

**DRAFT**

**- subject to approval -**

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

**Santa Fe, New Mexico**

**September 17, 2015**

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

**II. & III.** Roll call preceded the Pledge of Allegiance and indicated the presence of a quorum as follows:

**Members Present:**

Frank Katz, Chair  
Phil Anaya  
Louie Gonzales  
Rena Gray  
Leroy Lopez

**Member(s) Excused:**

Susan Martin, Vice Chair  
Bette Booth

**Staff Present:**

Rachel Brown, Deputy County Attorney  
Wayne Dalton, Building & Services Supervisor  
Vicki Lucero, Building & Development Services Manager  
Vicente Archuleta, Development Review Team Leader  
Andrea Salazar, Assistant County Attorney  
John Michael Salazar, Development Review Specialist

**IV. APPROVAL OF AGENDA**

Ms. Lucero noted that the agenda was correct and that New Business item E, CDRC Case #Z/DP 15-5210, 28 Main Street Master Plan was tabled.

Upon motion by Member Anaya and second by Member Lopez, the agenda was unanimously approved as published.

V. **APPROVAL OF MINUTES: August 20, 2015**

Member Lopez moved approval and Member Gray seconded. The motion to approve the minutes passed by unanimous voice vote.

VI. **NEW BUSINESS**

- A. **CDRC CASE # V 15-5060 Homero Arras Variance: Homero Arras, Applicant, requests a variance of Article 3, Section 3.5 of Ordinance No. 2008-10 (Flood Damage and Stormwater Management) to allow an existing illegally constructed retaining wall, gazebo, and a chicken coup within a FEMA Special Flood Hazard Area on a 2.53 acre lot without submitting the required technical analysis. The property is located at 12 N. Paseo de Angel, within the Traditional Historic Community of La Cienega/La Cieneguilla, within Section 27, Township 16 North, Range 8 East (Commission District 3)**

Wayne Dalton, Building & Services Supervisor, presented the staff report as follows

“The Applicant requests a variance of Article III, Section 3.5 of Ordinance No. 2008-10, Flood Damage and Stormwater Management, to allow an illegally constructed 8’ retaining wall, 196 square foot gazebo, and 80 square foot chicken coup within a FEMA designated Special Flood Hazard Area.

“On January 12, 2015, the Applicant received a Notice of Violation and a stop work order for unpermitted development on the property as he was constructing the wall, gazebo, and chicken coup. After review of the property and the FEMA Special Flood Hazard Area, it was determined that the gazebo, retaining wall, and chicken coup were illegally constructed in a FEMA designated Special Flood Hazard Area.

“The property consists of 2.53 acres, and approximately 1/3 of the property is located within the FEMA designated Special Flood Hazard Area. There are other buildable areas for the proposed structures outside the FEMA designated Special Flood Hazard Area.

“The Applicant states that he constructed the block wall because people are entering his property through the drainage with motorized vehicles and horses and he incorporated a gazebo and chicken coup into the design.

“Article III, Section 3.5 of Ordinance No. 2008-10 states that: corrals, fences, and barns and other accessory structures are allowed provided that a detailed technical drainage analysis is performed by a certified licensed engineer, and the structure is not habitable, designed to have low flood damage, offer minimum resistance to flow of floodwaters, and anchored to prevent floatation. Placement of walls,

fences, and structures in the FEMA designated Special Flood Hazard Area will impede flows and may cause the base flood elevation to rise and cause upstream or downstream flooding.

“The Applicant states that he does not want to provide a detailed technical drainage analysis prepared by a certified licensed engineer as the cost would be too much. Therefore he is requesting a variance.

“A technical drainage analysis is required for any structure that is placed within the FEMA designated flood hazard area. The federal requirements state that the structures to be placed within these areas are to not allow a one-foot of rise in FEMA designated Special Flood Hazard Areas. Federal guidelines also state that variances for development shall not be allowed if there is a rise in the Base Flood Elevation.”

Mr. Dalton said staff recommends denial of a variance of Article III, Section 3.5 of Ordinance No. 2008-10 and removal of the structures within the FEMA designated Special Flood Hazard Area. If the decision of the CDRC is to recommend approval of the Applicant’s request, staff recommends imposition of the following conditions:

1. The Applicant must obtain a Development Permit from the Building and Development Services Department for the gazebo, wall, and chicken coup. (As per Article II, § 2)
2. The retaining wall must be approved and stamped and certified by a licensed Professional Engineer.

Chair Katz pointed out the large bluff appeared behind the wall and questioned whether the wall would increase flood damage. Ms. Lucero said in addition to flooding, it could cause erosion on the bluff side of the wall. She said it could displace some of the water and increase velocity causing damage downstream.

Duly sworn, Homero Arras, applicant, appeared with Alejandra Seluja translating for him. Ms. Seluja provided the following information from Mr. Arras’ testimony: He built the wall because people, horses and motorized vehicles were coming onto his property. The wall protected his chickens. He has 20 years in the construction industry and the wall he built has a solid foundation. The wall has provided him greater privacy and motorized vehicles are not invading his land. Since the wall is already built, he did not see the need for the engineer and he is not willing to take it down. He is here asking the CDRC if he can keep his wall.

Member Anaya asked the applicant whether he had photos of the footings, rebar, etc. Mr. Arras said he does not. He offered that he had receipts itemizing the materials he purchased. Mr. Arras said he does everything related to construction and identified that the backhoe was his for his private use.

In response to questions, Mr. Arras indicated through the interpreter that he recognized there was an arroyo but was unaware that it was considered a flood zone. He

was not made of aware of the FEMA situation when he purchased the property and the legal papers were all in English.

There was no one present in the public to speak on this issue and the public hearing was closed.

Member Anaya moved to support staff recommendation and deny the variance on CDRC Case V 15-5060. Member Lopez seconded. Initially, the motion tied and then passed by majority [3-2] vote with Chair Katz voting. Members Lopez, Anaya and Katz voted for the motion to deny and Member Gonzales and Gray voted against.

Staff confirmed that the applicant was made aware of the issues in Spanish. Ms. Lucero said there are two members of Land Use staff with strong Spanish language skills and the applicant had the opportunity to meet with those staff members several times

- B. CDRC CASE # Z/P&FDP 14-5200 Spotlight RV Park Master Plan/ Preliminary/Final Development Plan: Rick Anaya, Applicant, requests Master Plan, Preliminary and Final Development Plan approval under Large Scale Residential to allow an RV park consisting of 54 RV spaces, 20 horse stalls, public bathroom/shower facilities and an existing residence on 11.57 acres. The property is located at 16 Ella Dora Road, within Section 31, Township 10 North, Range 9 East (Commission District 3)**  
*[Exhibit 1: Utilities Revised Memorandum dated 9/15/15]*

John Michael Salazar, case manager, presented the staff report as follows:

“Large Scale Residential Uses are allowed anywhere in the County provided the requirements of the Code are met. The Applicant states that the proposed RV park will be designated as a transit park as opposed to a destination park. Transit parks typically have guests who stay no longer than three days, as a quick stop before their final destination. Each of the proposed 54 RV spaces are to be designed to provide access to water, power and sewage for RV owners along with a barbecue grill and a picnic table. Each space will be constructed using base course material and each space will be landscaped with one evergreen tree.

“The Applicant is proposing to develop the proposed RV park in three phases. The first phase will consist of design and building the water, fire protection sewage system with the appropriate connections for water and sewer for 21 RV spaces on the western end of the development. The existing residence will be converted into living quarters with an attached office for the park manager. The bathroom and laundry facilities along with four horse corals and four tack sheds would be constructed in this first phase as well. The Applicant is estimating this phase to be completed within 12 months from permit issuance.

“Phase two will consist of building 18 more RV spaces with water and power connections along with 4 more horse corrals and 4 tack sheds. This phase is estimated to be completed within 12 months as well. Phase three will consist of the construction of the final 15 RV spaces with water and power connections along with construction of the remaining horse stalls and tack sheds. This phase is estimated to be constructed within 12 months with a total estimated time of three years to complete the entire development.”

Mr. Salazar stated that staff reviewed this application and has found the following facts support Staff’s inability to fully recommend approval of the Application to the County Development Review Committee: the submittal meets all requirements for Article V, § 5, Master Plan Procedures; however, the submittal does not meet the requirements of Article V, § 7, Development Plan Requirements, as the Application lacks an accurate water budget, proof of water availability, Environment Department approval for a discharge permit, the design of a community liquid waste system, the design of a community water system, drainage, grading and erosion control plans, cut sheets detailing the proposed lighting, and signs exceeding the amount allowed by Code.

Staff at this time cannot recommend approval for Preliminary and Final Development Plan, stated Mr. Salazar. He said staff can support the master plan and he requested two motions from the CDRC, one regarding the master plan and the second regarding the preliminary and final development plan.

He indicated that staff recommends Master Plan approval with the following conditions:

1. The Applicant shall address all redline comments prior to recordation of the Master Plan.
2. The Applicant shall submit an approved access permit from NMDOT prior to recordation of the Master Plan.

Mr. Salazar stated that staff recommends denial of the Preliminary and Final Development Plan; however, should the CDRC grant approval for Preliminary and Final Development Plan, Staff recommends the imposition of 12 conditions.

Mr. Salazar confirmed that the applicant will utilize an onsite well to the project. A request for the transfer of water rights has not occurred and there is no opinion from the OSE as they have not received any materials. He referred to the County Utilities’ memo.

Ms. Lucero said the applicant will be required to establish a community water system for the development.

Duly sworn, Mark Lopez, 5 Jay’s Lane, Santa Fe, agent for applicant Rick Anaya and stood for questions. Chair Katz noted that staff recommends against approval of the preliminary and final plan until water-related issues are resolved. Mr. Lopez said the applicant was aware of that recommendation.

Duly sworn, Sandra and Emilio Olivias, appeared in opposition of the request. Ms. Olivias said she lives 300 yards east of the proposed site. The area is residential and

they have lived there over 20 years. She expressed concern about the water table and noted there was livestock in the area.

Ms. Olivias said 54 RV spaces and 20 horse stalls on 11 acres was dense. There is a building on the property and this would threaten the rural characteristic of the area.

Mr. Olivias noted that the applicant has already subdivided the property and that began in 2012. He pointed out 54 trailers with two persons per trailer and the potential for 20 horses caused great concern for them.

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

Chair Katz reminded the CDRC that staff has requested two motions: one dealing with the master plan and the second, the preliminary and final plat.

Member Anaya noted that the applicant states within the application that he will be purchasing water from Sam King. The Kings have a tremendous amount of water rights within the Estancia Valley, stated Member Anaya.

Chair Katz appreciated the potential for the water rights; however, the actual purchase of rights has not occurred. He further noted that according to the test results of the onsite well, it cannot produce adequate water for the development.

Member Lopez said he too would be more comfortable moving forward with this application if the water rights were purchased.

Member Gonzales moved to deny the entire application – preliminary and final development plan. Member Gray seconded. The motion passed by unanimous voice vote.

Recognizing staff requested two motions, Chair Katz requested separate action regarding the master plan zoning.

Member Gonzales moved to deny the master plan zoning. Member Lopez seconded. The motion passed by majority [3-1] with Member Gray voting against.

- C. **CDRC CASE # Z/V/S 10-5363 St. Francis South Master Plan Amendment and Variance.** Vegas Verdes, LLC, Applicant, JenkinsGavin Design and Development Inc., Agents, request a Master Plan Amendment to establish the maximum allowable residential density of 250 dwelling units and 760,000 square feet of non-residential development on 68.94. In order to obtain the density requested the Applicants are requesting a variance of Article III, Section 10 (Lot Size/Density Requirements) of the Santa Fe County Land Development Code, Ordinance No. 1996-10 (Code). The property is located on Rabbit Road, via St. Francis Drive, within Section 11, Township 16 North, Range 9 East (Commission District 4) [*Exhibit 2: Letter from Whaley & MacGregor opposing the request; Exhibit 3: Developer provided map of the site, master plan map, lot typical information, and SGMP designation*]

Vicente Archuleta, Development Review Team Leader, presented the staff report as follows:

“On September 16, 2010, the County Development Review Committee recommended approval of a request for Master Plan Zoning for a mixed-use subdivision consisting of 22 lots on 68.94 acres, more or less, with approximately 760,000 square feet of structures at full build-out. On December 14, 2010, the Board of County Commissioners approved the Master Plan Zoning for the mixed-use subdivision consisting of 22 lots on 68.94. On January 14, 2014, the BCC approved a request for Master Plat Authorization to proceed with the creation of up to 22 mixed-use lots on 69 acres. On April 17, 2014, the CDRC recommended Preliminary Plat and Development Plan approval for Phase 1 of the St. Francis South mixed-use subdivision which consists of 5 lots on 68.94 acres. On June 10, 2014, the BCC met and approved the Preliminary Plat and Development Plan for Phase 1 of the St. Francis South mixed-use subdivision which consists of 5 lots on 68.94 acres.

