

DRAFT

**subject to approval**

**MINUTES OF THE**  
**SANTA FE COUNTY**  
**DEVELOPMENT REVIEW COMMITTEE**

**Santa Fe, New Mexico**

**December 18, 2014**

This meeting of the Santa Fe County Development Review Committee (CDRC) was called to order by Dan Drobnis, Chair, on the above-cited date at approximately 4:00 p.m. at the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

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

**Members Present:**

Dan Drobnis, Chair  
Susan Martin, Vice Chair  
Frank Katz  
Phil Anaya  
Bette Booth  
Louie Gonzales

**Member(s) Excused:**

Manuel Roybal

**Staff Present:**

Vicki Lucero, Building & Services Manager  
Wayne Dalton, Building & Services Supervisor  
Jose Larrañaga, Development Review Specialist  
Rachel Brown, Deputy County Attorney  
John Salazar, Development Review Specialist  
Mathew Martinez, Development Review Specialist  
Buster Patty, Fire Marshal  
Rudy Garcia, Manager's Office

**III. APPROVAL OF AGENDA**

Mr. Dalton noted the cases that were tabled: Old Business item A. CDRC Case V #14-5330, Tercero; New Business items F. CDRC Case #V/ZA/S 10-5352, Santa Fe Business Park; and G. CDRC Case #APP 13-5062, Robert and Bernadette Anaya Appeal.

Member Martin moved approval and Member Booth seconded. The motion carried [5-0] voice vote [Member Anaya was not present for this action.]

V. **APPROVAL OF MINUTES: November 20, 2014**

Upon motion by Member Katz and second by Member Booth the minutes were unanimously [5-0] approved as submitted. [Member Anaya was not present for this action.]

VI. **CONSENT CALENDAR: Final Order**

- A. **CDRC CASE # MIS 14-5360 Mark Martineau Accessory Structure.**  
Mark Martineau, Applicant, requests approval to allow a 2,184 square foot accessory structure on 15.03 acres to be utilized as a garage/storage building. The property is located at 22 Ranchos Cañoncito, off Ojo de la Vaca Road, within § 14, Township 15 North, Range 10 East (Commission District 4). Approved 5-0

Member Katz moved to approve the consent calendar as presented. His motion was seconded by Member Martin and passed by [5-0] voice vote. [Member Anaya was not present for this action.]

VII. **OLD BUSINESS**

- B. **CDRC CASE # V 14-5330 Francisco and Arlene Tercero.**  
TABLED

VIII. **NEW BUSINESS**

- A. **CDRC CASE # V 14-5340 Luis and Isela Rodriguez Variance . Luis and Isela Rodriguez, Applicants, request a variance of Ordinance No. 2002-9 (La Cienega and La Cieneguilla Traditional Community Planning Area and La Cienega Traditional Community Zoning District), Section 6.4 (Zoning Density) to allow two dwelling units on 2.5 acres. The property is located within the Traditional Historic Community of La Cienega at 92 Camino Montoya, within Section 20, Township 16 North, Range 8 East, (Commission District 3)**  
*[Exhibit 1: Santa Fe County Fire Prevention memo; Exhibit 2: La Cienega Valley Association letter opposing the variance]*

Case Manager Martinez read the case caption and presented the staff report as follows:

“The subject lot is part of the Vista Land Subdivision consisting of 86 lots which was created in 1974, and is recognized as a legal lot of record. There is currently a duplex on the property. The Applicants have owned the property since August 13, 2001, and claim they purchased the property in its current state with the two dwelling units.

“On November 2, 2001, the Applicants applied for a 336 square foot residential

addition to the existing 1,925 square foot duplex. At that time, the Applicants floor plan did not indicate two kitchens were located in the residence and in fact misrepresented that the kitchen was a bedroom and the permit was issued. The residence, including the addition, does not exceed the maximum allowable lot coverage of twenty percent.

“On August 13, 2014, the Building and Development Services Division received a complaint regarding a potential density violation on the property. On August 15, 2014, the Applicants met with staff and admitted that there were two kitchens within the residence which makes the structure a duplex rather than a single dwelling unit. The properties septic system was installed in 1978, and has a 1,000 gallon per day capacity.

“The Applicants state a variance is needed to allow the property to remain in the current state in which they purchased it and will only be used by themselves and for visitation of family members and for their children when needed.

“Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and finds the project is not in compliance with County criteria for this type of request and recommends to allow two dwelling units on 2.5 acres.”

Mr. Martinez advised the CDRC that staff has four proposed conditions if the variance were approved.

The applicants, Luis and Isela Rodriguez, and their translator were placed under oath.

Through their interpreter, the applicants requested permission to maintain the property as it was purchased.

Responding to questions posed by Member Katz, the applicants through their interpreter said they submitted the application and the drawings for the addition and they failed to show the kitchen because they didn't think it was necessary. They confirmed the unit is only used for visiting family and friends. The applicants also stated that the unit has not been used as a rental.

Staff confirmed that one non-metered domestic well serves the units that are within one structures. The subdivision is pre-code. A discussion ensued that if the variance were approved the applicant would be required to meter the well and use .25 acre-feet per year per unit.

There was no public wishing to speak regarding this item.

Member Anaya arrived at this time.

Member Booth moved to deny the variance. Member Katz seconded and in support of the denial mentioned the misrepresentation in the 2001 application for the second unit and that the kitchen could be shared by the family. The motion passed by majority 4-1-1 voice vote: Member Gonzales voting against and Member Anaya abstaining.

- B. CDRC CASE # V 14-5400 Melody Saucedo Variance. Melody Saucedo, Applicant, request a variance of Ordinance No. 2002-9 (La Cienega and La Cieneguilla Traditional Community Planning Area and La Cienega Traditional Community Zoning District), Section 6.4 (Zoning Density) to allow two dwelling units on 3.26 acres. The property is located within the Traditional Historic Community of La Cienega at 77a Calle Debra, within Section 20, Township 16 North, Range 8 East, (Commission District 3)  
[Exhibit 3: La Cienega Valley Association letter opposing variance]**

Case Manager Martinez read the case caption and provided a staff report as follows:

“The subject lot, owned by the Applicant, is part of the Vista Land Subdivision consisting of 86 lots which was created in 1974, and is recognized as a legal lot of record. There are currently two dwelling units on the property. Staff has found no evidence that the structures were permitted by Santa Fe County. The Applicant has owned the property since March 3, 2008, and claims she purchased the property with both dwelling units on it. Currently the Applicant and her family reside in one dwelling unit, 2,275 square foot and her elderly mother resides in the second dwelling unit which is 696 square feet.

“In 1985, the New Mexico Environment Department issued a permit to install a liquid waste system for a three bedroom home on 3.26 acres. The permit indicated that it was for 375 gallons per day. The drawing submitted with the Application indicated only one dwelling unit on the property. The well for the property was drilled in 1985, at the depth of 100 feet.

“On August 13, 2014, the Building and Development Services Division received a complaint regarding a potential density violation on the property. On August 15, 2014, Code Enforcement conducted an inspection on the property. At that time the Applicant was issued a Notice of violation for exceeding density.

“The Applicant has not undertaken a geohydrologic report which would allow an increase in density of up to one dwelling unit per 2.5 acres. The majority of surrounding properties appear to have one dwelling per legal lot.

“The Applicant states a variance is needed due to her being a single mother of four and barely surviving the economic down fall of 2008. She further states that she is putting pennies together to feed her family. The Applicant also states that

she provides affordable housing for her elderly mother and that her mother helps provide care for her children and without her help; her children would not have a place to call home.”

Mr. Martinez said staff reviewed the request and recommends denial of a variance of Ordinance No. 2002-9, Section 6.4, Zoning Density, to allow two dwelling units on 3.26 acres. He advised the CDRC that if they were to approve the application, staff has six recommended conditions.

Mr. Martinez confirmed that there were two separate dwelling units both containing kitchens. If one of the kitchens were removed the property would be in compliance.

Mr. Martinez said there is no aerial photography verifying that the two units were there at the time the applicant purchased the property.

Duly sworn, applicant, Melody Saucedo, said the detached dwelling was present on the property when she purchased it. She stated she was unaware of any violation when she purchased the property.

Member Katz asked the applicant whether she was willing to remove the kitchen in the second dwelling. Ms. Saucedo said it was impractical because her mother is elderly, needs to be able to prepare meals for herself and in the winter when it is icy and dark it would be very difficult for her mother.

There were no members of the public wishing to comment on this case.

Member Katz moved to deny the request noting there was no compelling basis to grant the variance. Member Martin seconded.

Chair Drobnis allowed the applicant to speak again and she said she understood that she was able to conduct a family transfer and urged the CDRC to approve her variance. Ms. Saucedo said she'd prefer to keep the land whole but would seek a family transfer if necessary. Chair Drobnis recommended she meet with staff.

The motion passed by unanimous [6-0] voice vote.

- C. CDRC Case #Z/DP/V 14-5430 Santa Fe Brewing Co.Expansion. Lock Builders, LLC, Applicant, JenkinsGavin, Agents, request a Master Plan Amendment, Preliminary and Final Development Plan approval to allow an expansion to an existing brewing facility on 4.97-acres. This request also includes a variance of Ordinance No. 2000-12, Article XV, Section 6.H Open Space Standards to allow 37 percent open space rather than the required 50 percent open space. The property is located at 35 Fire Place within the Community College District, within Section 24, Township 16 North, Range 8 East (Commission District 5)**

Case Manager John Salazar read the case caption and summarized the staff report as follows:

“On November 9, 2004, the Board of County Commissioners approved CDRC CASE # MP 04-5440 Santa Fe Brewing Master Plan. The approval incorporated Master Plan Zoning and Preliminary Development Plan within a designated Employment Center Zone to allow a brewing facility and restaurant, and an 11,200 square foot warehouse on 4.97 acres. The Master Plan was subsequently amended in 2011, to permit outdoor entertainment at the restaurant.

“The Applicant requests a Master Plan Amendment to the existing 1.7 acre brewing facility site in order to rezone 3.27 acres on Lot 1-A on 4.976 acres ± which was recently added via a lot consolidation. The additional acreage was originally part of the Los Cabos Master Plan which was approved in August 2008. The Master Plan created three lots for the purpose of constructing 18,750 square feet of commercial and industrial uses, however, the project was never constructed and the approval has since expired.

“The Applicant is also requesting Preliminary and Final Development Plan Approval for the expansion. The proposed brewery expansion will be developed in one phase and will include a 2,400 square foot addition to the north side of the existing brewing facility; a new 6,300 square foot entrance, lobby and tasting room on the east side of the existing building; additional bottling and brewing facilities totaling 47,000 square feet to be added to the proposed lobby and tasting room; and a 3,500 square foot landscaped outdoor area with seating and a performance platform.

“Santa Fe Brewing Company has applied to Santa Fe County for economic assistance pursuant to the Local Economic Development Act. The Economic Development Manager has evaluated the project and determined that Santa Fe Brewing Company is qualified for economic assistance pursuant to LEDA. The New Mexico Economic Development Department has similarly determined that the Brewery is qualified for LEDA funds. The LEDA funds will be used to

design, construct, and implement a state of the art wastewater treatment system to treat all of the Brewery's effluent.

"The Applicant is also requesting a variance of Ordinance No. 2000-12, Article XV, Section 6.H Open Space Standards. The Community College District Ordinance requires 50 percent open space for new development which would consist of about 149,693.94 square feet of open space. The Applicant is proposing 37 percent open space or 110,344 square feet.

"The Applicant states the following reasons for the variance: The necessity for this open space reduction stems from the fact that the Project is a manufacturing facility in an Employment Center Zone. Therefore, although the lot coverage is only 26 percent, significant paved areas are essential for loading and deliveries, which reduces the amount of available open space. Full compliance would limit the functionality of the manufacturing facility and its role as an important employer in Santa Fe County.

"Staff Response: The 50 percent open space requirement in the CCDO does not contemplate flexibility based on use. Planning Division staff has reviewed this application and has stated that the Applicant may utilize proposed trail connections allowing public access to district trail systems for the purpose of meeting the 50 percent requirement and has recommended the following conditions of approval should the variance be granted:

1. Provide a trail connection to the proposed district trail and trailhead/bicycle and pedestrian access point on the property which can be counted as open space.
2. Staff supports the inclusion of a district trail connection and trailhead/bicycle and pedestrian access point in the open space requirement.

"The Applicant has agreed to accept the conditions as they believe it is a bigger benefit to the community rather than dedicating unusable property such as arroyos or floodplain as open space."

Mr. Salazar said staff recommends denial of the Applicant's request for a variance of Ordinance No. 2000-12 Article XV, Section 6.H, Open Space Standards, to allow 37 percent open space. If the decision of the CDRC is to approve the open space variance, and the Master Plan amendment, Preliminary and Final Development Plan to allow an expansion to the existing brewing facility, staff recommends the following conditions be imposed:

1. The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c.
2. Master Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, § 5.2.5.
3. The Applicant shall provide a trail connection to the proposed district trail and trailhead/bicycle and pedestrian access point on the property which can be counted as open space behind the restaurant on Lot 2-A along with vehicular and



- bicycle parking.
4. Final design plans for the required improvements to Highway 14 shall be submitted for review and approval by NMDOT prior to Final Development recordation.

Mr. Salazar confirmed that the issue of the variance is open space and he directed the CDRC to an exhibit identifying the applicant's plans.

The applicant, Brian Lock and his agent, Jennifer Jenkins were duly sworn.

Jennifer Jenkins said the applicant was in agreement with all staff-imposed conditions and thanked staff for their efforts. She said the expansion is important for Santa Fe County and discussed the LEDA funds. Ms. Jenkins located the project on a site map noting that the restaurant functions for special events and the brewery is accessed off of Fireplace Place. When additional adjacent lots became available the applicant purchased them to further his plans to expand the brewery. The tasting area and lobby area will be relocated. The heart of the project is an outdoor landscaped beer garden with seating and a platform for entertainment. An existing access off SR 14 will be improved and the Fireplace Place access will be maintained.

Ms. Jenkins identified the open space that will be landscaped. Santa Fe Brewing will provide property for trailhead parking for people accessing the Arroyo Hondo Trail.

Brian Lock said he was pleased to have the opportunity to grow his business in Santa Fe rather than relocating. When the state decided to lower the excise tax it leveled the playing field and he was able to stay in Santa Fe. Local breweries are a growing industry across the country and he was pleased he could stay in Santa Fe. The expansion will increase employment in the County. Currently he has approximately 42 employees. The expansion will be completed in 2020 and he estimated having 105 employees.

There was no one from the public wishing to speak for or against this project.

Member Anaya moved to approve Z/DP/V 14-5430 with staff-imposed conditions. Ms. Booth seconded and the motion passed by unanimous [6-0] voice vote.

The applicant was lauded for expanding his business in Santa Fe County.

- D. **PNM Santa Fe County Solar Energy Center Project. Public Service Company of New Mexico, Applicant, Laurie Moye, Agent, requests Master Plan Zoning, Preliminary and Final Development Plan approval to allow a 10 megawatt electric Solar Facility on a 100 acre site. The property is located south of the National Guard site and takes access via the East I-25 Frontage Road, within Sections 3 & 4, Township 15 North, Range 8 East, (Commission District 5)**

Jose Larrañaga, case manager, recited the case caption and presented the staff report as follows:

“Public Service Company of New Mexico is requesting Master Plan Zoning, Preliminary and Final Development Plan approval to allow a 10 megawatt tracking solar electric generating facility on a 100 acre site. The solar panels are tracking panels which will be configured together in long rows which will be oriented north-south. Each row of panels are approximately 210 feet in length, the row length varies depending on the amount of developable area and will rotate together, making adjustments as the panels move to track the sun east to west. The solar modules will be mounted on a ground mounted rack. The height of the top of the panels at full-rotation will not exceed 7 feet from the natural grade. A distribution line will be extended to the site for the delivery of the electricity being generated by the facility. For safety and security reasons the facility will be enclosed by a chain link fence with three strands of barbed wire, 8 feet in total height.

“The Applicant states: The solar generating facility is needed to meet PNM’s 2015 Renewable Energy Plan. The project is part of a utility distribution system for utility use for the greater public good and for the health, safety and welfare of the residents of Santa Fe County and will provide the community with a source of clean, renewable energy to support growth and economic development in the area.

“The Applicant has submitted a subsequent letter and drawings in response to staff and review agency comments. The Applicant states that typically there are 4,000 panels per megawatt, therefore the proposed ten megawatt site will contain approximately 40,000 panels and will encompass approximately 75 acres of the 100 acre site. The site will also house five power converters and one switchgear facility.

“On October 28, 2014, the Applicant held an open house to discuss the proposed development. Notice was sent to 67 adjacent property owners and three attended the meeting. The Applicant states that concerns of the individuals who attended the open house were primarily related to uncertainty as to what the facilities would look like and visibility of the site.

“Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support the request for Master Plan Zoning, Preliminary and Final Development Plan. The Application is comprehensive in establishing the scope of the project; the proposed use is in compliance with the uses associated with Other Development; the Application satisfies the submittal requirements set forth in the Land Development Code.

“The review comments from State Agencies and County staff have established findings that this Application, for Master Plan Zoning, Preliminary and Final

Development Plan, is in compliance with: State requirements and Final Development Plan of the County Land Development Code.”

Mr. Larrañaga said staff recommends approval of Master Plan Zoning, Preliminary and Final Development Plan to allow a 10 megawatt electric Solar Facility on a 100 acre site subject to the following staff conditions:

1. The Applicant shall comply with all review agency comments and conditions, as per Article V, § 7.1.3.c. Conditions shall be noted on the Master Plan/Final Development Plan.
  - a. The development shall comply with Article 1, Section 103.3.2-New Construction and Alterations of the 1997 Uniform Fire Code.
  - b. The proposed access, to the site, shall be constructed with six inches of compacted base course and 20 feet in width.
2. Master Plan/Final Development Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 7.2.2.
  - a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board (Article V, § 5.2.7).

Duly sworn, Laurie Moyer representing PNM, said the solar energy facility will be used as a solar electric generating station. The facility is part of PNM’s 2015 renewable energy plan. Ms. Moyer’s presentation included a power point which outlined the project vicinity, a description, access, etc. The parcel of land meets both PNM’s solar requirements and lay out for a successful solar generating station. A nearby electric distribution line will be used to transmit the generated energy.

Ms. Moyer said the project will not generate traffic once built it will be operated remotely and only visited for maintenance and/or repair. No septic, sewer or water lines are necessary. The site will be enclosed for public safety purposes. Construction, if approved, is expected to start in 2015 and operational in winter of 2015.

Summarizing her presentation, Ms. Moyer said this is clean renewable energy. The project has a low profile and creates neither air emissions nor waste products. The County will gain property taxes.

Member Anaya said he was unsure of where the transmission line was located is and whether it is over or underground. Ms. Moyer said the exact line route has not been determined and it may require a variance to build it overhead. She said PNM was waiting for this approval before proceeding with design. At this point they have an easement on the property from the solar facility to the road; however, the public utility easement on the frontage road north has not been explored.

Member Anaya said he supported alternative energy and his concern had to do with easements and transmission lines. Ms. Moyer said she was confident PNM would be able to move the power out of the site north to an existing distribution line.

Member Katz asked whether the facility would be visible from I-25 and Ms. Moyer said it would be although it sits back from the road. The panels could be screened if additional building occurs on adjacent lots.

Member Gonzales said he was pleased that PNM was bringing forward what he referred to as a win/win project and mentioned with additional growth in the County this will be needed.

Member Anaya said he was aware of other solar panels that are having issues with transmitting services and that concerned him greatly. Ms. Moyer said the PNM generating entity will have to apply to PNM's transmission and distribution entity for transmission.

Chair Drobnis invited public comment.

Duly sworn, J.J. Gonzales, 54 Entrada, La Cienega, said he represents a partnership that owns property adjacent to this project. Mr. Gonzales said they were in support of PNM's efforts to develop renewable energy. His concerns centered around egress/ingress, accessing the power grid to get power onto the property and storage of energy on site. He said Ms. Moyer answered many of his questions and he hoped his remaining questions would be answered in the near future.

Duly sworn, Matthew Baca, identified himself as a proponent of solar energy, former president of New Mexico Solar Energy and Industry Association, current president of New Mexico Renewable Energy Developers Associates and former president of the City of Albuquerque's Energy Conservation Council. He applauded the regulations adopted by the PRC. Mr. Baca said it appeared that this proposal was not complete.

He advised the CDRC that he would be addressing the Caja del Rio PNM request and wanted it on the record that he supports solar energy.

There were no further speakers.

Member Katz moved to approve the application with staff-imposed conditions. Member Martin seconded and the motion passed by unanimous [6-0] voice vote.

- E. CDRC CASE # Z/DP 14-5370 PNM Caja del Rio Solar Energy Center Project. Public Service Company of New Mexico, Applicant, Laurie Moyer, Agent, requests Master Plan Zoning, Preliminary and Final Development Plan approval to allow a 5 megawatt electric Solar Facility on a 40-acre site. The property is located north of New Mexico Highway 599 and takes access via Caja del Rio Road, within Section 3, Township 16 North, Range 8 East, Commission District 2 [Exhibit 4: Staff distributed VanAmberg, Rogers, et al. memo dated 12/15/14; Exhibit 5: VanAmberg, Rogers, et al. distributed memo dated 12/14/14; Exhibit 6: Recorded Grant of Easement]**

Member Gonzales recused himself from this case.

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

“Public Service Company of New Mexico is requesting Master Plan Zoning, Preliminary and Final Development Plan approval to allow a 5 megawatt tracking solar electric generating facility on a 40 acre site. The solar panels are tracking panels which will be configured together in long rows which will be oriented north-south. Each row of panels are approximately 210 feet in length, and will rotate together, making adjustments as the panels move to track the sun east to west. The solar modules will be mounted on a ground mounted rack. The height of the top of the panels at full-rotation will not exceed 7 feet from the natural grade. A distribution line will be extended to the site for the delivery of the electricity being generated by the facility. For safety and security reasons the facility will be enclosed by a chain link fence with three strands of barbed wire eight feet in total height.

“The Applicant states: The solar generating facility is needed to meet PNM’s 2015 Renewable Energy Plan. The project is part of a utility distribution system for utility use for the greater public good and for the health, safety and welfare of the residents of Santa Fe County and will provide the community with a source of clean, renewable energy to support growth and economic development in the area.

“The Applicant has submitted a subsequent letter and drawings in response to staff and review agency comments. The Applicant states that typically there are 4,000 panels per megawatt, therefore, the proposed five megawatt site will contain approximately 20,000 panels and will encompass approximately 24 acres of the 40 acre site. The site will also house five power converters and one switchgear facility.

“On October 28, 2014, the Applicant held an open house to discuss the proposed development. Notice was sent to 10 adjacent property owners and three attended the meeting. The Applicant states that concerns of the individuals who attended the open house were primarily related to uncertainty as to what the facilities would look like and visibility of the site.

“Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support the request for Master Plan Zoning, Preliminary and Final Development Plan: the Application is comprehensive in establishing the scope of the project; the proposed use is in compliance with the uses associated with Other Development; the Application satisfies the submittal requirements set forth in the Land Development Code.

“The review comments from State Agencies and County staff have established findings that this Application, for Master Plan Zoning, Preliminary and Final Development Plan, is in compliance with: State requirements; Article III,

Section 8, Other Development; Article V, Section 5 Master Plan Procedures; Article V Section 7.2 Final Development Plan of the County Land Development Code.”

Mr. Larrañaga said staff recommends approval of Master Plan Zoning, Preliminary and Final Development Plan to allow a 5 megawatt electric Solar Facility on a 40 acre site subject to the following staff conditions:

1. The Applicant shall comply with all review agency comments and conditions, as per Article V, Section 7.1.3.c. Conditions shall be noted on the Master Plan/Final Development Plan.
  - a. Santa Fe County Public Works Department and Santa Fe County Fire conditioned the access, to the site, to be constructed with 6 inches of compacted base course and 20 feet in width.
2. Master Plan/Final Development Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, Section 7.2.2.
  - a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board (Article V, Section 5.2.7).

Previously sworn, Laurie Moyer said this request is similar to the previous one. This site will house a 5 megawatt electric solar facility on 40 acres. She presented a slide show illustrating the power grid, project vicinity, egress/ingress, noted that the project will not generate traffic once built, and will be operated remotely. This site will not require sewer, water or gas. Ms. Moyer said PNM will take advantage of natural moisture to clean the panels. For public safety and security the site will be enclosed with chain link fencing and barbed wire. The facility will have an undetectable sound and there are no health effects from the site.

Annually property taxes to the County will be approximately \$96,000, stated Ms. Moyer. If approved, the facility will be in service winter 2015.

Ron VanAmberg, counsel for several heirs of Antonio Baca who have property adjacent to the proposed solar project property said the concerns of the Bacas include safety considerations relating to the road alignment that is proposed as access to the project property and whether this activity is appropriate given the Rural Residential zoning. He referred the CDRC to a subdivision plat prepared by Rick Chatroop [*Exhibit 6 last page*] to locate the roads and property. He noted that the access road at the north of the lots that extends to the east curves into an angled road that leads to a 100-foot public access easement providing access into Lot 1 where the facility is proposed. The main concern regarding the road alignment relates to the historic Cochiti Trail that has been used for over 1,000 years to reach the Cochiti Pueblo. The trail has been platted and recognized since 1919. The Bacas have historically used the Cochiti Trail which is a 42 U.S.C. Section 932 federally created highway – a statute used to assist in the settlement of homesteads. Although the statute has been repealed, Mr. VanAmberg said the road persist and is recognized as a public highway.

Mr. VanAmberg identified an additional or new road created by former County Public Works Director James Lujan has a sharp angle that is neither safe to the public nor appropriate to the Baca cattle operation.

Mr. VanAmberg said the plat of the subdivision fails to show Cochiti Trail and further the Bacas believe the solar facility is more appropriately placed on property zoned industrial. He indicated that he has brought the issue of roads and alignment up with the County repeatedly since 2007. The applicant's proposal should not continue until the road issues are resolved.

Mr. VanAmberg discussed zoning and that this proposal sits amongst rural residential lots and would constitute spot zoning. The fact the new zoning map may accommodate this type of use is an inappropriate basis to approve the request.

Commenting that there are existing roads in the area to service the Office of Archaeology Studies (OAS), Member Katz asked what the applicant was requesting in relation to those roads. Mr. VanAmberg responded that they want the road aligned along Cochiti Trail.

Member Katz asked if moving the OAS access road to the Cochiti Trail route alignment would alleviate the Bacas' concerns.

Duly sworn, Philip Baca, 6902 Acacio Street, Albuquerque, responded to Member Katz' question stating that it would. He said OAS moved their building to avoid the Cochiti Trail. Mr. P. Baca said James Lujan moved road signs and that further complicated the issue when a new road was identified as Cochiti Trail.

Mr. P. Baca said the area was homesteaded by Luis Romero who sold it to Mr. P. Baca's father in 1951. He identified properties his family owns in the vicinity noting they have been in the ranching business since 1920. The way these two roads meet "creates a real dangerous situation," stated Mr. P. Baca. He pointed out that while PNM says their project will not generate traffic the other newly created lots will.

Member Katz suggested the Bacas talk with PNM and the County about moving the road to its original location and accessing from it. Mr. P. Baca said they have tried all the available avenues within the County to correct this issue and nothing has happened. He cited examples during 2006, 2012 and 2014 wherein the County has refused to take action on this. While PNM said the project will not generate traffic there are other newly created lots that will create traffic in the area.

Mr. P. Baca recalled traveling Cochiti Trail in 1944 with his father to get feed to sheep during a particularly rough winter. Cochiti Trail is historically significant; he spoke about La Cieneguilla Grant and an acequia there for farming.

Chair Drobnis asked Mr. P. Baca whether he had a solution. Mr. P. Baca said there should only be one access off Caja del Rio and it should be the original Cochiti Trail. The property should not be rezoned until the map is approved. He suggested PNM locate this solar facility along the Santa Fe River where it is zoned industrial.

Chair Drobnis asked PNM whether they understood the Bacas' concerns and if they were aware of the issue. Ms. Moye said she understood their concerns.

Mr. VanAmberg corrected their testimony and said it was not Lot 1 the facility was going on but instead Lot 4.

Previously sworn, Matthew Baca thanked the CDRC for the opportunity to present these issues that surfaced in 2005 when survey stakes appeared. The problem, he said, seems to point to James Lujan who has tainted the County with corruption and put a cloud over government. He outlined contacts he had with the County dating back to 2005 through 2014 without results. Ms. Penny Ellis-Green was identified as the one County employee who has been helpful in this issue.

Mr. M. Baca said the subdivision plat was inaccurate and deficient.

Mr. M. Baca said archaeologists have found campground sites in the area and it is assumed that the campgrounds were set up because of the visibility to see game for miles around.

The property is currently zoned rural residential and he requested that if the project is approved all transmission lines be underground. With eight feet of chain link and concertina fencing the site will look like the State Penitentiary. Mr. M. Baca requested that, if approved, the fence be set back into the property by 100 feet. The sign for Cochiti Trail should be put back at its original location.

As a final concern, Mr. M. Baca said the applicant's public notice was inadequate with the posting situated 440 yards from the subject property and posted by an unused gate.

Under oath, Scott Hoeft, Santa Fe Planning Group, stated he represents the property owner and was not working with PNM. He said he was confused by the concerns raised by the Bacas and their attorney.

Mr. Hoeft said the opponents continually refer to Lot 1 which is not the site. The subject site is Lot 4. The issue of fencing over a public right-of-way brought up by the opponents is incorrect.

Mr. Hoeft confirmed for Member Katz that there is a 100-foot easement on the north side of Lot 4 and it cannot be blocked by a fence. PNM's proposed fence will be 100 feet in the property. He said the owner of Lot 4 owns all four lots, 160 acres.

Referring to VanAmberg's Exhibit 5, Mr. Hoeft said he saw a discrepancy between the road alignment in Exhibits A and F and needed to meet with surveyor and clear it up. From his review of the plat the Baca's legal access is not threatened. Regarding the "dangerousness" of the road alignment, Mr. Hoeft said the road is 24 feet within a 100 foot easement and there was clearly room to design a T. He theorized that Cochiti Trail was moved to the north to design the T with Caja del Rio.

Mr. Hoeft offered to work with the surveyor and the property owner to get further clarification between the road alignments. He said there was no intent to vacate or eliminate any easements that access the Baca property.

Mr. Hoeft said the site is planned for industrial zoning per the SLDC Code and mapping. The area is within the Airport Redevelopment District and includes Baca



property to the north. He was unsure about the ownership of the Baca property commenting he understood 300 acres zoned mixed use was recently sold.

In terms of the historic nature of Cochiti Trail, Mr. Hoeft said he would defer to the Bacas; however, an archaeological survey was submitted to SHPO and accepted without issue.

Mr. Hoeft closed his comments stating that if the project goes forward the access will be shown appropriately on the final lot line adjustment plat and resolve any discrepancies.

Mr. Larrañaga said the applicant is requesting a zone change to Other Use through master plan. Currently the property is zoned single-family residential. He clarified that the zoning change is within the master plan.

Chair Drobnis reminded the CDRC that the application must be consideration under the existing land development code.

Member Katz invited Mr. P. Baca to locate Cochiti Trail within the Baca property and subject lot.

Ms. Moye said PNM believes it has legal access to the property with the surveyor certifying such. She said they were willing to work with the County to clear up any access issues. The first solar panel will be set back 50 feet from the fence which is 100 feet of the property line, clarified Mr. Hoeft.

Mr. Hoeft confirmed the Chair's statement that Lot 4 is not at this point a legal lot and a subdivision or lot split is necessary.

Responding to a question posed earlier by Member Booth, Mr. Hoeft said the master plan is the tool that creates the zoning change. The development plan further defines the project.

Returning to the podium, Mr. P. Baca said the exhibit shows the 100 foot setback says to be used exclusively by the property owner and thus blocks the road to the west. The plats need to show Cochiti Trail because it serves as the primary road to access his property to the west.

Mr. Larrañaga distributed a platted easement [*Exhibit 6*] that depicts access.

Chair Drobnis asked when Lot 4 would be created. Mr. Larrañaga responded if this application is approved by the BCC, then prior to recording the master plan, preliminary and final development plan, the lots and road access will be built following by recordation of the master plan of the 40 acres. The creation of the Lot 4 will be conducted administratively.

Chair Drobnis opined that this would have been simplified had the access issues been resolved before coming before the CDRC.

Member Booth asked about the public notice issue brought up by Mr. M. Baca. Mr. Larrañaga said staff received the certified return-receipts and a photo of the posted notice. Mr. M. Baca said the posted notice was approximately ¼ mile from the proposed lot.

Ms. Moyer said she posted the notice at the end of Cochiti Trail near a locked gate that she could not enter where it could be seen from the public right-of-way. Mr. M. Baca said the gate has never been locked. He said it was not visible from the road. Mr. M. Baca approached the bench to locate on a map where the notice was posted.

Member Anaya observed that the gate was posted with no trespassing and the applicant could not pass through. Mr. M. Baca said he posted that no trespassing sign on Baca property.

Mr. VanAmberg reminded the CDRC that the subdivision requirements apply to property that is divided for purposes of sale and also lease.

Mr. P. Baca returned to the podium and said he met with Robert Griego, County Planner, to discuss the mixed use designation on his property and it was not a final. The Bacas would prefer residential.

The public hearing was closed.

Member Anaya moved to recommend approval of CDRC Case # Z/DP 14-5370 PNM Caja del Rio Solar Energy Center Project with staff conditions. Member Martin seconded.

Member Booth said she couldn't support the motion because the current zoning is rural residential and this is a huge change that she could not support.

The motion passed by majority 4-1 voice vote with Member Booth voting against. [Member Gonzales had recused himself from this case.]

**F. CDRC CASE #V/ZA/S 10-5352 Rio Santa Fe Business Park  
TABLED**

**G. CDRC CASE #APP 13-5062 Robert and Bernadette Anaya Appeal  
TABLED**

## **VII. PETITIONS FROM THE FLOOR**

None were offered.

**VIII. COMMUNICATIONS FROM THE COMMITTEE**

Wishes for a Merry Christmas and a Happy New Year were exchanged.

Chair Drobnis was thanked and commended for his service as Committee Chair.

**IX. COMMUNICATIONS FROM STAFF**

The next meeting was scheduled for January 15, 2015.

Ms. Lucero distributed an update on BCC action regarding CDRC cases.

Staff thanked Chair Drobnis for his service adding it was a privilege to work with him. Election of a new chair and vice chair will be on the next agenda.

**X. ADJOURNMENT**

Having completed the agenda and with no further business to come before this Committee, Chair Drobnis declared this meeting adjourned at approximately 7:10 p.m.

Approved by:

\_\_\_\_\_  
CDRC Member

ATTEST TO:

COUNTY CLERK

Before me, this \_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission Expires:

\_\_\_\_\_  
Notary Public

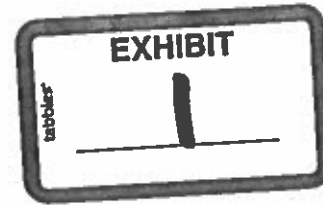
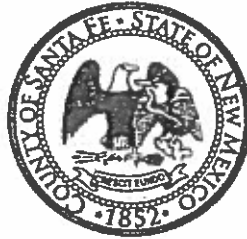
Submitted by:

  
Karen Farrell, Wordswork

Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel Chavez  
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 Development Review

Date	10-22-2014		
Project Name	Luis & Isela Rodriguez		
Project Location	92 Camino Montoya, Santa Fe, New Mexico 87507		
Description	Density Variance for Mobile Home placement	Case Manager	Nathen Manz
Applicant Name	Luis & Isela Rodriguez	County Case #	14-5340
Applicant Address	92 Camino Montoya Santa Fe, New Mexico 87507	Fire District	La Cienega
Applicant Phone	505-603-3878		
Review Type:	Commercial <input type="checkbox"/>	Residential <input checked="" type="checkbox"/>	Sprinklers <input type="checkbox"/>
	Master Plan <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input checked="" type="checkbox"/>
	Wildland <input checked="" type="checkbox"/>	Variance <input checked="" type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>
Project Status:	Approved <input type="checkbox"/>	Approved with Conditions <input checked="" type="checkbox"/>	Denial <input type="checkbox"/>

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:

#### 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.*

- **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.*

The existing driveway shall be 20' wide to meet the minimum County standards for fire apparatus access roads within this type of proposed development for two residences. Driveway shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate width shall be 14' and an unobstructed vertical clearance of 13'6".

- **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.*

All access roadway identification signs leading to the approved development area(s) shall be in place prior to the required fire hydrant acceptance testing. Said signs shall remain in place in visible and viable working order for the duration of the project to facilitate emergency response for the construction phase and beyond.

Properly assigned legible rural addresses shall be posted and maintained at the entrance(s) to each individual lot or building site within 72 hours of the commencement of the development process for each building.

- **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.*

There are no slopes the 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**

- **Automatic Fire Protection/Suppression**

This office highly recommends the installation of an automatic fire suppression system as per 1997 Uniform Fire Code, Article 10 Section 1003.2.1 and the Building Code as adopted by the State of New Mexico and/or County of Santa Fe. Required automatic fire suppression systems shall be in accordance with NFPA 13 and 13D Standard for automatic fire suppression systems. It is recommended that the homeowner contact their insurance carrier to find their minimum requirements.

- **Fire Alarm/Notification Systems**

Automatic Fire Protection Alarm systems are highly recommended per 1997 Uniform Fire and Building Codes as adopted by the State of New Mexico and/or the County of Santa Fe. Required Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code for given type of structure and/or occupancy use. Said requirements will be applied as necessary as more project information becomes available to this office during the following approval process.

## **Hydrants**

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Section 903.4.2 Required Installations. (1997 UFC) *The location, number and type of the fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved.*

Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 of the 1997 UFC.

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within one thousand feet (1,000') as measured along the access route.

Fire hydrant locations shall be no further than 10 feet from the edge of the approved access roadways with the steamer connections facing towards the driving surface. Final fire hydrant locations shall be located in full view for incoming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

Supply lines shall be capable of delivering a minimum of 1,000 gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system. Final design shall be approved by the Fire Marshal. All hydrants shall have NST ports.

No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

All hydrants shall comply with Santa Fe County Resolution 2000-55, Hydrant color-coding, marking and testing.

- **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 are highly recommended to be installed in occupancies and locations as set forth in the 1997 Uniform Fire Code. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.

- **Life Safety**

Fire Protection requirements listed for this development have taken into consideration the hazard factors of potential occupancies as presented in the developer's proposed use list. Each and every individual structure of a private occupancy designation will be reviewed and must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe.

## **General Requirements/Comments**

### **Inspections/Acceptance Tests**

Shall comply with Article 1, Section 103.3.2 - New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

The developer shall call for and submit to a final inspection by this office prior to the approval of the Certificate of Occupancy to ensure compliance to the requirements of the Santa Fe County Fire Code (1997 UFC and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code.

### **Permits**

As required

### **Final Status**

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

*Renee Nix, Inspector*

\_\_\_\_\_  
**Code Enforcement Official**

\_\_\_\_\_  
**Date**

Through: Chief David Sperling

File: DEV/LuisIselaRodriguez/102214/LC

Cy: Buster Patty, Fire Marshal  
Caleb Mente, Land Use  
Applicant  
District Chief La Cienega  
File



La Cienega Valley Association  
PO Box 23554  
Santa Fe, New Mexico 87502  
Preserving Our Rural Way of Life

November 21, 2014

Matthew Martinez, Case Manager  
Growth Management Department  
Santa Fe County  
102 Grant Avenue  
Santa Fe, N.M. 87501

CDRC CASES:       #V-14-5340 – Luis and Isela Rodriguez  
                      #V-14-5400 – Melody Saucedo

Dear Mr. Martinez:

The La Cienega Valley Association (LCVA) would like it to be on the record that, as a rural community organization, we categorically oppose any variance requests that are the result of unpermitted and illegal acts. The LCVA strongly supports the density factors established in our community plan and supported by County ordinance. These requests fail to respect those ordinances.

