tall Administration/School Building where a maximum height of 24' is permitted.

SEC CLERK RECORDED 03/19/2010

The applicant states that the school building has been designed to fit into the slope of the site with a minimum amount of grading, and to capture passive solar gain through clerestory windows that run along the top of the building facing south. The height of the school from the lowest grade on the site to the highest point on the clerestory windows is 58’.

“Article II Section 3, Variances, of the County Code states that ‘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.’

“The applicant states that the New Mexico Boys & Girls Ranches provides residential and educational programs for youth in middle school and high school with the goal of providing a safe, supportive environment where these children can acquire the skills and values to become competent, productive, happy, well-adjusted adults. This organization has been helping disadvantaged children and teens by providing a safe living environment, individualized education, and counseling services since 1944. There are three existing ranch sites, one in Belen one in Santa Fe County near Lamy, and one in Clovis. The Ranches have acquired the subject 964 acres in order to consolidate the 3 existing ranches into this one property.

“The site is currently vacant. Located to the north and south of the Ranches are existing residential subdivisions. To the east and west are large tracts owned by private landowners, entities, and one tract that is owned by the State of New Mexico.”

Ms. Lucero said the application was reviewed for access, traffic, parking, water, fire protection, liquid and solid waste, terrain management, signage and lighting, landscaping and archaeology.

Ms. Lucero said staff could not support the applicant’s variance request to allow the school/administration building to be 58’ in height. The maximum allowable height in the County Code is 24’ and the Code does not contemplate exceptions to allow improved solar gain.

Staff supports the master plan zoning request and Ms. Lucero said the application is in accordance with County Land Development Code. If the CDRC recommends approval of the variance, or should the applicant agree to reduce the height of the building to meet Code criteria, staff recommends master plan zoning approval subject to the following conditions:

1. All redlines comments must be addressed.

2. Compliance with applicable review comments from the following:
 - a) State Engineer
 - b) State Environment Department
 - c) State Department of Transportation
 - d) County Hydrologist
 - e) County Fire Marshal
 - f) State Historic Preservation Division
 - g) Development Review Services Comments and Conditions
3. Master plan with appropriate signatures must be recorded with the County Clerk.
4. A discharge permit from NMED must be obtained prior to final development plan approval.
5. A solid waste disposal contract must be submitted prior to final development plan approval.
6. The applicant shall comply with the County's Rainwater Harvesting Ordinance.
7. The development must comply with all signage, lighting, and landscaping requirements of the County Code.
8. Applicant must address parking design requirements at preliminary development plan.
9. A signage plan for the internal road network shall be submitted at preliminary development plan.
10. Engineered plan and profiles for the internal road network shall be submitted at preliminary development plan.
11. The Traffic Impact Analysis must be updated with each phase of the development and offsite improvements must be provided as required by the NMDOT
12. A Stormwater Pollution Prevention Plan must be submitted.

Ms. Lucero confirmed that the application was in compliance with everything except the height.

Member JJ Gonzales asked whether staff discussed with the applicant that the variance was not a minimal easing and would not have staff support. He asked whether the applicant was advised to revise their plans.

Ms. Lucero said no new plans were submitted.

Vice Chair Martin invited the applicant to the podium.

Duly sworn, Karen Marcotte, Consensus Planning, Albuquerque, agent for the New Mexico Boys and Girls Ranches, introduced the team present for the applicant. She thanked staff for their help. She said the request is for master plan with zoning for a community service facility for a consolidated residential school facility. The height variance is a second request and they were prepared to compromise on the height. Ms. Marcotte said they were in agreement with the conditions of approval and recognized more detail was required prior to the development plan and plat.

Ms. Marcotte said receiving zoning and land uses would enable the Ranches to continue and enhance its fundraising efforts for the project. The Ranches are a private

non-denominational Christian organization that helps youth from across New Mexico. She said all their money is provided through private donations.

By way of background, Ms. Marcotte said the Ranches have been helping disadvantaged youth since 1944 and she mentioned the support letters that were provided in the CDRC packets. The first ranch for girls opened in 1982 and former First Lady Alice King was credited with that. The land for this proposed site was acquired from the King family with the goal of consolidating all the ranch operations into one facility. Ms. King was a tremendous booster for this project and "her loss is still being felt." Ms. Marcotte mentioned that the project would serve as a legacy to the Kings and a project that all New Mexicans can be proud of. She noted the facility will be built in increments over a 20-year period.

Site maps and planning designs were displayed for the audience and Ms. Marcotte said the campus will be built on less than 100 acres of the site which is 10 percent of the 964-acre site with the remainder of the property left as natural open space. The design concept is to leave the existing slopes and landscape as untouched as possible and "wisely use natural resources" while conserving energy to create a clustered walkable campus. The campus is set back more than 1800 feet from the southern property line providing a substantial buffer. The view of the mountain is not obstructed, stated Ms. Marcotte. She reviewed the mission of the ranch-based school regarding life skills and self-sufficiency. As a residential school, Ms. Marcotte said there will not be a lot of traffic at the site.

Ms. Marcotte said they were ready to comply with all the County regulations and requested the CDRC's approval of the master plan.

Ms. Marcotte said originally based on staff recommendation they were going to apply for a large residential facility and that designation has a 36-foot height limit rather than the 24 feet. At that time it seemed a minimum easing of the requirements. That staff member retired and the County recommended that the Ranches seek a community service facility designation which they agree is a better fit for the program. This designation contains a height limitation of 24 feet and that measurement is made from the lowest grade of the site for the variance request.

Ms. Marcotte said she understands it is not a minimal easing. The intent from the beginning was to build a two-story school with a high atrium and south-facing clerestory windows above the tree canopy. The purpose is to provide natural light and energy efficiency. The two-story facility reduces the amount of land disturbance.

Ms. Marcotte said they want to be good neighbors and are willing to reduce the height and provide flexibility in the design especially now at the master plan zoning stage.

Ms. Marcotte repeated that the Ranches want to be good neighbors and referred again to the support letters in the packets which demonstrate that they have been good neighbors in the community.

SFC CLERK RECORDED 03/19/2010

Ms. Marcotte said they want to be good neighbors and are willing to reduce the height and provide flexibility in the design especially now at the master plan zoning stage.

Ms. Marcotte repeated that the Ranches want to be good neighbors and referred again to the support letters in the packets which demonstrate that they have been good neighbors in the community. The Ranches are good neighbors and very agreeable to working on the height of the building, stated Ms. Marcotte.

Member Dayton asked whether studies were conducted to ascertain whether the tree canopy would shade out at a lower height. Ms. Marcotte said the architects did do a study on solar gain and the school was designed for maximum solar gain. She said that geography was working against them and mentioned the high side of the hill is on the north. The cottages are nestled into the site and they are trying to preserve as much integrity of the property as possible.

Mr. Apodaca advised the CDRC that a variance based on solar gain will be established as precedent with respect to future actions of this Committee.

Member C. Gonzales expressed his concern regarding a height variance on a second story structure. He suggested the applicant consider expanding out rather than up.

Ms. Marcotte said they chose the two-story for greater energy efficiency and to reduce the footprint of the campus. The tallest existing structure on the site is the 36-foot high gymnasium. She noted it was typical for gymnasiums to be at least 26 feet.

Member JJ Gonzales said he supports the two-story building and certainly solar gain but he could not support a 58-foot building. He enumerated other energy-saving devices that could be employed. Ms. Marcotte repeated that they were willing to work within the Code.

Duly sworn, Chris Willadsen, project architect, stated his office has adopted the 2030 Challenge and are very concerned about energy efficiency. He said they could reduce the height from 58 feet and welcomed the freedom to explore options with the County and the community. He said they want to build a facility that will be optimum for the Ranches and be good neighbors. He said they want to design for maximum efficiency.

Member JJ Gonzales said the key word is “minimal” in exceeding the height restriction. He noted that staff supports the master plan but not the excessive height variance. The Committee approved a minimal easing for a religious cross and strongly recommended that the architect design something closer to the 24-foot restriction.

SFC CLERK RECORDED 03/19/2010

Member J. Salazar said the campus did not appear clustered to him and he asked about the grading around the structures and roadways to preserve the natural terrain and vegetation. He said solar gain was not considered in granting structure height variances.

Vice Chair Martin invited those individuals wishing to speak in about this case to come forward and try to avoid repetition.

Duly sworn, Denny Snyder, 29 Vista Sierra, Edgewood, said his subdivision, Tierra Encantada, is adjacent to the Ranches. He mentioned his letter of opposition [Exhibit 10] stating he challenged the variance and zoning. The entire area was zoned residential when he moved to the area and purchased his land predicated on that. He said the Ranches were a noble effort but the Ranches knew the zoning restrictions when they purchased the property. Mr. Snyder said he and his neighbors have a proper expectation of a way of life that is protected by the zoning restrictions.

Stating the 58 feet is unnecessary, Mr. Snyder said his home is a 24-foot two-story and he has tremendous solar gain. He said 50 of the 80 lots in his subdivision are developed and he estimated the total subdivision investment at \$20 million.

Mr. Snyder suggested the CDRC require the applicant to move the development into the center of the 964-acre site to buffer the existing residents. He urged the CDRC to protect the residents' property rights and value by denying the variance.

Vice Chair Martin asked to hear from the project proponents first.

Duly sworn, Nicky Cole, Tijeras, said she has been an employee of the New Mexico Boys & Girls Ranches for 40 years serving as a social worker at the Belen and Albuquerque sites. She said they were extremely excited about the new site.

Ms. Cole said many of the young people they serve have struggled with life skills. "These are not children who are adjudicated." In the past 40 years, Ms. Cole said 12 of the young people have lived with her family. These are very normal children who need a little additional help. She said that there was a misconception of the type of children the Ranches help. "These are not kids who are in trouble with the law."

The hearing was opened to those people opposed to the application.

Duly sworn, Kathy Eder, a resident of Tierra Encantada said she supports the Ranches and lauds their efforts. She said she and her husband have no conflict other than the height variance. She said they built their home in the area to enjoy the views and the wildlife and have invested their future in their home. She said she welcomes the Ranches but not the 58-foot building. The solar gain in South Santa Fe County is easily accessed without the height variance and she questioned why a 964-acre parcel needs a height variance.

Ms. Eder urged the CDRC to respect the area residents and deny the variance request.

Under oath, Honoree Andres, Edgewood, presented petitions in opposition to the height variance [Exhibit 12] and his own letter [Exhibit 15] describing his strong

SFC CLERK RECORDED 03/19/2010

opposition to the placement of the school in their “small, rural residential neighborhood.” He described his area as peaceful, quiet and safe and according to his realtor, residential. He asked what could possibly support the placement of a facility for troubled or criminal teenagers in the area. He said it was merely a matter of semantics whether these youth were identified as troubled or criminal.

Mr. Andres said these facilities pose a threat and should not be located near residential areas. He said he only takes one escaping teenager to destroy his property or assault him. Stating the mere approval of such a facility brings down his property value and he and his wife have invested all of their money in their home.

Mr. Andres urged the CDRC to keep his security and property value in mind and deny the entire application.

Duly sworn, Jim Lahti, 135 Vista Sierra, Cedar Grove/Edgewood, said he opposed the zoning change. This is a residential community and the facility will not serve our community, he stated. “Generally we don’t have but three children in our neighborhood” and even if there were more children, Mr. Lahti said they would not have a use for the Ranches.

He pointed out that the Ranches knew the property was residentially zoned when they purchased it and repeated “it does not serve our needs.” He said it appeared the Ranches are using the “clout” of the Kings to get this passed. The “cottages” are 8,000 square feet which is larger than any residence in the area. The solar gain was immaterial to the request.

Mr. Lahti said he has a two-story home and dug it down 10 feet to insure no views were obstructed. He urged the CDRC to deny the variance and zoning request.

Duly sworn, Kathy McManus, Edgewood, stated she has not embraced the idea of the Ranches. She questioned the “good neighbor” statements made by the applicant because she said she never got notice. The first time she learned about this was when she saw the posted yellow notice. She said she had too many questions. “I’m very, very upset,” stated Ms. McManus.

Under oath, Vicky Rahal, CR22, Edgewood, shared Ms. McManus’ concerns and the first time she heard about the development was when she saw the posted signs. She said she was never informed about this hearing and the protection of her property was violated.

Ms. Rahal said has a 40-acre parcel as do the other residents of CR 22 and this development impacts her family greatly. There will be a tremendous amount of dust generated from the traffic of the proposal which will adversely impact her quality of life. The facility calls for 476 parking spots – this will generate tremendous traffic, stated Ms. Rahal.

Ms. Rahal said her 24-foot house has excellent solar gain. She urged the CDRC to deny the variance and not approve the development because all of her money is invested in living in the community for the purpose of privacy, dark skies, quietness, the wildlife and this development will jeopardize that and her property value.

Ms. Rahal submitted a letter from Mr. and Mrs. Box [*Exhibit 14*].

Duly sworn, Chuck McAllister, 33 Vista Sierra, said the Ranches held a neighborhood meeting on September 30th stating they were building a two-story structure 24 to 28 feet in height. At that meeting the applicant said they would keep the residents that attended informed by email. Mr. McAllister said he never received any emails from the developers. He said the “good neighbor” term was tossed about but he has not seen any demonstration of that. The applicant needs to communicate because if the residents are operating from ignorance it breeds fear.

