

**MINUTES OF THE**  
**SANTA FE COUNTY**  
**DEVELOPMENT REVIEW COMMITTEE**

**Santa Fe, New Mexico**

**April 17, 2014**

This meeting of the Santa Fe County Development Review Committee (CDRC) was called to order by Chair Dan Drobnis, on the above-cited date at 4:06 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:**

Dan Drobnis, Chair  
Susan Martin, Vice Chair  
Bette Booth  
Louie Gonzales  
Frank Katz

**Member(s) Excused:**

Phil Anaya  
Manuel Roybal

**Staff Present:**

Penny Ellis-Green, Land Use Administrator  
Wayne Dalton, Building and Development Services Supervisor  
Jose Larrañaga, Development Review Specialist  
Rachel Brown, Deputy County Attorney  
Vicki Lucero, Building and Development Services Manager  
John Michael Salazar, Development Review Specialist  
Buster Patty, Fire Marshal

**IV. APPROVAL OF AGENDA**

Upon motion by Member Katz and second by Member Martin the agenda was unanimously approved 5-0 as published.

**V. APPROVAL OF MINUTES: March 20, 2014**

Staff noted that page 57 appeared twice and that would be corrected at recordation.

Member Martin moved to approve the March minutes. Member Katz seconded and the motion passed by unanimous [5-0] voice vote.

**VII. Public Hearings**

- B. CDRC CASE # V 14-5070 Judith Moore Variance Judith Moore, Applicant, requests a variance of Article 4, § 4.2 of Ordinance No. 2008-10 (Flood Damage and Stormwater Management) to allow a Family Transfer Land Division of 3.44 acres into two (2) lots that do not meet the all-weather access requirements. The property is located at 22 Santa Cruz Dam Road in the vicinity of Chimayo, within Section 7, Township 20 North, Range 10 East, Commission District 1**

Mr. Dalton presented the staff report as follows:

“The Applicant requests a variance to allow a Family Transfer Land Division of 3.44 acres into two lots. Access to the subject property would be off County Road 92, Santa Cruz Dam Road, which is a dirt road located within a FEMA designated Special Flood Hazard Area, which may be frequently impassible during inclement weather and thereby is not all weather accessible. The existing driveway also lies within the FEMA designated special flood hazard and is the only access to the property. The driveway has been in existence for over 20 years. The floodplain runs along the entire frontage of the property, and there would be no place to relocate the driveway outside of the floodplain.

“There are currently two manufactured homes on the property. The main residence on the property is recognized as a legal non-conforming residence. There is a permit associated with the Applicants daughters’ current modular home on the property for a foundation permit only.

“The Applicant states she requests the variance so she can provide her daughters family with an affordable place to reside. She further states, the only way her daughter can place a new manufactured home on the property is if the property is in her daughter’s name to obtain a Mortgage.”

Mr. Dalton reviewed the Flood Damage and Stormwater Management Ordinance which states, “At no time shall a permit be issued for a new dwelling unit, site, lot, parcel or tract of land intended for placement of a habitable structure where the site is absent all weather access.”

Staff has reviewed the application for compliance with pertinent Code requirements and finds the project is not in compliance with County criteria for this type of request. Therefore, staff recommends denial. If the decision of the CDRC is to recommend approval of the Applicants request, staff recommends imposition of the following conditions.

1. Water use shall be restricted to 1.00 acre-foot per year per lot. A water meter shall be installed for each lot. Annual water meter readings shall be submitted to the Land Use Administrator by January 1<sup>st</sup> of each year. Water restrictions shall be recorded in the County Clerk's Office.
2. The Applicant must obtain a development permit from the Building and Development Services Department for the additional dwelling unit.
3. A plat of survey meeting County Code requirements shall be submitted to the Building and Development Services Department for review and approval for the Family Transfer.
4. The Applicant shall comply with all Fire Prevention Division requirements at time of Development Permit Application
5. The Applicant shall provide an updated liquid waste permit from the New Mexico Environment Department with the Development Permit Application .
6. A restriction must be placed on the Plat regarding the lack of all-weather access to the subject lot. This restriction shall include language as follows: the access to this property does not meet minimum standards set forth by County Ordinances and Code. Site access including access by emergency vehicles, may not be possible at all times.

Mr. Dalton confirmed that the permit for the second modular home was for a foundation only and the modular home is not permitted. He said the applicant will be replacing the existing second home with a new one. The foundation permit may no longer be valid.

Mr. Dalton confirmed that it is County Road 92 and the existing driveway is within a flood plain. CR 92 is the main road to the dam and is maintained by the County.

Duly sworn, the applicant, Judith Moore, said she has been on the land since 1990 at which time there was one residence. In 1996 they placed a singlewide on the property for her daughter. There are three residence and all cross the flood plain to access their homes. There has never been an access problem in the 24 years she has lived there. The County keeps the road well maintained because the community water access is up the canyon. One driveway accesses both homes and she repeated that they have never had a flood issue.

Ms. Moore said they do not have to cross the river to access their property. She said her daughter and husband have three children and their current home is too small. They are trying to secure an FHA loan that requires a survey. One well serves the two homes.

Member Katz said he found it troublesome that the second home was installed without a permit. Ms. Moore said she understood there was a permit because it was

necessary for a mobile home company to place it and it was purchased through a valid company.

There were no other speakers on this case.

Deputy County Attorney Brown noted that the request before the Committee is a variance from the floodplain ordinance.

Fire Marshal Buster Patty said the existing homes and roadways are legal non-conforming. The low water crossing which is a County road does not meet the current code and the application is changing the lot use by adding the new home. Whether it has flowed in the last 25 years or not, the property is within a floodplain.

Ms. Moore confirmed there were four homes that are accessed by crossing the floodplain.

Member Katz asked whether there were any insurance issues and Ms. Moore said there were not and they were fully insured.

Member Katz moved to grant the variance to allow the family transfer land division into two lots that do not meet the all weather access requirements with staff-imposed conditions. Member Martin seconded and the motion passed by unanimous [5-0] voice vote.

**C. CDRC CASE # S 10-5362 Saint Francis South Preliminary Plat and Development Plan: Vegas Verdes, LLC. Applicant, JenkinsGavin Design and Development Inc., (Jennifer Jenkins), Agent, request Preliminary Plat and Development Plan approval for Phase 1, of the St. Francis South mixed-use subdivision which consists of 5 lots on 68.94 acres. The property is located on the northwest corner of Rabbit Road and St. Francis Drive, within Section 11, Township 16 North, Range 9 East, Commission District 4**

Mr. Archuleta presented the staff report as follows:

“On September 16, 2010, the County Development Review Committee recommended approval of a request for Master Plan Zoning for a mixed-use subdivision, commercial, residential and community service, consisting of 22 lots on 68.94 acres, more or less, with approximately 760,000 square feet. of structures at full build out.

