

MINUTES OF THE
SANTA FE COUNTY
DEVELOPMENT REVIEW COMMITTEE

Santa Fe, New Mexico
~~August 18~~ **SEPTEMBER 15**, 2011

This meeting of the Santa Fe County Development Review Committee (CDRC) was called to order by Chair Maria DeAnda, on the above-cited date at approximately 4:10 p.m. at the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

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

Members Present:

Maria DeAnda, Chair
Juan José Gonzales, Vice Chair
Susan Martin
Phil Anaya
Sef Valdez

Member(s) Excused:

Frank Katz
[One vacancy]

Staff Present:

Rachel Brown, Assistant County Attorney
Shelley Cobau, Building & Development Manager
Wayne Dalton, Building & Development Supervisor
Jose Larrañaga, Development Review Specialist
Vicki Lucero, Residential Development Case Manager
Karen Torres, County Hydrologist
Linda Trujillo, Assistant County Attorney

III. APPROVAL OF AGENDA

Ms. Cobau announced that under Old Business, La Pradera Master Plan Amendment, Plat and Development Plan was withdrawn as the BCC took action on this case at their regular meeting last week. She explained that due to the length of time the application had been on the CDRC's agenda, the applicant requested that rather than reappear before the CDRC to resolve their previous tie vote, that the case be forwarded

directly to the BCC. Ms. Cobau said there was Commission consensus to hear the case and take action.

Member Martin moved to approve the agenda as amended. Her motion was seconded by Member Gonzales and passed by unanimous [4-0] voice vote.

SEPTEMBER

IV. APPROVAL OF MINUTES: ~~August~~ 18, 2011

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

VII. NEW BUSINESS

- A. CDRC CASE # V 11-5190 Bert Scott Variance: Bert Scott, Applicant, requests a variance of Ordinance No. 2002-9 (La Cienega/La Cieneguilla Traditional Community Zoning District), Section 6.4.3, to allow a Small Lot Family Transfer Land Division of Five acres into two 2.5-acre lots. The property is located off Paseo C De Baca at 31 La Lomita, within Section 6, Township 15 North, Range 8 East, (Commission District 3).**

Wayne Dalton, Building and Development Services Supervisor, read the case caption and provided his staff report as follows:

“There is currently a residence and conventional septic system on the property. The existing residence is served by an on-site well. The property is located in the Traditional Historic Community of La Cienega within the Basin Fringe Zone. Ordinance 2002-9 requires the minimum lot size in this area of 50 acres per dwelling unit. With proof of 100-year water supply, through a geohydrologic reconnaissance report and application of water covenants, the maximum density may be increased to one dwelling unit per 12.5 acres. If an adequate 100-year supply of water and no impairment to neighboring wells is proven, by an on-site geohydrological well test or connection to the County Utility, land may be further divided to a maximum density of 2.5 acres per dwelling unit.

“On September 5, 2007, the La Cienega Development Review Committee met and recommended denial of this request for a variance. The recommendation was based on the determination of the County Hydrologist that the hydrology report, dated June of 1984, submitted by the Applicant did not meet Code requirements due to the lack of data and failed to demonstrate sufficient water to serve two dwellings. The Applicant provided a well log of the existing domestic well on the property. It was estimated that even with a complete hydrology report it would be difficult to demonstrate water availability using a domestic well. This request was also scheduled to go before the Board of County Commissioners on January 8,

2008, however the Applicant's parents withdrew the request prior to the Board meeting.

"The Applicant has now received consent from his parents to make an Application and request a variance for a Small Lot Family Transfer Land Division. The Applicant states that it is beyond his means to purchase land in and near Santa Fe and if his mother and father are allowed to share the property with him, it would mean the world to him...The Applicant also states it is beyond his and his family's means to pay the ten to twenty thousand dollar cost for preparation of a new hydrologic report on the existing well.

"On September 2, 2011, Land Use staff met with the Utilities Department regarding this request. It was determined that the Applicant's property is approximately 1,200 feet from the County Utility and connection to the water line is feasible. The Utilities Department received a draft petition on August 17, 2011, for the formation of a Special Assessment District to fund the extension of a water line to serve residents on La Lomita. A reliable water supply is necessary due to poor water quality and marginal supply in existing domestic wells. The opinion of cost to extend the waterline is estimated at \$150,000, but may change due to various factors. The draft petition proposes a means to divide the cost of the line extension among property owners and repay over a twenty-year period. The petition will be forwarded to the Legal Department for review prior to execution.