“When the Master Plan was approved, the approval was for a Large Scale Mixed-Use development which permitted uses including senior housing, live/work and multi-family uses, however, the allowable residential density was not identified.

“The Applicants are now requesting an amendment to the Master Plan to establish the maximum allowable residential density of 250 dwelling units for multi-family use in addition to the 760,000 square feet of non-residential development on 68.94 acres.

“The subject property is in the Basin Hydrologic Zone which allows one dwelling unit per 10 acres without water restrictions or one dwelling unit per 2.5 acres with .25 acre-feet per year water restriction. In order to accommodate the proposed density for the project, a variance of Article III, Section 10 of the Land Development Code is requested.

“The Applicant states: ‘The multi-family uses permitted by the St. Francis South Master Plan and Large Scale Residential code provisions cannot be feasibly developed at the single family density. Therefore, we are requesting the Master Plan Amendment and a variance to allow a maximum density of 18 dwelling units per acre.’” The Applicant also states; “The Sustainable Growth Management Plan policies indicate that development should comply with the principles for sustainable development and should provide for rational development patterns and adequate public facilities and services at adopted levels of service. The SGMP defines the purpose/intent and General Character of Future Land Use Categories. The Mixed-Use designation is defined as a combination of residential and commercial areas and higher density development. It further defines the mixed-use district “to include multi-family residential, live work, and artistic opportunities that may require light industrial capabilities. The Mixed-Use Zoning



District in the proposed SLDC allows a maximum density of 20 residential units per acre if at least 10 percent of the development is commercial.

“Staff response: The subject property is not designated as a Mixed-Use Zoning District, but is designated as a Planned Development District (PDD) on the proposed Zoning Map. A designation as a PDD allows the property to be developed in accordance with the approved Master Plan. The SLDC is not yet in effect. The allowable density in a Mixed-Use and Planned Development District are being analyzed as part of the proposed changes to the SLDC that will be presented to the BCC in the upcoming months.”

Mr. Archuleta said Growth Management staff has reviewed this Application for compliance with pertinent Code requirements and finds the project is not in compliance with County criteria for the Master Plan Amendment and Variance under the current Land Development Code. Therefore, Staff recommends denial of the Applicant’s request for a Master Plan Amendment and Variance of Article III, Section 10 of the Land Development Code to allow 250 dwelling units for multi-family use in addition to the 760,000 square feet of non-residential development on 68.94 acres.

If the decision of the CDRC is to recommend approval, staff recommends the following conditions be imposed.

1. The Applicant shall comply with all review agency comments and conditions, Article V, Section 7.1.3.c.
  - Applicant shall comply with all NMDOT regulatory requirements for this project (per SFC Public Works).
  - Traffic Impact Analysis will be required with future Phases II, III, and IV to insure that off-site improvements are addressed for the development (per SFC Public Works).
  - Speed change lanes and tapers re required as per original Traffic Impact Analysis (per SFC Public Works).
  - It is Staff’s opinion that future Traffic Impact Analysis address St. Francis Drive/Old Galisteo Road concerns regarding the feasibility of a signal light or roundabout (per SFC Public Works).
  - Actual water usage shall be recorded on a monthly basis via metering and reported annually (per SFC Utilities).
  - The Applicant must enter into a Water Service/ Line Extension Agreement with SFC before final plat approval. The Agreement will specify requirements, such as construction standards, metering requirements, design approval process, infrastructure inspections and dedications, and payment schedules. The Applicant is responsible for the design and construction of this project in its entirety and pays for all costs associated with the water system (per SFC Utilities).
  - The Applicant must obtain a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order to supply the proposed 62.81 acre-foot/year demand. St. Francis South shall provide SFCU with a copy of this letter, and agree to construct and dedicate all infrastructure needs

- identified by the City's water utility hydraulic modeling (per SFC Utilities).
- The Board of County Commissioners (BCC) must approve the New Water Deliveries (or the equivalent) for St. Francis South, as required by Resolution No. 2006-57, "Adopting a Santa Fe County Water Resource Department Line Extension and Water Service Policy" (as per SFC Utilities).
  - The BCC must approve the project's proposed water budget of 62.81 acre-feet/year, which is in excess of the maximum of 35 acre-feet/year identified in Resolution No. 2006-57, Section IX.C. It is the applicant's responsibility to justify the "extraordinary circumstances" that merit an exception to the water allocation limit (per SFC Utilities).
  - The Applicant shall develop the water budget and construct the project premised on the SF County Conservation Ordinance No. 2002-13, which enumerates required water conservation measures. If requested the Applicant will provide SFCU with additional data and calculations upon which the water budget was established. SFCU may adjust the Applicant's water budget as appropriate.
  - The Applicant must compensate SFCU for the market value of the quantity of water rights and supply assigned to St. Francis South per Resolution No. 2006-57, Article X and IV.A.3 of Attachment A. SFCU currently values water rights at \$11,000 per acre-foot (per SFC Utilities).
  - The Applicant shall meet all other conditions in Resolution No. 2006-57, Resolution No. 2012-88 and all other SFCU water-related ordinances and resolutions (per SFC Utilities).
  - The Applicant must provide adequate public facility requirements to include connection to water and sewer (per SFC Planning).
  - An updated Traffic Impact Analysis must be submitted with the future Phases (per NMDOT).
2. The Applicant must apply for an access permit from NMDOT prior to construction.
  3. Compliance with conditions of the Original Master Plan.
  4. A residential component shall be required at Phase 2 of the development.

Chair Katz asked how this case would be treated under the new code. Ms. Lucero said the new code designates the subject area as planned development district and density allowances are not finalized in that area.

Without that portion of the new code finalized, Chair Katz noted it appeared inappropriate to approve this by variance. Ms. Lucero pointed out that staff recommends denial of the variance request.

Duly sworn, Jennifer Jenkins with JenkinsGavin Design & Development, appeared on behalf of applicants, David Gurule and Ernie Romero, requesting a master plan amendment and variance. She introduced her associate Hillary Wells and Mike Gomez, project civil engineer. This project was approved in 2010 as a large-scale mixed-use project meaning, according to Ms. Jenkins, that they are mandated to include a

residential component. The master plan permits multi-family types of projects which could include apartments, senior housing, and live-work housing. She said it was an oversight in 2010 that today's request was not presented at that time. Staff notified the planner of this oversight when they appeared for Phase 1 preliminary plat approval. The current code has provisions for multi-family development; however, the appropriate corresponding density is missing.

Ms. Jenkins emphasized that the developer wants to "bring all the economic development that comes with this project" as set out in the master plan but that cannot be accomplished unless the two items before the CDRC are addressed. This should have been handled in 2010, stated Ms. Jenkins, but they were unaware of the need at that time.

Ms. Jenkins noted that "this exact variance was approved by this body for the senior campus at Caja del Rio." The request before the CDRC is consistent with the Sustainable Growth Management Plan which calls out multi-family density at 20 dwelling units per acre.

Addressing Chair Katz's concern regarding the new code, Ms. Jenkins said in 2009 the County asked the applicant to wait until the new code was adopted. She said they have "really reputable projects and developers that are really dying to spend money in Santa Fe County...they really want to invest in Santa Fe County." Approving the requests before the CDRC today will ensure that can happen.

Ms. Jenkins stated in response to Chair Katz's comment that they could include residential without the variance that, the permissible density is one dwelling unit on 2.5 acres. She said it was not feasible and that there "was not a multi-family developer on the planet who could afford to do that – the land cost would be outrageous."

Those wishing to speak were sworn as a group.

Don DeVito, Santa Fe, confirmed he was under oath and urged the CDRC to deny the variance. When St. Francis South was approved it was understood it was mixed use with a residential component. The issue is density, stated Mr. DeVito. This development is surrounded by built-out 2.5 acre lots. The density proposed is too great.

Under oath, Peggy Fino, an officer and committee member of the Campo Conejos Subdivision Board, said she opposes the request as do the members of the HOA. The project is far too dense. The homes in the area are on 2.5 up to 7-acre lots. The traffic is another concern.

Having been sworn, John MacIntyre, 21 Camino Mariquita, a resident off of Rabbit Road within Campo Conejos questioned whether the applicant provided sufficient notification to residents. He said the association did not receive appropriate notice and therefore could not provide a formal response.

Peggy Williams, under oath, 114 Old Galisteo Way, commented on the incredible amount of traffic along Rabbit Road between the Community College and St. Francis Drive. With the applicant's proposed density adding 250 dwelling with two cars each,

that adds 500 additional cars along Rabbit Road. Ms. Williams said the issue of water availability has not been dealt with and it is just too dense.

Duly sworn, Tom Wood, 40 Calle Cantando, said he has been living in the area of the application for over 30 years and the traffic volumes are unacceptable; now adding 250 units will increase that unacceptability further. Traffic control is difficult; stop signs and/or signals will merely back up traffic onto the frontage road. "It'll be a nightmare." Safety of lives is an issue. The proposed density is too high and he noted that most people live out there for the rural experience.

Under oath, Glory Brenner, 196 Rabbit Road, said her home is directly across from the building site. Ms. Brenner said motor vehicles crash through the fencing at her property a few times a year. The orange barrels were erected in response to her concerns. She said she opposes the urbanization of the existing rural life in the area. She agreed with the previous comments regarding traffic and density.

Ms. Brenner said she was speaking on behalf of Kathy O'Day who vehemently opposes this request.

The applicant was invited to respond to the residents' comments. Ms. Jenkins said the project will be served by the Santa Fe County water system. The property received approval as a large-scale mixed-use because of its uniqueness in that it is bordered by an interstate, a major and a minor arterial. The developer worked closely with staff, the CDRC and BCC to come up with this plan appropriate for this parcel. Ms. Jenkins said they have been particularly transparent throughout the planning process that potentially an apartment-type development would occur.

In regard to traffic, Ms. Jenkins they will continue to update their traffic analysis as they move through the development as well as work with DOT and Santa Fe County Public Works. Ms. Jenkins said the developer is making significant improvements to Rabbit Road along the frontage. At the western-most access point there will be a signal or a roundabout. She identified the accesses and exits into the project.

This concluded the public hearing.

Member Gonzales commented on the complications for the applicant and public to be dealing with the old code and the new code simultaneously.

Member Gonzales moved to approve the variance and master plan amendment for CDRC Case #Z/V/S 10-5363 subject to staff conditions. His motion was seconded by Member Anaya. The motion passed without opposition.

- D. CDRC CASE # APP 15-5190 Puesta del Sol Owners Association Appeal. Puesta del Sol Property Owners Association, Appellants, Chris Graeser, Agent, (Graeser and McQueen LLC.) request an appeal of the Land Use Administrator’s decision to approve a Summary Review Subdivision (Case #14-3080 Two Bens LLC) of 11.32 acres into four lots, one lot consisting of 2.78 acres, one lot consisting of 2.66 acres, one lot consisting of 2.91 acres, and one lot consisting of 2.97 acres. The subject property is located at 17 Camino Terra Bella, within Section 30, Township 17 North, Range 9 East, (Commission District 2)**  
*[Exhibit 4: Letters (43) in opposition to the Land Use Administrator’s decision to approve a summary review subdivision; Exhibit 5: Preliminary survey of the 4-lot subdivision; Exhibit 6: Photos depicting the width of Camino Peralta, Terra Bella, Camino Espejo, Engrada, and Las Trampas]*

Chair Katz recused himself from this case and excused himself from the remainder of the meeting. Member Gonzales assumed the duties of Chairman.

Mr. Dalton presented staff’s report as follows:

“The Appellants state they are very concerned about the access to the proposed Summary Review Subdivision. The community has done extensive planning efforts focused on new development access via Los Sueños Trail/Hager Road. The 1999 Arterial Roads Task Force final report recommended construction of Los Sueños Trail.

“ The Appellants further state; ‘the residents rightly view these detailed and intentional planning prescriptive as a commitment by the County that the new development will be required to use appropriate access, not to increase significant new traffic onto their internal, already inadequate community roads which narrow to thirteen feet wide at points.’

“Staff Response: Los Sueños Trail/Hager Road has not been constructed and there is no timeframe when Los Sueños Trail/Hager Road build-out will occur. Hager Road was developer driven. Suerte del Sur’s Master Plan has expired and is no longer in place. Camino Peralta (which is the proposed access) is a County owned and maintained road, is 18 feet in width, and is the only access road that services the proposed lots.