We value our rural way of life and seek to protect our limited ground water resources. The LCVA has learned that the two variance requests in La Cieneguilla #V-14-5340 and #V-14-5400 before you are due to prior homeowners who made structural additions and changes to create unpermitted separate living units. If granted, these types of variance requests could set a precedent that our community cannot afford and our water sources cannot sustain.

The message the LCVA seeks to convey to the CDRC and the County Commission is that all prospective homebuyers have a responsibility to ensure that the structures on the property they are considering purchasing are legal, the septic system is permitted and the well is metered. In these two cases, it would appear that this due diligence was not conducted which has allowed the present owner to benefit from a prior illegal act. This isn't right and can't be tolerated.

Please uphold the ordinances that support our community plan and in effect you are upholding the rural way of life for future generations.

Please let us know if you require any additional information.

Sincerely,





**La Cienega Valley Association**  
PO Box 23554  
Santa Fe, New Mexico 87502  
**Preserving Our Rural Way of Life**

November 21, 2014

Matthew Martinez, Case Manager  
Growth Management Department  
Santa Fe County  
102 Grant Avenue  
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Please let us know if you require any additional information.

Sincerely,

# VANAMBERG, ROGERS, YEPA, ABEITA & GOMEZ, LLP

RONALD J. VANAMBERG (NM)  
CARL BRYANT ROGERS (NM, MS)\*\*  
DAVID R. YEPA (NM)  
CAROLYN J. ABEITA (NM)\*\*  
DAVID GOMEZ (NM, NAVAJO NATION)\*\*  
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ALBUQUERQUE OFFICE  
1201 LOMAS BOULEVARD, N.W.  
SUITE C  
ALBUQUERQUE, NEW MEXICO 87102  
(505) 242-7852  
FAX (505) 242-2283

December 15, 2014

HAND DELIVERED

Vickie Lucero  
County Land Use  
102 Grant Avenue  
Santa Fe, New Mexico 87501



Re: Application of El Llano Summit Caja del Rio, LLC Application for Development and Rezoning

Dear Ms. Lucero:

This letter is on behalf of Philip Baca, Matthew Baca, Michael Baca, Phyllis Baca and Loretta Baca, some of the heirs and successors in interest to Antonio Baca and who own a substantial amount of property in the State Road 599 and Caja del Rio area. I will collectively refer to my clients as "the Bacas." The Bacas have no problem with PNM creating solar power for its system and encourage such activity. However, the Bacas have concerns about the above referenced application because it involves a request for spot zoning to allow for commercial and industrial uses on a single tract (Lot 1 as shown on the survey draft which is Exhibit F) and will involve use of an ill-advised administratively created road superimposed in part over a historic road referred to as the Cochiti Trail, which road is also a 42 USC 932 road created by federal law. Some history should be helpful.

## THE ROAD SITUATION

Several years ago, the Bacas had to address a situation where the Office of Archaeological Studies (OAS) was intending to develop property in the 599 area that had been acquired from the Bureau of Land Management (BLM) under the provisions of the Recreation and Public Purposes Act. Apparently the OAS and the County intended to request or did request the Bureau of Land Management to vacate and relocate a road known historically as the Cochiti Trail that passes through the OAS property. As will be discussed further, the Cochiti Trail has been a historic road for centuries and any vacation and relocation of it would be problematic for a variety of reasons. The Bacas expressed their concerns about moving the Cochiti Trail and thought better judgment had prevailed. However, under the direction of James Lujan and with no public input, a new road ("New

Road”) has been created that intersects the Cochiti Trail road at dangerous angles, while incorporating part of the Cochiti Trail for a distance. (See, portion of plat which is Exhibit A showing the relocation in relation to the Cochiti Trail). As shown in Exhibit A the new road deviates from the Cochiti Trail road, angles into it from the east and then curves away as the new portion swings to the south, (the “South Road”) instead of following the Cochiti Trail, coming to a stop and turning left.

Matthew Baca wrote Mr. Lujan about his family’s concerns, and queried him as to what the motivating factors were in creating the road for a single property owner. Mr. Lujan did not respond to several queries from Matthew, except for a violent verbal outburst from Mr. Lujan, directed at Matthew in the state capitol during a legislative session, that did nothing to explain why he was building the road, but did result in Mr. Lujan being banned from the Senate Rules Committee offices.

The Cochiti Trail road services several of the Bacas’ properties. One property is a small holding claim that extends into the southern portion of Section 35 and is surrounded by the OAS property within Section 35. Another parcel is the east ½ of Section 34 which bounds Section 35 to the west. These lands are indicated on Exhibit B, which is a 1915 survey showing the Cochiti Road. A third parcel is to the west of the area where the proposed new road swings to the south. The Bacas also own a small holding claim which is on the eastern side of Exhibit B. This property is directly impacted by the proposed road vacation as the Cochiti Trail directly traverses Caja del Rio Road and serves as an access road for the eastern property. Caja del Rio Road and the Cochiti Trail have only one intersection point that allows, again historically, easy and quick access to the properties. Additionally, Challenge New Mexico, a non-profit serving developmentally disabled children through horse riding therapy, has its access to Caja del Rio adjacent to the Cochiti Trail.

The two small holding claims are located within the Airport Development District created by the County in 1999 for master planning efforts. These planning efforts clearly recognized the Cochiti Trail road running in a straight line adjacent to the small holding claim properties and into the property to the west. The county recognized the road in the late 1990s, authorizing the placement of water lines and other infrastructure that would service the various Baca properties and facilitate developing the highest and best use for the properties. During the past two years, the Bacas, the County and the New Mexico Game and Fish Department have worked together on the possible placement of a county waterline along this access route for service to the Game and Fish Department, which desires to move onto the county water system. When building Caja del Rio, the County provided gates to the Cochiti Trail on both the east and west side of Caja del Rio.

Vacating a portion of the Cochiti Trail would frustrate these infrastructure plans and would significantly devalue the Baca properties.

The Cochiti Trail has at least two statuses. First, it is the historic Cochiti Trail, used for centuries (prior to and after European Colonization) to travel from both the Santa Fe and San Ildefonso area to the La Bajada area and beyond. The road is shown on the Exhibit B 1915 plat. As noted in the previous paragraph, the road travels across the top of the Bacas' small holding claim, which is labeled on the map, and continues on to the Bacas' Section 34 property.

In 1998-1999, the City of Santa Fe questioned whether the Cochiti Trail and another road leading to the Bacas' small holding claim property, shown on the eastern portion of the 1915 survey, were public roads. After investigating this issue, a letter was written by the BLM informing the City that one of the roads was part of the Cochiti Trail (Exhibit C). Following this letter, the City fully acknowledged the trail and also acknowledged that it was prohibited from blocking or altering the trail. The integrity of the trail was then respected and continued as access to the Baca properties (Exhibit D). Consistent with this position is Exhibit E, which is a City plat that shows the Cochiti Trail being incorporated into the City's property as a 60' wide road.

Second, the Cochiti Trail is a 42 U.S.C. §932 road. While this federal law has been repealed, roads created under this federal law remain viable and are the subject of enforceable rights. *See, Quintana v. Knowles*, 115 N.M. 360, 851 P.2d 482 (App. 1993). 42 U.S.C. §932 was a federal statute which constituted an offer by the federal government to homesteaders to allow these homesteaders to create public roads across federal unpatented lands so that permanent access could be created to these homesteads. The Bacas' Section 34 property was homesteaded by a Luis Romero in the early 1900s and the Cochiti Trail was used by Mr. Romero to travel to his property during the homesteading process. The road at that time traveled across unpatented federal land. The road continued to be used and continues to be used up until the present day. The establishment of this road by Mr. Romero and his successors created a right associated with the Section 34 property, which cannot be impeded or destroyed without the permission of the Bacas. Under Federal law this is a public highway created by a federal dedication.

First, this is a road developed through a *federal* dedication. *See, Quintana v. Knowles*. The County does not have any jurisdiction or right to vacate this road once created under federal authority.

Second, the vacation of any public road has to follow statutory procedures which include notice, hearing and action by the governing body. This vacation and relocation did not even begin to follow these procedures.

Third, since the vacation and relocation of the road involves altering and perhaps eliminating the access to the Baca properties and otherwise results in a reduction in the value of these properties, a taking has occurred for which compensation is due. In addition to the problems described above, this change in access affects the small holding claim properties of the Bacas and impacts the western property owned by the Bacas, for now instead of the road leading directly into this western Baca property the road curves to the south, requiring the Bacas to enter at the point of a dangerous curve which likely would prevent any governmental approvals for any extensive development of this Baca property.

Finally, if this new road is considered an additional road and the traveling public continues to have access to the Cochiti Trail road, the angles of the road where it meets and departs from the Cochiti Trail road results in the public having to merge into the new road without having the ability to safely view oncoming traffic. This dangerous, life threatening condition exists both at the east and west ends of the new road.

Additionally New Road will physically separate approximately 500 acres of Baca Ranch land to the east from the main body of the ranch. This acreage is used for cattle grazing, with any cattle in this area cut off from their water supply to the west of the road. This road will either endanger the travelling public because of the existing cattle operation or, if the road is fenced, will cause damage to the Baca cattle operation, requiring additional compensation.

In a meeting between Phil Baca, Matthew Baca and Ms. Ellis-Greene and several of her staff members, it was represented that both roads would remain open, but the New Road would only be for emergency access. That satisfactorily took care of the Baca's concerns. However, now it appears that the New Road will be a primary access to the proposed solar project to be located on the Applicant's Lot 1, giving new life to the above stated concerns. The Bacas did send their concerns recently to the County Attorney and understand that his plate is full with other pressing matters. See attached.

#### THE ZONING REQUEST

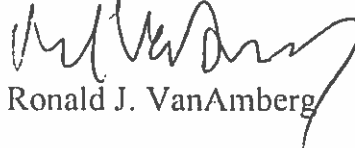
The request being made is for a new industrial/commercial zoning designation for Applicant's Lot 1 as shown on the Exhibit F plat so that, at least under the current represented plans, a solar farm can be created for use by PNM. Again, while solar energy

Vickie Lucero  
December 15, 2014  
Page 5

should be encouraged, the Bacas believe that the solar farm is more appropriately placed on Applicant's property to the south which is already zoned for industry. Changing the zoning on one of Applicant's lots would likely be viewed as spot zoning, since Lot 1 is a relatively small parcel at 40 acres and is surrounded by a rural residential zoning. Zoning should be the result of a comprehensive plan which, as you know, is under consideration by the County as it proceeds with development of its zoning map.

Thank you for your consideration.

Sincerely,



Ronald J. VanAmberg

RVA/tmb  
*Enclosures as indicated*

Y EASEMENT FOR CAJA DEL RIO  
217, AND FILED IN THE OFFICE  
AT BK. 383, PG. 049.

OF NOTE #4.

EVER

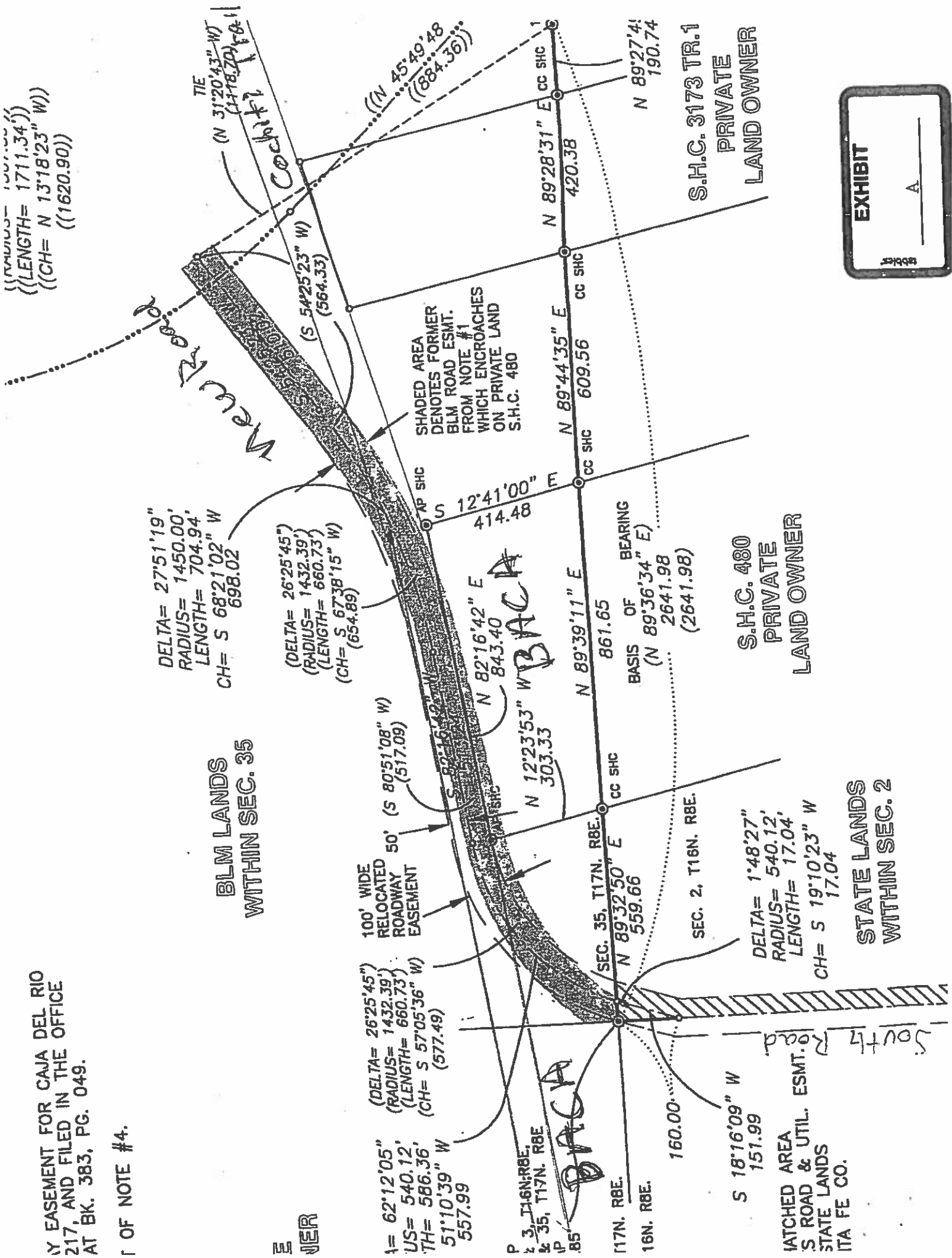
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US= 540.12'  
TH= 586.36'  
51°10'39" W  
557.99

P  
3, T16N, R8E,  
& 35, T17N, R8E  
P  
.85'

T17N, R8E.  
16N, R8E.

S 18°16'09" W  
151.99

WATCHED AREA  
S. ROAD & UTIL. ESMT.  
STATE LANDS  
ITA FE CO.



((RADIUS= 1711.34'))  
((LENGTH= 13'18'23" W))  
((CH= N 13'18'23" W))  
((1620.90))

DELTA= 27°51'19"  
RADIUS= 1450.00'  
LENGTH= 704.94'  
CH= S 68°21'02" W  
698.02

(DELTA= 26°25'45")  
(RADIUS= 1432.39')  
(LENGTH= 660.73')  
(CH= S 67°38'15" W)  
(654.89)

(DELTA= 26°25'45")  
(RADIUS= 1432.39')  
(LENGTH= 660.73')  
(CH= S 57°05'36" W)  
(577.49)

DELTA= 1°48'27"  
RADIUS= 540.12'  
LENGTH= 17.04'  
CH= S 19°10'23" W  
17.04

BLM LANDS  
WITHIN SEC. 35

STATE LANDS  
WITHIN SEC. 2

100' WIDE  
RELOCATED  
ROADWAY  
EASEMENT

SHADE AREA  
DENOTES FORMER  
BLM ROAD ESMT.  
FROM NOTE #1  
WHICH ENCROACHES  
ON PRIVATE LAND  
S.H.C. 480

S.H.C. 480  
PRIVATE  
LAND OWNER

S.H.C. 3173 TR.1  
PRIVATE  
LAND OWNER

EXHIBIT  
A

Survey accepted September 26, 1919, G.L.O.

# PLAT showing Small Holding Claims

in Sec. 35  
T. 17N., R. 8E.

New Mexico Prin. Base & Mer. in  
New Mexico

as surveyed August 17-23, 1910 by  
Bart A. Nymeyer  
U.S. Dep. Sur.

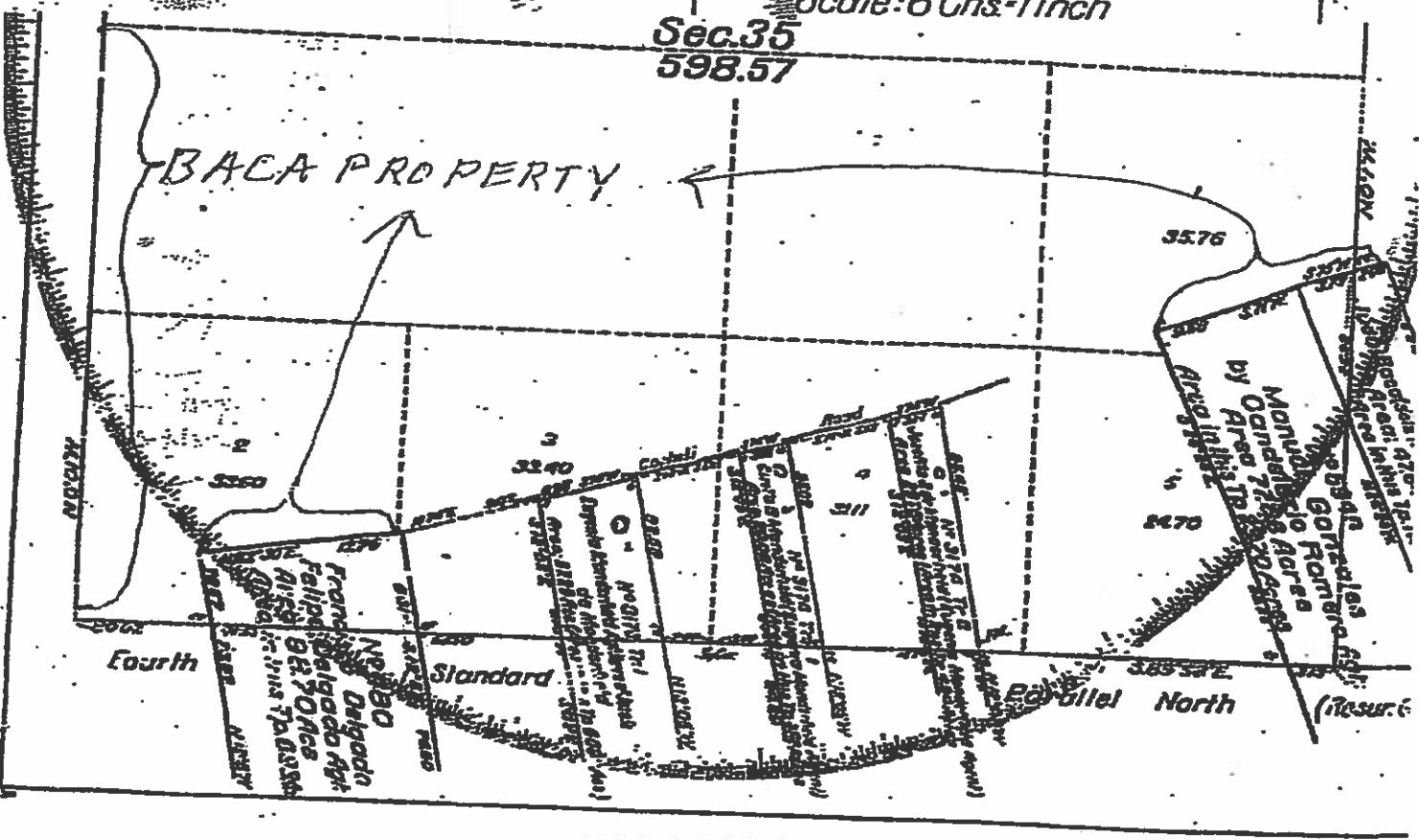
Under Cont. No. 431 Dated Dec. 2, 1909  
and

as surveyed May 20-22, 1915 by  
Chas. W. Devendorf  
U.S. Surveyor

Under Ins. for Group 44, Dated May 15, 1915  
Scale: 6 Chs. = 1 inch

Sec. 35  
598.57

BACA PROPERTY



EXHIBIT

B

T. 17N., R. 8E. -- C





# United States Department of the Interior

## BUREAU OF LAND MANAGEMENT

Taos Resource Area  
226 Cruz Alta Road  
Taos, New Mexico 87571-5983

2000 (020)

October 29, 1999

Mayor Larry Delgado  
City of Santa Fe  
P.O. Box 909  
Santa Fe, NM 87504

Dear Mayor Delgado,

This office has been asked by Philip Baca, representing the Baca family land interests west of Santa Fe, at your office's suggestion, to verify the existence of two roads crossing Bureau of Land Management Land (BLM) in T. 17 N., R. 8 E., NMPM. (see attached map and Baca letter to BLM) The first road is located in sections 23 and 26 and crosses BLM land only in section 26 within lots 13, 14 and 19 which are located in the NE1/4NW1/4 of the section according to BLM land status records. The second road has been historically referred to as the Cochiti Trail which extends from Santa Fe to the community of La Bajada and further south. This road is located on BLM land in lots 2-5, inclusive, (S1/2S1/2) within section 35 according to BLM land status records..

BLM recognizes the existence of these roads as being located on BLM land as depicted on maps of this area and their physical location on the ground. Recognition of their existence does not confer any special status on these roads. Persons using them may do so under Federal regulations in 43 CFR 2800 0.5 pertaining to casual use of roads on BLM land.

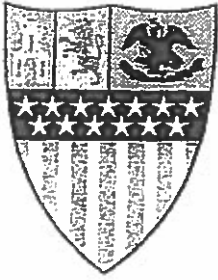
If you need any additional information in regards to this matter please do not hesitate to contact Hal Knox of my staff at (505) 751-4707.

Sincerely,

Sam DesGeorges  
Assistant Field Manager

c.c. Mark Basham  
Philip Baca





# City of Santa Fe, New Mexico

Larry A. Delgado, Mayor

Dr. Mike Mier, City Manager

Councilors: Art Sanchez, Mayor Pro Tem, Dist. 3

Patti J. Bushee, Dist. 1

Jimmie Martinez, Dist. 1

Cristopher Moore, Dist. 2

Molly Whitted, Dist. 2

Frank Montaña, Dist. 3

Peso Chavez, Dist. 4

Carol Robertson Lopez, Dist. 4

December 1, 1999

Mr. Philip Baca  
2902 Karen Dr.  
Las Cruces, New Mexico 88001

Dear Mr. Baca:

This letter is in response to our meeting last week in my office regarding the trails which you have been using to access your property across the BLM land, which land will eventually be deeded to the City of Santa Fe. In the meeting, you requested that the City recognize a portion of the Cochiti Trail which runs through this property in its Master Plan so that the trail will remain in perpetual existence.

Because of the Cochiti Trail's historical nature, the City and its successors are prohibited from altering, diverting or destroying any portion of the trail. Therefore, the trail will remain in perpetual existence because of its historical status. Furthermore, I have asked John Griego to prepare a revised Master Plan showing the existing trails in this area, as well as trail improvements and the animal shelter project which will be constructed in the near future.

I am hopeful that this will satisfy your request of the City in regard to this matter. Please contact me if you have any further questions in regard to this matter.

Sincerely,

  
Dr. Mike Mier  
City Manager

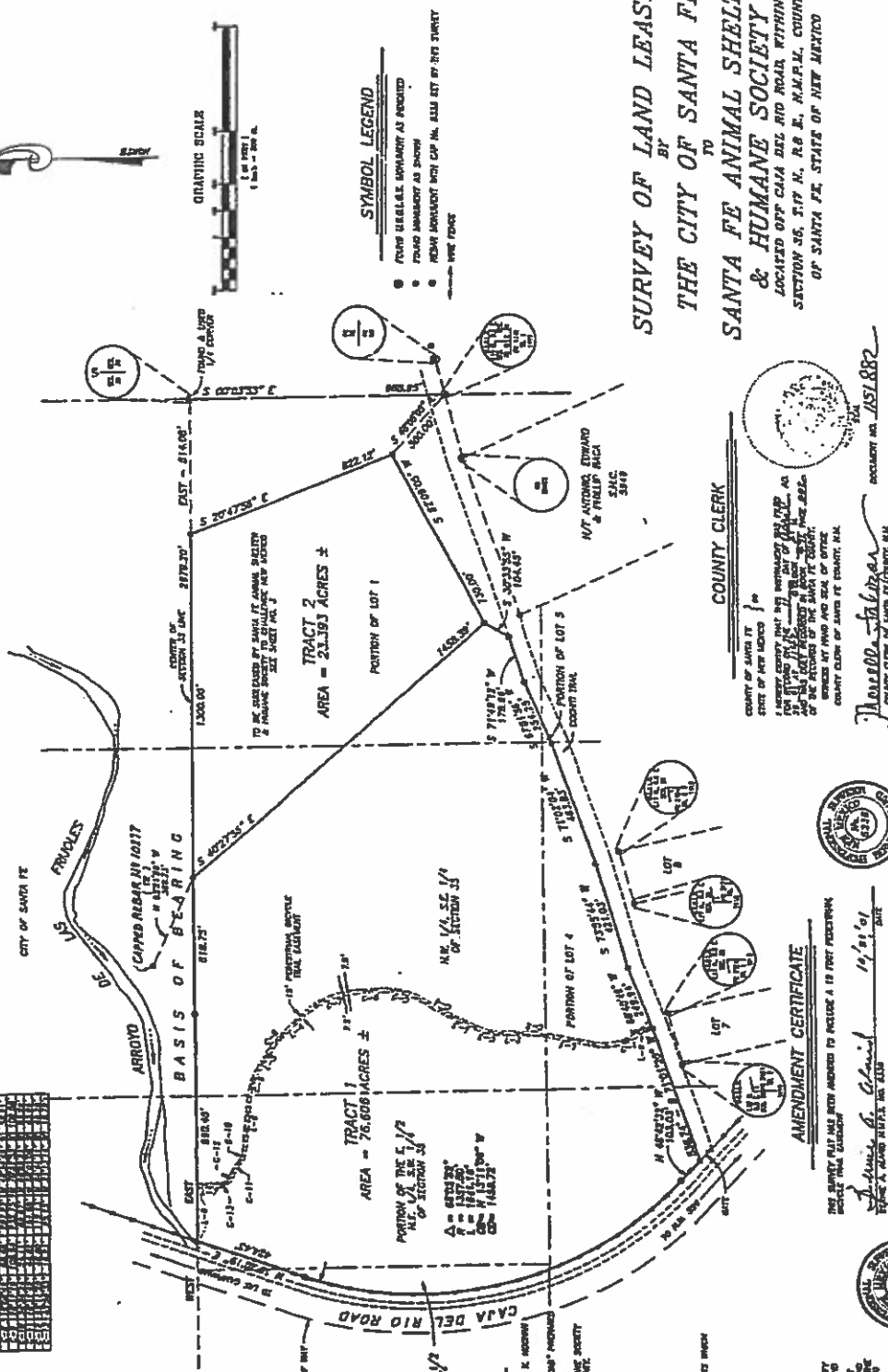
200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M.

EXHIBIT

D

**PUBLIC NOTICE**

THE SANTA FE COUNTY LAND USE ADMINISTRATION HAS NOT REVIEWED THIS PLAN OF SURVEY BECAUSE THE OFFICE OF THE COUNTY CLERK HAS NOT RECEIVED THE NECESSARY DOCUMENTS TO RECORD THIS SURVEY. THE OFFICE OF THE COUNTY CLERK HAS NOT REVIEWED THIS SURVEY BECAUSE THE OFFICE OF THE COUNTY CLERK HAS NOT RECEIVED THE NECESSARY DOCUMENTS TO RECORD THIS SURVEY.



**SYMBOL LEGEND**  
● FOUND BEARING MEASUREMENT AS PROVIDED  
○ FOUND MEASUREMENT AS SHOWN  
○ FOUND MEASUREMENT NOT ON PLAN, ALSO SET BY THIS SURVEY  
— WIRE FENCE

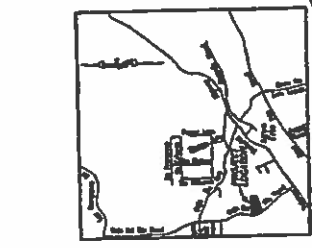
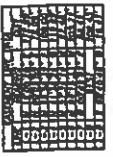
**SURVEY OF LAND LEASED BY THE CITY OF SANTA FE TO SANTA FE ANIMAL SHELTER & HUMANE SOCIETY**  
LOCATED OFF CALA DEL RIO ROAD WITHIN SECTION 35, T17 N., R8 E., N.M.P.M., COUNTY OF SANTA FE, STATE OF NEW MEXICO

PROVIDED FOR THE COUNTY CLERK  
RECORDED DOCUMENT NO. 2003-385-382  
ATTORNEY: THOMPSON, HANITY, JANTON, JR., P.C., N.M.P.M.  
LOCATION: 100 CALA DEL RIO ROAD

COUNTY CLERK

AMENDMENT CERTIFICATE  
THE ABOVE PLAN HAS BEEN AMENDED TO INCLUDE A 10 FOOT FOOTING  
ON THE EAST SIDE OF THE ROAD.  
DATE: 11/14/01

**ALARID AND ASSOCIATES, L.L.C.**  
SANTA FE, NEW MEXICO



1177 554  
PLANNING  
11/14/01  
11/14/01

**REFERENCE DOCUMENTS**

1. PLAN DATED 11/14/01, PROFESSIONAL SURVEYOR, COUNTY CLERK, SANTA FE, NEW MEXICO.
2. PLAN DATED 11/14/01, PROFESSIONAL SURVEYOR, COUNTY CLERK, SANTA FE, NEW MEXICO.
3. PLAN DATED 11/14/01, PROFESSIONAL SURVEYOR, COUNTY CLERK, SANTA FE, NEW MEXICO.

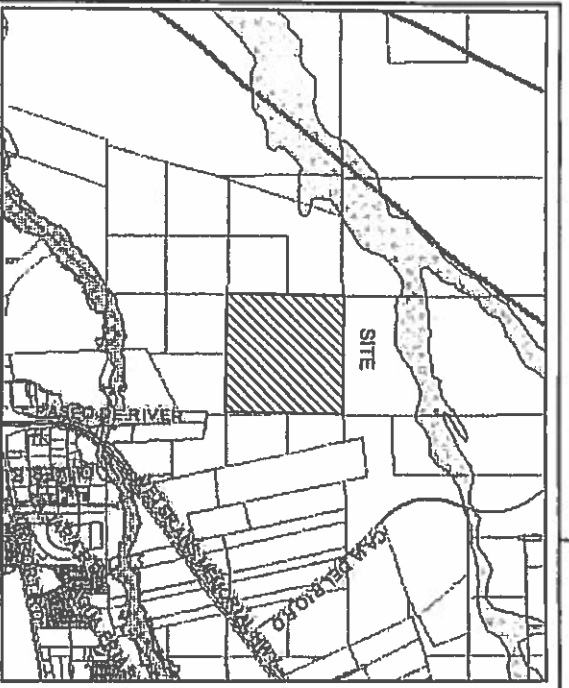
**SURVEYOR NOTES**

1. AREA OF SECTION 35, T17 N., R8 E., N.M.P.M., SANTA FE, NEW MEXICO.

**CERTIFICATE**

I, JAMES G. ALARID, A LICENSED PROFESSIONAL SURVEYOR, COUNTY CLERK, SANTA FE, NEW MEXICO, DO HEREBY CERTIFY THAT THE ABOVE PLAN HAS BEEN AMENDED TO INCLUDE A 10 FOOT FOOTING ON THE EAST SIDE OF THE ROAD.  
DATE: 11/14/01





VICINITY MAP  
NOT TO SCALE

**DEDICATION AND AFFIDAVIT**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON, THIS REPEAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE DEED OF GRANT(S). THE REPLATING IS FOR THE PURPOSE OF THE REPLATING OF THE EASEMENTS ARE GRANTED TO THE APPROPRIATE COMPANIES FOR REPLACING OF UTILITIES SERVING LOTS ONLY WITHIN THE RESPECTED BUSINESS PARK ADJOINING PROPERTIES. THE REPLATING OF THE EASEMENTS ARE GRANTED AS SHOWN WITH MAINTENANCE THE RESPONSIBILITY OF THE LOT OWNERS. OTHER EASEMENTS ARE GRANTED AS SHOWN.

THIS DIVISION CONTAINS 160.65 AC.± AND LIES WITHIN THE PARCEL 160.65 AC.± AND LIES WITHIN THE COUNTY OF SANTA FE, NEW MEXICO.

RICHARD P. COOK, 160.65 AC.± PARCEL  
STATE OF NEW MEXICO  
COUNTY OF RIO ARriba  
SS  
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD P. COOK  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.  
MY COMMISSION EXPIRES \_\_\_\_\_

RICHARD P. COOK, MANAGING MEMBER EL LINDO SURVEY CALMA DEL RIO, LLC  
STATE OF NEW MEXICO  
COUNTY OF RIO ARriba  
SS  
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD P. COOK, MANAGING MEMBER EL LINDO SURVEY CALMA DEL RIO, LLC  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.  
MY COMMISSION EXPIRES \_\_\_\_\_

RICHARD P. COOK, MANAGING MEMBER EL LINDO SURVEY CALMA DEL RIO, LLC  
STATE OF NEW MEXICO  
COUNTY OF RIO ARriba  
SS  
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD P. COOK, MANAGING MEMBER EL LINDO SURVEY CALMA DEL RIO, LLC  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.  
MY COMMISSION EXPIRES \_\_\_\_\_

**LEGEND AND NOTES**

- DENOTES POINT FOUND
  - DENOTES POINT SET THIS SURVEY
  - DENOTES POINT CALCULATED
  - DENOTES MONUMENT
  - DENOTES EDGE OF EASEMENT
  - DENOTES OVERHEAD LINES
  - DENOTES FENCE LINE
1. BASIS OF BEARING TAKEN FROM TERRAQUILA DESCRIPTION PROPOSED SOUTH CONNECTION ROADWAY PROVIDED BY THE BUREAU OF LAND MANAGEMENT THIS FIELD OFFICE WITH DESIGNATION N80123.
2. THIS PLAN IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

BLM LANDS  
WITHIN SEC. 36

DELTA= 2731.19"  
RADIUS= 1430.00"  
LENGTH= 704.34"  
CH= 5 6858.02"

DELTA= 1442.27"  
RADIUS= 546.12"  
LENGTH= 110.4"  
CH= 5 1970.23"

PRIVATE  
LAND OWNER  
S.H.G. 480

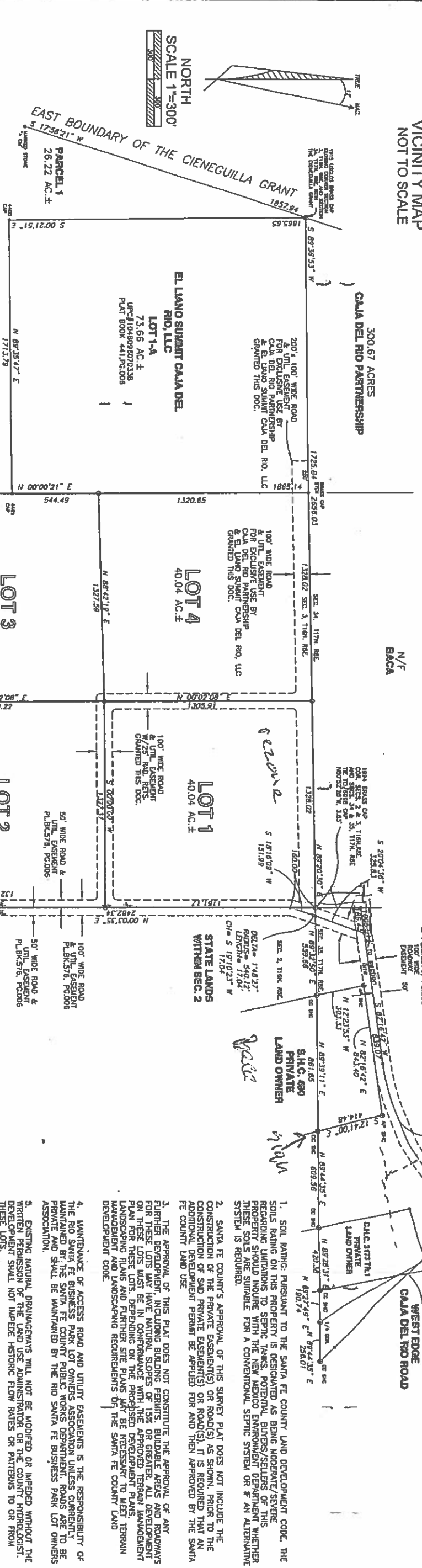
**SANTA FE COUNTY APPROVAL,  
NOTES AND CONDITIONS:**

COUNTY LAND ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY TREASURER'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

RURAL ADDRESSING \_\_\_\_\_ DATE \_\_\_\_\_

FIRE WAREHOUSE \_\_\_\_\_ DATE \_\_\_\_\_



- PLAT REFERENCES**
1. PLAT REFERENCE THAT SHOWING ROADWAY EASEMENT FOR CALMA DEL RIO ROAD BY JAMES J. MERRINO MAP# 5217 AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BK. 383, PG. 048.
  2. PLAT REFERENCE THAT SHOWS FOR LINDO & THE M. CAROL LYONS TRUST AND NEVER RECORDED, MAPS # 10481 AND DATED 8/12/31.
  3. LOT 1-A PLAT REFERENCE THAT SHOWS FOR LINDO & THE M. CAROL LYONS TRUST AND NEVER RECORDED, MAPS # 10481 AND DATED 8/12/31.

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION ON MAR. 11TH, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYING PRACTICE IN NEW MEXICO.

RICHARD A. CHATROOP  
PROFESSIONAL LAND SURVEYOR  
NEW MEXICO REGISTRATION NO. 11011



1. SOIL BATHING: PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE THE SOILS TAKEN ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE/SEVERE REGARDING LANDSLIDE RISK. THE SANTA FE COUNTY ENGINEERING DEPARTMENT HAS REVIEWED THIS PROPERTY AND DETERMINED THAT THE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.
2. SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENT(S) OR ROAD(S) AS SHOWN, PRIOR TO THE ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE.
3. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS, BUILDABLE AREAS AND ROADWAYS FOR THESE LOTS MAY HAVE NATURAL SLOPES OF 15% OR GREATER. ALL DEVELOPMENT ON THESE LOTS MUST BE IN CONFORMANCE WITH THE APPROVED TERRAIN MANAGEMENT PLAN FOR THESE LOTS. DEPENDING ON THE PROPOSED DEVELOPMENT PLANS, LANDSCAPE PLANS AND FURTHER SITE PLANS MAY BE NECESSARY TO MEET TERRAIN MANAGEMENT AND LANDSCAPING REQUIREMENTS OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE.
4. MAINTENANCE OF ACCESS ROAD AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE RIO SANTA FE BUSINESS PARK LOT OWNERS ASSOCIATION UNLESS CURRENTLY MAINTAINED BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT. ROADS ARE TO BE PRIVATE AND SHALL BE MAINTAINED BY THE RIO SANTA FE BUSINESS PARK LOT OWNERS ASSOCIATION.
5. EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPERED WITHOUT THE WRITTEN PERMISSION OF THE LAND USE ADMINISTRATION OF THE COUNTY. FLOODPLAIN PROTECTION SHALL NOT IMPERE HISTORIC FLOW PATTERNS OR PATHERNS TO OR FROM THESE LOTS.
6. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
7. WASTE WATER IS DISPOSED BY INDIVIDUAL SEPTIC SYSTEMS. NO WASTEWATER SYSTEM ON ANY LOT SHALL EXCEED 2,000 GALLONS PER DAY.
10. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 35049C038D DATED JUNE 17, 2008, THIS PROPERTY LIE WITHIN ZONE X AREAS OUTSIDE THE 100-1500 FLOOD HAZARD ZONE.

