

Jane Haher, MD
Herculano Izquierdo, ESQ
69 Ravens Ridge Road
Santa Fe, NM 87505

May 10, 2012

Penny Ellen Green
Land Use Administration
P.O. Box 276
Santa Fe, NM 87504-0276

Dear Ms. Green,

We are writing to endorse the application for a Bed & Breakfast license made by Judge and Phyllis Johnson of 22 Ravens Ridge Road, Santa Fe NM 87505 and to urge your Office to act favorably on such application.

I hope you had the opportunity to visit the Johnsons' inn. If so, I am sure you were most impressed by the gorgeous setting and the unequalled accommodations. It is a pleasure to bask in the exhilarating water features of their exquisite garden in the Sangre de Cristo mountain setting. It is just as rewarding to visit the three spectacular rooms in the property that are a credit to the Johnsons' taste and to the flawless craftsmanship of the masterful artists of Northern New Mexico.

Even more important than the quality of the guest accommodations is the impeccable care and commitment to perfection displayed by Judge and Phyllis Johnson. They are extremely respectful of the laws and regulations that are in place to protect visitors as well as the people of Santa Fe. They handle their duties with a great sense of responsibility and their friendly and optimistic personalities are most attractive to visitors and strangers.

The Johnsons are exactly the type of hosts and innkeepers the County and City of Santa Fe need: people that will attract visitors that seek accommodations with a personal touch in a more country-like setting. We are convinced that those who stay at the Johnsons' inn will return to our City and, by talking of the warmth and charm of their stay, will inspire others to come to Santa Fe and share and appreciate the wonders of our City.

Thank you for your attention and consideration.

Sincerely,

*Jane Haher, M.D.
Herculano Izquierdo*



NBA-30

AFFIDAVIT FOR LAND USE COMMISSION

To Whom it May Concern:

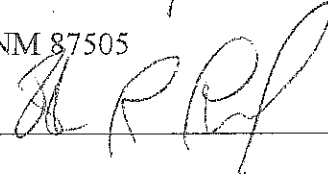
As neighbors of Judge and Phyllis Johnson, I have been informed of their proposed plan to operated a bed and breakfast at their home at 22B Ravens Ridge Road.

I am supportive of their petition and have no objections to their request, furthermore I feel that their efforts have been and will be a positive asset to our community.

Name John Russell

Address 24 R Russell 10 Golden Ridge, Santa Fe, NM

Santa Fe, NM 87505

Signature: 

AFFIDAVIT FOR LAND USE COMMISSION

To Whom it May Concern:

As neighbors of Judge and Phyllis Johnson, I have been informed of their proposed plan to operated a bed and breakfast at their home at 22B Ravens Ridge Road.

I am supportive of their petition and have no objections to their request, furthermore I feel that their efforts have been and will be a positive asset to our community.

Name John & Alvinna Turner

Address 16. Golden Ridge Rd. 82507

Santa Fe, NM 87505

Signature Alvinna B. Turner

AFFIDAVIT FOR LAND USE COMMISSION

To Whom it May Concern:

As neighbors of Judge and Phyllis Johnson, I have been informed of their proposed plan to operated a bed and breakfast at their home at 22B Ravens Ridge Road.

I am supportive of their petition and have no objections to their request, furthermore I feel that their efforts have been and will be a positive asset to our community.

Name Tom Lenz

Address 18 Golden Ridge Rd

Santa Fe, NM 87505

Signature [Signature]

AFFIDAVIT FOR LAND USE COMMISSION

To Whom it May Concern:

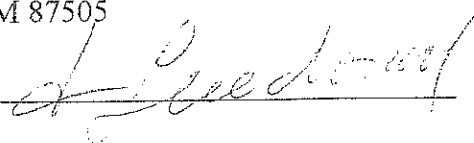
As neighbors of Judge and Phyllis Johnson, I have been informed of their proposed plan to operated a bed and breakfast at their home at 22B Ravens Ridge Road.

I am supportive of their petition and have no objections to their request, furthermore I feel that their efforts have been and will be a positive asset to our community.

Name LAURENCE SEREDOWYCH

Address 53 Ravens Ridge Rd

Santa Fe, NM 87505

Signature: 

37-B Ravens Ridge Rd.
Santa Fe, NM 87505
April 13, 2011

To Whom It May Concern:

We're writing this letter to express our strong support for your granting Phyllis and Judge Johnson permission to operate a bed and breakfast on Ravens Ridge Road.

The Johnsons have done a remarkable job converting a haphazard house into a beautiful and green dwelling. Their back yard is now an edenic garden lush with plants that do not need a lot of water. They have increased the value of the property and, in so doing, have made a very significant improvement to the neighborhood. Some years ago you allowed their former next-door neighbor to operate a farm for exotic animals, a business that plagued the neighborhood with flies and braying donkeys at all hours of the night. In contrast, the proposed bed and breakfast will do nothing to inconvenience any of us who live on this road.

It benefits the community when residents can earn their living here, especially when that living supports Santa Fe tourism. As you know, every visitor spends money not only on his or her lodging, but also in shops and restaurants throughout the area; that helps support many residents (who also spend money and pay taxes here), and gross receipts tax is collected on every transaction. Tourism is central to our economy, and such a beautiful, inviting and ecologically sensitive B&B hosted by such warm and conscientious hosts is more than likely to be a success.

We also have a personal interest in their application's being approved. Every year we have out-of-town family and friends visit us, sometimes a lot of them, and we are not always able or desirous of housing them. It would be a wonderful convenience for us to direct some of our guests to their house a quarter of a mile down the road from us.

As long-time residents of Ravens Ridge Road, we offer our hearty support for the Johnson's application. We urge you to grant it soon so that they may take advantage of this year's peak tourism season.

Sincerely,

Gail and Randolph Perazzini

989-8438

NB14-36

Gregg & Tracy Robinson
18 Ravens Ridge Rd.
Santa Fe, NM 87505
(505)982-0748

April 24, 2012

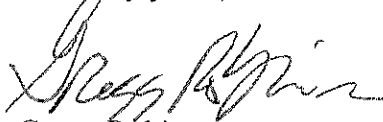
To Whom It May Concern:

Judge and Phyllis Johnson have been our neighbors for sixteen years. Their property is just south of ours with their driveway running along the east end of our property. They have been friendly, quiet and helpful neighbors always.

It was only a year ago that we learned of their vacation rental units. They showed us the casitas and grounds and we were so impressed with all of the work they have done to improve their property. The rooms they have for rent are all of high quality construction, very tasteful and private. The grounds are beautifully landscaped and maintained. Judge's construction skills are evident everywhere and Phyllis takes great care of the cleanliness and presentation of each room. We know from personal experience that Judge is an honest and conscientious builder.

We've never been disturbed, or hardly even aware, when they have guests. We are confident they run a quality business, completely professional and respectful of their neighbors. We feel very luck to have them as neighbors and hope for the continued success of their vacation rental business.

Sincerely yours,


Gregg Robinson


Tracy Robinson

NBH-37

Judge Johnson

From: Christine Benkert [cbenkert1@yahoo.com]

Sent: Tuesday, April 10, 2012 5:39 PM

To: Judge Johnson

Subject: Bed & Breakfast

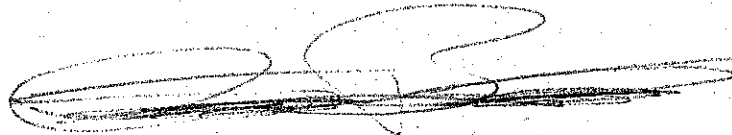
To Whom It May Concern,

This letter is to express my support for the Bed & Breakfast owned and operated by my neighbors Judge and Phyllis Johnson. I own the property adjacent to them, share a well with them and have always worked closely with them regarding the well. It would be hard to find better neighbors. They have my trust and support and I can't think of better folks to be ambassadors for Santa Fe with a B&B.

Sincerely,

Chris Benkert

Christine Benkert
7355 Old Santa Fe Trail
Santa Fe, NM 87505



cell: 505.699.8569

Phyllis

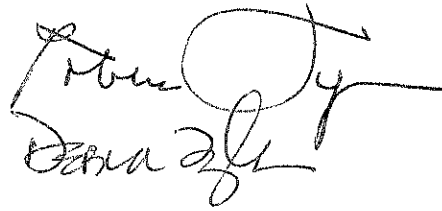
From: Debra Tyler [debratyl@comcast.net]
Sent: Thursday, April 12, 2012 2:13 PM
To: phyllis
Subject: Letter of recommendation

April 12, 2012

To whom it may concern,

The following is a letter of recommendation for Phyllis and Judge Johnson, owners of Ravens Ridge B and B. Phyllis and Judge are our neighbors and we have found them and their business to be an asset to our community. They are wonderful neighbors who are hard working, honest and always seem to handle themselves with the utmost integrity. They are always willing to lend a hand and can be counted on when the need arises. Their business brings wonderful guests into the community and contributes to the overall economic interests to the city of Santa Fe. We would be glad to recommend them and their business.