“The Appellants state Article III, Section 2.4.2b3 requires that all lots created under this section shall be provided with adequate access for ingress and egress, utility service, fire protection, and emergency services weather by a road meeting County requirements constructed within an easement and utility easement or by direct access to a public right-of-way. All on- and off-site roads shall meet the design standards for local roads as set forth in Appendix 5.B.3 which requires a 24-foot driving surface with 6 inches of compacted subgrade and 6 inches of

crushed gravel base course. Camino Peralta is an existing 18 foot road with no shoulders or center stripe. Although the road narrows at points, the majority of the road is 18 feet with a chip seal driving surface and posted 25 MPH Speed Limit and is owned and maintained by Santa Fe County.

“The Appellants state restrictive covenants exist on the subject property that require all tracts and lots shall use Hager Road as the primary access for purposes of ingress, egress, and utility placement. These covenants were created to insure proper access would be created for the subdivision.

“Staff Response: Private restrictive covenants are not enforced by Santa Fe County. The provisions of the covenants are not part of the County’s review and approval of any Application. Although the covenants designate Hager Road as the primary access to the properties, they do not prohibit additional points of access and Hager Road is not constructed.”

Mr. Dalton said staff recommends that the CDRC uphold the Land Use Administrator’s decision to approve the Application and deny the requested appeal.

Those wishing to speak regarding this case were placed under oath.

Matthew McQueen, counsel for the appellants, Puesta del Sol Property Owners Association, Inc. (PDS) stated the subject property is within a relatively rural area that has been subject to gradual creeping serial subdivisions. The intent of area community at-large has always been that Hager Road/Los Sueños Trail should be built. This is reflected in the Extraterritorial Area Arterial Road Plan, the Tres Arroyos del Poniente Community Plan, restrictive covenants and numerous other plans and correspondence. It was his understanding a construction agreement existed and there is \$700,000 in escrow for the purpose of constructing Hager Road.

Mr. McQueen assured the CDRC that they were not asking for enforcement of private covenants which were provided to illustrate an accommodation made for the benefit of the community by the Archdiocese, but were instead requesting that the CDRC enforce the Land Use Code.

Referring to the staff report, Mr. McQueen said County staff cites the code in the requirement for a 24-foot driving surface. Camino Peralta is 18 feet wide and narrows to 13 feet in one spot.

Mr. McQueen noted that if the appeal is granted, the applicant can build a house on the 11-acre lot which would be consistent with surrounding land use. Without being able to meet the Land Use Code the Applicant lacks a legal right to divide the property. If the applicant waits until Hager Road is built the lot division would be appropriate.

Mr. Dalton said the SLDC designates the subject area as Residential Estate which is a 2.5-acre minimum.

Mr. McQueen pointed out that the Puesta del Sol Property Owners Association does not oppose the subdivision. What they oppose is accessing the subdivision via

Camino Peralta. If this subdivision is permitted there are other 10 and 20 acre tracts that will follow.

Responding to Member Gonzales' question regarding the escrowed monies, Mr. McQueen said he understood \$700,000 was not sufficient to build out the entire road. He understood the escrow funds were subject to a private construction agreement.

Susan McMurray, under oath, president of PDS property owners association, said the association completely understands the County does not enforce covenants. However, the County is charged with abiding by the standards set forth in numerous County ordinances, many of which the residents of PDS, Agua Fria, Pinon Hills have worked on. The purpose of those standards is to ensure the residents of the area will have safe, adequate and sufficient infrastructure including roads, trails, biking and riding paths to maintain the rural character of the neighborhood.

Ms. McMurray said PDS is extremely concerned that a precedent will be set in allowing 2 Bens to have unrestricted access to Camino Peralta. Counsel for 2 Bens has said that this four-lot subdivision is unable to make a financial commitment to the Las Sueños Trail. However, 2 Bens is part of four 10-acre development formerly known as Tierra Bella. She said the four lots will soon be eight, then 16.

Ms. McMurray said the small serial-type subdivision builders will assert unrestricted access to Camino Peralta because the County has granted access to 2 Bens.

Ms. Murray asked that at the very least the County place restrictions on accessing Camino Peralta and work to ensure that the land adjacent to and affecting Puesta del Sol and Pinon Hills work in concert to assure the building of Las Sueños Trail as soon as possible.

Duly sworn, Dave Munger, 69 Camino Peralta, expressed concern about the road development commitments made by the County over the last 20 years. In the past the County has shown a commitment to public safety and lifestyle. He said the alignment of the Las Sueños Trail was critical to managing impact on the surrounding neighborhoods. The alignment has been platted and appears on County plans. The BCC-approved TAP plan clearly states a principal objective is to have a thoughtfully placed and constructed road and trail system. He cautioned against piecemeal serial subdivision driven road development.

Duly sworn, Ann Noble, Calle Verada in Puesta del Sol, distributed photos of the roads [*Exhibit 6*] and noted that Hager Road has been platted on County maps. She talked about walking her dogs in the area and serving on the PDS board for 14 years. Nine years ago when the Archdiocese began splitting and selling their property into ten 40-acre lots the PDS worked with them and prospective buyers regarding Hager Road. At the time, the County said they had every intent to build the road. Later the property was further split via administrative approval into four 10-acre lots which are now being sold into four separate LLCs divided down to 2.5 acre lots.

Ms. Noble said the LLCs have no intention of building out the Hager Road to access their serial subdivision. Instead, they are requesting County approval to access through Camino Peralta a road that narrows to 13 feet. She said this is far below the

County standards and should not be permitted. The line of sight from the proposed driveways is also dangerous.

As a point of information, Ms. Noble said the cost to build out Hager Road is \$1.5 million.

Allowing this subdivision to use access through alternate established subdivisions rather than requiring the planned road be built puts extreme pressure on the residents' quality of life and the roads.

Ms. Noble said the County is sending the message that if "you follow the County planning process you will be penalized. But if you circumvent the County ordinances and planning processes you will be rewarded."

Duly sworn, Elizabeth Cook-Romero, 35 Calle el Gancho in PDS said she and 30 other area residents met with Commissioner Chavez and he appeared relieved that the residents were not opposing the land division. However, the access being piggybacked through existing subdivisions was the protest. Commissioner Chavez made it very clear that subdivision would not be approved without bringing in infrastructure. She said two messages were coming through, from Land Use and the elected Commissioner. This is the first wave of cars coming through Puesta del Sol, stated Ms. Cook-Romero.

Daniel Edgerton, 4 Calle Verada, said these subdivisions (2 Bens) are directly across from his home. He stated he was not opposing subdivision but the access is of great concern. The road has a great deal of vegetation on the road side, limited visibility, narrowing in width and no curbs or shoulders. Adding traffic will be detrimental.

Mr. Edgerton said he had understood the issue of the road was settled with the construction plans for Los Sueños Trail/Hager Road.

The applicant was invited to speak.

Jennifer Jenkins, previously sworn, was present for the land developments who she identified as the original applicants for the 2 Bens four-lot subdivision. Ms. Jenkins said the subdivision has access to a County public road. It is not a private road. The application was done lawfully and all the rules and requirements were met. The developer, she said, has invested significantly in developing the plans. The plans were approved by the County's Land Use, Public Works and Fire departments.

Ms. Jenkins recognized that Hager Road/Los Sueños Trail appears on all the aforementioned plans and she imagined it would someday be built. She said Hager Road was intended to serve Suerte del Sur a 300-home subdivision with a now expired master plan.

Ms. Jenkins said holding a four-lot subdivision hostage to building out Hager Road is neither realistic nor appropriate. She said the developer understands their obligation to connect to Hager Road when it is built out. She referred to a subdivision plat [*Exhibit 5*] showing an easement through the subdivision to accommodate the further connection to Hager Road.

Ms. Jenkins asked the CDRC to deny the appeal and uphold the Land Use Administrator's decision.



Duly sworn, 2 Ben LLC partner, Ben Mossa of Derby, Vermont, stated he lived in Santa Fe for 30 years, moved back to Vermont to care for elderly parents and is now ready to move come back to Santa Fe. He said the subdivision is part of their plan in moving back to Santa Fe and requested the CDRC's approval of the subdivision.

Mr. McQueen was invited back to the podium. He offered that it is correct the subdivision will access a public road; however, the road does not meet the County standard of a 24-foot roadway surface. If anyone is being held "hostage" it is the existing neighborhood, he stated.

Mr. McQueen cited local author Bill Du Buys' phrase "consequences collect" as what will occur as additional four lot subdivisions are approved and this existing quiet neighborhood will "die a death of 1,000 cuts."

Mr. McQueen urged the CDRC to enforce the Land Use Code and live up to the commitments that have been made by Santa Fe County.

The public hearing was closed.

Member Anaya moved to uphold the decision of the Land Use Administrator, thus denying the appeal. Mr. Lopez seconded and the motion passed by unanimous [4-0] voice vote.

E. CDRC Case #Z/PD 15-5210 28 Main Street – TABLED

F. **PETITIONS FROM THE FLOOR**

None were offered.

G. **COMMUNICATIONS FROM THE COMMITTEE**

Member Anaya thanked staff for their work.

H. **COMMUNICATIONS FROM THE ATTORNEY**

None were presented.

I. **MATTERS FROM LAND USE STAFF**

An update on the disposition of CDRC cases by the BCC was distributed.

J. **NEXT MEETING**

The next meeting was scheduled for October 15, 2015.

**K. ADJOURNMENT**

Having completed the agenda, this meeting was declared adjourned at approximately 6:05 p.m.

Approved by:

\_\_\_\_\_  
Frank Katz, CDRC Chair

ATTEST TO:

COUNTY CLERK

Before me, this \_\_\_\_ day of \_\_\_\_\_, 2015.

My Commission Expires:

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

Submitted by:

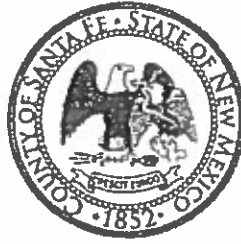
  
Karen Farrell, Wordswork



Henry P. Roybal  
Commissioner, District 1

Miguel M. Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Elizabeth Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

**MEMORANDUM**

**TO:** Jose Larranaga, Development Review Team Leader  
**FROM:** Jerry Schoeppner, SFC Utilities *JS*  
**THROUGH:** Claudia I. Borchert, Utilities Director *CB*  
**SUBJECT:** Master Plan Zoning, Preliminary and Final Development Plan, for the Spotlight RV Park  
**DATE:** 9/15/2015

---

This revised memorandum provides review of the water supply plan portion of the Master Plan, Preliminary and Final Development Plan for Spotlight RV Park (Spotlight). The proposed project is located at 16 Ella Dora Road, 3 miles north of I-40, adjacent to State Road 41 and approximately 7 miles south of Stanley in Township 10N, Range 9E, Section 31, falls under large scale residential development, and lies within the Basin Hydrologic Zone.

The applicant proposes to develop an RV Park consisting of 54 RV spaces, 20 horse stalls, and public bathroom and shower facilities on 11.57 acres. Water and electrical service is proposed to be provided at each RV space and an existing home located on the premises is proposed to be used as living quarters and an office for the RV Park.

Pursuant to the Santa Fe County Land Development Code (Code), Article VII, Section 6 (Water Supply), an applicant must provide a water supply plan and pursuant to Table 7.4, Spotlight RV Park is also required to submit a water availability assessment in accordance with Section 6.4.1d.

Pursuant to the Santa Fe County Land Development Code (Code), Article VII, Section 6 (Water Supply) and Article V, Section 5.2 (Master Plan Procedures), as amended by Ordinance 2005-2, an applicant is required to submit a preliminary water supply plan and liquid waste disposal plan which identifies the source of water, water budget by phase, total demand at full build out, and a water conservation plan. Pursuant to Article VII, Section 6, Table 7.4, Spotlight is also required to submit a water availability assessment in accordance with Section 6.4.2.

Article VII, Section 6 – Water Supply Plan Requirements

Article VII, Section 6.2 entitled General Requirements and Submittals for a Water Supply Plan sets forth requirements based on the type and size of the development. Table 7.4, entitled Required Code Sections for Water Supply, requires Spotlight to be served by a community water system (as referenced in Article V Section 9 Table 5.1). The Code requires the applicant to submit a water supply plan which consists of submittals compliant with the following:

1. Article VII, Section 6.2.2 - Required Water Right Permits
2. Article VII, Section 6.3 Community Water Systems
3. Article VII, Section 6.4.1 - Water Availability Assessments
4. Article VII, Section 6.5 - Water Quality
5. Article VII, Section 6.6 - Water Conservation
6. Article VII, Section 6.7 - Fire Protection

Article VII, Section 6.2.2 - Required Water Right Permits

This article requires all subdivisions containing 20 or more parcels, any one of which is 2 acres or less in size, to provide proof that the person providing water has a valid water right permit issued by the State Engineer in sufficient quantity to meet the maximum annual water requirements of the proposed subdivision.

