

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: July 16, 2015

TO: County Development Review Committee

FROM: Vicente Archuleta, Development Review Team Leader *VA*

VIA: Penny Ellis-Green, Growth Management Director *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE # V 15-5160 Susan Stokes Variance

ISSUE:

Susan Stokes, Applicant, requests a variance of Ordinance No. 2007-02, Section 10.6 (Village of Agua Fria Zoning District, Density and Dimensional Standards) to allow the creation of three (3) lots (Lot 1-1.642 acres, Lot 2-1.010 acres, and Lot 3-1.174 acres) on 3.826 acres, more or less, utilizing an on-site well and septic system rather than Community Water or Sewer. The property lies within the Agua Fria Low-Density Urban Zone (AFLDUZ) where the minimum lot size is 2.5 acres per dwelling with .25 acre feet water restrictions.

The property lies within the Village of Agua Fria Zoning District, within Section 32, Township 17 North, Range 9 East (Commission District 2) at 4745 Rivers Edge Lane.

VICINITY MAP:



Site Location

SUMMARY:

In February of 2004, the Applicant was issued a permit for a second dwelling unit on her 4.972 acre lot. The Applicant was allowed to connect to the City of Santa Fe River trunk line via a 4 inch private sanitary sewer lateral subject to seven (7) conditions, which included the condition, “[i]f the property is ever subdivided, an 8 inch diameter sanitary sewer mainline extension will be required.” (Refer to City of Santa Fe Sewer Letter as Exhibit 5)

On March 3, 2010, the Applicant submitted an application for a 4-lot Summary Review Subdivision (Lot 1-1.642 acres, Lot 2-1.010 acres, Lot 3-1.174 acres and Lot 4-1.146 acres) on 4.972 acres. The Application was reviewed and approved. Prior to recording the plat, the Applicant was required to provide an all-weather access road to all proposed lots, sign water restrictive covenants, provide a disclosure statement and submit a shared well agreement. The all-weather access road was constructed and inspected by County staff.

The property lies within the Village of Agua Fria Zoning District in the Agua Fria Low-Density Urban Zone (AFLDUZ). The minimum lot size in the AFLDUZ is 2.5 acres. Lot size may be reduced with Community water and sewer. With Community water or sewer, the lot size may be reduced to 1 acre per dwelling unit and with both sewer and water the lot size may be reduced to 0.5 acres per dwelling.

At the time the plat was approved in 2011, one of the conditions of approval for the lot sizes requested was, the Applicant must connect to Community Services (either community water or community sewer) to be allowed the lot size that they were proposing (less than 2.5 acres). The Applicant agreed to the condition that they would connect to City sewer. This condition was noted on the plat. The plat along with the water restrictive covenants, disclosure statement and shared well agreement were then recorded on August 12, 2011.

The Applicant now requests a variance of Ordinance No. 2007-2, Section 10.6 to allow the creation of Lot 1, Lot 2 and Lot 3 without the requirement of connection to Community Services (water or sewer connections). Lot 4 is not included in the variance request as it is already connected to City of Santa Fe Sewer.

The Applicant is now trying to sell Lot 1 (furthest lot away from the sewer trunkline) and made a request to the Agua Fria Community Water Systems (AFCWS) for service. The AFCWS is unable to provide service to the property (Exhibit 3). The Applicant then pursued connection to the City sewer system. The distance from Lot 1 to the City sewer line is approximately 825 feet and will require cleanouts every 100 feet. The Applicant submitted a Cost estimate that has determined the cost of construction, permitting and connection. The estimate is approximately 30,000 dollars and could increase with unexpected excavation or soil testing (Exhibit 4).

The Applicant states, “the substantial amount of additional work to connect to the City sewer due to this property’s unique situation has made it impractical to develop the property.”

Ordinance No. 2007-2, Section 10.6(1) (Village of Agua Fria Zoning District, Density and Dimensional Standards) states: Where adequate water is available, minimum

lot area may be reduced by employing water conservation measures and reducing water use. Further reductions may be achieved by submitting proof of adequate long term water availability, connecting to community water, community sewer or both (W&S), all in accordance with Article III, Section 10, Lot Size Requirements of the Code or, such additional density bonus and lot size provisions of County Ordinance 2006-02, Affordable Housing.”