**SUMMARY REVIEW SUBDIVISION OF**  
**160.65 AC.±**  
**FOR**  
**RICHARD P. COOK**  
**PURPOSE: TO SUBDIVIDE PARCEL INTO 4 RESIDENTIAL LOTS**  
LYING WITHIN SECTION 3, T15N, R9E, N.M.P.M.  
SANTA FE COUNTY, NEW MEXICO.

INDICATED INFORMATION FOR THE COUNTY CLERK

OWNER: RICHARD P. COOK UPG# 1-046-096-400-400  
LOCATION: LINDO WITHIN SECTION 3, T15N, R9E, N.M.P.M., SANTA FE COUNTY, NM

**RICK CHATROOP**  
PROFESSIONAL LAND SURVEYOR  
NEW MEXICO REGISTRATION NO. 11011  
(505) 470-0077 110 YALOW TRAIL RD. CERRITOS, NM 87010

# VANAMBERG, ROGERS, YEPA, ABEITA & GOMEZ, LLP

RONALD J. VANAMBERG (NM)  
CARL BRYANT ROGERS (NM, MS)\*\*  
DAVID R. YEPA (NM)  
CAROLYN J. ABEITA (NM)\*\*  
DAVID GOMEZ (NM, NAVAJO NATION)\*\*  
SARAH WORKS (NM, AZ, DC)

\*\*NEW MEXICO BOARD OF LEGAL SPECIALIZATION  
CERTIFIED SPECIALIST IN THE AREA OF FEDERAL  
INDIAN LAW

ATTORNEYS AT LAW

P.O. BOX 1447  
SANTA FE, NM 87504-1447  
(505) 988-8979  
FAX (505) 988-7508

347 EAST PALACE AVENUE  
SANTA FE, NEW MEXICO 87501

December 15, 2014

**ALBUQUERQUE OFFICE**  
1201 LOMAS BOULEVARD, N.W.  
SUITE C  
ALBUQUERQUE, NEW MEXICO 87102  
(505) 242-7852  
FAX (505) 242-2288

HAND DELIVERED

Vickie Lucero  
County Land Use  
102 Grant Avenue  
Santa Fe, New Mexico 87501



Re: Application of El Llano Summit Caja del Rio, LLC Application for Development and Rezoning

Dear Ms. Lucero:

This letter is on behalf of Philip Baca, Matthew Baca, Michael Baca, Phyllis Baca and Loretta Baca, some of the heirs and successors in interest to Antonio Baca and who own a substantial amount of property in the State Road 599 and Caja del Rio area. I will collectively refer to my clients as "the Bacas." The Bacas have no problem with PNM creating solar power for its system and encourage such activity. However, the Bacas have concerns about the above referenced application because it involves a request for spot zoning to allow for commercial and industrial uses on a single tract (Lot 1 as shown on the survey draft which is Exhibit F) and will involve use of an ill-advised administratively created road superimposed in part over a historic road referred to as the Cochiti Trail, which road is also a 42 USC 932 road created by federal law. Some history should be helpful.

## THE ROAD SITUATION

Several years ago, the Bacas had to address a situation where the Office of Archaeological Studies (OAS) was intending to develop property in the 599 area that had been acquired from the Bureau of Land Management (BLM) under the provisions of the Recreation and Public Purposes Act. Apparently the OAS and the County intended to request or did request the Bureau of Land Management to vacate and relocate a road known historically as the Cochiti Trail that passes through the OAS property. As will be discussed further, the Cochiti Trail has been a historic road for centuries and any vacation and relocation of it would be problematic for a variety of reasons. The Bacas expressed their concerns about moving the Cochiti Trail and thought better judgment had prevailed. However, under the direction of James Lujan and with no public input, a new road ("New

Vickie Lucero  
December 15, 2014  
Page 2

Road”) has been created that intersects the Cochiti Trail road at dangerous angles, while incorporating part of the Cochiti Trail for a distance. (*See*, portion of plat which is Exhibit A showing the relocation in relation to the Cochiti Trail). As shown in Exhibit A the new road deviates from the Cochiti Trail road, angles into it from the east and then curves away as the new portion swings to the south, (the “South Road”) instead of following the Cochiti Trail, coming to a stop and turning left.

Matthew Baca wrote Mr. Lujan about his family’s concerns, and queried him as to what the motivating factors were in creating the road for a single property owner. Mr. Lujan did not respond to several queries from Matthew, except for a violent verbal outburst from Mr. Lujan, directed at Matthew in the state capitol during a legislative session, that did nothing to explain why he was building the road, but did result in Mr. Lujan being banned from the Senate Rules Committee offices.

The Cochiti Trail road services several of the Bacas’ properties. One property is a small holding claim that extends into the southern portion of Section 35 and is surrounded by the OAS property within Section 35. Another parcel is the east ½ of Section 34 which bounds Section 35 to the west. These lands are indicated on Exhibit B, which is a 1915 survey showing the Cochiti Road. A third parcel is to the west of the area where the proposed new road swings to the south. The Bacas also own a small holding claim which is on the eastern side of Exhibit B. This property is directly impacted by the proposed road vacation as the Cochiti Trail directly traverses Caja del Rio Road and serves as an access road for the eastern property. Caja del Rio Road and the Cochiti Trail have only one intersection point that allows, again historically, easy and quick access to the properties. Additionally, Challenge New Mexico, a non-profit serving developmentally disabled children through horse riding therapy, has its access to Caja del Rio adjacent to the Cochiti Trail.

The two small holding claims are located within the Airport Development District created by the County in 1999 for master planning efforts. These planning efforts clearly recognized the Cochiti Trail road running in a straight line adjacent to the small holding claim properties and into the property to the west. The county recognized the road in the late 1990s, authorizing the placement of water lines and other infrastructure that would service the various Baca properties and facilitate developing the highest and best use for the properties. During the past two years, the Bacas, the County and the New Mexico Game and Fish Department have worked together on the possible placement of a county waterline along this access route for service to the Game and Fish Department, which desires to move onto the county water system. When building Caja del Rio, the County provided gates to the Cochiti Trail on both the east and west side of Caja del Rio.

Vacating a portion of the Cochiti Trail would frustrate these infrastructure plans and would significantly devalue the Baca properties.

The Cochiti Trail has at least two statuses. First, it is the historic Cochiti Trail, used for centuries (prior to and after European Colonization) to travel from both the Santa Fe and San Ildefonso area to the La Bajada area and beyond. The road is shown on the Exhibit B 1915 plat. As noted in the previous paragraph, the road travels across the top of the Bacas' small holding claim, which is labeled on the map, and continues on to the Bacas' Section 34 property.

In 1998-1999, the City of Santa Fe questioned whether the Cochiti Trail and another road leading to the Bacas' small holding claim property, shown on the eastern portion of the 1915 survey, were public roads. After investigating this issue, a letter was written by the BLM informing the City that one of the roads was part of the Cochiti Trail (Exhibit C). Following this letter, the City fully acknowledged the trail and also acknowledged that it was prohibited from blocking or altering the trail. The integrity of the trail was then respected and continued as access to the Baca properties (Exhibit D). Consistent with this position is Exhibit E, which is a City plat that shows the Cochiti Trail being incorporated into the City's property as a 60' wide road.

Second, the Cochiti Trail is a 42 U.S.C. §932 road. While this federal law has been repealed, roads created under this federal law remain viable and are the subject of enforceable rights. *See, Quintana v. Knowles*, 115 N.M. 360, 851 P.2d 482 (App. 1993). 42 U.S.C. §932 was a federal statute which constituted an offer by the federal government to homesteaders to allow these homesteaders to create public roads across federal unpatented lands so that permanent access could be created to these homesteads. The Bacas' Section 34 property was homesteaded by a Luis Romero in the early 1900s and the Cochiti Trail was used by Mr. Romero to travel to his property during the homesteading process. The road at that time traveled across unpatented federal land. The road continued to be used and continues to be used up until the present day. The establishment of this road by Mr. Romero and his successors created a right associated with the Section 34 property, which cannot be impeded or destroyed without the permission of the Bacas. Under Federal law this is a public highway created by a federal dedication.

First, this is a road developed through a *federal* dedication. *See, Quintana v. Knowles*. The County does not have any jurisdiction or right to vacate this road once created under federal authority.

Second, the vacation of any public road has to follow statutory procedures which include notice, hearing and action by the governing body. This vacation and relocation did not even begin to follow these procedures.

Third, since the vacation and relocation of the road involves altering and perhaps eliminating the access to the Baca properties and otherwise results in a reduction in the value of these properties, a taking has occurred for which compensation is due. In addition to the problems described above, this change in access affects the small holding claim properties of the Bacas and impacts the western property owned by the Bacas, for now instead of the road leading directly into this western Baca property the road curves to the south, requiring the Bacas to enter at the point of a dangerous curve which likely would prevent any governmental approvals for any extensive development of this Baca property.

Finally, if this new road is considered an additional road and the traveling public continues to have access to the Cochiti Trail road, the angles of the road where it meets and departs from the Cochiti Trail road results in the public having to merge into the new road without having the ability to safely view oncoming traffic. This dangerous, life threatening condition exists both at the east and west ends of the new road.

Additionally New Road will physically separate approximately 500 acres of Baca Ranch land to the east from the main body of the ranch. This acreage is used for cattle grazing, with any cattle in this area cut off from their water supply to the west of the road. This road will either endanger the travelling public because of the existing cattle operation or, if the road is fenced, will cause damage to the Baca cattle operation, requiring additional compensation.

In a meeting between Phil Baca, Matthew Baca and Ms. Ellis-Greene and several of her staff members, it was represented that both roads would remain open, but the New Road would only be for emergency access. That satisfactorily took care of the Baca's concerns. However, now it appears that the New Road will be a primary access to the proposed solar project to be located on the Applicant's Lot 1, giving new life to the above stated concerns. The Bacas did send their concerns recently to the County Attorney and understand that his plate is full with other pressing matters. See attached.

#### THE ZONING REQUEST

The request being made is for a new industrial/commercial zoning designation for Applicant's Lot 1 as shown on the Exhibit F plat so that, at least under the current represented plans, a solar farm can be created for use by PNM. Again, while solar energy

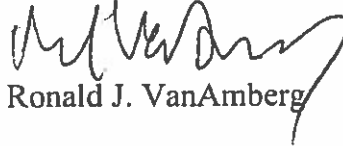


Vickie Lucero  
December 15, 2014  
Page 5

should be encouraged, the Bacas believe that the solar farm is more appropriately placed on Applicant's property to the south which is already zoned for industry. Changing the zoning on one of Applicant's lots would likely be viewed as spot zoning, since Lot 1 is a relatively small parcel at 40 acres and is surrounded by a rural residential zoning. Zoning should be the result of a comprehensive plan which, as you know, is under consideration by the County as it proceeds with development of its zoning map.

Thank you for your consideration.

Sincerely,



Ronald J. VanAmberg

RVA/tmb  
*Enclosures as indicated*



Survey accepted September 26, 1915 G.L.O.

# PLAT showing Small Holding Claims in Sec. 35

T. 17N., R. 8E.

New Mexico Prin. Base & Mer. in  
New Mexico

as surveyed August 17-23, 1910 by

Bart A. Nymeyer

U.S. Dep. Sur.

Under Cont. No. 431 Dated Dec. 2, 1909

and

as surveyed May 20-22, 1915 by

Chas. W. Devendorf

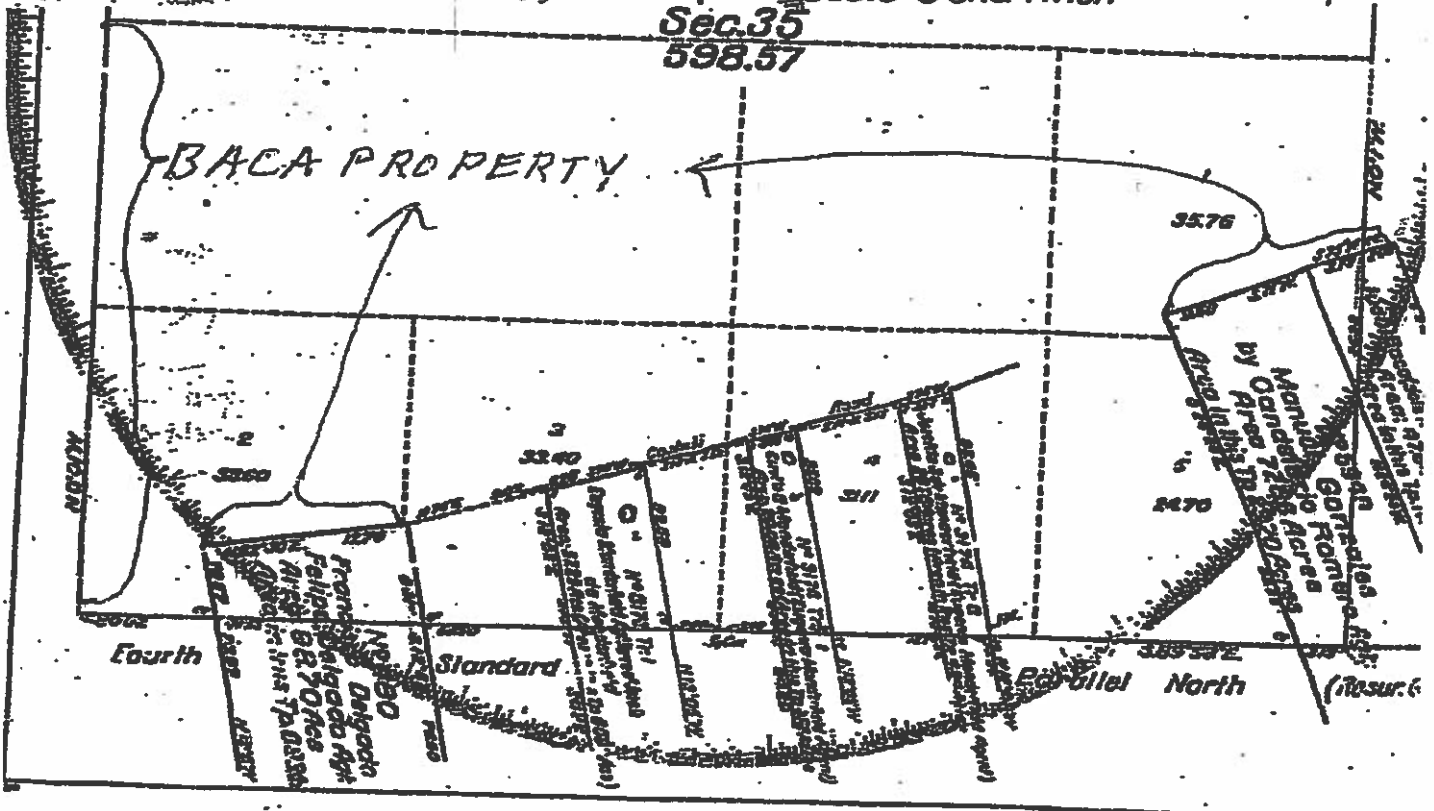
U.S. Surveyor

Under Ins. for Group 44, Dated May 15, 1915

Scale: 6 Chs. = 1 inch

Sec. 35  
598.57

BACA PROPERTY



EXHIBIT

B

T. 17N., R. 8E. - C



# United States Department of the Interior

## BUREAU OF LAND MANAGEMENT

Taos Resource Area  
226 Cruz Alta Road  
Taos, New Mexico 87571-5983

2000 (020)

October 29, 1999

Mayor Larry Delgado  
City of Santa Fe  
P.O. Box 909  
Santa Fe, NM 87504

Dear Mayor Delgado,

This office has been asked by Philip Baca, representing the Baca family land interests west of Santa Fe, at your office's suggestion, to verify the existence of two roads crossing Bureau of Land Management Land (BLM) in T. 17 N., R. 8 E., NMPM. (see attached map and Baca letter to BLM) The first road is located in sections 23 and 26 and crosses BLM land only in section 26 within lots 13, 14 and 19 which are located in the NE1/4NW1/4 of the section according to BLM land status records. The second road has been historically referred to as the Cochiti Trail which extends from Santa Fe to the community of La Bajada and further south. This road is located on BLM land in lots 2-5, inclusive, (S1/2S1/2) within section 35 according to BLM land status records..

BLM recognizes the existence of these roads as being located on BLM land as depicted on maps of this area and their physical location on the ground. Recognition of their existence does not confer any special status on these roads. Persons using them may do so under Federal regulations in 43 CFR 2800 0.5 pertaining to casual use of roads on BLM land.

If you need any additional information in regards to this matter please do not hesitate to contact Hal Knox of my staff at (505) 751-4707.

Sincerely,

Sam DesGeorges  
Assistant Field Manager

c.c. Mark Basham  
Philip Baca





# City of Santa Fe, New Mexico

Larry A. Delgado, Mayor

Dr. Mike Mier, City Manager

Councillors: Art Sanchez, Mayor Pro Tem, Dist. 3

Patti J. Bushee, Dist. 1

Jimmie Martinez, Dist. 1

Cristopher Moore, Dist. 2

Molly Whitted, Dist. 2

Frank Montañño, Dist. 3

Peso Chavez, Dist. 4

Carol Robertson Lopez, Dist. 4

December 1, 1999

Mr. Philip Baca  
2902 Karen Dr.  
Las Cruces, New Mexico 88001

Dear Mr. Baca:

This letter is in response to our meeting last week in my office regarding the trails which you have been using to access your property across the BLM land, which land will eventually be deeded to the City of Santa Fe. In the meeting, you requested that the City recognize a portion of the Cochiti Trail which runs through this property in its Master Plan so that the trail will remain in perpetual existence.

Because of the Cochiti Trail's historical nature, the City and its successors are prohibited from altering, diverting or destroying any portion of the trail. Therefore, the trail will remain in perpetual existence because of its historical status. Furthermore, I have asked John Griego to prepare a revised Master Plan showing the existing trails in this area, as well as trail improvements and the animal shelter project which will be constructed in the near future.

I am hopeful that this will satisfy your request of the City in regard to this matter. Please contact me if you have any further questions in regard to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Mier".

Dr. Mike Mier  
City Manager

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

EXHIBIT

tabler

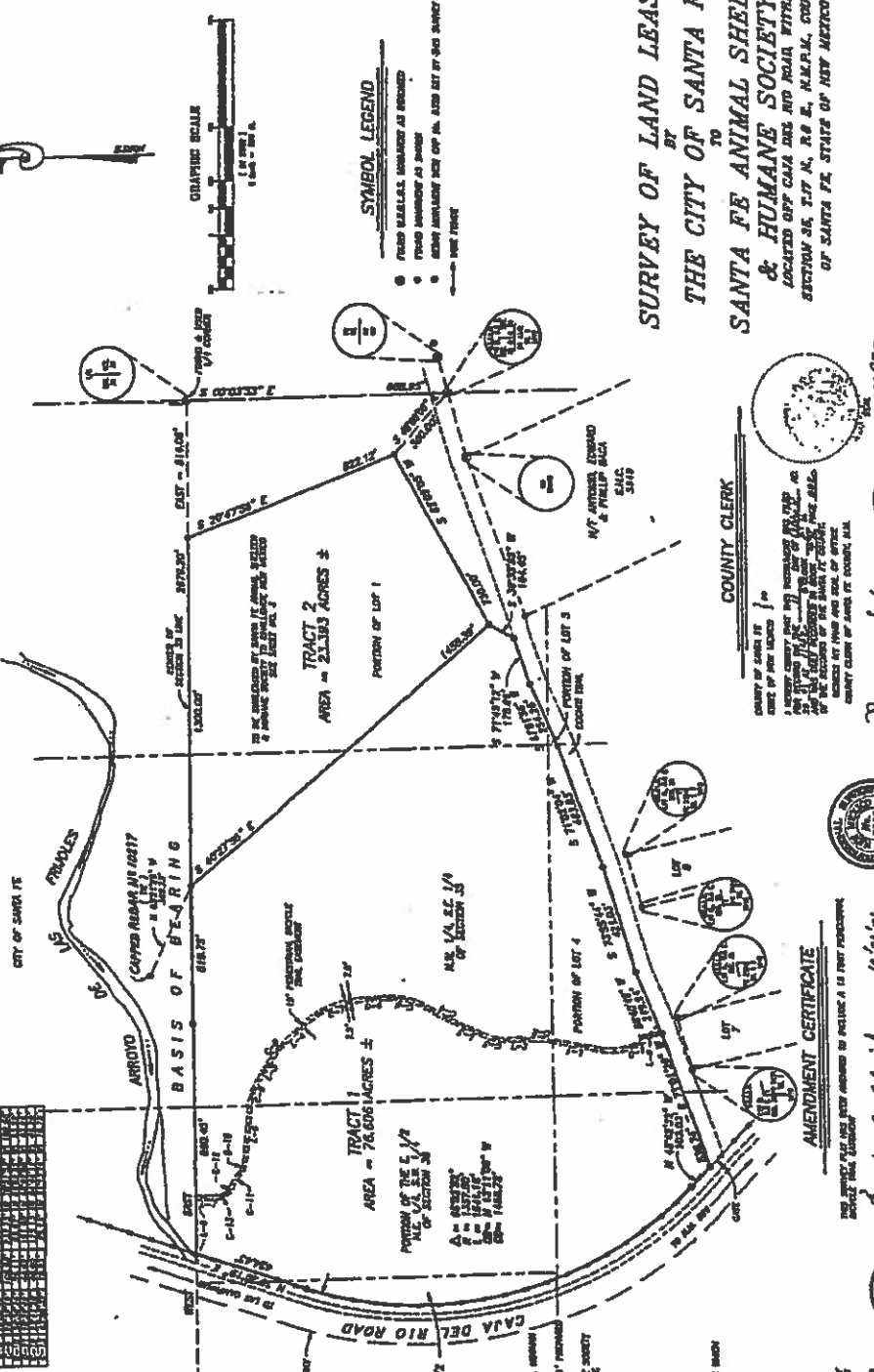
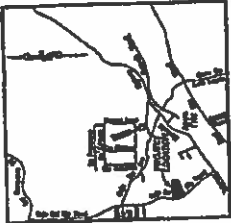
D

6/17/11

6/17/11

**PUBLIC NOTICE**

THE COUNTY CLERK HAS RECEIVED THE ORIGINAL AND COPY OF THE SURVEY MAP OF THE LANDS OF THE COUNTY OF SANTA FE, N.M., TO BE FILED IN THE OFFICE OF THE COUNTY CLERK. THE SURVEY MAP IS A SURVEY OF THE LANDS OF THE COUNTY OF SANTA FE, N.M., TO BE FILED IN THE OFFICE OF THE COUNTY CLERK. THE SURVEY MAP IS A SURVEY OF THE LANDS OF THE COUNTY OF SANTA FE, N.M., TO BE FILED IN THE OFFICE OF THE COUNTY CLERK.



**SYMBOL LEGEND**

- FOUND MEASUREMENTS AS SHOWN
- FOUND MEASUREMENT AS SHOWN
- FOUND MEASUREMENT AS SHOWN
- FOUND MEASUREMENT AS SHOWN



**SURVEY OF LAND LEASED  
BY  
THE CITY OF SANTA FE  
TO  
SANTA FE ANIMAL SHELTER  
& HUMANE SOCIETY**

LOCATED OFF CAYA DEL RIO ROAD WITHIN  
SECTION 36, T.17 N., R.8 E., N.M.P.M., COUNTY  
OF SANTA FE, STATE OF NEW MEXICO

COUNTY CLERK

COUNTY OF SANTA FE  
OFFICE OF THE CLERK  
100 N. GARDEN AVENUE, SUITE 100  
SANTA FE, NEW MEXICO 87501

*James A. Alarid*  
COUNTY CLERK OF SANTA FE COUNTY, N.M.

**AMENDMENT CERTIFICATE**

THIS AMENDMENT CERTIFICATE IS FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO, THIS 17th day of June, 2011, at Santa Fe, New Mexico.

*James A. Alarid*  
COUNTY CLERK OF SANTA FE COUNTY, N.M.

**CERTIFICATE**

I, JAMES A. ALARID, COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SURVEY MAP WAS FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO, THIS 17th day of June, 2011, at Santa Fe, New Mexico.

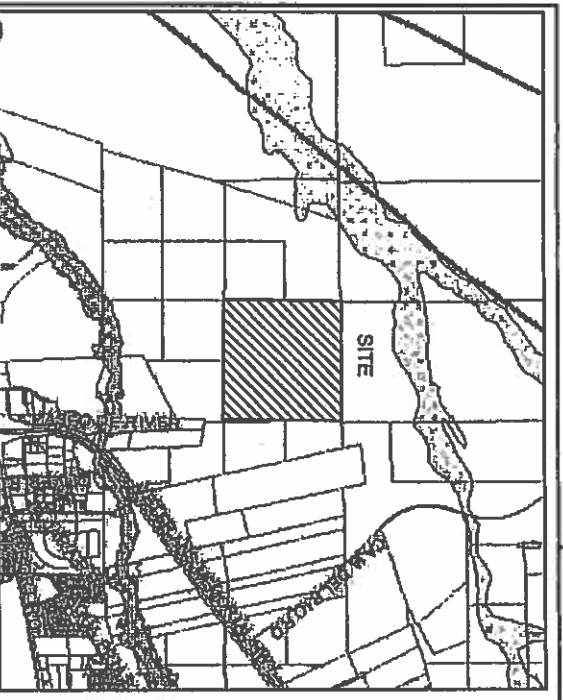
*James A. Alarid*  
COUNTY CLERK OF SANTA FE COUNTY, N.M.

**ALARID AND ASSOCIATES, L.L.C.**  
SURVEYORS  
100 N. GARDEN AVENUE, SUITE 100  
SANTA FE, NEW MEXICO 87501



**EXHIBIT**

177 554



**DEDICATION AND AFFIDAVIT**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE GRANTED AND DEDICATED TO THE PUBLIC THE RIGHTS AND INTERESTS IN THE FOLLOWING DESCRIBED PROPERTY AND IN ACCORDANCE WITH THE FREE CONSENT AND DESIRE OF SAID OWNER(S), ACCESS EASEMENTS GRANTED FOR PUBLIC USE, UTILITY EXISTING UTILITIES AND MAINTENANCE, RESTRICTIONS, REPAIR AND REPAIRS OF SAID UTILITIES, AND THE RIGHT OF THE PUBLIC TO USE AND ENJOY SAID PROPERTY AND THE RIGHTS AND INTERESTS IN THE SAME, RESPECTIVELY AND NO OTHER ADJOINING PROPERTIES, MAINTENANCE AND SLOPE EASEMENTS ARE GRANTED AS SHOWN WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO.

RICHARD P. COOK, 160.65 AC± PARCEL  
STATE OF NEW MEXICO  
COUNTY OF RIO ARriba  
THE FOREGOING INSTRUMENT WAS SIGNED, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD P. COOK  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014  
BY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

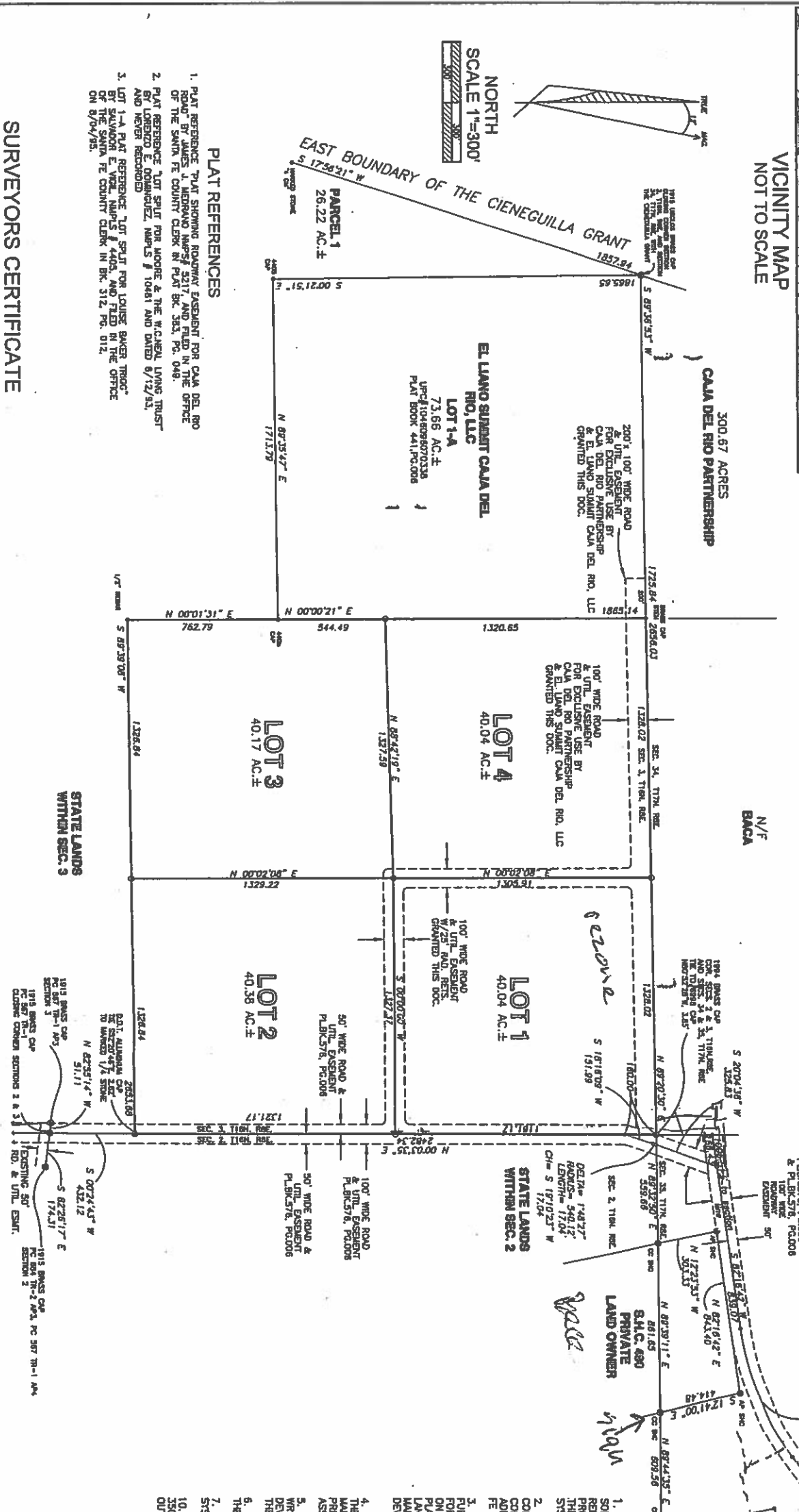
RICHARD P. COOK, MANAGING MEMBER EL LINDO SUITAM CALA DEL RIO, LLC  
STATE OF NEW MEXICO  
COUNTY OF RIO ARriba  
THE FOREGOING INSTRUMENT WAS SIGNED, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD P. COOK, MANAGING MEMBER EL LINDO SUITAM CALA DEL RIO, LLC  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014  
BY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**LEGEND AND NOTES**

- DENOTES POINT FOUND
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES MONUMENT
- DENOTES EDGE OF EASEMENT
- DENOTES OVERHEAD LINES
- - - DENOTES FENCE LINE

**SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS:**

COUNTY LAND ADMINISTRATION DATE \_\_\_\_\_  
COUNTY TREASURER'S OFFICE DATE \_\_\_\_\_  
RURAL ADDRESS DATE \_\_\_\_\_  
FIRE MARSHALL DATE \_\_\_\_\_



**PLAT REFERENCES**

1. PLAT REFERENCE PLAT SHOWING ROADWAY EASEMENT FOR CALA DEL RIO ROAD BY JAMES J. MEDRANO MAP# 5217, AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BK. 383, PG. 048.
2. PLAT REFERENCE LOT 501 FOR MOORE & THE W. CAROL LANE TRUST AND UTILITY EASEMENT, MAP# 5 10481 AND DATED 6/12/93.
3. LOT 1-A PLAT REFERENCE LOT 501 FOR LOUISE BAKER TRUST AND UTILITY EASEMENT, MAP# 5 10481 AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BK. 312, PG. 012, ON 8/4/95.

**SURVEYORS CERTIFICATE**

I, HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION, ON MAY, 11TH, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYING PRACTICING IN NEW MEXICO.

**RICK CHATROOP**  
PROFESSIONAL LAND SURVEYOR  
NEW MEXICO REGISTRATION NO. 11011  
(505) 479-0927 110 WALTON TRAIL DR. CERRILLOS, NM 87016

**RICHARD P. COOK**  
FOR  
160.65 AC±  
SUMMARY REVIEW SUBDIVISION OF  
PURPOSE: TO SUBDIVIDE PARCEL INTO 4 RESIDENTIAL LOTS LYING WITHIN SECTION 3, T16N, R9E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO.

**EXHIBIT**

NOTARY PUBLIC  
RICHARD P. COOK  
COUNTY OF RIO ARriba  
COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC  
RICHARD P. COOK  
COUNTY OF RIO ARriba  
COMMISSION EXPIRES \_\_\_\_\_

SEARCHING INFORMATION FOR THE COUNTY CLERK  
 RICK CHATROOP  
 PROFESSIONAL LAND SURVEYOR  
 NEW MEXICO REGISTRATION NO. 11011  
 (505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM 87010

LYING WITHIN SECTION 35, T17N, R8E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO,  
 AND SECTION 2, T16N, R8E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO.

**EASEMENT SURVEY FOR  
 SANTA FE COUNTY  
 OF  
 SOUTH CONNECTION ROADWAY**

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD LEN	DELTA ANGLE
C1	801.04	750.00	N31°00'34"E	61°11'41"
C2	563.75	544.48	S31°56'43"W	53°8'50"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	244.14	S00°24'43"W
L2	726.95	S02°17'01"W

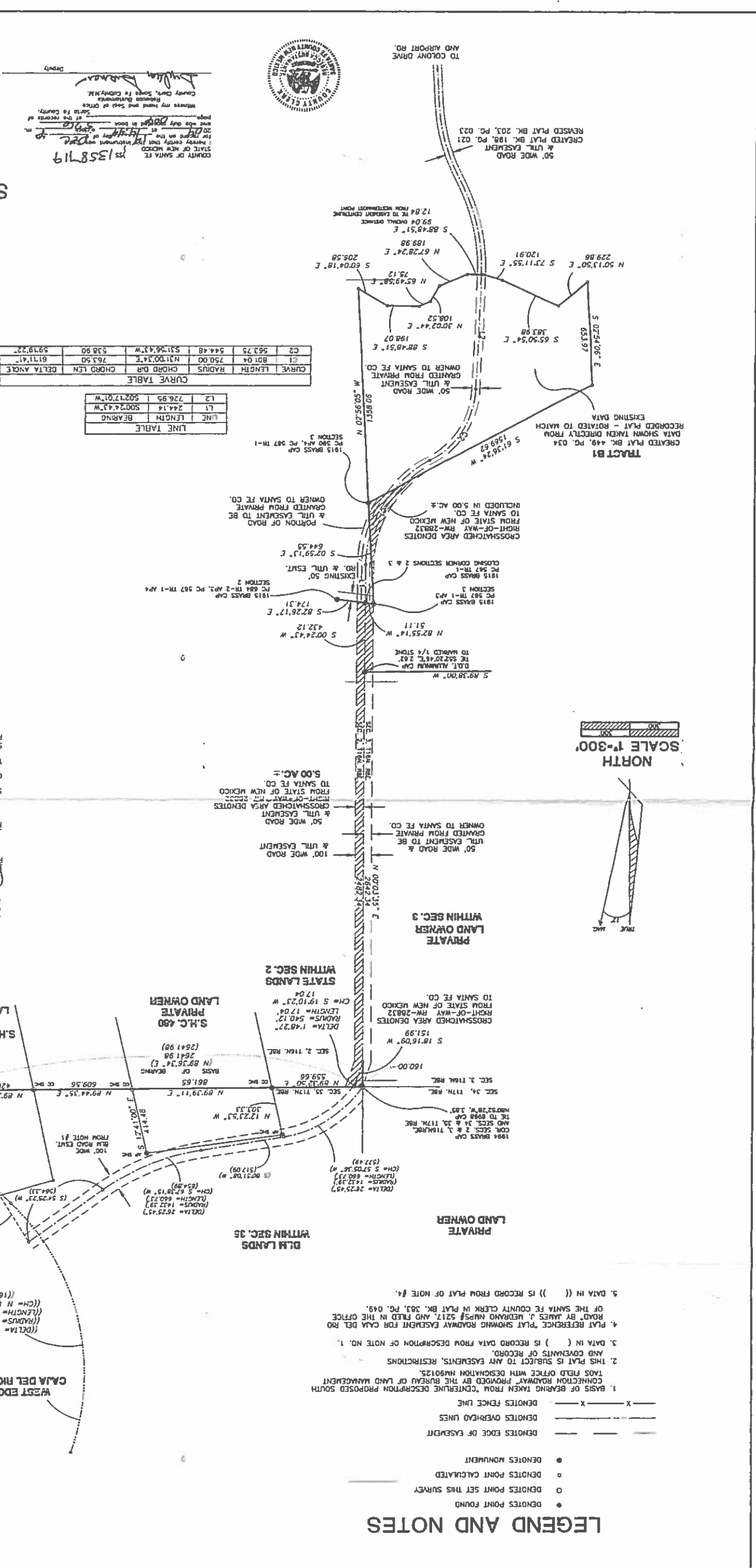
STATE OF NEW MEXICO  
 COUNTY OF SANTA FE  
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED  
 HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF  
 AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR  
 IN THE STATE OF NEW MEXICO.  
 RICK CHATROOP  
 PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NO. 11011  
 (505) 470-0037

STATE OF NEW MEXICO  
 COUNTY OF SANTA FE  
 I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND  
 SUBSCRIBED BEFORE ME BY RICHARD COOK & LOUIS GONZALES FOR PEVA BLANCA PARTNERSHIP TRACT B1  
 THIS 13th DAY OF October, 2004.  
 MY COMMISSION EXPIRES 08-11-2005  
 REBECCA V. LOPEZ  
 NOTARY PUBLIC

STATE OF NEW MEXICO  
 COUNTY OF SANTA FE  
 I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND  
 SUBSCRIBED BEFORE ME BY RICHARD COOK & LOUIS GONZALES FOR PEVA BLANCA PARTNERSHIP TRACT B1  
 THIS 13th DAY OF October, 2004.  
 MY COMMISSION EXPIRES 08-11-2005  
 REBECCA V. LOPEZ  
 NOTARY PUBLIC

**GRANT OF EASEMENT**  
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED  
 OWNER(S), HAVE CAUSED TO BE GRANTED THOSE EASEMENTS SHOWN  
 HEREON, THIS GRANT OF EASEMENT IS MADE WITH THE FREE CONSENT AND  
 IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S).  
 RICHARD P. COOK & LOUIS GONZALES FOR PEVA BLANCA PARTNERSHIP TRACT B1  
 RICHARD P. COOK  
 LOUIS GONZALES

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS PLAN AND THE NOTES HEREON  
 ARE AN ACCURATE DEPICTION OF A FIELD SURVEY COMPLETED  
 BY ME OR UNDER MY DIRECT SUPERVISION AND ARE  
 TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF  
 AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS  
 PRACTICING IN NEW MEXICO.  
 RICHARD A. CHATROOP  
 N.M.P.L.S.#11011



576000

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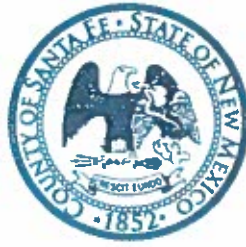




**Henry P. Roybal**  
Commissioner, District 1

**Miguel M. Chavez**  
Commissioner, District 2

**Robert A. Anaya**  
Commissioner, District 3



**Kathy Holian**  
Commissioner, District 4

**Liz Stefanics**  
Commissioner, District 5

**Katherine Miller**  
County Manager

## MEMORANDUM

**DATE:** January 7, 2015

**TO:** County Development Review Committee

**FROM:** John M. Salazar, Development Review Specialist Sr. *JMS*

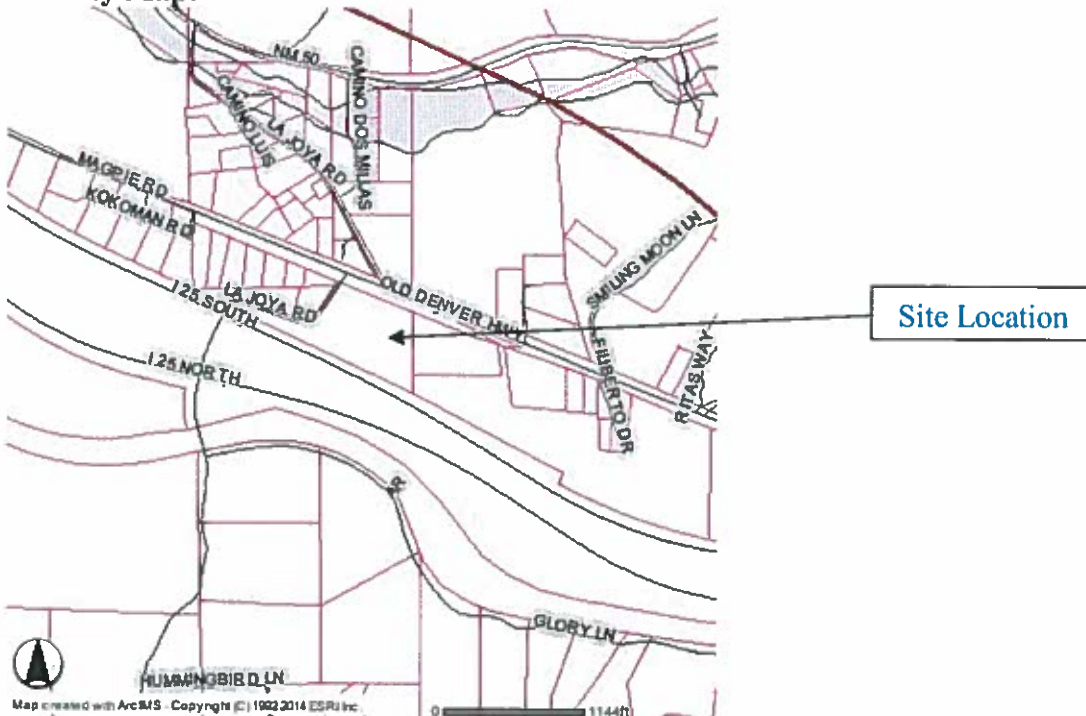
**VIA:** Penny Ellis-Green, Growth Management Director *PEG*  
Vicki Lucero, Building and Development Services Manager *WL*  
Wayne Dalton, Building and Development Services Supervisor *WD*

**FILE REF.: CDRC CASE # V 14-5270 Ernest Luna Water Tank Height Variance**

### ISSUE:

Ernest Luna, Applicant, requests a variance, of Article III, Section 4.4.4.c Development and Design Standards of the Land Development Code, to allow a water storage tank to be constructed at sixty-six (66) feet in height for the Greater Glorieta MDWCA on 10.82-acres. The property is located at 65 La Joya Road within the Traditional Community of Glorieta, within Section 2, Township 15 North, Range 11 East, (Commission District 4).