*The development is proposed to be serviced by an existing domestic well (E-09183) which will be the source for the community water system. The applicant submitted and the Office of the State Engineer has approved a change of purpose of use from domestic to drinking and sanitary use. However, the existing well does not have sufficient water rights (0.5 acre-foot per year) to support the revised proposed water budget (2.98 acre-feet per year) for the development. The applicant is in the process of purchasing 5 acre-feet of water rights located in the Estancia Basin and transferring them to the existing well, prior to the RV Park operating.*

**The applicant has not met this requirement. Please have the applicant submit documentation that sufficient water rights in the existing well exist.**

Article VII, Section 6.3 - Community Water Systems

A community water system is required for Spotlight based on the number and size of lots as indicated in Article V, Section 9.3, Table 5.1 of the Code.

*A community water system is proposed to service the development and the applicant has contacted the New Mexico Environment Department's Drinking Water Bureau to initiate the process.*

**The applicant has not met this requirement. The applicant is proposing to develop a community water system. However, specific items listed in Article VII, Section 6.3 must be addressed by the applicant for Preliminary and Final Development Plan approval.**

Article VII, Section 6.4 - Water Availability Assessments

For developments where the source of supply will be a new community well and community water system permitted pursuant to Section 72-12-3 NMSA 1978, the applicant shall submit a

geohydrologic report that demonstrates a one hundred (100) year supply, drill sufficient exploratory wells to adequately characterize the aquifer, calculate a 100 year schedule of effects on the development's wells(s) which may result from existing demands and from the increase of groundwater withdrawals for the project, calculate the lowest practical pumping water level in the proposed project, and submit an estimate of water availability for the development. The geohydrologic report and other information shall be in accordance with Section 6.4.2, or a reconnaissance water availability assessment in accordance with Section 6.4.6 if applicable, one of which shall adequately characterize the aquifer.

6.4.2a - Geohydrologic Report Demonstrating a 100 Year Supply

*The applicant states that a complete geohydrologic report submittal is pending.*

**The applicant has not met this requirement. Please have the applicant submit a complete geohydrologic report which is in conformance with the Code and includes a demonstration of a 100 year water supply.**

6.4.2b – Drill Sufficient Exploratory Wells to Adequately Characterize the Aquifer

Based on the size of the development, Spotlight is required to install one exploratory well within the development.

*The applicant is using the existing well E-09183 within the proposed development and conducted a pump test to characterize the aquifer proposed as the source of water for the development. However, the results of the pump test have not been submitted for review.*

**The applicant has not met this requirement. Please have the applicant submit a geohydrologic report which is in conformance with the Code and includes characterization of the aquifer proposed to serve the development.**

6.4.2c – Calculated 100 Year Schedule of Effects (Amended by Ordinance 2005-2)

*Calculations of 100 year drawdown have not been submitted.*

**The applicant has not met this requirement. Please have the applicant submit a geohydrologic report which is in conformance with the Code and includes the calculated 100 year schedule of effects.**

6.4.2d – Calculate the Lowest Practical Pumping Level

This section of the Code requires an additional 20% reduction of the total available water column calculated in Section 6.4.2c.

*The 100 year schedule of effects has not been submitted as described above; therefore, it cannot be determined if this reduction will impact the proposed production rate of this well.*

**The applicant has not met this requirement. Please have the applicant submit a geohydrologic report which is in conformance with the Code and includes the lowest practical pumping level.**

**6.4.2e – Contents of Geohydrologic Report**

**The applicant has not met this requirement (see above).**

**6.4.2f – Estimate of Water Availability/Density Calculation pursuant to Article III Section 10.2.**

**The applicant has not met this requirement (see above).**

**Section 6.5 - Water Quality**

This section requires the applicant to submit a water quality documentation package demonstrating compliance with the Code and the New Mexico Subdivision Act.

*No water quality information was submitted for review. However, the applicant has contacted New Mexico Environment Department's Drinking Water Bureau and applied to become a public water system. Public water systems are required to meet all drinking water standards set forth by the Environmental Protection Agency.*

**Please have the applicant provide documentation that the water supply system proposed to serve the RV Park has been listed as a public water system by the New Mexico Environment Department's Drinking Water Bureau.**

**Section 6.6 - Water Conservation**

This section requires the applicant to submit a water conservation report which contains a water budget for the proposed development at full build out and a list of conservation measures to restrict water use to specified levels.

*A revised water budget for full build out of the development was submitted for review. However, additional information is required in order to fully evaluate the water budget.*

- *Please have the applicant provide a reference for a 4.8 minute shower.*
- *Please have the applicant provide information on how summer and winter seasons were split; 90 days for summer and 275 days for winter. Based on the location of the RV Park, 120 days of summer and 245 days of winter appear to be more reasonable and one month less than the proposed growing season in the landscape plan.*
- *Please have the applicant provide a reference for the number of occupants per RV.*
- *Please have the applicant provide a reference for 18 gallons of water per load for the laundry facility and specify if high efficiency washers will be used.*

- *The water budget included the existing house which is proposed to be used as living quarters and as an office for the RV Park. However, the applicant based water use on 46 gallons per day per person for 2 people. The most recent (2014) gallon per day per capita for Santa Fe County is 58.79. Please have the applicant provide a reference/justification for 46 gallons per day per person.*

**Based on this submittal, the applicant has not met the requirements of this Section. Please have the applicant submit additional information outlined above.**

**Article VII, Section 6.7 - Fire Protection**

This section requires the applicant to provide a fire protection plan in compliance with the Code.

*This section will be addressed by the County Fire Department.*

The submittal is adequate for Master Plan approval but additional information is required for Preliminary and Final Development Plan approval. If you have any questions, please feel free to call me at 992-9871 or email at [gerards@santafecountynm.gov](mailto:gerards@santafecountynm.gov)



Sept 15, 2015

To: County Land Use Administrator

From:

Jo Whaley & Greg Mac Gregor  
4 Calle Cascabela  
Santa Fe, NM 87508

RE: CDRC Case # S/V 10-5363

We object to granting a Variance of Article III, Section 10 (Lot Size Requirements) to Vegas Verdes LLC for the development of the northwest corner of Rabbit Road and St Francis Drive.

The density proposed (250 dwellings on 68.9 acres) is not in keeping with the character of the area and the density on existing properties. The existing Land Development codes are established for a reason. We urge that they be honored.

Respectfully yours,

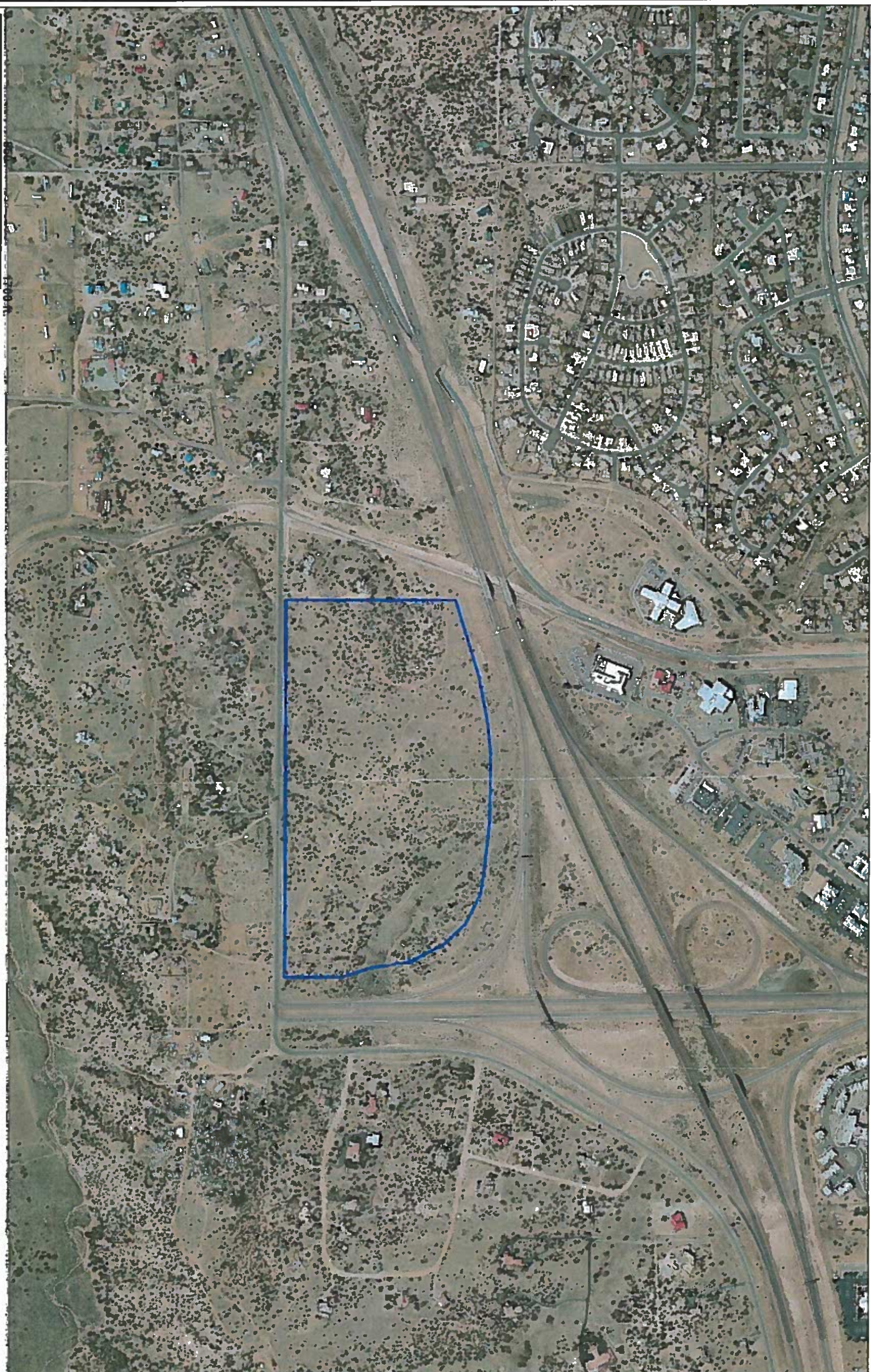
Jo Whaley and Greg Mac Gregor

A handwritten signature in black ink, written in a cursive style. The signature reads "Jo Whaley" followed by "Greg Mac Gregor".



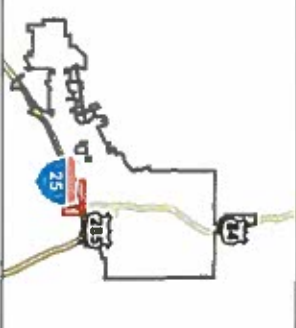


# St. Francis South



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Map center: 1725726, 1684840



**Legend**  
2011 Aerial Photography - 1 foot resolution



Scale: 1:7,386

5





1700 A Paseo De Piedad  
 Santa Fe, NM 87501  
 (505) 825-5252  
 (505) 825-5311  
 info@m-a.com  
 www.santafesouthnm.com