Mr. McAllister said he did not oppose the project. The area residents have concerns about a number of items not the least of which is fire. “All it takes is one 14-year old behind a building smoking a cigarette to set the mountain on fire...”

Mr. McAllister repeated the importance of expanding communication to the area residents.

Regarding the height variance, Mr. McAllister said he has a 24-foot two-story home and he receives very good solar gain.

Duly sworn, Bill Williams, Tierra Encantada, said the developer has stated this evening that they are willing to work within the zoning guidelines and that solves the problem. He said he was against the height variance but supports the Ranches. While there are mixed feelings in his neighborhood about the development, Mr. Williams said he felt confident the issues can be resolved.

Mr. Williams said he was disappointed not all the area residents were aware of this hearing.

Under oath, Susan Cave, 77 Sandoval Road said she was the nearest neighbor to the Ranches property. She said she purchased her property in 1996 and she understood the Ranches was under the same covenants she was under. She stated she was downhill from the proposal and she was greatly concerned that with disturbance to the vegetation her property will suffer from flooding. She asked how her well will be protected and what the impact of traffic will do to her property.

Ms. Cave raised additional concern about the size of the project sited on 964 acres, destruction of nature and the serenity of the area and property value.

Ms. Cave submitted a duplicate letter from Mr. and Mrs. Box [*Exhibit 14*].

Under oath, Paula Sprigg, Edgewood, under oath, stated that she didn’t want to repeat what her Tierra Encantada neighbors have said, she did want the CDRC to know she purchased her home 4.5 years ago, cares for her 83-year old mother and has concerns about the Ranches being located behind her house. She said she was not informed when she purchased her home of the campus.

Ms. Sprigg said the traffic on a gravel road greatly concerns her. She said she receives excellent active solar gain and the variance is not necessary. Ms. Sprigg said she shared concerns regarding traffic and suggested the Ranches not build in the area if their major concern was solar gain.

Returning to the podium, Chuck McAllister asked the CDRC to table the master plan and direct the developers to meet with the neighbors. He referred to an article in *The Independent* that the County would not support the variance request.

Under oath, Chuck Eder said the area sees a Sheriff's car once a month at best and there is no traffic enforcement at all. He said the safety concerns should be considered.

That concluded the opposition and Vice Chair Martin invited the applicant to offer closing statements.

In response to the comment that 1,800 feet is not far enough from the road, Ms. Marcotte said a great deal of the 964 acres is on slope over 15 percent. She said the 1,800-foot buffer is very significant and neighborly.

In response to the reference of the youth as threats and criminal, Ms. Marcotte said these were children who had the bad luck to be born into families that provided them no support. These children are "victims not perpetrators." She pointed out that many of the youth referred to the Ranches are from southern Santa Fe County in the Edgewood area. She mentioned the numerous letters of support forwarded to the County.

Ms. Marcotte said the Ranches have extended invitations to everyone to come out and meet the kids. Design charrettes were held which included the participating youth and any interested neighbors.

As far as the notice issue, Ms. Marcotte said they have tried, she did email people and legal notice was published in the paper.

Ms. Marcotte said this facility will not decrease property values. It is a \$50 million high quality investment. She said this property is not under the covenants mentioned by Ms. Cave. The warranty deed signed by Bruce King contains covenants that the property is conveyed with the intent to develop a not-for-profit residential campus and school facility. This is, in fact, the legacy that was intended by Bruce and Alice King.

Ms. Marcotte said the well for this property is not on site and will feed water rights and water to the Entranosa Water Utility which will be piped to the property. She said there will be fire hydrants and contrary to what the opponents suggested, the fire safety system will be enhanced by the development.

That concluded the public testimony.

At the CDRC's request, Ms. Marcotte withdrew the variance request.

Member Dayton moved to approve the master plan for Z 09-5520 subject to staff conditions. Member J. Salazar seconded. The motion passed by unanimous [5-0] voice vote.

Ms. Cobau advised the audience that this issue will be forwarded to the BCC on the second Tuesday in April.

SFC CLERK RECORDED 03/19/2010

VI. PETITIONS FROM THE FLOOR

None were presented.

VII. COMMUNICATION FROM THE COMMITTEE

None were offered.

VIII. COMMUNICATIONS FROM THE ATTORNEY

None were presented.

IX. COMMUNICATIONS FROM STAFF

None were presented.

X. ADJOURNMENT

Having completed the agenda and with no further business to come before this Committee, Vice Chair Martin declared the meeting adjourned at approximately 9:20 p.m.

Approved by:

Jon Paul Romero, Chair
CDRC

ATTEST TO

Valerie Espinoza vt
COUNTY CLERK



Before me, this ____ day of _____, 2010.

My Commission Expires:

Notary Public

Respectfully Submitted by:

Karen Farrell
Karen Farrell, Wordswork

SFC CLERK RECORDED 03/19/2010



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

**915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
siebert.associates@comcast.net**

February 18, 2010

Shelly Cobau
Building and Development Services Manager
P.O. Box 276
Santa Fe, NM 87504

Re: Ruthling – Klaussen Lot Line Adjustment Plat, Case #V09-5550

Dear Ms Cobau:

On behalf of Anita Ruthling I am requesting the withdrawal of the Ruthling – Klaussen Lot Line Adjustment request. Please remove this case from CDRC consideration for the meeting of February 18, 2010. Should you have any questions regarding this withdrawal please give me a call.

Sincerely,

James W. Siebert

Xc: Anita Ruthling
Christopher Webster
Kurt Sommer

S F C C L E R K R E C O R D E D 0 3 / 1 9 / 2 0 1 0

County Land USE, ADMINISTRATOR

Feb 13, 2010

PO Box 276

SANTA FE NEW MEXICO 87504-0276



To Whom it may concern:

I VERY STRONGLY OPPOSE THE BLASTING PERMIT # 09-3134, AS MY HOUSE IS VERY CLOSE TO THE BLASTING SIGHT

MY HOME IS LOCATED AT 23 SKYLINE DR
SANTA FE COUNTY
EDGWOOD NM

I FEAR THERE WOULD BE STRUCTURAL DAMAGE DONE TO MY HOUSE. I HAVE PUT MY LIFETIME SAVINGS INTO MY HOUSE AND I FEAR THE DAMAGE DONE TO THE FOUNDATION, WALLS, GLASS ETC. WE ALSO HAVE HORSES AND DOGS AND THIS WOULD BE VERY HARD ON THEM AS WELL

I STRONGLY URGE YOU CONSIDER THIS BLASTING PERMIT AND TURN IT DOWN!

Sincerely

Lee Eyster

Lee Eyster

180 MURIEL LN

MUNFORD TN 38058

901 840-2325



Jose Larranaga

From: Steve and Lorinda Rezac [slrezac@hotmail.com]
Sent: Wednesday, February 17, 2010 12:11 PM
To: Jose Larranaga
Subject: Cedar Crest Excavation and Edgewood Aggregates

Hi, I am a customer of the aforementioned businesses. We have had gravel delivered for use on our road, driveway and also, a riverbed. I am also a parent at South Mountain Elementary in Edgewood. Our school and other schools in the Moriarty-Edgewood School District depend on this local source of gravel for parking lots, driveways and playgrounds. Edgewood is a better place with these businesses in operation. Thank you for your time.

Lorinda Rezac, PTO President
South Mountain Elementary
8 Manchester Lane
Edgewood NM 87015
(505)281-1816

SFC CLERK RECORDED 03/19/2010

02-17-10

WP

I have used Edgewood aggregate,
and I live about 0.5 mi behind to
the south. I have no complaints
about their business. I don't see
any reason for complaints noise or
dust.

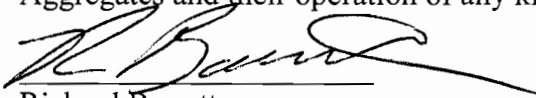
I'm a neighbor & customer and
don't want to see the gravel pit
gone.

William Goldsmith
200 Skyline dr
Edgewood, NM

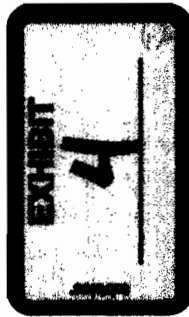
William Goldsmith
2/17/10

Date: 2/16/2010

I, Richard Barrett, am writing this letter due to the fact I cannot get off work to attend this hearing. I support the efforts of Edgewood Aggregates in their effort to provide products for myself and my neighbors and the rest of the community. Their blasting has not affected anything on any of my properties as close as their eastern boundaries. We own 3 properties, 1) # 1 Thompson Lane, 2) #4 Thompson lane, 3) #30 Skyline drive. All these properties are within 1500 feet of the quarry. We have had no issues with Edgewood Aggregates and their operation of any kind. I live in one of these properties.



Richard Barrett
Home Phone – 505-286-4295



APPLICATION TO APPROPRIATE UNDERGROUND WATERS IN ACCORDANCE WITH SECTION 72-12-1 NEW MEXICO STATUTES

1. Name and Address of Applicant:

File No. E-4632

Sanford Basett
BOX 822
Edgewood New Mex

400952

2. Describe well location under one of the following subheadings:

a. NW 1/4 SW 1/4 NE 1/4 SECTION OF NE 1/4
of Sec. 34 Twp 10N Rgc. 7E N.M.P.M., in
Santa Fe County.

b. Tract No. _____ of Map No. _____ of the _____

c. Lot No. _____ of Block No. _____ of the _____
Subdivision, recorded in _____ County.

d. X = _____ feet. Y = _____ feet, N.M. Coordinate System _____ Zone
in the _____ Grant.

e. Give street address or route and box No. of property upon which well is to be located, or location by direction and distance from known landmarks _____

3. Approximate depth (if known) 400 feet; outside diameter of casing 5 1/2 inches.

Name of driller (if known) Earl & Son Inc.

4. Use of water (check appropriate box or boxes):

- One household, non-commercial trees, lawn and garden not to exceed 1 acre.
- Livestock watering.
- More than one household, non-commercial trees, lawns and gardens not to exceed a total of 1 acre.
- Drinking and sanitary purposes and the irrigation of non-commercial trees, shrubs and lawns in conjunction with a commercial operation.
- Prospecting, mining or drilling operations to discover or develop natural resources.
- Construction of public works, highways and roads.

If any of the last four were marked, give name and nature of business under Remarks. (Item 5)

5. Remarks:

I, _____, affirm that the foregoing statements are true to the best of my knowledge and belief and that development shall not commence until approval of the permit has been obtained.

Sanford Basett Applicant

By: _____

Date: _____

ACTION OF STATE ENGINEER

This application is approved for the use indicated, subject to all general conditions and to the specific conditions numbered 4 on the reverse side hereof. This permit will automatically expire unless this well is drilled or driven and the well record filed on or before April 15, 1988.

S.E. Reynolds, State Engineer

By: Kim Frazier
Kim Frazier, District I

Date: April 14, 1987

File No. E-4632

SFC CLERK RECORDED 03/19/2010

GENERAL CONDITIONS OF APPROVAL

- A. The maximum amount of water that may be appropriated under this permit is 3 acre feet in any year.
- B. The well shall be drilled only by a driller licensed in the State of New Mexico in accordance with Section 72-12-12 New Mexico Statutes Annotated. A licensed driller shall not be required for the construction of a driven well; provided, that the casing shall not exceed two and three-eighths (2 3/8) inches outside diameter (Section 72-12-12).
- C. Driller's log must be filed with the State Engineer within 10 days after the well is drilled or driven. Failure to file the log within that time shall result in automatic cancellation of the permit. Log forms will be provided by the State Engineer upon request.
- D. The casing shall not exceed 7 inches outside diameter except under specific conditions in which reasons satisfactory to the State Engineer are shown.
- E. If the well under this permit is used at any time to serve more than one household, livestock in a commercial feed lot operation, the permittee shall comply with Specific Condition of Approval number 5(b).
- F. In the event this well is combined with other wells permitted under Section 72-12-1 New Mexico Statutes Annotated, the total outdoor use shall not exceed the irrigation of one acre of non-commercial trees, lawn, and garden, or the equivalent outside consumptive use, and the total appropriation for household and outdoor use from the entire water distribution system shall not exceed 3 acre feet per annum.

SPECIFIC CONDITIONS OF APPROVAL

(Applicable only when so indicated on the other side of this form.)

1. Depth of the well shall not exceed the thickness of the (a) the valley fill or (b) Ogallala formation.
2. The well shall be constructed to artesian well specifications and the State Engineer shall be notified before casing is landed or cemented.
3. Appropriation and use of water under this permit shall not exceed a period of one year from the date of approval.
4. Use shall be limited to household, non-commercial trees, lawn and garden not to exceed one acre and/or stock use.
5. A totalizing meter shall be installed before the first branch of the discharge line from the well and the installation shall be acceptable to the State Engineer; the Engineer shall be advised of the make, model, serial number, date of installation, and initial reading of the meter prior to appropriation of water and pumping records shall be submitted to the District Supervisor; (a) for each calendar month, on or before the 30th day of the following month (b) on or before the 10th of January, April, July and October of each year for the three preceding calendar months (c) for each calendar year on or before the 30th day of January of the following year.
6. The well shall be plugged upon completion of the permitted use and a plugging report shall be filed with the State Engineer within 10 days.
7. Final approval for the use of the well shall be dependent upon a leakage test made by the State Engineer.
8. Use shall be limited strictly to household and/or drinking and sanitary purposes; water shall be conveyed from the well to the place of use in closed conduit and the effluent returned to the underground so that it will not appear on the surface. No irrigation of lawns, gardens, trees or use in any type of pool or pond is authorized under this permit.