### **Vicinity Map:**



## SUMMARY:

The Applicant is requesting a variance of Article III, Section 4.4.4.c Development and Design Standards of the Land Development Code, to allow a water storage tank to be constructed at sixty-six (66) feet in height for the Greater Glorieta MDWCA on 10.82-acres. The Applicant lists several factors which lead to the necessity for the variance; the first being that the proposed water tank is the second phase to an infrastructure improvement plan which will supply potable water for emergency needs, public health and safety for the residents of the East Glorieta community. A hydraulic analysis was conducted which indicated that this minimum tank height is necessary to provide the minimum pressures for water consumers per NMED Water Main Design Standards. Installing a smaller water tank would result in lower water pressures which would be significantly below the State standards and would require individual property owners to purchase a personal water pressure booster which is not the intent for a newly designed water delivery system. 16% of the Glorieta community lives below the poverty level so water and sewer systems must be simplified to limit expenditures and allow for proper maintenance therefore booster stations, pump stations and other highly engineered mechanically operated systems need to be avoided to limit overhead costs to costumers.

The proposed tank will be secured with a locking access ladder hatch and 6 foot chain link fence with razor wire to limit access and thereby prevent any contamination of the community's water supply. It will also employ a passive mixing system to ensure water quality and limit the amount of freezing. Additionally, the shell of the tank will be painted to blend in with the surrounding environment.

Per Ordinance 1998-15, Section 8.3.1: "A development permit shall be required for, and provisions of the Code shall apply to, all development; including utilities, utility easements, utility rights-of-way, and construction of utility lines and facilities."

Article II, § 3 (Variances) states: "Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking of property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified".

This Application was submitted on November 12, 2014.

**Building and Development Services staff has reviewed the Applicants request for a variance of Article III, Section 4.4.4.c (Development and Design Standards) of the Land Development Code, for compliance with pertinent Code requirements and has found that the facts presented do support the request: Article I, Section 5 (Purposes) refers to NMSA 1978 §4-37-1 through 4-37-9 which grants counties the powers necessary and proper to provide for the safety, preserve the health, promote the prosperity and improve the morals, order, comfort and convenience of a county and its inhabitants.**

June 3, 2014

Jose Larrañaga  
Land Use Department, Public Works Division  
102 Grant Ave.  
P.O. Box 276  
Santa Fe, New Mexico 87504-1985

**RE: Letter of Intent for Greater Glorieta MDWCA Regional Water Quality and Infrastructure Phase II – East Glorieta Tank**

Dear Mr. Jose Larrañaga

Please consider for your acceptance this letter as Greater Glorieta's request for a variance from the height restriction in Ordinance 2001-9 which would result in an unnecessary and unconstitutional hardship for the Greater Glorieta community. Several factors listed below, have lead to the necessity for the aforementioned variance for the East Glorieta Water Storage Tank height.

The proposed water tank will provide a safe and reliable supply of potable water required for emergency need and public health & safety for the residents of East Glorieta community. The proposed elevation of the water storage tank will provide adequate pressure to all of the East Glorieta community; it will enable Greater Glorieta with the necessary fire suppression and storage, and afford a safe replacement to the existing water facility within their limited capital and operational funding.

A thorough hydraulic analysis on flow demands, fire flow demands, and pressure requirements was modeled for the existing water system considering the future conveyance system currently under-design. The water model indicated that this minimum tank height was necessary to provide the minimum pressures for consumers per NMED Water Main Design Standards section 8.2.2. Even with loops and Santa Fe County Public Works requirement for 8-inch water lines aiding these values several homes would be significantly below the state standards for pressure delivered to their homes. These individuals would require personal water pressure boosters which is not the intent of a newly designed water delivery system.

East Glorieta is part of the Greater Glorieta regional water association, encompassing three communities which include the Village of Glorieta, Glorieta Estates, and East Glorieta. The East Glorieta water storage tank is designed to provide the necessary volume of storage for the residents of East Glorieta, equalization, and ultimately fire suppression. The water storage was sized, based on the Santa Fe County Fire Protection Division standards for the region, to provide the volume and pressure required at the future fire hydrants for the under resourced East Glorieta community. Eventually, as part of a future phase of the regionalization plan, this water storage



facility will couple with two other community storage facilities to provide sufficient fire storage for the regional community.

The existing 8,000-gallon railcar used for water storage tank is in extremely poor condition with visible corrosion, as noted by NMED Sanitary Services Report WSS#35-043-26; the addition of the water storage tank enhances water quality providing safe and reliable supply of water for East Glorieta. The new tank will be secured with a locking access ladder hatch and a six foot chain link fence with razor wire to limit access to authorized personnel thereby preventing any contamination of the community's water supply. The tank will employ a passive mixing system to ensure water quality and limit the amount of freezing. Additionally, the shell of the tank will be painted to camouflage with the surrounding environment.

Glorieta is a small and proud community where approximately 16% of the communities live below the poverty line limiting funding for capital expenditure or operation & maintenance (O&M). As a result, all of the board members are volunteers including the water master. Water and sewer systems must be simplified to limit overhead expenditures and allow for proper maintenance. Expensive capital outlays requiring extravagant O&M are taxing on any community with limited funding; therefore booster stations, pump stations, and other highly engineered mechanically operated systems are avoided to limit overhead costs.

Thank you for your consideration in this matter. Please feel free to contact me with any questions at (505) 690-6647 or [anna.hamilton@tetrattech.com](mailto:anna.hamilton@tetrattech.com).

Sincerely,

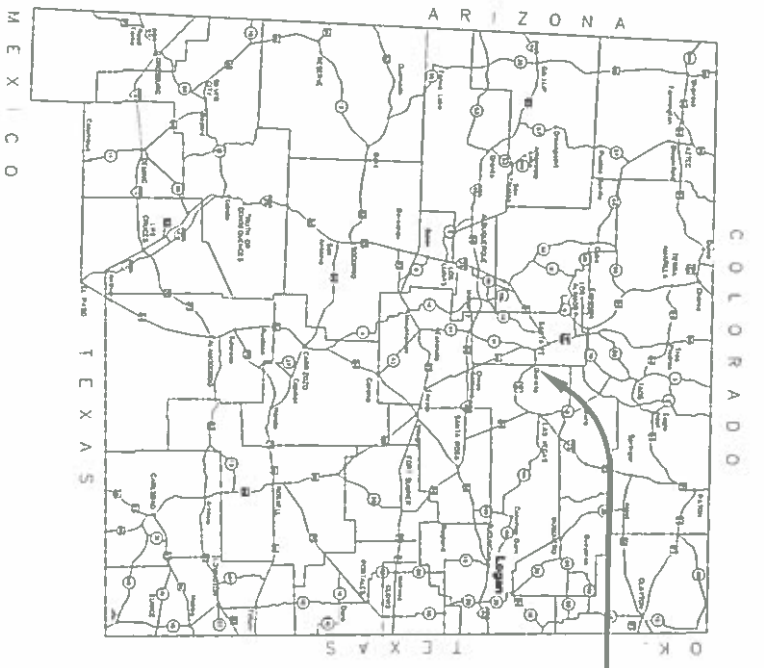


Anna Hamilton, Ph.D.  
President, Greater Glorieta MDWCA

Attach: Plans and Specifications,  
Application Form, Rural Addressing form, Site plan, Recorded Warrantee, Recorded Survey Plat, Proof of Water, Taxes,

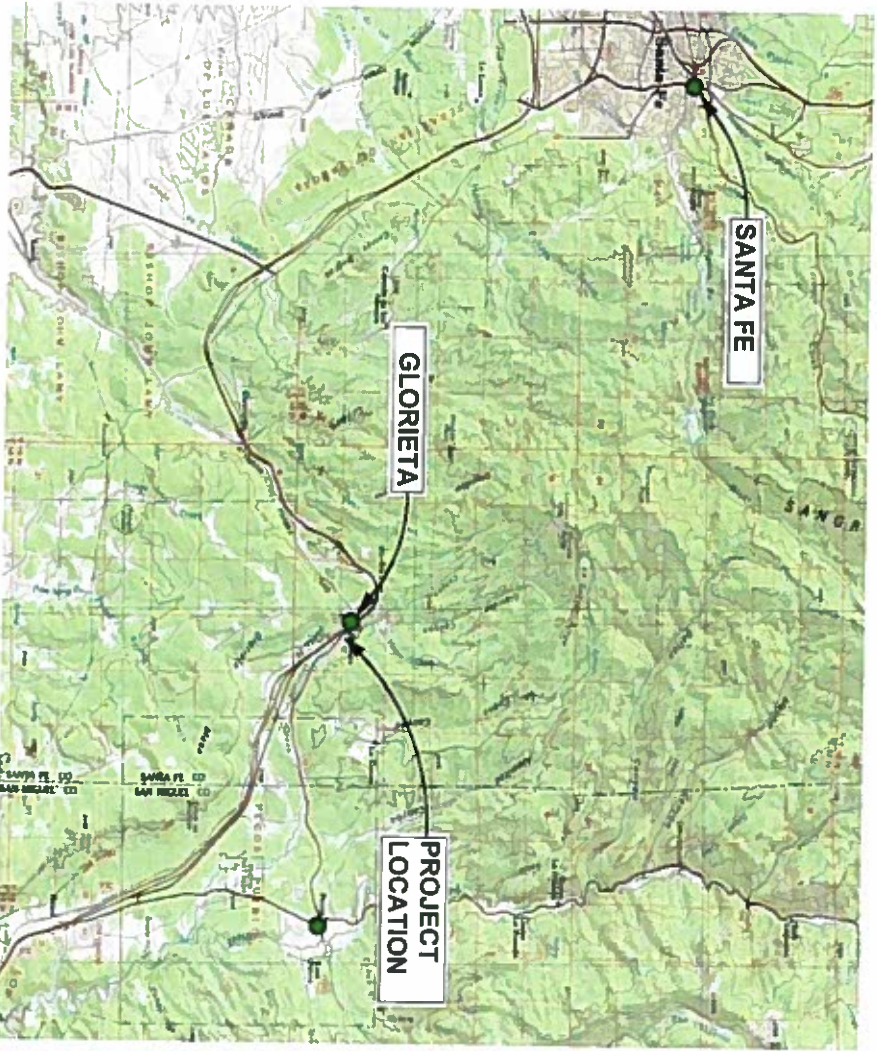
Cc: Luis Sanchez, Greater Glorieta  
Linda Hassemer, Greater Glorieta  
Angela Quintana, NMFA  
Chris Rodriguez, Water Business Group Leader, HDR  
Jerome Márez, Project Manager, HDR



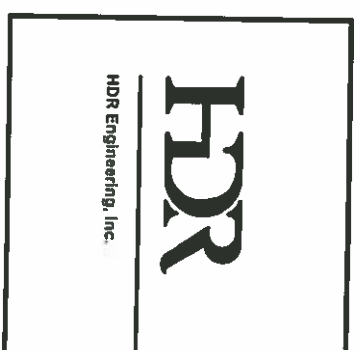


PROJECT LOCATION

STATE MAP  
NTS



VICINITY MAP  
NTS



Preliminary Drawings For

# Glorieta, New Mexico

## GREATER GLORIETA MDWCA REGIONAL WATER QUALITY & INFRASTRUCTURE - PHASE II

EAST GLORIETA TANK & WELL COLLECTOR

WTB No. 343

Project No.:  
201565

MAY 2014

**PRELIMINARY**  
NOT FOR CONSTRUCTION



NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT

NBA-6

**INDEX OF SHEETS:**

DRAWING NO.	DESCRIPTION
G-01	COVER SHEET
G-02	INDEX OF SHEETS AND GENERAL NOTES
G-03	GENERAL NOTES
G-04	ABBREVIATIONS
G-05	CIVIL LEGEND
G-06	CIVIL DETAILS
G-07	CIVIL DETAILS
G-08	WATER STORAGE TANK DETAILS
G-09	STRUCTURAL GENERAL NOTES
G-10	STRUCTURAL SPECIAL INSPECTION NOTES
G-11	SURVEY CONTROL
G-12	BOREHOLE LOCATIONS
G-13	OVERALL SITE LAYOUT PLAN
C-01	OVERALL SITE FENCING PLAN
C-02	PLAN AND PROFILE - TANK ACCESS RD
C-03	PLAN AND PROFILE - LA JOYA RD
C-04	WATER STORAGE TANK SITE FENCING AND GRADING PLAN
C-05	TEMPORARY TRAFFIC CONTROL STANDARD DETAILS - I
C-06	TEMPORARY TRAFFIC CONTROL STANDARD DETAILS - II
C-07	TEMPORARY TRAFFIC CONTROL STANDARD DETAILS - III

**GENERAL CONSTRUCTION NOTES:**

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS THAT APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND SHALL CONFORM WITH THE LATEST ASMA STANDARD DETAILS AND SPECIFICATIONS. IF THERE IS A CONFLICT, THE STRICTER REQUIREMENT SHALL GOVERN.
2. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND TYPE OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES WHICH PERTAIN TO AND AFFECT THE CONSTRUCTION OF A UTILITY. UNLESS OTHERWISE INDICATED, ALL UTILITIES AND LOCATIONS OF EXISTING PIPING, UTILITIES AND STRUCTURES AFFECTING NEW WORK SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
3. PRIOR TO FABRICATION OF PIPE, CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS WITH POTENTIAL TO CHANGE THE PIPE ALIGNMENT AND VERIFY EXISTING SIZE AND PIPE MATERIAL TYPE AT ALL POINTS OF CONNECTION TO EXISTING UTILITY LINES PRIOR TO INSTALLATION. THIS WORK IS INCIDENTAL TO COST OF PIPE INSTALLATION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.
4. THE OWNER'S REPRESENTATIVE SHALL BE NOTICED 24 HOURS PRIOR TO ANY CONSTRUCTION WORK. CONSTRUCTION WORK PERFORMED WITHOUT NOTIFICATION AND APPROVAL BY THE OWNER'S REPRESENTATIVE SHALL BE SUBJECT TO EXPOSURE, INSPECTION, AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
5. PREVENT ANY CONFLICTING WORK SCHEDULES WITH THE OWNER'S REPRESENTATIVE SO AS TO PREVENT DELAYS.

**STORM DRAIN:**

1. ALL DISTURBED STORM DRAIN MANHOLES, CATCH BASINS, INLETS, OR OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE. WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
2. ANY EXISTING STORM DRAIN INFRASTRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH EXISTING CONDITIONS AT THE CONTRACTOR'S EXPENSE.

**EROSION CONTROL AND ENVIRONMENTAL PROTECTION:**

1. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY DUST CONTROL OR EROSION CONTROL PERMITS FROM THE APPROPRIATE REGULATORY AGENCIES.
2. THE CONTRACTOR SHALL SECURE PERMITS REQUIRED BY APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
3. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
4. THE CONTRACTOR SHALL INSTALL ANY TEMPORARY DRAINAGE CONTROL MEASURES NECESSARY TO SAFELY CONVEY STORM WATER RUNOFF TO EXISTING CHANNELS OR DRAINAGE SYSTEMS. EROSION CONTROL BARRIERS OR INSTALLING Silt FENCES AT THE PROPERTY LINES FOR LINES OF CONSTRUCTION EXCAVATED AND SETTING SOIL TO PREVENT IT FROM BLOWING. ANY DAMAGE TO PRIVATE PROPERTY OR IMPROVEMENTS CAUSED BY THE CONTRACTOR RESULTING FROM STORM WATER FLOWS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. WATERING, AS REQUIRED FOR CONSTRUCTION DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNING ORDINANCES. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR WATER AVAILABILITY AND USE. THE CONTRACTOR SHALL SUPPLY ALL EQUIPMENT AND MATERIALS NECESSARY FOR PROVIDING WATER.
6. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE, PRODUCTS, OILS, GREASE, ETC., SHALL BE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE PRODUCTS, INCLUDING OILS, GREASE, ETC., AND TO ENSURE THAT THE WASTE PRODUCTS ARE DISPOSED IN ACCORDANCE WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.
7. ALL EXCAVATED MATERIAL THAT IS NOT REQUIRED TO BE REUSED MUST BE REMOVED FROM THE PROJECT AREA WITHIN A TIMELY MANNER AS APPROVED BY ENGINEER. SPOIL PILES WILL BE ALLOWED ONLY AS APPROVED BY THE ENGINEER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND RESTORING OF STRIPS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDES GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SITES TO THE NEW MEXICO DEPARTMENT OF ENVIRONMENT AND NATURE RESOURCES AT (505) 867-4533.
9. THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED DISPOSAL SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.
10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION AS STATED IN THE SPECIFICATIONS.
11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
12. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM STORED MATERIALS AND EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
13. ALL BRICK MATERIAL USED ON THIS PROJECT SHALL BE A NATURAL ROCK MATERIAL CONFORMING TO THE SITE AND MATERIAL PROPERTY REQUIREMENTS SET FORTH IN THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, MOST RECENT EDITION. NO BROKEN CONCRETE OR RUBBLE WILL BE ACCEPTED.

**DIMENSIONS:**

1. ALL STATIONING AND ELEVATIONS SHOWN ARE TO THE CENTER OF PIPELINE, UNLESS OTHERWISE NOTED. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

**SEEDING & LANDSCAPING:**

1. CONTRACTOR SHALL MAINTAIN AS MUCH OF THE EXISTING LANDSCAPING AS FEASIBLE.
2. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT IDENTIFIED FOR SPECIFIC PERMANENT TREATMENT SHALL BE REVEGETATED WITH RECLAMATION SEEDING. SUCH SEEDING/REVEGETATION SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

**GAS:**

1. ALL GAS VALVES AND GAS MANHOLES SHALL BE ADJUSTED TO GRADE BY THE APPROPRIATE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY. WORK WILL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE.

**TELECOMMUNICATIONS:**

1. ALL TELEPHONE MANHOLES, PEDESTALS, POLES AND OTHER APPURTENANCES SHALL BE ADJUSTED TO GRADE BY THE APPROPRIATE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY. WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE.
2. CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING OR WORKING ADJACENT TO FIBER OPTIC LINES. CONTRACTOR SHALL SUPPORT EXPOSED FIBER OPTIC LINES AS NECESSARY, AND AS APPROVED BY THE APPROPRIATE UTILITY COMPANY. WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

**ELECTRICAL:**

1. ALL ELECTRICAL MANHOLES, PEDESTALS, POLES AND OTHER APPURTENANCES SHALL BE ADJUSTED TO GRADE BY THE APPROPRIATE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY. WORK WILL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

**SEWER:**

1. ALL DISTURBED SANITARY SEWER MANHOLES SHALL BE ADJUSTED TO GRADE. WORK WILL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

CALL BEFORE YOU DIG!  
STATEWIDE  
1-800-321-ALERT



ISSUE	DATE	DESCRIPTION
-	-	-

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MARTINEZ
DESIGNER	C. GARCIA
CHECKER	-
DRAWN BY	B. FLORES
PROJECT NUMBER	179305



**PRELIMINARY**  
NOT FOR CONSTRUCTION

**GREATER GLORIETA MIDWCA**  
NEW MEXICO  
EAST GLORIETA  
TANK & WELL COLLECTOR

GENERAL	INDEX OF SHEETS AND GENERAL NOTES
0	1" = 7'
FILENAME	000-02-dwg
SCALE	NONE
SHEET	G-02

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

NBA-7

**CONSTRUCTION LIMITS:**

- CONTRACTOR SHALL WORK WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. EQUIPMENT TRAFFIC OUTSIDE THESE LIMITS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE OR APPROPRIATE PROPERTY OWNER.
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN ADJACENT RIGHT-OF-WAY OR WITHIN PROPERTY NOT OWNED BY THE OWNER OF THE PROJECT SITE, THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND PERMISSIONS IN WRITING.
- OVERNIGHT PARKING OF CONSTRUCTION VEHICLES ON PRIVATE PROPERTY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES SO AS NOT TO INTERFERE WITH NORMAL RESIDENTIAL AND COMMERCIAL ACTIVITIES.

**GENERAL UTILITIES:**

- ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES SHOWN ON THE PLANS ARE SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON THE INFORMATION PROVIDED TO THE ENGINEER BY OTHERS THAT MAY BE INACCURATE OR INCOMPLETE. ADDITIONALLY, UNDERGROUND LINES MAY EXIST THAT ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK. ANY DAMAGE TO ANY OTHER UTILITIES OR COLLATERAL DAMAGE CAUSED BY THE CONTRACTOR SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES ABOVE OR BELOW GROUND. UTILITIES THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PREVENT DISRUPTION TO SERVICE.
- ALL UTILITY LINES NOT SPECIFICALLY DESIGNATED TO BE REMOVED AND REPLACED ON THE PLANS, SHALL BE MAINTAINED IN SERVICE. SHORING, SHEETING AND OTHER MEANS OF SUPPORT SHALL BE EMPLOYED BY THE CONTRACTOR TO PREVENT DAMAGE OR LOSS OF THESE EXISTING UTILITIES. BEAM AND CABLE OR OTHER ADEQUATE SUPPORTS SHALL BE USED FOR TEMPORARY SUPPORT OF ALL UTILITY LINES AS NECESSARY AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL PROVIDE A UTILITY SUPPORT DESIGN FOR ALL LARGE AND/OR CRITICAL SERVICES (E.G. COMMUNICATIONS AND ELECTRIC DUCT BANKS, EXPOSED GRAVITY WATER MAINS, PRESSURIZED WATER LINES, SEWER FORCE MAINS, ETC.). SUPPORT FOR THESE CRITICAL SERVICES SHALL BE DESIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED TO ENGINEER FOR APPROVAL. THE DESIGN AND INSTALLATION OF BOTH CRITICAL AND NONCRITICAL SUPPORTS SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SIGNIFICANT DEVIATION OF EXPOSED UTILITIES FROM THE LOCATIONS SHOWN ON THE PLANS SO THAT CORRECTIVE ACTION CAN BE TAKEN IN A TIMELY MANNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES AT NO ADDITIONAL COST TO THE OWNER. SHOULD A CONFLICT EXIST BETWEEN THE FIELD INFORMATION AND THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- ALL INTERFERING PORTIONS OF ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY INTERRUPTIONS WITH THE AFFECTED UTILITY COMPANY. A MINIMUM OF THREE (3) WORKING DAYS IN ADVANCE OF EXCAVATION, DISCONNECTION, CONNECTION, OR REPAIR OF ANY PIPE, CONDUIT, OR POWER SUPPLY IN ORDER FOR THE AFFECTED UTILITY TO HAVE A REPRESENTATIVE AT THE PROJECT SITE.
- CONTRACTOR SHALL COORDINATE WITH PERTINENT UTILITY COMPANIES OF ALL EXISTING UTILITY LINES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR SHALL RESCHEDULE HIS ACTIVITIES AS NECESSARY TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- ANY ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES (UNDERGROUND, SURFACE, OR OVERHEAD) SHALL BE COORDINATED WITH THE OWNER OF THE AFFECTED UTILITY AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
- EXISTING VALVES SHALL ONLY BE OPERATED BY THE APPROPRIATE UTILITY COMPANY. CONTRACTOR SHALL NOTIFY THE UTILITY A MINIMUM OF SEVEN (7) WORKING DAYS BEFORE ANY VALVE, NEW OR EXISTING, NEEDS TO BE OPERATED.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PATCH/REPAIR EXISTING UTILITIES BEFORE CONSTRUCTION TO ALLOW FOR ANY NECESSARY ADJUSTMENTS OR RELOCATIONS, AND TO VERIFY PIPE TYPES FOR ORDERING PROPER TRANSITION AND/OR TE-IN FITTINGS THAT MAY BE REQUIRED.
- CONTRACTOR TO RELOCATE OR BYPASS EXISTING CONFLICTING LINES. ALL ABANDONED LINES SHALL BE PLUGGED WITH MASONRY PLUG WITH LENGTH = 4 X DIA. OF PIPE AT CUT ENDS.

**EXCAVATION, BACKFILL AND EARTHWORK:**

- NEITHER THE ENGINEER NOR THE OWNER ASSUMES RESPONSIBILITY FOR THE COMPLETENESS OR INTERPRETATION OF SUCH SUPPLEMENTARY INFORMATION. ALL EARTHWORK SHALL CONFORM WITH RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR EXAMINATION OF THE SITE AND DETERMINATION OF THE CHARACTER OF MATERIALS TO BE ENCOUNTERED. NO ADDITIONAL ALLOWANCES WILL BE MADE FOR ROCK REMOVAL, SITE CLEANING AND GRADING, FILLING, COMPACTION, DISPOSAL, OR REMOVAL OF ANY UNCLASSIFIED MATERIALS.
- ALL EXCAVATION WILL BE COVERED BY FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- FOR PRELIMINARY EXCAVATION, CONTRACTOR SHALL COMPLY WITH THE OSHA REGULATIONS STANDARD NO. 1926. TRENCH SUPPORT AND TEMPORARY SHORING SHALL BE REQUIRED DURING CONSTRUCTION TO SATISFY CONSTRAINTS IDENTIFIED IN THE DRAWINGS FOR LIMITS OF DISTURBANCE, PROTECTION OF EXISTING UTILITIES, TRAFFIC CONTROL, ETC. AND SHALL BE DESIGNED BY CONTRACTOR IN ACCORDANCE WITH OSHA STANDARDS. DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING SHALL COMPLY WITH 29 CFR 1926 AND THESE COSTS SHALL BE CONSIDERED INCIDENTAL TO THE TRENCHING AND BACKFILL COSTS.
- ALL EXCAVATED MATERIAL THAT IS NOT REQUIRED TO BE REUSED SHALL BE REMOVED FROM THE PROJECT AREA WITHIN FOUR (4) DAYS OF EXCAVATION. SPOIL PILES WILL BE ALLOWED ONLY AS APPROVED BY THE ENGINEER.
- MINIMUM BOTTOM WIDTH OF TRENCHES FOR RIGID AND NON-RIGID PIPE SHALL BE AS SHOWN IN THE TRENCH DETAILS.
- NO MATERIAL PITS HAVE BEEN DESIGNATED FOR THIS PROJECT. THE CONTRACTOR MAY OBTAIN SPECIFIED BORROW OR SURFACING MATERIAL FROM ANY ACCEPTABLE SOURCE AT NO ADDITIONAL COST TO THE OWNER.
- ALL TRENCH EXCAVATION BACKFILL WITHIN THE ROADWAY PRISM SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR PER ASTM D-698 OR D-1557 AS APPLICABLE.
- ANY EARTHWORK MADE ON THIS PROJECT WILL BE CONSIDERED AS INCLUDED IN THE CONTRACT PRICE FOR EXCAVATION AND DISPOSAL OF UNCLASSIFIED MATERIAL AND NO SEPARATE PAYMENT WILL BE MADE.
- CONTRACTOR SHALL UTILIZE REMOVABLE FILL WHEREVER BACKFILL MATERIAL CANNOT BE PLACED AND COMPACTED BETWEEN THE NEW PIPE LINE AND EXISTING UTILITIES OR IF THE VERTICAL SEPARATION BETWEEN THE NEW PIPE LINE AND EXISTING UTILITY IS LESS THAN 12-INCHES. THIS COST IS INCIDENTAL TO BACKFILL COSTS.
- CONTRACTOR SHALL USE CAUTION NEAR ALL EXISTING STRUCTURES INCLUDING MASONRY WALLS, BUILDINGS, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES CAUSED BY CONTRACTOR'S OPERATIONS.
- FOR TRENCH DEPTHS EXCEEDING 20'-FEET, CONTRACTOR SHALL SUBMIT VERIFICATION TO ENGINEER THAT TRENCH SUPPORT IS DESIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
- THE WATERLINES, UNLESS OTHERWISE INDICATED.
- EXCESS SOIL MATERIAL, INCLUDING UNSALVAGEABLE MATERIAL, REMAINING AS A RESULT OF THE WATERLINE OR OTHER INFRASTRUCTURE INSTALLATION SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AND WILL BE CONSIDERED INCIDENTAL TO THE BID UNIT PRICES. THE OWNER WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL PAYMENT.
- CONTRACTOR SHALL SUPPORT ALL POWERPOLES AND FENCES ALONG RIGHT-OF-WAY IF NECESSARY DURING CONSTRUCTION OF THE WATERLINE. THIS WORK IS INCIDENTAL TO THE PROJECT AND NO SEPARATE PAYMENT SHALL BE MADE.

**WATER SYSTEM:**

- THE CONTRACTOR SHALL NOTIFY THE UTILITY DEPARTMENT AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. EXISTING VALVES TO BE OPERATED BY GLOBIETA PERSONNEL ONLY. CONTRACTOR SHALL CONTACT GLOBIETA SEVEN (7) WORKING DAYS IN ADVANCE OF OPENING OR CLOSING VALVES. CONTRACTOR SHALL MAINTAIN WATER SERVICES TO ALL EXISTING USERS DURING CONSTRUCTION ACTIVITIES AND COORDINATE SCHEDULING OF ALL PLANNED VALVE CLOSURES. CONTRACTOR SHALL SUBMIT A WATER SHUT OFF PLAN TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES IN APPLICABLE AREAS.
- CONTRACTOR SHALL ADJUST ALL WATER VALVE BOXES, VALVES AND OTHER APPURTENANCES TO FINISH GRADE. WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- IF A WATER SERVICE LINE IS DAMAGED, CONTRACTOR SHALL REPLACE FROM MAIN TO METER BOX WITHOUT SPENDING AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL INSTALL WATER MAINS CROSSING SEWER AND WATER LINES TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. THIS SEPARATION SHALL BE MAINTAINED WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER MAIN LINES. THE CROSSING SHALL BE ARRANGED SO THAT THE WATER MAIN JOINTS WILL BE EMBOSSED AND AS FAR AS POSSIBLE FROM THE SEWER LINES (~10 FEET).
- ALL FITTINGS, BENDS, TEES, RESTRAINTS, ETC. TO COMPLETE THE INSTALLATION OF THE WATERLINE SHALL BE CONSIDERED INCIDENTAL TO THE WATERLINE UNIT PRICES AND NO SEPARATE PAYMENT WILL BE MADE.
- ALL WATER MAIN PIPING SHALL BE MECHANICALLY RESTRAINED PER RESTRAINT TABLE ON SHEET C-06.
- CONTRACTOR SHALL FIELD VERIFY EXISTING PIPING CONFIGURATION AND REQUIRED CONNECTION COMPONENTS PRIOR TO CONSTRUCTION. VERIFICATION SHALL INCLUDE BUT IS NOT LIMITED TO THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING WATER LINE, SIZE, MATERIAL AND TYPE OF CONNECTION. CONTRACTOR SHALL PROVIDE REQUIRED CONNECTION COMPONENTS AS PART OF THE CONNECTION. ALL COSTS ASSOCIATED WITH FIELD VERIFICATION OF REDUCED FITTINGS AND INSTALLATION SHALL BE CONSIDERED INCIDENTAL.
- DEFLECT PIPE AS NECESSARY PER MANUFACTURER'S RECOMMENDATIONS.
- 4" MIN COVER TO TOP OF PIPE UNLESS OTHERWISE NOTED
- ALL CONCRETE SHALL BE 4,000 PSI COMPRESSIVE STRENGTH MIX.

**PAVEMENT, SIDEWALKS, CURB & GUTTER NOTES:**

- ALL ASPHALT CONCRETE PAVEMENT BASE COURSE, AND PAVEMENT SUBGRADE COMPACTION SHALL CONFORM TO THE NDOT STANDARD SPECIFICATIONS (LATEST EDITION) AND THE GEOTECHNICAL REPORT.
- WHEN ABUTTING NEW PAVEMENT TO EXISTING PAVEMENT, SAWCUT EXISTING PAVEMENT EDGE TO A CONTINUOUS, NEAT STRAIGHT LINE AS NECESSARY TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH WITH EQUIPMENT OR OTHER OPERATIONS, AND SHALL RE-SAWCUT A CONTINUOUS, NEAT STRAIGHT LINE AS NECESSARY TO REMOVE SAWCUT EDGE TO A CONTINUOUS, NEAT STRAIGHT LINE AS NECESSARY TO REMOVE SAWCUT EDGE WITH TACK COAT PRIOR TO PAVEMENT PLACEMENT PER NDOT STANDARD SPECIFICATIONS (LATEST EDITION).
- THE REPLACEMENT OF THE EXISTING UTILITIES AND THE INSTALLATION OF NEW UTILITY LINES SHALL BE COMPLETED IN ADVANCE OF STARTING THE PAVEMENT WORK. TEMPORARY PAVEMENT SHALL BE PLACED IN ALL AREAS WHERE UTILITIES ARE TO BE REPLACED OR INSTALLED. TEMPORARY STRIPING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PAVEMENT AND MAINTENANCE OF THE TEMPORARY PAVING AND STRIPING SHALL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOT PAVE OVER ANY SURFACE FEATURE, E.G. GAS VALVE, MANHOLE COVER, ETC. WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- ALL SUBGRADE AND SUBBASE MATERIAL, ENCOUNTERED IN PAVEMENT REMOVAL AND REPLACEMENT THAT IS DETERMINED BY THE ENGINEER TO MEET THE SPECIFICATIONS, MAY BE REUSED. HOWEVER, THE MATERIAL SHALL BE PROCESSED AND COMPACTED TO MEET MOISTURE CONTENT AND PERCENT COMPACTION REQUIRED BY THE SPECIFICATIONS.
- WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE BACK TO NEAREST SUITABLE JOINT UNLESS OTHERWISE DIRECTED BY THE ENGINEER. CURB, GUTTER, AND SIDEWALK REPLACEMENT SHALL CONFORM TO NDOT STANDARD SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR SHALL PLACE BITUMINOUS MATERIAL WITH THE USE OF A LANDOWN MACHINE WHERE PAVEMENT IS 8" B-FEET IN WIDTH OR WIDER.
- ALL NEW STREET PAVING, DRIVEWAYS, SIDEWALKS, AND CURB AND GUTTERS, ABUTTING EXISTING AREAS SHALL MATCH THE ELEVATION OF THOSE AREAS.
- CONTRACTOR SHALL REPLACE ALL PERMANENT PAVEMENT STRIPING AND MARKINGS. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE (G & G, PAVING MARKINGS, PAVING, SIDEWALKS, WHEEL CHAIR RAMPS, DRIVE PAVES, ETC.) DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS. REPAIR OR REPLACEMENT OF SAME SHALL BE AT THE CONTRACTOR'S OWN EXPENSE. CONTRACTOR SHALL SUITABLY PROTECT THE CURB AND GUTTER FROM INCIDENTAL SPLASHING DURING THE TACK COAT APPLICATION AND CLEANING SHALL BE AT THE CONTRACTOR'S OWN EXPENSE SHOULD SPLASHING OCCUR.
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED ASPHALT GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
- WHEN ABUTTING NEW CURB AND GUTTERS TO EXISTING PAVEMENT, THE CONTRACTOR SHALL SAWCUT, REMOVE, AND REPLACE A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER PER THE NDOT STANDARD SPECIFICATIONS (LATEST EDITION).
- CONTRACTOR SHALL CUT PAVEMENT PARALLEL, OR PERPENDICULAR TO TRAFFIC DIRECTION ONLY. NO DIAGONAL CUTS IN EXISTING PAVEMENT WILL BE PERMITTED.
- IF VALLEY GUTTER IS DAMAGED CONTRACTOR SHALL REPLACE ENTIRE GUTTER PER NDOT STANDARD SPECIFICATIONS AND DRAWINGS (LATEST EDITION).
- WORK ASSOCIATED WITH ADJUSTMENTS TO ANY UTILITY ACCESS COVER IS CONSIDERED INCIDENTAL TO THE CONTRACT.