Sincerely,
Robert and Debra Tyler
68 Ravens Ridge Rd.

Handwritten signatures of Robert and Debra Tyler. The signature for Robert is written above the signature for Debra.

Sent from my iPad

Re: Bed and Breakfast License

April 16, 2012

To Whom It May Concern:

I am writing this letter of recommendation on behalf of Phyllis and Judge Johnson.

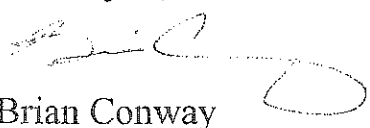
As a resident of Santa Fe for many years, and their next door neighbor, I have come to know both Judge and Phyllis both as neighbors and friends.

I would highly recommend them as Innkeepers of the Bed and Breakfast they are applying to license. They would, in my opinion, great innkeepers. I would love to send my own visiting friends to them and I would have full confidence they would be treated with the utmost care and hospitality.

Judge and Phyllis have been residents of Santa Fe for 30 years. They know the hiking trail, the restaurants, the places of interest. They would be the innkeepers I would want if I were visiting the City Different.

I would hope and urge you to grant them the license they have applied for.

Thank you,


Brian Conway
22A Ravens Ridge Road
Santa Fe, NM 87505

NBH-40

April 13, 2012

To Whom it may concern:

This letter is written as support and recommendation on behalf of Phyllis and Judge (Forrest) Johnson.


As owner of The Shed Restaurant, I have known Judge for more than 17 years. He and Phyllis have been and are both professional and personable in all our dealings.

Judge has been the property caretaker and repair manager on our property, which is part of the Martha Field Trust, managed by the First National Bank of NM, since 1995. He is meticulous, conscientious and always a pleasure to work with. By now, I consider him also a good friend.

Their application for a Business License is terrific news. I think it will be a great asset to our community as well as to us at The Shed. A large percentage of our clientele comes from the New Mexico tourist community.

I firmly believe that their hospitality and sincere concern for their guests' enjoyment will reflect well on New Mexico in general and on Santa Fe in particular.

Sincerely,



Courtney Carswell

The Shed Restaurant

982-9030

NBH-41

Re: Bed and Breakfast License

To Whom It May Concern:

This letter serves to recommend that you respectfully approve the business license which Judge and Phyllis Johnson have applied for.

They are one of the nicest couples I have ever met. He is skilled and inventive at repairs and she is a creative cook (as well as he) and they both are dedicated service people.

I have heard them say that they tell their vacation rental guests to feel free to ask them any questions about Santa Fe- even if they are not staying with them. They so want visitors to enjoy our City Different!

It is always a pleasure to meet with either of them. They are friendly with a great sense of humor.

Any city should be proud to have them as their ambassadors.

Thank you,



April 16, 2012

466-3156

NBH-42

Phyllis

From: Michael Mykris [michael.mykris@sfcc.edu]
Sent: Monday, April 23, 2012 11:01 AM
To: 'Phyllis'
Subject: letter of recommendation

To whom it may concern:

I have been assisting Phyllis and Judge Johnson in their quest to obtain a County of Santa Fe business license. During this process, there have been many setbacks.

The Johnsons are honest, entrepreneurial people who have a deep desire to operate a home-based Bed and Breakfast business. They are successful at what they do and people from all over the country want to stay at their establishment. They are ranked #1 of 46 Santa Fe B&Bs and Inns. It is their desire to operate their business in a legal and ethical manner and be "above the radar" in their business operations. They were told that their application would be approved once a few minor inspections were accomplished. They requested the inspections immediately and were simply put off for six months.

Their quest for a business license has been inordinately difficult for them. At this time, the licensing process is still extremely difficult. It seems to me that the regulations are inflexible, it's "this way or the highway" and it is a deterrent to healthy economic development. I know that there has been great strides towards changing the rules governing home business licensing procedures, and I also understand all of that effort and good work is now sitting on a back burner somewhere being ignored. I could be wrong but the inactivity on this effort is evident and extremely depressing.

Please respond favorably and timely in their request for a business license. Their business is important to the economic health of our community.

Thank you,

Michael Mykris, Director
Santa Fe Small Business Development Center
at Santa Fe Community College
1401 Richards Avenue
Santa Fe, NM 87508
Phone (505)428-1343
Fax (505)428-1469



Building New Mexico's Economy One Business at a Time"

To Whom it may concern:

I am aware that Forrest Judge Johnson and Phyllis Johnson have applied for rezoning to be able to operate their bed and breakfast .

I have known them for 20 years. Their business would be an asset to both the City and The County.

I strongly urge you to grant them the license they have applied for. The County and the City as well, would surely benefit by having them caring for and bringing tourists to the area.

Owner
Aqua Azul Plumbing



NBH-44

EPAZOTE NEW WORLD CUISINE

April 18, 2012

TO WHOM IT MAY CONCERN:

My name is Fernando Olea and I am the Owner and Chef of Epazote New World Cuisine. I have been privileged to know Judge and Phyllis Johnson and understand they have applied for a business license to operate a B&B. I write this letter in strong support of them and their business venture. They have consistently referred many wonderful people to patronize my establishment that has resulted in a huge boost for me during these tough economical times. They are true professionals and would be a great asset to the Santa Fe business community.

Please feel free to contact me at your convenience if I can provide any additional information.

Sincerely,



Fernando Olea

416 AGUA FRIA SANTA FE, NM 87501 (505) 988-5991

NBH-45

Kathleen A. LeBeau

KAL Professional Solutions, LLC
P.O. Box 33514
Santa Fe, NM 87594-3514
Ph: 505-795-8970
klebeau505@comcast.net

April 17, 2012

RE: Letter of Recommendation

To Whom It May Concern:

I am pleased to present this letter of recommendation on behalf of Phyllis and Judge Johnson.

As a resident of Santa Fe for many years, I have come to know both Judge and Phyllis in numerous capacities.

Judge is the first person I call when I need home repairs, and I am always pleased with his work and especially his integrity. Phyllis is the ultimate hostess.

I would highly recommend them as Innkeepers for the Bed and Breakfast they are applying to license. They would, in my opinion, be first-rate ambassadors for Santa Fe. I have sent my own valued friends as guests to them in their capacity as Vacation Rental, and without exception they have returned with glowing reports and on both the property and hospitality.

I think Santa Fe would be proud to have Phyllis and Judge as ideal expressions of its *Bienvenidos Amigos* policy.

Thank you for your time.

Sincerely,

Kathie LeBeau
Owner

NBH-46

February 10, 2012

Ravens Ridge Bed and Breakfast
Judge and Phyllis Johnson
Santa Fe, NM 87505

Dear Judge and Phyllis,

Thank you for donating a one night stay with breakfast, museum tickets and a guided star viewing for our *2012 Visions of Love*.

Your gift helped us raise much-needed funds for Colorado's blind infants, toddlers and preschoolers at our event on February 10, 2012.
THANK YOU!

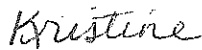
Anchor Center for Blind Children teaches visually impaired infants, young children and families, providing hope and a nurturing environment where children reach their highest potential. You are helping children "see life differently" with your gift.

On behalf of the families served by Anchor Center for Blind Children, thank you for your support!

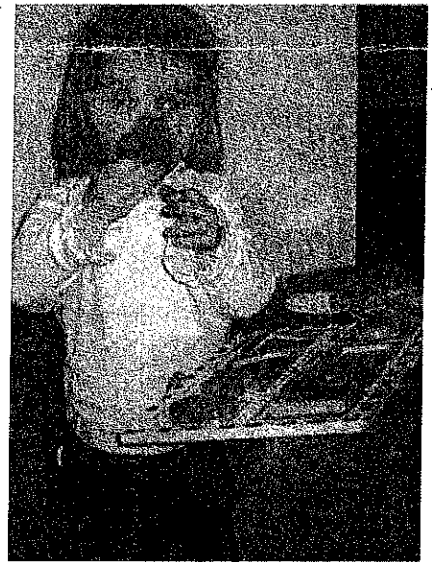
With gratitude,



Alice Applebaum
Executive Director



Kristine Wolfe
Development Director



Thanks so much!
What a great
addition to
the event.
- a

Re: Bed and Breakfast License


April 16, 2012

I am writing this letter of recommendation on behalf of Phyllis and Judge Johnson.