# St. Francis South Master Plan

Santa Fe, New Mexico

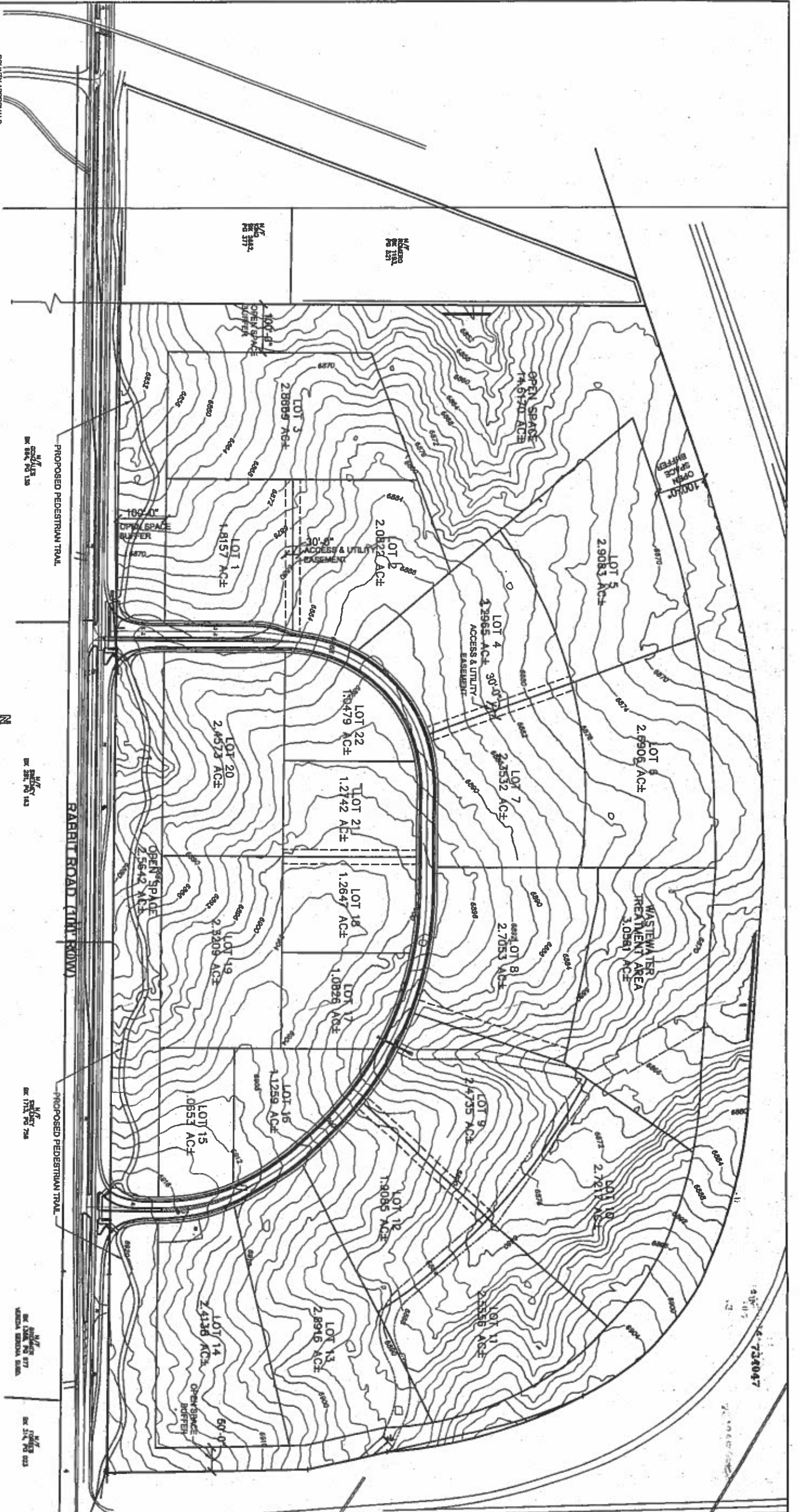
NO.	REVISIONS:	DATE
1		1-7-2011

DATE:	9-15-2010
DRAWN BY:	PR
CHECKED BY:	PR

**3-1**

**BRIEF**

McKinstry & Associates, Inc.  
 120 Court Avenue, Suite 100  
 Santa Fe, New Mexico 87505



## MASTER PLAN

SCALE: 1" = 100'-0"

### SITE DATA

ZONING: LARGE SCALE MIXED USE DISTRICT  
 CONDC CASE #  
 PROPOSED DENSITY: 22 MIXED-USE LOTS RANGING FROM 1.879 ACRES TO 2.985 ACRES  
 TOTAL ACREAGE: 64.94 ACRES ± (2,183,234 ± 877)

### NOTES

1. A TIA WILL BE REQUIRED WITH FUTURE PHASES I, II, III, AND IV TO ENSURE THAT OFFSITE IMPROVEMENTS ARE ADDRESSED FOR THE DEVELOPMENT.
2. FUTURE TIA SHALL ADDRESS ST. FRANCIS DRIVE/OLD QUARTERS ROAD CONCERNING RECORDING THE FEASIBILITY OF A ROUNDABOUT.
3. THE APPLICANT SHALL PROVIDE TURNAROUND WITH A DRAINING SURFACE OF A MINIMUM OF 120 DIAMETER AT ALL ODD SIZES SERVING INTERNAL LOTS.
4. A MAP SHOWING THE COMPLETE DRAINAGE BASIN CONTRIBUTING FLOWS TO AND WITHIN THE SITE SHALL BE SUBMITTED AT PRELIMINARY PLAT/DEVELOPMENT PLAN STAGE IN ACCORDANCE WITH ORDINANCE NO. 2008-10.

### PURPOSE STATEMENT

THE PURPOSE OF THIS MASTER PLAN IS TO ALLOW FOR LARGE SCALE MIXED USE DEVELOPMENT TO INCLUDE COMMERCIAL, RESIDENTIAL, AND COMMUNITY SERVICE USES.

5. IN THE EVENT THAT APPROVAL FROM THE CITY OF SANTA FE FOR A SANITARY SEWER CONNECTION IS NOT OBTAINED, A TEMPORARY ON-SITE WASTEWATER TREATMENT SYSTEM, THAT MEETS THE APPROVAL OF SANTA FE COUNTY UTILITIES WILL BE INSTALLED BY THE LANDOWNER. AT THE END OF THE TEMPORARY PERIOD FOR THE PHASE II, THE NEW SANITARY SEWER SYSTEM SHALL BE INSTALLED WITHIN 1800 FEET OF THE DEVELOPMENT SITE BOUNDARY. THE CONNECTION LINE SHALL BE DIVIDED INTO SECTIONS IN CONFORMANCE WITH THE COUNTY PUBLIC SEWER STANDARDS, AND THE DESIGN SHALL BE APPROVED BY THE COUNTY PUBLIC SEWER STANDARDS. THE PUBLIC SANITARY SEWER SYSTEM SHALL BE INTERCONNECTED WITHIN ONE YEAR FROM THE DATE NOTICE FROM SANTA FE COUNTY IS RECEIVED BY THE LANDOWNER, THAT THE PUBLIC SYSTEM IS AVAILABLE.

APPROVED BY: *[Signature]*  
 DATE: 1-15-11  
 My Commission Expires: 1-15-11



ACKNOWLEDGMENT

State of New Mexico )  
 County of Santa Fe )  
 I, *[Signature]*, Clerk of Santa Fe County, do hereby certify that the foregoing is a true and correct copy, on behalf of said county.

COUNTY APPROVALS:

Approved by the Board of County Commissioners at their meeting of December 14, 2010  
*[Signature]*  
 12/14

Approved by the County Development Review Committee at their meeting of September 18, 2010  
*[Signature]*  
 9/18/10

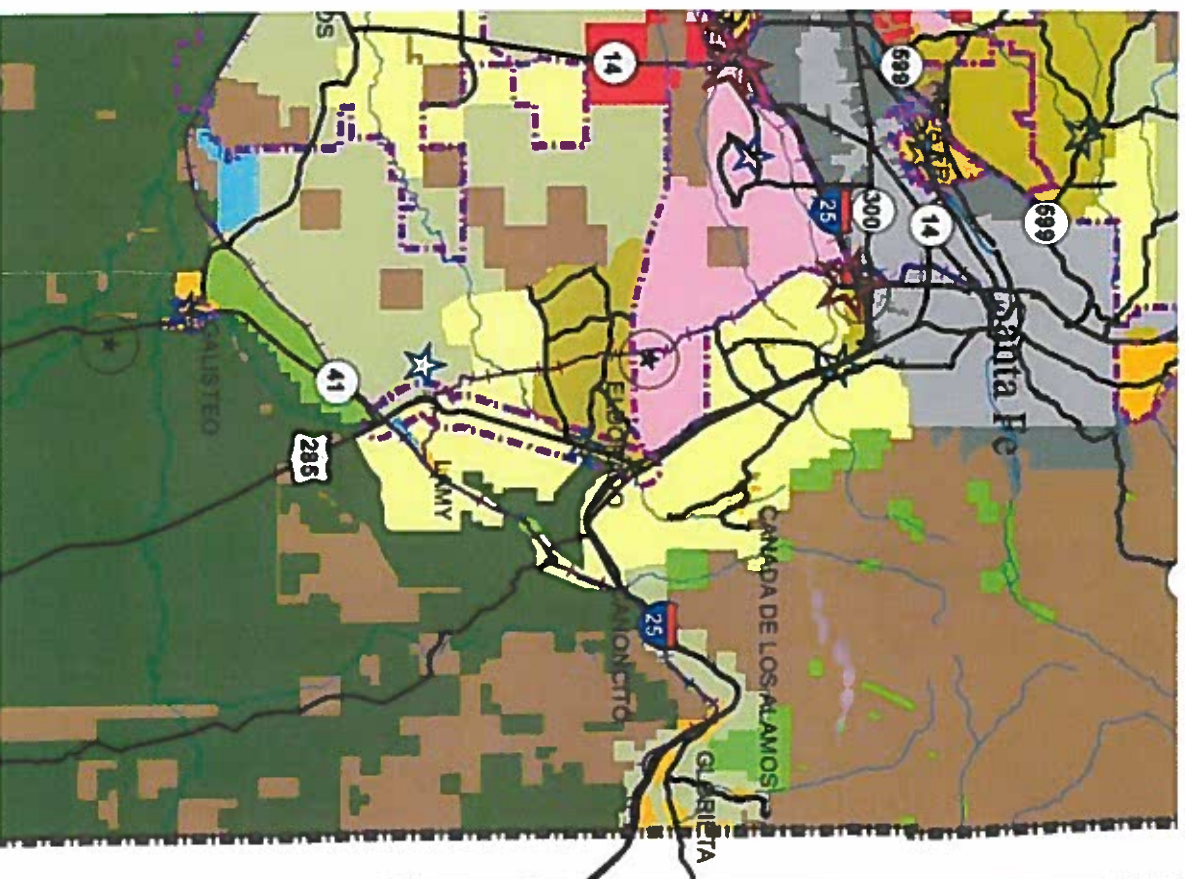
Approved by *[Signature]* 7-26-11  
 County Land Use Approver  
 Approved by *[Signature]* 2-15-11  
 County Public Works Director  
 Approved by *[Signature]* 2-11-11  
 County Public Works Director  
 Approved by *[Signature]* 8-16-11  
 County Urban Director

OWNERS CONSENT:  
 I, the undersigned, hereby consent to the proposed project, and I understand that the project may be subject to the approval of the Santa Fe County Board of Commissioners and the Santa Fe County Development Review Committee.  
 J.O.E.B., LLC  
 By *[Signature]* 6-16-2011