On December 14, 2010, the Board of County Commissioners approved the Master Plan Zoning for the mixed-use subdivision consisting of 22 lots on 68.94 acres more or less to be developed in four phases.

“On January 14, 2014, the BCC approved a request for Master Plat Authorization to proceed with the creation of up to 22 mixed-use lots on 69 acres more or less.

This allows for the Land Use Administrator to have the authority to administratively approve a specific lot layout for the subdivision once the CDRC and BCC have approved the Preliminary and Final Plat.

The Applicant's original request included a Master Plan Amendment to establish the maximum allowable residential density of 650 dwelling units and 760,000 square feet of non-residential development on 68.94 acres and a variance request. In order to obtain the density requested, a variance of Article III, Section 10 of Land Development Code would be required.

"The Applicant has modified their original request and is now requesting only Preliminary Plat and Development Plan approval for Phase 1, of the St. Francis South mixed-use subdivision which consists of 5 lots on 68.94 acres – four lots which will be created and developed and the remainder tract which will be subdivided and developed in a future phase or phases. Phase 1 as shown on the Master Plan has been relocated from the east side of the property to the west side of the property."

Mr. Archuleta said Growth Management staff has reviewed this Application for compliance with pertinent Code requirements and finds the project is in compliance with County criteria for the proposed Preliminary Plat and Development Plan under the current Land Development Code. The Application for Preliminary Plat and Development Plan approval is in conformance with the previously approved Master Plan and Master Plat Authorization and Article V, Section 5.3 of the Land Development Code. Therefore, staff recommends approval of the request for Preliminary Plat and Development Plan for Phase 1 to create five mixed-use lots on 68.94 acres in accordance with the previously approved Master Plan subject to the following conditions:

1. The Applicant shall comply with all review agency comments and conditions, Article V, Section 7.1.3.c.
2. The Applicant must apply for an access permit from NMDOT prior to construction.
3. Maximum density shall not exceed 1 dwelling unit per 2.5 acres, Article III, Section 10.1.1.
4. Compliance with conditions of the Original Master Plan.
5. A Residential component shall be required at Phase 2 of the development.
6. Complete design of Community Sewer System will be required at the time of Final Plat approval for Phase 1.
7. A discharge permit from NMED will be required when discharge exceeds 2,000 gallons per day.
8. A revised and updated TIA reflecting current road conditions shall be submitted with the Preliminary Plat/Development Plat for Phase 2 and shall include timing of improvements and complete road design for full build-out of the development.
9. The road design for the right turn deceleration lane on Rabbit Road must be submitted with the Final Plat/Development Plan for Phase 1.

Mr. Archuleta noted that County Public Works has provided a new TIA [Exhibit 1].

Duly sworn, Jennifer Jenkins agent for Vegas Verdes, LLC, applicant, said they were requesting preliminary plat approval for Phase 1 of the St. Francis South project. She said working with staff the request has been modified to create four lots in the southwestern portion of the project. Using a slide show Ms. Jenkins located the 69 acres by I-25 and St. Francis which will be a mixed use project and is "seen as a significant economic development drivers" for Santa Fe County. The Sustainable Growth Management Plan (SGMP) identifies the area as regional commercial. The site has gentle topography and is accessed directly from Rabbit Road. The project has a letter of intent for a 50,000 square foot skilled nursing facility/rehabilitation center. As part of the first phase, the westernmost access point will be built and she described the turning movements there. A 100-foot landscape buffer along Rabbit Road and the pedestrian trail were located on the map and identified as part of the 25 percent open space that is being preserved. The permitted use list from the master plan consisting of residential, institutional and offices.

Ms. Jenkins described the connection to County water and an onsite wastewater treatment with a gray water reuse component for irrigation. They were in agreement with staff conditions.

Member Martin asked about the trail connection and Ms. Jenkins said the trail is within the open space buffer and an effort has been made to keep it away from the roadway.

Member Booth asked whether the traffic study identified how much traffic the rehabilitation center would bring in. Ms. Jenkins said the rehabilitation center is slated to have 120 beds. A traffic impact analysis was conducted as part of the master planning process based on educated assumptions. As a condition of the master plan approval the applicant is required to update the TIA as the project develops by phases. Rabbit Road is a DOT right-of-way and the applicant has worked closely with the DOT and it has been determined a right-turn decal lane is needed when heading west of Rabbit Road. The improvements are phased in accordance with need with users coming in and generating traffic.

Duly sworn, Ken Vellon, Rancho Viejo, asked how many vehicles were anticipated to enter and leave the entire plan at build out.

Mike Gomez, project traffic engineer, said according to ITE national data, the first phase will generate 48 cars during the peak hours. At full build out assuming that the densities and uses match the master plan it is estimated there would be 500 vehicles during the peak hours. A traffic signal or roundabout will be required at the main entrance at that point. The roadway will be widened and improved, stated Mr. Gomez.

Mr. Gomez said DOT is requiring a reanalysis at each phase of the development.

Glen Smerage, 127 East Chili Line Road, under oath, stated that it was less than a month ago the proponents were asking for 650 high-density residential units plus other things. In the interim, this phase has been scaled back to a single commercial development. He said this strikes him as a typical developer scheme to piecemeal things. The entire project area is 65+ acres of raw land and it should be treated as a whole. He said a comprehensive view is needed to make sure it is harmonious and these different uses relate functionally and architecturally.

There were no other speakers on this case.

Member Katz said he shared the sentiments of the last speaker and was concerned that the project lacked cohesiveness.

Ms. Lucero said the project received master plan approval in 2010 and that overall conceptual plan is within the CDRC member packets. The mixed-use master plan was approved for multi-family, commercial and light industrial. Today's request is to create four parcels in Phase 1. When the site is ready for construction, the applicant will have to return to the CDRC with a development plan.

Member Katz observed that the overall plan allows for virtually anything less a nuclear plant. Ms. Lucero concurred it was an extensive use list that has been approved by the BCC.

Member Gonzales said the request appears to be an economical step necessary for the developer to get the project rolling.

Member Gonzales moved to approve the request and the motion failed for lack of a second.