I would highly recommend them as Innkeepers of the Bed and Breakfast they are applying to license. They would be great innkeepers.

I would hope and urge you to grant them the license they have applied for. I am confident you may rely on a very positive impact on the community as a result.

Thank you,


22 SAN SEBASTIAN RD
SANTA FE, NM 87505

NBH-48

3-25-12

To Whom it may concern

Re: Judge and Phyllis Johnson
of Ravens Ridge Bed & Breakfast

I am an employee there. As a matter of fact their only employee. My husband is disabled and this job allows me flexibility. I myself have health problems. I am able to work approx. four hours per day two to four days a week when it is busy. I value my job greatly.

Thank You
Bernadette Amigo
712-8242 NBH-49

Henington Fine Art

April 17, 2012

To Whom It May Concern:

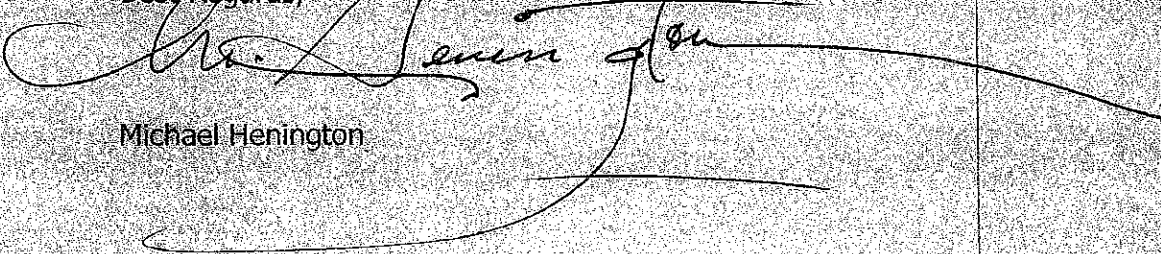
I am the owner of Henington Fine Art in Santa Fe. I am writing this on behalf of Judge and Phyllis Johnson. I understand they have been trying to get a business license to operate a Bed & Breakfast for over a year now. I strongly recommend that the Board grant them this license.

They have been great supporters of my business since I opened two years ago consistently sending quality patrons to my gallery. They are hard working, honest people and are a huge asset to the Santa Fe community. One could not ask for better business people, community leaders and friends.

We urge the Board to approve their license and welcome them with open arms.

If I can answer any questions or be of further assistance please don't hesitate to contact me at the number listed below.

Best Regards,



Michael Henington

1704-B Glend Street, Suite 343, Santa Fe, New Mexico 87505

Bus: (505) 992-0300 • Cell: (505) 690-9160 • www.heningtongallery.com • E-mail: henington@cybermesa.com

NBH-50

Re: Bed and Breakfast License

April 16, 2012

I am writing this letter of recommendation on behalf of Phyllis and Judge Johnson.

I would highly recommend them as Innkeepers of the Bed and Breakfast they are applying to license. They would be great innkeepers.

I would hope and urge you to grant them the license they have applied for. I am confident you may rely on a very positive impact on the community as a result.

Thank you,

Karen K Barnes

KAREN K BARNES
51 Bishop Lamy Rd
Lamy 87540

NBH-51

MGM ROOFING, INC.
P.O. Box 22939
Santa Fe, New Mexico 87502-2939
(505) 982-2277
Cell (505) 316-1899

March 23, 2012

Ms Barbara Backman
1st National Bank of Santa Fe
Trust Department
1672 Hospital Drive
Santa Fe, NM87505

Dear Ms Backman,

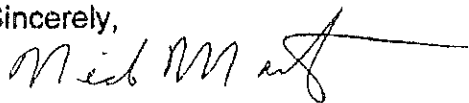
I am not prone to writing letters, it seems in life too often we are reminded of things that do not go well. In this case I would like to acknowledge Ms. Susie Weaver and Mr. Judge Johnson who work in your trust department. I have worked with them for approximately two years on the re-roofing project for the Martha Field Trust. I must say that I thought about not bidding this job as there were many, many unknowns. Having a good working relationship with your trust department in past years, I felt a commitment to follow through with this project.

I feel very strongly that because of the team of contractors Ms. Weaver and Mr. Johnson put together, the preliminary work with the city and the relationships the contractors had with each other and the city, that Ms. Weaver and Mr. Johnson saved the Martha Field Trust hundreds of thousands of dollars.

Ms. Weaver and Mr. Johnson were very sensitive to the needs of the tenants, in particular, The Shed Restaurant. The restaurant was scheduled to be closed for 2 weeks during the work time, but the restaurant was serving dinner on Thursday of the second week, so they were only closed a little over 1-1/2 weeks. That involved a lot of coordination between all the contractors. The whole job was accomplished professionally, efficiently, and well supervised.

I just wanted to acknowledge the fine professional work by Ms. Weaver and Mr. Johnson, and that their efforts and coordination made this project run smoothly and able to be completed in timely manner.

Sincerely,



Nick Martinez
MGM Roofing, Inc.

NBH-52

Sotheby's
INTERNATIONAL REALTY

Sotheby's International Realty, Inc.
417 East Palace Avenue
Santa Fe, NM 87501
c 505.982.6207
f 505.982.0204
sothebyshomes.com/santafe

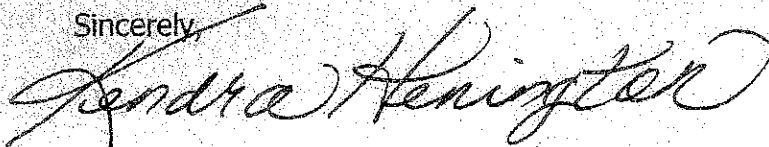
April 19, 2012

TO WHOM IT MAY CONCERN:

This letter is written in support of Judge and Phyllis Johnson and their request to receive a business license to operate a bed & breakfast. I could not think of two more respectable, hard-working business people than them. They have gone to great lengths to support me in my business during the toughest real estate market in my lifetime. Without support from people like Judge and Phyllis I would not be surviving in this market. They are exactly the kind of people that Santa Fe needs to have involved in our business community.

I highly recommend that they be granted the business license they have so long ago requested and welcome any further questions you may have.

Sincerely,



Kendra Henington

Re: Bed and Breakfast License

April 28, 2012

To Whom It May Concern:

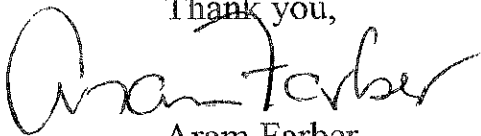
I am writing this letter of recommendation on behalf of Phyllis and Judge Johnson.

They have been trying to get licensed for over a year now, first as a home based business, and now they are asked to rezone in order to operate their Bed and Breakfast.

I would highly recommend them as Innkeepers of the Bed and Breakfast they are applying to license.

I would hope and urge you to grant them the license they have applied for. I am confident you may rely on a very positive impact on the community as a result.

Thank you,



Aram Farber
Adobeworks Inc
26 Palacio Road
Santa Fe, NM 87508

470 - 0172

NBH-54

Kathleen A. LeBeau

KAL Professional Solutions, LLC
P.O. Box 33514
Santa Fe, NM 87594-3514
Ph: 505-795-8970

April 17, 2012

RE: Letter of Recommendation

To Whom It May Concern:

I am pleased to present this letter of recommendation on behalf of Phyllis and Judge Johnson.

As a resident of Santa Fe for many years, I have come to know both Judge and Phyllis in numerous capacities.

Judge is the first person I call when I need home repairs, and I am always pleased with his work and especially his integrity. Phyllis is the ultimate hostess.

I would highly recommend them as Innkeepers for the Bed and Breakfast they are applying to license. They would, in my opinion, be first-rate ambassadors for Santa Fe. I have sent my own valued friends as guests to them in their capacity as Vacation Rental, and without exception they have returned with glowing reports and on both the property and hospitality.

I think Santa Fe would be proud to have Phyllis and Judge as ideal expressions of its *Bienvenidos Amigos* policy.

Thank you for your time.

Sincerely,

Kathie LeBeau
Owner

NBA-55

To whom it may concern:

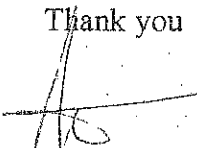
This is a letter of recommendation for Judge and Phyllis Johnson.