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. WAREZ
DESIGNER	C. GARCIA
CHECKER	
DRAWN BY	B. FLORES
PROJECT NUMBER	179505



**GREATER GLORIETA MIDWCA  
NEW MEXICO  
EAST GLORIETA  
TANK & WELL COLLECTOR**

<b>GENERAL NOTES</b>	
0	1"
1	2"
FILENAME	000-03.dwg
SCALE	NONE

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT







CIVIL MAPPING SYMBOLOGY

	EMBAKMENT SLOPE (CUT)
	EMBAKMENT SLOPE (FILL)
	EMBAKMENT SLOPE RIGHT ARROW RIGHT
	EMBAKMENT SLOPE LEFT ARROW LEFT
	SPOT ELEVATION/POINT #
	SURVEY BENCHMARK
	SURVEY CONTROL POINT
	HORIZONTAL CONTROL POINT
	VERTICAL CONTROL POINT
	SECTION CORNER MONUMENT
	SECTION CORNER NO MONUMENT
	IDENTIFICATION AND APPROXIMATE LOCATION OF SOIL TEST HOLE
	TEST PIT
	SOIL BORING
	BUOY
	FLOW ARROW
	WATER LEVEL IN SECTION/PROFILE
	TIDE GAUGE
	EXISTING UTILITY POLE
	DOWNCUT
	EXTERIOR UTILITY JUNCTION BOX
	INTERSTATE HIGHWAY SYMBOL
	US HIGHWAY SYMBOL
	STATE HIGHWAY SYMBOL
	HAY BALE SILT CHECK
	TEMPORARY SEDIMENT TRAP
	PIEZOMETER
	RAIL SIGNAL
	RAIL SWITCH
	SIGN
	TIRE TREADLE
	TRAFFIC ARM WITH CARD READER
	TRAFFIC ARM MECHANICAL SWING

	CLEANOUT
	CULVERT END SYMBOL (WITH CULVERT SHOWN BETWEEN SYMBOLS)
	FIRE HYDRANT
	FUEL OIL METER
	FUEL OIL MANHOLE
	FUEL OIL VAULT
	GREASE TRAP
	GRIT CHAMBER
	HEADWALL
	INDUSTRIAL WASTE WATER METER
	INDUSTRIAL WASTE WATER MANHOLE
	NATURAL GAS METER
	NATURAL GAS RECEIVER
	NATURAL GAS TRAP
	NATURAL GAS LINE VAULT
	MONITORING WELL
	POST INDICATOR VALVE
	PUMP STATION
	SANITARY MANHOLE
	SANITARY VALVE
	SEPTIC TANK
	TANK BELOW GROUND
	TANK HORIZONTAL ABOVE GROUND
	TANK VERTICAL ABOVE GROUND

	STORM CATCH BASIN
	STORM ROUND CATCH BASIN
	STORM DRAINAGE MANHOLE
	WATER/AIR VENT/AVV
	WATER BACKFLOW PREVENTER
	WATER FLUSH HYDRANT
	WATER METER
	WATER SHUTOFF
	WATER SOFTENER
	WATER VALVE VAULT
	WATER VALVE VAULT
	EXISTING GAS MH

	PIPELINE
	LARGE PIPELINE
	UTILITY BENEATH STRUCTURE
	RAILROAD
	CENTERLINE
	BOTTOM OF DITCH
	PROPERTY LINE
	EASEMENT
	LIMITS OF CONSTRUCTION
	ROW
	EXISTING CONTOUR (MINOR)
	EXISTING CONTOUR W/ELEVATION (MAJOR)
	EXISTING FENCE
	EXISTING VEGETATION/BRUSH LINE
	FENCE - BARB WIRE
	FENCE - CHAIN LINK
	FENCE - FIELD
	FENCE - OTHER
	FENCE - WOOD
	FENCE - WOVEN WIRE
	FLOOD LIMIT (25 YEAR)
	FLOOD LIMIT (50 YEAR)
	FLOOD LIMIT (100 YEAR)
	FLOOD LIMIT (200 YEAR)
	FLOOD LIMIT (500 YEAR)
	HIGHWAY GUARDRAIL
	LEVEE TOP
	LEVEE TOE
	NEW CONTOUR (MINOR)
	NEW CONTOUR (MAJOR)
	ROCK BERM
	SILT FENCE
	TOE OF SLOPE
	TOP OF SLOPE

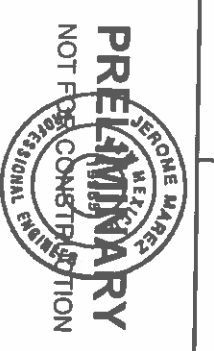
UTILITY/CIVIL LINE SYMBOLOGY

	FIBER OPTIC
	FUEL OIL
	NATURAL GAS
	INDUSTRIAL WASTE WATER
	SANITARY SEWER
	STORM SEWER
	DOMESTIC WATER
	OVERHEAD POWER

**GENERAL NOTES:**  
 1. THIS IS A STANDARD CIVIL SYMBOLOGY SHEET. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.  
 2. SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS AND DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH SHEET FOR USAGE.

ISSUE	DATE	DESCRIPTION

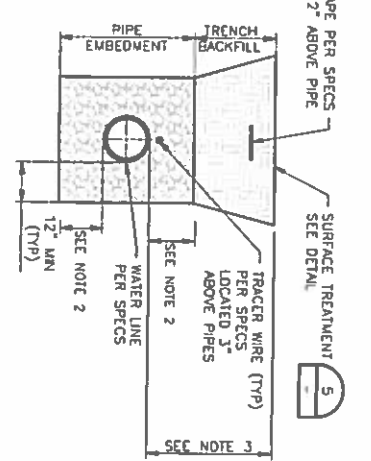
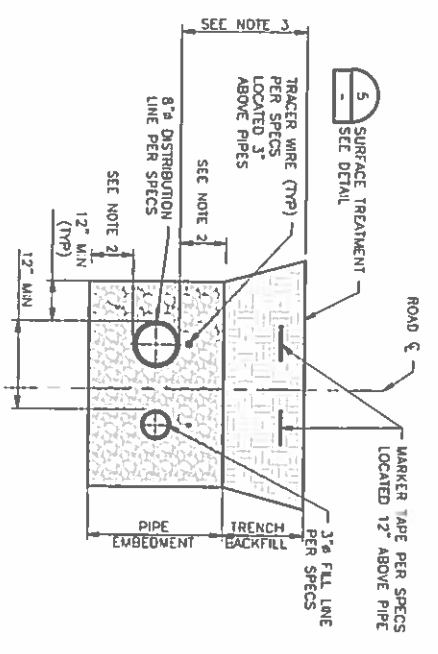
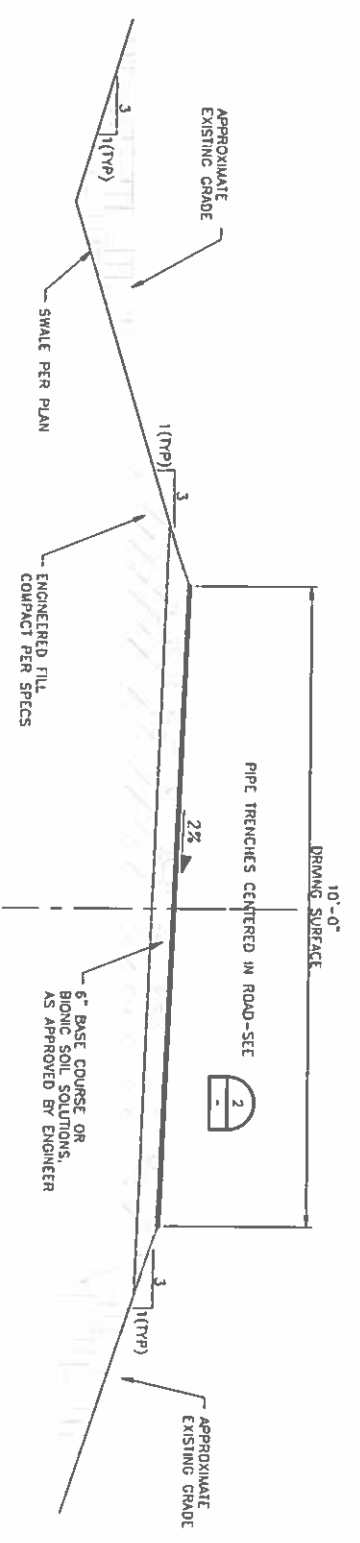
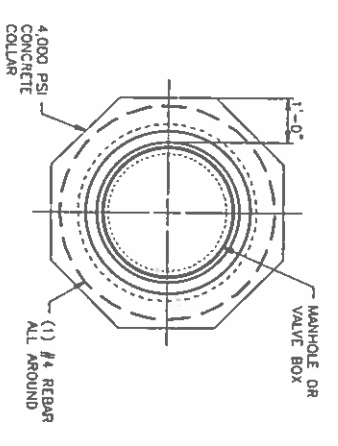
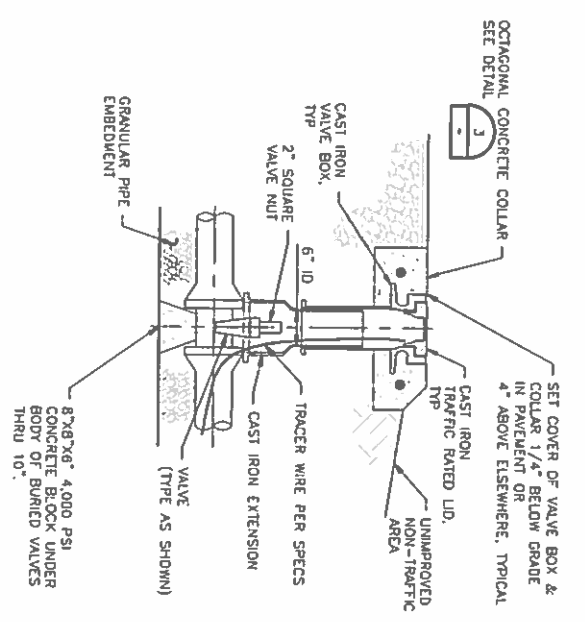
PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MAREZ
CHECKER	C. GARCIA
DRAWN BY	-
PROJECT NUMBER	79505



GREATER GLORIETA MDWCA  
 NEW MEXICO  
 EAST GLORIETA  
 TANK & WELL COLLECTOR

FILENAME	000-03.dwg
SCALE	NONE
SHEET	G-05

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT



**TYPICAL TRENCH DETAIL**

**PIPE NOTES:**

1. D = OUTSIDE DIAMETER OF PIPE
2. DEPTH PER PIPE MANUFACTURER'S RECOMMENDATIONS
3. MIN DEPTH OF EMBEDMENT: 8"
4. MIN COVER = 4" FOR FROST DEPTH

**LENGTH OF RESTRAINT FOR TEES (FT)**

BRANCH SIZE	RESTRAINT LENGTH (FT)
10" x 10" BRANCH	10'
3"	AT FITTING
4"	AT FITTING
6"	AT FITTING
8"	AT FITTING

**LENGTH OF RESTRAINT FOR TEES (FT)**

BRANCH SIZE	RESTRAINT LENGTH (FT)
6" x 6" BRANCH	6'
3"	AT FITTING
4"	AT FITTING
6"	AT FITTING
8"	AT FITTING

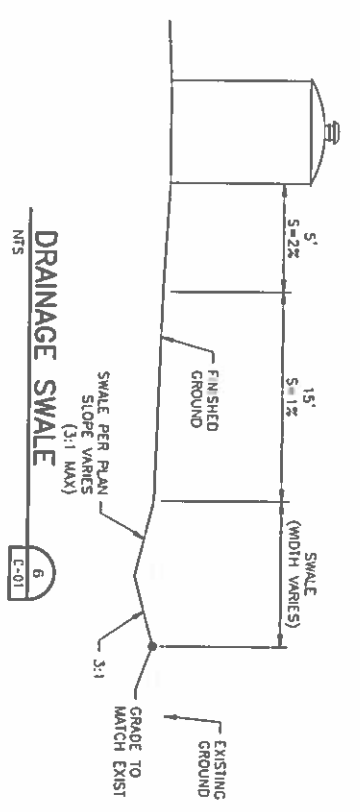
**LENGTH OF RESTRAINT FOR HORIZONTAL BENDS (FEET)**

PIPE SIZE	90°	45°	22½°	1 1/4" VALVE	DEAD END
3"	20'	20'	20'	60'	60'
4"	20'	20'	20'	60'	60'
6"	20'	20'	20'	60'	60'
8"	20'	20'	20'	60'	60'
10"	40'	20'	20'	80'	100'

**NOTE:** RESTRAINING GLANDS SHALL BE USED AT ALL FITTINGS AND CONNECTIONS SHALL BE RESTRAINED WITH HARNESSES PER TABLE.

**BURIED PIPE RESTRAINT TABLE**

**NOTE:** GIVEN LENGTHS ARE MINIMUM RESTRAINT LENGTHS AND CONTRACTOR SHALL PROVIDE ADDITIONAL RESTRAINT BASED ON MANUFACTURER'S RECOMMENDATIONS AS NECESSARY.



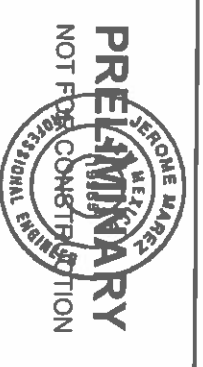
**TYPICAL TANK ACCESS ROAD SECTION**

**DRAINAGE SWALE**



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MARTZ
CHECKER	C. GARCIA
DRAWN BY	B. FLORES
PROJECT NUMBER	179505

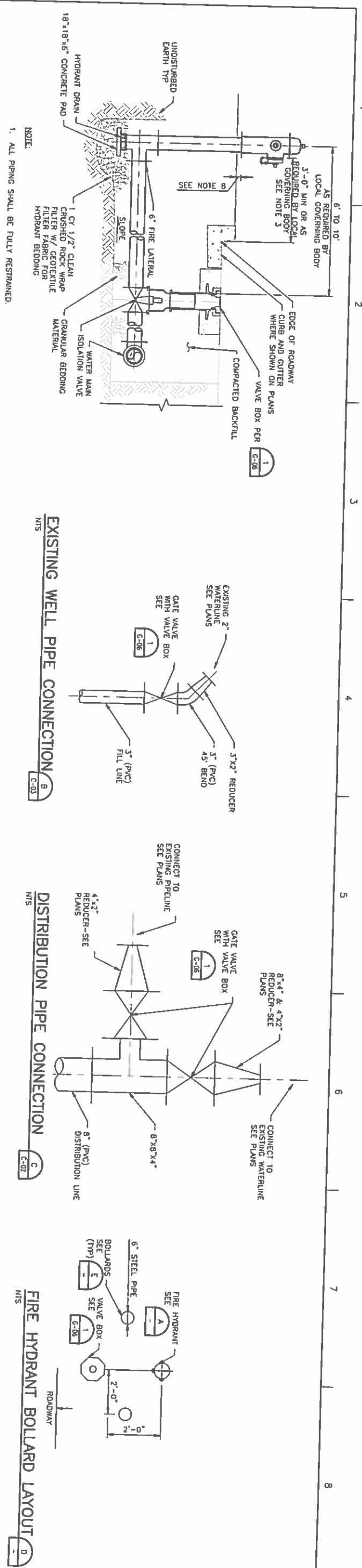


**GREATER GLORIETA MDWCA  
NEW MEXICO  
EAST GLORIETA  
TANK & WELL COLLECTOR**

**GENERAL  
CIVIL DETAILS**

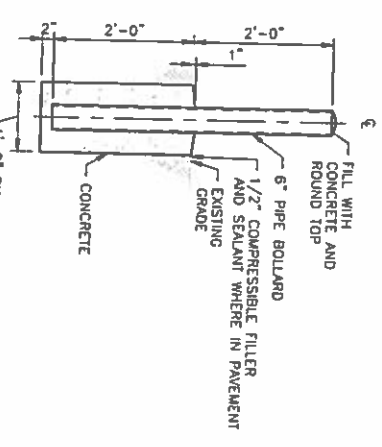
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SHEET	G-06

**NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 15 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT**

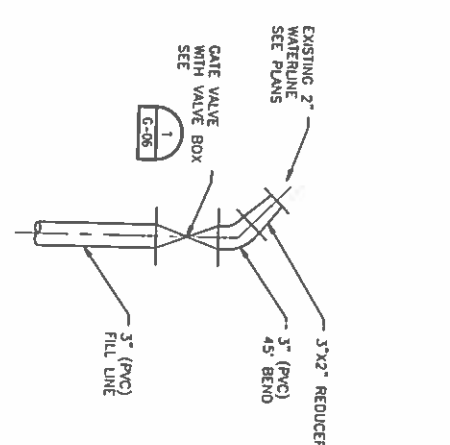


1. ALL PIPING SHALL BE FULLY RESTRAINED.
2. INSTALL FIRE HYDRANT PER SPECIFICATIONS.
3. NO OBSTRUCTIONS WILL BE PERMITTED WITHIN 3 FT. OF FIRE HYDRANT.
4. HYDRANT LEG SHALL BE VALVED ON ALL MAIN LINES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING TOP FLANGE OF FIRE HYDRANT TO THE CONTROLLED ELEVATION LINE.
6. FIRE HYDRANT SHALL BE LOCATED AT THE BEGINNING OF CURB RETURN OR AT THE PROPERTY LINE COMMON TO ADJOINING LOTS, OR AS DIRECTED BY THE OWNER.
7. PUMPER NOZZLE TO BE SET FACING THE TRAVELED WAY, UNLESS OTHERWISE NOTED ON PLANS.
8. FLANGE TO BE LOCATED 1" MAX ABOVE PAVEMENT OR 4" MAX ABOVE GRADE IN UNIMPROVED AREAS.
9. CLEARANCE AROUND FIRE HYDRANT SHALL BE GRADED TO DRAIN.

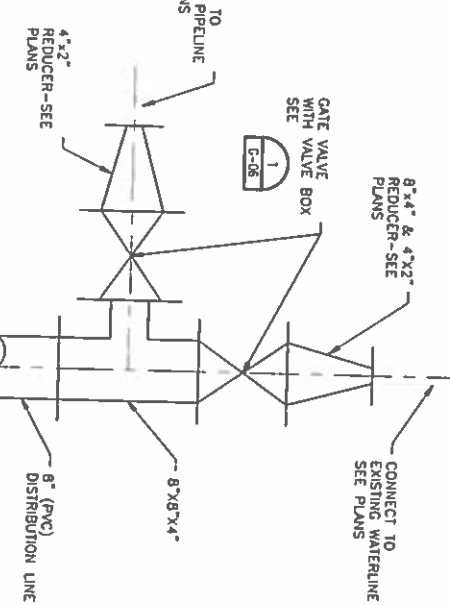
### FIRE HYDRANT



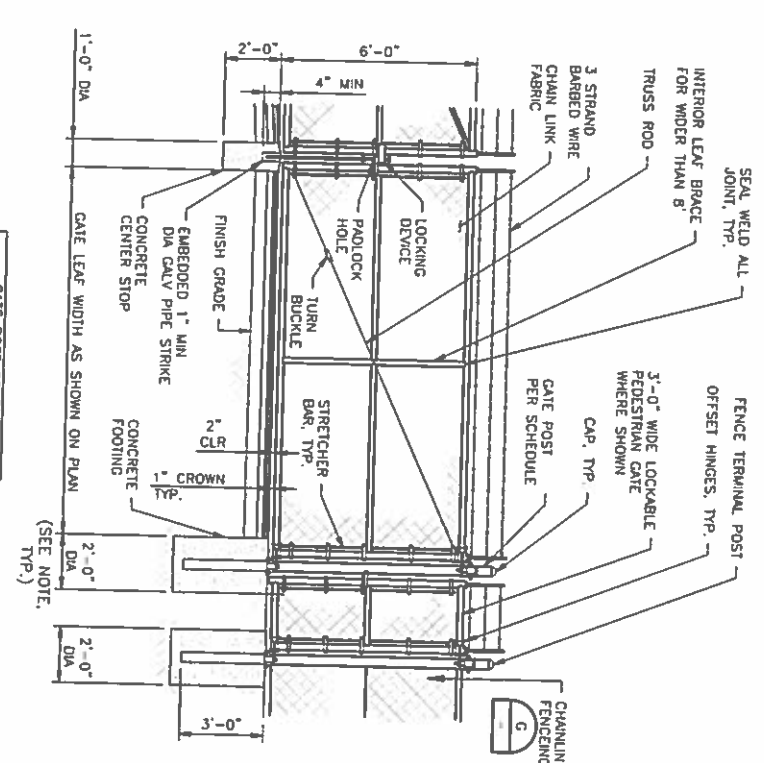
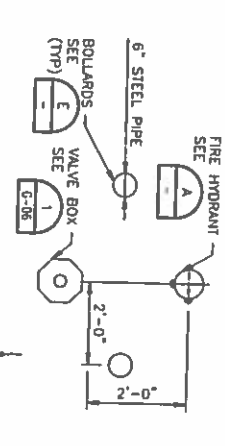
### EXISTING WELL PIPE CONNECTION



### DISTRIBUTION PIPE CONNECTION



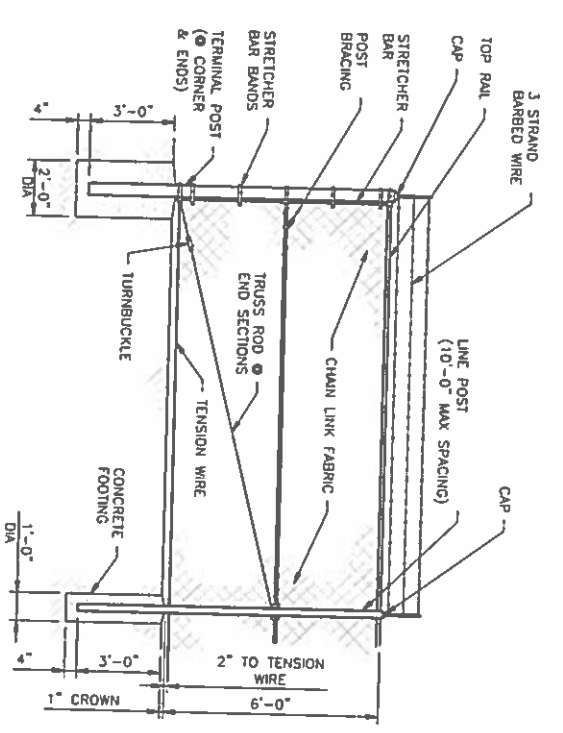
### FIRE HYDRANT BOLLARD LAYOUT



GATE POST SCHEDULE	
LEAF SPAN	NOMINAL DIAMETER
≤ 6'	3"
6'-12'	3"
12'-18'	6"
18'-24'	8"

1. USE 4'-0" DIA CONCRETE FOOTING HOLE FOR POST DIAMETERS GREATER THAN 6"
2. SEE SPEC 02444

### CHAIN LINK GATE



1. SEE SPEC SECTION 02444

### CHAIN LINK FENCE

### BOLLARD



### CHAIN LINK GATE



### CHAIN LINK FENCE



**HDR**  
HDR Engineering, Inc.

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER C. RODRIGUEZ  
DESIGNER J. MAREZ  
DESIGNER C. GARCIA  
CHECKER -  
DRAWN BY B. FLORES  
PROJECT NUMBER 179505

**PRELIMINARY**  
NOT FOR CONSTRUCTION

GREATER GLORIETA MDWCA  
NEW MEXICO  
EAST GLORIETA  
TANK & WELL COLLECTOR

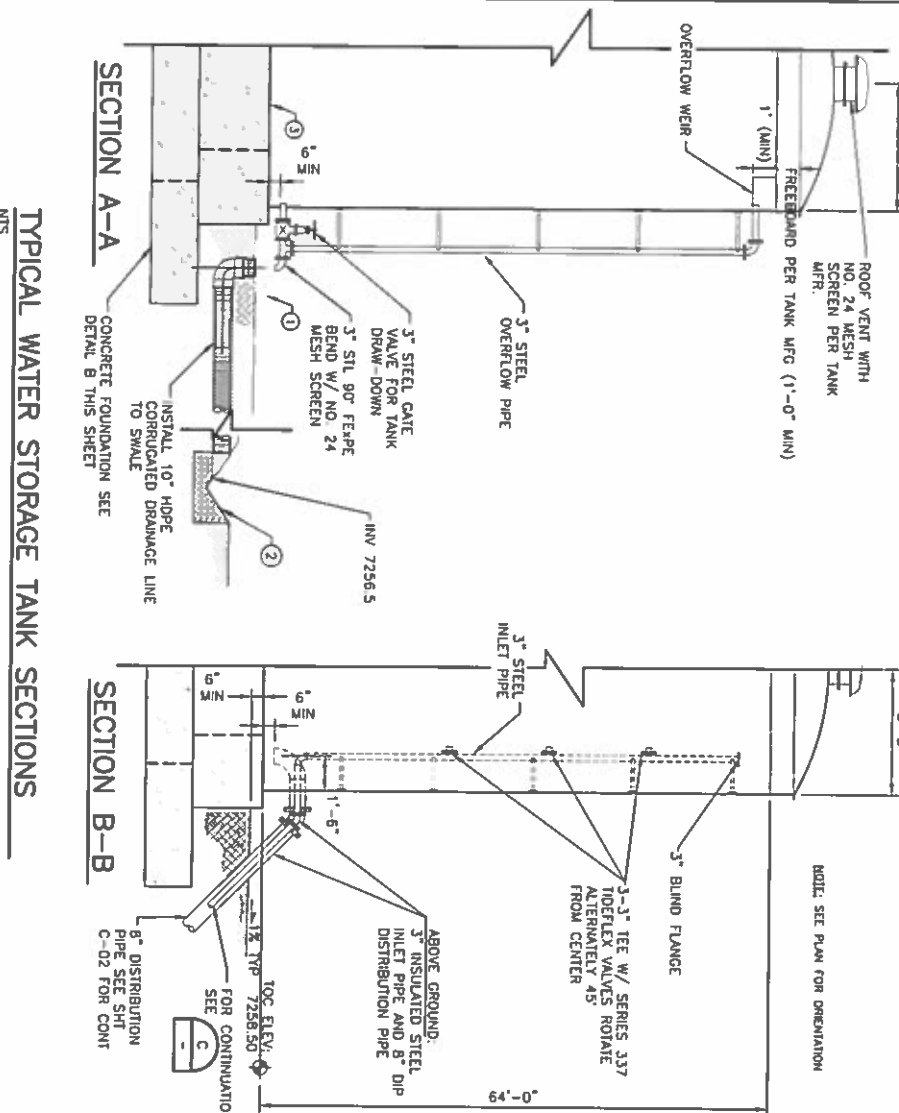
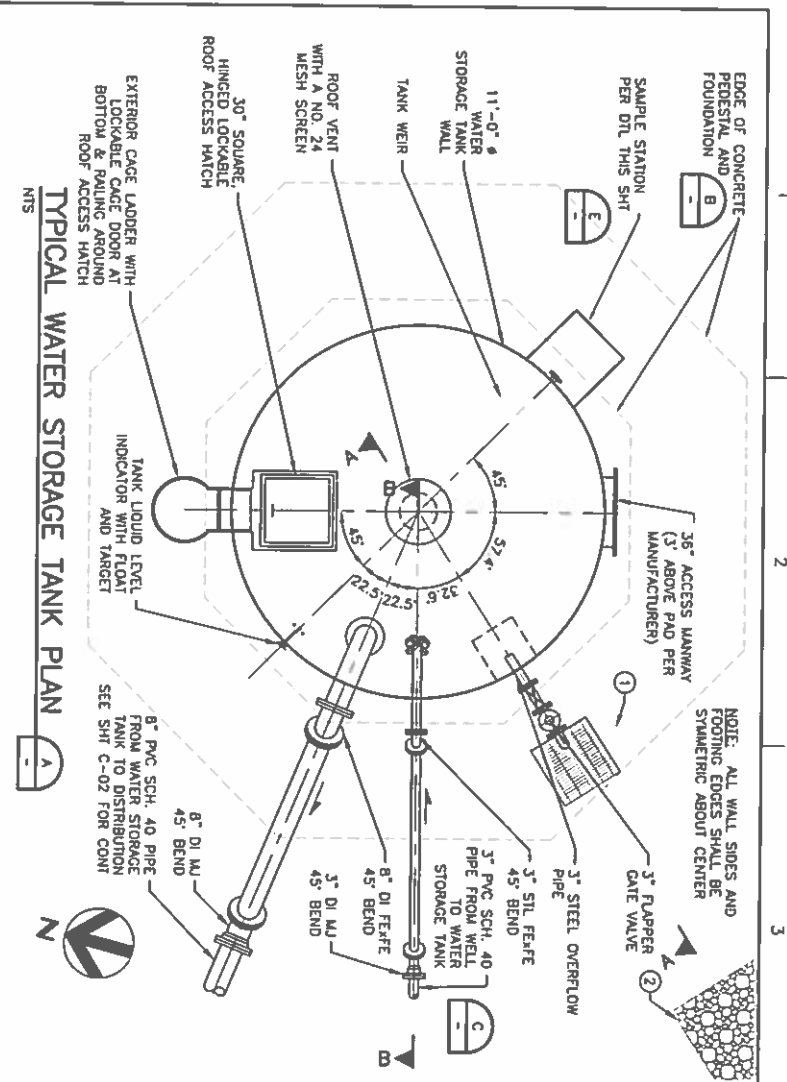
GENERAL  
CIVIL DETAILS

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SCALE NONE

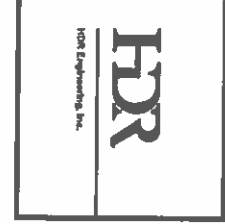
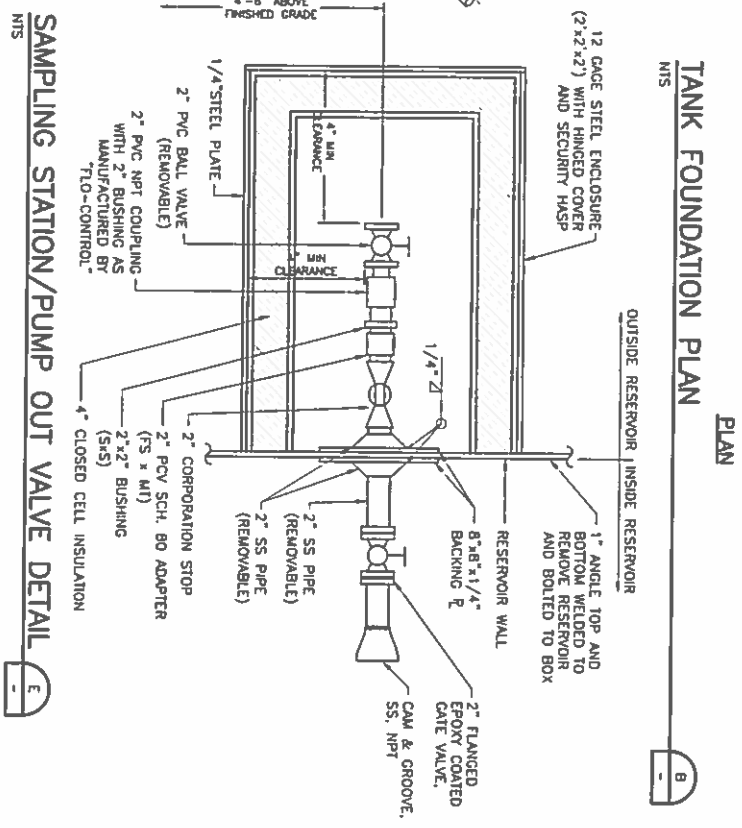
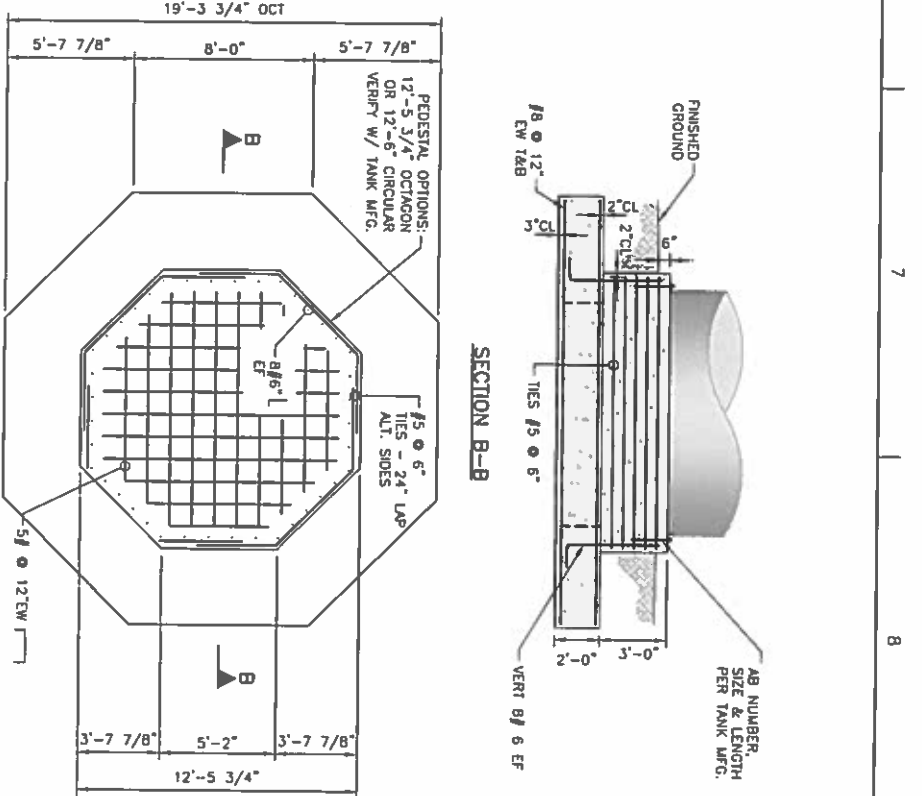
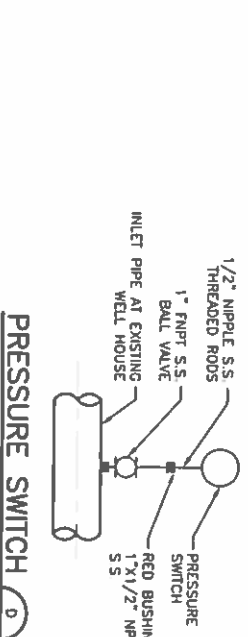
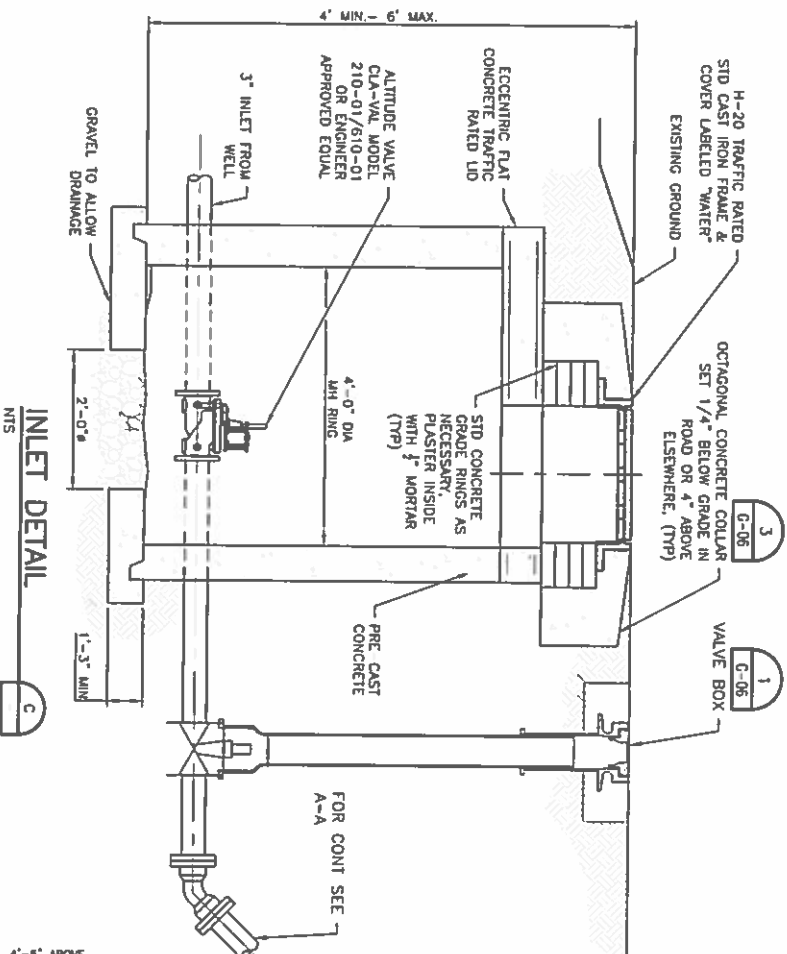
FILENAME 000-07.dwg  
SHEET G-07

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT

NBA-12

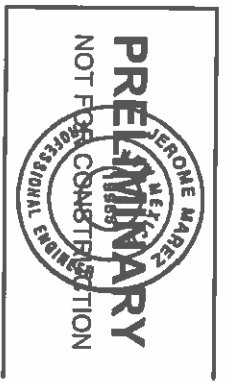


- ### REFERENCE SPECIFICATIONS
- NFPA 22, WATER TANKS FOR PRIVATE FIRE PROTECTION
  - ANSI/AWWA D100-11, STANDARD FOR WELDED STEEL TANKS FOR WATER STORAGE
  - ACI 318-95, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
  - ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
- ### EXECUTION
- SHOP FABRICATED AND COATED OR CONSTRUCTED AND COATED ON SITE PER MANUFACTURER.
  - PROVIDE STRUCTURAL BACKFILL ACCORDING TO PROJECT SPECIFICATIONS. PLACE AND COMPACT BACKFILL EQUALLY ON EACH SIDE OF FOUNDATION.
- ### KEYED NOTES
1. RITCPLAST DRAIN BASIN WITH 2"x2" STEEL BAR GRATE INCLUDING A 25"x25" CONC SPLASH BLOCK AND 6" CURB SURROUNDING.
  2. 4"-6" RIPRAP 3"x3"x1' DEEP, RIPRAP TO BE PLACED A MINIMUM OF 2'-0" FROM TANK FOUNDATION AT OUTFALL OF TANK DRAIN.
  3. TOP OF PEDESTAL TO BE TROWEL FINISHED. TOP OF PEDESTAL TO BE TRUE AND LEVEL. MAXIMUM TOLERANCE AROUND NOT TO EXCEED 1/8" IN ANY DIRECTION.