Member Martin asked if the CDRC could pass a case onto the BCC without recommendation. Ms. Brown responded that is the CDRC's role to make a recommendation to the BCC and encouraged them to craft a recommendation.

Member Katz said he was uncomfortable with the lack of information regarding this phase of the development. He appreciated the fact that sub-developers would be coming forward but the application lacked information and his concern was inconsistent development.

Member Katz moved to deny the application Member Martin seconded and the motion passed by majority [3-2] voice vote with Members Katz, Martin and Booth voting for and Members Drobnis and Gonzales against.

**D. CDRC CASE # Z 13-5380 Elevation. Vedula Residential Operating, LLC, Applicant, JenkinsGavin, Agents, request Master Plan approval in conformance with the Community College District Ordinance to allow a**

**multi-family residential community consisting of 214 residential units on 22 ± acres. The site is located on the north side of College Drive and east of Burnt Water Road within the Community College District, within Section 21, Township 16 North, Range 9 East, Commission District 5**

Mr. Larrañaga presented the staff report as follows:

“This case was on the March 20, 2014, CDRC Agenda as a Master Plan Amendment to the College North Master Plan. This case was tabled from the Agenda at the request of the Applicant. During the review process staff determined that the College North Master Plan had expired. The College North Master Plan, which allowed for 73 single family lots on 90.75 acres, was approved by the Extraterritorial Zoning Authority in 1997 and Phase I of the Master Plan was developed in 1999 as a 20 lot subdivision known as the College Heights Subdivision on 33.84 ± acres.

“Article V, Section 5.2.7 Expiration of Master Plan states: “approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board; Master Plan approvals may be renewed and extended for additional two year periods by the Board at the request of the developer; progress in the planning or development of the project approved in the master plan consistent with the approved phasing schedule shall constitute an automatic renewal of the master plan approval. For the purpose of this Section, “progress” means the approval of preliminary or final development plans, or preliminary or final subdivision plats for any phase of the master planned project”.

“The Applicant is requesting Master Plan approval in conformance with the Community College District Ordinance. The CCDO was adopted on December 11, 2000. The CCDO Land Use Zoning Map designates this site as a Village Zone within a New Community Center which allows for multifamily residential use. The Master Plan would allow a 214 unit multifamily residential apartment community on a 22 ± acre site, which is defined as an eligible use in the CCDO Land Use Table. Density allowed in this area is a minimum of 3.5 dwelling units per acre. The Applicant is proposing approximately 9.7 dwelling units per acre and is in conformance with the CCDO.

“The Applicant has refined their plans to relocate the proposed site of the apartments in accordance with the alignment of the proposed Southeast connector. The exact alignment of the Southeast Connector has not been established therefore the actual building site of the apartments may change to coincide with the alignment once it is finalized by the County.

“Article V, Section 5.2.1.b states: “a Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a Development Plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development



without the necessity of expending large sums of money for the submittals required for a Preliminary and Final Plat approval”.

Mr. Larrañaga said the application was submitted on December 6, 2013 and revised on March 26, 2014. Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support this request: the Application is comprehensive in establishing the scope of the project; the Master Plan conforms to the eligible use and density allowed under a New Community Center; the Application satisfies the submittal requirements set forth in the Land Development Code.

Staff recommends conditional approval for a Master Plan in conformance with the Community College District Ordinance to allow a multi-family residential community consisting of 214 residential units on 22 ± acres subject to the following staff conditions:

1. The Applicants shall comply with all review agency comments and conditions, as per Article V, § 7.1.3.c. Conditions shall be noted on the recorded Master Plan.
2. Master Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 5.2.5.
3. A revised Traffic Impact Analysis, showing current road conditions, shall be submitted based on the Southeast Connector at Preliminary Development Plan. Article III, § 4.4.1.5.c

An email in opposition to the development was distributed by staff [*Exhibit 2*].

Jennifer Jenkins, previously sworn, introduced Colleen Gavin with JenkinsGavin Design and Development and Oralynn Guerrerortiz the project civil engineer who were duly sworn.

Ms. Jenkins used a slide presentation that located the 22-acre site, identified that the site within a village zone within the Community College District, noted that residential multi-family is a permissible use in all of the village zones, highlighted the preferred alignment for the proposed new north south minor arterial intended to relieve traffic and congestion on Richards Avenue and serve the Community College District, delineated that in accordance with the Community College District requirements the proposal has 50 percent open space, significant landscaping, pedestrian walkways, collects stormwater for landscape irrigation, has residential amenities, and a proposed donation of property for right-of-way, and illustrated the schematics for utility hookups, etc.

Ms. Jenkins mentioned the amendments to the plan have occurred in working with Santa Fe County staff. She said they have been working closely with staff regarding timing of the southeast connector’s 2016 construction schedule. This multi-family project will be constructed in phases and the southeast connector and this project will be running in parallel time paths.

Ms. Jenkins said Vedula Residential builds, manages and operates luxury apartment communities throughout the southwest and she showed a series of slides of completed projects with pools, fitness facilities, interiors, etc. This is not student housing

for Santa Fe Community College nor is the college involved in the project. This is a market sector, market rate apartment community that is at the high-end spectrum of apartment living. The apartments will rent from \$900 to \$1,400 monthly and emphasized these are professionally run properties with clear occupancy rules.

Ms. Jenkins said this area is designated as the primary growth area in Santa Fe County and it is an economic development issue. Stating she serves as the chair of the Regional Development Corporation Board whose sole mission is economic development in northern New Mexico, she stressed that a diverse range of housing options is critical to attracting employers to Santa Fe County. Santa Fe Community College is one of the largest employers in the state and La Entrada Commerce Park is a designated employment center in the Community College District. This project will provide a necessary housing option and she emphasized that is exactly why the Community College District Ordinance permits and encourages multi-housing. Speaking from her own expertise, Ms. Jenkins said this type of project is necessary for the success of Santa Fe County.

Ms. Jenkins referred to a letter in the CDRC packets from attorney Chris Graeser on behalf of the College Heights neighbors and addressed the issues he brought up. She offered to expedite the plat and deed the property prior to going before the BCC. This is not a rezoning, the property is already zoned. Citing the CCDO, "...all properties are zoned for the uses allowed in the Land Use Table." In response to another point Mr. Graeser brought up about the restrictive covenants for Rancho Viejo, Ms. Jenkins said the subject property has been de-annexed and provided a Declaration of De-annexation [*Exhibit 2*], dated March 20, 2014.

With a site map, Ms. Jenkins identified her neighborhood, the two existing apartment communities, the transitioning development and assured the Committee that property values have not been negatively impacted nor the quality of life by the apartments. A community like Elevation can be in harmony with its surroundings.