They are applying for a business license.

They have referred many customers to my restaurant.

Please grant them the license they are applying for.

Thank you



Jambo Cafe

505 473 1269

NBH-56

Alice Pasqualetti

2998 Plaza Azul
Santa Fe, NM 87507-5338

Tel/Fax: 505-474-7117

Email: neztak@comcast.net

4/24/12

re: **Bed and Breakfast License**

To Whom It May Concern:

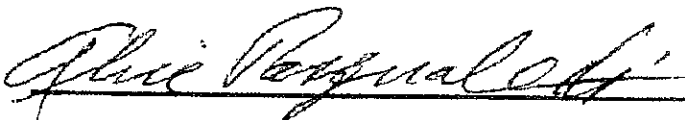
I am writing this letter of recommendation on behalf of Phyllis and Judge Johnson.

Phyllis and Judge recently hosted my niece and nephew in their vacation rental. My family was entranced by the glorious site and by the diligent effort of these owners to respond to their needs.

The proposed bed and breakfast will beautifully weave into the welcome mat of Santa Fe tourism.

I respectfully urge you to grant the license they have applied for.

Thank you.



ALICE PASQUALETTI

AP:aloc

NBH-57

Lee Sheftel, EA
Tax & Financial Planning, Accounting Services
60 Oak Run Road
Carbondale, CO 81623

phone: (970)704-1212; fax: (970)797-1991

April 11, 2012

Santa Fe County Development Review Committee
Attn: Penney

This is a letter of recommendation for Phyllis and Forrest Johnson

I have known Phyllis and Forrest both personally and professionally for the past ten years or so. I first met Phyllis then as a result of a recommendation from one of my professional assistants for a bookkeeper for some of my clients. Phyllis turned out to be a top notch bookkeeper and continues to do the books for some of my most complex clients to this day.

Over the years of working with her professionally we became good friends. I find them to be wonderful people and incredibly honest and personable both personally and professionally.

I understand they are hoping to be licensed by the County as a Bed and Breakfast type business. For what it's worth, I think their B & B would be a great asset to the community at large. Both Phyllis and Forrest are incredibly meticulous, caring and provide an awesome service to their customers/clients. I have stayed at their place from time to time as their guest and find their hospitality and accommodations to be an absolute pleasure.

Again, I think this endeavor or any endeavor these folks would embark on would be first rate and a great service to the public and the community.

Please contact me if you would like further information.

Sincerely,

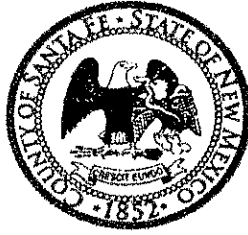
Lee Sheftel

NBH-58

Daniel "Danny" Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5



Katherine Miller
County Manager

**GROWTH MANAGEMENT DEPARTMENT
PUBLIC WORKS DIVISION**

MEMORANDUM

Date: May 22, 2012

To: Jose Larranaga, Land Use Department

From: Paul Kavanaugh, Engineering Associate Public Works 
Johnny P. Baca, Traffic Manager Public Works 

Re: CASE # MP/PDP/DP 12-5210 Ravens Ridge Bed & Breakfast.

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 referenced project is located northeast of Old Las Vegas Highway/El Gancho Way intersection. The applicant is requesting Master Plan, Preliminary and Final Development Plan for a Bed and Breakfast, located at 22B Ravens Ridge Road.

Access:

The applicant is requesting to rezone their property from residential to commercial. The applicant is proposing to use an existing access. The existing access is approximately sixteen (16') feet in width and utilizes approximately 1" of cold milling asphalt (recycled asphalt). According to the *Institute of Transportation Engineers Trip Generation 8th Edition*; 310 Lodging (Hotel) will generate approximately 27 Total Driveway Trips for a 24 hour Two Way Volume.

Conclusion:

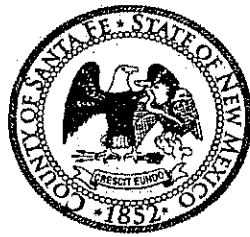
It is Public Works opinion that they can support the proposed development.



Daniel "Danny" Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department

Fire Prevention Division

Official Submittal Review

Date	May 31, 2012		
Project Name	Johnson, Phyllis		
Project Location	22B Ravens Ridge Road		
Description	Rezone for Bed and Breakfast	Case Manager	Jose Larranaga
Applicant Name	Phyllis Johnson	County Case #	12-5210
Applicant Address	#22B Ravens Ridge Road Santa Fe, NM 87505	Fire District	Hondo
Applicant Phone	505-920-1288		

Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input type="checkbox"/>	Wildland <input checked="" type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>
Review Type	Master Plan <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input checked="" type="checkbox"/>	Inspection <input type="checkbox"/> Lot Split <input type="checkbox"/>

Project Status **Approved** **Approved with Conditions** **Denial**

The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated (*Note underlined items*) :

Summary of Review

- The Ravens Ridge Bed and Breakfast has been inspected and complies with the requirements of the Santa Fe County Fire Department applicable codes, 1997 Uniform Fire Code and 1997 NFPA 101 Life Safety Code. (*page #4*)
- This occupancy is rated within a "Moderate Wildland-Urban Hazard Area" and complies with all applicable regulations within the SFC Ordinance 2001-11 / EZA 2001-04 as applicable for the Urban Wildland Interface Code governing such areas. (*page #3*)

NBH-60

Fire Department Access

Shall comply with Article 9 - Fire Department Access and Water Supply of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

- **Fire Access Lanes**

Section 901.4.2 Fire Apparatus Access Roads (1997 UFC) When required by the Chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.

Curbs or signage adjacent to the building, entrances and landscape medians in traffic flow areas shall be appropriately marked in red with 6" white lettering reading "FIRE LANE – NO PARKING" as determined by the Fire Marshal.

- **Roadways/Driveways**

Shall comply with Article 9, Section 902 - Fire Department Access of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Per previous inspections the driveway/fire access meets the minimum County standards for fire apparatus access roads within this type of proposed development. The driveway is County approved all-weather driving surface of minimum 6" compacted base course or asphalt paved. The minimum gate and driveway width is 14' and has an unobstructed vertical clearance of 13'6".

There is incorporated into the driveway no farther than 150' from the residence a turnaround area for emergency vehicle purposes conforming to the access and turnaround requirements and dimensions of the Santa Fe County Fire Department.

- **Street Signs/Rural Address**

Section 901.4.4 Premises Identification (1997 UFC) Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

Section 901.4.5 Street or Road Signs. (1997 UFC) When required by the Chief, streets and roads shall be identified with approved signs.

Properly assigned legible rural addresses are posted and maintained at the entrance to the individual lot.

- **Slope/Road Grade**

Section 902.2.2.6 Grade (1997 UFC) *The gradient for a fire apparatus access road shall not exceed the maximum approved.*

Slope does not exceed 11%.

- **Restricted Access/Gates/Security Systems**

Section 902.4 Key Boxes. (1997 UFC) *When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the chief.*

To prevent the possibility of emergency responders being locked out, all access gates should be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System). Details and information are available through the Fire Prevention office.

Fire Protection Systems

Per 1997 Uniform Fire Code and previous business inspection smoke and CO detectors have been installed and are being tested regularly.

Per NFPA101 all 3 guest rooms have exits directly to the outside.

- **Fire Extinguishers**

Article 10, Section 1002.1 General (1997 UFC) *Portable fire extinguishers shall be installed in occupancies and locations as set forth in this code and as required by the chief. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.*

Portable fire extinguishers have been installed in all 3 guest occupancies and locations as set forth in the 1997 Uniform Fire Code. Portable fire extinguishers are in accordance with UFC Standard 10-1.

Urban-Wildland Interface

SFC Ordinance 2001-11, Urban Wildland Interface Code

This occupancy is rated within a "Moderate Wildland-Urban Hazard Area" and complies with all applicable regulations within the SFC Ordinance 2001-11 / EZA 2001-04 as applicable for the Urban Wildland Interface Code governing such areas.

- **Building Materials**

Buildings and structures located within urban wildland interface areas, not including accessory structures, shall be constructed in accordance with the Fire Code, the Building Code and the Urban Wildland Interface Code.

▪ **Location/Addressing/Access**

Per SFC 2001-11/EZA 2001-04, addressing shall comply with Santa Fe County Rural addressing requirements.