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MARCZ
DESIGNER	Z. SAGGI
CHECKER	
DRAWN BY	B. FLORES
PROJECT NUMBER	179505



GREATER GLORIETA MIDWCA  
NEW MEXICO  
EAST GLORIETA  
TANK & WELL COLLECTOR

GENERAL	WATER STORAGE TANK DETAILS
FILENAME	000-00.dwg
SCALE	MONIE
SHEET	G-08

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO DEFER PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT

NBA-1

**GENERAL CONSTRUCTION NOTES**

1. ALL ASSOCIATED CODES.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATION AND SIZE OF OPENINGS, BLOCKOUTS, FLOOR DEPRESSIONS, CURBS, DIMENSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS. THE LOCATION AND SIZE OF MECHANICAL, AND ELECTRICAL OPENINGS IN SLABS, WALLS, AND DECK SHALL BE COORDINATED BY THE CONTRACTOR. PROVIDE ALL ADDITIONAL FRAMING OR BRACING TO ACCOMMODATE OPENINGS AS REQUIRED BY THE APPLICABLE STANDARD DETAILS SHOWN OR NOTED ON THE STRUCTURAL DRAWINGS.
3. DRAWINGS SHALL NOT BE SCALED.
4. CONTRACTOR SHALL VISIT SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, CHECK AND VERIFY EXISTING DIMENSIONS AND TAKE ADDITIONAL MEASUREMENTS AS NEEDED. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS ASSUMED IN DESIGN.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PLACE OR STORE CONSTRUCTION MATERIALS ON THE STRUCTURE IN A MANNER THAT DOES NOT EXCEED THE ALLOWABLE LIVE LOAD. PROVIDE COMPLETE AND ADEQUATE SHORING, BRACING, OR ADDITIONAL FRAMING WHEN OVERLOAD IS ANTICIPATED.
6. TYPICAL SECTIONS AND DETAILS ON SHEET G-08 SHALL BE USED WHENEVER THE APPLICABLE SITUATION OCCURS UNLESS NOTED OTHERWISE.
7. WHERE DIMENSIONS ARE PROVIDED FOR OPENINGS, BLOCKOUTS, FLOOR DEPRESSIONS, ETC., BUT MAY BE EFFECTED BY THE EQUIPMENT PURCHASED, THE CONTRACTOR SHALL VERIFY THE INFORMATION PRIOR TO FABRICATION AND CONSTRUCTION.
8. DO NOT BACKFILL AROUND STRUCTURES UNTIL CONCRETE HAS GAINED 100% OF ITS DESIGN STRENGTH.
9. ALL DIMENSIONS REFERRING TO EXISTING STRUCTURES OR MONUMENTS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND CONSTRUCTION.
10. ALL JOINTS IN STRUCTURE THAT IS DESIGNED TO CONTAIN LIQUID SHALL HAVE WATERSTOPS, NO EXCEPTIONS.
11. SAFETY AND STRUCTURAL STABILITY DURING CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. STRUCTURES HAVE BEEN DESIGNED TO RESIST THE DESIGN LOADS ONLY AS A COMPLETE STRUCTURE.

**STRUCTURAL STEEL**

1. ALL FIELD-BOLTED SHEAR CONNECTIONS SHALL BE MADE WITH 7/8 INCH DIAMETER A325-N BOLTS, UNLESS NOTED OTHERWISE.
2. ALL BOLTS SHALL BE FULLY PRETENSIONED AND INSPECTED USING TENSION CONTROL FASTENERS WITH TWIST-OFF SPLINE TIPS.
3. PLACE NON-SHRINK GROUT UNDER ALL COLUMN BASE PLATES BEFORE ADDING ANY VERTICAL LOADS.
4. WHEN THE FILET WELD SIZE IS NOT INDICATED ON A WELD SYMBOL, PROVIDE SIZE ACCORDING TO THE MINIMUM FILET WELD SCHEDULE, PER AISC.
5. FIELD WELDS INDICATED ON THE DRAWINGS ARE NOT INTENDED TO LIMIT THE WELD FROM BEING MADE IN THE SHOP.
6. ELECTRODE REQUIREMENTS SHALL BE AS DERIVED IN SPECIFICATION SECTION 05120. ALL WELDING SHALL BE PERFORMED BY PROPERLY QUALIFIED WELDERS, AS DESCRIBED UNDER "STANDARD QUALIFICATION PROCEDURE" OF THE AMERICAN WELDING SOCIETY.
7. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, ETC. TO BE PLACED OR SET IN THE STRUCTURAL WORK.
8. WHERE THE WORK OF OTHER TRADES REQUIRES CUTS OR HOLES TO BE MADE IN STRUCTURAL STEEL MEMBERS, APPROVAL SHALL BE OBTAINED FROM THE ENGINEER. SUCH OPENINGS SHALL BE MADE IN THE SHOP AND CLEARLY INDICATED ON THE SHOP DRAWINGS.
9. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND BRACING REQUIRED TO ERECT AND HOLD THE STEEL FRAME IN PROPER ALIGNMENT UNTIL ALL FLOOR AND ROOF DECK, DIAGONAL BRACING, FLOOR SLABS, WELDED CONNECTIONS, ETC. ARE IN PLACE AND THE CONCRETE HAS DEVELOPED A STRENGTH MINIMUM OF 3000 PSI.

**ALUMINUM NOTES**

1. ALL ALUMINUM MEMBERS SHALL BE ALUMINUM ALLOY 6061-T6 UNO.
2. ALUMINUM TO ALUMINUM CONNECTION SHALL BE WITH MINIMUM 3/4" DIAMETER BOLT CONFORMING TO ALLOY 2034-T4 OR STAINLESS STEEL TYPE 304 OR 316.
3. ALUMINUM SHALL NOT BE ALLOWED TO COME INTO DIRECT CONTACT WITH CONCRETE. COAT THE ALUMINUM SURFACE AS REQUIRED IN THE SPECIFICATIONS SECTION "PAINTING".

**FOUNDATION DESIGN**

1. THE FOUNDATION DESIGN IS BASED UPON THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY TERRACON CONSULTANTS, INC. 4905 HAWKINS NE APO NM 87109. REPORT NO 66135013. NOVEMBER 11, 2013.
2. FOOTINGS ARE DESIGNED TO BEAR UNDISTURBED STRATA WITH AN ALLOWABLE BEARING CAPACITY AT 3,000 PSF.

**CONCRETE**

1. ALL REINFORCEMENT SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI 315.
2. SET ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION OF OPENINGS AND SLEEVES. SPREAD BY SECTION OF DRAWING. SLEEVES UNLESS NOTED OTHERWISE. DO NOT CUT REINFORCEMENT UNLESS INDICATED WITH SHOP DRAWINGS FOR THE EQUIPMENT. THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES, INSERTS, ETC. CONTINUOUS REINFORCEMENT IN WALLS AND FOOTINGS MAY BE SPICED AS REQUIRED. PROMPT THAT BARS ARE OF THE LONGEST PRACTICAL LENGTH AND ALL SPLICES ARE SHOWN ON THE REINFORCING BAR SHOP DRAWINGS. SPLICES ARE TO BE STAGGERED AND OF REQUIRED LENGTH.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING.
5. CONCRETE TO CONTAIN FIBER UNLESS NOTED OTHERWISE.

**CONCRETE (CONTINUED)**

6. ABSOLUTELY NO WELDING OF REINFORCING BARS OR TORCHING TO BEND REINFORCING BARS SHALL BE ALLOWED WITHOUT SPECIFIC APPROVAL FROM THE STRUCTURAL ENGINEER.
  7. CONTRACTOR SHALL SUBMIT A CONCRETE PLACEMENT PLAN IDENTIFYING JOINT TYPES, JOINT LOCATIONS, AND CONCRETE PLACEMENT SEQUENCE.
- DEFORMED BAR & HEADED STUD ANCHORS**
1. HEADED STUDS AND DEFORMED BAR ANCHORS SHALL BE ELECTRIC-ARC STUD WELDED TO THE SUPPORT PER MANUFACTURER'S RECOMMENDATIONS. FILET WELDING OF DEFORMED BARS AND HEADED STUDS IS NOT ALLOWED.
  2. ANCHORS SHALL COMPLY WITH ASTM A-108 AND A-496 WITH A MINIMUM YIELD STRENGTH OF 70 KSI. DEFORMED BARS TO COMPLY WITH ASTM A-705 WITH MINIMUM YIELD STRENGTH OF 60 KSI.
- POST INSTALLED ANCHORS**
1. ANCHORS NOT SPECIFIED BY THE ENGINEER SHALL BE DESIGNED BY CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE PROJECT CODE REQUIREMENTS. LOCATE AND MARK LOCATION OF REINFORCEMENT PRIOR TO DRILLING.
  2. LOCATE AND MARK LOCATION OF REINFORCEMENT PRIOR TO DRILLING. DO NOT DRILL INTO EXISTING REINFORCEMENT.
  3. ALL ANCHORS SHALL HAVE THE ICC REPORT SHOWING EQUIPMENT LOAD CAPACITY, SUBMIT AND INSTALL PER THE ICC EVALUATION REPORT.

**DESIGN CODE**

1. 2009 INTERNATIONAL BUILDING CODE (IBC), ASCE7, AND ALL ASSOCIATED CODES.

**MATERIALS OF CONSTRUCTION**

1. NORMAL WEIGHT CONCRETE  
28 DAY COMPRESSIVE STRENGTH  
F<sub>c</sub> = 4,000 PSI W/TBBS
2. ALL CONCRETE UNO
3. REINFORCING STEEL  
REINFORCING STEEL TO BE WELDED  
ASTM A615 GR60  
ASTM A705 GR60  
FY = 60 KSI
4. STRUCTURAL ALUMINUM  
ALLOY 6061-T6  
FY = 35 KSI

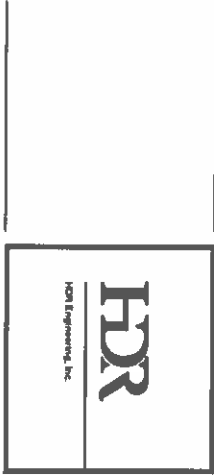
**DESIGN LOADS**

1. DESIGN DEAD LOAD:  
ACTUAL WEIGHT OF MATERIALS USED  
A. ALLOWANCE FOR MECHANICAL  
- 10 PSF = ROOF
2. DESIGN LIVE LOADS:  
ROOF  
- 20 PSF  
STAIRS & EXIT WAYS  
MECHANICAL ROOMS  
STORAGE ROOM  
TRUCK LOAD = ASHTO  
- 100 PSF + 300 LBS CONC. LOAD  
- 300 PSF MIN  
- 250 PSF  
- HS 20
3. WIND LOAD:  
BASIC WIND VELOCITY  
IMPORTANCE FACTOR  
EXPOSURE FACTOR  
= 80 MPH  
= 1.15  
= C
4. SNOW LOAD:  
GROUND SNOW LOAD,  
EXPOSURE FACTOR,  
IMPORTANCE FACTOR,  
THERMAL FACTOR,  
P<sub>s</sub> = 20 PSF  
= C  
= 1.1  
C = 1.2
5. SEISMIC LOAD:  
S<sub>s</sub> = 0.384g  
S<sub>i</sub> = 0.120g  
SITE CLASSIFICATION B  
OCCUPANCY CATEGORY = 3  
SEISMIC DESIGN CATEGORY = B  
I<sub>e</sub> = 1.25

**QUALITY ASSURANCE**

1. THE OWNER SHALL EMPLOY QUALIFIED SPECIAL INSPECTORS TO PERFORM INSPECTIONS IN ACCORDANCE WITH SECTION 109 AND CHAPTER 17 OF THE 2009 IBC. SEE SHEET G-10 FOR SPECIAL INSPECTION NOTES.

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. WAREZ
CHECKER	B. FLORES
DRAWN BY	B. FLORES
PROJECT NUMBER	175505



**GREATER GLORIETA MIDWCA  
NEW MEXICO  
EAST GLORIETA  
TANK & WELL COLLECTOR**

**GENERAL  
STRUCTURAL GENERAL NOTES**


0 1" 2"  
FILENAME: 000-09.dwg  
SCALE: 1" = 100'

SHEET  
**G-09**

NBA-1

REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION			
SPECIAL INSPECTION REQUIRED	VERIFICATION AND INSPECTION	INSPECTION FREQUENCY	IBC REFERENCE
		CONTINUOUS PERIODIC	STANDARD
YES	1. INSPECTION OF REINFORCING STEEL INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	-	ACI 318: 3.5, 7.1-7.7
YES	2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1704.3, ITEM 5B.	-	AWS D1.4 ACI 318: 3.5.2
YES	3. INSPECTION OF BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED.	X	ACI 318: 8.1.3, 21.2.8
YES	4. INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE.	-	ACI 318: 3.8.6, B.1.3, 21.2.8
YES	5. VERIFYING USE OF REQUIRED DESIGN MIX	X	ACI 318: CH, 4.3.2-5.4
YES	6. AT THE TIME FRESH CONCRETE IS PLACED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TEST, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	ASTM C 172, ASTM C 31, ACI 318: 5.6, 5.8
YES	7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	-	ACI 318: 5.9, 5.10
YES	8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	X	ACI 318: 5.11-5.13
YES	9. INSPECTION OF PRESTRESSED CONCRETE: A. APPLICATION OF PRESTRESSING FORCES. B. GRouting OF BONDED PRESTRESSING TENDONS IN THE STRAIN-FORCE-RESISTING SYSTEM.	X	ACI 318: 18.20
YES	10. ERECTION OF PRECAST CONCRETE MEMBERS.	X	ACI 318: CH 16
YES	11. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POSTTENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND BRACES FROM BEAMS AND STRUCTURAL SLABS.	X	ACI 318: 6.2
YES	12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	X	ACI 318: 6.1.1

REQUIRED VERIFICATION AND INSPECTION OF SOILS		
SPECIAL INSPECTION REQUIRED	VERIFICATION AND INSPECTION	INSPECTION FREQUENCY
		CONTINUOUS PERIODIC
YES	1. VERIFY MATERIALS BELOW SHALLOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	X
YES	2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	X
YES	3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X
YES	4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X
YES	5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X



HDR  
HDR Engineering Inc.

ISSUE	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-

PROJECT NUMBER	179505
DESIGNER	J. MARTZ
CHECKER	B. FLORES
DRAWN BY	B. FLORES

**PRELIMINARY**  
NOT FOR CONSTRUCTION

JEROME MAJER  
REGISTERED PROFESSIONAL ENGINEER

GREATER GLORIETA MIDWCA  
NEW MEXICO  
EAST GLORIETA  
TANK & WELL COLLECTOR

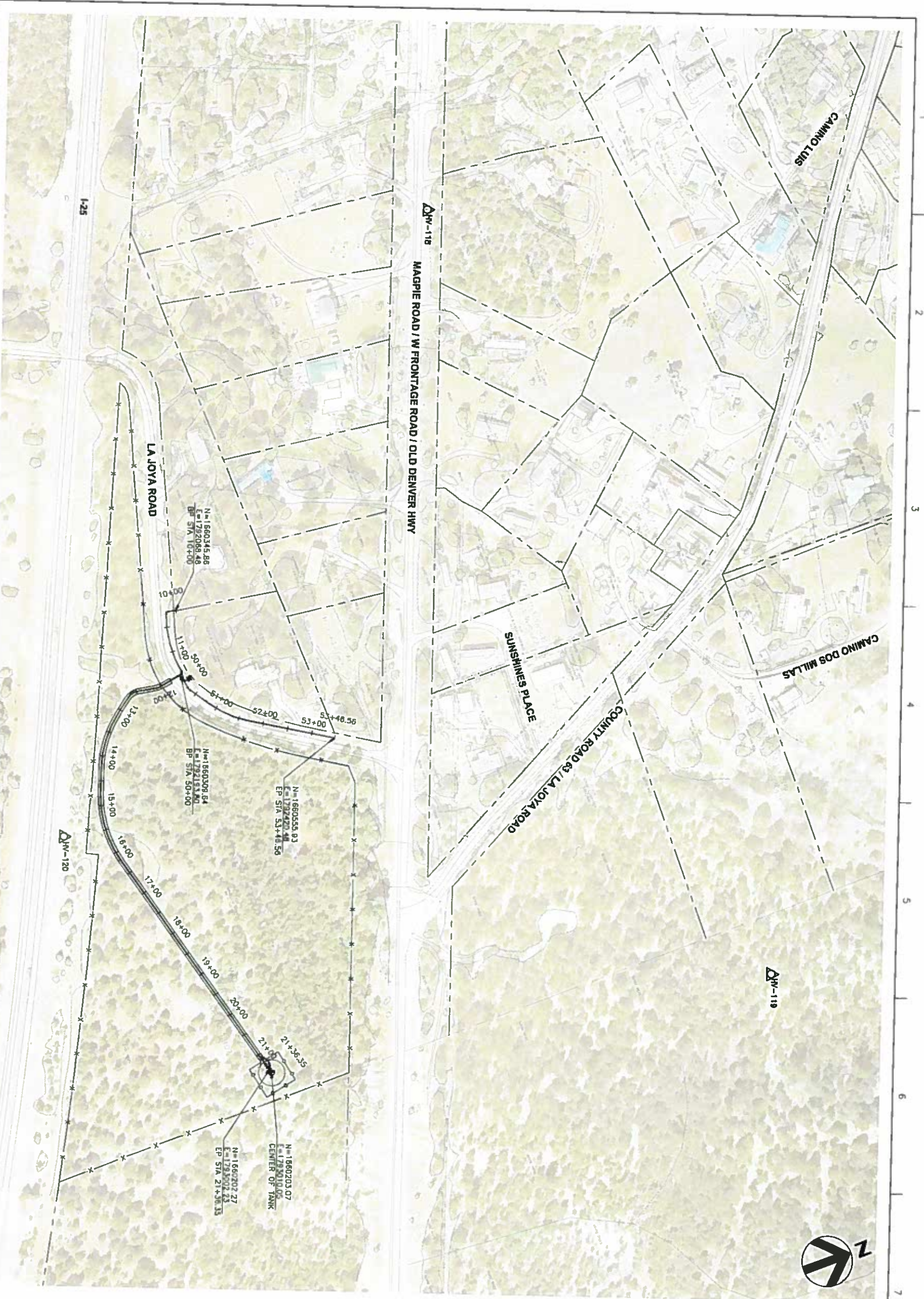
GENERAL  
STRUCTURAL SPECIAL INSPECTION NOTES

0 1" 2"  
SCALE 1" = 100'

FILENAME 00G-10.dwg  
SHEET G-10

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT

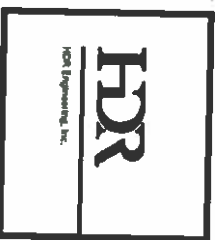




**NOTES:**

- THE FOLLOWING ARE THE COORDINATES AND ELEVATIONS FOR THE PHOTO CONTROL POINTS ON THIS PROJECT. THE COORDINATES ARE MODIFIED (SURFACE) NETWORK. MEXICO STATE PLANE COORDINATES - CENTRAL MEXICO 83 (NAD83) AND HAVE BEEN ADJUSTED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (22813-169° AND 12813-170°) TO OBTAIN TRUE COORDINATES. MULTIPLY THE COORDINATE VALUES BY 0.999973500 AROUND AN ORIGIN OF 0.0. THE ELEVATIONS ARE HAVO 88 AND HAVE BEEN ADJUSTED TO THE PROPER BENCHMARK "U 65" THE COORDINATES AND ELEVATIONS ARE EXPRESSED IN US SURVEY FEET.
- CONTROL SURVEYS PERFORMED BY SURVEYING CONTROL, INC. IN FEBRUARY OF 2012 UNDER THE DIRECTION OF STEPHEN J. TOLER, NMPS 11599

POINT	NORTHING	EASTING	ELEVATION
HW-118	1661098.21	1791487.57	7198.12
HW-119	1661214.00	17931172.00	7189.78
HW-120	1659977.00	1792417.00	7220.96



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MAREZ
CHECKER	C. GARCIA
DRAWN BY	B. FLORES
PROJECT NUMBER	79505



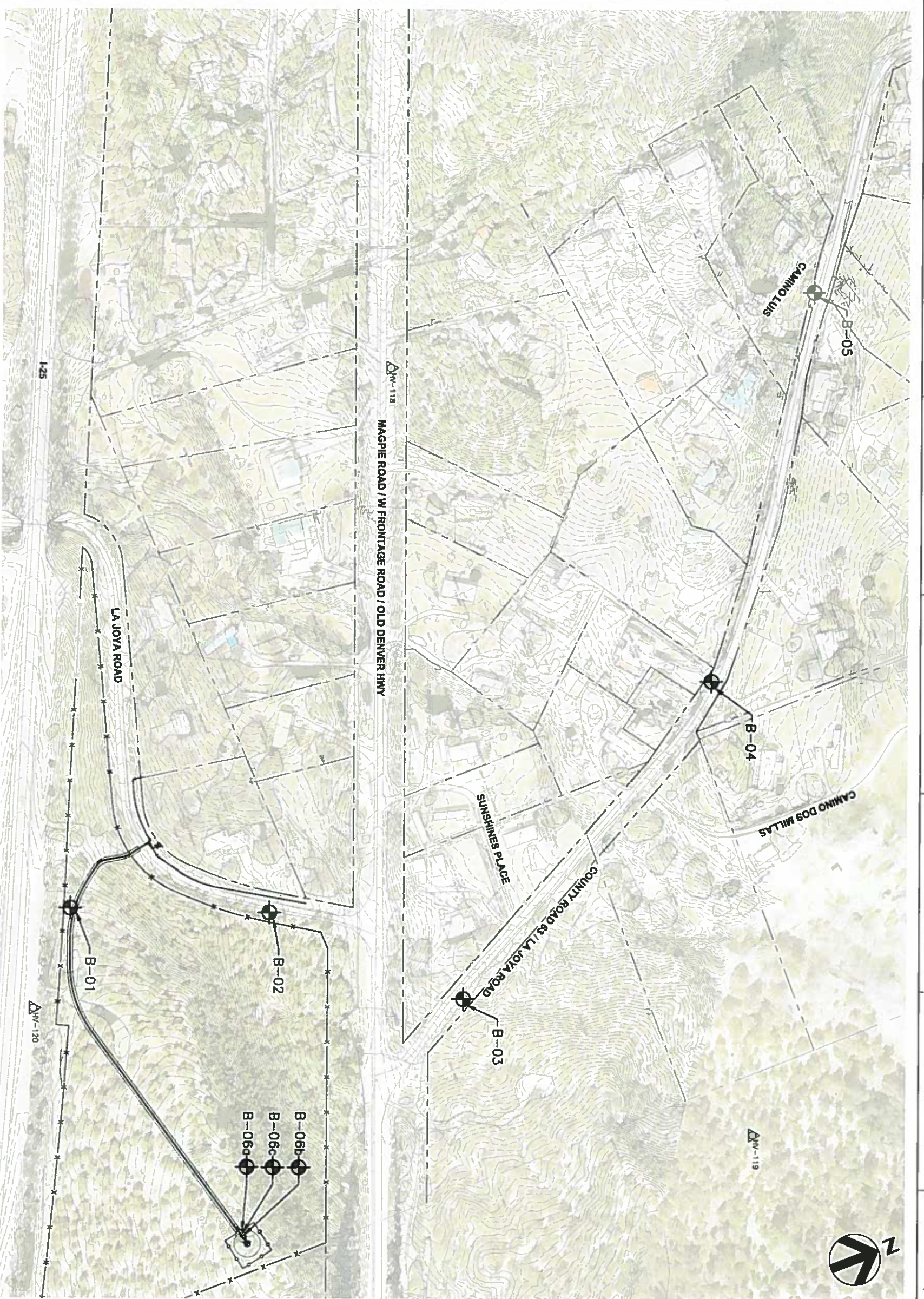
**GREATER GLORIETA MIDWCA  
NEW MEXICO  
EAST GLORIETA  
TANK & WELL COLLECTOR**

<b>GENERAL SURVEY CONTROL</b>	
FILENAME	000-11.dwg
SCALE	1" = 100'
SHEET	G-11

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

NBA-





BORE HOLE LOCATIONS		
POINT	NORTHING	EASTING
B-01	1660117.52	1792258.58
B-02	1660481.72	1792410.54
B-03	1660980.61	1792650.38
B-04	1661468.56	1792269.46
B-05	1661869.21	1791722.01
B-06a	1660202.83	1792982.09
B-06b	1660202.52	1792991.61
B-06c	1660202.13	1792986.56

- NOTES:**
1. THE FOLLOWING ARE THE COORDINATES AND ELEVATIONS FOR THE PHOTO CONTROL POINTS ON THE PROJECT. THE COORDINATES ARE MODIFIED (SURFACE) NEW MEXICO STATE PLANE COORDINATES - CENTRAL ZONE, NAD 83 (NSRS2007), AND HAVE BEEN ADJUSTED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION G2B13 LAMY - LAS VEGAS BRIS CONTROL POINTS G2B13-165 AND G2B13-170. TO OBTAIN TRUE STATE PLANE GRID COORDINATES, MULTIPLY THE SURVEY FACTOR BY THE PROJECT AVERAGE COMBINED FACTOR OF 0.9999999999999999 AND HAVE BEEN ADJUSTED TO THE NOS 2ND ORDER BENCHMARK "U 65". THE COORDINATES AND ELEVATIONS ARE EXPRESSED IN US SURVEY FEET.
  2. CONTROL SURVEYS PERFORMED BY SURVEYING CONTROL, INC. IN FEBRUARY OF 2012 UNDER THE DIRECTION OF STEPHEN J. TOLER, NMPS 11599.



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MAREZ
CHECKER	B. FLORES
DRAWN BY	B. FLORES
PROJECT NUMBER	179505



**GREATER GLORIETA MIDWCA  
 NEW MEXICO  
 EAST GLORIETA  
 TANK & WELL COLLECTOR**

**GENERAL  
 BOREHOLE LOCATIONS**

0 1" 2"  
 SCALE 1" = 100'

FILENAME: 000-12.dwg  
 SHEET: G-12

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

UBA-





- NOTES:**
1. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITIONS AND REVEGETATE APPLICABLE AREAS IN ACCORDANCE WITH SPECIFICATIONS
  2. EXISTING FACILITIES AND UTILITIES ARE BASED ON MAPS BY OTHERS. VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ACTIMES FOR CONVICTION AND FIELD ADJUSTMENTS AS REQUIRED.

SEE SHT C-04 FOR TANK FENCING AND GRADING PLAN  
 SEE SHT C-01 FOR OVERALL SITE FENCING PLAN

**HDR**  
 HDR Engineering, Inc.

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MARCZ
DESIGNER	C. GARCIA
CHECKER	
DRAWN BY	B. FLORES
PROJECT NUMBER	179505

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 JEROME MAJER  
 PROFESSIONAL ENGINEER  
 19885

**GREATER GLORIETA MIDWCA  
 NEW MEXICO  
 EAST GLORIETA  
 TANK & WELL COLLECTOR**

**GENERAL  
 OVERALL SITE LAYOUT PLAN**

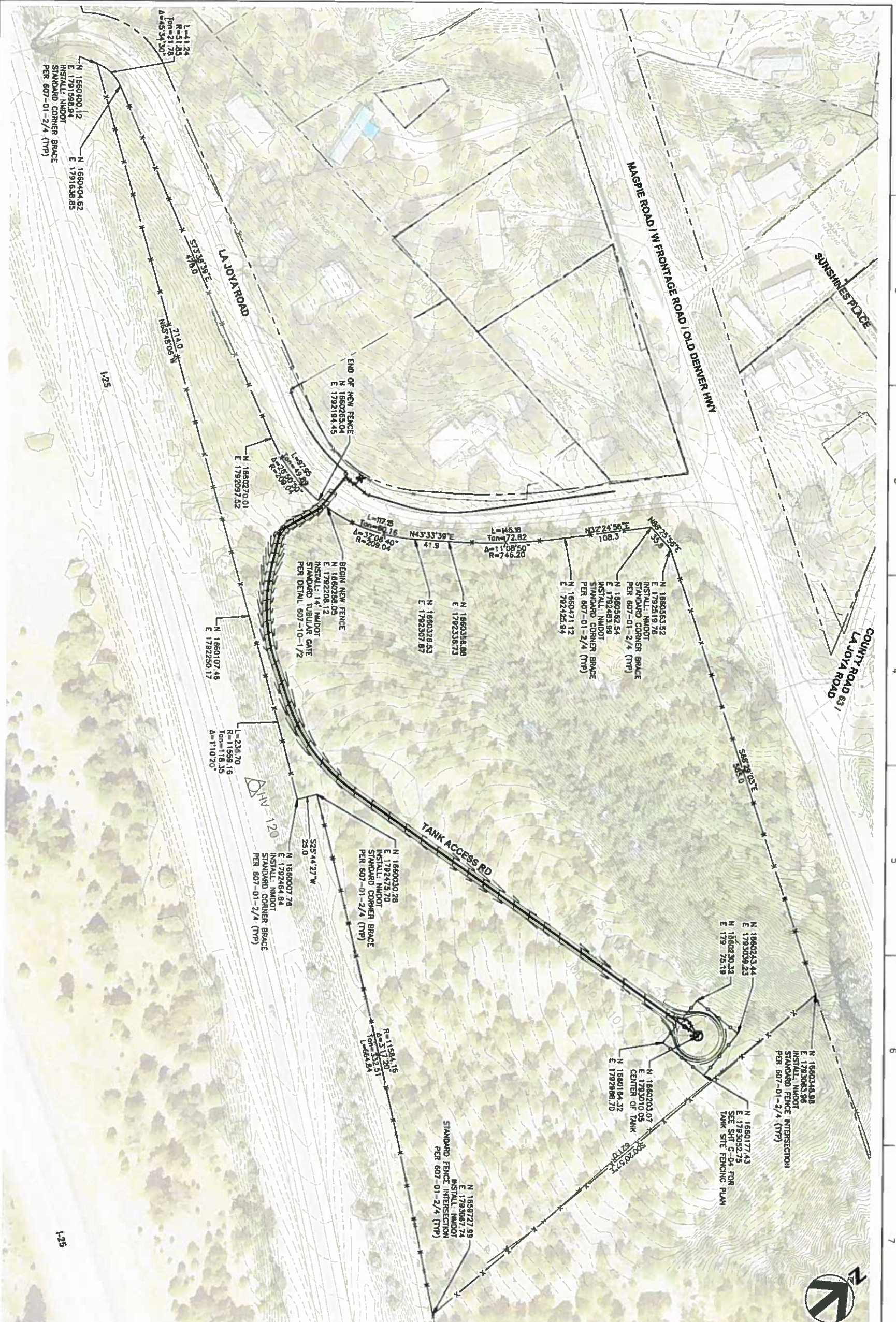
SCALE: 1" = 100'

FILENAME: 000-13.dwg  
 SHEET: G-13

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT

NBA-





**HDR**  
HDR Engineering, Inc.

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MAREZ
CHECKER	B. FLORES
DRAWN BY	B. FLORES
PROJECT NUMBER	179505

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**JEROME MAREZ**  
REGISTERED PROFESSIONAL ENGINEER

**GREATER GLORIETA MIDWCA  
NEW MEXICO**

**EAST GLORIETA  
TANK & WELL COLLECTOR**

**CIVIL**

**OVERALL SITE FENCING PLAN**

SCALE: 1" = 60'

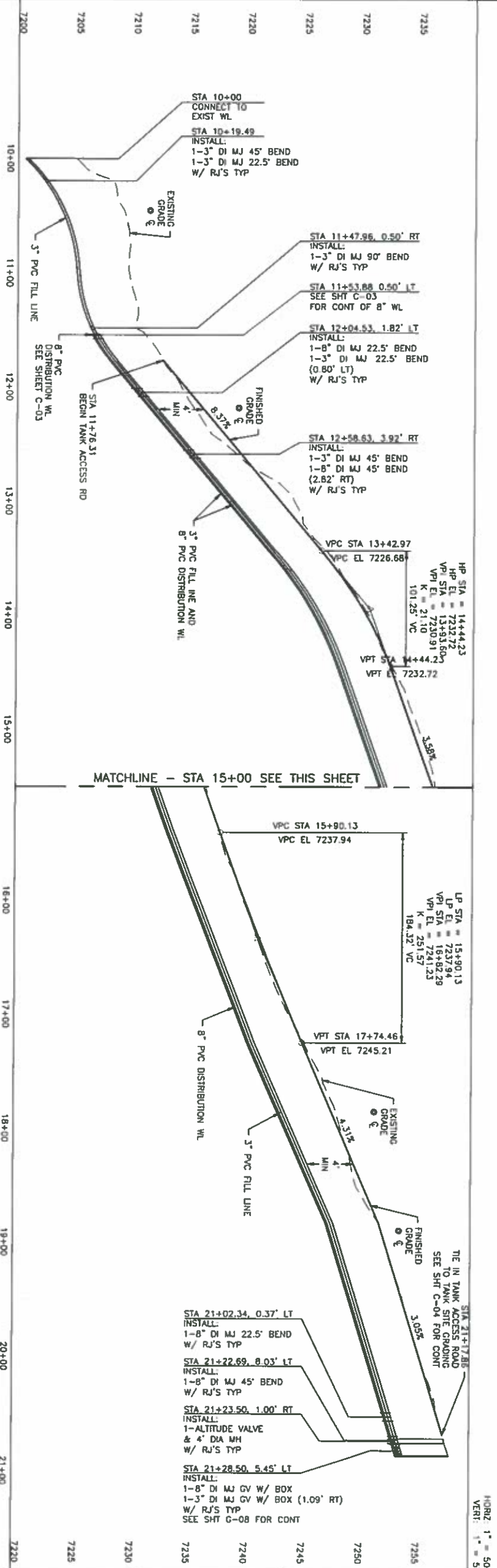
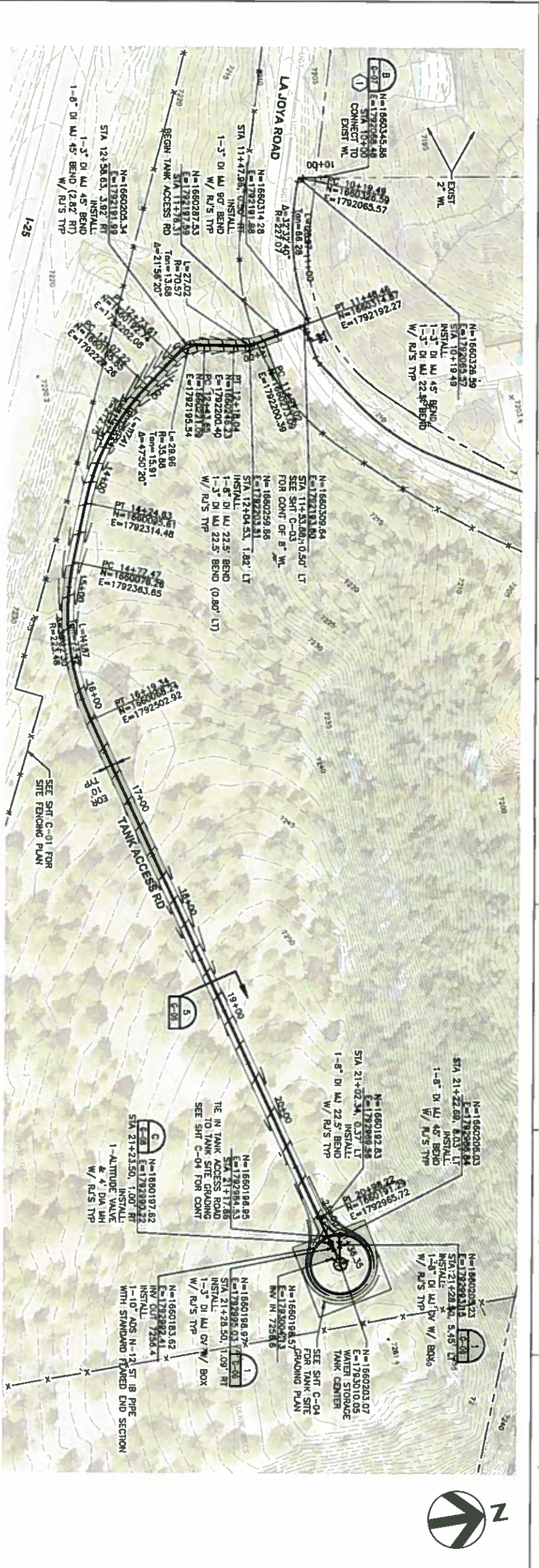
FILENAME: 000-01.dwg

SHEET: C-01

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT

- NOTES:**
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITIONS AND REVEGETATE APPLICABLE AREAS IN ACCORDANCE WITH SPECIFICATIONS.
  - EXISTING FACILITIES AND UTILITIES ARE BASED ON MAPPING BY OTHERS. VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES FOR COORDINATION AND FIELD ADJUSTMENTS AS REQUIRED.





		ISSUE	DATE	DESCRIPTION
PROJECT NUMBER: 210565				
PROJECT: MANAGER C. RODRIGUEZ DESIGNER J. MAREZ DESIGNER C. GARCIA CHECKER DRAWN BY B. FLORES				

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 JEROME MAREZ  
 ENGINEER

**GREATER GLORIETA MIDWCA  
 NEW MEXICO  
 EAST GLORIETA  
 TANK & WELL CONNECTION**

**CIVIL  
 PLAN AND PROFILE - TANK ACCESS ROAD**

FILENAME: 000-02.dwg  
 SCALE: 1" = 50'  
 SHEET: C-02

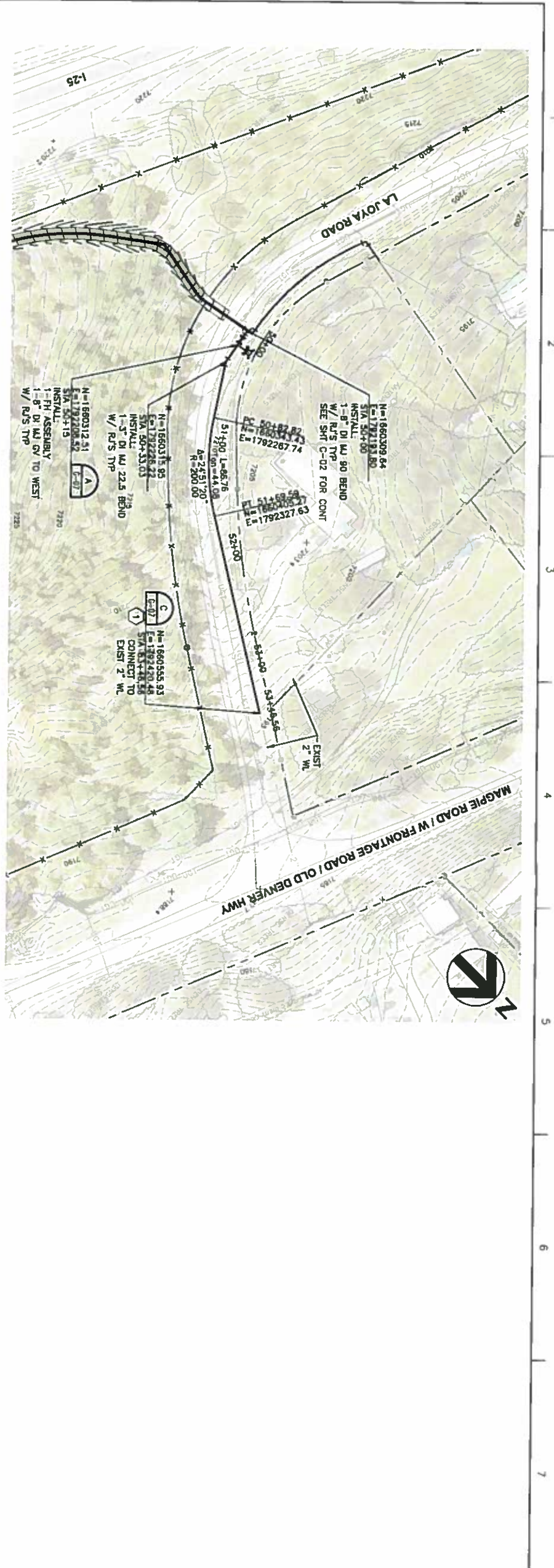
NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACTOR AGREES TO WAIVE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

**KEY NOTES:**  
 1. CONTRACTOR SHALL PROVIDE REQUIRED CONNECTION COMPONENTS AS PART OF THE FIELD VERIFICATION AND ALL REQUIRED CONNECTION FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WATER LINE CONNECTION BID ITEM.  
 2. DEFLECT JOINTS HORIZONTALLY AND/OR VERTICALLY AS NECESSARY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN ALIGNMENT. THE ADDITION OF DEFLECTION AND/OR ADJUSTMENT OF FITTINGS HORIZONTALLY AND/OR VERTICALLY MAY BE COMPLETED BY THE CONTRACTOR, WITH APPROVAL FROM THE ENGINEER, TO MODIFY THE ALIGNMENT OF THE PRELINE AS NECESSARY TO ACCOMMODATE UNFORESEEN CONDITIONS IN THE FIELD AND AVOID HIGH POINTS.