Article II, Section 3 (Variances) of the Santa Fe County Land Development Code Ordinance No. 1996-10 (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.

Notice requirements were met as per Article II, Section 2.4.2, of the Code. In advance of a hearing on the Application, the Applicant provided a certification of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for twenty-one days on the property, beginning on June 25, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on June 25, 2015, as evidenced by a copy of that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners.

This Application was submitted on May 13, 2015.

Growth Management Staff has reviewed this Application for compliance with pertinent Code requirements and finds the project is not in compliance with County Code criteria for this type of request.

The Applicant has stated that they could not afford to do the sewer line and the road at the time of platting the four (4) lot summary review subdivision and the previous Land Use Administrator allowed them to record the plat without hooking existing homes up. The Applicant knew about the cost at plat approval but still agreed to the condition. The Applicant also knew that the size of the sewer line needed to be increased when they received their 2004 permit.

APPROVAL SOUGHT: Approval of a variance of Ordinance No. 2007-02, Section 10.6 (Village of Agua Fria Zoning District, Density and Dimensional Standards) to allow the creation of three (3) lots (Lot 1-1.642 acres, Lot 2-1.010 acres and Lot 3-1.174 acres) on \pm 3.826, without Community Services (Water or Sewer or both).

GROWTH MANAGEMENT AREA: El Centro, SDA-2

HYDROLOGIC ZONE:

The property lies within the Village of Agua Fria Zoning District, within the Agua Fria Low Density Urban Zone (AFLDUZ) Subdistrict. Minimum lot size in the AFLDUZ is 2.5 acres. Lot size can be reduced to 1.0 acre per dwelling unit with community water or sewer. Lot size may be further reduced to 0.50 acre per dwelling unit by connecting to both community water and sewer.

FIRE PROTECTION:

Agua Fria Fire District - The Agua Fria Fire Station is located approximately 2 miles from the proposed project.

Due to the location of the lots and lack of pressurized hydrant or water storage (draft hydrant) system within 1,000 feet, it is highly recommended that an Automatic Fire Suppression System meeting NFPA 13D requirements be installed.

WATER SUPPLY:

Domestic Well.

LIQUID WASTE:

Currently there is a dwelling unit on Lot 3 and Lot 4. The dwelling on Lot 4 is currently serviced by the City of Santa Fe via a 4 inch sewer line. Lot 3 is currently on an on-site septic system and Lot 1 and 2 are currently vacant.

STAFF RECOMMENDATION:

Staff recommends denial of the variance of Ordinance No. 2007-02, Section 10.6 (Village of Agua Fria Zoning District, Density and Dimensional Standards) to allow the creation of three (3) lots on \pm 3.826 acres, without Community Services (Water and Sewer). If the decision of the CDRC is to recommend approval, staff recommends the following condition be imposed:

1. The Applicant must amend the Plat of Survey to remove the condition stating: "These lots are subject to using the City of Santa Fe Sewer System. No individual waste water system shall be allowed."

EXHIBITS:

1. Letter of Request
2. Plat of Survey
3. Agua Fria Community Water Systems Letter
4. Sewer Line Estimate
5. City of Santa Fe Sewer Letter
6. Letter of Support
7. Aerial Photo of Site

FROM:

Susan J. Stokes
4747 Rivers Edge Lane
Santa Fe, NM 87507

TO:

Santa Fe County - Land Use
Building and Development Services

**Development Permit Application
Letter of Intent**

RE: Subdivision for Susan J. Stokes
Lots 1, 2, 3, 4
Tract 1, Section 32, T17N, R9E N.M.P.M.
Santa Fe County, NM

This Variance is a request to deviate from the required connection to the City of Santa Fe Sewer System to individual conventional septic system for any new construction in the above subdivision.

Pursuant to Santa Fe County Ordinance No 2007-2 new construction in this subdivision may connect to community water and use a standard septic system. Community water is not available to this property. (See Exhibit A letter from Water Association.) However, the lots are subject to certain water restrictions which are part of the covenants for the Tract and will apply to all new construction on the property. (See Exhibit B with this Letter of Intent.) All owners will comply with the water restrictions and covenants for any new construction.