Per SFC 2001-11 / EZA 2001-04 Chapter 4, Section 3.2 Roads and Driveways; *Access roads, driveways, driveway turnarounds and driveway turnouts shall be in accordance with provisions of the Fire Code and the Land Development Code.* Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development.

▪ **Vegetation Management**

The development has a vegetation management plan to establish fire-safe areas and to minimize the threat and occurrence of fire in the urban wildland interface areas.

General Requirements/Comments

▪ **Inspections/Acceptance Tests**

The Ravens Ridge Bed and Breakfast has been inspected and complies with the requirements of the Santa Fe County Fire Department applicable codes, 1997 Uniform Fire Code and 1997 NFPA 101 Life Safety Code.

▪ **Permits**

As required

Final Status

Recommendation for Final Development Plan approval with the above conditions applied.


Tim Gilmore, Inspector


Code Enforcement Official

6-4-12
Date

Through: David Sperling, Chief/Fire Marshal

File: DevRev/H/RavensRidgeB&B/053012

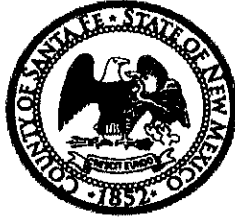
Cy: Applicant
Hondo District Chief
Buster Patty, Capt., Fire Prevention Div. 

NBH-63

Daniel "Danny" Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3




Kathy Holian
Commissioner, District 4


Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

June 13th, 2012

TO: Jose Larrañaga, Commercial Development Review Manager

FROM: Karen Torres, County Hydrologist 

THRU: Rich Silva, Utilities Department 
Patricio Guerrerortiz, Utilities Director

RE: CDRC Case # MP/PDP/DP 12-5210 Ravens Ridge Bed & Breakfast
Master Plan -T16N R10E Sec 17 and 18

I have reviewed the subject development plan for technical accuracy and compliance with the SFC Land Development Code. The plan met all code requirements with the exception of liquid waste. The following information is requested for review prior to final approval:

1. A Liquid Waste Disposal documentation package as outlined in Article VII Section 2.6 of the SFC Land Development code for review prior to final development plan approval.

Nature of Project:

The applicant is requesting a change in zoning to allow a private residence to operate as a bed and breakfast. Three bedrooms within a four bedroom home will be used for guests. The property is located within Township 16 North Range 10 East Sections 17 and 18 in the vicinity of El Gancho.

Water Supply:

The source water for this project is an onsite domestic well. Outdoor irrigation will be supplemented by a water harvesting system.

Water Budget:

The applicant has a proposed water budget of 0.20 acre-foot per year for the bed and breakfast using figures from a City of Santa Fe water usage report¹. This report states the 2008 average annual water use per room for a motel of limited service is 0.08 with a range of 0.4 to 0.1 acre-foot and inclusive of outdoor irrigation. The applicant reduced this amount by 25% to reflect a lower occupancy rate due to the remote location, lack of signage and reservation only guests.

Review of the calculations show a projected demand of 0.18 not 0.20 acre-foot per year due to the use of a slightly higher number by the applicant (0.09 acre-foot). The water use

¹ *Water Use in Santa Fe*, City of Santa Fe, New Mexico Water Division, July 2009

NBH-64

for the remaining bedroom within the house was not addressed in the submittal. To address this, an additional bedroom was added to the previous calculation at 100% occupancy. The water budget increased to 0.25 acre-foot which is consistent with the water use of a standard household. This methodology provides a very conservative analysis and is acceptable for this zoning request.

SFC Land Development Code Requirements

Water Supply

From Table 7.4 of Article VII Section 6 –Water Supply, all non-residential development in which the project uses more than 0.25 acre-feet of water annually is required to submit a water supply plan addressing water availability, conservation, fire protection and quality. **As this development is estimated to use less than 0.25 acre-feet, no water supply plan is required.**

Liquid Waste

From Table 7.1 of Article VII Section 2, as amended by Ordinance 1999-1, all commercial development is required to submit a documentation package that meets the requirements of Article VII Section 2.6. **No such documentation was submitted by the applicant.**

Conclusions

The proposed development does not require the submission of a water development plan pursuant to Article VII Section 6 of the Land Development Code. The following information is requested for review prior to final approval:

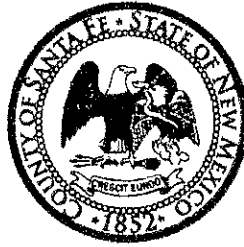
1. A Liquid Waste Disposal documentation package as outlined in Article VII Section 2.6 of the SFC Land Development code for review prior to final development plan approval.

If you have any questions, please feel free to call me at 992-9877 or email at ktorres@co.santa-fe.nm.us.

Daniel "Danny" Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: May 14, 2012

TO: Jose Larranaga, Commercial Development Case Manager

FROM: John Lovato, Terrain Management

VIA: Penny Ellis-Green, Interim Land Use Administrator
Wayne Dalton, Building and Development Services Supervisor

FILE REF: CDRC CASE # MP/PDP/FDP 10-5520 Ravens Ridge Bed and Breakfast Master Plan / Preliminary Development Plan/ Final Development Plan

REVIEW SUMMARY

Terrain Management

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The request is for Master Plan Zoning, Preliminary Development Plan, and Final Development Plan approval to allow for an existing home Bed and Breakfast on 3.50 Acres. Currently there is an existing home which is approximately 3500 square feet. The approval would allow for a maximum of six (6) Guests. No additional square footage will be constructed. The site has slopes less than 20% and slopes North to Southeast. The site does conform to Article VII, Section 3.3 (Terrain Management Plan.)

Storm Drainage and Erosion Control:

The Applicant's proposal has 2 retention ponds located on the southeastern portion of the property and a 275 gallon catchment tank which feeds into a larger 5000 gallon water tank, and there is not new expansion to existing or proposed use. Therefore, the submittal is in conformance of Article VII, Section 3.4.6 and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information

MEMORANDUM

DATE: June 1, 2012

TO: Jose Larranaga, Commercial Development Case Manager

FROM: Amanda Romero, Senior Development Review Specialist *ALR*

VIA: Wayne Dalton, Building and Development Services Supervisor
Penny Ellis-Green, Interim Land Use Administrator

FILE REF.: CDRC CASE # MP/PDP/DP 12-5210
Ravens Ridge Bed & Breakfast

REVIEW SUMMARY

ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The request for Master Plan Zoning and Final Development Plan approval for a Bed and Breakfast, Mixed Use Development. This Application does conform to Article III, Section 9.2 (Parking Requirements) and with Article VIII (Sign Regulations), Article III, Section 8 (Other Development). The lighting does not conform with Article III, Section 4.4.4 h (Outdoor Lighting)

PARKING:

The Applicant's proposal shows a total of 15 parking spaces. A total of 6 spaces are required for this Application. The Applicant has provided parking for mixed use, residential and non residential. All proposed parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application complies with Article III, Section 9.2.

NBH-67

ARCHITECTURAL:

No new structures are proposed within this Application. All buildings are legal non-conforming structures. The Applicant proposes to utilize the existing 6500 Sq. Ft. of heated space. The Applicant also proposes to continue to reside on the property. The Application complies with Article III, Section 8 (Other Development).

SIGNAGE:

The Applicant is not proposing to utilize any business related signage on the property. Staff has determined that the signage element of the Application complies with Article VIII (Sign Regulations).

LIGHTING:

The Applicant proposes to utilize existing outdoor lighting on the property. The applicant currently has 3 building mounted lights and two 6 ft pole mounted lights. The Applicant shall provide cut-sheets for existing lighting as per Article III, Section 4.4.4 h and Table 3.1. Staff has determined that the lighting element of the Application is incomplete.

Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information.

NBH-68

SANTA FE COUNTY INTEROFFICE MEMORANDUM

TO: JOSE LARRANAGA, CASE MANAGER
FROM: ROBERT GRIEGO, PLANNING MANGER
DUNCAN SILL, ECONOMIC DEVELOPMENT
SUBJECT: MP/PDP/DP 12-5210 RAVENS RIDGE BED & BREAKFSAST
DATE: 5/24/2012
CC:

We have reviewed the Master Plan/Development Plan information submitted by Ravens Ridge Bed & Breakfast to request rezoning from Residential to Other Development Use. It is our opinion that the applicant has furnished details to demonstrate ability to meet existing requirements for this use. The proposed activities from the applicant will contribute to the local economy in ways that are complementary to its natural and community surroundings. Further, this enterprise appears to be low impact and is compatible with the neighborhood in which it is located.