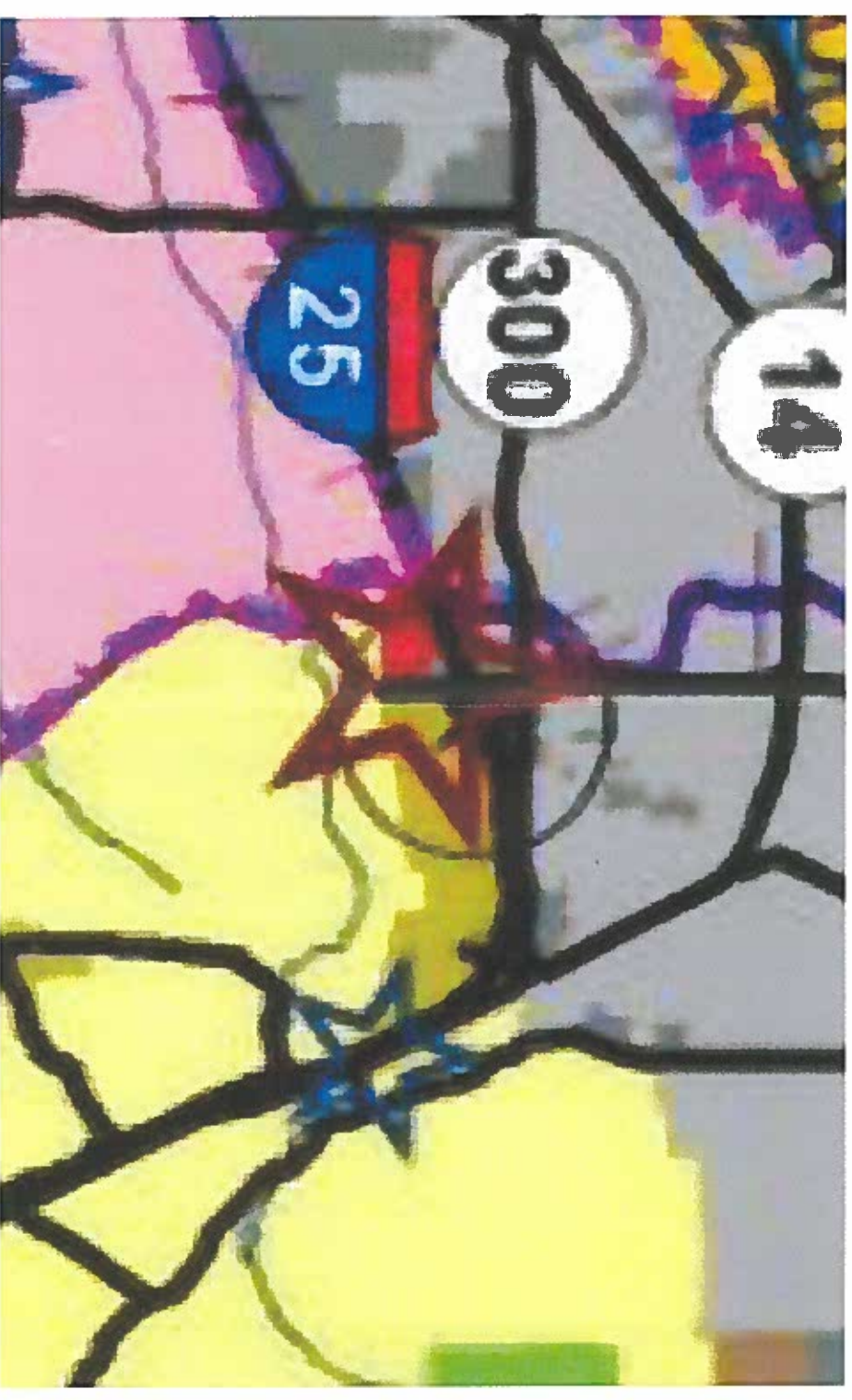


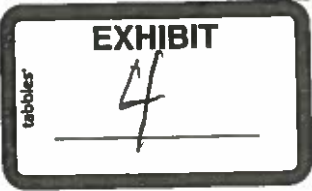


# Sustainable Growth Management Plan Designation



- ★ Opportunity Centers
  - ▭ Adopted or Proposed Community Plans
  - ▭ Municipalities
  - ▭ City of Santa Fe Annexation Area
  - ▭ Tribal Lands
  - ▭ Federal and State Public Lands
- Future Land Use**
- ▭ Conservation
  - ▭ Ag / Ranch
  - ▭ Rural
  - ▭ Rural Fringe
  - ▭ Residential Fringe
  - ▭ Residential Estate
  - ▭ Traditional Community
  - ▭ Mixed-Use Residential
  - ▭ Mixed-Use Non-Residential





**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

As a home and/or property owner residing in the Pinon Hills and Puesta del Sol, neighborhoods of the Tres Arroyos del Poniente Community, Santa Fe County, I would like to request that Santa Fe County work to facilitate the building of Los Suenos Trail Extension (Hager Road) which will allow and provide appropriate road access to the land owners and developers of the Los Suenos Trail Road Extension, LLC., including the Las Lomitas subdivision, the Ponderado subdivision, the Terra Bella subdivision, and the Archdiocese lands.

The building of the Los Suenos Trail Extension (Hager Road) would facilitate, to quote the mission statement of the Growth Management and Land Use Department

“. . . preserve the character of our existing communities and unique rural landscapes; guide future growth and development through effective planning, zoning, data analysis, permitting and enforcement”

as well as provide safe access to the developments without increased traffic through the existing neighborhoods. The roads in these neighborhoods are currently not capable of nor were they designed to be used by increased traffic that the new developments would create. We are neighborhoods of people who value walking, running and biking these roads. There are no trails and most areas have no way to move safely off the road if more than one car passes. The majority of land adjacent to the roads are deep ditches, many filled with large gravel-type stones. These conditions pose a potential danger to all.

This letter is a plea to the County to honors its commitments, enforce their code properly, and to avoid the anguish and wasted time of its citizens who are forced to protest a misguided decision.

Tim T. [Signature]  
Signature

07-01-15  
Date

100 Camino Espejo SE NM  
Address  
87507



Baldwin

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Sharon M. Ball  
Signature

07/03/15  
Date

82B CALLE SINSONTE SANTA FE, NM  
Address  
87057

 COPY



Benz

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Ellen Benz  
Signature

JULY 1, 2015  
Date

41 CAMINO PERALTA  
Address



Black

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Jerry B. Black  
Signature JERRY B. BLACK

7/5/15  
Date

7 Camino del Pando  
Address

 COPY



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Mary Ellen Butler  
Signature

6-30-15  
Date

46 Calle Sinsonte  
Address

 COPY

Bylund

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Blake Bylund .  
Signature **BLAKE BYLUND**

6/30/15  
Date

28 Calle Narada, Santa Fe, NM 87507  
Address

 COPY

Carter

## Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico

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K. Carter K. CARTER  
Signature

6-30-15  
Date

94 A Calle Suenosante  
Address

 COPY

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S.B. Court  
Signature

September 14, 2015  
Date

PROPERTY OWNERS 15 CALLE VARADA  
Address PUESTA DEL SOL

 COPY

Dunn

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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Jack Dunn  
Signature JACK DUNN

6/30/2015  
Date

50 Calle Sinsoute  
Address

 COPY

Edgerton

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\_\_\_\_\_  
Signature

7/1/15  
\_\_\_\_\_  
Date

4 Calle Varada, Santa Fe, NM 87507  
\_\_\_\_\_  
Address



### Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico

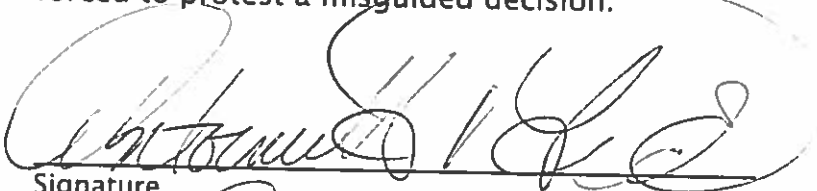
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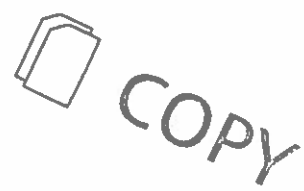


Signature

7/7/2015  
Date

3 Camino Espejo, Santa Fe, NM 87507  
Address

Fe, NM 87507





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Marc & Lynn Gallegos  
Signature

7/20/15  
Date

19 Camino Espejo SF, NM  
Address 87507





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Signature *Mary Garcia*

Date 6/29/15

Address 17 CALLE EL CANCHU  
SANTA FE, NM 87507

 COPY

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Alan Gordon  
Signature

85 Calle Sinsonte  
Address

Santa Fe NM 87507

29 June 2015  
Date



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Signature CAROLINE GORDON

6/29/15  
Date

16 CALLS VARADA, SF, NM 87507  
Address



Gregory

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David and Allison Gregory  
Signature DAVID and ALLISON GREGORY

July 3 2015  
Date

43 Entrada Santa Fe nm  
Address 87507

 COPY

Hagstrom

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Hagstrom  
Signature

7-1-15  
Date

13 Camino Espejo, Santa Fe, NM  
Address

 COPY



Luelle HWY

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Luelle R. Hoo  
Signature

06/30/2015  
Date

86 Camino Espejo, S.F., N.M. 87507  
Address

 **COPY**

Karayan

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*Dorothy Krebill Karayanis*

Signature

*46 Camino Espejo*  
Address

Date

*June 30, 2015*

 COPY

Kmg

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Signature Bo King

Date 7/16/15

Address 10 Camino Peralta, Santa Fe NM  
87507



KEMSK

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*Barbara Kermisk*  
*Berry Kermisk*

Signature BARBARA KERMISK BERRY KERMISK

7/1/15

Date

31 ENTRADA

Address

 COPY

Krugert

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Aruda Krugert  
Signature

6-29-2015  
Date

85 Calle Sinsonte  
Address  
Santa Fe, NM 87507

 COPY

Leonard  
Dysett

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Ray S. Leonard  
Ruth M. Dysett  
Signature Ray Leonard / Ruth Dysett

6/30/2015  
6/30/2015  
Date

10 Camino Espejo  
Address

 COPY

Mack

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Joseph M. Mack  
Signature

7/6/2015  
Date

104 Calle Juncos  
Address

 **COPY**

MCB

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This letter is a plea to the County to honors its commitments, enforce their code properly, and to avoid the anguish and wasted time of its citizens who are forced to protest a misguided decision.

Kerrylynn McBride / S Beech 6/30/15  
Signature Kerrylynn McBRIDE Date

35 Camino Espejo, PSD - SF, NM  
Address

Thank you for keeping our neighborhood safe and easy for us who walk/ride bikes in our area - Kfm





McMurray

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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Susan E Wells McMurray  
Signature

4 July 2015  
Date

7 calle VAKADA  
Address  
SF NM 87507

 COPY

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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Milton M. & Janice S. Moomaw  
Signature MILTON & JANICE MOOMAW

92 Calle Sinsonte  
Address

6-30-2015  
Date

 COPY

Mallock

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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*Catherine Mallock*

Signature

7/3/15

Date

28 Camino del PRADO

Address

Santa Fe, NM 87507  
(Puesta del Sol)

 COPY



Mung

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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Don Meyer & Marta Cervantes  
Signature

6/30/15  
Date

69 CAMINO PERALTA  
Address

 COPY

Nicolet

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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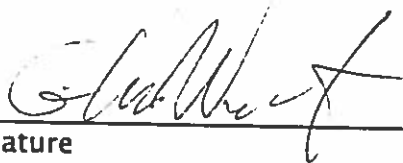
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Signature



Date

1 July 2015

Address

GLEN NICOLET  
94B CALLE SINJUNTE  
SANTA FE, NM 87594

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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Phil O'Keefe  
Signature

Jul 3, 2015  
Date

13 Camino Bermejo  
Address

SF NM 87507

 COPY

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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Signature

6/29/15  
Date

51 Calle Sin Sante

Address

Santa Fe NM 87507



HeHo

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

Dear SITS

As a home and/or property owner residing in the Pinon Hills and Puesta del Sol, neighborhoods of the Tres Arroyos del Poniente Community, Santa Fe County, I would like to request that Santa Fe County work to facilitate the building of Los Suenos Trail Extension (Hager Road) which will allow and provide appropriate road access to the land owners and developers of the Los Suenos Trail Road Extension, LLC., including the Las Lomitas subdivision, the Ponderado subdivision, the Terra Bella subdivision, and the Archdiocese lands.

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*we came here to get away from traffic & congestion & noise  
local health and for a better*

Signature

2 July 2015  
Date

Address

25 Calle El Gaucho  
Santa Fe 87507

 COPY

Randell

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**


As a home and/or property owner residing in the Pinon Hills and Puesta del Sol, neighborhoods of the Tres Arroyos del Poniente Community, Santa Fe County, I would like to request that Santa Fe County work to facilitate the building of Los Suenos Trail Extension (Hager Road) which will allow and provide appropriate road access to the land owners and developers of the Los Suenos Trail Road Extension, LLC., including the Las Lomitas subdivision, the Ponderado subdivision, the Terra Bella subdivision, and the Archdiocese lands.

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\_\_\_\_\_  
Signature

6/29/15  
Date

20 Camino del Prado  
Address

R. Randell



Romero

### Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico

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Leo Romero Elizabeth Romero  
Signature    LEO ROMERO    ELIZABETH ROMERO

6/30/15  
Date

34 Calle el Jacinto  
Address

 COPY

Roybel

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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Charlotte Roybel  
Signature

June 30, 2015  
Date

27 Calle Varada Santa Fe, NM  
Address  
87507

 COPY

R. Senz

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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\_\_\_\_\_  
Signature

6/30/15  
Date

30 CALLE EL GANCHO  
Address  
SANTA FE, NM 87507

Richard & Arlene Senz



Swell

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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Wayne Swell  
Signature

6/28/15  
Date

12 CALLE VARADA  
Address

Santa Fe, NM 87507

Stibolt

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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Cynthia S. Stibolt  
Signature

June 30, 2015  
Date

2 Calle El Gaucho  
Address  
SANTA FE, NM 87507



Tour

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Djoharish Joor  
Signature

6.30.15  
Date

3 Calle El Gaucho  
Address  
Santa Fe, N.M.



TCCU

## Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico

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Marjama Dany  
Signature Madison Carreia

6/30/15  
Date

22 Calle Varada, SF, 87507  
Address



Kevin VanSlooten

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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*CVMM*

Signature

*6/20/15*

Date

*57 Camino Peralta SFNM*

Address

*87507*

Kevin Van Slooten  
57 Camino Peralta  
Santa Fe, NM 87507

 **COPY**

Walker

**Letter to the Department of Growth Management, Land Use & Planning Division and Santa Fe County, New Mexico**

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*Chris Walker*

Signature

6/29/15

Date

59 Camino Peralta

Address





**Sanja Fe County Approval Notes and Conditions**

14-5080

20 REV: PERMIT NUMBER

COUNTY LAND USE ADMINISTRATION DATE

COUNTY PERMIT NUMBER DATE

COUNTY FIRE HAZARD DATE

COUNTY TREASURER DATE

**SPECIAL BUILDING PERMIT CONDITIONS**

THE INSTALLATION OF ANY AUTOMATIC FIRE SUPPRESSION SYSTEM IS REQUIRED FOR ALL HOUSES ON LOT 4C-1, LOT 4C-2, LOT 4C-3 & LOT 4C-4. LOT 4C-4 MUST BE SUBJECT TO ALL PERMIT COUNTY CODE AND REGULATION AT THE TIME OF DEVELOPMENT.  
NEW DRIVEWAY/ROAD ACCESS SHALL OBTAIN REGULARLY AS SUBJECT TO APPROVAL BY THE COUNTY PUBLIC WORKS DIRECTOR.  
DEVELOPMENT PERMIT FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNLESS ALL APPLICABLE PERMITS FOR ROADS AND RECREATION/RECREATION ARE COMPLETED AND APPROVED BY SANJA FE COUNTY.  
THE PERMIT TO SUBMIT THIS PLAN TO SANJA FE COUNTY HAS BEEN REVIEWED AND APPROVED FOR CONSTRUCTION BY SANJA FE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT. THE PERMIT IS VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF ISSUANCE OF THE PERMIT.  
THE PERMIT DOES NOT GUARANTEE THAT THE PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.

