

MEMORANDUM

DATE: June 17, 2010

TO: County Development Review Committee

FROM: Vicki Lucero, Development Review Team Leader

VIA: Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # S 04-5421 Vallecita de Gracia Preliminary and Final Plat
and Development Plan Amendment

ISSUE:

JK² Inc. (Jim Brown) applicant, Siebert & Associates, Agent, request a Preliminary and Final Plat and Development Plan amendment to the previously approved Vallecita de Gracia Subdivision to create 3 additional lots in addition to the previously platted 11 lots for a total of 14 lots on 42 acres. The property is located along County Road 54, north of the intersection of County Road 54 and Paseo de Angel, within Sections 22, 27 and 28, Township 16 North, Range 8 East (Commission District 3).

SUMMARY:

On October 8, 1998, Preliminary Plat approval was granted for this project by the EZC, which consisted of a 16-lot residential subdivision on 42-acres (Exhibit E)

On October 14, 1999, a Preliminary Plat extension for 12-months was granted by the EZC in accordance with the Extraterritorial Subdivision regulations Section 3.3.5 (Exhibit F)

On June 21, 2000, La Cienega became a Traditional Historic Community and the Vallecita de Gracia Subdivision being part of this area was no longer under EZ jurisdiction.

On November 14, 2000, the Board of County Commissioners granted a one-year extension of the Preliminary Plan and Plat (Exhibit G).

On October 9, 2001 the BCC granted a second one-year extension of the Preliminary Plan and Plat, which expired on October 8, 2002 (Exhibit H).

On March 10, 2005, the BCC granted Preliminary and Final Plat and Development Plan approval for the Vallecita de Gracia Subdivision which consisted of an 11 lot subdivision. The five additional lots that were part of the original application were not created at that time due to the lack of an all weather access to those lots (Exhibit I).

Since that time the County has constructed an all weather crossing on Paseo de Angel on the north side of Los Pinos Road (CR 54). The applicant is now requesting to create three additional lots that now have all weather access. The applicant is requesting a Preliminary and Final Plat and Development Plan Amendment to the previously approved Vallecita de Gracia subdivision to allow the creation of three additional lots for a total of 14 lots.

Existing development/Zoning:

The property is currently vacant. This property is located within the Traditional Historic Community of La Cienega/La Cieneguilla.

Adjacent property:

The property is surrounded by residential properties on the North, East and West boundaries; to the south of the property is County Road 54 (Los Pinos Road).

Access:

The three proposed lots will be accessed off Paseo De Angel which has already been constructed.

Terrain management:

Portions of this property are located within a designated 100-year Special Flood Hazard Area (SFHA) Zone AE. There shall be a minimum structural setback of 75' from the floodplain, as required in Ordinance No. 2008-10. No structures will be placed within the designated SFHA.

Each individual lot owner is required to construct a detention pond capable of capturing rainwater runoff in addition to the requirements of rainwater harvesting.

Water:

Water will be supplied to these lots from a shared well. A geohydrologic report was submitted for a 16 lot subdivision which demonstrated adequate water availability for the development. The Office of the State Engineer and County Water Resources concur that there is adequate

water availability (Refer to their comments in Exhibit “D”). Water use will be restricted to .25-acre feet per lot, per year. Water restrictive covenants will be recorded with the final plat.

Liquid and Solid Waste:

The Applicant is proposing to use individual on-site septic systems on each lot; individual permits must be submitted with residential permit applications.

Each individual lot owner will be responsible to contract with a properly licensed company for the removal of solid waste.

Fire protection:

All residences will be required to install automatic fire suppression systems. This will be noted on the plat.

A 30,000-gallon water storage tank and dry hydrant system is located within the Vallecita de Gracia Subdivision. The County Fire Marshal’s Office has inspected and approved the system (Refer to memo in Exhibit “D”).

Archeology:

An archeological investigation has been conducted. One significant site was located, and will be placed within an archaeological easement for preservation.

REQUIRED ACTION:

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

RECOMMENDATION

Staff finds the proposed subdivision to be in compliance with Article V, Section 5.3 (Preliminary Plat Procedures), Article V, Section 5.4 (Final Plat Procedures), and Article V, Section 7 (Development Plan Requirements) of the Land Development Code.

Therefore, staff recommends approval of an amendment to the previously approved Preliminary and Final Plat and Development Plan for the Vallecita de Gracia Subdivision to allow the creation of 3 additional lots subject to the following condition:

1. All redlines shall be addressed, original redlines shall be returned with final plans.
2. All residences will be required to install automatic fire suppression systems. This will be noted on the plat.

ATTACHMENTS:

Exhibit "A"- Letter of Request/Development report

Exhibit "B"- Proposed plat and development plan

Exhibit "C"-Reviewing Agency Responses

Exhibit "D"-Vicinity Map

Exhibit "E"- October 8, 1998 EZC Minutes (preliminary plat and plan approval)

Exhibit "F"- October 14, 1999 EZC Minutes (preliminary plat and plan extension)

Exhibit "G" – November 14, 2000 BCC Minutes (preliminary plat and plan extension)

Exhibit "H" – October 9, 2001 BCC Minutes (preliminary plat and plan extension)

Exhibit "I" - March 10, 2005, BCC Meeting Minutes