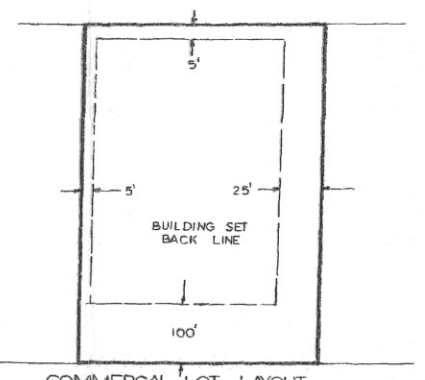


TYPICAL LOT LAYOUT WITH BUILDING SETBACKS

NOT TO SCALE  
RESIDENTIAL



COMMERCIAL LOT LAYOUT  
LOTS 1, 21, 14 & 13

K.S.T.T. INC.

AMERICAN HUMANE SOCIETY

COUNTY ENGINEER'S CERTIFICATE:

APPROVED THIS 30<sup>th</sup> DAY OF May 1978, COUNTY ENGINEERS  
SANTA FE COUNTY, NEW MEXICO

*William D. Tocco*  
COUNTY ENGINEER

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 22<sup>nd</sup> DAY OF March 1978, COUNTY PLANNING  
COMMISSION SANTA FE COUNTY, NEW MEXICO

*James D. Haly* CHAIRMAN  
*William D. Tocco* SECRETARY

COUNTY COMMISSION CERTIFICATE

APPROVED AND ACCEPTED THIS 28<sup>th</sup> DAY OF May 1978 BY  
THE BOARD OF COMMISSION SANTA FE COUNTY, NEW MEXICO.

*John L. ...*  
CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

STATE OF NEW MEXICO) SS  
COUNTY OF SANTA FE)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY  
OFFICE AT 10:00 O'CLOCK ON THE 21<sup>st</sup> DAY OF May 1978, AND  
IS DULY RECORDED IN BOOK NO. 67 PAGE 22

*Carolina R. Gonzales*  
RECORDER

UTILITY COMPANIES APPROVAL

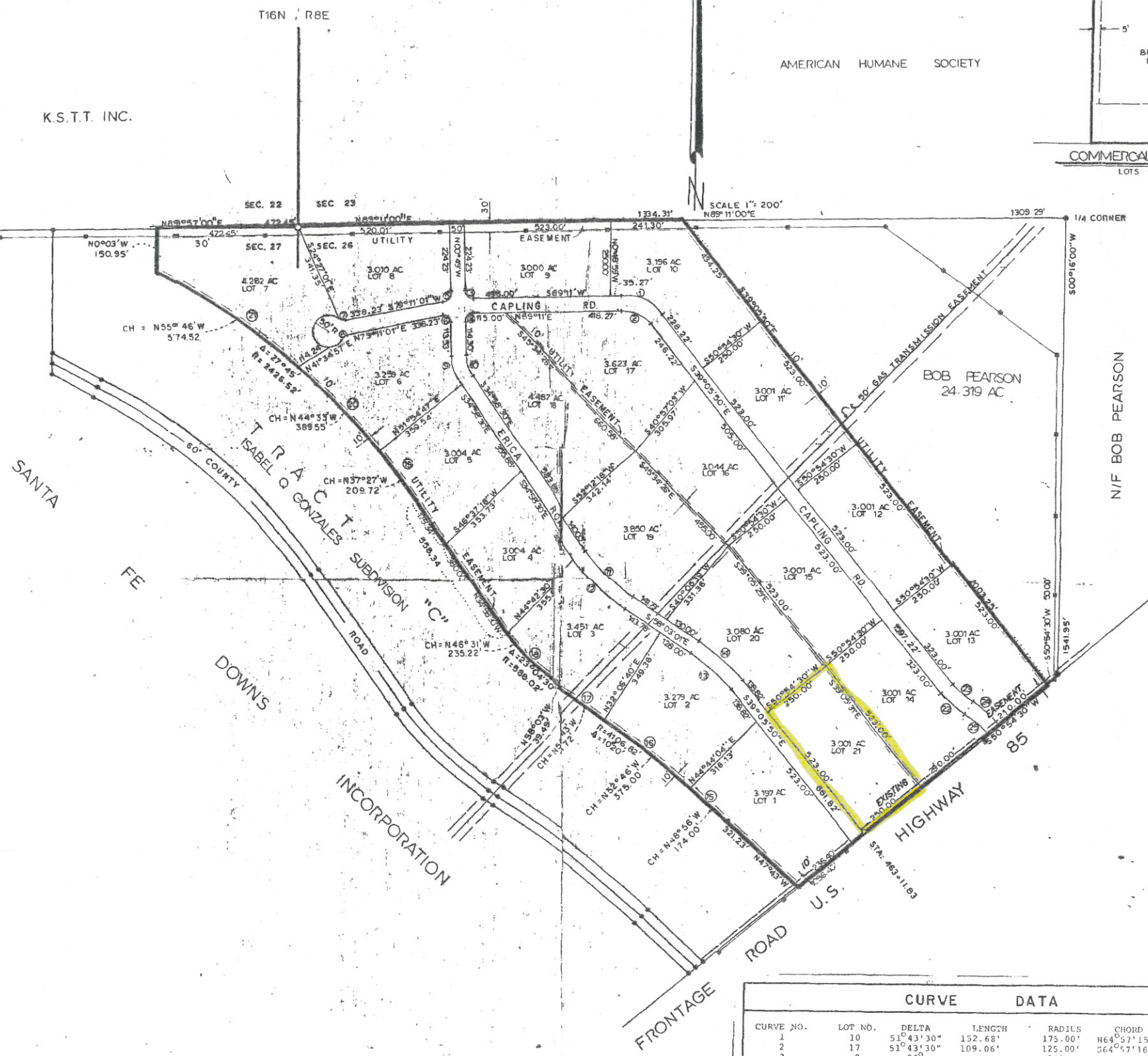
PUBLIC SERVICE COMPANY OF NEW MEXICO (WATER DEPT) DATE  
PUB. SERVICE COMPANY OF NEW MEXICO (ELEC DEPT) DATE  
MOUNTAIN BELL TEL & TEL COMPANY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION  
NOTES OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION  
ON MARCH 1977, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOW-  
LEDGE AND BELIEF.