INSTRUCTIONS

The application shall be made in the name of the actual user of the well for the purpose specified in the application.

The application shall be executed in triplicate and forwarded with a \$1.00 filing fee to the State Engineer. A separate application must be filed for each well to be drilled or used.

If well to be used is an existing well, an explanation (and file number, if possible) should be given under Remarks. (Item 5.)

Applications for appropriation, well logs and request for information in the following basins should be addressed to the State Engineer at the location indicated:

Bluewater, Estancia, Rio Grande, Sandia and San Juan Basins
District No. 1, 2340 Menaul NE, Room 206, Albuquerque, New Mexico 87107
Capitan, Carlsbad, Fort Sumner, Hondo, Jal, Lea, Penasco, Portales, Roswell, and
Upper Pecos Basins
District No. 2, Box 1717, Roswell, New Mexico 88201
Animas, Gila-San Francisco, Hot Springs, Las Animas Creek, Lordsburg, Mimbres,
Nutt-Hockett, Playas, San Simon, and Virden Valley Basins
District No. 3, Box 844, Deming, New Mexico 88030
Canadian River Basin
State Engineer, State Capitol, Bataan Memorial Bldg., Santa Fe, New Mexico 87503

SFC CLERK RECORDED 03/19/2010

MEMORANDUM
Office of the State Engineer
Water Rights Division District 1

DATE: June 2, 2006
FILE: E-4632
TO: File
FROM: Gary Stansifer, Water Resource Specialist
SUBJECT: Field Report

On May 30, 2006, Leon Richter, owner of Windmill Water Company in Edgewood, NM, called the District 1 Office to report that his neighbor was illegally using a domestic well for dust control at his business (Edgewood Aggregates).

Edgewood Aggregates leases the land from Donovan Bassett. On April 14, 1987, Sanford Bassett, Donovan's father, obtained a permit for the subject well for domestic use (Section 72-12-1, New Mexico Statutes Annotated).

A field check was conducted on the afternoon of June 1, 2006 to talk with Mr. Richter and Tom George (owner of Edgewood Aggregate). I met Mr. Richter at Windmill Water and he showed me the subject well, which is adjacent to his property. The electric meter could be seen on the well house from Mr. Richter's property. He said that the meter had been running constantly for the past week. I told him I would go next door to talk to Mr. George and see if we could resolve the situation.

I met Mr. George at his business and he gave me a tour of the gravel operation including the rock crushing operation and explained how the water was used to control dust in the yard and at the rock crusher. He also said that they used water from American water and that water from the well was used to supplement municipal water, which was not enough during times of rock crushing due to the additional dust.

I told Mr. George that the well was permitted for domestic use and not for a commercial operation. I explained that he would either have to get additional water from American water or transfer water rights into the well in order to be able to use it for his gravel operation. Mr. George said that he would be able to transfer water into his well and I agreed to send him the application form. We then went to the well house where I was able to obtain GPS coordinates for the well.

See Exhibits A and B below for pictures of the gravel yard and rock crusher and the well.

SFC CLERK RECORDED 03/19/2010



Exhibit A. Gravel yard and rock crusher



Exhibit B. Well house and well (Owner Tom George in picture)

GS: gs



DISTRICT I

JOHN R. D'ANTONIO, JR., P.E.
STATE ENGINEER

121 Tijeras NE, Suite 2000
Albuquerque, NM 87102
(505) 764-3888

June 5, 2006

FILE: E-4632

Donovan Bassett
Box 276
Wagon Mound, New Mexico 87752

Greetings:

The State Engineer approved the above said permit number on April 14, 1987 in the name of Sanford Bassett for one household, non-commercial trees, lawn and garden not to exceed one acre in accordance with Section 72-12-1 New Mexico Statutes Annotated. This well is not permitted for commercial use or for any use in the operation of a business.

Pleased be advised that you are hereby ordered to cease diversion of water immediately from this well for use at the sand and gravel operation.

In accordance with Section 72-12-7 New Mexico Statutes Annotated, you must file an application with the State Engineer to transfer water rights into your well for commercial use (Permit to Change Location of Well and Place and/or Purpose of Use of Underground Water). If your application receives favorable action from the State Engineer, diversion from this well will be restored. However, until that time, water from your well may not be used in any manner related to your business. An alternative would be to obtain additional water from American Water (Edgewood municipal supply). A field check will be conducted within the next few weeks to determine diversion activity from said well.

If discussion is needed, please call me.

Sincerely,

Gary Stansifer
Gary Stansifer
(505) 764-3888

GS: gs
cc: Tom George, Edgewood Aggregates
Leon Richter, Windmill Water

SFC CLERK RECORDED 03/19/2010



New Mexico Office of the State Engineer Transaction Summary

72121 All Applications Under Statute 72-12-1

Transaction Number: 400952

Transaction Desc: E 04632 POD1

File Date: 04/08/1987

Primary Status: PMT Permit
 Secondary Status: LOG Well Log Received
 Person Assigned: *****
 Applicant: SANFORD BASSETT

Events

Date	Type	Description	Comment	Processed By
04/08/1987	APP	Application Received	*	*****
04/14/1987	FIN	Final Action on application		*****
04/14/1987	WAP	General Approval Letter		*****
04/20/1987	LOG	Well Log Received	*	*****
07/11/2008	QAT	Quality Assurance Completed	ABSTRACT	*****
07/14/2008	QAT	Quality Assurance Completed	IMAGES	*****
06/09/2009	ARV	Rec & Arch - file location	E 04632 Box: 1613	*****

Change To:

WR File Nbr	Acres	Diversion	Consumptive	Purpose of Use
E 04632		3		DOM 72-12-1 DOMESTIC ONE HOUSEHOLD
**Point of Diversion				
E 04632 POD1		392250	3879476*	
An () after northing value indicates UTM location was derived from PLSS - see Help				

Conditions

- 4 Use shall be limited to household, non-commercial trees, lawn and garden not to exceed one acre and/or stock use.
- 10 Total diversion from all wells under this permit number shall not exceed 3 acre-feet per annum.

Action of the State Engineer

Approval Code: A - Approved
 Action Date: 04/14/1987
 Log Due Date: 04/15/1988
 State Engineer:

SFC CLERK RECORDED 03/19/2010



New Mexico Office of the State Engineer

Point of Diversion by Location

(with Owner Information)

WR File Nbr	Sub basin	Use	Diversion	Owner	County	POD Number	Grant	(quarters are 1=NW 2=NE 3=SW 4=SE)			(quarters are smallest to largest) (NAD83 UTM in meters)			
								Source	6416 4	Sec	Tws	Rng	X	Y
<u>E 03740</u>		DOM	3	MADELYN HASTINGS	SF	<u>E 03740 POD1</u>		Shallow		34	10N	07E	392138	3878960*
					SF	<u>E 03740 POD2</u>	NON GRANT	Shallow	1 1 4	34	10N	07E	392182	3878952
<u>E 04120</u>		DOM	3	GARY GRAHAM	SF	<u>E 04120 POD1</u>		Shallow	2 2 2	34	10N	07E	392852	3879671*
<u>E 04632</u>		DOM	3	SANFORD BASSETT	SF	<u>E 04632 POD1</u>		Shallow	3 1 2	34	10N	07E	392250	3879476*
<u>E 04700</u>		DOM	3	FLORIAN CHAVEZ	SF	<u>E 04700 POD1</u>		Shallow	2 1	34	10N	07E	391951	3879582*
<u>E 05335</u>		DOM	0	FERN S UECKERT	SF	<u>E 05335 POD1</u>		Shallow	2 1	34	10N	07E	391951	3879582*
<u>E 05657</u>		DOM	3	SPENCER D. MOORE	SF	<u>E 05657 POD1</u>		Shallow	2 1	34	10N	07E	391951	3879582*
<u>E 05851</u>		MUL	3	STEPHEN M PINO	SF	<u>E 05851 POD1</u>		Shallow	2 2	34	10N	07E	392753	3879572*
					SF	<u>E 05851 POD2</u>		Shallow	3 2 2	34	10N	07E	392701	3879532
<u>E 08312</u>		DOM	4	MADELYN HASTINGS	SF	<u>E 08312 POD1</u>		Shallow	1 2 2	34	10N	07E	392652	3879671*
<u>E 09048</u>		DOM	0.5	MADELYN NILSON	SF	<u>E 09048 POD1</u>	NON GRANT	Shallow	1 2 2	34	10N	07E	392683	3879518

Record Count: 11

PLSS Search:

Section(s): 34 Township: 10N Range: 07E

Sorted by: File Number

*UTM location was derived from PLSS - see Help

The data is furnished by the NMOSE/ISC and is accepted by the recipient with the expressed understanding that the OSE/ISC make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, usability, or suitability for any particular purpose of the data.

Greg
Davis



Edgewood COW awards coming Feb. 12

By Leota Harriman

The Edgewood Community on the Way, or COW awards, are coming Feb. 12 at 6:30 p.m. at Edgewood Middle School to honor community volunteers.

Nominations closed last week. A committee including representative business, youths, volunteer groups, the town, and the chamber pick the winners, which will be announced at the awards banquet. For Good Samaritan, Joshua

Young was the sole nominee in the youth category, and the Edgewood Food Pantry the only nominee in the group category. Deborah Blechinger, David Nuckols and Charlie Rogers were nominated in the adult category.

Community Service nominees include the Edgewood Parks and Recreation Committee, Edgewood Eagle Scouts, the Edgewood Food Pantry, the Edgewood Volunteer Fire Department, N.M. Search and Rescue, and the Planning and Zoning Commission were nominated as groups.

Youth nominees for Community Service include Tiffany Hail, Cordell Potter, Matson Hunter, and Jesse Dimberger. Adult nominees for Community Service include Tanya Jackson, Dr. Christian Meuli, Rita Snyder, Carl Wilcox, Steve & Cathy Brunson, David Nuckols, Bob Steiner, Marsha McDuell, James Edmiston, Deborah Blechinger, Linda Hill, Cameron Murphy, and Aleta Niggeler.

In the Environment category, Celia Cook, Kristy Decker and Rita Snyder were nominated in the adult category.

In the Businesses category, the Mountainview Telegraph was nominated.

Neighbors are appealing blasting permit at Edgewood Aggregates

By Leota Harriman

A permit for Mountain States Constructors to blast at Edgewood Aggregates is being appealed by neighbors Leon and Diana Richter.

The appeal will be heard Feb. 18 at 4 p.m. by the Santa Fe County Development Review Committee. If the decision to issue the permit is upheld, the Richters could appeal to the Santa Fe County Commission.

Diana Richter said they "made the difficult decision to appeal with the hopes that Edgewood Aggregates will follow their operating hours and dust control as set forth in their permits."

"It is not our intent to shut anybody down," she added. "It's our intent to draw attention to the lack of doing what they said they were going to do."

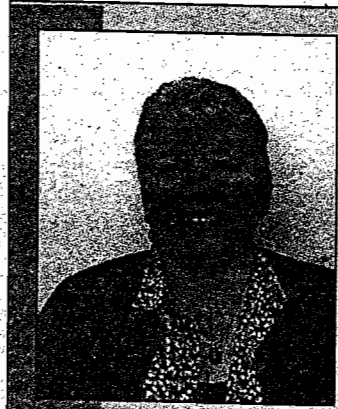
Jose Larrañaga, who is a development specialist for Santa Fe County, said the county staff will defend the decision to issue the permit at the appeal hearing.

"Mountain States has applied for that blasting permit for two years, and has been operating that quarry quite a while with different owners," Larrañaga said.

The quarry covers 36 acres of a 191-acre parcel. "On Jan. 5 the land use administrator approved the permit with conditions for an existing mine site known as Edgewood Aggregates," Larrañaga said. "Prior to approval it was determined that the applicant met the requirements of the land development code."

The conditions include a provision for review of the permit at six-month intervals, Larrañaga said. "After six months we'll go out there, monitor the site, witness some blasts from different locations, see how they put in the blast, and so on."

Calls to Edgewood Aggregates and Mountain States Constructors were not returned by press time.



Sandy Wilson, CFNP

McLeod Medical Center in Moriarty would like to welcome it's newest Provider, Sandy Wilson, CFNP.

Sandy is a graduate of the Medical College of Georgia.

She is nationally certified as a Nurse Practitioner and brings 22 years of healthcare experience to our community.

She has recently moved to New Mexico with her husband Kelly. She enjoys many hobbies such as riding horses, basket-making and quilting.

Welcome Sandy

McLeod Medical

The People Who Put You First.

IN-HOME SENIOR CARE SERVICES

Call Now! Ask That Bob!