"Connection to the Santa Fe County Utility allows the creation of a 2.5-acre lot to serve a residential dwelling within La Cienega/La Cieneguilla Traditional Community Zoning District without the burden of demonstrating water availability, as defined by the Land Development Code."

Mr. Dalton said that staff reviewed the application and found the following facts to deny the request:

"Ordinance No. 2002-9 requires the minimum lot size in this area as 50 acres per dwelling unit; the Applicant's lot size is only 5 acres; the hardship described by the Applicant is not the type of variance hardship contemplated by the Code; the Applicant has not justified a hardship which is required by the Code; strict compliance with the requirements of the Code would not result in extraordinary hardship to the Applicant; to allow further reduction of the Code density requirements would nullify the purpose of the Code, connection to the County Utility is feasible and would eliminate the need for a variance; therefore, staff recommends denial of the Applicant's request."

If the decision of the CDRC is to recommend approval, Mr. Dalton introduced the staff recommended conditions:

1. The current and all subsequent owners of the two 2.5-acre lots created by this variance shall participate in the proposed Special Assessment District to fund the extension of the County Water System along La Lomita. No

development permits shall be issued for the newly created lots until connection to the County Utility has been completed.

2. The existing well on the property shall be disconnected from residential use. The well may be used for Traditional water usage (agricultural, livestock).
3. A Plat of Survey meeting all County Code requirements shall be submitted to the Building and Development Services Department for review and approval.
4. No further division of either tract shall be permitted. This shall be noted on the Plat.

Chair DeAnda asked whether the lot was currently served by a septic system. Mr. Dalton said there was one conventional septic system on the property. If the lot division were permitted, a second separate septic system would be required on the newly created lot.

Member Gonzales recalled the County water system terminated at Paseo C de Baca and La Lomita. County hydrologist Torres confirmed his recollection and said that extension occurred in the early 2000s. Member Gonzales further recalled that La Lomita was going to loop around Cielo de Este and that was never built; he asked whether these was a funding issue. Ms. Torres said the line extension was funded by a state special appropriation; however, the funding was not sufficient to complete the project. She said funding is a big issue for line extension.

Ms. Torres said property owners in the area have expressed concern about their well's water quality and supply which has been attributed to geology. An area resident developed a petition to create a special assessment district to fund the line extension. At this point, there are nine or ten properties that would be part of the assessment. She said Legal is reviewing the petition language before it is distributed for signature.

Member Gonzales asked whether the condo residents at the end of Paseo C de Baca, previously known as the Lakeside Trailer Park, were supporting the special assessment district. Ms. Torres said whether that area is within the extension area/special assessment has been a discussion point because that line is directly outside the condo doors and any line extension within private property is at the property owner's cost.

In terms of how many participants there would be in the line extension on La Lomita, Ms. Torres said parcel owners would also be required to participate, increasing the total to 13. Staff is working to extend the assessment district to any new lots on La Lomita ensuring that new lots will pay their fair share.

Referring to the 1984 VaneKlasen geohydrology report, Ms. Torres said the report lacked a pump test, a geologic cross section, water quality and analyses of 100-year drawdown and existing drawdowns from other wells. She said the report was thin and failed to meet the requirements of the code.

Mr. Dalton noted that the VaneKlasen report was prepared to support the division of 18.61 acres into three lots (5, 6.3, and 7.2-acre lots).

Chair DeAnda asked whether there was a timeline proposed for the creation and implementation of the assessment district. Ms. Torres said staff thinks the district is feasible and can occur. She went on to say that the special assessment may be useful for an owner wishing to obtain a mortgage.

Referring to condition one, Chair DeAnda suggested it specify that the current property owner would have to participate in any special assessment. Observing that the line extension was uncertain, she recommended greater clarity on the County-imposed conditions.