SUBDIVISION: THE SANJA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS MAP, THE SANJA FE COUNTY FIRE HAZARD MAP, AND THE SANJA FE COUNTY PERMIT NUMBER SHALL BE REVIEWED TO DETERMINE THE TYPE OF PERMIT REQUIRED FOR THIS PROPERTY. THE PERMIT NUMBER OF THIS PROPERTY SHOULD INDICATE WITH THE SANJA FE COUNTY PERMIT NUMBER WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.  
SANJA FE COUNTY'S APPROVAL OF THIS SURVEY PLAN DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENT OR ROAD(S) OR ROAD(S). THE PERMIT DOES NOT GUARANTEE THAT THE PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.  
THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT AND UTILITIES INCLUDING BUT NOT LIMITED TO WATER AND SEWER SERVICE. THE PERMIT DOES NOT GUARANTEE THAT THE PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.  
THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT AND UTILITIES INCLUDING BUT NOT LIMITED TO WATER AND SEWER SERVICE. THE PERMIT DOES NOT GUARANTEE THAT THE PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.  
THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT AND UTILITIES INCLUDING BUT NOT LIMITED TO WATER AND SEWER SERVICE. THE PERMIT DOES NOT GUARANTEE THAT THE PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.

MAINTENANCE OF ACCESS ROADS AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND DEVELOPER/OWNER CURRENTLY MAINTAINED BY THE SANJA FE COUNTY PUBLIC WORKS DEPARTMENT.

EXISTING NATURAL DRAINAGE PATTERNS SHALL NOT BE INTERRUPTED OR ALTERED. THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATION ON COUNTY HYDROLOGIST, DEVELOPMENT SHALL NOT IMPROVE HISTORIC FLOW PATTERNS TO OR FROM THESE LOTS.  
ALL DEVELOPMENT SHALL OCCUR WITHIN BUILDABLE AREAS PER THE SANJA FE COUNTY LAND DEVELOPMENT CODE.  
THE BUILDABLE AREAS AS DETICED HEREON HAVE SLOPES OF LESS THAN 1% (1:100). THE BUILDABLE AREAS ARE AS DETICED BY THE SANJA FE COUNTY PUBLIC WORKS DEPARTMENT.  
WATER USE AND/OR WELL HYDROLOGY ON LOT 4C-1, LOT 4C-2, LOT 4C-3 & LOT 4C-4 SHALL BE REVIEWED BY SANJA FE COUNTY PUBLIC WORKS DEPARTMENT. EACH LOT IS RESTRICTED TO 0.50 ACRES PER YEAR.  
THE SHARED WELL AGREEMENT REGARDING THESE LOTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT NO. 14-5080.

**SUMMARY REVIEW SUBDIVISION**

**of  
LOT 4C  
"TERRA BELLA"**

for  
Two Bens, LLC,  
a New Mexico Limited Liability Company  
LIVING & BEING SITUATE WITHIN  
SECTION 30, T. 17 N., R. 9 E., N.M.P.M.  
SANJA FE COUNTY, NEW MEXICO

LOT 4C-1 CONTAINING 2,780 ACRES ±  
LOT 4C-2 CONTAINING 2,660 ACRES ±  
LOT 4C-3 CONTAINING 2,913 ACRES ±  
LOT 4C-4 CONTAINING 2,970 ACRES ±  
**TOTAL: 11,323 ACRES MORE OR LESS**  
PURPOSE STATEMENT: THIS PLAN CREATES 4 RESIDENTIAL LOTS

**Notes**  
1. REFER TO A "LAND DIVISION OF LOT 4 'TERRA BELLA' FOR DDA, LLC" AT THE SANJA FE COUNTY CLERK'S OFFICE ON 7/18/2018 AS RECORDED NO. 1442, 700 IN PLAN BOOK SER. PAGE 31.

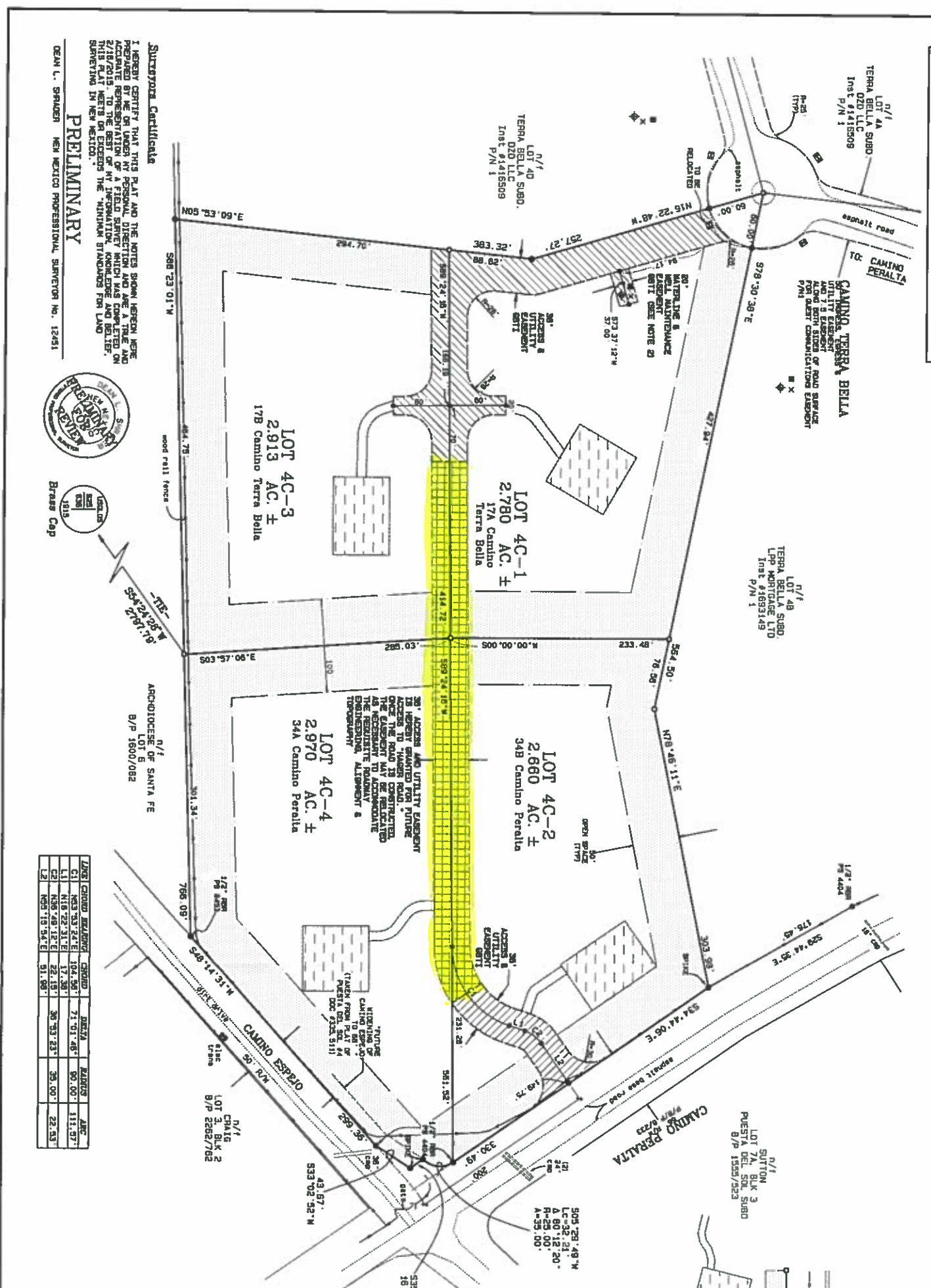
**Operator's Consent**  
THE UNDERSIGNED OWNERS & PROPRIETORS DO HEREBY CONSENT TO THE SUBDIVISION OF LOT 4 'TERRA BELLA' INTO THE LOTS DESCRIBED HEREIN. THE UNDERSIGNED OWNERS & PROPRIETORS HAVE REVIEWED THE PLANNING AND ZONING REGULATIONS OF THE SANJA FE COUNTY, NEW MEXICO.  
Two Bens, LLC a New Mexico Limited Liability Company Date \_\_\_\_\_  
By: Ben Boush, Managing Member



**Legend**

- FOUND POINT
- SET POINT (W/LESS DIMENSIONS NOTED)
- POINT (W/LESS DIMENSIONS NOTED)
- CALCULATED POINT (NOT SET)
- WELL CASING
- BELL HOUSE
- YARD HEDGEMANT
- ELECTRIC TRANSFORMER
- REFER TO PLAN OF NOTE 1
- EXISTING ROAD
- FENCE LINE

NOTE: OPEN SPACE IS 13,771.83 SQ. FT. WHICH CONSTITUTES OVER 30% OF TOTAL ACRES OF LOT 4C ON 11.323 ACRES ±. POSSIBLE 5000 SQ. FT. BUILDING FLOOR AREA WITH NATIVE BUSHES AND BUILDING SITE ARE LESS THAN 1% SLOPE.



**CAMINO PERILLA**  
N/E/1  
LOT 2A/20N  
BLK 3  
PUESTA DEL SOL SUBD.  
B/P: 1355/232

**CAMINO TERRA BELLA**  
N/E/1  
TERRA BELLA SUBD.  
LPP: #1653149  
Inst: #1653149

**CAMINO ESPINO**  
N/E/1  
BLK 2  
CHALIS  
B/P: 2262/762

**CAMINO PERILLA**  
N/E/1  
BLK 1  
PUESTA DEL SOL SUBD  
B/P: 210/308

**CAMINO TERRA BELLA**  
N/E/1  
TERRA BELLA SUBD.  
Inst: #1415309

**TERRA BELLA SUBD.**  
N/E/1  
TERRA BELLA SUBD.  
Inst: #1415309

**CAMINO TERRA BELLA**  
N/E/1  
TERRA BELLA SUBD.  
Inst: #1415309

**CAMINO TERRA BELLA**  
N/E/1  
TERRA BELLA SUBD.  
Inst: #1415309

**CAMINO TERRA BELLA**  
N/E/1  
TERRA BELLA SUBD.  
Inst: #1415309

**DEEDING INFORMATION FOR COUNTY CLERK**  
LOT 4C UPRP: 1-048-098-227-187  
OWNER: SECTION: TRMSP: RANGE: LOCATION:  
R9 N 2 SECT. 30 T 17 N R 9 E CAMINO TERRA BELLA  
**High Desert Surveying, Inc.**  
Professional Surveying

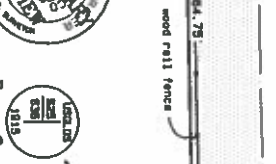
**NOTARY PUBLIC**  
STATE OF NEW MEXICO  
COUNTY OF SANTA FE  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.  
MY COMMISSION EXPIRES: \_\_\_\_\_

**High Desert Surveying, Inc.**  
1823 ASPEN DRIVE, SUITE 401  
SANTA FE, NM 87505  
PHONE: (505) 436-8094 FAX: 424-1709  
WWW.HIGHDESERTSURVEYING.COM  
PRDCT: 18-039C-TB-LLC



**PRELIMINARY**

**Surveyor's Certificate**  
I HEREBY CERTIFY THAT THIS PLAN AND THE NOTES THEREON WERE PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEW MEXICO. THIS PLAN WAS COMPLETED ON 7/18/2018 TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF. THE PLAN SETS OUT EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.