Sustainable Land Development Plan Review Workshop Schedule

Santa Fe County has set up the following SLDP Review Workshops from 2:00 PM until 4:00 PM in the County Commission Chambers located at 102 Grant Avenue:

Wednesday, February 10th –Organization of Workshops and Discussion on Chapter 1: Vision and Intro to Ch.2 Land Use

Thursday, February 11th – Discussion on Chapter 2: Land Use Element and Intro to Governance

Wednesday, February 17th - Continued Discussion on Ch. 2 Land Use and Intro to Ag and Ranch and Economic Development

Thursday, February 18th – Discussion on Chapter 14: Governance (Includes Community Planning) and Intro to Resource Conservation and Open Space

Wednesday February 24th – Discussion on Chapters 3 and 4: Agriculture and Ranch and Economic Development Elements and Intro to Renewable Energy and Sustainable Design

Thursday February 25th – Discussion on Chapters 5 and 6: Resource Conservation & Open Space, Trails, Parks Areas and Intro to Housing

Wednesday, March 3rd – Discussion on Chapters 7 and 8: Renewable Energy & Sustainable Green Design and Development Element and Intro to Water, Wastewater and Stormwater Management Element

Thursday, March 4th 2010 – Discussion on Chapter 13 Housing Element and Intro to Adequate Public Facilities and Finance

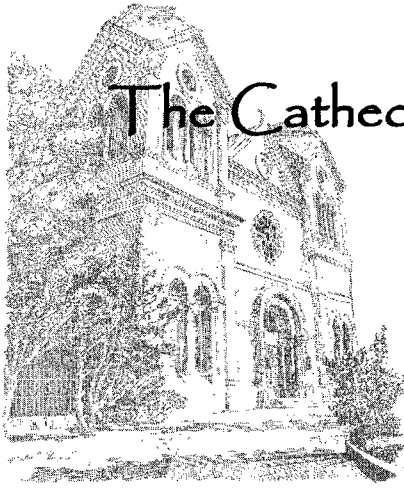
Wednesday, March 10th – Discussion on Chapter 11: Water, Wastewater and Stormwater Management Element and Intro to Public Safety and Transportation Element

Thursday, March 11th - Discussion on Chapter 12: Adequate Public Facilities and Finance Element

Wednesday, March 17th - Discussion on Chapters 9 and 10: Public Safety and Transportation Elements

Additional Meetings will be scheduled as necessary. Please contact Melissa Holmes at 995-2717 if you would like to participate in these meetings or if you would like to receive the individual chapter or the entire document electronically. You may also go to our website at www.santafecounty.org for additional information. Please contact Robert Griego at 986-6215 if you need further information about the Sustainable Land Development Plan process.

SFC CLERK RECORDED 03/19/2010



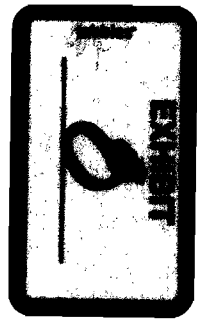
The Cathedral Basilica of St. Francis of Assisi

131 Cathedral Place, Santa Fe, New Mexico 87501

Parish founded in 1610

Church established as a Cathedral in 1853

Elevated to Basilica in 2005



February 12, 2010

Letter in Support of Height Variance for Cross

Property Owner: St. Juliana of Lazarevo Russian Orthodox Church

Physical Address: 3877 W Alameda ST, Santa Fe, NM 87507

Case No.: V-10-5040

Date of Public Hearing: February 18, 2010 at 4:00 p.m.

TO WHOM IT MAY CONCERN:

I am submitting this letter in support of a height variance for the cross on the roof of the parish of St. Juliana of Lazarevo Russian Orthodox Church. I am the Rector of the Cathedral Basilica of St. Francis of Assisi in Santa Fe and an active member of interfaith community organizations. As such, I am concerned about zoning ordinances or processes that may be perceived to restrict depictions of religious symbols on places of worship.

As a long-time resident of the City of Santa Fe, I recognize and respect the needs of the City's policies. As an ordained priest in the Roman Catholic Church, I do have a particularly special interest in ensuring that St. Juliana's will be permitted to retain the cross on its roof, at its current height and in its current location. Our customs require that the Cross be placed over the place of worship – the church - not on any other building. It is designed to be visible in order to identify the structure as an Orthodox Church and to provide an outward expression of its Holy Faith – which coincidentally is what "Santa Fe" means. Therefore, I encourage you to approve the Height Variance in this matter.

Sincerely,

The Rev. Msgr. Jerome J. Martinez y Alire, J.C.L.
Rector

SFC CLERK RECORDED 03/19/2010





ST. ELIAS THE PROPHET GREEK ORTHODOX CHURCH



3 February 2010

Letter in Support of Height Variance for Cross

Property Owner: St. Juliana of Lazarevo Russian Orthodox Church

Physical Address: 3877 W Alameda ST, Santa Fe, NM 87507

Case No.: V-10-5040

Date of Public Hearing: February 18, 2010 at 4:00 p.m.

To Whom It May Concern:

I submit this letter in support of a height variance for the cross on the roof of the parish of St. Juliana of Lazarevo Russian Orthodox Church. I am the pastor of St. Elias Greek Orthodox Church in Santa Fe and an active member of interfaith community organizations. As such, I am concerned about zoning ordinances or processes that may be perceived to restrict depictions of religious symbols on places of worship. Nevertheless, as a private property owner in Santa Fe County, I appreciate the need to regulate building and development in order to protect community plans, preserve property values, and prevent any detriment to the public. I also recognize the need to balance these interests against the interests of protecting and preserving the rights of places of worship to identify them as such. I understand that the majority of zoning districts in our County do make express exceptions in height restrictions for non-residential use buildings and for commonly accepted architectural symbols on places of worship such as a cross, steeple or minaret. Such exceptions are rationally based and contribute to the aesthetics of the community, do not detract from property values, and cause no detriment to the public.

As an ordained priest in the Orthodox Church, I do have a particularly special interest in ensuring that St. Juliana's will be permitted to retain the cross on its roof, at its current height and in its current location. Our customs require that the Cross be placed over the place of worship – the church - not on any other building. It is designed to be visible in order to identify the structure as an Orthodox Church and to provide an outward expression of its Holy Faith – which coincidentally is what "Santa Fe" means. Therefore, I encourage you to approve the Height Variance in this matter.

Sincerely,

Rev. Fr. Demetrios Demopoulos
Parish Priest

SFC CLERK RECORDED 03/19/2010



Paula Sanchez
102 Grant Ave.
Santa Fe, Nm 87504

February 15, 2010
37 Vista Sierra
Edgewood, NM 87015

Ms. Sanchez:

We're writing in response to **CDRC Case # Z 09-5520 New Mexico Boys & Girls Ranch Master Plan.**

We live in Tierra Encantada, a subdivision adjacent to what will become the New Mexico Boys and Girls Ranch. Tierra Encantada is composed of 80 lots with about 50 of those lots currently developed. Our neighborhood and the neighborhoods adjacent to us on the West, Southwest and East represent a considerable property investment in this area. They also represent a commitment made by each family to a lifestyle that is rural in character.

Like our neighbors, we moved to this area because we wanted to live in a rural, "non-city" setting without lights diminishing our view of the night time sky and without skyscrapers blocking or interrupting our view of the mountain. We think that approval of a 58 foot tall building, which is 32 feet above Santa Fe country's height regulation, would be totally inappropriate to and intrusive on the rural nature of our area. In addition, approval of this variance sets an unwanted precedent for the future approval of buildings exceeding the county standard of 26 feet.

We, therefore, urge you to preserve the rural, singular nature of our area and our county by voting NO on CDRAC Case#Z09-5520.

Thank you,

Robert Racel and Charlotte Cogburn
Owners Lot # 23 Tierra Encantada
505-281-8913

SFC CLERK RECORDED 03/19/2010

Louis, II, and Sanfra Box

February 13, 2010

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

RE: The New Mexico Boys & Girls Ranch Foundation, Inc., CDRC # Z 09-5520

To whom this concerns:

As property owners living **directly across** the road from the proposed Boys & Girls Ranch entrance on Sandoval Road, Santa Fe County, New Mexico, we are **strongly opposed** to such an entity being built in a residential area.

1. Last year we built our home in a residential area, with covenants, and we would like to see it stay that way. We oppose any type of structure other than residential homes being built here.
2. Having adopted two children, we love kids. However, our safety is of utmost concern if the residential school is built, especially with so many young people living in close proximity. There is always a possibility of runaways, theft and vandalism, etc.
3. We moved here for the tranquility and beauty of the area. It is our understanding that there would be a confinement fence around the perimeter, as well as an inner fence on the compound. At the B&GR informational meeting we attended on September 30, 2009, we were told that the tallest building would be 36 feet. In the letter we recently received from them, we were advised that they are requesting a variance to allow a 58 foot tall building. Our view of the South Mountain area would be restricted by this residential school facility. (We are aware that 27' is the maximum height allowed in Santa Fe County.)
4. With a heavily increased traffic load, an expected 120 vehicles per day based on the current rate, that will negate the peace and quiet we enjoy here. Dust from the traffic will become an environmental issue. Many of us currently enjoy daily walks, and there are numerous horse riders in this area, as well. Protection of all is a grave issue.
5. We are concerned about having enough water, as well as enough water pressure, to support our residential area and this school.
6. Being downhill from this facility, we are concerned about sewage, runoff, smell and flies from animal confinement on the premises.
7. Though we were told this school would be built "green", light pollution is still light pollution.
8. We are concerned if there will be overhead power lines obstructing our views.
9. The resale value of homes in the area will suffer greatly.

At the informational meeting in September we were told that this proposed facility had been "in the works" for over two years. Had we been informed of such a proposition, we would not have built our home here last year. It is of paramount concern to us that this area not be re-zoned to include a school facility.

Because Louis is working out of town, and Sanfra has a broken foot, neither of us will be able to attend the public hearing. Thank you very much for your consideration in this matter.



67 Camino Monte Azul, Edgewood, NM 87015

SFC CLERK RECORDED 03/19/2010

Dear review Committee,

My name is Vicki Rahal. I live 6 tenths of a mile from the proposed gate (entrance to the Boys and Girls Ranch in Cedar Grove). I live at 39 county road 22.

First I would like to say how disappointed I have been with how information on this Ranch has been distributed. We are in a rural area and the homes on County road 22 are all 40 acre properties. Myself and our neighbors have not been informed by mail of this hearing due to the LAW that seems to apply only to city dwellers. If we are not 100 ft or closer to the property, we do not have to be informed. In addition, we do not drive up to the end of the road where the entrance to the Boys and Girls Ranch property is because that takes us through the Tierra Encantada subdivision. We drive down to County Road 22. So, we did not see the posted sign regarding this hearing. This feels like a great insult to us, since we are highly impacted by usage of our road along with the rural atmosphere of our community.

We are highly against the variance Boys and Girls Ranch is asking for . This would highly impact our rural community as well as be a eye sore for miles around. A building that could be 6 stories high would transform our rural community from to one of a small city. The lights involved would also take away from our now wonderful night skies and privacy we now have. All we would see on the sky line is the buildings and lights from this campus. We now enjoy night skies and low profile housing. So, this again is a great impact on our rural setting and our property values.

In addition, I am VERY concerned of the impact of County Road 22. County Road 22 is a small dirt road with no street lights. We like it that way. The Boys and Girls ranch would highly increase the traffic on this road. We now have maybe 5-6 cars a day and one school bus on the road. It is quiet, clean and hardly any exhaust pollution from cars. This would all change with the Boys and Girls Ranch. A new road would be needed. who will be paying for this road? Are street lights going to be involved? People are people and trash will be left on the roadside. Who will be cleaning up our road? Who will maintain the road? We do not feel it fair we be taxed or asked to pay for improvements we do not want.

Is this the only entrance to the Boys and Girls Ranch Campus? Are there other roads that could share the burden of the traffic? Have you considered that Lower Mountain road. This road is still the county's and could be fixed up and used as an entrance? It is about 10 feet away from the gate that has been proposed for the main entrance. It would be a shorter route for many and would help with the traffic burdens.

If there is a fire and the Campus has to leave, would it not be dangerous to have only one way in and out? We hope you understand this has a great impact on our 40 acre properties. Again, more traffic brings us more noise, more exhaust fumes and takes way from our freedom of using the road to walk and ride our horses. With the additional traffic, we would not be able to ride the road or walk the dogs without a change in our rural atmosphere. Again, property values are affected.

You are asking me to change my lifestyle from rural to high density of people, more lights on the skyline, more nose and more traffic.

I am not debating that these kids are in need of help and deserve a place to live. I do question however how this impacts our rural setting. I feel this may not be the right location. If this campus is not complying with the current height regulations and sensitive to our rural setting in matters of lighting,

SEC CLERK RECORDED 03 / 19 / 2010

roads, noise and pollution(meaning trash , sewage ponds and traffic) it will have a great impact on our property values, and quality of life. You are asking me to change my lifestyle from rural to high density of people, more lights on the skyline, more noise and more traffic. How can we do this and keep the rural community intact?

We moved here to enjoy the night skies, quiet evenings and clean air. I am asking for sensitivity to our lifestyle and understanding that is could affect our quality of life. I would hope both sides could win and work together to keep this a rural setting for all to enjoy. Could the lights be dimmed at 11:00 at night? Could the activities that bring to the campus be limited to certain hours?

By working together we can keep our quality of life in tact and keep the value of our property by keeping this area RURAL... No tall buildings, Low impact lights, difference entrances to the property to share the burden of the traffic. And community activates to keep the roads safe and clean.

But, this means you need to work with ALL of us. WE ALL need to be informed of meetings so we can represent our point of view. Please put us on your mailing list so we are not left out. By leaving us out of mailings does not build trust and confidence that we are heard or considered on how our lives are impacted. You are asking us to include these children in our community so they have a better life. I am asking you to include my life in your decisions to keep the lifestyle I have worked for all my life. It does not have to be they win and we lose. Which is the way it is feeling right now. This is a rural community and we need cooperation to keep it that way.