Chair Drobnis apologized to the public but said the CDRC will lack a quorum at 6 p.m. Member Martin has an engagement and will leave at 6 p.m. and Member Katz is recusing himself from this case because he is related to an attorney involved.

Ms. Brown encouraged the CDRC to continue the meeting until that time and carry the issue over to the next meeting.

Member Booth said she would have liked to have had the Declaration of De-annexation earlier than this evening. She said the date of the document concerned her. Ms. Jenkins said it is atypical in a project of this size, Rancho Viejo, for undeveloped tracts to be annexed into an association. When it was brought to the attention of the developer, the de-annexation occurred. She said they recognized they were part of Rancho Viejo in terms of the full master plan.

For the record, Member Katz said it was appropriate that he recuse himself from this case. He has a close relative who represents a party in the matter.

A gentleman from the audience stood and announced they were not asking Member Katz to recuse himself. The Chair responded that that was Member Katz' decision.

There were approximately 25 individuals wishing to speak and Chair Drobnis advised the public that the speakers would be limited to two-minutes.

Duly sworn, Al Padilla, 8 Dean's Court, a native of Santa Fe said he was in total opposition to this development. He acknowledged the eloquence of Ms. Jenkins' presentation but said it was not based in reality. The project will impact the community. He said the apartments Ms. Jenkins referred to in her neighborhood had been there long before she arrived.

Previously sworn, Glen Smerage of Rancho Viejo said his eight compelling arguments for denying this proposal were contained in the CDRC packet. The degradation of neighborhoods that occurs with off campus student housing was of great concern. Many good projects are conceived and built and subsequently degraded and even destroyed by the creators. Rancho Viejo is a 13-year-old community built out on virgin ranch land. He urged the CDRC to read his letter. The County has a poor track record in the placement of commercial activities within a residential area.

Mr. Smerage requested that the CDRC deny this proposal and send a recommendation to the BCC that they amend the CCDO and the Sustainable Land Use Code to better protect the community.

Duly sworn, Jerry Wells, Dean's Court, said he worked with the Community College and Santa Fe County to develop a roundabout on Richards Avenue. College Drive has issues and one is that the Richards and College Drive roundabout is rated as a failure. Santa Fe Community College north exit is a traffic hazard. He spoke of the traffic issues and the problems in the event of a wild fire.

Duly sworn, Randy Kretchmer of Dean's Court said he has attended every meeting made available for the community to provide input on this project. He said there were hundreds in attendance. He likened this project to a professional ball game where after the first quarter the referees announce a rule change. He said the project was ramrodded down the throats of the area residents and there have been no sincere recognition of the residents' concerns.

Mr. Kretchmer said this evening was the first they heard of the de-annexation. He read a letter from the Rancho Viejo North Community Association Board of Directors [*Exhibit 3*] expressing their opposition and reasons for opposition to the development and requests the denial of the master plan amendment.

Duly sworn, Chris Schatzman said the commute on Richards Road continues to get worse. Rabbit Road continues to worsen and is exceedingly dangerous. He said Rabbit Road should be addressed before bringing more traffic to Richards Road. The recent de-annexation was "suspicious" and the neighbors have not been given the opportunity to review it. Mr. Schatzman said he was a professional commercial real

estate lender and financed many apartment complexes. During those years he saw many failed apartment projects that as markets changed the actual use and rent schedules changed. This project fails to take that factor into account.

Previously sworn, Ken Vellon asked whether the developer would be paying for the repaving of College Drive and pay for the road improvements to reach the southwest connector; who pays for that?

Ms. Jenkins said the portion of College Drive up to the west side of the southeast connector is the County's project. Everything on the east side connector along the frontage of the apartment community is the burden of the developer. If access is needed to the apartment community prior to the County getting to that point, then the developer will construct that portion on the west side of the southwest connector.

Duly sworn, Susan McGrew, Dean's Court, said the agent's claim that this parcel was de-annexed does not fit with the fact the area residents bought their homes based on the diagram showing 53 individual homes there. She read Vedura's mission statement, "...our company's strategy is simple: never pay more than replacement cost. We buy below replacement cost when markets dip. We build as markets improve and we sell at the peaks." The residents have no way of knowing who the ultimate owner will be and whether the maintenance and upkeep will occur.

Ms. McGrew suggested Vedura and Mr. Thompson find an appropriate area in Rancho Viejo to build the apartment complex.

Duly sworn, native Santa Fean, David Vigil, Dean's Court, said he recently purchased his property in Rancho Viejo and the covenants state the subject area is designated for single-family homes governed by their same rules. This proposal completely diverges from what the covenants state and what residents were sold. He said he was a proud to be a resident of Santa Fe County and as an internal customer of Rancho Viejo he expects more and is opposed to the proposal.

Duly sworn, Pat Perrin, Dean's Court said most of Rancho Viejo opposes this complex and provided staff with signatures attesting to that opposition. She said approving this application is piecemeal zoning and may be grounds for a lawsuit. Without the southeast connector a ground fire would make this complex a deathtrap. Ms. Perrin said this project is inappropriately sited in the middle of a covenanted controlled community.

If approved, the Rancho Viejo North Community Homeowners Association loses more than \$50,000 annually on maintenance fees. And the Association will still have to maintain roads used by the apartment complex. She understood this project had two phases; where is the second phase?

Chair Drobnis apologized that the time was up. He said this item will be first on next month's agenda.

**E. PETITIONS FROM THE FLOOR**

None were presented

**F. COMMUNICATIONS FROM THE COMMITTEE**

None were offered.

**G. COMMUNICATIONS FROM THE ATTORNEY**

None were presented.

**H. COMMUNICATIONS FROM STAFF**

Staff advised the CDRC that Elevation would be the first item on the agenda.

**I. NEXT CDRC REGULAR MEETING: May 15, 2014**

**J. ADJOURNMENT**

Having completed the agenda and with no further business to come before this Committee, Chair Drobnis declared this meeting adjourned at approximately 6:05 p.m.