Duly sworn, Bert W. Scott, Albuquerque, the applicant and the property owners' son, appeared before the Committee and presented a letter outlining his request [*Exhibit 1*] and staff's August 18, 2011 report [*Exhibit 2*] issued prior to meeting with the Utilities Department. Mr. Scott noted he was in complete agreement the conditions established in the August 18th report.

Mr. Scott read his letter [*Exhibit 1*] indicating he was the only child of the property owners, he and his wife live in Albuquerque with their young child, he and his wife desire to live in La Cienega where they have roots and a sense of belonging. Family relationships are important, grandparents enrich children's lives, his father was a carpenter and he desires to build a home with the benefit of his father's carpentry skills, and he attended church in La Cienega.

Mr. Scott said he agreed to hook up to the water system when it was within 200 feet of his property but he found it unfair to hold up his land division based on a water supply that has been discussed for over fifteen years. He said wants to live in La Cienega and would accept any holding period of the property following the division since he plans on living on the property.

Mr. Scott pointed out that his variance request would be moot if he were to have County water. The staff report positions him a Catch-22 stated Mr. Scott.

Mr. Scott said although the special assessment petition Ms. Torres referenced has been drafted it has not been issued. He said Ms. Torres' comments were all filled with uncertainties. He said he supports the water coming to the area and he was pleased to hear the County say the line extension is possible. If the County is sure the line will come through, then he said the original August 18th condition to tie-in when the line is within 200 feet should apply and the variance be approved.

Chair DeAnda appreciated the different conditions in the earlier report and pointed out to Mr. Scott that the submitted geohydro report does not prove adequate water and the staff-imposed condition is an attempt to provide the necessary water. She said the Committee is bound by the Code provisions.

Chair DeAnda asked the applicant if he preferred to withdraw his application rather than abide by the current staff-imposed conditions. Mr. Scott responded in the negative, that he would comply with the conditions if his variance were approved. However, the variance is not needed if he ties into County water. He reiterated that he agreed to the August 18th conditions.

Duly sworn, Patricia Scott, 31 La Lomita, La Cienega, the applicant's mother and property owner, said it was very important for them to stay as a family. Ms. Scott presented a petition to the CDRC signed by the residents of La Lomita supporting the lot division, and a water log documenting the strength of their well. She said they'd like their son to use their well until County water is available and not wait until the line is extended.

Ms. Scott said her family history spans 300 years in Santa Fe County. She urged the CDRC to grant the request.

Duly sworn, Jack Scott, 31 La Lomita, the applicant's father and property owner said he was unable to follow the meeting proceedings because of permanent hearing damage that occurred in 1968 at Tan Son Nhut airbase in Saigon and apologized if he was repeating previous comments. Mr. Scott said they'd like to have their son living near them and they have a good well. His well driller provided him testimony that it is a superior well that will continue to provide water for the next 100 years.

Mr. Scott noted other lots in the vicinity have been divided and if the CDRC will not approve the division he requested the placement of a second dwelling on the lot for his family. He said he just wanted to give his son this land and to have him living near them.

Mr. Scott said his family has been in New Mexico since statehood and paying taxes all that time.

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

Assistant County Attorney Trujillo pointed out that this request for a variance does not fall within the legal options of a variance and it is not considered a slight deviation of the Code. She said the applicant was correct in that the variance would not be required if they connected to community water. Chair DeAnda added that the applicant could withdraw the request and wait for the County utility line.

Member Anaya asked the current distance of the water line from the subject property. Mr. Dalton said it was approximately 1,200 feet. Member Anaya said this issue will be repeated in the area until the water line is extended. Member Gonzales agreed, adding that there will be County water in the area as soon as a funding mechanism is identified.

Member Anaya asked about the likelihood of establishing the special assessment district. Ms. Torres responded stating that the draft petition for the special assessment has not been forwarded to the legal division at this point. She said there was no guarantee that the district would receive the necessary support for its creation.

Ms. Cobau reminded the Committee that the applicant has the option of providing a geohydro report that proves water availability in compliance with the Code.

Ms. Torres said she reviewed a recent area geohydro report produced by the Bureau of Mines and one of the issues is the area geology. Even though the Scott's well has good production that is not a criterion for demonstrating water availability. She opined that it would be very difficult to demonstrate water availability.