*Cipriano Martinez*  
CIPRIANO MARTINEZ  
N.M.L.S. NO. 3995



SCALE 1" = 200'

KNOW ALL YE MEN BY THESE PRESENTS:  
THAT WILLIAM E. BIAHA IS THE OWNER OF CERTAIN TRACT OF LAND LYING AND BEING SITUATED WITHIN THE N.E. COR. SEC. 27 & N.W. COR. SEC. 26, T16N, R8E, S.M.P.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED WITHIN THE N.E. COR. SEC. 27 & N.W. COR. SEC. 26, T16N, R8E, S.M.P.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGIN AT THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26, AND 27, T16N R8E, THENCE N89°11'00"E, 1334.31 FEET; THENCE S39°05'50"E, 2003.25 FEET; THENCE S50°54'30"W, 1086.40 FEET; THENCE N47°43'W, 321.23 FEET; THENCE ON A CURVE TO THE LEFT WHOSE RADIUS IS 4106.82 FEET AND DELTA IS 10°20'; THENCE S38°03'W, 39.49 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE RADIUS IS 588.02 FEET AND DELTA IS 21°04'30"; THENCE N34°05'30"W, 538.34 FEET; THENCE ON A CURVE TO THE LEFT WHOSE RADIUS IS 2426.52 FEET AND DELTA IS 37°45'; THENCE N0°03'W, 150.95 FEET; THENCE N89°57'00"E, 472.45 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 74.956 ACRES MORE OR LESS.

THAT SAID OWNER HAS CAUSED SAID REAL PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS SUBDIVISION.

THAT SAID SUBDIVISION AND RECORDING THEREOF IS WITH THE FREE CONSENT OF, AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER. THE OWNER OF THIS PROPERTY DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROAD WAYS AND PUBLIC WAYS SHOWN HEREON. THE OWNER OF THIS PROPERTY DO HEREBY DEDICATE SAID LOTS AS SHOWN AND NOTED HEREON.

AFFIDAVIT  
STATE OF NEW MEXICO) SS  
COUNTY OF SANTA FE)

THIS PROPOSED SUBDIVISION LIES WITHIN THE PLANNING OR PLATTING JURISDICTION OF THE COUNTY OF SANTA FE.