The adopted County Sustainable Growth Management Plan (SGMP) stated goals, policies and strategies under Section 3.3 supports compatible home based and small businesses as means to pursue a diverse and sustainable local economy.

Thanks for your consideration and please contact us if you have questions or need additional information.

NBH-69



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

June 7, 2012

CONCHA ORTIZ Y PINO BLDG.
POST OFFICE BOX 25102
130 SOUTH CAPITOL
SANTA FE, NEW MEXICO 87504-5102
(505) 827-6091
FAX: (505) 827-3806

Jose E. Larrañaga
Commercial Development Case Manager
Santa Fe County
P.O. Box 276
Santa Fe, NM 87504-0276

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Ravens Ridge Bed & Breakfast

Dear Mr. Larrañaga:

On May 15, 2012 the Office of the State Engineer (OSE) received a request to provide comments for the Master Plan, Preliminary and Final Development Plan submittal for Ravens Ridge Bed and Breakfast.

The proposal provides an outline for the development of a bed and breakfast. The applicant is seeking rezoning of the current residential property from Santa Fe County. No structural changes will be made to the 6,500 square foot four bedroom residence. The applicant would like to use three of the current bedrooms as guestrooms for the bed and breakfast. The property is located approximately 3 miles southeast of Santa Fe at 22B Ravens Ridge Road, Sections 17 & 18, Township 16 North, Range 10 East. Water supply is provided by existing well RG 25781.

This proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act.

When a development/subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed (pursuant to the Code) to determine if it is technically correct and reasonable. The OSE also verifies that the appropriate conservation measures are reflected in the analysis. Further, data in the water demand analysis is compared with the data and statements included in the disclosure statement and in the restrictive covenants to make sure that they are consistent with each other.

The Development Plan includes a water budget, which estimates water use for the bed and breakfast, as 0.20 acre-feet per annum. This estimate is based on the findings presented in the

NBH-70

City of Santa Fe's November 2009, *Resolution No. 2009-116* that adopted standard formulas by water use category for calculating development water budgets.

Section 47-6-11.F (1) of the New Mexico Subdivision Act requires that the developer provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision is available. Therefore, the OSE reviews the water rights and the physical water availability.

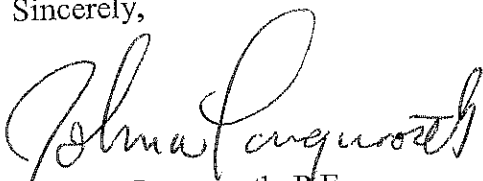
Existing well RG-25781 is located on the adjacent property and shared by the applicant and the owner of the adjacent property. The OSE records indicate that permit RG-25781 was approved in accordance with Section 72-12-1 NMSA 1978 for one household. Furthermore, the permit requires the filing of meter readings. However, the OSE records indicate that no meter readings have been submitted. Therefore, the permittee is not in compliance with Section 1-18.4 of the OSE Rules and Regulations Governing Drilling and Appropriation and Use of Ground Water in NM.

It is recommended that the applicant contact the Water Rights Division of the OSE, have permit RG-25781 amended to indicate the correct use of water, and submit an estimate of the past water use.

Article VII, Section 6.1 of the Code allows the Santa F County Land Use staff to refer development plans to state agencies for review "if, in the opinion of the County Hydrologist and the Code Administrator, such referrals will provide information necessary to the determination of whether or not a proposed development is in conformance with provisions of this Code". The OSE recognizes the proactive actions on behalf of the County to solicit the technical opinion of the OSE on this development plan. However, because the proposed development is not formally covered under the New Mexico Subdivision Act, the OSE declines to provide an opinion at this time. We appreciate the opportunity to review Ravens Ridge Bed and Breakfast Development Plan.

If you have any questions, please call Julie Valdez at 505-827-6790.

Sincerely,



John W. Longworth, P.E.

Water Use & Conservation/Subdivision Review Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

NBH-71



Susana Martinez
Governor

State of New Mexico
ENVIRONMENT DEPARTMENT
Environmental Health Bureau
Santa Fe Field Office
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840
www.nmenv.state.nm.us



F. David Martin
Secretary

Butch Tongate
Deputy Secretary

Frank Fiore
Acting Director

June 19, 2012

Mr. Jose E. Larrañaga, Case Manager
Santa Fe County - Planning & Zoning Department
P.O. Box 276
Santa Fe, New Mexico, 87504-0276

RE: MP/PDP/DP #12-5210 Ravens Ridge Bed & Breakfast

Dear Mr. Larrañaga,

I have reviewed the **MP/PDP/DP #12-5210 Ravens Ridge Bed & Breakfast** plan submittal for compliance with New Mexico Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC). The submittal proposes a Bed and Breakfast on a property of approximately 3.5 acres (Note: the existing liquid waste permit in the name of Paul L. Dow, dated 6/17/75 shows a lot size of 5.99 acres).

Submitted in your cover letter was; "the septic tank and leach field are south east of the house and the well is west of the house." The well must meet the setback to the current onsite liquid waste system. This can be easily verified by an onsite measurement. A private well must meet a 50 foot setback to Septic Tanks and a 100 foot setback to leach field(s).¹

I have identified another concern regarding the proposed use of the existing liquid waste disposal system. According to the information provided in liquid waste permit SF750057, the disposal system is inadequate for the planned B&B. The system is sized only for a 2 bedroom residence.

The existing liquid waste disposal system is not designed for a four bedroom home. Nor is it designed for a Bed and Breakfast or other non residential waste flows greater than 300 gallons per day (GPD).

For the desired B&B, the New Mexico Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC) requires a design flow of 150 GPD for first bedroom and 100 GPD for each additional bedroom. Therefore, this is equivalent to 450 gallons per day of design flow as opposed to 300 GPD.

Also worth mentioning is the location of any proposed parking should not be above any septic tank or leach field. This would be detrimental to the functioning of the on-site liquid waste system. Parking and driving on a leachfield could lead to compaction of leach field and surfacing of effluent may occur. This leachfield design would not be approved by the Department.

Mr. Jose E. Larrañaga, Case Manager

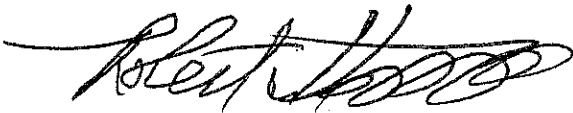
June 19, 2012

Page 2

In Summary, the current liquid waste disposal system design is not sized to accommodate the proposed use of this facility as a Bed & Breakfast. The system would need to be modified or replaced to accommodate the new design flow. Indeed, this will be required whether the Bed & Breakfast comes to fruition or not.

If you have any questions regarding the review of the **MP/PDP/DP #12-5210 Ravens Ridge Bed & Breakfast** or other matters related to this permit, please contact me at the number above.

Sincerely,



Robert Italiano, Manager
District II - Environmental Health Bureau
New Mexico Environment Department

Attachments: Permit SF750057
Liquid Waste Disposal and Treatment Regulation 20.7.3 NMAC Table 201.

xc: File SF750057
Robert Italiano, District II Manager
Jim Vincent, District II Liquid Waste Specialist

¹ Ibid-table 302.1 Minimum Setback and clearance requirements

7.1 Standards

Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that:

- 7.1.1 The proposed facilities are necessary in order that community services may be provided for in the County, and
- 7.1.2 The use is compatible with existing development in the area and is compatible with development permitted under the Code.

7.2 Submittals and Review

The submittals and reviews for community service facilities shall be those provided for in Article III, Section 4.5.

Compilers Note: Section 4.5 was amended by County Ordinance 1988-9, and consists of review procedures and submittals for any non-residential use requesting a zoning approval.

SECTION 8 - OTHER DEVELOPMENT



8.1 Uses Permitted

All uses not otherwise regulated by the Code are permitted anywhere in the County. Such uses specifically include, but are not limited to utilities, parking facilities, and cemeteries.

8.2 Submittals, Reviews and Standards

Uses regulated by this Section 8 shall be considered large scale if they involve the grading and clearing of 10 or more acres, contiguously or cumulatively; and small scale if less disturbance of the land is involved. Development standards and criteria and submittal requirements are set forth in Sub-sections 4.4 and 4.5.

8.3 A development permit shall not be required for, and provisions of the Code shall not apply to, utility easements, utility rights-of-way, and construction of utility line extensions.

In addition to the above requirements, any development involving a water or sewer utility must be in conformance to an adopted Community Land Use and Utility Plan, unless system capacity is limited to that needed to serve existing development.