Sincerely, Vicki and Dick Rahal

February 16, 2010

Ms. Paula Sanchez
Secretary Land Use

Dear Ms. Sanchez,
Our names are Gary & Renee Neely and we are residents of Tierra Encantada sub-division located in Cedar Grove District of South Santa Fe County. We would like to comment on the request for variance:

CDRC Case # Z 09-5520 New Mexico Boys & Girls Ranch Master Plan. The New Mexico Boys & Girls Ranch Foundation Inc., Applicant, Consensus Planning, Agent, Request Master Plan Zoning Approval As A Community Service Facility For A Consolidated Residential School Facility Consisting Of Student, Staff, Administration And Transitional Housing, A School And Administration Building, And Accessory Uses Totalling Approximately 115,200 Sq. Ft. On 964.34 Acres To Be Completed In 3 Phases. The Request Also Includes A Variance Of Article III, Section 4.4.4.C Of The County Code To Allow A 58' Tall Administration/School Building. The Property Is Located On County Road 22, West Of State Road 344, North Of Cedar Grove, Within Sections 3 & 10, Township 11 North, Range 7 East (Commission District 3). Vicki Lucero, Case Manager.

When we last met with the managers of the NM Boys & Girls Ranch they proclaimed in keeping with the wishes of the residents as much as they could. I am a supporter of the Ranch however; I cannot support this variance and the planned building. The Ranch has 964 acres available in which they can build on. This is surely enough room to keep within the current 26' variance.

I urge the County Commission to respect the wishes of the residents regarding approval of this variance. Please keep the beauty available to the residents who have invested so much in this community.

Thank you

Gary Neely

Gary Neely
4 Vista Llano
Edgewood, NM 87015
505-286-4423

SFC CLERK RECORDED 03/19/2010

Vicki Lucero

From: Paula Sanchez
Sent: Monday, February 15, 2010 8:35 AM
To: Vicki Lucero
Subject: FW: 58' Height Variance Request for Boys & Girls Club on Sandoval Road

*Paula Sanchez, Secretary Land Use
102 Grant Ave.
Santa Fe, Nm 87504
505-986-6371 Ph. 505-986-6389 Fax*

There is no such thing as a bad day, it is what you make of it.

From: Tamara Williams [mailto:abqtam@yahoo.com]
Sent: Monday, February 15, 2010 6:50 AM
To: Paula Sanchez
Subject: 58' Height Variance Request for Boys & Girls Club on Sandoval Road

TO:
Paula Sanchez, Secretary Land Use
102 Grant Ave.
Santa Fe, Nm 87504
505-986-6371 Ph. 505-986-6389 Fax

Dear Ms. Sanchez:

We live in Tierra Encantada, a development adjoining the proposed Boys & Girls Club and protest the 58' administration building height restriction variance.

That edifice would be visible to many residents around this area, regardless where the "Club" puts it. We have 2 story home in the Tierra Encantada subdivision with a 360 degree view from upstairs and do not wish to see tall office building from our home. We certainly did not build with that in mind!

This is a rural environment with pristine views as an attraction. The general ambiance of the area should not be spoiled by this proposed "white elephant".

One of us is a former real estate appraiser and real estate broker from another state, and we believe there will probably be "generally impaired property values in the area" if you approve the requested variance. Santa Fe County "would not be enhancing residential values" here by allowing the Boys and Girls Club to construct a 58' multi-story office building rather than a much lower building that complies with your normal height restriction.

Thank you for reviewing this and passing it on. Hopefully the appropriate committee will agree that there is no reason to grant the variance to the Boys and Girls Club.

Gerry and Tamara Williams
17 Vida Del Agua
Edgewood, NM 87015
505-281-3630

SFC CLERK RECORDED 03/19/2010

Vicki Lucero

From: Paula Sanchez
Sent: Monday, February 15, 2010 8:35 AM
To: Vicki Lucero
Subject: FW: REQUEST OF VARIANCE

*Paula Sanchez, Secretary Land Use
102 Grant Ave.
Santa Fe, Nm 87504
505-986-6371 Ph. 505-986-6389 Fax*

There is no such thing as a bad day, it is what you make of it.

From: DENNY SNYDER [mailto:denny073193@msn.com]

Sent: Sunday, February 14, 2010 5:46 PM

To: Paula Sanchez

Cc: BOB & KATE SANDERS; bucklesjs@aol.com; myinsuranceman@msn.com; terryla@msn.com; babama@q.com; cmferris0107@msn.com; star_suzie@yahoo.com; doneill4@gmail.com; gdo@totacc.com; RICK SHOUDT; dianeks1@msn.com; Pvsprigg@aol.com; glenn_s@q.com; rsibley325@yahoo.com; BOB & CHARLOTTE COGBURN; CHUCK MACALLISTER; DENNY SNYDER; MELISSA SNYDER; rfocia@q.com; chuckat420@myway.com; kevin o'keeffe; KATHY MINNICH; WOODY MINNICH; steve@raderawning.com; wylie70@hotmail.com; dsmall@gottraining.com; dnaholmer@gmail.com; rojowilliams25@aol.com; tumblebrush@aol.com; pvanhuyste@aol.com; Kathy Eder; mclenz@msn.com; pomom@msn.com; JIM LAHTI; trdemko@yahoo.com; pdemko@yahoo.com; cainlcain1@aol.com; Tamara Williams; RHONDA KING; trhughes81@yahoo.com; southmnt98@aol.com; aderosa@ix.netcom.com; roeskescands@msn.com; jdynes5@comcast.net; smcclure525@msn.com; dave steadman/mcclure; bholdenlight@msn.com; traveling-light@msn.com; seibel5@msn.com; kevin-tfi@comcast.net; losnordens@aol.com; tewcool2@hotmail.com; renee@tmicorp.net

Subject: REQUEST OF VARIANCE

TO:

*Paula Sanchez, Secretary Land Use
102 Grant Ave.
Santa Fe, Nm 87504
505-986-6371 Ph. 505-986-6389 Fax*

I LIVE IN A SUB-DIVISION CALLED TIERRA ENCANTADA LOCATED IN THE CEDAR GROVE DISTRICT OF SOUTH SANTA FE COUNTY. OUR SUB BORDERS :

- H. CDRC Case # Z 09-5520 New Mexico Boys & Girls Ranch Master Plan. The New Mexico Boys & Girls Ranch Foundation Inc., Applicant, Consensus Planning, Agent, Request Master Plan Zoning Approval As A Community Service Facility For A Consolidated Residential School Facility Consisting Of Student, Staff, Administration And Transitional Housing, A School And Administration Building, And Accessory Uses Totalling Approximately 115,200 Sq. Ft. On 964.34 Acres To Be Completed In 3 Phases. The Request Also Includes A Variance Of Article III, Section 4.4.4.C Of The County Code To Allow A 58' Tall Administration/School Building. The Property Is Located On County Road 22, West Of State Road 344,

SFC CLERK RECORDED 03/19/2010

I WOULD LIKE TO BRING FORTH SOME COMMENTS AND INFORMATION AND CHALLENGE THIS REQUEST FOR VARIANCE.

OUR SUB-DIVISION IS MADE UP OF EIGHTY (80) LOTS THAT ARE ANYWHERE FROM 2.5 ACRES TO 4.2 ACRES. APPROXIMATELY 50 LOTS HAVE BEEN DEVELOPED. AT PRESENT THIS REPRESENTS AN INVESTMENT OF 50 FAMILIES IN THE RANGE OF APPROXIMATELY \$400,000.00 PER FAMILY OR \$20,000,000.00 OF INVESTMENT. THAT'S 20 MILLION DOLLARS INVESTED IN OUR AREA AND HOMES NOT COUNTING THE RESIDENTS WHO WERE HERE PRIOR TO THE TIERRA ENCANTADA DEVELOPMENT. WHEN THE SUB-DIVISION IS FULLY DEVELOPED, IT WILL REPRESENT APPROXIMATELY \$32,000,000.00, (32 MILLION DOLLARS) INVESTED BY 80 PRIVATE FAMILIES.

WHEN WE CHOSE TO MOVE TO THIS AREA, WE DID SO BECAUSE IT IS AN AREA WITH MODERATELY LARGE PROPERTIES, PLENTIFUL WILDLIFE, AND IS A QUIET AND PEACEFUL, NATURALLY RURAL ATMOSPHERE. WE WANTED THE RURAL AREA AND NOT THE TYPICAL METRO OR METRO/SUBURBAN ATMOSPHERE. ONE IMPORTANT BENEFIT ABOUT OUR AREA IS THE LIFE STYLE WE CHOSE. THE AREA WE SETTLED IN WAS PROTECTED BY ZONE REQUIREMENTS AND CONTROLS THAT WERE PUT INTO PLACE TO ASSURE US THAT OUR NEW HOME AREA WOULD STAY AS IT IS IN ORDER TO PRESERVE THAT QUALITY THAT WE ALL CHERISH AS WELL AS PRESERVING OUR FINANCIAL INVESTMENT BASED ON THAT QUALITY. ALL OF OUR HOMES HAVE BEEN BUILT IN SUCH A MANNER THAT THEY BLEND IN WITH THE LOCAL GEOGRAPHY AND VEGETATION AND PRESERVE THE NATURAL BEAUTY OF OUR AREA.

THE ZONING CONTROL THAT IS OF CONCERN RIGHT NOW IS THAT OF HEIGHT RESTRICTION, WHICH I BELIEVE IS 26' IN HEIGHT FOR THE AREA. PLEASE KEEP IN MIND THAT THERE ARE 55 FAMILIES NOW (AND A POTENTIAL OF 80 FAMILIES) WHO ARE WELL AWARE OF THE ZONING RESTRICTIONS, HAPPY WITH THE SECURITY OF THESE RESTRICTIONS, AND MADE FINANCIAL AND FAMILY DECISIONS BASED ON THESE ZONING RESTRICTIONS. ALL OUR HOMES COMPLY WITH THIS HEIGHT RESTRICTION. IN ADDITION, THEY ARE BUILT ALONG THE SAME GUIDE LINES THAT ARE IN PLACE IN SANTA FE. THEY ARE ADOBE STYLE, SOUTHWEST ARCHITECTURE AND ARE DESIGNED TO BLEND INTO THE RURAL AREA, BEING VERY UNOBTRUSIVE AND PRESERVING THE NATURAL GEOGRAPHY AND VEGETATION. THERE ARE VERY GOOD REASONS WHY SANTA FE HAS THE BUILDING RESTRICTIONS THEY HAVE AND THE SAME REASONS APPLY IN OUR AREA IN THE CEDAR GROVE DISTRICT.

WE HAVE ONE FAMILY THAT IS IN THE MIDDLE OF REMODELING THEIR HOME. THEY ARE BUILDING AN ADDITION WHICH WILL MEASURE 26'5". NOW THERE IS NO QUESTION THAT 5 INCHES IS NOTHING MAJOR. HOWEVER IT IS, IN FACT, OVER THE LIMIT. I WOULD LABEL THIS PROJECT A REASONABLE CANDIDATE FOR A VARIANCE REQUEST. EVEN A COUPLE OF FEET WOULD BE REASONABLE. BUT MEMBERS OF THE DEVELOPMENT COMMITTEE, A REQUEST FOR A BUILDING OF 56' IS NOT A REQUEST FOR A VARIANCE. THIS IS A REQUEST FOR A GROSS VIOLATION OF THE ZONING RESTRICTION OF 26 FT.

I WOULD EXPECT THE MANAGERS OF THE NEW MEXICO BOYS AND GIRLS RANCH WOULD HAVE KNOWN OF THE RESTRICTIONS OF THIS AREA. I ALSO WOULD EXPECT THAT BEFORE THEY DECIDED ON THIS AREA FOR THEIR RANCH, THEY WOULD ACCEPT AND HONOR THE RESTRICTIONS AS WRITTEN JUST AS WE DID AS HOMEOWNERS BEFORE WE DECIDED TO PURCHASE LAND AND BUILD OUR HOMES HERE. A 56' BUILDING OF ANY KIND WILL NOT BLEND INTO OUR AREA AT ALL. IT WILL BE A MAJOR INTRUSION THAT WOULD BE MORE APPROPRIATE FOR A METROPOLITAN CITY DEVELOPMENT. PERSONALLY, THE UNINTERRUPTED MOUNTAIN VIEW AND OPEN VIEW OF OUR AREA SOLD US OUR HOME BEFORE WE EVEN STEPPED FOOT THROUGH THE FRONT DOOR OF THE HOUSE. THE APPROVAL OF ANY BUILDING THAT DOES NOT COMPLY WITH THE ZONING RESTRICTIONS FOR OUR AREA WOULD BE A HUGE VIOLATION OF OUR AREA.

I THOUGHT ABOUT ANY REALISTIC JUSTIFICATION FOR THE REQUESTED 56' BUILDING VARIANCE AND COULD NOT COME UP WITH ANY. THE PROPOSED RANCH HAS 964 ACRES AVAILABLE TO THEM. IT WOULD NOT SEEM TO PRESENT SIGNIFICANT HARDSHIP TO THE RANCH TO BUILD OUT, INSTEAD OF BUILDING UP IN THE PROPOSED MANNER. BUILDING UP WOULD IMPOSED A HUGE AND UNSIGHTLY INTRUSION INTO OUR AREA WHERE WE THOUGHT MEASURES HAD BEEN PUT IN PLACE THAT ASSURED US THIS WOULD NOT HAPPEN.