The topography of the land will allow only one residence on each lot. The building sites have been indicated by the County at one site per lot. This is in compliance with the intent of Ordinance No 2007-2 to control population density in the area.

It should be noted that the shared well is more than 200 feet from the proposed septic system location. The majority of the properties in this area have septic systems.

In addition, a road was constructed in 2011 with the required emergency turn-around, and in compliance with all County specifications, providing access to Lots 1 and 2 as part of the subdivision process.

All of the above is stated to show that the owner has made a good-faith effort to comply with all County requirements for the subdivision.

At this time the owner desires to develop Lot 1 and has pursued connecting to the City sewer system. The topography of the property includes 825' of sewer line from the building site to the sewer location, clean outs every 100', stepping as needed to accommodate the slope/incline of the property, and other engineering. The additional work to install the connection would require substantially more trenching and ground disturbing activities than the alternative septic systems. The proposed sewer lines would also have to cross natural drainages and culvert systems.



An estimate from Richardson's Excavating, LLC, is provided with this Letter of Intent as Exhibit C. The total is \$30,000.00 with provisional notes – not included items: soil testing, hard excavating, bedrock hammering or rock removal. These could reasonably impact the estimated total.

Based on the extensive planning and research that has been done to evaluate meeting the requirement to connect to the City sewer, it has become clear that meeting the requirement is cost prohibitive and has potential for substantially greater environmental impact.

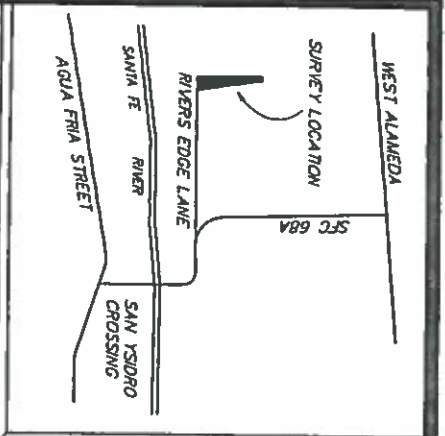
This variance was on the agenda of the May 4, 2015, meeting of the Agua Fria Village Association. After discussion, the Association voted to support the variance request. (See Exhibit D letter from Agua Fria Village Association.)

The substantial amount of additional work to connect to the City sewer due to this property's unique situation has made it impractical to develop the property. In view of the above, the owner submits this letter of intent as part of the variance process to change the plat requirement from City sewer connection to conventional and accepted septic systems for new construction on the subdivision.

Respectfully submitted by Susan J. Stokes

Dated: May 11, 2015

A handwritten signature in black ink that reads "Susan J. Stokes". The signature is written in a cursive style with a large, looping initial "S".



APPROVAL
 THE FOREGOING SURVEY AND LAND DIVISION WERE MADE WITH THE FREE CONSENT AND APPROVAL OF THE OWNERS OF THE UNDIVIDED INTERESTS AND THE UNDERSIGNED HAS INSTALLED AND PLATING JURISDICTION OF SANTA FE COUNTY.

Susan J. Stokes
 SUSAN J. STOKES DATE July 16, 2011

STATE OF NEW MEXICO
 COUNTY OF SANTA FE
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF July 2011.

Philip B. Weigelt
 NOTARY PUBLIC COMMISSION EXPIRES 25 February, 2014



LINE COURSE TABLE

LINE	DIRECTION	DISTANCE
L1	S 21°14'01" W	162.68'
L2	S 02°28'48" W	50.31'
L3	S 43°09'48" W	82.24'
L4	N 07°23'27" W	20.29'
L5	N 82°18'17" E	68.89'

CURVE COURSE TABLE

CURVE	BEGINNING	LENGTH	CHORD	BEGINNING BEARING	DELTA	ENDING BEARING
C1	28.00'	42.31'	N 56°54'57" W	89°17'21"		

ELECTRIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are provided for the common and joint use of:
- NEW MEXICO GAS COMPANY for installation, maintenance and service of natural gas related gas.
 - PUBLIC SERVICE COMPANY OF NEW MEXICO for the installation, maintenance, and service of overhead and underground electric lines, poles, towers, and related facilities immediately necessary to provide electric service.
 - QUEST for installation, maintenance and service of all buried and overhead communication lines and other related equipment and facilities immediately necessary to provide telephone and internet service.
 - CABLE TV for the installation, maintenance, and service of all buried and overhead related equipment and facilities immediately necessary to provide cable TV service.

including in the right to build, install, construct, reconstruct, install, replace, change, remove, modify, repair, and maintain facilities for the purpose and purposes of the easements herein, together with the right to use and occupy any and all easement and appurtenant lands and structures, and to install, maintain, and use any and all equipment and facilities necessary to provide the services herein, and to use and occupy any and all easement and appurtenant lands and structures, and to install, maintain, and use any and all equipment and facilities necessary to provide the services herein, and to use and occupy any and all easement and appurtenant lands and structures, and to install, maintain, and use any and all equipment and facilities necessary to provide the services herein.

UTILITY APPROVALS

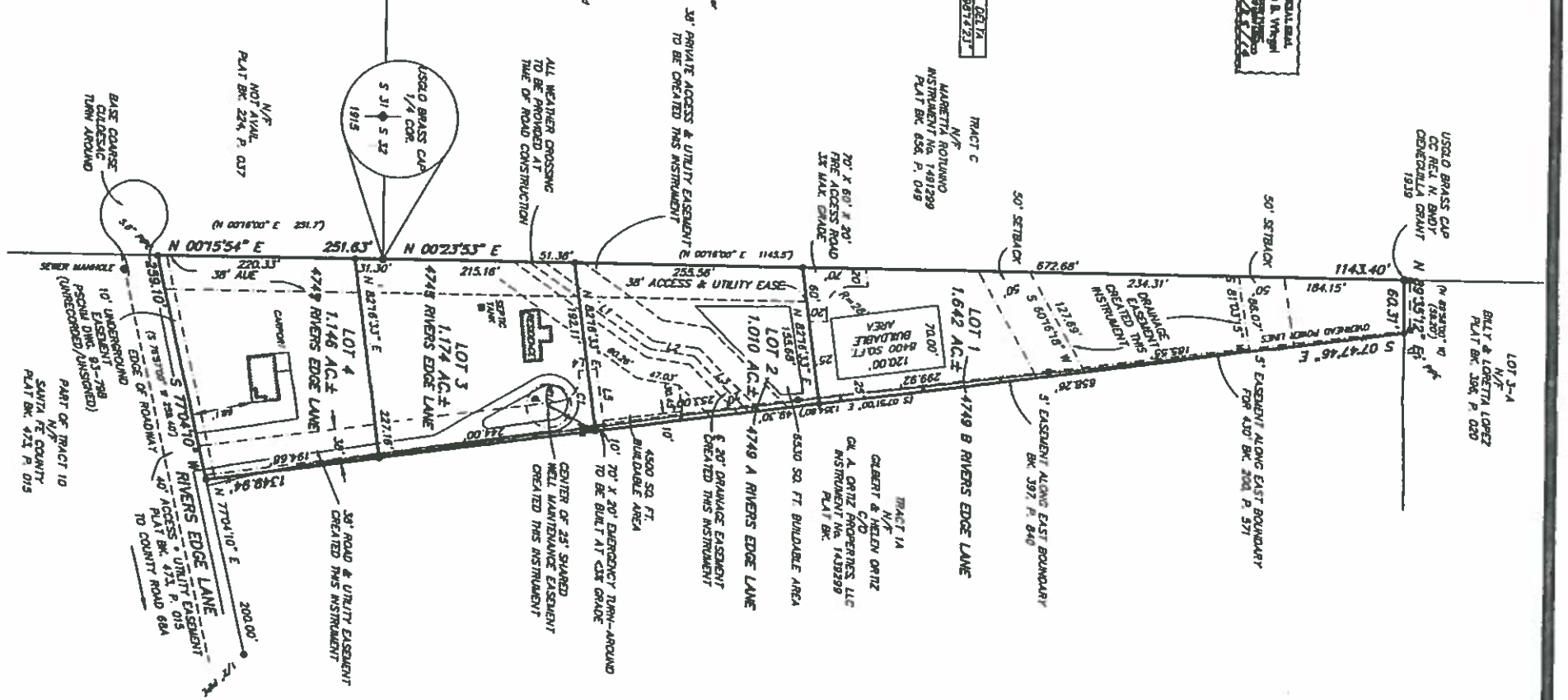
UTILITY	DATE
NEW MEXICO GAS	7-26-11
NEW MEXICO ELECTRIC	7-26-11
CITY OF SANTA FE SEWER	7-27-11
QUEST COMMUNICATIONS	7/28/2011