ATTEST: WILLIAM E. BIAHA (OWNER)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21<sup>st</sup> DAY OF May 1978

MY COMMISSION EXPIRES  
NOTARY PUBLIC

CURVE DATA						
CURVE NO.	LOT NO.	DELTA	LENGTH	RADIUS	CHORD	
1	10	51°43'30"	152.68'	175.00'	N64°57'15"W, 152.68'	
2	17	51°43'30"	109.06'	125.00'	S64°57'16"E, 109.06'	
3	9	90°	25'	25'		
4	18	90°	25'	25'		
5	6	90°	25'	25'		
6	6	90°	25'	25'		
7	8	48°11'23"	21.03'	25'		
8	6	48°11'23"	21.03'	25'		
9	6	34°09'30"	102.70'	200.00'	S17°53'45"E, 102.78'	
10	18	34°09'30"	73.41'	150.00'	N17°53'48"W, 7.41'	
11	19	9°44'38"	225.23'	588.02'	N46°30'46"W, 22.23'	
12	3	9°44'38"	245.23'	630.02'	S46°30'45"E, 245.23'	
13	2	9°44'38"	185.45'	588.02'	N48°34'16"W, 185.45'	
14	20	9°44'38"	201.92'	630.02'	S48°34'17"E, 201.92'	
15	1	2°25'38"	174.50'	406.82'	N48°34'16"W, 174.50'	
16	2	5°13'52"	275.00'	406.82'	S52°46'16"E, 275.00'	
17	3	10°20'00"	191.72'	406.82'	S56°42'45"W, 191.72'	
18	3	23°04'30"	588.02'	588.02'	N46°30'44"W, 235.22'	
19	5	4°57'29"	210.00'	2426.52'	N37°27'14"W, 209.92'	
20	6	9°12'29"	390.00'	2426.52'	N44°32'35"W, 389.55'	
21	7	27°45'00"	571.52'	2426.52'	R55°46'06"W, 574.52'	

LEGEND

- INDICATES 3/8" OR 1/2" REBAR SET THIS SURVEY
- INDICATES 3/4" PIPE FOUND AND USED
- ▲ INDICATES HIGHWAY RL STATION MARKER

TOTAL AREA 74.956 ACRES  
TOTAL NO. OF LOTS TWENTYONE (21)

CURVE NO.	LOT NO.	DELTA	WIDTH	RADIUS	CHORD
22	14	8°52'54"	8.82'	572.96'	
23	13	8°52'54"	8.82'	572.96'	
24	13	8°52'54"	8.82'	572.96'	
25	14	8°52'54"	8.82'	572.96'	

CAPLING SUBDIVISION WITHIN SECTIONS 26 & 27 T16N, R8E N.M.P.M. SANTA FE COUNTY, NEW MEXICO



NBD-67

**La Cienega Valley Association**  
PO Box 23947  
Santa Fe, New Mexico 87502  
**Preserving Our Rural Way of Life**

April 23, 2012

Penny Ellis-Green, Interim Director  
Growth Management / Land Use Department  
Santa Fe County  
102 Grant Avenue  
Santa Fe, New Mexico 87501

Dear Ms. Ellis-Green,

A group of residents met with Jim Siebert on March 26 to discuss the master plan for MCT who have taken over the property previously occupied by Schwanns on Erica Lane. While the La Cienega Valley Association (LCVA) raised issues about the poor location of the County's yellow posting sign and its failure to provide real community notice we are not opposed to MCT. In fact that property is located in an area that the community has been attempting to have designated a commercial district for the last four years.

At the meeting residents raised the following concerns: dust from truck traffic on Erica Lane; water use, especially for the 25 foot wide landscape border; contaminants/pollutants leaking, dripping from trucks, trailers and dumpsters; blowing trash and recycling materials.

The LCVA respectfully requests that the County and WCT consider the following conditions:

1. That Erica Lane be paved past the entrance to MCT for dust control.
2. The property adhere to the La Cienega Watershed Conditions and connect to County water when it becomes available.
3. That landscape is xeriscaping.
4. Assurances that all trash and recycling will be contained.
5. Assurances that any contaminants from truck service and waste containers are controlled and disposed of properly.

Thank you for your consideration.

Carl Dickens, President  
La Cienega Valley Association

Cc: Jim Siebert  
Santa Fe County Development Review Committee



NBD-68

**From:** James Siebert [<mailto:jim@jwsiebert.com>]  
**Sent:** Tuesday, March 27, 2012 11:19 AM  
**To:** Frank Duran; [bennie\\_mct@yahoo.com](mailto:bennie_mct@yahoo.com)  
**Subject:** La Cienega meeting

Frank and Bennie

10 people showed up for the meeting, the majority being neighbors to the site. The comments were:

Will Erica Road be paved?

Response: Do not know if the County will require that as a condition.

If recycle business is something MCT plans to do in the future will it create a mess on the site?

Response: MCT operates and clean business and this will not be an issue. Someone had seen operation in Bernalillo and supported that statement.

Will MCT connect to county water?

Response: They thought the line was the 200 psi line which individuals cannot connect to. We will check into this further.

One woman (Wild West Realty) wanted a darker color on the block wall and landscape by the building.

Response: I said I would look into this.

Will there be a security service?