Approved by:

Dan Drobnis, Chair  
CDRC

TEST TO:  
  
COUNTY CLERK

5-15-2014



Before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission Expires: \_\_\_\_\_  
Notary Public

Submitted by:  
  
Karen Farber, Wordswork

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss CDRC MINUTES  
PAGES: 30

I Hereby Certify That This Instrument Was Filed for  
Record On The 16TH Day Of May, 2014 at 11:52:00 AM  
And Was Duly Recorded as Instrument # 1736985  
Of The Records Of Santa Fe County



Witness My Hand And Seal Of Office  
Deputy Geraldine Salazar  
County Clerk, Santa Fe, NM

Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Liz Stefanics  
Commissioner, District 4

Kathy Holian  
Commissioner, District 5

Katherine Miller  
County Manager

**PUBLIC WORKS DIVISION  
MEMORANDUM**



**Date:** April 9, 2014  
**To:** Vicente Archuleta, Development Review Team Leader  
**From:** Paul Kavanaugh, Engineering Associate Public Works *R*  
**Re:** Case # 10-5362 Saint Francis South, Phase I Preliminary Plat and Preliminary Development Plan Approval.

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of **Article V (Subdivision Design Standards)** and **Section 8.1 (General Policy on Roads)**. The project is located south of Interstate 25, west of the Saint Francis Drive and north of Rabbit Road, within Section 11, Township 16 North, Range 9 East. The applicant is requesting a Preliminary Development Plan approval and Preliminary Plat approval for Phase I consisting of five (5) parcels ranging in size from 1.0 to 14.73 acres.

**Access:**

The applicant is proposing an access point from Rabbit Road to the 25.63 acre Phase I. Rabbit Road course is east and west. The road is approximately 24 feet wide with two 12-foot driving lanes and 5-foot shoulders and bar ditches on both sides. The posted speed limit is 40 miles per hour. This portion of road is under the jurisdiction of New Mexico Department of Transportation.

The applicant proposes that the access driveway will be constructed for Phase I of the development. This Phase I development access is comprised of two twelve (12') foot drive lanes with curb and gutter and five (5') foot sidewalks and will be a full access driveway for the project.

A Traffic Impact Analysis prepared by Santa Fe Engineering Consultants, LLC, dated July 2010 and revised September 2010 and revised again on December 2013 was for review. The purpose of the study was to assess the traffic impacts the proposed project may have on road system within the area and identify any necessary required road improvements.

The proposed Average Daily Traffic for full build out of the project is estimated at well above 5,000 vehicles per day. As per the Land Development Code all roads (Internal and offsite) shall meet the standard of a major arterial road.

**Saint Francis South**

102 Grant Avenue

P.O. Box 276

Santa Fe, New Mexico 87504-1985

[www.santafecounty.org](http://www.santafecounty.org)

**Conclusion:**

Public Works has reviewed the REVISED Traffic Impact Analysis, dated December 2013, and feels that they can support the above mentioned project for a Preliminary Development Plan, Preliminary Plat Approval for Phase I with the following conditions;

- The applicant shall construct the internal driveway for Phase I using a major arterial standard as follows;

Two 12 foot driving lanes, two (6') foot shoulders, one hundred (100') feet for Right-of-Way to provide for turning lanes, standard two (2') foot curb and gutter five, five (5') feet of sidewalk meeting ADA standards, five (5") inches minimum depth of asphalt paving with a minimum of six (6") inches of base course.

- Prior to a Final Approval and to ensure an accurate traffic study, a new traffic study shall be submitted. The Traffic Study shall address the three remaining lots for Phase I and shall have a use designated to them. The current traffic study only addresses one use for one lot and is not indicative of how the development of this current phase will impact onsite and offsite conditions.
- The applicant shall show on plans how driveways will tie into the proposed loop road for Lots 1, 2, 20 & 22, the cross sections show cuts in excess of ten (10') feet.
- Applicant shall submit plans equivalent for approvals being sought.
- Applicant shall comply with all NMDOT regulatory requirements for driveway access to Rabbit Road.
- Applicant shall provide a Turn-Around with a driving surface of a minimum of 120' diameter, at all dead ends servicing internal lots and temporary access for Phase I.
- The applicant shall ensure the slopes at the proposed accesses provide sufficient visibility within the Sight Triangles.

Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Liz Stefanica  
Commissioner, District 4

Kathy Holian  
Commissioner, District 5

Katherine Miller  
County Manager

**PUBLIC WORKS DIVISION  
MEMORANDUM**



**Date:** April 9, 2014

**To:** Vicente Archuleta, Development Review Team Leader

**From:** Paul Kavanaugh, Engineering Associate Public Works *PK*

**Re:** Case # 10-5362 Saint Francis South, Phase I Preliminary Plat and Preliminary Development Plan Approval.

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of **Article V (Subdivision Design Standards)** and **Section 8.1 (General Policy on Roads)**. The project is located south of Interstate 25, west of the Saint Francis Drive and north of Rabbit Road, within Section 11, Township 16 North, Range 9 East. The applicant is requesting a Preliminary Development Plan approval and Preliminary Plat approval for Phase I consisting of five (5) parcels ranging in size from 1.0 to 14.73 acres.

**Access:**

The applicant is proposing an access point from Rabbit Road to the 25.63 acre Phase I. Rabbit Road course is east and west. The road is approximately 24 feet wide with two 12-foot driving lanes and 5-foot shoulders and bar ditches on both sides. The posted speed limit is 40 miles per hour. This portion of road is under the jurisdiction of New Mexico Department of Transportation.

The applicant proposes that the access driveway will be constructed for Phase I of the development. This Phase I development access is comprised of two twelve (12') foot drive lanes with curb and gutter and five (5') foot sidewalks and will be a full access driveway for the project.

A Traffic Impact Analysis prepared by Santa Fe Engineering Consultants, LLC, dated July 2010 and revised September 2010 and revised again on December 2013 was for review. The purpose of the study was to assess the traffic impacts the proposed project may have on road system within the area and identify any necessary required road improvements.

The proposed Average Daily Traffic for full build out of the project is estimated at well above 5,000 vehicles per day. As per the Land Development Code all roads (Internal and offsite) shall meet the standard of a major arterial road.

**Saint Francis South**

102 Grant Avenue

P.O. Box 276

Santa Fe, New Mexico 87504-1985

www.santafecounty.org

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**Conclusion:**

Public Works has reviewed the REVISED Traffic Impact Analysis, dated December 2013, and feels that they can support the above mentioned project for a Preliminary Development Plan, Preliminary Plat Approval for Phase I with the following conditions;

- The applicant shall construct the internal driveway for Phase I using a major arterial standard as follows;

Two 12 foot driving lanes, two (6') foot shoulders, one hundred (100') feet for Right-of-Way to provide for turning lanes, standard two (2') foot curb and gutter five, five (5') feet of sidewalk meeting ADA standards, five (5") inches minimum depth of asphalt paving with a minimum of six (6") inches of base course.