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE SERVICE TO THE SUBDIVISION.

CERTIFICATE

I, Philip B. Weigelt, a duly registered Professional Surveyor in the State of New Mexico, have personally and carefully examined the original survey and the copies thereof, and I certify that the same are true and correct in all particulars, and that the information contained herein is true and correct to the best of my knowledge, information and belief.

Philip B. Weigelt
 PHILIP B. WEIGELT
 P.S. No. 9798
 Santa Fe, NM



SUMMARY REVIEW SUBDIVISION FOR SUSAN J. STOKES

CREATING LOTS 1, 2, 3 & 4, FROM TRACT 1, SITUATE WITHIN SECTION 32, T 17 N, R 9 E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO.

PURPOSE OF THIS PLAT IS TO CREATE FOUR RESIDENTIAL LOTS.

SANTA FE COUNTY APPROVAL NOTES AND CONDITIONS

APPROVALS

Michael Salcedo 8-9-11 DATE
 COUNTY LAND USE PLANNING DIRECTOR

Shelly Chen 8/9/11 DATE
 FLOODPLAIN ADMINISTRATOR

Michael Salcedo 8/9/11 DATE
 COUNTY FIRE INSURANCE

Shelly Chen 8/9/11 DATE
 COUNTY TREASURER

DEVELOPMENT PERMIT NO. 10-3023

THE LANDS SHOWN HEREON ARE WITHIN THE PLANNING AND PLATING JURISDICTION OF SANTA FE COUNTY.

MAINTENANCE OF PRIVATE ACCESS EASEMENTS, UTILITY EASEMENTS AND/OR PRIVATE ROADSWAYS IS NOT THE RESPONSIBILITY OF SANTA FE COUNTY, UNLESS DEDICATED AND ACCEPTED FOR MAINTENANCE BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT AND THE BOARD OF COUNTY COMMISSIONERS.

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS, ZONING PERMITS, OR ANY OTHER DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION THAT WILL NOT BE ISSUED UNLESS ALL APPLICABLE REGULATIONS, ORDINANCES, AND DEPARTMENTAL POLICIES ARE COMPLETED AND APPROVED.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 100-01-0001A, DATED JUNE 17, 2008, THIS PROPERTY LIES OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD ZONE, AND ZONE X. THIS DESIGNATION DOES NOT GUARANTEE THAT THE PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.

BUILDABLE AREAS ARE DEMONSTRATED HEREON. THE BUILDABLE AREAS INDICATED HAVE SLOPES OF LESS THAN 15%.

THE TRACTS, PARCELS AND/OR LOTS SHOWN HEREON ARE OUTSIDE THE URBAN WILDLAND INTERFERENCE ZONE AS DETERMINED BY THE SANTA FE COUNTY FIRE DEPARTMENT. THE WATER USE AND/OR WELL WITHDRAWAL ON THESE TRACTS, PARCELS AND/OR LOTS SHOWN HEREON IS RESTRICTED BY ORDINANCES FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT NO. 1424272.

ANNUAL WATER USE ON LOTS 1, 2, 3 & 4 IS RESTRICTED TO 0.25 ACRE FEET PER DWELLING UNIT. THE SUBDIVISION DISCLOSE STATEMENT REGARDING THE TRACTS, PARCELS AND/OR LOTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AS INSTRUMENT NO. 1424273.

THE SHARED WELL AGREEMENT REGARDING THESE LOTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AS INSTRUMENT NO. 1424274.