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THIS IS A RESIDENTIAL COMMUNITY, HOWEVER EVEN THE SCHOOLS IN THE AREA HAVE RESPECTED THE WISHES OF THE COMMUNITY AND HAVE BUILT BUILDINGS WHICH DO NOT HINDER ONE'S VIEW OF THE OPEN LANDSCAPE OR MOUNTAINSCAPE. THE NEW MEXICO BOYS AND GIRLS RANCH, BEING A RESIDENTIAL AND EDUCATIONAL FACILITY, SHOULD HAVE NO PROBLEM FOLLOWING SUIT. IN FACT, ONLY ONE CHURCH BUILDING HAS SEEN FIT TO BREAK FROM THE PRACTICE OF PRESERVING THE OPEN VISTAS. THIS CHURCH IS LOCATED ON HIGHWAY #344 JUST NORTH OF VENICE RD. THIS HAS RESULTED IN A BUILDING THAT, IN PLAIN TERMS, STICKS OUT LIKE A SORE THUMB EFFECTIVELY BLOCKING THE MOUNTAIN VIEWS OF MANY RESIDENTS. IT IS THIS EXPERIENCE THAT ALLOWS US TO SEE THE KIND OF IMPACT THAT GRANTING THIS VARIANCE REQUEST WOULD HAVE ON OUR COMMUNITY

ADDITIONALLY, GRANTING THIS VARIANCE WILL SET A PRECEDENT THAT WILL CHANGE THE ENTIRE ATMOSPHERE OF THE COMMUNITY. THERE IS NO QUESTION IN MY MIND THAT AS SOON AS A VARIANCE LIKE THIS IS GRANTED, THE PRECEDENT IS SET AND YOU HAVE OPENED "PANDORA'S BOX" COMPLETELY NULLIFYING THE VERY ESSENCE OF THE ZONING RESTRICTIONS AND REQUIREMENTS FOR OUR AREA. I'M SURE THAT ANY BUILDER WOULD THEN EXPECT TO BE ABLE TO BUILD STRUCTURES SIMILAR TO THOSE ALREADY APPROVED OF AND BUILT IN THIS FACILITY. WHAT IF THE RANCH DECIDES TO ADD SIMILARLY DESIGNED BUILDINGS TO THEIR FACILITY AT A LATER DATE? IT IS NO MATTER WHETHER IT IS THEIR CURRENT INTENT TO DO SO OR NOT. IN THE FUTURE A VARIANCE COULD ALWAYS BE REQUESTED FOR THEM TO DO SO AND THE PRECEDENT WILL HAVE BEEN ESTABLISHED ALLOWING FURTHER INTRUSION INTO OUR COMMUNITY. WE ASK YOU NOT TO SET THE PRECEDENT FOR THEM OR ANY OTHER FACILITY THAT MAY BUILD IN THE FUTURE. THIS WAS FIRST A RESIDENTIAL COMMUNITY. OBVIOUSLY THE PROPOSED 56' STRUCTURE VIOLATES THE ZONING RESTRICTIONS, AND IT IS NOT APPROPRIATE FOR THIS AREA.

THE LARGE MAJORITY OF THE CURRENT RESIDENTS INTEND TO REMAIN HERE THE REST OF THEIR LIVES. SOME OF OUR CHILDREN WILL INHERIT OUR HOMES. WE ARE LONG TERM INTERESTED PARTIES. THE BOARD'S OBLIGATION SHOULD BE TO PRESERVE THE RESIDENTS' FINANCIAL AND ESTHETIC INVESTMENTS BY PRESERVING THE ORIGINAL INTENT OF THE ZONING RESTRICTIONS. IS THIS NOT THE ENTIRE PURPOSE OF HAVING ZONING REQUIREMENTS?

WE UNDERSTAND THAT WE WILL HAVE TO ACCEPT INCREASED TRAFFIC. THERE WILL BE A REGULAR FLOW OF VEHICLES THROUGHOUT THE DAY. AS A RESULT WE WILL ALSO HAVE TO ACCEPT THE REDUCTION OR ELIMINATION OF WILDLIFE IN OUR AREA. LIKELY THERE WILL BE NO MORE DEER IN OUR BACK YARDS. WE ALSO WILL HAVE TO ACCEPT MORE NOISE, MORE DUST, AND MORE LIGHTS. PLEASE DON'T ASK US TO ALSO GIVE UP THE UNINTERRUPTED BEAUTY OF THE MOUNTAINS AND SUNSETS THAT MEAN SO MUCH TO US.

REGARDLESS OF THE FACT THAT THE NEW MEXICO BOYS AND GIRLS RANCH'S EFFORTS ARE NOBLE, THEY SHOULD STILL BE REQUIRED TO DO AS LITTLE HARM AS POSSIBLE TO THE COMMUNITIES THEY CHOOSE TO BUILD THEIR FACILITIES IN. GRANTING ANY SIGNIFICANT VARIANCE IN HEIGHT TO THIS PROJECT WILL GREATLY AND ADVERSELY AFFECT ALL THE RESIDENTS HERE BOTH FINANCIALLY, AND MORE IMPORTANTLY, IN THE DAY TO DAY ENJOYMENT OF OUR HOMES.

THANK YOU FOR YOUR ATTENTION,

DENNY & MELISSA SNYDER
29 VISTA SIERRA
EDGEWOOD, NM 87015
505-281-7779

RECORDED 03 / 19 / 2010

My name is Kathleen Eder and I am a resident of Tierra Encantada sub-division located in Cedar Grove District of South Santa Fe County. I would like to comment on the request for variance:

CDRC Case # Z 09-5520 New Mexico Boys & Girls Ranch Master Plan. The New Mexico Boys & Girls Ranch Foundation Inc., Applicant, Consensus Planning, Agent, Request Master Plan Zoning Approval As A Community Service Facility For A Consolidated Residential School Facility Consisting Of Student, Staff, Administration And Transitional Housing, A School And Administration Building, And Accessory Uses Totalling Approximately 115,200 Sq. Ft. On 964.34 Acres To Be Completed In 3 Phases. The Request Also Includes A Variance Of Article III, Section 4.4.4.C Of The County Code To Allow A 58' Tall Administration/School Building. The Property Is Located On County Road 22, West Of State Road 344, North Of Cedar Grove, Within Sections 3 & 10, Township 11 North, Range 7 East (Commission District 3). Vicki Lucero, Case Manager.

My husband and I built our home in this area so that we can enjoy the views and wildlife that comes with it. We invested our future in this area along with our money and want to preserve the quality of surrounding homes and land. We built in a residential community and the residents in the sub-division and around it have respected each others wishes not to obstruct their neighbor's views. Even the surrounding schools have built their buildings respecting these wishes.

When we last met with the managers of the NM Boys & Girls Ranch they proclaimed in keeping with the wishes of the residents as much as they could. I am a supporter of the Ranch however; I cannot support this variance and the planned building. The Ranch has 964 acres available in which they can build on. This is surely enough room to keep within the current 26' variance.

I urge the County Commission to respect the wishes of the residents regarding approval of this variance. Please keep the beauty available to the residents who have invested so much in this community.

Thank you

Kathleen Eder
3 Vista Llano
Edgewood, NM 87015
505-286-1552

S F C C L E R K R E C O R D E D 0 3 / 1 9 / 2 0 1 0

To Paula Sanchez, Secretary Land Use
102 Grant Ave.
Santa Fe, NM 87504

February 15, 2010

Subject;
Variance Requested By The NM Boys And Girls Ranch.

As a homeowner in the sub-division known as Terra Encantada, located in the Cedar Grove district of south Santa Fe County. I would like to voice my disappointment at the Boys and Girls Ranch request for a variance for a 58 foot building in their proposed project.

I do not believe that this was ever mentioned in the previous meetings and I never heard any of my neighbors speak of a 58 foot building! What is the need of such a thing and what kind of training are they going to be conducting?

When I first heard about this school and the assurances we were given by the school that it would not be a negative impact on our sub-division. I was not too uncomfortable with the idea of such a school because it would help young adults. Now I am not so sure.

I came out here to get away from city living, for peace and quiet, for the ambience that rural living affords. I am positive the school buildings, the activity and noise of the staff and pupils will stop the wild life that come to visit us. There will also be an increase in traffic on roads that we homeowners pay to maintain.

The managers of this school can't be serious about this intrusive 58 ft. Building? I do hope that this variance will not be approved because if it is approved any restrictions or any zoning restrictions that are on the books now will not mean a thing! I also think their plan will affect us financially in the long run.

Thank you for your attention.

M. Rosario Correa
Paula van Huystee

M. Rosario Correa /Paula van Huystee
22 Vida del Agua
Edgewood, NM 87015
505- 281-4751

SFC CLERK RECORDED 03/19/2010

From: PDeLillo [mailto:gdo@totacc.com]
Sent: Monday, February 15, 2010 7:18 AM
To: Paula Sanchez
Cc: 'DENNY SNYDER'
Subject: RE: REQUEST OF VARIANCE

Ms Sanchez:

Please accept this as our concurrence with Denny's message below, and indeed our personal plea to the board to deny this variance request.

We, too selected this specific area before retiring from the USAF in 2003 for the qualities Denny cites, the general category of those being the relatively untouched natural beauty. These qualities are rarely found in other suburban/urban communities, even in the East Mountains. The natural landscape has been built into, versus being built upon. The trees and nature remain and we moved in, as opposed to deforestation and a complete pave-over. Residents have accept certain inconveniences this presents, and even we occasional struggle with how to best care for and maintain our community without interfering or changing these qualities.

One could certainly cite reduced building costs as justification for grossly violating the established legal building height; however, this has never and will never be satisfactory justification. Building codes often will drive construction costs to a higher level than would be required should an individual decide to construct at will without regard for code. None of the structure uses in the East Mountains require gross height violations—New Mexico Boys Ranch can certainly conduct its mission within structures 26 feet high.

Look to every other suburban area—most began with a natural beauty trait as a selling point and even include this in their community name—but but rapidly transformed into a human population center devoid of natural traits.

Our residents chose to not simply remove nature and build atop, but to move in with it in a practical manner. Please do not allow this area to be consumed by urban growth unabated. The established height restrictions were put in place for good reasons, simply approving a gross violation because it is wanted should not be our course of action. The Boys Ranch can and should reasonably comply with the existing construction requirements.

Thank you,

Phil & Luisa DeLillo
7 Pinon Grande
Edgewood, NM 87015
505-286-0393
505-321-7790 (cell)

SFC CLERK RECORDED 03/19/2010



From: Chris Willadsen <c.willadsen@smpcarchitects.com>
To: rojowilliams25@aol.com <rojowilliams25@aol.com>
Cc: Karen Marcotte <marcotte@consensusplanning.com>
Sent: Tue, Feb 16, 2010 3:26 pm
Subject: County Zoning Hearing

Bill,

We have come to realize that there are concerns on the part of neighbors about the proposed height of the main school/ admin building.

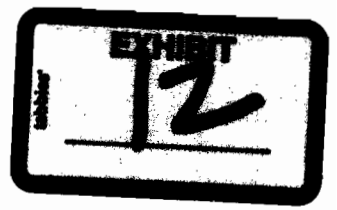
As the architect for the Ranches project, I assure you that we will listen to all parties affected by this development. I too am an East Mountains resident as I shared at the neighborhood association meeting last fall. I think the change in requirements from a residential facility to a community service facility is most of the cause for the height variance. We will explain this issue at the hearing. We apologize for the stir we caused by the height request. It indeed looks excessive. What we would like to do is keep the height as low as possible, and yet allow for two stories to reduce land use, pitched roofs to handle large snow loads, and solar access and day-lighting to provide good learning environments and low energy use.

Speaking for the Ranches, we want to be good neighbors. We will make this a project that is an asset to the whole community. We look forward to meeting with you and other neighbors at the meeting in Santa Fe on Thursday to iron out all concerns. Please feel free to call me at my office at 255-8668 or at my home at 281-1694 (evenings) to discuss any issues before the Thursday hearing. Thanks.

J. Chris Willadsen
Senior Principal / AIA, ACHA

SMPC Architects
115 Amherst SE
Albuquerque, NM 87106
505.255.8668 T
505.268.6665 F
www.smpcarchitects.com

S F C C L E R K R E C O R D E D 0 3 / 1 9 / 2 0 1 0



PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# Z 09-5520

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name *Patti Hughes*

Address *PO Box 3454 26N Mountain Road*

Phone *281-5080* *Edgewood NM 87015*

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

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I request you not approve this variance request.

Name " LEON HUGHES

Address 4 CEDAR GROVE COURT

Phone 505-228-6193

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

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I request you not approve this variance request.

Name - *Lisa Hughes - Lisa Hughes*

Address *PO Box 2621
Hwy 344 #748*

Phone *Cedargrove Court Edgewood NM
281-4221
480-7308*

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

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I request you not approve this variance request.

Name - Ana Nicole Vigil

Address 06 Cedar Grove Ct

Phone

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

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I request you not approve this variance request.

Name Robert Jespersen *Robert Jespersen*
Margarit Krebs Jespersen
Address 65 North Mt Rd (Cedar Grove)
Edgewood NM 87015
Phone 281-9638

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

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I request you not approve this variance request.