**NOTES:**  
 1. CONTRACTOR TO MAINTAIN MINIMUM COVER OF 4 FEET OVER TOP OF PIPE.  
 2. DEFLECT PIPE JOINTS HORIZONTALLY AND/OR VERTICALLY AS NECESSARY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN ALIGNMENT. THE ADDITION OF DEFLECTION AND/OR ADJUSTMENT OF FITTINGS HORIZONTALLY AND/OR VERTICALLY MAY BE COMPLETED BY THE CONTRACTOR, WITH APPROVAL FROM THE ENGINEER, TO MODIFY THE ALIGNMENT OF THE PRELINE AS NECESSARY TO ACCOMMODATE UNFORESEEN CONDITIONS IN THE FIELD AND AVOID HIGH POINTS.

NBA-21



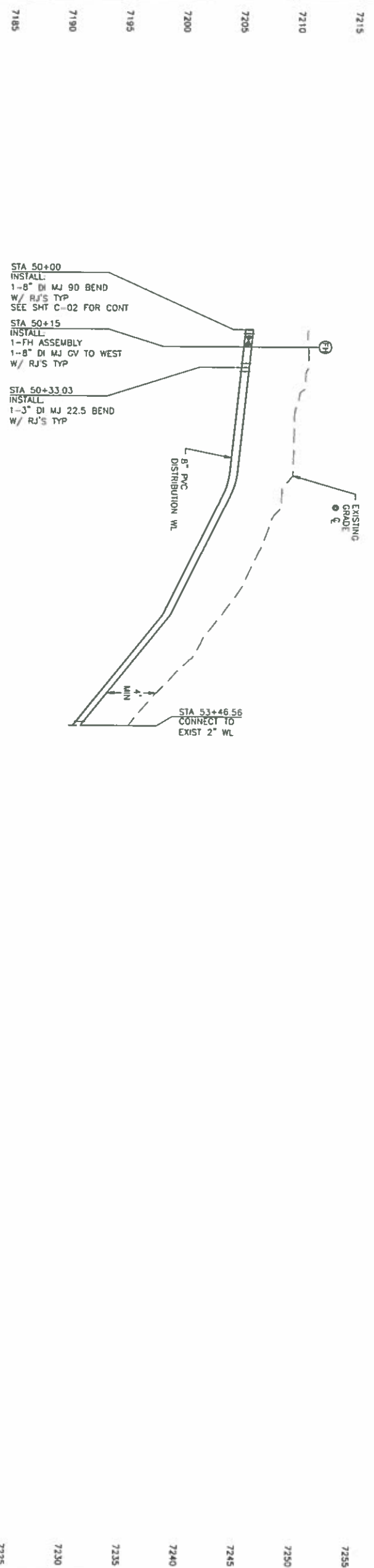


HORIZ. 1" = 50'  
VERT. 1" = 5'

- NOTES:**
1. CONTRACTOR TO MAINTAIN MINIMUM COVER OF 4 FEET OVER TOP OF PIPE.
  2. DEFLECT PIPE JOINTS HORIZONTALLY AND/OR VERTICALLY AS NECESSARY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN ALIGNMENT. THE ADJUSTMENT, DEFLECTION AND/OR AND/OR VERTICAL FITTINGS BE COMPLETED BY THE CONTRACTOR WITH APPROVAL FROM THE ENGINEER. TO MODIFY THE ALIGNMENT OF THE PIPELINE AS NECESSARY TO ACCOMMODATE UNFORESEEN CONDITIONS IN THE FIELD AND AVOID HIGH POINTS.

**KEY NOTES:**

1. CONTRACTOR SHALL PROVIDE REQUIRED CONNECTION COMPONENTS AS PART OF THE CONNECTION. ALL COSTS ASSOCIATED WITH FIELD VERIFICATION AND ALL REQUIRED CONNECTION FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WATER LINE CONNECTION BID ITEM.



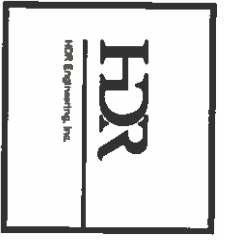
STA 50+00  
INSTALL:  
1-8" DI MJ 90 BEND  
W/ RJ'S TYP  
SEE SHT C-02 FOR CONT

STA 50+15  
INSTALL:  
1-FH ASSEMBLY  
1-8" DI MJ CV TO WEST  
W/ RJ'S TYP

STA 50+33.03  
INSTALL:  
1-3" DI MJ 22.5 BEND  
W/ RJ'S TYP

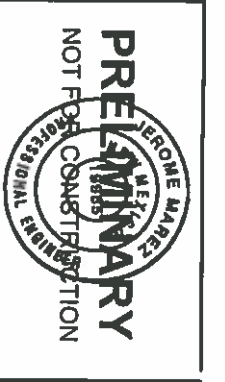
STA 53+46.56  
CONNECT TO  
EXIST 2" WL

7185	50+00	51+00	52+00	53+00	53+45	7225
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ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MAREZ
CHECKER	C. GARCIA
DRAWN BY	B. FLORES
PROJECT NUMBER	210565



**GREATER GLORIETA MIDWCA  
NEW MEXICO  
EAST GLORIETA  
TANK & WELL CONNECTION**

CIVIL	PLAN AND PROFILE - LA JOYA RD
FILENAME	00C-03.dwg
SCALE	1" = 50'
SHEET	C-03

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

NBA-2

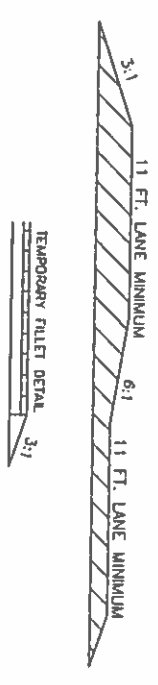


**TRAFFIC CONTROL GENERAL NOTES:**

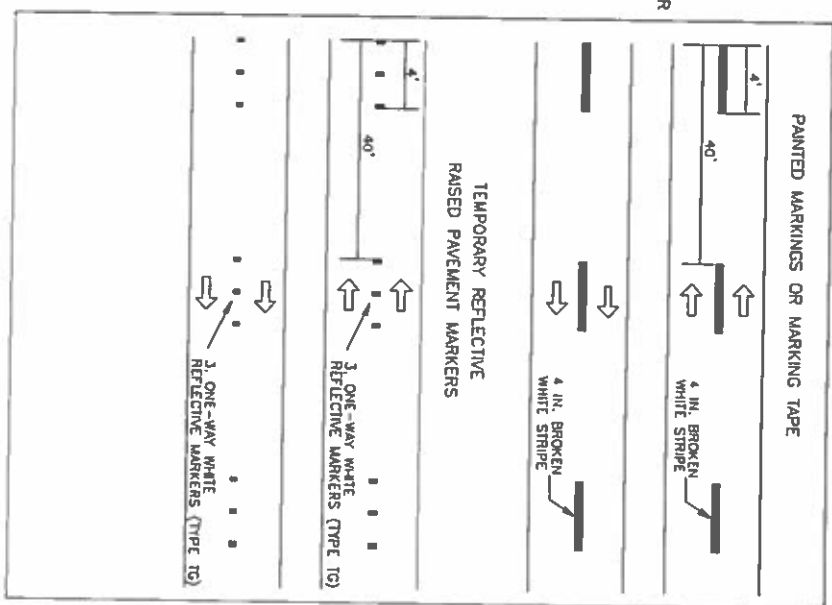
**GENERAL CONSTRUCTION NOTES:**

- WORK ZONE INTERIM MARKINGS:** REFLECTORIZED PAINTED MARKINGS (ITEM NO. 704000) ON EACH INTERMEDIATE LIFT OF SURFACING OR MILLED SURFACE AT THE END OF EACH DAY'S SURFACING OR MILLING OPERATION. THESE MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE DETAILS SHOWN IN FIGURE 1 OR FIGURE 1A ON THIS SHEET. IN THE EVENT THE PAINTED MARKINGS CANNOT BE PLACED AS DESCRIBED ABOVE, THE CONTRACTOR SHALL WITH THE APPROVAL OF THE PROJECT MANAGER, PLACE MARKING TAPE OR TEMPORARY REFLECTIVE RAISED PAVEMENT MARKERS IN ACCORDANCE WITH THE DETAILS SHOWN IN FIGURE 1 OR FIGURE 1A ON THIS SHEET OR AS DIRECTED BY THE PROJECT MANAGER. PAYMENT SHALL BE MADE USING THE UNIT PRICE OF REFLECTORIZED PAINTED MARKINGS (ITEM NO. 704000) OR REMOVABLE MARKING TAPE (ITEM NO. 704100).
- PAVEMENT DROP-OFF GUIDELINE:** IN THE AREAS OF PAVEMENT OPERATIONS OR OTHER ACTIVITIES WITHIN THE TRAVELED WAY AND ADJACENT TO THE EXISTING TRAVELED LANE, THE CONTRACTOR SHALL ASSURE THAT NO PAVEMENT DROP-OFFS ARE LEFT EXPOSED DURING NON-WORKING HOURS. THE CONTRACTOR SHALL INITIATE CORRECTIVE MEASURES AS PER THE NEW MEXICO DEPARTMENT OF TRANSPORTATION PAVEMENT DROP-OFF GUIDELINE TO ACHIEVE A MINIMUM 6:1 SLOPE BETWEEN TRAVELED LANES AND A MINIMUM 3:1 SLOPE ADJACENT TO THE EXISTING TRAVELED LANE WITH TWO 11 FOOT DRIVING LANES AS SHOWN IN THE DETAIL BELOW. THIS WORK SHALL BE INCIDENTAL TO CONSTRUCTION AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
- FLAGGING OPERATIONS:** THE FLAGGER, APPLICABLE SIGNS AND OTHER RELATED ITEMS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
- FLAGGERS AND CORRESPONDING SIGNING:** SHALL BE USED FOR CONSTRUCTION AT ALL INTERSECTIONS AND SIDE STREETS AS PER THESE PLANS OR PROJECT MANAGER'S DIRECTIONS AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
- FLAGLIGHTS:** SHALL BE PROVIDED TO MARK FLAGGER STATIONS AT NIGHT AS NEEDED. THIS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
- SHOULDER WORK OPERATIONS:** SHOULDER WORK CONSTRUCTION SHALL BE RESTRICTED TO ONE SIDE AT A TIME. THE CONTRACTOR SHALL SET TRAFFIC CONTROL SIGNING AND DEVICES TO DEFINE WORK ZONE AT THE BEGINNING OF EACH WORK DAY.
- WORK ZONE LIMITATIONS:** THERE SHALL BE A MAXIMUM OF TWO WORK ZONES WITH A MINIMUM GAP OF ONE MILE BETWEEN WORK ZONES FOR THE FOLLOWING OPERATIONS:
  - SHOULDER WIDENING
  - SURFACING OPERATIONS
  - RECONSTRUCTION OPERATIONS

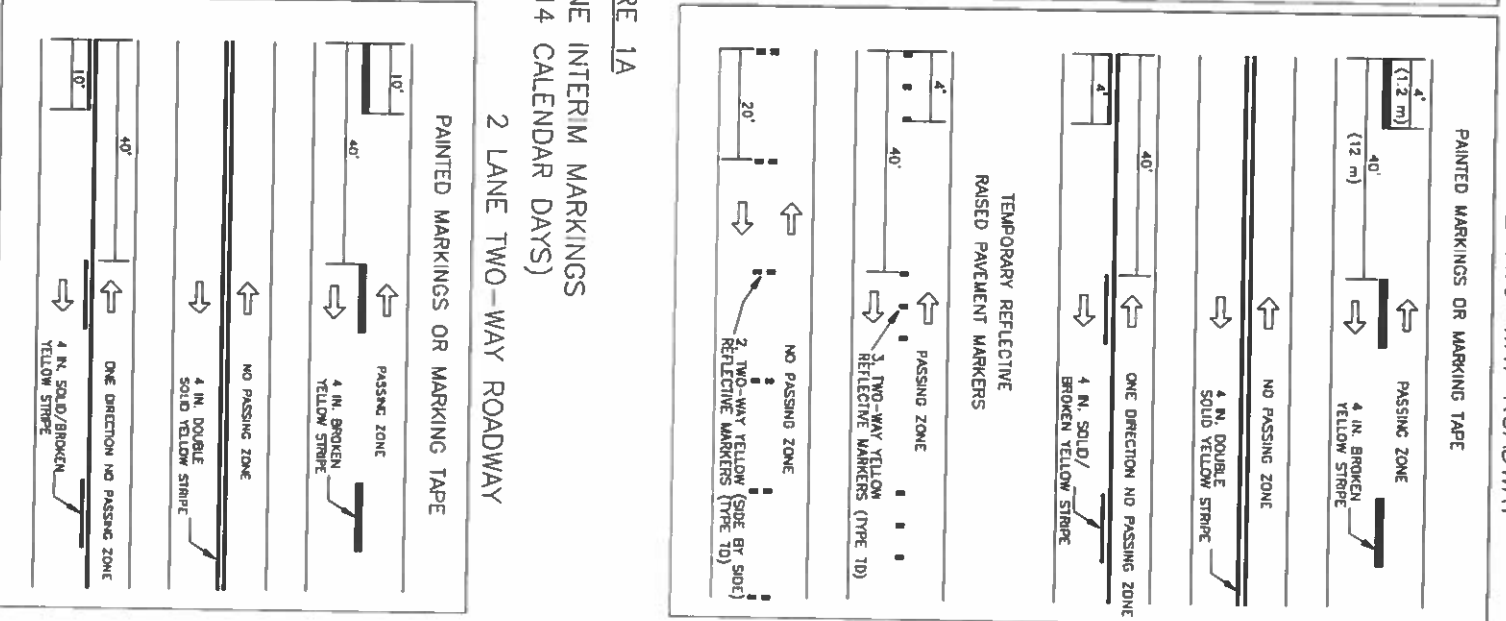
AT NO TIME DURING CONSTRUCTION SHALL THERE BE MORE THAN TWO OF THE ABOVE NOTED OPERATIONS ON GOING SIMULTANEOUSLY.



**FIGURE 1**  
SHORT TERM WORK ZONE INTERIM MARKINGS  
(IN PLACE FOR < 14 CALENDAR DAYS)

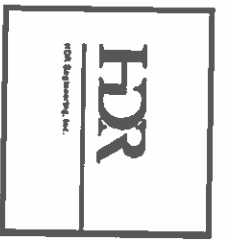


**FIGURE 1A**  
STANDARD WORK ZONE INTERIM MARKINGS  
(IN PLACE FOR > 14 CALENDAR DAYS)



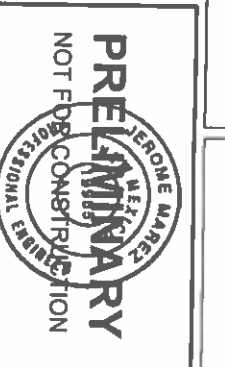
- DRIVEWAY ACCESS:** THE CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS TO LOCAL BUSINESSES AND RESIDENCES FOR THE DURATION OF THE PROJECT. IF ACCESS CLOSURES TO LOCAL BUSINESSES OR RESIDENCES ARE REQUIRED, THE CONTRACTOR SHALL REQUEST THE CLOSURES THROUGH THE PROJECT MANAGER. UPON APPROVAL, THE CONTRACTOR SHALL COORDINATE SUCH CLOSURES WITH THE PROPERTY OWNERS AND THE PROJECT MANAGER AT LEAST 24 HOURS IN ADVANCE.
- STRUCTURE EXTENSION WORK:** STRUCTURE EXTENSION WORK SHALL BE LIMITED TO ONE SIDE AT A TIME. THE CONTRACTOR SHALL BE LIMITED TO A 1 MILE WORK ZONE FOR STRUCTURE.
- SEQUENTIAL ARROW:** PLACEMENT OF THE SEQUENTIAL ARROW SHALL BE AT OR NEAR THE BEGINNING OF THE LANE CLOSURE TAPER. IN AREAS OF INSUFFICIENT PAVEMENT WIDTH, THE SEQUENTIAL ARROW MAY BE PLACED WITHIN THE TAPER, BUT NOT TO EXCEED THE TAPER LENGTH. IN ALL CASES, THE SEQUENTIAL ARROW SHALL BE PLACED BEHIND THE CHANNELIZATION DEVICES.
- CONCRETE WALL BARRIER:** THE CONCRETE WALL BARRIER (ITEM NO. 605600 - TEMPORARY CONCRETE WALL BARRIER) OF THE PROJECT, THE CONCRETE WALL BARRIER SHALL REVERT TO THE CONTRACTOR.
- TAPERS IN VERTICAL CURVES:** IN THE EVENT THAT A TAPER OCCURS IN A VERTICAL CURVE, A LONGITUDINAL BUFFER SPACE SHALL BE PROVIDED SO AS TO POSITION THE TAPER AND SEQUENTIAL ARROW IN ADVANCE OF THE VERTICAL CURVE TO OBTAIN ADEQUATE SIGHT DISTANCE OF THESE DEVICES.
- TAPERS IN HORIZONTAL CURVES:** REQUIRED FOR THIS PROJECT SHOULD BE SUPPLIED BY THE CONTRACTOR. UPON COMPLETION OF THE TAPER, A BUFFER SPACE SHALL BE PROVIDED SO AS TO POSITION THE TAPER AND SEQUENTIAL ARROW IN ADVANCE OF THE HORIZONTAL CURVE.
- "BUMP" / LOOSE GRAVEL / LANE DROP-OFF SIGN PLACEMENT:** THE CONTRACTOR SHALL PLACE W8-1-35 SIGNS ("BUMP" - BVO), W8-B-35 SIGNS ("ROUGH ROAD" - BVO), W8-7-48 SIGNS ("LOOSE GRAVEL" - BVO), AND/OR W8-90-48 SIGNS ("LANE DROP-OFF" - BVO) IN ADVANCE OF BRIDGE APPROACHES OR OTHER LOCATIONS DURING COLD MILLING AND OVERLAY OPERATIONS AS NEEDED OR AS DIRECTED BY THE PROJECT MANAGER. THESE SIGNS AND WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
- STEEL POST AND BASE POSTS:** THE CONTRACTOR SHALL HAVE THE OPTION OF SUPPLYING EITHER SQUARE TUBING POSTS OR FLANGED CHANNEL U-POSTS (ITEM NO. 702100 - STEEL POSTS AND BASE POSTS FOR CONSTRUCTION SIGNING) AS PER MMSHD STANDARD SERIAL SN 75-1 OR DRAWING 33.
- TRAFFIC CONTROL PLAN CHANGES:** NO PAYMENT WILL BE MADE FOR ANY ADDITIONAL COST RESULTING FROM APPROVED TRAFFIC CONTROL PLAN CHANGES REQUESTED BY THE CONTRACTOR.
- ACCESS SIGNS:** THE CONTRACTOR SHALL PROVIDE FIVE (5) SP-17 AND FIVE (5) SP-18 SIGNS DURING CONSTRUCTION. LOCATION AND LEGEND WILL BE DETERMINED BY THE PROJECT MANAGER.
- NIGHT TIME WORK:** ADDITIONAL EQUIPMENT REQUIRED FOR ANY APPROVED NIGHT TIME WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.

NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT ALLOWS THE OWNER TO WITHHOLD PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MARTEZ
CHECKER	B. FLORES
DRAWN BY	B. FLORES
PROJECT NUMBER	173905



**GREATER GLORIETA MIDWCA**  
**NEW MEXICO**  
**EAST GLORIETA**  
**TANK & WELL COLLECTOR**

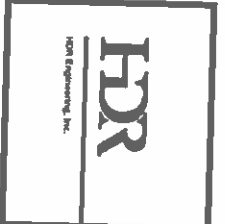
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**TEMPORARY TRAFFIC CONTROL**  
**STANDARD DETAILS - I**

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SCALE	NONE
SHEET	C-05



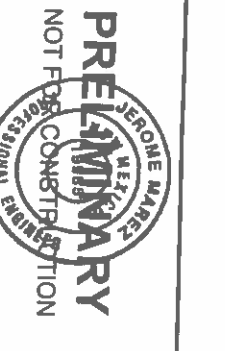
**CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES**

1. PROJECT IS SUBJECT TO THE REQUIREMENTS OF COUNTY ORDINANCE NO. 95-12 AND COUNTY ORDINANCE NO. 96-3. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS NECESSARY. CONTRACTOR SHALL CALL 505-992-3010 FOR MORE INFORMATION.
2. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR THE ENTIRE PROJECT TO THE COUNTY TRAFFIC CONTROL ADMINISTRATOR AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK. TRAFFIC CONTROL PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AND BY CERTIFIED PERSONNEL AND MUST BE APPROVED PRIOR TO COMMENCEMENT OF WORK ON THE PROJECT. CALL 505-992-3010 FOR FURTHER INFORMATION.
3. A DAILY TRAFFIC CONTROL LOG SHALL BE MAINTAINED BY THE CONTRACTOR REFLECTING THE TYPES AND LOCATIONS OF ALL TRAFFIC CONTROL DEVICES, SIGNS, BARRICADES, ETC. BEING USED ON THE PROJECT IN COMPLIANCE WITH THE APPROVED TRAFFIC CONTROL PLAN. THIS LOG SHALL BE SUBMITTED TO THE SANTA FE COUNTY TRAFFIC CONTROL ADMINISTRATOR UPON COMPLETION OF THE PROJECT CONSTRUCTION OR WHEN SO REQUESTED BY THE PROJECT MANAGER OR THE SANTA FE COUNTY TRAFFIC CONTROL ADMINISTRATOR.
4. CONTRACTOR SHALL PROVIDE A WEEKLY CONSTRUCTION ACTIVITY SCHEDULE TO SANTA FE COUNTY PUBLIC WORKS DIVISION ATTN: PROJECT MANAGER.
5. THE CONTRACTOR SHALL FILE A WEEKLY WRITTEN REPORT TO THE TRAFFIC CONTROL ADMINISTRATOR DESCRIBING THE TRAFFIC CONTROL PLAN THAT WILL BE IN EFFECT FOR THE FOLLOWING WEEK.
6. SUBJECT TO THE APPROVED TRAFFIC CONTROL PLAN, AT LEAST ONE LANE SHALL BE OPEN TO TRAFFIC AT ALL TIMES. CONTRACTOR SHALL PROVIDE PROPER SIGNAGE AND FLAGMAN AND SHALL MAINTAIN THE TRAFFIC LANE IN SUCH A MANNER AS TO ASSURE PROPER SAFETY TO THE TRAVELING PUBLIC AT ALL TIMES. EXCEPT WHEN GRADING, EXCAVATION AND BACKFILL OPERATIONS ARE BEING CONDUCTED IMMEDIATELY IN FRONT OF THE PROPERTY, IN WHICH CASE ACCESS WILL NOT BE DENIED FOR MORE THAN 4 HOURS WITHOUT APPROVAL BY THE COUNTY.
7. TRAFFIC LANES PROVIDED DURING CONSTRUCTION SHALL BE MAINTAINED IN SUCH A CONDITION UNDER ALL WEATHER CONDITIONS, SO AS TO PERMIT THE RESPONSIBLE PASSAGE OF PASSENGER VEHICLES, AND SHALL BE KEPT GRADED AND SMOOTH, AND WATERED SEVERAL TIMES DAILY TO CONTROL DUST.
8. TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LAKE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.
9. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN FOR THE ENTIRE PROJECT HAS BEEN APPROVED AND VERIFIED BY SANTA FE COUNTY TRAFFIC ENGINEERING.
10. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF THE COUNTY TRAFFIC CONTROL ADMINISTRATOR, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
11. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP FOR EACH PHASE SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.
12. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.
13. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.
14. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART. A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY SANTA FE COUNTY TRAFFIC ENGINEERING PER MUTCD SECTION 6A-4.
15. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.
16. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF SANTA FE COUNTY TRAFFIC ENGINEERING.
17. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MARREZ
DESIGNER	B. FLORES
CHECKER	-
DRAWN BY	B. FLORES
PROJECT NUMBER	179505

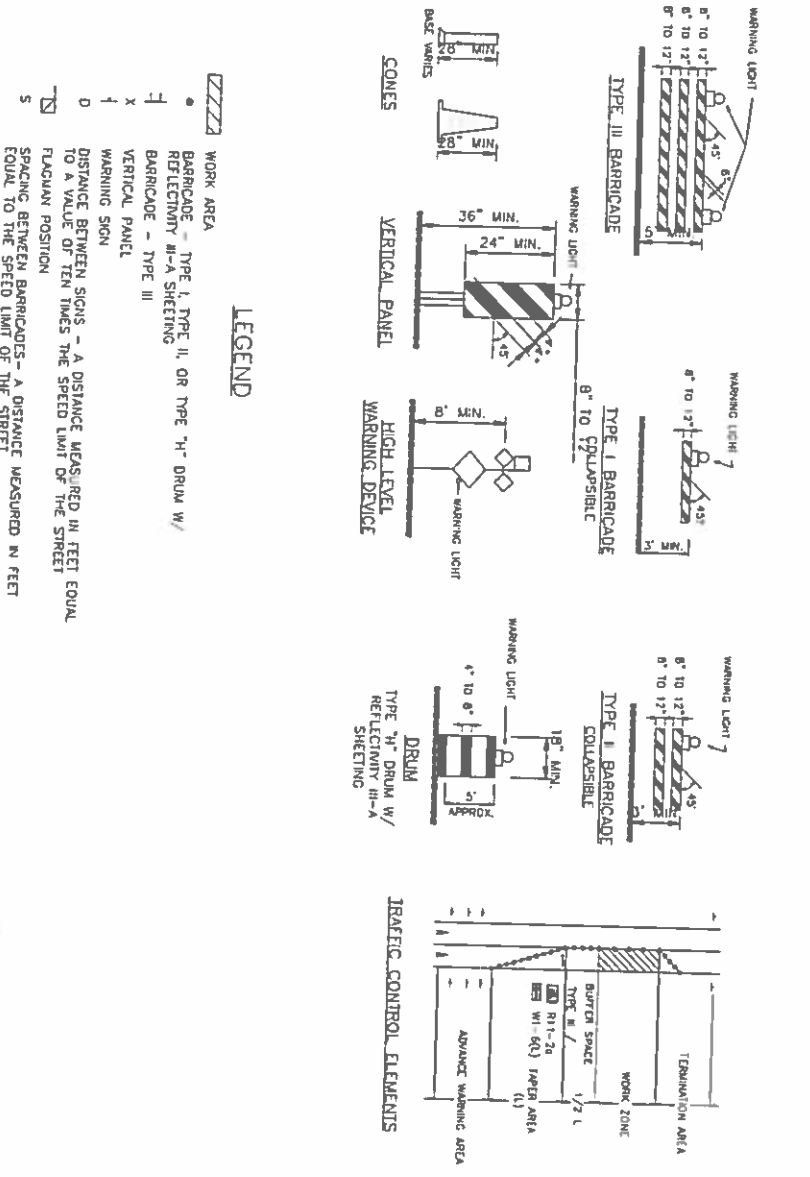
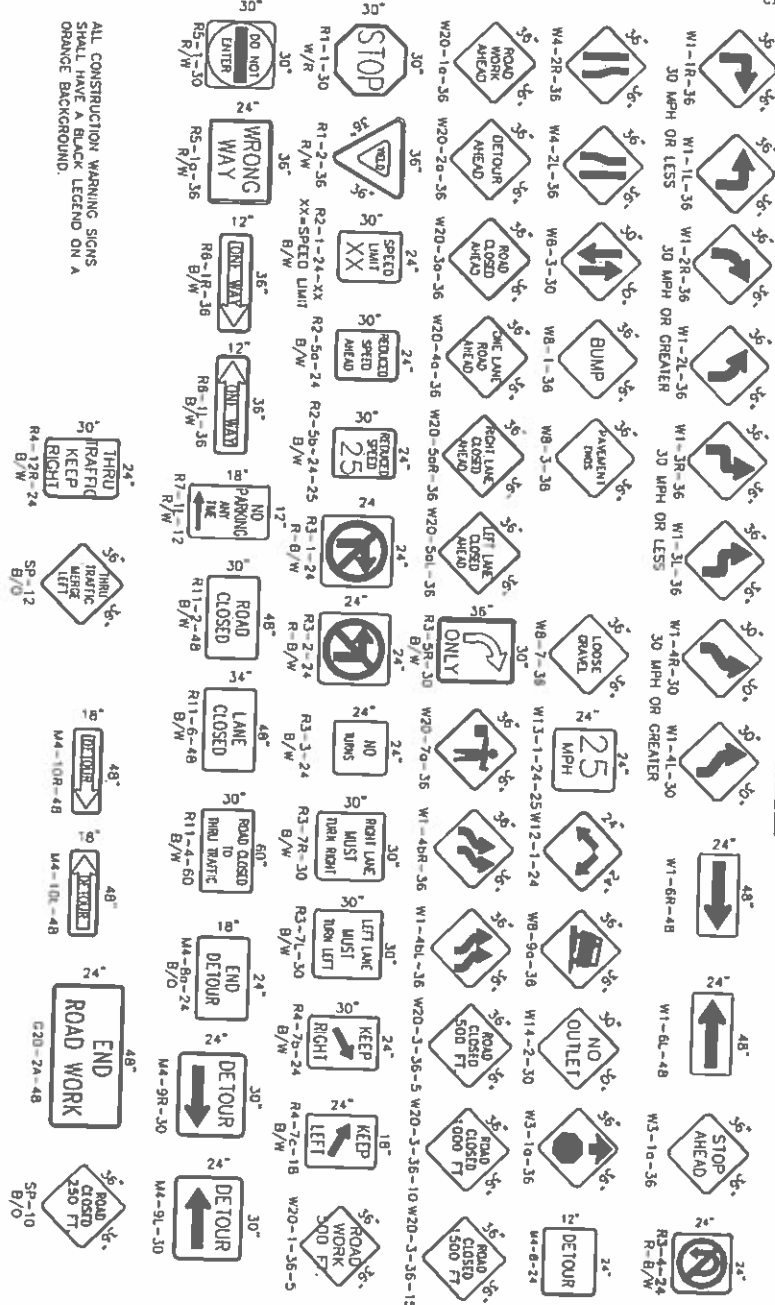


**GREATER GLORIETA MDWCA  
NEW MEXICO  
EAST GLORIETA  
TANK & WELL COLLECTOR**

**CIVIL  
TEMPORARY TRAFFIC CONTROL  
STANDARD DETAILS - II**

DATE: 000-06.dwg  
SCALE: NONE  
SHEET: C-06

**SIGN FACE DETAILS**



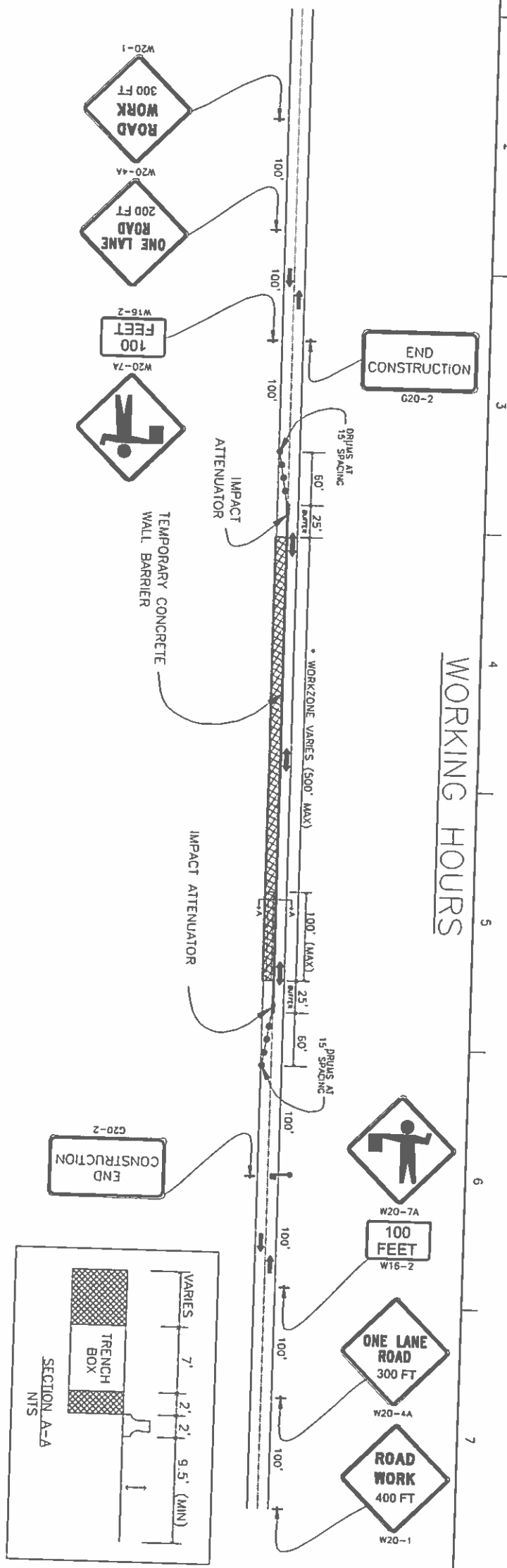
**LEGEND**

- ZZZZ WORK AREA
- BARRICADE - TYPE I, TYPE II, OR TYPE "H" DRAWN W/ REFLECTIVITY III-A SHEETING
- BARRICADE - TYPE III
- VERTICAL PANEL
- WARNING SIGN
- DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
- TAPER LENGTH - SEE CHART BELOW
- THE TAPER LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

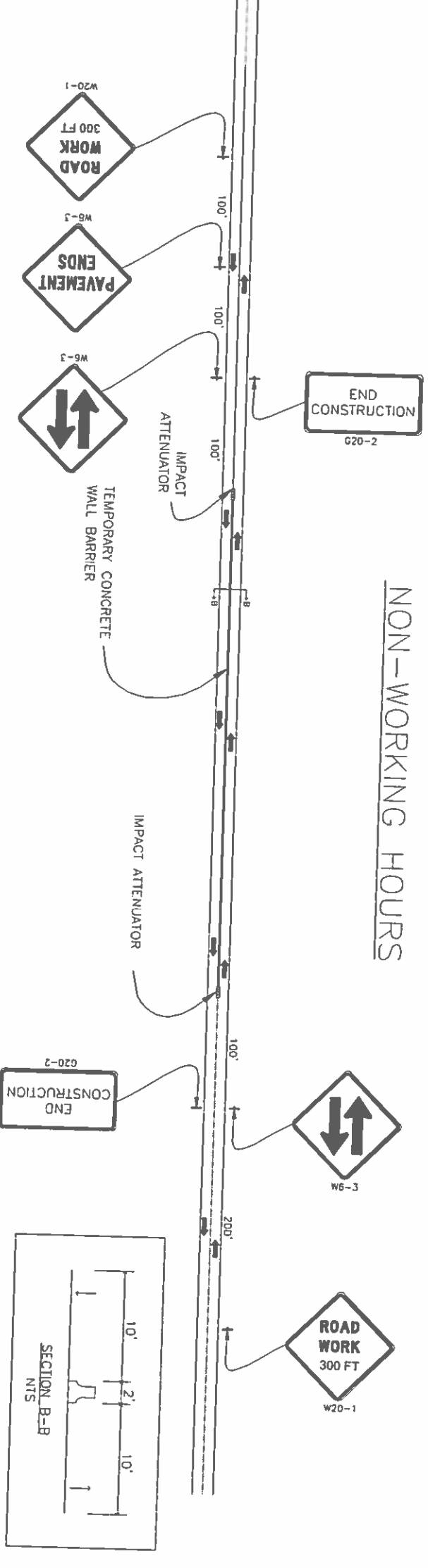
NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACTOR SHALL ALLOW THE OWNER TO MAKE PAYMENTS WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISBURSED REQUEST FOR PAYMENT

UBA-24

WORKING HOURS



NON-WORKING HOURS



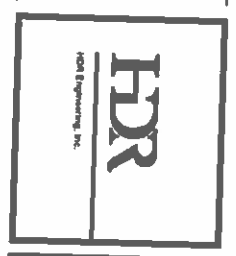
NOTES:

1. CONTRACTOR SHALL BARRICADE OPEN EXCAVATION DURING NON-WORKING HOURS. BARRICADES SHALL BE EQUIPPED WITH WARNING LIGHTS.
2. ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES, EXCEPT WHEN PIPE IS BEING PLACED ACROSS THE DRIVEWAY. CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS PRIOR TO TRENCHING ACROSS AND BLOCKING OF DRIVEWAY.
3. CONTRACTOR SHALL COORDINATE WITH SANTA FE COUNTY PUBLIC WORKS FOR INTERSECTION CLOSURES DURING THIS PHASE PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL BACKFILL PIPE TRENCH TO A LEVEL NOT MORE THAN 3" FROM THE TOP OF THE EXISTING PAVEMENT EVERYDAY TO ALLOW TWO-WAY TRAFFIC DURING NON-WORKING HOURS.