SECTION 9 - PARKING REQUIREMENTS

9.1 The following parking requirements are established for the types of development listed:

TYPE OF USE	NUMBER OF PARKING SPACES
Wholesale	1 per 1 employee plus 1 per 500 sq. ft.
Office & Community Facilities	1 per 1 employee plus 1 per 300 sq. ft.
Medical Offices	1 per employee plus 1 per 250 sq. ft.



4.4 Design Standards and Review Criteria

In addition to the other requirements of the Code, the following standards and criteria will be applied in the review process:

4.4.1 Submittals



- a. 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.
- b. A development plan shall be submitted for individual uses to be permitted within the district, as follows:
 - 1) Vicinity Map: A vicinity map drawn at a scale of not more than one inch equals two thousand feet (1"=2000') showing contours at twenty foot (20') intervals showing the relationship of the lot, tract or parcel to its general surroundings, and the location of all existing drainage channels, water courses and water bodies within one mile of the development site.
 - 2) Existing Site Data: A description of existing conditions on or adjacent to the lot, tract or parcel, including proof that the parcel is a legal lot of record. Maps shall be at a scale of one inch (1") to one hundred feet (100') or larger and shall include the following:
 - (a) Boundary lines, bearings and distances: The error or closure shall be of a third order survey, and no discrepancy between computed and measured distances shall exceed one (1) part in one thousand two hundred eighty (1,280) parts.
 - (b) Easements: Location, width an purposes.
 - (c) Streets on and immediately adjacent to the tract, name and right-of-way width.
 - (d) Utilities on and immediately adjacent to the tract.
 - (e) Owners of record or unplatted land and existing subdivision plats by name and recordation, shall be shown for property within one thousand feet (1,000') of that tract.
 - (f) Title and certificates: Present tract designations according to official records in the County Clerk's Office, title under which the proposed development is to be recorded with name and address of owner, notation stating acreage, scale, true and magnetic north arrow, U.S.G.S. datum and benchmarks, if any, certification of the engineer or land surveyor licensed in accordance with the laws of the State of New Mexico who prepared the plat.
 - 3) Site Plan
 - (a) The site plan consisting or a map and other drawings or documents drawn to a scale of one inch (1") to one hundred feet (100'), or larger, shall show the following:
 - (1) proposed arrangement of buildings;
 - (2) proposed off-street parking and loading facilities;
 - (3) proposed access to the site and internal vehicular circulation;
 - (4) existing and proposed landscaping;
 - (5) proposed location and type of fences, walls, and signs;
 - (6) drainage and grading plan indicating existing and proposed contours; soils and flood plain areas;
 - (7) a lighting plan;



- (8) proposed architectural treatment;
 - (9) The Buildable Area and the No Build Area(s) on each lot shall be clearly indicated by shading, pattern or comparable graphic method (see Article VII, Section 3.4.1 for Buildable Area Performance Standards.)
- (b) The site plan shall respond to Section 4.4.3 Site Planning Standards for driveway access, building placement, parking lot location and terrain management.
- 4) Development Plan Report
The development plan report shall include all submittals pursuant to this Article III, Section 4 of the Code.
- 5) Traffic Generation Report
- a) The amount of traffic generated by the development shall not at any time impede traffic flow, or cause public roads to operate at over capacity.
 - b) If a fair and substantial showing is made that the development will increase the burden on inadequate public roads, utilities or other services, the use may be denied, or the developer may be required to undertake the full cost of improvements to the public road or other services in order to meet the test of adequacy.
 - c) A traffic report shall be prepared, signed and sealed by a registered New Mexico professional engineer, or other qualified professional as determined by the Code Administrator. Report contents shall be based upon existing traffic conditions in relation to existing road capacity and level-of-service (LOS); a projection of traffic to be generated by the development; and recommendations for mitigating any negative effects to existing road capacity which may occur as a result of new development. Where applicable, the International Traffic Engineers (ITE) Trip Generation Report 1987, 4th Ed. shall be used as a reference in calculating traffic projections. Copies of the ITE Trip Generation Report are available in the Land Use Administrators Office.

History. 1980 Comp. 1980-6. Section 4.4.1 Submittals was amended by County Ordinance 1990-11, to clarify and make additions to the submittals required of the applicant for non-residential use zoning.

4.4.2 Environmental Performance Standards

The proposed development shall utilize standard techniques available in order to minimize noise, vibration, smoke and other particulate matter, odorous matter, toxic or noxious matter; radiation hazards; fire and explosive hazards, or electromagnetic interference. The Code Administrator may refer an application to the New Mexico Environment Department for comment concerning the performance standards. If it is determined that the development will create any dangerous, injurious, noxious or otherwise objectionable condition, noise or vibration; smoke, dust, haze, or other form of air pollution, electrical or other disturbance, glare or heat, in a manner which causes a significant adverse impact to the adjacent areas, a plan shall be submitted which states how such conditions will be mitigated.

History. 1980 Comp. 1980-6. Section 4.4.2 was amended by County Ordinance 1990-11. This Section was previously 4.4.3.

~~fulfill the proposals contained in the subdivider's disclosure statement and in determining whether or not the subdivider's provisions for a subdivision conform with County regulations.~~

~~4.8 Common Promotional Plans~~

~~The Code Administrator will review proposed applications to determine whether there is a common promotional plan to subdivide a property. If it is determined that the land division does constitute a common promotional plan, the project shall comply with the procedures provided for in this Article V.~~

SECTION 5 - PROCEDURES AND SUBMITTALS

5.1 Pre-application Procedures

Prior to the filing of an application for approval of a preliminary plat, the subdivider shall confer with the Code Administrator to become acquainted with these subdivision regulations. At this pre-application conference, the subdivider shall be advised of the following:

1. Submittals required by the Code.
2. Type and/or class of the proposed subdivision.
3. Individuals and/or agencies that will be asked to review the required submittals.
4. Required improvements.
5. Conditions under which Master Plans and Development Plans are required as described in Sections 5.2 and 7.
6. A determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

5.2 Master Plan Procedure

5.2.1 Introduction and Description

- a. Master plans are required in the following cases:
 - i. All Type I, Type II, and Type IV subdivisions with more than one development phase or tract;
 - ii. As required in Article III for developments other than subdivisions; and
 - iii. Such other projects which may elect to apply for master plan approval.
- b. 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.
- c. The master plan submittal will consist of both plans and written reports which include the information required in 5.2.2 below. A typical submittal would include a vicinity map, a plan showing existing site data, a conceptual environmental plan with written documentation, a master plan map, a master plan report, a schematic utilities plan and the phasing schedule. Maps and reports may be combined or expanded upon at the discretion of the applicant to fit the particular development proposal as long as the relevant information is included.



5.2.2 Master Plan Submittals

- a. Vicinity Map. A vicinity map drawn at a scale of not more than 2,000 feet to one inch showing contours at twenty (20) foot intervals showing the relationship of the site to its general surroundings, and the location of all existing drainage channels, water courses and water bodies located on the parcel and within three miles of the Parcel.



SECTION 6 - FEES AND LEVIES**6.1 Standard Fees**

Any person desiring to subdivide land in the County shall pay the current administrative fees set by the County. A fee schedule, which may be periodically amended, is available from the Code Administrator.

6.2 Additional Fees for Unusual Circumstances

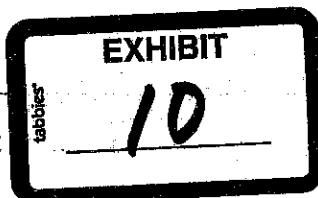
Where additional review by the County is required above and beyond normal review requirements due to complex, unforeseen, or unique circumstances relating to the proposed plan or plat, such as complex hydrological considerations, then the County may charge an additional review fee to defray the cost of such review. Review fees shall be only for professional services rendered to the County in the case that the County does not have qualified personnel to assist in reviewing such reports, plans and plats. When an additional fee is deemed necessary, the fee shall be arrived at between the County and the subdivider.