Mr. Jack Scott presented to the CDRC a petition signed by the residents of La Lomita supporting the lot division.

Chair DeAnda closed the public hearing.

Chair DeAnda said she was inclined to approve the variance subject to conditions and offered a rewrite to condition one.

Ms. Torres noted that if the special assessment district is not created the applicant is held to the condition because of the "shall." She recommended that the last sentence of the condition be retained and amended to read: That no development permit shall be issued for the newly created lots unless connection to the County Utility has been completed and both lots are connected to community water.

Referring to conditions two, three and four, Ms. Torres said those conditions address staff's intent.

Mr. Bert Scott said it was apparent that staff lacked faith in the line extension project. He asked that the condition to tie into the system when it is within 200 feet of his property be retained so that he could build his home and be with his family.

Mr. Dalton said the applicant does not have water available to support two homes on the property.

Chair DeAnda outlined the applicant's options including withdrawing the request and waiting to see about the special assessment district.

Mr. Bert Scott said he hoped to begin building as soon as possible.

Member Gonzales said in the event the special assessment district is not created and/or the line is not extended, the applicant should be given the option to provide a geohydro report and he asked that that option be included in the conditions. He recalled three or four lots splits within the past few years in the vicinity.

Ms. Torres said a variance would not be necessary if the applicant ties into the County water utility or proved water availability.

Chair DeAnda moved to approve the variance request for CDRC Case V 11-5190 with the following conditions:

1. That no development permit shall be issued for the newly created lots unless connection to the County Utility has been completed and both lots are connected to community water. The applicant may submit a geohydro report proving available water and not wait for the water system.
2. The existing well on the property shall be disconnected from residential use. The well may be used for traditional water usage.
3. A Plat of Survey meeting all County Code requirements shall be submitted to the Building and Development Services Department for review and approval.
4. No further division of either tract shall be permitted. This shall be noted on the Plat.

Member Gonzales seconded the motion.

Mr. Dalton pointed out that a building permit cannot be issued without proof of sufficient water.

The motion passed by majority [4-1] voice vote with Member Valdez voting against.

The Board of County Commissioners will hear this case on October 11th.

Chair DeAnda directed the applicant to speak to staff for any additional questions.

VIII. PETITIONS FROM THE FLOOR

None were presented.

IX. COMMUNICATIONS FROM THE COMMITTEE

Chair DeAnda said the BCC will appoint a new committee member to replace Ivan Pato. She said she and Member Valdez attended the APA Conference at La Fonda Hotel and found it to be informative in regard to duties of planning commissions.

VIII. COMMUNICATIONS FROM THE ATTORNEY

None were presented.

IX. COMMUNICATIONS FROM STAFF

The next meeting was scheduled for October 20, 2011.

X. ADJOURNMENT

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

Approved by:



Maria DeAnda, Chair
CDRC



ATTEST TO
Valerie Espinoza
COUNTY CLERK

Before me, this 21st day of Oct., 2011.

My Commission Expires: _____
Notary Public

Submitted by:
Karen Farrell
Karen Farrell, Wordswork

COUNTY OF SANTA FE) CDRC MINUTES
STATE OF NEW MEXICO) ss PAGES: 14

I Hereby Certify That This Instrument Was Filed for Record On The 21ST Day Of October, 2011 at 03:04:15 PM And Was Duly Recorded as Instrument # **1648834** Of The Records Of Santa Fe County

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



SFC CLERK RECORDED 10/21/2011

Dear members of the count development review committee, my name is Bert Scott. I am the only living child of Jack and Patricia Scott. My wife Julie and our four year old son Steven currently reside in the south valley of Albuquerque, New Mexico. Economics, logistics, and lack of forthought by my wife and I in our early twenties has placed us in the community we are now living in. A comunity in which we really have no sense of belonging to, one with which we have no roots. In our day to day lives there is not really a sense of continuity with our past, or our childhoods. My parents live on 5 acres of land in La Cienega New Mexico. I have expressed my desire to my parents, to come back to la cienega to raise my own children in the presence of our exteded family.