Name *Albert Seidel*
Mally Ann Seidel

Address *79 N. MT ROAD*
EDGEWOOD N.M. 87015

Phone *505-281-7104*

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee
Re Development Permit# Z 09-5520

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I request you not approve this variance request.

Name Chelsea and Mike Ashcraft
Address 31 Living Water Rd. Edgewood, NM
Phone 286-4827

my wife
Brenda Williams
81A Living Water Rd. Edgewood NM
284-2464

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

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I request you not approve this variance request.

Name - Paul & Irene Donovan

Address 764 ST. RD. 344

Phone 286-2471

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

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I request you not approve this variance request.

Name - *Carla Booth, Carl J. Booth*

Address *POB 453, Edgewood, N.M.*

Phone *505-281-4219*

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

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I request you not approve this variance request.

Name *William J. Vaughn*

Address *62 MORNING STAR, EDGWOOD, NM 87015*

Phone *505-281-1418*

William J. Vaughn

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

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I request you not approve this variance request.

Name *Christopher J Gray* Christopher J Gray

Address #26 North Muth Rd

Phone 1-505-603-4580

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

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I request you not approve this variance request.

Name *Mr Mrs C.E. Gray*

Address *PO Box 324
Edgewood, NM 87015*

Phone *281-5928*

*# 25
NORTH Mountain*

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

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I request you not approve this variance request.

Name - Effie Raschel
Address POB 1200
Phone Edgewood NM 87015

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

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I request you not approve this variance request.

Name *John & Wendy Raschel*

Address *748 Hwy 344 #4 / PO Box 2467 Edgewood, NM 87015*

Phone *(505) 459-7491*

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

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I request you not approve this variance request.

Name Christina Trujillo 

Address 748 Hwy 344 Cedar Grove Ct.

Phone (505) 459-5832

SFC CLERK RECORDED 03/19/2010

> Date: Wed, 17 Feb 2010 20:14:07 -0500
> From: aderosa@ix.netcom.com
> To: fandres@q.com
> Subject: T.E. Petition

> PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

> To Santa Fe County Development Review Committee

> Re Development Permit# Z 09-5520

> We, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

> We are opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

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> Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

> The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

> We request you not approve this variance request.

> Sincerely,

> Anna M. DeRosa

> Alan P. DeRosa

> P.O. Box 962


> Edgewood, NM 87015

> 505-281-5069

SFC CLERK RECORDED 03/19/2010

FW: petition

From: **Hughes, Robert F CTR USAF AFMC AFRL/RDS** (Robert.Hughes.ctr@kirtland.af.mil)

 You may not know this sender. [Mark as safe](#) | [Mark as junk](#)

Sent: Wed 2/17/10 8:15 PM

To: tandres@q.com

Sorry, just realized they probably want a physical address-26C North Mountain Rd.

Thanks, Bob

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

From: Hughes, Robert F CTR USAF AFMC AFRL/RDS

Sent: Wednesday, February 17, 2010 12:54 PM

To: 'tandres@q.com'

Subject: FW: petition

Dear neighbor,

If you agree with the following, please send it, or your modified version of it, back to me by this Wednesday. Add your name, address and phone number as indicated at the bottom and return it by using Reply (to) tandres@q.com. The replies will be presented at the County's CDRC hearing by the deadline, this Thursday, February 18. Thank you.

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# Z 09-5520

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Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories

SFC CLERK RECORDED 03/19/2010

high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name-Robert and Patti Hughes

Address-PO Box 3454 Edgewood N.M. 87015

Phone-281-5089

SFC CLERK RECORDED 03/19/2010

From: fourhugheshere@msn.com
To: tandres@q.com
Subject: Re: petition
Date: Wed, 17 Feb 2010 09:52:35 -0700

Dear neighbor,

If you agree with the following, please send it, or your modified version of it, back to me by **this Wednesday**. Add your name, address and phone number as indicated at the bottom and return it by **using Reply (to) tandres@q.com**. The replies will be presented at the County's CDRC hearing by the deadline, **this Thursday, February 18**. Thank you.

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name **Ben Hughes**

Address **26 B North Mountain Rd. Edgewood, NM 87015**

Phone **505-286-0050**

SFC CLERK RECORDED 03/19/2010

From: fourhugheshere@msn.com
To: tandres@q.com
Subject: Re: petition
Date: Wed, 17 Feb 2010 09:52:01 -0700

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

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I request you not approve this variance request.

Name Sharon Hughes

Address 26 B North Mountain Rd. Edgewood, NM 87015

Phone 505-286-0050

SFC CLERK RECORDED 03/19/2010

> Date: Wed, 17 Feb 2010 09:41:53 -0700
> From: bjo@cray.com
> To: tandres@q.com
> Subject: Re: FW: petition
> >
> >
> > PETITION TO OPPOSE VARIANCE
> > REQUEST TO CONSTRUCT 58-FOOT
> > BUILDING
> >
> >
> >
> > To Santa Fe County Development
> > Review Committee
> > Re Development
> > Permit# Z
> > 09-5520
> >
> > I,
> > the undersigned, live in
> > the immediate vicinity of the proposed Boys and Girls Ranch
> > facility in
> > the
> > Cedar Grove area of Edgewood, NM.
> >
> > I
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> >

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> >> what real
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> >> there to build vertically?
> >>
> >> I
> >> request you not approve
> >> this variance request.
> >>
> >>
> >> Name
> >> Barry J Oliphant
> >>
> >> Address
> >> 92 Vista Sierra - Tierra Encantada subdivision
> >>
> >> Phone
> >> 505-281-4008
> >>
> >>
> >
> >
> >
> >
> >
>

> >> The
> >> Ranch certainly has more
> >> than adequate property (964 acres) to construct their
> >> stated 115,200
> >> square
> >> feet horizontally within the allowable height restrictions;
> >> what real
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> >>
> >> I
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> >> this variance request.
> >>
> >>
> >> Name
> >> Barry J Oliphant
> >>
> >> Address
> >> 92 Vista Sierra - Tierra Encantada subdivision
> >>
> >> Phone
> >> 505-281-4008

Subject: Petition - Burgins
Date: Wed, 17 Feb 2010 11:03:11 -0500
From: DBurgin@geico.com
To: tandres@q.com

Dear neighbor,

If you agree with the following, please send it, or your modified version of it, back to me by **this Wednesday**. Add your name, address and phone number as indicated at the bottom and return it by **using Reply (to) tandres@q.com**. The replies will be presented at the County's CDRC hearing by the deadline, **this Thursday, February 18**. Thank you.

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

SFC CLERK RECORDED 03 / 19 / 2010

Name - Derrell Burgin

Address - 11 Vista Venado

Phone - 286-7589

Derrell Burgin <><

Auto Damage Claims

Cell 505-321-5313

Fax 866-931-7350

dburgin@geico.com

For a free rate quote

Call 800-342-9070

promotion code 83844

=====

This email/fax message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution of this email/fax is prohibited. If you are not the intended recipient, please destroy all paper and electronic copies of the original message.

SFC CLERK RECORDED 03/19/2010

Date: Wed, 17 Feb 2010 06:08:49 -0700
Subject: Oppose the Variance
From: dnaholmer@gmail.com
To: tandres@q.com

I David Holmer and Ann Holmer oppose the variance to add a 58 foot structure on the new proposed boys ranch.

There are other plans that should be developed to accomodate their needs.

David Holmer
11 Vida Del Agua
Edgewood, NM 887015

286-2721

S F C C L E R K R E C O R D E D 0 3 / 1 9 / 2 0 1 0

From: kminnich@q.com
To: TAndres@q.com
Subject: Re: PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING
Date: Tue, 16 Feb 2010 20:49:28 -0700

Thanks, Teddi!! km

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

From: Theo Andrés

To: undisclosed-recipients:

Sent: Monday, February 15, 2010 9:58 PM

Subject: PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Kathy and Wendell Minnich

Address 4 Vida del Agua, Edgewood, NM 87015

Phone 505-281-5884

SFC CLERK RECORDED 03/19/2010

From: mk_bentley@msn.com
To: cmac45@q.com; tandres@q.com
Subject: Re: petition
Date: Tue, 16 Feb 2010 20:45:20 -0700

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

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Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name: Michael and Gabriela Bentley

Address: 8 Monte Oso, Edgewood, NM 87015

Phone: 505-286-0275

SFC CLERK RECORDED 03/19/2010

Date: Tue, 16 Feb 2010 19:42:20 -0700
From: goldpalmtrees@gmail.com
To: tandres@q.com
Subject: Re: Petition Against B & G's Ranch

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

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Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name **Carter and Teddy Kidd**

Address **45 Morningstar Rd., Edgewood, NM 87015**

Phone **505-286-4027**

SFC CLERK RECORDED 03/19/2010

From: Pvsprigg@aol.com
Date: Tue, 16 Feb 2010 13:52:46 -0500
Subject: Re: FW: petition
To: cmac45@q.com; tandres@q.com

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Paula Sprigg
Address 15 Tierra Encantada, Edgewood, NM 87015-7106
Phone (505) 281-3154

SFC CLERK RECORDED 03/19/2010

From: denny073193@msn.com
To: tandres@q.com
Subject: FW: petition
Date: Tue, 16 Feb 2010 19:35:45 -0700

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name DENNY SNYDER

Address 29 VISTA SIERRA, EDGEWOOD, NM 87015

Phone 505-281-7779

SFC CLERK RECORDED 03/19/2010

From: mclenz@msn.com
To: tandres@q.com
Subject: Re: petition
Date: Tue, 16 Feb 2010 19:33:24 -0700

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Mike Lenz

Address 105 Vista Sierra

Phone 286-4617

SFC CLERK RECORDED 03/19/2010

Date: Tue, 16 Feb 2010 19:28:09 -0700
From: goldpalmtrees@gmail.com
To: tandres@q.com
Subject: Re: Petition Against B & G's Ranch

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Bill Vaughn

Address 62 Morningstar Rd., Edgewood, NM 87015

Phone 505-2814-1418

SFC CLERK RECORDED 03/19/2010

From: gdo@totacc.com
To: tandres@q.com
Subject: RE: petition
Date: Tue, 16 Feb 2010 19:06:14 -0700

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Philip and Luisa DeLillo

Address 7 Pinon Grande Edgewood, NM 87015

Phone 505-286-0393

SFC CLERK RECORDED 03/19/2010

From: glenn_s@q.com
To: tandres@q.com
Subject: RE: petition
Date: Wed, 17 Feb 2010 01:57:33 +0000

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Kelly Snelgrove

Address 49 Vista Sierra Edgewood, NM 87015

Phone 505-286-9532

SFC CLERK RECORDED 03/19/2010

From: glenn_s@q.com
To: tandres@q.com
Subject: RE: petition
Date: Wed, 17 Feb 2010 01:55:51 +0000

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Glenn Snelgrove

Address 49 Vista Sierra Edgewood NM 87015

Phone 505-286-9532

SFC CLERK RECORDED 03/19/2010

Date: Tue, 16 Feb 2010 18:36:10 -0700
From: goldpalmtrees@gmail.com
To: tandres@q.com
Subject: Re: Petition Against B & G's Ranch

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To: Santa Fe County Development Review Committee

Re: Development Permit# **Z 09-5520**

I, the undersigned, live in the vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Beverly and Brett Kerwin

Address 56 Morningstar Rd., Edgewood, NM 87015

Phone 505-281-4044

SFC CLERK RECORDED 03/19/2010

From: pomom@msn.com
To: tandres@q.com
Subject: RE: New copy of PETITION
Date: Tue, 16 Feb 2010 18:30:10 -0700

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Howard & Tery Terry

Address 115 Vista Sierra

Phone 505 286-9317

SFC CLERK RECORDED 03/19/2010

From: terryia@msn.com
To: tandres@q.com
Subject: Re: petition
Date: Tue, 16 Feb 2010 17:44:19 -0700

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Terry Anderson
Address 03 Vista Venado, P.O. Box 2736, Edgewood, NM 87015
Phone 505-286-1389

SEC CLERK RECORDED 03 / 19 / 2010

Date: Tue, 16 Feb 2010 16:36:42 -0800
From: rshoudt@specialeventsmarketing.com
Subject: Re: FW: petition
To: tandres@q.com

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Rick & Diane Shoudt

Address 61 Vista Sierra, Edgewood 87015

Phone 505-286-8629

SFC CLERK RECORDED 03/19/2010

Date: Tue, 16 Feb 2010 12:15:43 -0800
From: trhughes81@yahoo.com
Subject: Fw: petition
To: tandres@q.com

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Tracey Hughes

Address 81 Vista Sierra, Edgewood, NM 87015

Phone 505 980-1532

SFC CLERK RECORDED 03/19/2010

From: cmferris0107@msn.com
To: tandres@q.com
Subject: Re: petition
Date: Tue, 16 Feb 2010 11:37:47 -0700

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Charles M. & Sandra D. Ferris

Address 6 Vista Venado, Edgewood, NM 87015

Phone (505) 281-2317

SFC CLERK RECORDED 03/19/2010

From: rajnidog@q.com

To: tandres@q.com

Subject: RE: PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

Date: Tue, 16 Feb 2010 18:12:43 +0000

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Honorio E Andres



Address 71 Living Water Rd, Edgewood NM 87015

Phone 505-850-7682 Cell, Home 505-286-8770

SFC CLERK RECORDED 03/19/2010

From: tandres@q.com
To: tandres@q.com
Subject: RE: PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING
Date: Tue, 16 Feb 2010 18:09:43 +0000