SPECIAL BUILDING PERMIT CONDITIONS

THE INSTALLATION OF AN AUTOMATIC FIRE SUPPRESSION SYSTEM FOR ALL HOUSES ON ALL LOTS IS NOW REQUIRED.

THESE LOTS ARE SUBJECT TO USING THE CITY OF SANTA FE SEWER SYSTEM. NO INDIVIDUAL WASTE WATER SYSTEM SHALL BE ALLOWED.

THESE LOTS ARE SUBJECT TO ARTICLE 16, SECTION 3 AND ORDINANCES 10-10 AS WELL AS PERMITS AND ORDINANCES AT THE TIME OF DEVELOPMENT.

THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR DEVELOPMENT PERMIT.

NEW DRIVEWAY ACCESS FROM RIVERS EDGE ROAD IS SUBJECT TO APPROVAL BY THE COUNTY DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED APPROVEMENTS FOR ROAD AND EMERGENCY TURN-AROUND ARE COMPLETED AND APPROVED BY STAFF.



16-42477

COUNTY OF SANTA FE
 STATE OF NEW MEXICO

I hereby certify that the instrument was filed for recording on this 17th day of August 2011 at 10:11 A.M. and was duly recorded in Book 23, Page 233 of the records of Santa Fe County.

Shelly Chen
 County Clerk, Santa Fe County, New Mexico

INCLOSING INFORMATION FOR COUNTY CLERK
 SUMMARY REVIEW SUBDIVISION SURVEY

EXHIBIT

2

NB-87

AFCWS

Agua Fria Community
Water Systems



P.O Box 4966 Santa Fe, NM. 87502-4966
Office (505) 474-4206 Fax (505) 474-4206

Ramon Romero-President, Rudy Martinez-Vice-president, Dion Montoya-Secretary, Gil Tercero-Treasurer, Henry Chavez,

April 17, 2015

Susan Stokes
4745-4749-B Rivers Edge Lane
Santa Fe NM 87507

Dear Ms. Stokes,

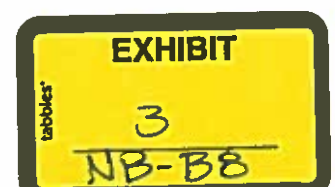
This letter is in response to the verbal request that you made to the association concerning water service to your property at 4745-4749-B Rivers Edge Lane in Santa Fe NM.

Unfortunately, we will not be able to service your property at this time nor do we anticipate extending our water service to that area in the future.

Thank you for your interest in our association.

Sincerely,


Ana M. Berry
Accounts Manager



Richardson's Excavating, LLC

Richardson's Excavating, LLC
 PO Box 861
 Tesuque, NM 87574

(505)455-2293
 marsha@richardsonexcav.com
 http://richardsonexcav.com

Estimate

Date	Estimate No.
10/07/2014	1098
Exp. Date	

Address

Susan Stockes
 4749B Rivers Edge Lane
 Santa Fe, NM 87507

Activity	Quantity	Rate	Amount
<ul style="list-style-type: none"> • Please review and circle the one you choose and re-email back to me please. 50% down and 50% at completion of work plus tax. • Option A. Install a septic system for a three bedroom house, 1000 gallon septic tank and 750 square feet of drain field as pipe and gravel. All city and NMED permits included. \$7,500.00 plus tax. • Option B. Install 825' feet of sewer line from the house site to Rivers Edge Lane, clean outs every 100' stepping as needed stopping at Rivers Edge Road a sewer tie will be needed here. \$10,312.50. • Sewer tie in lateral see Note*. \$6,250.00. • Usage fee to the city for tie in depending on the size of the house \$3,500.00, but this may vary \$2,500.00 to \$5,000.00. • Safety trenching, traffic control, street permit, signage safety, and safety box for deep trenching \$4,950.00. • NOTE* Sewer is past 14' may require a soil engineer to design safety boxing and trench shoring is extra charge. • All usage fees and permit fees are due up front and if a soil engineer is needed there will be an extra charge for him along with any of his charges. 			0.00
Total			\$0.00