LEGEND

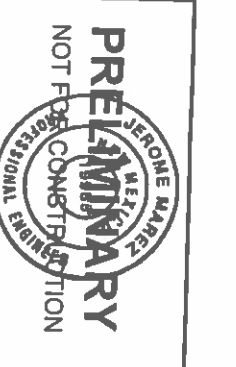
- ▲ TRAFFIC CONTROL DEVICE - TUBULAR MARKER
- TRAFFIC CONTROL DEVICE - DRUM
- ↓ TRAFFIC CONTROL SIGN
- ↑ TYPE III BARRICADE
- DIRECTIONAL ARROW
- ▨ WORK ZONE
- VMB VARIABLE MESSAGE BOARD

NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MAREZ
CHECKER	B. FLORES
DRAWN BY	B. FLORES
PROJECT NUMBER	R79505

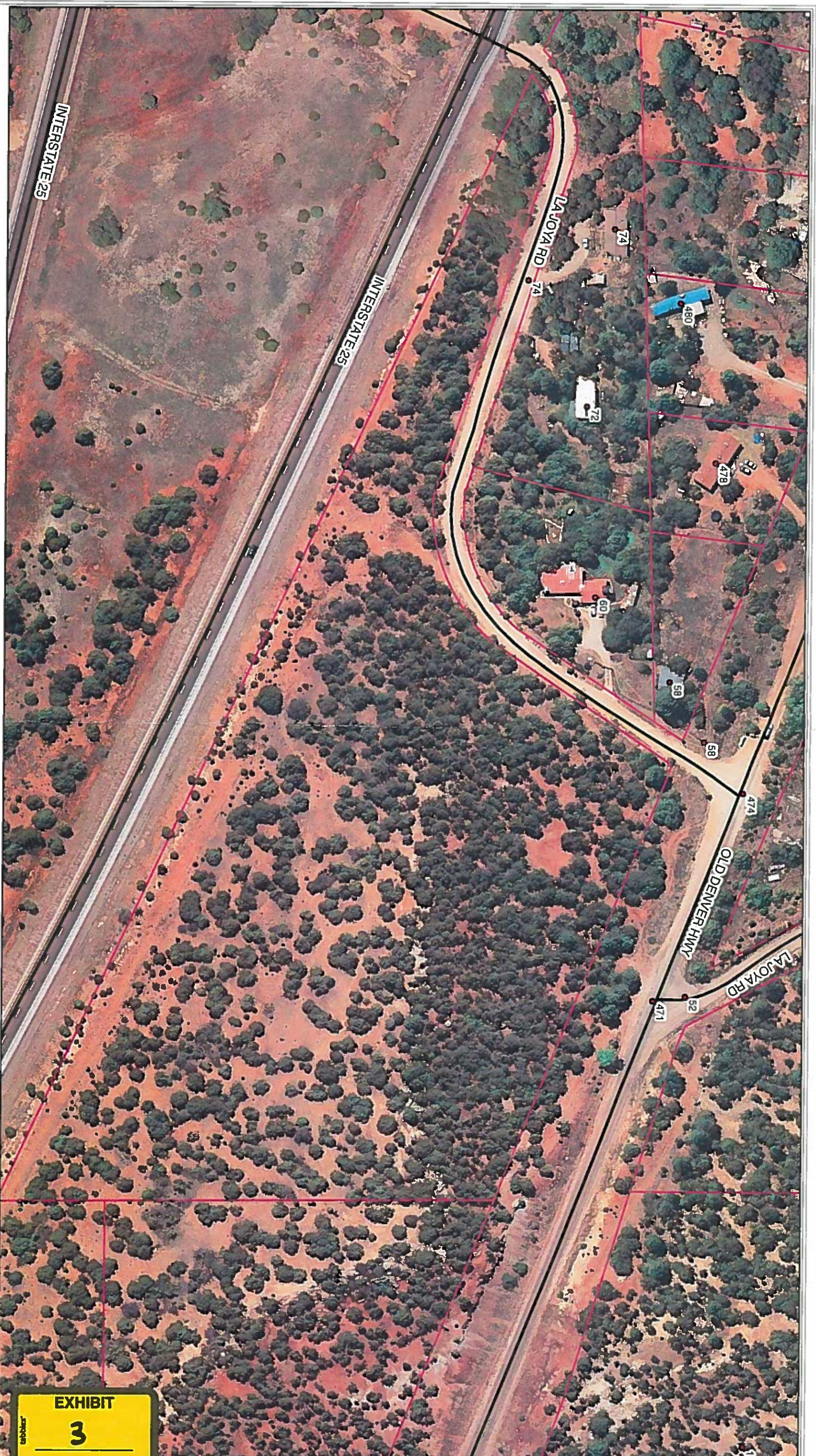


GREATER GLORIETA MIDWCA  
NEW MEXICO  
EAST GLORIETA  
TANK & WELL COLLECTOR

CIVIL	TEMPORARY TRAFFIC CONTROL
STANDARD DETAILS - III	
FILENAME	00C-07.dwg
SCALE	NONE
SHEET	C-07

NBA-25

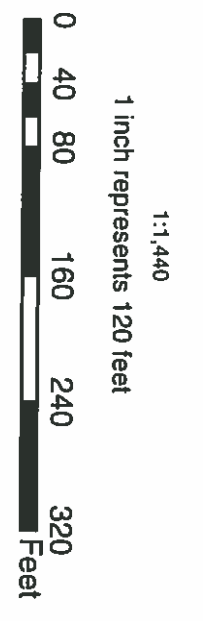




**Legend**

ROADS

PARCELS



2008 Imagery  
2 FOOT CONTOURS

This information is for reference only.  
Santa Fe County assumes no liability for  
errors associated with the use of these data.  
User are solely responsible for  
confirming data accuracy.



January 7, 2015

NBA-26

**EXHIBIT**  
**3**



- 3) create a buffer or screen for storage or parking areas; and
  - 4) take advantage of solar gain in winter months. See also the setback requirements set forth in Section 4, Design Standards.
- c. Parking Lot Location.  
Parking lots shall be placed or oriented on a site:
- 1) to the rear or side of buildings (or both); and
  - 2) to encourage pedestrian safety and convenience.
- d. Terrain Management  
All development of a lot, tract or parcel shall be done in accordance with Article VII, Section 3 of this Code.

History. 1980 Comp. 1980-6. Section 4.4.3 was amended by County Ordinance 1990-11 adding all new material for site planning standards.

#### 4.4.4 Development and Design Standards

- a. Screening  
Outdoor storage, parking and loading areas which are visible from public roads or from abutting public lands or residential areas shall be screened. Such screening may be landscaping, walls, fencing, building placement, berms, or any combination thereof. For landscaping plans and standards relating to screening see Sub-section f.
- b. Buffer Zones and Setbacks
- 1) Proposed non-residential districts or uses that adjoin parcels on which dwellings are located within 100 feet of the property line adjacent to the parcel on which the use is to be located shall be set back 100 feet from the property line in major or community center districts and 25 feet in local or small scale districts. The 100' setback area may be used to meet the off-street parking requirement of Section 9 of Article III except that no parking may be provided within twenty five (25) feet of the property line in Major and Community Center Districts and five (5) feet from property lines in Local and Small Scale Districts. In the setback area, existing vegetation shall be preserved and natural topographic features, planting, building placement, walls, fencing, earth berms or landscaping or any combination thereof, shall be used to keep buildings, parking or outdoor storage unobtrusive.
  - 2) Alternatives to the 100 foot setback are specified in Article V, Section 8.1.4 e. 1-5.
  - 3) Side and rear yard setbacks shall apply only to lots at the edge of a non-residential district. Zero lot lines (no setback) for building placement may be allowed, if fire resistive construction between buildings is provided directly adjacent or adjoining on interior property lines.
- c. Maximum Height  
Structures shall be limited to a maximum height of thirty six (36) feet from the highest point of the surface of the ground at the perimeter of the structure in Major or Community Center Districts and to twenty four (24) feet in height in Neighborhood or Local Center Districts.
- d. Parking  
Compliance with the parking standards set forth in Article III, Section 9, is required.



2.5 Zoning

In connection with the review of an application for a development permit with respect to matters described in the New Mexico Statutes concerning zoning, the procedures concerning zoning matters set forth in the New Mexico Statutes, as amended from time to time, shall apply in addition to the review procedures provided in the Code. The time limits established in this Article II may be extended if required, in order to comply with the procedures concerning zoning matters.

2.6 Subdivisions

In connection with review of an application for a development permit with respect to matters described in the New Mexico Subdivision Act, as it may be amended from time to time, the procedures for review provided for in Article V of the Code and the New Mexico Subdivision Act shall apply in addition to the review procedures provided in this Article II of the Code. The time limits established in this Article II shall be extended if required in order to comply with the procedures concerning subdivision matters.

2.7 Other Requirements

The time limits set forth in this Article II shall be extended in order to comply with other provisions of the Code providing for time limits in connection with reviews and requirements under the Code.

**SECTION 3 - VARIANCES**3.1 Proposed Development

Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking or property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified.

3.2 Variation or Modification

In no case shall any variation or modification be more than a minimum easing of the requirements.

3.3 Granting Variances and Modifications

In granting variances, and modifications, the Board may require such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied or modified.

3.4 Height Variance in Airport Zones

All height variance requests for land located with approach, Transitional, Horizontal and Conical surfaces as described within Map #31 A, incorporated herein by reference, shall be reviewed for compliance with Federal Aviation Administration Regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the



effect of the proposal in the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship, and relief granted will not be contrary to the public interest, will not create a hazard to air navigation, and will do substantial justice. Additionally, no application for variance may be considered by the County Development Review Committee unless a copy of the application has been furnished to the Airport Manager for advice as to the aeronautical effects of the variance. If the Airport Manager does not respond to the application within 15 days after receipt, the County Development Review Committee may act on its own to grant or deny said application. Any permit or variance granted may be so conditioned as to require the owner of the structure in question to install, operate, and maintain, at the owner's expense, such markings and lights as may be necessary.

History: 1980 Comp. 1980-6. Section 3.4 is new material by County Ordinance 1984-3, adding an administrative procedure to height variation requests in airport overlay zones.

#### **SECTION 4 - SPECIAL PROCEDURE FOR APPROVAL OF DEVELOPMENT ON LOTS WHICH DO NOT MEET LOT SIZE REQUIREMENTS OF CODE**

##### **4.1 Dwelling and Customary Accessory Structures**

Dwelling and customary accessory structures may be erected on a lot which does not meet the lot size requirements of the Code, provided that:

- 4.1.1 The lot was in existence on the effective date of the Code (January 1, 1981) as demonstrated by the means listed in Section 4.4; or
- 4.1.2 The land is a lot which is part of a subdivision and the preliminary plat of the subdivision has been approved by the Board as of the effective date of the Code (January 1, 1981); or
- 4.1.3 The lot has been created by Small Lot Inheritance Transfer or Small Lot Family Transfer and the requirements of Section 4.3 of this Section are met.

##### **4.2 Requirements of Code Not Involving Size of Lot**

All other requirements of the Code including, but not limited to, building height, setback, use, design standards, environmental provisions, water restrictions, development, building and utility permits, and certificates of occupancy, as applicable, shall be met.

##### **4.3 Small Lot Inheritance and Small Lot Family Transfer**

Dwellings and customary accessory structures may be erected on a lot which does not meet size requirements of the Code and is being created by inheritance or family transfer, provided the definitions, restrictions and standards of this Section are met.

###### **4.3.1 Purposes**

- 4.3.1a To maintain local cultural values by perpetuating and protecting a traditional method of land transfer within families, especially within the traditional communities; and
- 4.3.1b To permit transfers of lots which do not meet the lot size requirements of the Code from grandparents, parents or legal guardians as a one time gift to a child or grandchild in order to provide a more affordable home site for these adult children.



**SUMMARY:**

The subject lot was created in 1978, and is recognized as a Legal Lot of Record. In 2003, Virginia Gould and James Lauri Hakola purchased the property. There is currently a residence, a studio and a storage shed located on the property.

The Applicants state, when they initially purchased the property it was the intent for the National Park Service to purchase a portion of the 20 acres they currently own and the National Park Service had already designated a portion of the 20 acres as the Pecos National Historic Park. The National Park Service now has the financial availability to purchase 6.62 acres from the Applicants. The Applicants state they wish to sell 6.62 acres to the National Park Service. This would create two lots which do not meet minimum lot size requirements as set forth in Article III, § 10 Lot size requirements of the Land Development Code.

Article II, § 3 (Variances) of the County Code states: "Where in the case of proposed development, it can be shown that strict compliance with the requirements of the code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted condition or that these conditions would result in inhibiting the achievement of the purposes of the Code, the applicant may submit a written request for a variance." This Section goes on to state "In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified." **The variance criteria does not consider financial or medical reasons as extraordinary hardships**

**This Application was submitted on November 4, 2014.**

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

**APPROVAL SOUGHT:** Approval of a variance of Article III, §10 (Lot Size Requirements) of the Land Development Code to allow a Land Division of 20 acres into two lots; One lot consisting of 13.38 acres and one lot consisting of 6.62 acres.

**GROWTH MANAGEMENT AREA:** El Centro, SDA-2

**HYDROLOGIC ZONE:** Homestead Hydrologic Zone. The Minimum lot size per Code is 160 acres per dwelling unit. Lot size can be reduced to 40 acres per dwelling unit with signed and recorded water restrictions. The proposed Land Division exceeds density requirements.

**FIRE PROTECTION:** Hondo Fire District.

**WATER SUPPLY:** Domestic Well

**LIQUID WASTE:** Conventional Septic System.

**VARIANCES:** Yes

**AGENCY REVIEW:** None

**STAFF RECOMMENDATION:** **Denial of a variance of Article III, §10 (Lot Size Requirements) of the Land Development Code.**

If the decision of the CDRC is to recommend approval of the Applicant's request, staff recommends imposition of the following conditions:

1. Water use shall be restricted to 0.25 acre feet per year per lot. A water meter shall be installed for each lot. Annual water meter readings shall be submitted to the Land Use Administrator by January 1<sup>st</sup> of each year. Water restrictions shall be recorded in the County Clerk's Office at the time of Development Permit (As per Article III, § 10.2.2 and Ordinance No. 2002-13).
2. A Plat of Survey meeting all County Code requirements shall be submitted to the Building and Development Services Department for review and approval (As per Article III, § 2.4.2).
3. Deeds transferring the parcel to the National Park Service shall be recorded at the time the plat is recorded.
4. The placement of additional dwelling units or further division of the lot is prohibited. (As per Article III, § 10).
5. The Applicant shall comply with all Fire Prevention Division requirements at time of Plat Approval (As per 1997 Fire Code and NFPA Life Safety Code).

**EXHIBITS:**

1. Letter of request
2. Article III, §10 (Lot Size Requirements)
3. Article II, § 3 (Variances)
4. Aerial of site and surrounding area

Armijo Surveys, Inc.  
Professional Land Surveying

November 3, 2014

Matthew Martinez, Development Review Spec.  
Growth Management Dept.  
Building & Development Services Div.  
Santa Fe County  
PO Box 276  
Santa Fe, NM 87501

Re: Owners: Lauri J. Hakola and Virginia Gould  
Address: 106 Old Canoncito Rd.  
Tax Acct. #: 128101431

Dear Martinez:

Thank you for your research to determine the possibility of speeding up the variance process.

Our clients, Hakola/Gould, have several issues that necessitate the sale of their property to the National Park Service:

- Hakola/Gould would like to have an established boundary line delineating the portion of their property located in the Pecos National Historical Park;
- Hakola/Gould are aging and would like to make the property transferable or "lendable" to either their children or a buyer if they have to move out-of-town due to the cost of maintenance of the entire property;
- Hakola/Gould are aging and would like to pay off the mortgage on their property;
- The property is a 20-acre parcel. They believe the parcel never really fit the "homestead" 40-acre requirement.

Please advise if you have any questions or comments.

Sincerely,

*Paul Armijo*

Paul Armijo, PLS

Enclosures as cited



P.O. Box 24438 Santa Fe, NM

f: (866) 376-9506 [www.ArmijoSurveys.com](http://www.ArmijoSurveys.com)

NBB-4



TYPE OF USE	NUMBER OF PARKING SPACES
Retail Centers	1 per 1 employee plus per 200 sq. ft.
Restaurants, Bars	1 per 1 employee plus per 150 sq. ft.
Gas Stations	1 per 1 employee plus 1 per 300 sq. ft. of garage space.
Industrial	1 per employee plus 1 per 500 sq. ft.
Small Scale Centers, Home Occupations	1 per 1 employee plus 1 per 400 sq. ft. of commercial space.
Large Scale Residential, Institutional, Residential Resorts	2 per dwelling unit
Churches, auditoriums, theaters, arenas, spaces used for public assembly	1 for each 4 seats
Uses not listed	As determined by the County

- 9.2 Multiple use projects shall calculate cumulative parking needs for each type of use in the project to be developed.
- 9.3 Minimum size of parking space shall be 300 square feet which includes the parking stalls and aisles.
- 9.4 Commercial, industrial, other non-residential and large scale residential uses shall provide for handicap parking.

History. 1980 Comp. 1980-6. Section 9. Parking Requirements was amended by County Ordinance 1990-11 adding requirements for auditorium uses, multiple uses and handicap access.

**SECTION 10 - LOT SIZE REQUIREMENTS**

**10.1 Relationship of Lot Sizes to Water Policies**

The General Plan sets forth the policy that future population growth in the County should be supported by adequate long term water availability and concentrate population growth in Urban and Metropolitan Areas and Traditional Communities. Development within these areas will generally be served by one or more regional water systems, or community water systems. Development outside of the Urban, Metropolitan Areas and Traditional Communities using domestic wells (Section 72-12-1 wells) should consider estimated long term water availability and protect water resources for existing County residents having domestic wells. Development may also be permitted if the applicant for a development permit demonstrates that he/she has water rights, excluding rights permitted under 72-12-1 NMSA 1978 or 75-11-1 NMSA 1953, recognized and permitted by the Director of Water Resources Department of Natural Resources Division of the State of New Mexico which are approved for transfer by the Director of Natural Resources Division to the site of the Development, and the permitted water rights are sufficient to support the proposed development.



10.1.1 Water Policies Governing Lot Sizes Where the Development will Utilize Permitted Water Rights

Applicants seeking a development permit may base their application on water rights authorized and permitted by the Director of Water Rights Division of the Natural Resources Department of the State of New Mexico, (with the exception of water rights permitted under Section 75-11-1 NMSA 1953 or 75-12-1 NMSA 1978). The applicant shall provide evidence that he/she owns or has an option to purchase the permitted water rights in an amount adequate to meet the needs of the development as shown by Article VII, Section 6.6.2, Water Budgets and Conservation Covenants. Any development permit approved and issued by the County shall be expressly conditioned upon the applicant obtaining final non appealable order or final non appealable approval from the Director of Water Rights Division of the Natural Resources Department of the State of New Mexico authorizing the change in use and change in point of diversion to meet the needs of the proposed development. The minimum lot size permitted by this Section shall be 2.5 acres, unless the proposed development is within an Urban, or Metropolitan Area or a Traditional Community, in which case further adjustments of the lot size shall be permitted as provided by Sections 10.4, 10.5.2 and 10.5.3.

10.1.2 Water Policies Governing Lot Sizes Where Developments Will Not Utilize Permitted Water Rights

BASIN ZONE: Minimum lot size shall be calculated based upon ground water storage only. Water that is in storage beneath the lot in the Basin Zone may be depleted over a 100-year lifetime. The lot must be large enough to have ground water in storage beneath the lot for a 100 year supply of water without consideration of recharge of the ground water.

BASIN FRINGE ZONE: Same as Basin Zone.

HOMESTEAD ZONE: Minimum lot size shall be calculated based either upon ground water storage or recharge of ground water, but not both. Water that is in storage beneath the lot in the Homestead Zone may be depleted over a 100 year lifetime. The lot must be large enough to have ground water in storage beneath the lot for a 100 year supply of water. Calculation of recharge in any specific case shall be done in a manner approved by the County Hydrologist. Recharge should be sufficient to supply water over a 100 year lifetime. However, applicants should be aware that studies done in the development of the General Plan indicated that in most areas of the Homestead Zone minimum lot sizes based on storage in this zone would be larger than those based on recharge.

MOUNTAIN ZONE: Same as Homestead Zone.

METROPOLITAN AREAS-BASIN AND BASIN FRINGE: For Basin and Basin Fringe zones within a Metropolitan Area as shown on Code Maps 12, 14 and 15, it is anticipated that regional water systems will eventually be developed. Therefore, water that is in storage beneath a lot within a Metropolitan Area may be depleted over a 40 year lifetime. The lot must be large enough to have ground water in storage beneath the lot for a 40 year supply of water without consideration of recharge of the ground water.

METROPOLITAN AREAS-HOMESTEAD AND MOUNTAIN ZONE: For Homestead and Mountain Zones within a Metropolitan Area, the minimum lot size shall be calculated based either upon ground water storage or recharge of ground water, but not

both. Water that is in storage beneath the lot in the Homestead Zone may be depleted over a 40 year lifetime. The lot must be large enough to have a ground water in storage beneath the lot for a 40 year supply of water. Calculation of recharge in any specific case shall be done in a manner approved by the County Hydrologist. Recharge should be sufficient to supply water over a 40 year lifetime. However, applicants should be aware that studies done in the development of the General Plan indicated that in most areas of the Homestead and Mountain Zones, minimum lot sizes based on storage in these zones would be larger than those based on recharge.

10.2 Calculation of Minimum Lot Size

Calculation of the minimum lot size under Section 10.1.2 shall be determined by the formula:

$$\frac{\text{Acre Feet}}{\text{Use (Year) x acres}}$$

Minimum Lot Size (Acres)=Water Available in acre feet per acre/year

$$\text{MLS} = \frac{U \times \text{acres}}{A}$$

Where:

MLS is the minimum lot size in acres; it is the size of a lot needed to supply anticipated water needs.

U is the anticipated water needs for the lot; it is the use of water which will occur from the intended development of the lot, measured in acre-feet per year. The standard values listed for A were derived using the procedures set forth in the water appendix of the Code. The standard value for U is set forth in Section 10.2.2. A is the amount of water available in the aquifers which are beneath the lot, measured in acre-feet per acre per year using recharge or storage as described in 10.1.2.

10.2.1 Standard Values for A and Adjustments. The standard values for A shall be as follows:

<u>BASIN ZONE:</u>	0.1 acre-feet per acre per year
<u>BASIN FRINGE ZONE:</u>	.02 acre-feet per acre per year
<u>MOUNTAIN ZONE:</u>	.0125 acre-feet per acre per year
<u>HOMESTEAD ZONE:</u>	.00625 acre-feet per acre per year

The minimum lot sizes which result from the use of these standard values are as follows:

<u>BASIN ZONE:</u>	10 acres
<u>BASIN FRINGE ZONE:</u>	50 acres
<u>MOUNTAIN ZONE:</u>	80 acres
<u>HOMESTEAD ZONE:</u>	160 acres

The standard values of A may be adjusted if the applicant submits a hydrology report, either a detailed report (see Section 6.4 of Article VII), or a reconnaissance report (see Section 6.7 of Article VII). Values of A determined in such reports shall be reviewed by the County Hydrologist, who shall recommend to the Code Administrator whether or not

the value is reasonable, and if not, shall recommend a value appropriate for the use in determining minimum lot size.

The actual value of A used shall be based on the information submitted by the applicant, by the County Hydrologist or by others submitting information. If water conservation measures are used, as provided in Section 10.2.4b, and an actual value of A is determined, in most cases minimum lot sizes will be reduced below those listed in Section 10.2.1. However, applicants are advised that because of varying geologic conditions in Santa Fe County there is no assurance that a hydrology report will determine that the water supply in an area is more abundant than indicated by the standard value of A. In cases where the actual study shows a value of A which is less than the standard value (that is, there is less water available than assumed by the standard value), minimum lot size requirements may be increased beyond those indicated in this Section.

#### 10.2.2 Calculation of Use

U shall have a standard value of 1.0 acre feet per year per dwelling unit for residential use. For all other uses U shall be equal to the actual anticipated consumptive use for the development. The standard value for residential use may be adjusted if an applicant proposes to utilize water conservation measures. There shall be no adjustments for conservation in Urban, Traditional Community and Agricultural Valley Areas.

The Code Administrator shall maintain an application form upon which are listed potential water conservation measures. This form shall indicate the effect of each conservation measure on the value of U. As a minimum, the measures shall include: restrictions on use of water for irrigation purposes (including watering of lawns, gardens and shrubbery); restrictions on use of water for swimming pools; restrictions on the number of bathrooms per dwelling unit; restrictions on garbage disposal units; devices which reduce the utilization of water by appliances, kitchen fixtures, and bathroom fixtures; and pressure-reduction devices on in-coming water lines.

Any applicant who uses the application form as a basis for proposing conservation measures shall be allowed to reduce U in accordance with the effectiveness of the measures proposed. The maximum reduction in U which shall be considered achievable using this approach shall be a reduction of U to no less than 0.25 acre feet per year per dwelling unit. An applicant who proposes water conservation measures sufficient to reduce U to less than 0.25 acre feet per year per dwelling unit shall be required to prepare a water conservation report: See Section 6.6 of Article VII.

The actual value of U, and the minimum lot sizes which result, will depend on the conservation measures proposed by the applicant. In general, applicants who substantially restrict the use of irrigation (lawn and garden) water will be assumed to have a U of 0.5 acre feet per year per dwelling unit, while those who further restrict other types of water use will be assumed to require even less water. For reference purposes, the following lot sizes would be allowed if U is equal to 0.5 acre feet per year per dwelling unit.

<u>BASIN ZONE:</u>	5 acres
<u>BASIN FRINGE ZONE:</u>	25 acres
<u>MOUNTAIN ZONE:</u>	40 acres
<u>HOMESTEAD ZONE:</u>	80 acres

For reference purposes, the following lot sizes would be allowed if U is equal to 0.25 acre feet per year per dwelling unit.

<u>BASIN ZONE:</u>	2.5 acres
<u>BASIN FRINGE ZONE:</u>	12.5 acres
<u>MOUNTAIN ZONE:</u>	20 acres
<u>HOMESTEAD ZONE:</u>	40 acres

10.2.3 Special Standards for Calculation of Use for Small Scale Commercial Development

Special standards which set forth specific limitations on use for small scale commercial developments are set forth in this subsection. Applicants who propose small scale commercial development are required to prepare a written estimate of water use. The value of U shall be determined by that estimate unless otherwise determined by the Code Administrator. The Code Administrator shall have on file, a list of standard water consumption requirements for commercial activities. The applicant may use these figures in lieu of the written estimate of water use. Applicants may use standardized values for A as set forth in Section 10.2.2, or they may submit a hydrology report which contains an actual estimate of A for the land which is to be developed.

10.2.4 Special Standards for Calculation of Water Availability for Metropolitan Areas

Special standards which set forth limitations on water availability for metropolitan areas shown in Code Map 12, 14, and 15 are set forth in this Sub-section.

a. Standard Values of Water Availability

Because the policy for water management in Metropolitan areas allows for depletion of storage over a 40 year period, standard values for A are as follows:

<u>BASIN ZONE:</u>	.25 acre feet per acre per year
<u>BASIN FRINGE ZONE:</u>	.05 acre feet per acre per year
<u>MOUNTAIN ZONE:</u>	.0125 acre feet per acre per year

The minimum lot sizes which result from the use of these standard values are as follows:

<u>METRO BASIN ZONE:</u>	4 acres
<u>METRO BASIN FRINGE ZONE:</u>	20 acres
<u>METRO MOUNTAIN ZONE:</u>	80 acres

b. Adjustments for Water Conservation

For the division of land into four (4) or less lots, the minimum lot size may be adjusted using the procedures set forth in Section 10.2.2. For reference purposes, the minimum lot sizes which result if U = 0.25 acre feet per year per dwelling unit or commercial use are:

<u>BASIN ZONE:</u>	2.5 acres
<u>BASIN FRINGE ZONE:</u>	5 acres
<u>MOUNTAIN ZONE:</u>	20 acres

10.3 Exceptions to Minimum Lot Size Requirements

The minimum lot sizes calculated under Sections 10.1 and 10.2 shall not apply to the areas described in this Section and the minimum lot size contained in this Section shall control.

10.3.1 Metropolitan Area - Community Water Systems

Where a community water system provides water service to a development within the Metropolitan Areas, as shown on Code Maps 12, 14 and 15, the minimum lot sizes shall be:

<u>BASIN ZONE:</u>	1 acre
<u>BASIN FRINGE ZONE:</u>	2.5 acres
<u>MOUNTAIN ZONE:</u>	5 acres

10.3.2 Agricultural Areas

In the Estancia Valley Agricultural Area, minimum lot sizes shall be 50 acres for the Basin Fringe Zone and 10 acres for the Basin Zone. Adjustments for water conservation and water availability will not be allowed. In the Northern Valley Agricultural Area, the minimum lot size for lands with permitted water rights shall be five (5) acres. Adjustments to lot sizes in these areas are conditioned on the finding in each case by the County Development Review Committee that it is in the best interest of the County to convert water rights from agricultural to commercial or residential use.

10.3.3 Traditional Communities

The minimum lot size in traditional communities as shown on Code Maps 40-57, shall be .75 acres, except as follows:  
14,000 sq. ft. - Where community water service and community sewer service systems are utilized, or a Local Land Use and Utility Plan is adopted.

10.3.4 Urban Areas

The minimum lot size in Urban Areas shall be 2.5 acres, except as follows:  
1 acre - Where community water or community liquid waste disposal systems are utilized.  
.50 acre - Where community water and community sewer systems are utilized.

10.4 Density Transfer

The minimum lot sizes specified in this Section 10 shall be taken as gross figures for the purposes of determining the total number of dwellings allowed in a particular development. The arrangement of dwellings in clusters or in such locations as to take advantage of topography, soil conditions, avoidance of flood hazards, access and reduced cost of development, shall not violate the lot size requirements of the Code so long as the total number of acres per lot conforms with the requirements of the Code.

## SECTION 11 - IMPORTING OF WATER

11.1 Location Requirements

Developments which import water from the surface Rio Grande or other locations outside Santa Fe County to any location in Santa Fe County designated in the Development Code as other than urban or metropolitan locations are permitted to locate anywhere in the County provided they meet all requirements of the Code, except that in lieu of the density requirements as specified in Article III, Section 10, the proposed development shall meet the following criteria.

## 11.2 Criteria

The following criteria may be used to determine the density of a development which imports water:

- 11.2.1 Traffic Generation. The amount of traffic generated by the proposed activity shall not at any time impede traffic flow, cause a public road to operate at over capacity, nor contribute to excessive air pollution. The Code Administrator may refer an application to the New Mexico Environmental Improvement Division for their comments on the impact of additional development upon air quality.
- 11.2.2 Energy Consumption. Proposed development which is not near employment or shopping facilities shall serve to minimize commuting and shopping trips by such methods as reducing density, provision of employment and shopping in the proposed development, and provision of mass transit facilities.
- 11.2.3 Provision by Local Government of Public Facilities and Services. The proposed development shall not cause undue burden to the local government in the provision of public facilities and services.
- 11.2.4 Compatibility with Adjoining Residences. The proposed development shall be of a character and density that will not be intrusive to the adjoining residential areas as they now exist or may develop as permitted by the Development Code. The development:
  - a. Shall correlate with the residential life style of adjoining residences as expressed in intensity of use and size of structures;
  - b. Shall provide a sense of the open space of rural areas that corresponds to adjoining locations; and
  - c. Shall generate corresponding amounts of vehicular traffic.

2.5 Zoning

In connection with the review of an application for a development permit with respect to matters described in the New Mexico Statutes concerning zoning, the procedures concerning zoning matters set forth in the New Mexico Statutes, as amended from time to time, shall apply in addition to the review procedures provided in the Code. The time limits established in this Article II may be extended if required, in order to comply with the procedures concerning zoning matters.

2.6 Subdivisions

In connection with review of an application for a development permit with respect to matters described in the New Mexico Subdivision Act, as it may be amended from time to time, the procedures for review provided for in Article V of the Code and the New Mexico Subdivision Act shall apply in addition to the review procedures provided in this Article II of the Code. The time limits established in this Article II shall be extended if required in order to comply with the procedures concerning subdivision matters.

2.7 Other Requirements

The time limits set forth in this Article II shall be extended in order to comply with other provisions of the Code providing for time limits in connection with reviews and requirements under the Code.

**SECTION 3 - VARIANCES**3.1 Proposed Development

Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking or property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified.

3.2 Variation or Modification

In no case shall any variation or modification be more than a minimum easing of the requirements.

3.3 Granting Variances and Modifications

In granting variances, and modifications, the Board may require such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied or modified.

3.4 Height Variance in Airport Zones

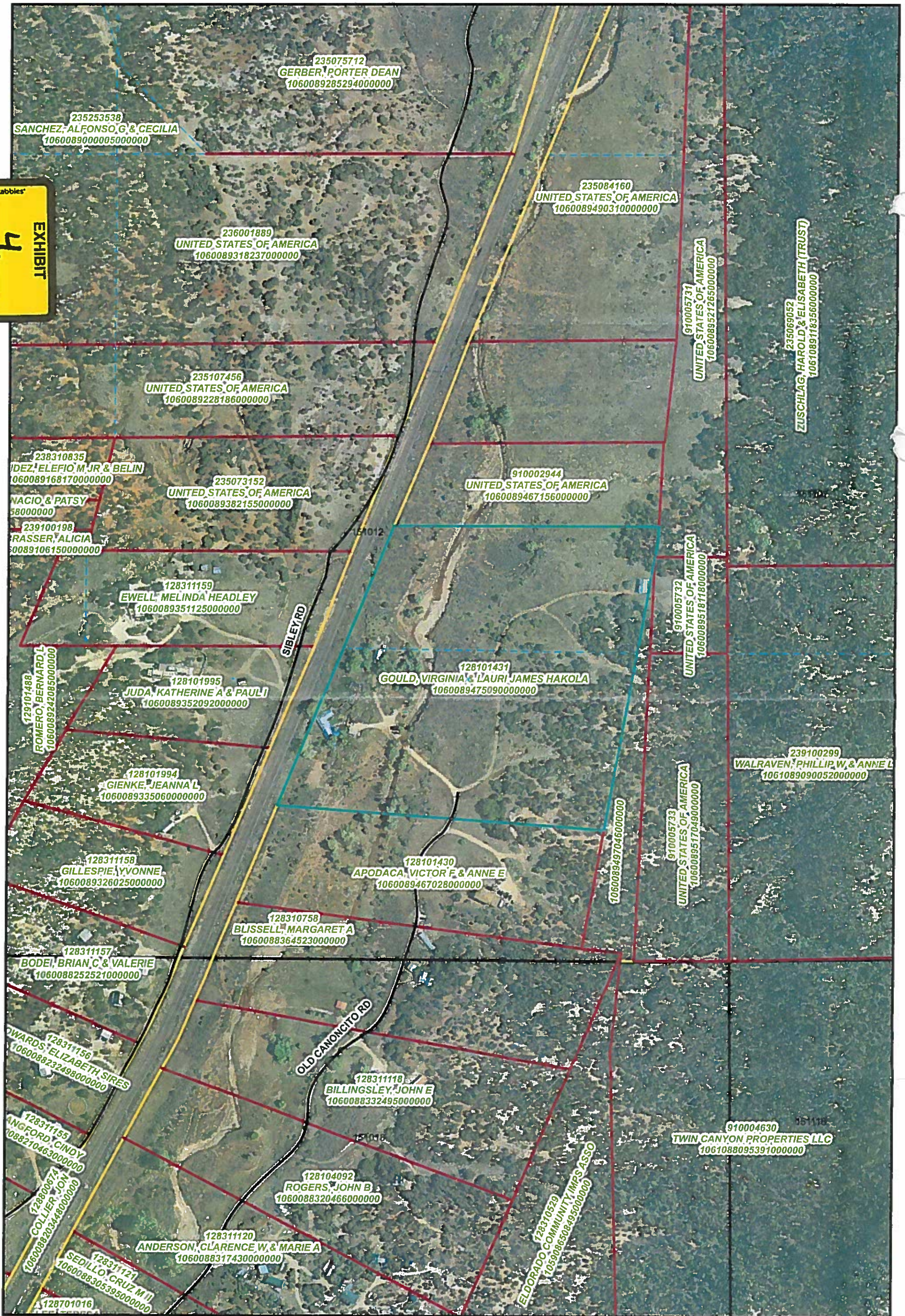
All height variance requests for land located with approach, Transitional, Horizontal and Conical surfaces as described within Map #31 A, incorporated herein by reference, shall be reviewed for compliance with Federal Aviation Administration Regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the





Santa Fe County Assessors Map for Acct. 128101431

tabbles  
**4.**  
**EXHIBIT**



Date: Oct. 28, 2014

NBS-13



1 point = 3.494.46 points

1 in = 291 ft



Henry P. Roybal  
Commissioner, District 1

Miguel M. Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

**DATE:** January 15, 2015

**TO:** County Development Review Committee

**FROM:** Jose E. Larrañaga, Development Review Team Leader *JE*

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

**FILE REF.:** CDRC CASE # ZA/S 10-5352 Rio Santa Fe Business Park

**ISSUE:**

Peña Blanca Partnership, Applicant, Jim Siebert, Agent, request a Master Plan Zoning Amendment to an existing Zoning approval and Preliminary and Final Plat and Development Plan approval to create four (4) commercial lots on a 34.44 ± acre parcel to be utilized as a Commercial/Industrial use. The Applicant also requests to allow a Cul-De-Sac (Dead End Road) to exceed 500 feet in length. The property is located at 54 Colony Drive, North West of N.M. 599, North of Paseo De River, within Section 10, Township 16 North, Range 8 East, (Commission District 2).

**Vicinity Map:**



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## SUMMARY:

On December 14, 2010, the Applicant was granted Master Plan Zoning approval to allow commercial/industrial uses on 31.44 acres by the Board of County Commissioners. The conditions of approval included: water shall be supplied by Santa Fe County via an extension of service from the existing Buckman Direct Diversion (BDD) transmission line; the Business Park wastewater system shall connect to the City of Santa Fe sewer system; the site would take access via the NM 599 Frontage Road.

The Applicant is requesting an amendment to the approved Master Plan to allow the use of individual onsite wells as a water source for the development as a substitute for County water. The Applicant states that the number of lots has decreased, from 20 lots to 4 lots, therefore an extension of the BDD waterline (approximately 2 miles) is impractical for the development. The Applicant also states that the water use will be limited to 0.25 acre feet per year per lot.

The Applicant also requests that the use of conventional septic systems, on individual lots, be allowed. The Applicant states that a request to the City of Santa Fe, for connection to the City sewer system, was pursued and the City verbally stated that connection to the City Sewer System from outside of the City limits would not be allowed.

Article III, § 4.4.1.a (Submittals) 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, § 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 sub-divider 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, § 5.2.6 (Amendments and Future Phase Approvals) states: "approval of the master plan is intended to demonstrate that the development concept is acceptable and that further approvals are likely unless the detailed development plans cannot meet the requirements of applicable law and County ordinances in effect at that time. Each phase of the development plan must be considered on its own merits. The Code Administrator may approve minor changes to the master plan. Any substantial change in land use or any increase in density or intensity of development in the approved master plan requires approval by the County Development Review Committee and the Board".

The Applicant is requesting Preliminary and Final Plat and Development Plan approval to create four (4) commercial lots on a 34.44 ± acre parcel to be utilized for Commercial/Industrial uses. The lots range from 6.36 acres to 9.245 acres. The lots will take access off of Rio Abajo Road via the NM 599 Frontage Road.

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Article V, § 5.3.5.a (Preliminary Plat Approval) states: “approval or conditional approval of a preliminary plat shall constitute approval of the proposed subdivision design and layout submitted on the preliminary plat, and shall be used as a guide to the preparation of the final plat”.

Article V, § 5.4.1.a (Final Plat Procedure) states: “Final plats shall be submitted for Type-I, Type-II, Type-III, except Type-III subdivisions that are subject to review under summary procedure as set forth in Subsection 5.5 of this Section, and Type-IV subdivisions. Following approval or conditional approval of a preliminary plat, and before the expiration of the plat, the subdivider may prepare a final plat in substantial conformity with the approved or conditionally approved preliminary plat. At the discretion of the Code Administrator, preliminary and final plats may be reviewed for approval simultaneously. Final plats for subdivisions proposed to be phased shall be submitted as indicated on the phasing schedule submitted with the master plan as specified in Section 5.2. The final plat shall comply with the New Mexico Subdivision Act and these regulations”.

Article V, § 7.2.1 (Final Development Plan) states: “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”.

The Applicant also requests that the CDRC allow a cul-de-sac (dead end road) to exceed 500 feet in length. The proposed dead end road is 685 feet in length and requires a cul-de-sac with a minimum driving surface radius of fifty (50) feet.

Article V, § 8.2.1d (Cul-de-sacs) states: “cul-de-sacs (dead end roads) shall not be longer than five hundred (500) feet. At the closed end there shall be a turnaround having a minimum driving surface radius of at least forty-two (42) feet for roads under 250 feet long and of at least fifty (50) feet for roads 250 feet and longer. A suitable alternative, such as a hammerhead turn around, may be acceptable if approved by the Code Administrator and the Fire Marshal. All turn around areas shall be designed to protect existing vegetation and steep terrain. There shall be a minimum right-of-way diameter at the closed end of one hundred (100) feet. In low density residential areas the length of cul-de-sacs may be adjusted by the County Development Review Committee with the changes consistent with public safety factors. For local roads designated as a lane or place and designed to a twenty foot (20') width, the turn-around area remains the same as specified above”.

A complete Application was submitted on August 8, 2014.

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