- Prior to a Final Approval and to ensure an accurate traffic study, a new traffic study shall be submitted. The Traffic Study shall address the three remaining lots for Phase I and shall have a use designated to them. The current traffic study only addresses one use for one lot and is not indicative of how the development of this current phase will impact onsite and offsite conditions.
- The applicant shall show on plans how driveways will tie into the proposed loop road for Lots 1, 2, 20 & 22, the cross sections show cuts in excess of ten (10') feet.
- Applicant shall submit plans equivalent for approvals being sought.
- Applicant shall comply with all NMDOT regulatory requirements for driveway access to Rabbit Road.
- Applicant shall provide a Turn-Around with a driving surface of a minimum of 120' diameter, at all dead ends servicing internal lots and temporary access for Phase I.
- The applicant shall ensure the slopes at the proposed accesses provide sufficient visibility within the Sight Triangles.

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**Jose Larranaga**



**From:** Susie Knight <confettisuz@hotmail.com>  
**Sent:** Thursday, April 17, 2014 2:59 PM  
**To:** Jose Larranaga  
**Subject:** 17th meeting

Dear Mr. Larra,

I am writing for the two adults in this household who live in Rancho Viejo, Village 1.

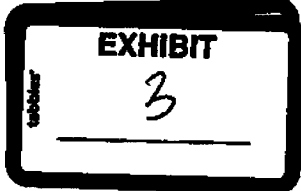
We are both completely against allowing apartment complexes to be built in the College Heights area of Rancho Viejo.

There is already too much traffic on Richards Avenue.  
The infrastructure doesn't exist to accomodate such an additional population.  
Apartment buildings reduce the real estate value of private homes in the immediate area.

Thanks for listening.

Respectfully,  
Susan Knight and Karl Johnsen  
7 Grayhawk Place  
Santa Fe, NM 87508  
505-438-0404

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**DECLARATION OF DE-ANNEXATION**

This Declaration of De-Annexation (this "Declaration") is made by Univest-Rancho Viejo, LLC, a New Mexico limited liability company (the "Declarant").

**BACKGROUND RECITALS**

A. Declarant is the Successor in interest to Rancho Viejo de Santa Fe, Inc., a New Mexico corporation, as described in the Assignment and Assumption of Declarant's Rights recorded December 22, 2012 as Instrument No. 1621127, records of Santa Fe County, where Rancho Viejo de Santa Fe, Inc., is the Assignor and Univest-Rancho Viejo, LLC, is the Assignee.

B. Declarant reserved the right to De-Annex certain portions of the property subject to the First Amended and Restated Declaration Covenants, Conditions and Restrictions and for the Village at Rancho Viejo recorded November 2, 1998 in Book 1560, pages 354-391, records of Santa Fe County, New Mexico (the "First Amended and Restated Declaration").

C. This reservation is created by Article 6, Section 6.5 of the First Amended and Restated Declaration and reads as follows:

6.5 De-Annexation. Notwithstanding any other provisions of this Declaration, Declarant shall have the right from time to time, at its sole option and without the consent of any other Person, (except as provided in this Section 6.5), to delete from the Property and remove from the effect of this Declaration one or more portions of the Property, provided, however, that: (a) a portion of the Property may not be so deleted and removed unless at the time of such deletion and removal such portion is owned by Declarant or Declarant executes and Records an instrument approving such deletion and removal. Declarant may exercise its rights under this Section 6.5 by executing and Recording an instrument which identifies the portion of the Property to be so deleted and removed and which is executed by each owner of such portion (if other than Declarant), and the deletion and removal of such portion of the Property shall be effective upon the later of: (i) the date such instrument is Recorded; or (ii) the effective date specified in such instrument, if any, whereupon the portion of the Property so deleted and removed shall thereafter for all purposes be deemed not a part of the Property and not subject to this Declaration, and the owner(s) thereof (or of interests therein) shall not be Owners or Members or have any other rights or obligations hereunder except as members of the general public. No such deletion and removal of a portion of the Property shall act to release such portion from the lien for Assessments or other charges hereunder which have accrued prior to the effective date of such deletion and removal, but all such Assessments or other charges shall be appropriately prorated to the effective date of such deletion and removal, and no Assessments or other charges shall thereafter accrue hereunder with respect to the portion of the Property so deleted and removed. Each portion of the Property deleted and removed pursuant to this Section 6.5 shall thereafter be deemed to be a part of the Annexable Property unless otherwise expressly provided to the contrary in the instrument Recorded by Declarant to effect such deletion and removal.

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SFC CLERK RECORDED 03/28/2014

SFC CLERK RECORDED 05/16/2014  
SFC CLERK RECORDED 03/20/2014

D. Declarant owns the property identified as Remainder Lot 1 on the plat of survey entitled, "College Heights Phase 1", filed for record on August 13, 1999 in Plat Book 422, pages 5-7, records of Santa Fe County, New Mexico (the "Property") and attached as Exhibit A to this Declaration.

**DECLARATION**

Declarant removes and deletes the Property described on Exhibit A from being subject to the covenants and restrictions described above. Further, Declarant declares that upon the recordation of this Declaration in the records of the Santa Fe County Clerk, Santa Fe County, New Mexico, the Property is hereby De-Annexed and no longer subject to the First Amended and Restated Declaration or to any subsequent amendments to the First Amended and Restated Declaration.

Dated: March 20, 2014

Univest-Rancho Viejo, LLC  
a New Mexico limited liability company

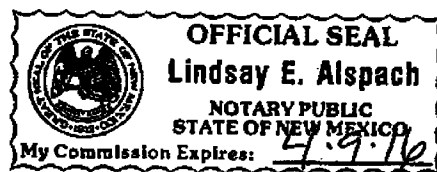
By: Warren Thompson  
Warren Thompson, its Manager

STATE OF NEW MEXICO )  
                                  )     ss.  
COUNTY OF SANTA FE )

This instrument was acknowledged before me on March 20 2014 by Warren Thompson, Manager of Univest-Rancho Viejo, LLC, a New Mexico limited liability company.