Bid Does Not Include:
 -Soil Testing, Hard Excavating, Bedrock Hammering or Rock Removal.
 NOTE: We are not responsible for utilities under 12" or owner owned utilities. We do not accept any contracts with retainage. All past due accounts will be assessed a 2% per month and an annual service charge of 24%. Some contracts are subject to a fuel access charge. Building site work final sub grades is to be +/- 1". bench mark and shooting of

Accepted By _____ Accepted Date _____



File



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councillors:

Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzbarger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

January 15, 2004

Ms. Susan J. Stokes
PO Box 8911
Santa Fe, New Mexico 87504

Dear Ms. Stokes:

Pursuant to Technical Review Team (TRT) letter dated October 6, 2003, one sewer service connection for the property at 4745 Rivers Edge Lane was approved by the city of Santa Fe's public utilities committee (PUC) and the City Council on January 14, 2004. Connection to the sanitary sewer mainline shall be accomplished in accordance with the following requirements:

1. A 4" private sanitary sewer lateral from the property shall connect to the city SF River trunk line located within a graveled driveway south of the property.
2. Connection shall be made at a manhole. If a manhole exists adjacent to the property, connection of the 4" lateral shall be made to the existing manhole. If a manhole doesn't exist, a new manhole shall be constructed in accordance with city standards. Connection of the 4" lateral shall be made to the new manhole.
3. Locking manhole cover is required for the manhole.
4. Final inspection of the manhole shall be requested. Contact Douglas Flores at 955-4613 to request the final manhole inspection.
5. Utility expansion fees shall be paid (UEC form enclosed) in accordance with Ordinance with 2003-26. Contact Leroy Catanach at 955-6661.
6. If the property is ever subdivided, an 8" diameter sanitary sewer mainline extension will be required.
7. Comply with all other applicable building permit fees/requirements.

Please contact me 955-4650, if you have any questions.

Sincerely,

Qustandi Kassisieh
Wastewater Management Director

/jbb

C:\WINNT\Profiles\User\Personal\JOE B\SANITARY SEWER FILES\TRT Letters\TRT 2nd Review
4745 Rivers Edge - Susan Stokes.doc

"Committed to our community, and making a difference"

EXHIBIT

tabbles

5

NB-BID

Agua Fria Village Association

2073 Camino Samuel Montoya
Santa Fe, NM 87507



May 6, 2015

Penny Ellis-Green, County Land Use Administrator
Santa Fe County
P.O. Box 276
Santa Fe, N.M. 87504-0276

Dear Ms. Ellis-Green:

The Agua Fria Village Association (AFVA), on behalf of the Agua Fria Village Traditional Historic Community (THC), voted at its May 4th meeting to support the variance for Susan Stokes of River's Edge Lane. This variance is to set aside the community sewer and water conditions placed on her five-acre tract when it was subdivided into four lots.

Ms. Stokes' land has some topographical challenges that will make it very expensive to serve the lots. The elevation changes and terrain erosion require special engineering, that the AFVA felt was too burdensome for the average individual. Further, the Agua Fria Community Water Association does not have any lines north of the Santa Fe River, so community water cannot be provided. The applicant has already given up the 3.0 acre feet annually on the existing well and converted it to a 0.25 AFA usage per lot. The special building permit condition Ms. Stokes is addressing in the variance request is that any new construction is subject to using the City of Santa Fe sewer system, and the plat also states no individual waste water system shall be allowed. The variance approval would allow for a septic tank.

As you know, Agua Fria is revising its Agua Fria Community Plan and we are addressing the inequity of having two zoning districts: the first being the Traditional Community Zoning District established in the 1980 Santa Fe County Land Use Code and renewed in the Agua Fria Community Plan which has a base density zoning of $\frac{3}{4}$ acre with a minimum density of $\frac{1}{3}$ acre when the lot has both community water and sewer; the second, being the 2 $\frac{1}{2}$ acre Santa Fe Urban Zone (Rural Residential Estate zoning) base density, with a minimum 1 acre density (the area where Ms. Stokes lives).