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name **Theodora F Andres**



Address **71 Living Water Rd, Edgewood, NM 87015**

Phone **505-286-8770**

SFC CLERK RECORDED 03/19/2010

From: tewcool2@hotmail.com
To: tandres@q.com
Subject: RE: petition
Date: Tue, 16 Feb 2010 12:32:14 -0500

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

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The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Scott and Nancy Tew
Address 6 Vista Llano, Edgewater, NM
Phone 703-740-6909

Hotmail: Powerful Free email with security by Microsoft. [Get it now.](#)

SFC CLERK RECORDED 03/19/2010

From: ImaDreamer1023@aol.com
Date: Tue, 16 Feb 2010 11:23:52 -0500
Subject: PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING
To: tandres@q.com

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Todd and Raelene Sibley

Address 41 Vista Sierra, Edgewood NM 87015

Phone 505-414-1830

SFC CLERK RECORDED 03/19/2010

From: cmac45@q.com
To: tandres@q.com
Subject: RE: petition
Date: Tue, 16 Feb 2010 09:22:03 -0700

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots, and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Charles C. McAllister
Address 33 Vista Sierra Road Edgewood, NM 87015
Phone 505-286-1184

SFC CLERK RECORDED 03/19/2010

Date: Tue, 16 Feb 2010 07:46:29 -0800
From: trdemko@yahoo.com
Subject: Re: Please send this petition to all the TE email list
To: TAndres@q.com

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To: Santa Fe County Development Review Committee

Re: Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name **Patrick Demko**

Address **161 Vista Sierra Rd**

Phone **505-286-4739**

SFC CLERK RECORDED 03/19/2010

Date: Tue, 16 Feb 2010 07:40:12 -0800
From: trdemko@yahoo.com
Subject: Re: Please send this petition to all the TE email list
To: TAndres@q.com

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Tamara Demko
Address 161 Vista Sierra Rd
Phone 505-286-4739

SFC CLERK RECORDED 03/19/2010

From: chuck_cathy@q.com
To: tandres@q.com
Subject: Fw: PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING
Date: Tue, 16 Feb 2010 07:57:00 -0700

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Cathy McManus & Charles Eggers

Address 61 Living Water Rd

Phone 505-286-7720

SEC CLERK RECORDED 03/19/2010

Date: Tue, 16 Feb 2010 05:44:03 -0800
From: cscott709@yahoo.com
Subject: Petition
To: TAndres@q.com

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Frank and Cheri Scott

Address 79 Living Water Road, Edgewood, NM 87015

Phone (505) 281-1840

SFC CLERK RECORDED 03/19/2010

Date: Tue, 16 Feb 2010 05:08:37 -0800
From: abqtam@yahoo.com
Subject: Re: petition (actuallly your type is black, not pink!) - this is from GW
To: TAndres@q.com

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Gerry Williams
Address 17 Vida del Agua, Edgewood, NM 87015
Phone 505.281.3630

SFC CLERK RECORDED 03/19/2010

Date: Tue, 16 Feb 2010 05:07:06 -0800

From: abqtam@yahoo.com

Subject: Re: petition - signed by Tamara (GW's comes next) - Thank you so much!

To: TAndres@q.com

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To: Santa Fe County Development Review Committee

Re: Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Tamara Williams

17 Vida del Agua

Edgewood, NM 87015

505-281-3630

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee
Re Development Permit# Z 09-5520

We, the undersigned, own property in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

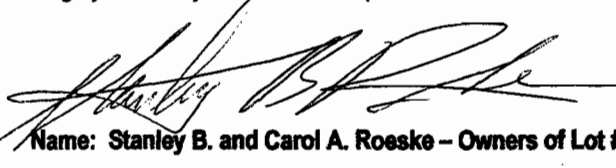

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, purchased land here for these qualities. The entire ambiance, look, and feel of the mountainside will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building. Construction of such a building sets an unacceptable precedent for the area.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I urge you to deny this variance request.

Name: Stanley B. and Carol A. Roeske – Owners of Lot #29 in Tierra Encantada subdivision

Home Address: 987 Lynx Loop NE, Albuquerque, NM 87122

Phone: (505) 275-5935

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

NAME Kevin J. O'Keeffe, Sheila E. O'Keeffe
ADDRESS 3 Valle de Real Edgewood, NM 87015
PHONE 505-281-5727

S F C C L E R K R E C O R D E D 0 3 / 1 9 / 2 0 1 0

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Dan & Del O'Neill

Address 80 Vista Sierra Cedar Grove, NM

Phone 281-4792

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name - Diane Shoudt

Address - 61 Vista Sierra, Edgewood, NM

Phone - 286-8629

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

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Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Katherine Lahti

Address 135 Vista Sierra Edgewood, NM 87015

Phone 505-286-0442

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

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Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Kathleen Eder

Address 3 Vista Llano, Edgewood, NM 87015

Phone 505-286-1552

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name **Vicki and Richard Rahal**
Address **39 County Road 22**
Phone **286-1978**

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name **Bill & Cecilia Williams**
Address **10 Vida Del Agua, Tierra Encantada, Edgewood, NM**
Phone **505-286-1545**

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# **Z 09-5520**

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name Robert Racel and Charlotte Cogburn

Address 37 Vista Sierra, Edgewood, NM 87015

Phone 505-281-8913

SFC CLERK RECORDED 03 / 19 / 2010

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name

~~Robert B. Barber~~ JB

Address

Nickel Tankin
51 Living Water Rd
Edgewood, N.M. 87015

Phone

505-281-3727

SFC CLERK RECORDED 03/19/2010

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name

Carolyn Purkiss

Address

51 Living Water Rd or P.O. Box 31

Phone

Edgewood, N.M. 87015

505-281-3727

SFC CLERK RECORDED 03/19/2010

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name *Flaviano A. Sanchez* Flaviano A. Sanchez

Address *51 Living Water (mailing) 47 Living Water (physical)*

Phone *505-281-3727*

SFC CLERK RECORDED 03/19/2010

PETITION TO OPPOSE VARIANCE REQUEST TO CONSTRUCT 58-FOOT BUILDING

To Santa Fe County Development Review Committee

Re Development Permit# Z 09-5520

I, the undersigned, live in the immediate vicinity of the proposed Boys and Girls Ranch facility in the Cedar Grove area of Edgewood, NM.

I Am opposed to Rezoning for Ranch!

I am opposed to the Ranch's request for a variance of zoning regulations to permit it to construct a building fifty-eight feet tall.

This area is mountainous, rural, filled with trees, large, well-spaced residential lots and natural beauty. Many, if not all of us, located here for these qualities. Our views of these trees and the mountain will be seriously impacted by the entirely out-of-place appearance of an almost six-story administration office building.

Having a facility of the Ranch's nature in our neighborhood will reduce our property values as it is. Adding a mini-office building six stories high to our views will surely further reduce those values.

The Ranch certainly has more than adequate property (964 acres) to construct their stated 115,200 square feet horizontally within the allowable height restrictions; what real need is there to build vertically?

I request you not approve this variance request.

Name



JIM GATTI

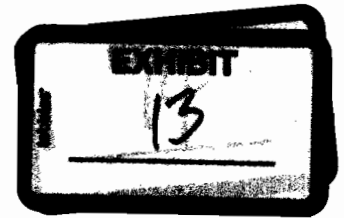
Address

1350 Vista Sierra Edgewood NM 87015

Phone

505-286-0442

SFC CLERK RECORDED 03/19/2010



To Paula Sanchez, Secretary Land Use
102 Grant Ave.
Santa Fe, NM 87504

February 15, 2010

Subject;
Variance Requested By The NM Boys And Girls Ranch.

As a homeowner in the sub-division known as Terra Encantada, located in the Cedar Grove district of south Santa Fe County. I would like to voice my disappointment at the Boys and Girls Ranch request for a variance for a 58 foot building in their proposed project.

I do not believe that this was ever mentioned in the previous meetings and I never heard any of my neighbors speak of a 58 foot building! What is the need of such a thing and what kind of training are they going to be conducting?

When I first heard about this school and the assurances we were given by the school that it would not be a negative impact on our sub-division. I was not too uncomfortable with the idea of such a school because it would help young adults. Now I am not so sure.

I came out here to get away from city living, for peace and quiet, for the ambience that rural living affords. I am positive the school buildings, the activity and noise of the staff and pupils will stop the wild life that come to visit us. There will also be an increase in traffic on roads that we homeowners pay to maintain.

The mangers of this school can't be serious about this intrusive 58 ft. Building? I do hope that this variance will not be approved because if it is approved any restrictions or any zoning restrictions that are on the books now will not mean a thing! I also think their plan will affect us financially in the long run.

Thank you for your attention,

M. Rosario Correa
Paula van Huystee

M. Rosario Correa /Paula van Huystee
22 Vida del Agua
Edgewood, NM 87015
505- 281-4751

SFC CLERK RECORDED 03/19/2010

Louis, II, and Sanfra Box



February 13, 2010

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

RE: The New Mexico Boys & Girls Ranch Foundation, Inc., CDRC # Z 09-5520

To whom this concerns:

As property owners living **directly across** the road from the proposed Boys & Girls Ranch entrance on Sandoval Road, Santa Fe County, New Mexico, we are **strongly opposed** to such an entity being built in a residential area.

1. Last year we built our home in a residential area, with covenants, and we would like to see it stay that way. We oppose any type of structure other than residential homes being built here.

2. Having adopted two children, we love kids. However, our safety is of utmost concern if the residential school is built, especially with so many young people living in close proximity. There is always a possibility of runaways, theft and vandalism, etc.

3. We moved here for the tranquility and beauty of the area. It is our understanding that there would be a confinement fence around the perimeter, as well as an inner fence on the compound. At the B&GR informational meeting we attended on September 30, 2009, we were told that the tallest building would be 36 feet. In the letter we recently received from them, we were advised that they are requesting a variance to allow a 58 foot tall building. Our view of the South Mountain area would be restricted by this residential school facility. (We are aware that 27' is the maximum height allowed in Santa Fe County.)

4. With a heavily increased traffic load, an expected 120 vehicles per day based on the current rate, that will negate the peace and quiet we enjoy here. Dust from the traffic will become an environmental issue. Many of us currently enjoy daily walks, and there are numerous horse riders in this area, as well. Protection of all is a grave issue.

5. We are concerned about having enough water, as well as enough water pressure, to support our residential area and this school.

6. Being downhill from this facility, we are concerned about sewage, runoff, smell and flies from animal confinement on the premises.

7. Though we were told this school would be built "green", light pollution is still light pollution.

8. We are concerned if there will be overhead power lines obstructing our views.

9. The resale value of homes in the area will suffer greatly.

At the informational meeting in September we were told that this proposed facility had been "in the works" for over two years. Had we been informed of such a proposition, we would not have built our home here last year. It is of paramount concern to us that this area not be re-zoned to include a school facility.

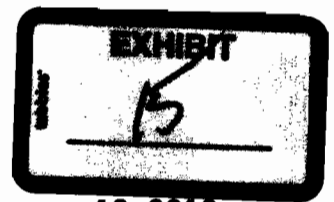
Because Louis is working out of town, and Sanfra has a broken foot, neither of us will be able to attend the public hearing. Thank you very much for your consideration in this matter.

A handwritten signature in black ink, appearing to read "Louis Box".

A handwritten signature in black ink, appearing to read "Sanfra Box".

67 Camino Monte Azul, Edgewood, NM 87015

SEC CLERK RECORDED 03/19/2010



February 18, 2010

To: Community Development Review Committee
From: Honorio and Theodora Andrés
Re: Boys and Girls Ranch, Inc, Development application # Z09-5520

My spouse and I strongly object to the proposed placement of what we believe to be a reformatory in our small, rural, residential neighborhood, Cedar Grove, eight miles north of Edgewood. Our area is

- Completely residential
- One of large lot sizes with well-spaced homes with scenic views of tree-swept mountains and broad flatlands
- Peaceful and quiet
- Safe, with only rare instances of crime
- One of little automotive traffic
- Zoned rural residential, according to our realtor

So what rationale supports placing a facility of "troubled" and/or criminal teenagers here 24-hours a day close in at the edge of our neighborhood? New Mexico is filled with undeveloped land far from residential neighborhoods, ie areas where such a facility would prove to be no threat to anyone.

On the contrary the reality is that simply having the Ranch as proposed near our houses carries with it not an insubstantial risk of its wayward teenagers escaping, breaking into our homes, destroying our property and/or assaulting our residents. That would be the end of a time-honored feeling of security here.

Additionally, simply the approval, let alone the presence of the Ranch here, immediately brings down our property values, through no fault of ours. Contrary to their expressed intention to be "good neighbors," an "asset" to our community, the Ranch officials have already gone against the word they gave us at a meeting of residents last Fall, by requesting a zoning variance to construct a 58-foot (six story!) office building that will soar above the trees of our striking views. Such a towering building would be a monstrosity utterly outside the mode of this area. And just as important: your approval of this more than double the permitted height level would set a very bad precedent, which no verbal assurances on the Ranch's part will any longer allay.

For these reasons, we ask you not to approve the proposed Ranch facility.

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