SECTION 7 - DEVELOPMENT PLAN REQUIREMENTS**7.1 Preliminary Development Plans****7.1.1 Pre-application conference**

- a. Prior to the application for approval of a preliminary development plan for any phase or for an entire project, the subdivider may confer with the Code Administrator regarding the plan submittal and requirements of the Code according to Section 5.1 of this Article.
- b. At this time a determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

7.1.2 Information to be submitted

- a. Evidence of legal lot of record;
- b. Contour intervals of two feet or such other appropriate scale as determined by the Code Administrator;
- c. Arrangements, location and size of buildings, where applicable;
- d. Off-street parking and loading or dumping facilities, where applicable;
- e. Internal vehicular and pedestrian circulation, and ingress and egress;
- f. A drainage, grading, and erosion control plan including existing and proposed contours for roads and utilities; a preliminary/conceptual grading plan around buildings, when applicable;
- g. A landscaping plan providing a schedule specifying conceptual methods, to include type, size, and location of vegetative and non-vegetative landscape material, and a preliminary description of the irrigation system to be used;
- h. Walls, fences and earth berms; their approximate locations and identifying types of fences and walls, if applicable;
- i. Size, location, orientation, lighting and type of signage, where applicable;
- j. Conceptual plan for outdoor lighting, including type, size, location of fixtures, if applicable;
- k. Easements, rights-of-way and street design;
- l. Access to telephone, gas, and electric utility service;
- m. Utility plan for water and sanitary sewer;
- n. Residential densities/gross acres;



- o. Intensity of non-residential development, including lot coverages, gross floor area ratios or gross square feet of building area;
- p. A vicinity map showing the boundaries of the project, owners of record within one hundred feet of the tract including public rights-of-way and existing conditions and development, including adjacent streets and utilities, for at least two hundred feet from the project boundaries;
- q. If appropriate, the phases and approximate dates of development of the phases;
- r. The plan shall be drawn at a scale of one hundred feet (100') to the inch or such other appropriate scale as determined by the Code Administrator;
- s. Proposed community facilities and/or sites and recreational areas, if any, and proposed ownership of such;
- t. A schedule of on-site and off-site public improvements with the time of construction related to the phasing schedule;
- u. Information as required by state agencies;
- v. The preliminary subdivision plat may be submitted concurrently with the preliminary development plan, but is not required. Submittal of a schematic or sketch subdivision plat showing proposed lot layout, approximate dimensions and lot areas together with topography and natural features; and
- w. A written traffic report prepared by a licensed traffic engineer or other qualified expert as determined by the Code Administrator.
- x. Schools Impact Report. A written report which projects the effects the proposed project will have on public schools, and which includes: the proposed number, size, and price of residential units within the project; a description of the project's target market; and where applicable, any special educational needs of the project's school-aged residents. The report will also identify the schools that service the area of the proposed project and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the project is located and to the Code Administrator.
- y. Water Supply Plan - Water System. As required by Article VII, Section 6 of the Code and Table 5.1, of Section 9.3 of this Article V.
- z. Solid Waste Disposal Plan. As required by Article VII, Section 7 of the Code.
- aa. Liquid Waste (Disposal) Plan. As required by Article VII, Section 2 of the Code.
- bb. Timing and Phasing of Development. Projections for 5 to 10 years.
- cc. Copies of deed restrictions and protective covenants must be submitted.

7.1.3 Review

- a. 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.
- b. A preliminary development plan shall be submitted prior to or concurrent with submission of a preliminary plat.
- c. The application for preliminary development plan approval shall be presented to the County Development Review Committee for review with a staff report. The staff report shall include a description of the proposed project, an evaluation of pertinent planning issues, and a statement on the compliance of the project with the County General Plan and Code. The report may include recommended conditions of approval. The report shall include all comments from appropriate State or Federal agencies, the County Fire Marshal, the County Hydrologist, and other appropriate County personnel. Particular attention shall be given in the staff report to public

~~agency comments which relate to potential limitations of lot size, intensity, or character of development.~~

~~7.1.4 Criteria for development plan phase approval~~

- ~~a. Conformance to the approved master plan;~~
- ~~b. The plan must meet the criteria of Section 5.2.4 of this Article V.~~

7.2 Final Development Plan

7.2.1 Submittals

A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.



7.2.2 Review

The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

History. 1980 Comp. 1980-6. Section 7 of Article V was amended by County Ordinance 1987-1 adding language relating to master plans.

SECTION 8 - SUBDIVISION DESIGN STANDARDS

~~These standards shall be binding upon the subdivider unless modifications are justified by sound engineering principles. Such modifications from these standards may be approved by the Board after a review by the County Development Review Committee upon presentation of documented justification by a licensed professional engineer.~~

~~8.1 General Policy on Roads~~

~~8.1.1 General~~

~~The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety, and to the proposed uses of land to be served by such roads. Prior to grading or roadway cuts, all applicable permits shall be granted by the Code Administrator.~~



Michael G. Redman

208 State Road 399

Espanola, NM 87532

Telephone # 505-753-4940

mgredman@windstream.net

June 11, 2012

County Land Use Administrator

P.O. Box 276

Santa Fe, New Mexico 87504-0276

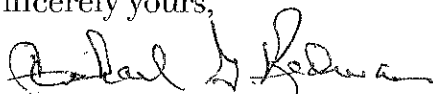
Dear Sir,

I am writing in regards to a public hearing that will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on June 21, 2012 at 4:00 p.m. on a petition to the County Development Review Committee and on July 10, 2012 at 5:00 p.m. on a petition to the Board of County commissioners.

Unfortunately, due to a prior commitment, I will be unable to attend the hearing. Therefore, I am writing to protest the request by Phyllis Johnson regarding a proposed Bed and Breakfast within the existing residence on 2.78 acres (the property is located at 22 B Ravens Ridge Road within Sections 17 and 18, Township 16 North, Range 10 East-Commission District 4). Due to increased traffic on the road, adjacent to my property, this will affect residential development on my adjacent land.

This area is a quiet and residential area and I believe it should remain so.

Sincerely yours,



Michael G. Redman



H. CDRC CASE # MP/PDP/FDP 12-5210 Ravens Ridge Bed and Breakfast: Phyllis Johnson, Applicant, requests Master Plan Zoning, Preliminary and Final Development Plan approval for a Bed and Breakfast within an existing residence on 2.78 acres. The property is located at 22 B Ravens Ridge Road, within Sections 17 & 18, Township 16 North, Range 10 East, (Commission District 4)

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

“The Applicant requests Master Plan Zoning, Preliminary and Final Development Plan approval to allow an existing residence to operate as a Bed and Breakfast. There will not be any structural changes to the 6,500 square foot residence. The request is to utilize three of the four bedrooms for the Bed and Breakfast. The Applicant is not proposing any expansion for the use on the 2.78-acre site. The Applicant states: ‘this request is to offer overnight lodging and breakfast for visitors coming into the Santa Fe area. Three bedrooms would be used for this purpose.’

“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, Article III, § 4.4, Development and Design Standards, Article V, § 5, Master Plan Procedures and Article 5, § 7 Development Plan Requirements of the Land Development Code.”

Mr. Larrañaga said staff recommends approval with the following conditions:

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

Chair DeAnda asked whether the property is currently or ever had been used as a bed and breakfast. Mr. Larrañaga responded that the applicant is using the residence as a bed and breakfast and is coming forward for the appropriate zoning. He indicated that because a bed and breakfast integrates well in residential areas, it is permitted throughout the County.

Member Anaya asked whether the property was properly licensed for the business. Mr. Larrañaga said it is not and this is zoning request is part of the application process.



Mr. Larrañaga said the applicant will be required to update the septic permit and the Fire Department has a few conditions. Mr. Larrañaga said the water use will be limited and he was unaware of any impact to or opposition of neighbors.

Duly sworn, Phyllis Johnson, applicant, said they attempted to do the bed and breakfast right from the beginning. The process of getting licensed for a home-based business has taken over a year. She indicated that she participated on the new Code rewrite task force. The Fire Department inspected the property and approval was granted. She said the B&B has been in operation and she estimated the occupancy is 10 days a month. The guests are usually out for the entire day and come back to sleep and then leave again after breakfast. She said she was unaware of any impact on her neighbors.

Ms. Johnson said local people in the industry advised them to operate under the radar, she said they have wanted to do it above board since the beginning.

Responding to the Chair, Ms. Johnson said they have been operating as Ravens Ridge since March of 2011.

There was no one from the public wishing to speak on this case.

Chair DeAnda assured Ms. Johnson that the letters of support were included in the Committee's packet material.

Mr. Larrañaga said that bed and breakfasts are permitted in the County; however, the applicant is required to meet the requirements of master plan zoning, preliminary and final development plan approval.

Captain Buster Patty said the roadway and driveway meet Code requirements. The gate is 14 feet, which meets the minimum requirement. The driveway is 16 feet.

Chair DeAnda moved to approve MP/PDP/FDP 12-5210, Ravens Ridge Bed and Breakfast with the staff-imposed conditions. Member Anaya seconded and the motion passed by unanimous [6-0] voice vote.