"Historically, children were not raised by two people alone as we expect in today's culture," comments Dr. Arthur Kornhaber, president of the Foundation for Grandparenting. Children were raised with the help of the extended family. The grandparent/grandchild bond is very special and unique, "There are untold benefits to both the adults and children in these relationships.

Prior to the industrial age, grandparents enjoyed a more important roll in the life of children. Typically, they lived nearby and often on the same farm or in the same small town. Many shared homes with their children and grandchildren. With industrialization of the 1900s, which continues today, patterns and life-styles changed. Distance became increasingly involved as the great separator. Children left the farm and small towns. Separated from the younger family members, the grandparents' influence decreased - often to zero. Family relationships became less and less involved and the benefits of experiance were lost along with stability, warmth and influence which had served the family so well, making the children respectful citizens.

I attended church in san jose since i was a young child. I have close friends who also grew up in la cienega. my mothers brother, uncle dennis to me, lives less than 150 yards from my parents home. I feel at home in La Cienega. I want to be responsible for fusing the past with the future of my own community, and to show my children the blessing of what family and community can be.

When my son starts kindergarden my wife and I will be faced with the problem, like all other parents of care for him during the time we are at work and he is off school, as well as getting him to and from school during our working hours. Right now he attends a preschool which my wife works at which solves all those problems at once. With the state of our own finacial affairs and the economy it would make providing for steven as well as our selves more difficult if julie was to stop working. I am certain that there are afterschool "daycare" programs, and busses for transportation, but that is just more time away from family supervision. If we lived on the same property as my parents they could and would be happy to help raise our children as much as they could. Likewise, my parents both in their sixties will eventually, like all of us, need care for themselves. In generations past care for children and elderly was made possible by the proximity of homes between children, parents, and grandparents. Separation of families has led all to often, to parents ending up in what amounts to group homes in their old age.

My father, a carpenter forced into retirement in the early two thousands by an on the job injury, and my mother a retired elementary school teachers aid did not earn the type of wages conducive to accumulating wealth. what wealth they do have is in their land and home. They have expressed their desire to share with me and my family what they have, while they are still living,

enabling us to share what time we have left with each other.

The SGMP defines family transfer as: The division of land to create a parcel that is sold or donated as a gift to an immediate family member, and which are exempt from the subdivision requirements or zoning densities that would otherwise normally apply. In many cases a family transfer is the only way for a local family to transfer wealth to children during their lifetime. That along with enabling families to stay together, which strengthens communities and society as a whole, is to my understanding, the reason family transfers are allowed to exist.

I do understand that unforeseen problems and abuse of this privilege has been an issue since its inception. Some of the issues include: Currently not required to construct offsite road improvements, lots are created without benefit of adequate access (all-weather, grade, width). Cause unplanned addition to traffic, noise, pollution because development does not conform to a master plan. The cumulative effect of numerous family transfers makes overall planning difficult. Indirectly penalizes developers who follow the rules and master plan developments. Lots transferred, re-split, transferred, and re-split again and again used to create large scale subdivisions. Lots not held by family members sold for profit.

If you analyze the problems, and cross reference with my case you will see that almost all do not apply in this instance. In reference to the abuse of this privilege by simply selling off portions of the split property, I would certainly not oppose a restriction to hold said properties for a determined amount of time, as I plan to live in La Cienega at the very least till my own children are grown.

From discussions with my mother and father, it is my understanding that talk of county water supply coming up our hill has gone on for fifteen years at least. You can understand my scepticism if I don't believe it is going to happen any time soon. I agree to hook up to it when it becomes available within two hundred feet as commonly recommended in the staff report. please disregard any recommendation of a requirement to build or allow family transfer only in the instance of my family connecting to the county water system (whether the water is within 200' or not). There is no way of telling when if ever the county water system will come within two hundred feet of my property. The speed at which public works or private projects for that matter operate could see my children grown and their grandparents in the grave before they come to fruition. A requirement for building that hinges upon waiting for such a project to be completed would render this transfer pointless.

with your recommendation, you have the opportunity to make a great future for my family, our community and accomplish what this provision was always intended for.