Lindsay E. Alspach  
Notary Public  
My commission expires: 4-9-14



COUNTY OF SANTA FE     )     DECLARATION  
STATE OF NEW MEXICO   ) ss.     PAGES: 4

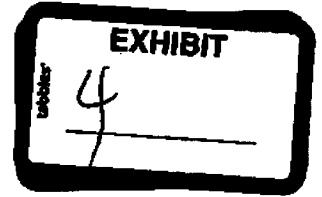
I hereby Certify That This Instrument Was Filed for record On The 20TH Day Of March, 2014 at 11:32:59 AM and Was Duly Recorded as Instrument # 1732480 IF The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
County Clerk, Santa Fe, NM  
Geraldine Salazar  
Deputy Alli Jean

**EXHIBIT A**  
**Plat Book 422, page 5**

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SFC CLERK RECORDED 03/20/2014





**Rancho Viejo North Community Association, Inc.**

55 Canada del Rancho, Suite B, Santa Fe, NM 87508 (505) 473-3516  
www.ranchoviejonorth.com

April 16, 2014

Santa Fe County Board of County Commissioners  
c/o Jose Larranaga, Commercial Development Case Manager

via: email to [joselarra@santafecountynm.gov](mailto:joselarra@santafecountynm.gov)

RE: Elevation at Rancho Viejo, #MPA 13-5380

Dear Mr. Larranaga,

The Rancho Viejo North Community Association Board of Directors submits this letter on behalf of the homeowners of Rancho Viejo North, particularly those in College Heights. The Board strongly opposes the requested master plan amendment to allow the construction of 214 apartment units. The proposed apartments are inconsistent with the existing residential neighborhood at College Heights. At the time the residents of College Heights bought their homes, there were representations made that future development phases would continue the single family residential character. Residents are now concerned that an apartment complex will negatively impact current home values in this area.

The Rancho Viejo North Community Association Board requests that this master plan amendment be denied.

Sincerely,

On behalf of the Rancho Viejo North Community Association Board of Directors

Bruno Keller, President  
Rancho Viejo North Community Association  
[bkeller@ranchoviejonorth.com](mailto:bkeller@ranchoviejonorth.com)

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**Jose Larranaga**

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**From:** Penny Ellis-Green  
**Sent:** Monday, April 14, 2014 1:48 PM  
**To:** Jose Larranaga  
**Subject:** FW: Regarding the proposed Apartment Complex and the changing of the Master Plan in Rancho Viejo

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**From:** Paul H Lujan [[mailto:pbstrong\\_1999@yahoo.com](mailto:pbstrong_1999@yahoo.com)]  
**Sent:** Monday, April 14, 2014 1:44 PM  
**To:** Penny Ellis-Green  
**Subject:** Regarding the proposed Apartment Complex and the changing of the Master Plan in Rancho Viejo

Penny Ellis-Green, Growth Management Administrator,

I am writing this e-mail to express my concern over the proposed Apartment Complex and the changing of the Master Plan in Rancho Viejo. My address is 2A Dean's Court, and just based on the proximity to the proposed apartment complex, I will be the one most impacted by it.

I purchased a home in Rancho Viejo back in 2001 for several reasons, but the most important was the feeling of being in a rural environment even with the city being so close by. The nights are quiet and all you can hear are the birds chirping and the coyotes howling. I also purchased my home, with the understanding that Rancho Viejo would always be a community of single family dwellings in order to maintain the beauty and peacefulness of our community. It is not fair to the 1000+ residents of our community that this would now change. The impact on traffic alone, which is already atrocious, is unfathomable! The sewage lines that go from the homes on College Heights to the Santa Maria de La Paz Church and Santo Nino School already back up several times a year. I know this, because I used to work at Santa Maria de La Paz and this seems to be a major issue. The sewage has to be pumped uphill to the waste processing center at Rancho Viejo. How can this sewage line handle 241 apartment units, when it can't even handle 20 homes, a church and a school.

Basically the proposed revision to the Rancho Viejo Master Plan would disrupt the lives of the countless people that now reside in Windmill Ridge, The Village, La Entrada and most importantly the 20 homes in College Heights. Please do not let this happen.

Sincerely yours,

Paul H Lujan

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**Jose Larranaga**

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**From:** Chris Furlanetto <crfrwf@yahoo.com>  
**Sent:** Monday, April 14, 2014 11:28 AM  
**To:** Jose Larranaga  
**Cc:** Liz Stefanics; Penny Ellis-Green; Robert Griego  
**Subject:** Comments on CDRC Case # Z 13-5380

Mr. Larranago:

We are writing in opposition to the apartment complex proposed in this application. As residents of Rancho Viejo, we are concerned that allowing a high-density complex in our single-family development will adversely impact the quality of life here in Rancho Viejo. The proposed development will provide absolutely no benefit to the hundreds of residents already in Rancho Viejo. Adding another 200+ apartments at a later date will only exacerbate the negative effects of the current application.

We ask that CDRC and the BCC act in the spirit of the Sustainable Land Development Code adopted in December 2013. Although the Code does not officially take effect until the zoning map is approved, we believe development decisions of this scope should be made with the provisions of the new Code in mind.

In any case, should the BCC ultimately approve this application, we strongly believe that:

- No construction should be allowed until the Southeast Connector is built. Proceeding with construction with no additional access roadways will result in a traffic nightmare for everyone who lives in Rancho Viejo, commutes to SFCC, or attends Santa Maria de la Paz church or school.
- An outdoor pool should not be permitted under any circumstances, given the severe water issues here in Santa Fe County.

Thank you for your attention to our views.

Sincerely,  
Christine Furlanetto  
Richard Furlanetto, MD, PhD  
6 Redondo Peak  
Santa Fe, NM 87508

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**Jose Larranaga**

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**From:** Penny Ellis-Green  
**Sent:** Tuesday, April 15, 2014 8:11 AM  
**To:** Jose Larranaga  
**Subject:** FW: CDRC CASE # Z 13-5380 Elevation at Rancho Viejo OPPOSED!!

**From:** Linda Weston [<mailto:lindaw505@gmail.com>]  
**Sent:** Monday, April 14, 2014 9:03 PM  
**To:** Liz Stefanics; Penny Ellis-Green  
**Subject:** CDRC CASE # Z 13-5380 Elevation at Rancho Viejo OPPOSED!!

Hello,

I appreciate you taking the time to consider my opinion. I am a 5 year resident of Rancho Viejo and I am 100% OPPOSED to a change in the Master Plan for the Community College district.

I do not think an apartment complex is a good addition to the neighborhood, this was not in the original Master Plan which I studied prior to purchasing my home in this area. This new concept and related density is a far dramatic deviation from our community plan.

Besides the obvious problems of increases in noise, traffic, crime, light pollution, etc. the larger issue here is I purchased a home in Rancho Viejo with the assurance that this area would be occupied by homeowners and governed by covenants and associations. A sale of this parcel would change the contract under which I purchased my home. I have done an informal survey in my neighborhood and we are all in agreement that this proposal to make a change is not endorsed by any homeowner here.