**DEAN L. STRIDER** NEW MEXICO PROFESSIONAL SURVEYOR NO. 12451

**PRELIMINARY**

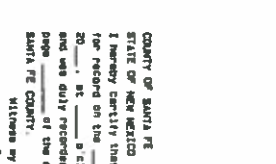
**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS PLAN AND THE NOTES THEREON WERE PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEW MEXICO. THIS PLAN WAS COMPLETED ON 7/18/2018 TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF. THE PLAN SETS OUT EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.



**DEAN L. STRIDER** NEW MEXICO PROFESSIONAL SURVEYOR NO. 12451

**PRELIMINARY**

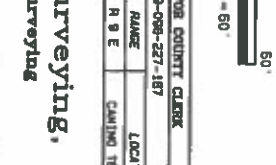
**SURVEYOR'S CERTIFICATE**  
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**PRELIMINARY**

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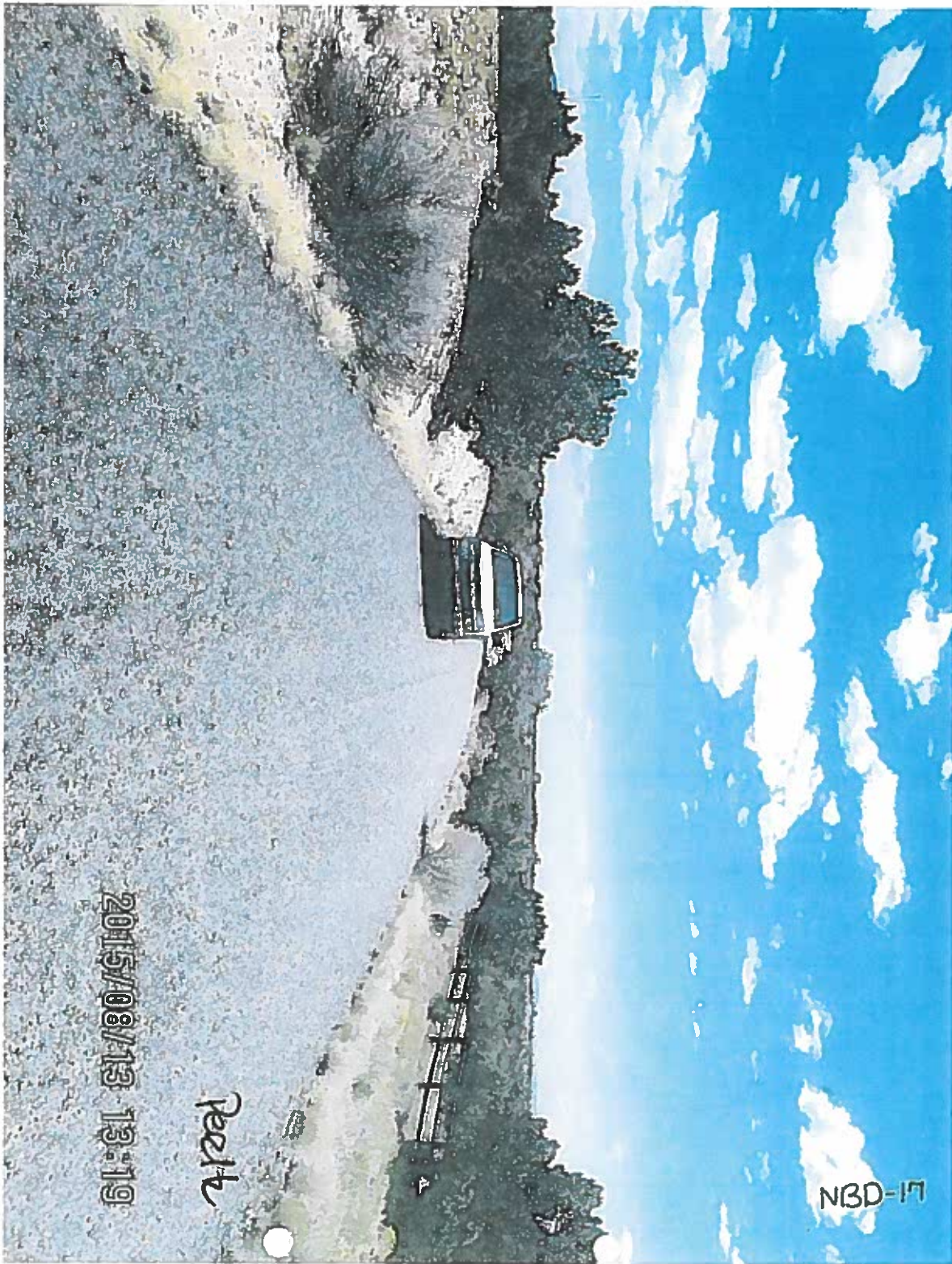
**DEAN L. STRIDER** NEW MEXICO PROFESSIONAL SURVEYOR NO. 12451

**PRELIMINARY**

EXHIBIT  
6







2015/08/13 13:19

Perth

NBD-171





Camino Peralta 3 feet south of Terra Bella gate, looking south. Road is 16 feet wide.



Camino Peralta at top of rise between Terra Bella gate and Camino Espejo, looking south. Road is 17 feet wide.



Camino Peralta 3 feet south of Terra Bella gate, looking south. Road is 16 feet wide.



Camino Peralta at top of rise between Terra Bella gate and Camino Espejo, looking south. Road is 17 feet wide.



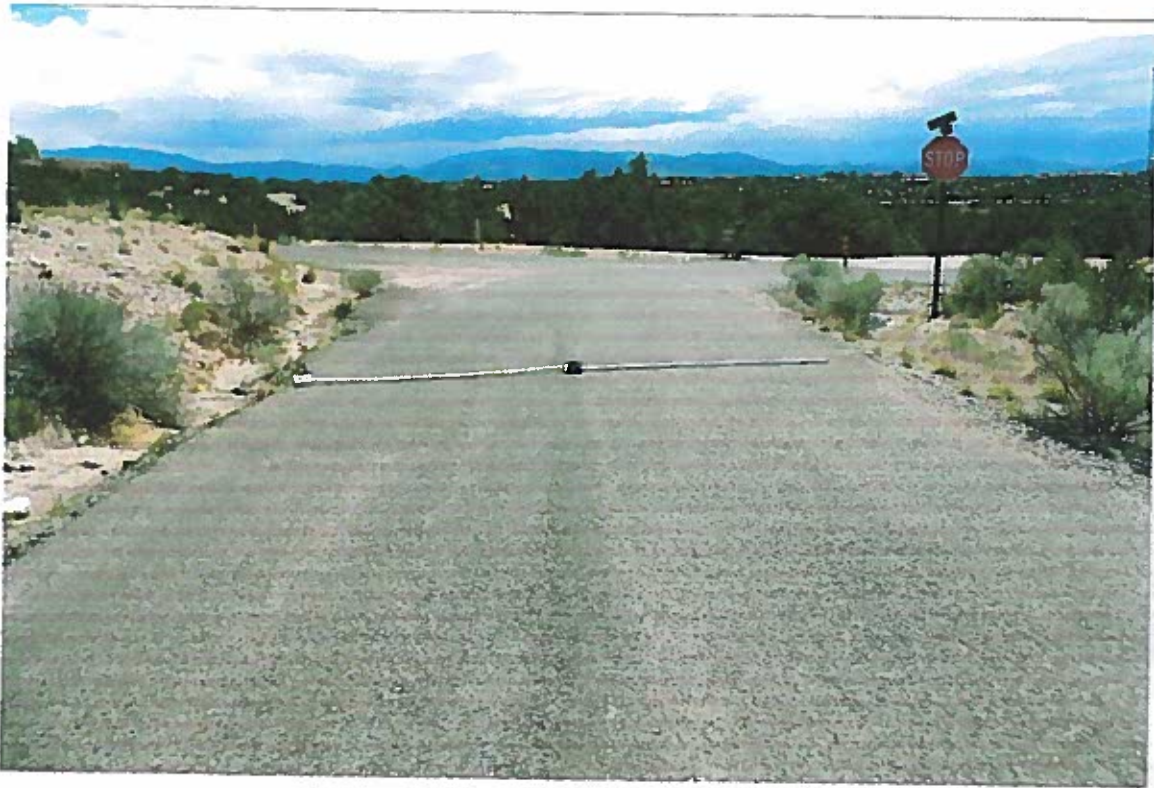


Camino Peralta 3 feet south of Camino Espejo intersection, looking south. Road is 13 feet wide.



Camino Peralta 3 feet south of Camino Espejo intersection showing car in roadway, looking south. Road is 13 feet wide.

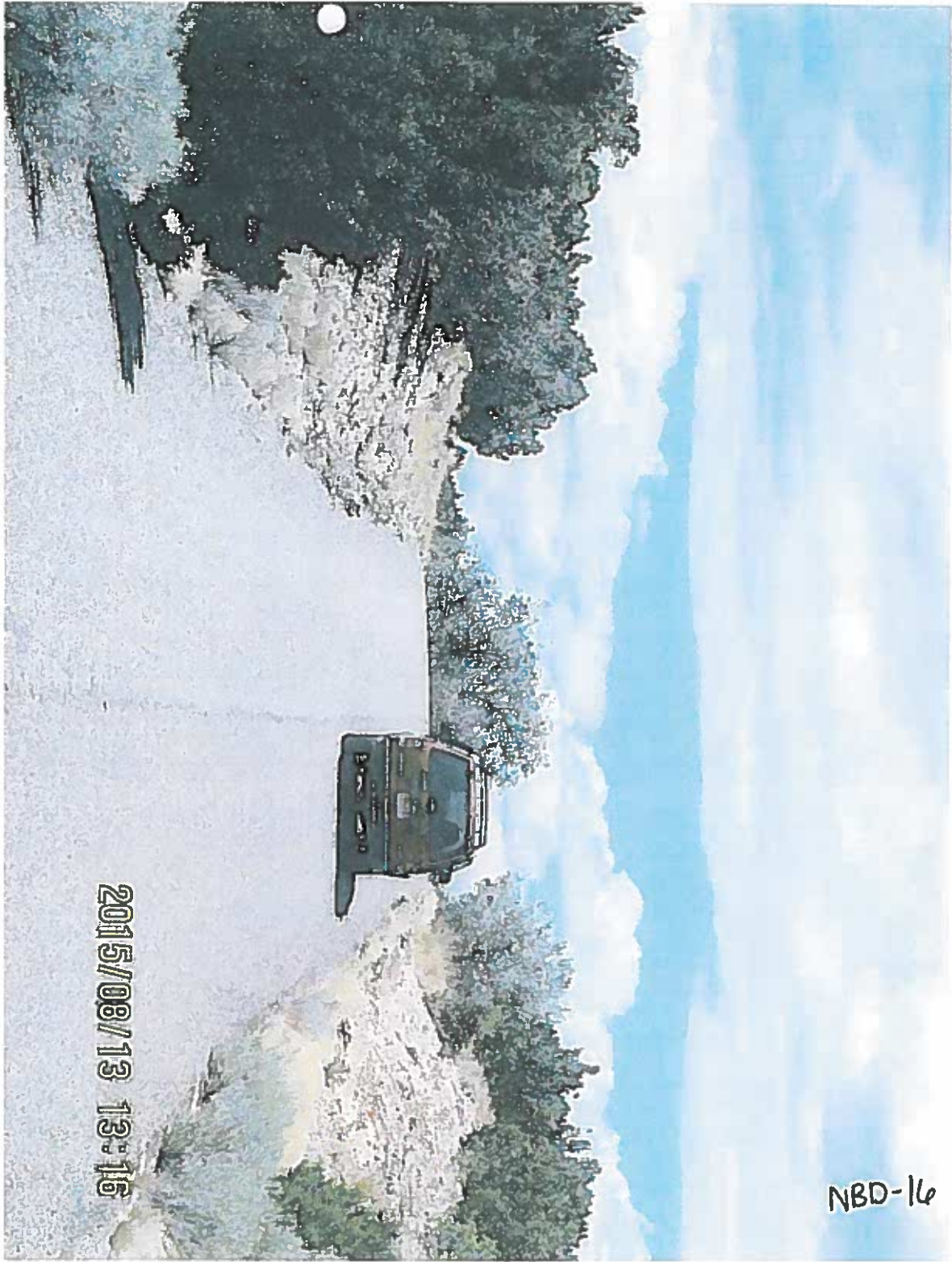




Camino Peralta looking at intersection of Entrada and Camino Peralta. looking east.. Road is 16 feet wide.



Entrada looking south toward entrance to Puesta del Sol showing concrete pad crossing Las Trampas arroyo, showing car in roadway. Road is 17 feet wide.



NBD-16

2015/08/13 13:16