Response: I said no but one person there thought there would be camera surveillance.

I do not see anyone there at the meeting opposed to the project. They may still ask questions at the CDRC meeting.

*James W. Siebert & Associates, Inc.*  
915 Mercer Street  
Santa Fe, New Mexico 87505  
(505) 983-5588  
(505) 989-7313 Fax



NBD-69



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

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**915 MERCER STREET \* SANTA FE, NEW MEXICO 87505  
(505) 983-5588 \* FAX (505) 989-7313  
jim@jwsiebert.com**

**MEMORANDUM**

**Date:** May 1, 2012

**To:** Jose Larranaga

**From:** James Siebert *js*

**Re:** MCT application, CDRC Case # MP/PDP 12-5070

Delivered with this memorandum are plan revisions that address Land Use comments. This memo also serves as a summary of the response to State agency and Land Use comments that have taken place or are included in the plan changes submitted with this memo.

*Water Use – Public Utilities Division*

There was a question regarding the source of information for the washing of trucks. This information has provided to the Utilities Division and the water budget was slightly modified.

*Drainage*

A grading and drainage plan has been added to the plan set to address the comments regarding the method for detaining and retaining water on site. More detailed design plans will be submitted with the final development plan.

*Parking and Signage*

Additional parking has been provided to satisfy the County Code parking requirements. Typically there are no more than 3-4 vehicles parked at the building. The public does not visit



Jose Larranaga  
MCT application  
May 1, 2012  
Page Two of Two

the building since all transactions are handled out of the Albuquerque office. The sign location has been moved with a 25 foot setback from the I-25 right-of-way and Erica Road.

*Connection to County Water*

It is not feasible to connect to County water at this time since the water line that is adjacent to the property is a high pressure line that is part of the Buckman water system. MCT is willing to work with the County to connect to a County water line when it is available and capable of serving this project.

land. He called the denial a "slap in the face" adding every lot in Chimayo is in the same situation.

The fact that the County recognized the crossing as dangerous, Member Katz asked whether the County would consider building the bridge in light of the fact there were already residents living in the area.

There were no other speakers and the Chair closed the public hearing.

Member Katz moved to approve the variance for 12-5080 with staff conditions. His motion was seconded by Member Gonzales and passed by unanimous [5-0] voice vote.

Mr. Dalton said the case is scheduled to go to the BCC on June 12<sup>th</sup>

**D. CDRC Case # 12-5070 MP/PDP MCT Waste Master Plan/Preliminary Development Plan. Sunset Solutions, LLC, Applicant, James Siebert, Agent, request Master Plan Zoning and Preliminary Development Plan approval for the expansion of a non-conforming commercial property. The request also includes the Final Development Plan to be reviewed and approved administratively. The property is located at 5 Erica Road in the Traditional Historic Community of La Cienega, within Section 26, Township 16 North, Range 8 East, (Commission District 3)**

Jose Larrañaga read the caption and gave the following staff report:

"The Applicant requests Master Plan Zoning and Preliminary Development Plan approval to allow the expansion of a non-conforming commercial property on a 2.14-acre site. The expansion will consist of increasing the existing 4,862 square foot building by 3,020 square feet for a total square footage of 7,882. The proposed height of the addition is 24 feet and the height of a portion of the existing structure will be increased from 16 feet to 24 feet. The expansion will increase the use to 60 percent of the site for the business. The Applicant's request also includes that the Final Development Plan be reviewed and approved administratively.

"The Applicant states that MCT provides waste collection services to construction sites and companies that generate substantial waste volumes. The expansion of the existing structure will accommodate the parking of the trucks within the building during the winter months. Client contact and billing is conducted from the Albuquerque office and the site is generally vacant during the day.

"Historically Schwan's Food Company occupied this site. On July 15, 2011, the Land Use Administrator determined that MCT's proposed re-use of this non-conforming commercial site would be allowed provided the re-development or



improvements to the site serve to bring the use into conformance with the purposes of the Code. The Land Use Administrator also determined that any further expansion or extension increasing the intensity of the site shall be subject to a Master Plan and Development Plan submittal and meet all requirements set forth in Article III, Section 4 of the Code.

“This site is within an area which was recognized as a Major Commercial District prior to the adoption of Ordinance 2002-9, La Cienega Traditional Community Zoning District.

“Article III, Section 4.4.1.a states: ‘to zone or re-zone any parcel for a commercial or industrial non-residential district a master plan shall be submitted. Submittals and procedures for master plans are set forth in Article V, Section 5.2.’

“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 subdivider 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.’

“Article V, Section 7.1.3.a states: ‘a preliminary development plan may be only a phase or portion of the area covered by an approved master plan, so long as the preliminary development plan substantially conforms to the approved master plan.’

“Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and has found that the facts presented support this request: the Application is comprehensive in establishing the scope of the project; the Preliminary Development Plan substantially conforms to the proposed Master Plan; the Application satisfies the submittal requirements set forth in the Land Development Code.

“The review comments from State Agencies and County staff has established findings that this Application is in compliance with state requirements and Ordinance No. 2002-9, Article III, Section 4.4, Development and Design Standards, Article V, Section 5, Master Plan Procedures and Article 5, Section 7 Development Plan Requirements of the Land Development Code.”

Mr. Larrañaga gave the following staff recommendation: Conditional approval of Master Plan Zoning to allow the expansion of a non-conforming structure and site, conditional approval of Preliminary Development Plan and approval of Final Development Plan to be reviewed and approved administratively. If the decision of the CDRC is to recommend approval of the Applicant’s request, staff recommends imposition of the following conditions:

1. The Applicant shall comply with all review agency comments and conditions, Article V, Section 7.1.3.c.
2. Master Plan and Preliminary Development Plan, with appropriate signatures, shall be recorded with the County Clerk, as per Article V, Section 5.2.5.

Chair DeAnda asked if the waste was deposited in Albuquerque. Mr. Larrañaga stated the company goes to various construction sites and takes the waste to the nearest disposal site. Occasionally, the trucks have to stay loaded over night and this building will allow them to remain indoors. Most of the waste is collected in Santa Fe County.

Member Gonzales asked what sort of waste they deal in and Mr. Larrañaga said most is from construction sites. If there is recyclable lumber they take that to a recycling plant.

Duly sworn, Jim Siebert, applicant's agent, showed the location of the proposed project using an area map. He said there has been a variety of commercial uses in the area. The existing building is approximately 4,800 square feet and they plan to add 3,000 square feet. They plan to raise a portion of the roof to accommodate trucks. Access is off Erica Road and there are two locations for parking. The site is mostly vacant during the day.

Referring to where the trash will be going, Mr. Siebert said it goes either to the Santa Fe Regional Landfill or Albuquerque. Nothing comes from Albuquerque. Everything is in containers.

Mr. Siebert said there could be some separation of metal and wood waste but recycling on the site would be at some point in the future. Typically, the waste consists of sheetrock, studs and other construction demolition debris. They do not handle household waste.

Member Gonzales asked where the trucks will be washed. Mr. Siebert said water from the truck washing will be filtered and then go into the septic system. Member Gonzales said septic systems are not designed for that kind of wastewater. Mr. Siebert said they may need to plan for two separate tanks before the final development plan is completed.

Member Gonzales asked about connecting to the County water line. Mr. Siebert said the nearby line is at 200 psi which is not designed for individual use; a pressure reduction would be necessary. The next nearest line is 1,200 feet away.

Member Katz inquired about the visibility of the building, particularly from I-25. Mr. Siebert said the building sits well back on the property and vegetation will be planted along the front to provide a buffer.

Mr. Siebert said there will be heaters inside the building to thaw the loads to make them easier to dump.



Chair DeAnda asked about the water use. Mr. Siebert said their estimate was .08 acre-feet. Staff had a more conservative analysis of .15, still below the .25 acre-feet limit. Well water will be used. MCT has been operating on the site for six to eight months and there has been very little use of water. The State Engineer has deemed the well adequate for the proposed use.

There was no one from the public wishing to speak.

Member Gonzales moved approve CDRC Case #MP/PDP 12-5070 with conditions. Member Katz seconded and the motion passed by a 5-0 vote.

**VIII. PETITIONS FROM THE FLOOR**

None were offered.

**IX. COMMUNICATIONS FROM THE COMMITTEE**

None were offered.

**X. COMMUNICATIONS FROM THE ATTORNEY**

None were presented.

**XI. COMMUNICATIONS FROM STAFF**

The next meeting was scheduled for June 21, 2012 and Mr. Dalton said they anticipate a very heavy agenda of potentially 13 cases.

**XII. ADJOURNMENT**

Having completed the agenda and with no further business to come before this Committee, Chair DeAnda declared this meeting adjourned at approximately 5:25 p.m.

Approved by:

*Maria DeAnda*

Maria DeAnda, Chair  
CDRC

REC. CLERK RECORDING 06/25/2012

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

CDRC MINUTES  
PAGES: 11

I Hereby Certify That This Instrument Was Filed for  
Record On The 25TH Day Of June, 2012 at 10:19:19 AM  
and Was Duly Recorded as Instrument # 1673167  
of The Records Of Santa Fe County

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