Please take this into consideration and vote NO for a change in the density allowed in this Community College district. We would appreciate it if you could please vote in favor of the Rancho Viejo residents who are in a consensus regarding this request.

Thank you,  
Linda Weston

57 Via Sagrada  
Santa Fe, NM 87508  
(505) 920-4960  
[lindaw505@gmail.com](mailto:lindaw505@gmail.com)

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April 9, 2014

Jerry & Carol Wells  
14A Deans Court  
Santa Fe, NM 87508

Jose Larranaga  
Commercial Development Case Manager  
County Land Use Administrator  
P. O. Box 276  
Santa Fe, NM 87504-0276

Dear Mr. Larranaga

Re: Elevation at Rancho Viejo #MPA 13-5380

This letter is in response to Legal notice published in the Santa Fe New Mexico on March 31, 2014 regarding a public hearing on an amendment to the College Master Plan on 56.91 acres for the development of an multifamily residential community.

I had previously written my objections to this development, however; the hearing was rescheduled for April 17<sup>th</sup>, so I am resubmitting my comments in opposition to this development.

Univest-Rancho Viejo proposed this development over a year ago at which time we voiced our objections to this development as it would substantially increase traffic on College Drive and it was a change in the original design of the neighborhood from single family housing to multifamily rental housing. The original proposal submitted by Univest-Rancho Viejo was to build two multifamily rental housing units in two phases each development consisting of approximately 240 housing units. The proposal was marketed as a "Luxury" apartment complex.

After receiving considerable opposition to these plans, Univest-Rancho Viejo altered their plans and presented a proposal very similar to the current proposal. Once again the Community voiced opposition to this plan.

At a meeting in the fall of 2013 a meeting was held to establish a Community/Developer joint task force for purposes of addressing many of the issues voiced in our opposition to this development. At the end of the meeting we were informed that this proposed development was not included in this new joint task force as the College Drive property was being sold to Vedura Residential Operating LLC.

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We are now told that this sale has not been completed and it appears that Uninvest-Rancho Viejo is a partner or is spearheading the development for Vedula Residential Operating LLC because of their ties to the community.

Our original opposition to this development has not been resolved. Our issues are the increase in traffic on College Drive, the change from single family owner occupied homes to multifamily rental units.

We do not believe these rental units will be "Luxury" apartments as it is quite evident that they are intended as student housing for SFCC.

Our concerns with student housing is the fact that College students do not maintain the property, have late night parties and are constantly traveling back and forth to social events, work, school, friends houses etc. We have rented to College students in a College town and know the ramifications of renting to College students.

The traffic study presented assumes that the traffic on College Drive will not increase significantly. It is unknown how many automobiles the study assumes for each apartments but I would expect no fewer than at least two per unit and considering the residents would in all likelihood be students, I would expect some units would have up to four automobiles per unit.

The multifamily rental housing is proposed assuming the South East Connector runs west of the proposed site. As the developer probably is working with the county to make that happen, it may relieve some of the traffic concerns, but not as many as the traffic study seems to imply.

The multifamily rental housing is only a short distance from a significant archaeological site. Knowing young adolescent children tend to wonder off to explore unoccupied areas of the surrounding areas to the homes, I would expect this site is at risk.

The proposal as submitted leaves open the question of the second multifamily rental units and would in fact increase traffic substantially above the projections.

It may be noted that the round about at Richards and College Drive is rated as a failure. While it is true the South East Connector may help the rating on this roundabout, it would still be rated at a failure or near failure rating with the rental units.

As a homeowner in College Heights, I must follow the covenants established by the Rancho Viejo Homeowners associations. These covenants protect homeowners rights, rights which the multifamily rental units will not be required to follow.

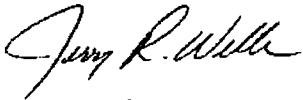
We live in a natural dry land environment which is highly flammable and easily destroyed by wildfires, unplanned pedestrian, bike and off road vehicle trails.

As a final issue, we find it unreasonable for multifamily housing to be allowed a swimming pool when residents of Rancho Viejo are not allowed to have swimming pools and which saves our valuable water resources. The pool would make the multifamily rental units for College students even more attractive for late night parties with significant use of alcohol and drugs.

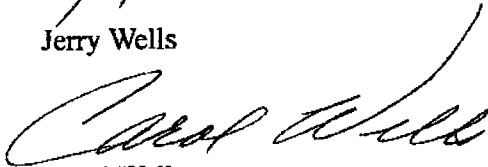
We have real concerns over our ability to exit or enter our street during heavy traffic periods. We are also concerned about our ability to evacuate our neighborhood in case of a wildfire in the grasslands surrounding our neighborhood., as there is only one exit out of the neighborhood. We need a turning lane on College Drive into Burnt Water so as not to tie up traffic exiting SFCC and utilizing College Drive to connect to the South East connector . We would like to see a parking lot for SFCC to be planned along the side of the South East connector behind the Witter Fitness Center to reduce traffic on College Drive.

We ask that you require this section of land be developed as originally platted in the Master Plan and as presented to the residents of College Heights at the time they purchased their single family homes.

Sincerely,



Jerry Wells



Carol Wells

CC: Liz Stefanics, Commissioner

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**Jose Larranaga**

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**From:** Penny Ellis-Green  
**Sent:** Tuesday, April 15, 2014 3:28 PM  
**To:** Jose Larranaga  
**Subject:** Fwd: proposed zoning change

*Sent from my Verizon Wireless 4G LTE DROID*

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

**Subject:** proposed zoning change  
**From:** Doug Konen <[dkonen@comcast.net](mailto:dkonen@comcast.net)>  
**To:** Penny Ellis-Green <[pengreen@co.santa-fe.nm.us](mailto:pengreen@co.santa-fe.nm.us)>  
**CC:**

Ms. Ellis-Green,

I have heard about proposed zoning changes to the Rancho Viejo master plan that would allow for the construction of apartment buildings near the College. As a homeowner in this community I am opposed to this idea, at least in the area now being discussed. Apartment housing will have numerous detrimental effects on the quality of life, not least among them single family property values, housing density and dangerous traffic.

I urge the Commissioners or those involved in land use planning and laws to deny permission to build apartment buildings on College Rd or near the College. There are probably other, far more suitable places to locate an apartment complex within the Rancho Viejo development.

Douglas Konen  
26 Panther Peak  
Santa Fe 87508

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