thank you all for your time, Bert W. Scott

EXHIBIT

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MEMORANDUM

DATE: August 18, 2011

TO: County Development Review Committee

FROM: Wayne Dalton, Building and Development Services Supervisor

VIA: Jack Kolkmeier, Land Use Administrator
Sheiley Cabau, Building and Development Services Manager

FILE REF: CDRC CASE # V 11-5190 Bert Scott Variance

ISSUE:

Bert Scott, Applicant, requests a variance of Ordinance # 2002-9 (La Cienega/La Cieneguilla Traditional Community Zoning District), Section 6.4.3, to allow a Small Lot Family Transfer Land Division of 5 acres into two 2.5 acre lots

The property is located off Paseo C De Baca at 31 La Lomita, within Section 6, Township 15 North, Range 8 East, (Commission District 3).

SUMMARY

The Applicant requests a variance to allow a Small Lot Family Transfer Land Division of 5 acres into two 2.5 acre lots. There is currently a residence and conventional septic system on the property. The existing residence is served by an on-site well. The property is located in the Traditional Historic Community of La Cienega/La Cieneguilla within the Basin Fringe Zone. Ordinance #2002-9 requires the minimum lot size in this area of 50 acres per dwelling unit. With proof of 100-year water supply, through a geohydrologic reconnaissance report and application of water covenants, the maximum density may be increased to one dwelling unit per 12.5 acres. If an adequate 100-year supply of water and no impact to neighboring wells is proven, by an on-site geohydrological well test, land may be further divided to a maximum density of 2.5 acres per dwelling unit.

SEC. CLERK RECORDED 10/21/2011

CDRC
 August 18, 2011
 Bert Scott
 Page 2

On September 5, 2007, the La Cienega/La Cieneguilla Development Review Committee met and recommended denial of this request for a variance. The recommendation was based on the determination of the County Hydrologist that there was not sufficient water to support two dwellings on the property. At the time of review by the County Hydrologist the Applicant's did not perform a geohydrologic pump test on the existing well on the property. The Applicant provided a well log and a geohydrology report from June of 1984, when the property was originally split by Mr. Richard C de Baca. This request was also scheduled to go before the Board of County Commissioners on January 8, 2008, however the Applicant's parents withdrew the request due to the County Hydrologist's recommendation.

The Applicant has now received consent from his parents to make an application and request a variance for a Small Lot Family Transfer Land Division. The Applicant states that it is beyond his means to purchase land in and near Santa Fe and if his mother and father are allowed to share the property with him, it would mean the world to him. He would then be able to build one last home with his father, family and friends. He would then have a home he could settle into and raise his children. He would have a home in the town he grew up in and be able to live next to his family. The Applicant also states it is beyond his and his family's means to pay the ten to twenty thousand dollar cost for preparation of a new hydrologic report on the existing well.

Article II Section 3 (Variances) of the County Code states: "Where in the case of proposed development, it can be shown that strict compliance with the requirements of the code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted condition or that these conditions would result in inhibiting the achievement of the purposes of the Code, the applicant may submit a written request for a variance." This Section goes on to state "In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified."

REQUIRED ACTION:

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

RECOMMENDATION:

Staff has reviewed this Application and has found the following facts to deny this submittal. Ordinance # 2002-9 requires the minimum lot size in this area as 50 acres per dwelling unit, the Applicant's lot size is only 5 acres, the hardship described by the Applicant is not the type of variance hardship contemplated by the Code, the Applicant has not justified a hardship which is required by the Code; strict compliance with the requirements of the Code would not result in extraordinary hardship to the Applicant; to allow further reduction of the Code density requirements would nullify the purpose of the Code, therefore, staff recommends denial of the Applicant's request

CDRC
August 18, 2011
Bert Scott
Page 3

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

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

ATTACHMENTS:

- Exhibit "A" - Letter of request
- Exhibit "B" - Ordinance # 2002-9 (La Cienega Traditional Community Zoning District)
- Exhibit "C" - Article II, Section 3 (Variances)
- Exhibit "D" - Photos of Site
- Exhibit "E" - Survey Plat
- Exhibit "F" - Site Plan/Proposed Lot Configuration
- Exhibit "G" - Aerial of Site and Surrounding Area
- Exhibit "H" - Vicinity Map

SFC CLERK RECORDED 10/21/2011