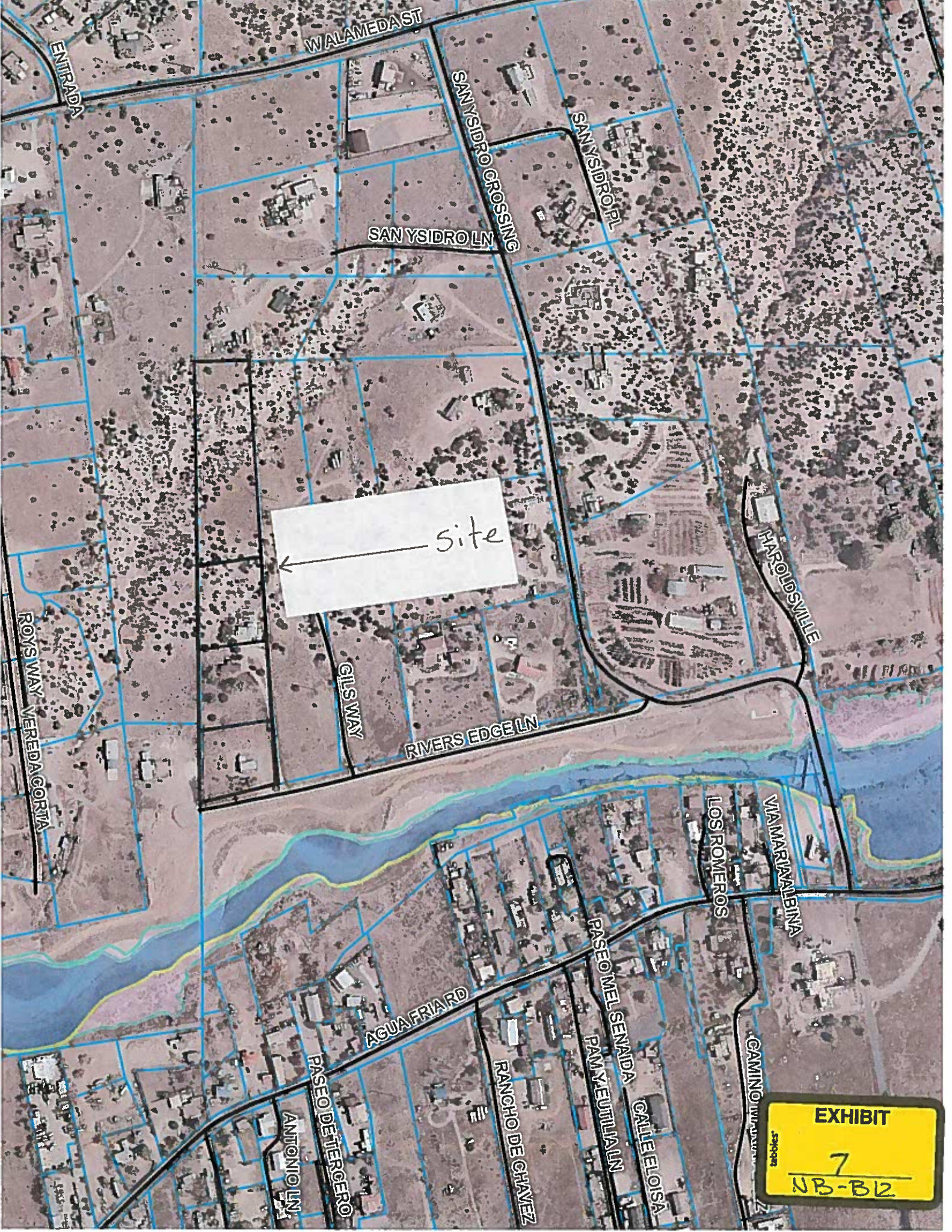
Thank you for consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "William H. Mee".

William Henry Mee, President AFVA
(505) 473-3160
WilliamHenryMee@aol.com





site



WALAMEDAST

SAN YSIDRO CROSSING

SAN YSIDRO LN

SAN YSIDRO PL

HAROLD SMILE

RIVERS EDGE LN

GUS WAY

ROYS WAY VEREDACORTA

LOS ROMEROS

VIA MARIANA

AGUA FRIARD

PASEO MEL SENADA

PAM Y EUTILIA LN

CALLE ELOISA

CAMINO

PASEO DE TERCERO

ANTONIO LN

RANCHO DE CHAVEZ

EXHIBIT
7
NB-B2