

John M. Salazar

From: William Beacham <WBEACHAM@sfs.info>
Sent: Tuesday, November 19, 2013 5:04 PM
To: John M. Salazar
Subject: Opposition to Warehouse

John:

We are homeowners in the Santiago Subdivision. My wife and I write this email in opposition to the proposed commercial warehouse located at 8 Ernesto Rd. In addition to all of the concerns you have received from other property owners, I would like to share this thought. I think the owners were not straight forward when they originally applied for a building permit for that very large building. That is a residential area and they must have applied to build a residential support structure. They obviously had this commercial idea in mind at that time. I feel that there is a possibility that they are trying to work the system and we are all going to suffer those consequences if their commercial permit is approved.

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NBD-39

John M. Salazar

From: Ekkehard Koch <melaniek@jcloud.com>
Sent: Tuesday, November 19, 2013 8:24 PM
To: John M. Salazar
Subject: Objection To The Granting Of A Home Business License to Marillo Calderon for his property at 8 Ernesto Road, Santa Fe, NM 87508

Dear Mr. Salazar,

I object to the To The Granting Of A Home Business License to Marillo Calderon for his property at 8 Ernesto Road, Santa Fe, NM 87508.

I live near the property, (actually our properties touch corners) that is asking for a in home business license on 8 Ernesto Road, Santa Fe, NM 87508 where Maurilio Calderon has applied for a home occupation business license to operate his commercial welding business, Adonai Custom Iron Works, Inc.

Based on the picture on the businesses website at (<https://www.facebook.com/pages/Adonai-Custom-Iron-Works-Inc/327987970574137>) and our observations of noise and fumes that come from the site it appears he has been operating this business there already prior to having a license.

As I understand his shed was constructed to residential standards. Welding and painting businesses have the potential to create quite a bit of pollution that is harmful for people in the area. The main issues are:

- Noise
- Fumes
- Solvents

In a commercial setting these hazards can be properly controlled and managed. Santa Fe County as you know has put out information regarding "Welding & Cutting" at <http://santafenm.gov/DocumentCenter/Home/View/3239>. As 8 Ernesto Road was constructed to residential standards I am concerned that the proper precautions have not been taken to protect the residential neighbors of Mr. Calderon from harm due to the hazards mentioned above.

I am an entrepreneur myself and am in support of small business owners. Due to the nature of the business and the apparent attempt to convert a residential property in a residential neighborhood into a commercial property with potentially environmentally hazardous impact I object to Mr. Calderon getting a "home business permit" for his property at 8 Ernesto Road.

The residential character of Santiago Subdivision, a subdivision of 22 families, and the neighboring residential properties, would be forever altered and the business would be financed via the loss of property values in our neighborhoods.

I work outside most days on developing our property, cleaning up brush and clearing, gardening and landscaping. It is unbearable on the days that they weld whatever material that gives up those TOXIC fumes!!!! We live down hill from their property, those fumes are heavier than air obviously and find their way down! Our quality of life has been taken away! Not just a little bit! We cannot enjoy being outside at all anymore! They play their music so loud you can feel the reverberation in your chest! I feel personally victimized by by being blasted by both the noise and the (full body music experience?) and the UNBEARABLE toxic fumes. The endless construction type noise--pipes CLANKING as they drop to the cement floor etc. (At least with a house being constructed you know there is a completion day when the noise STOPS!)

All spring and summer I was so frustrated, what could I do? Who to complain to? Who would even care? We invested in this wonderful property to improve it and make it beautiful, our dream home! If we were to try to sell it, how could we? I wouldn't buy a place with all that racket going on, not mentioning again the intolerable stink!

Our value is definitely LOST if they are allowed to continue what they illegally started. I don't expect to get away with breaking the law, why are we even having to consider it will be skirted around for law-breakers. (a little ps. - one might also check if the three workers are even legal) I always thought the law was in place to protect from this kind of FREUD!

Thanks for taking the time to hear my desperate concerns.

Melanie

melaniek@me.com - 505.570.1296

John M. Salazar

From: Bernadette Redd <bernie.redd@mac.com>
Sent: Saturday, November 16, 2013 12:13 PM
To: John M. Salazar
Subject: Home occupation welding license for 8 Ernesto Road, Santa Fe

Dear Mr. Salazar,

I am writing to express my extreme opposition to the application for a home occupation welding business license for Mr. Calderon, of Adonai Custom Iron Works, Inc. at 8 Ernesto Road, Santa Fe.

I live in the Santiago Subdivision and have lived here for over 13 years. When I look out my front door now I view a hilltop with a commercial warehouse building where I once saw only Piñon trees. I voiced opposition to construction of this warehouse building to the Santa Fe Land Management authority at the time of its construction. Mr. Lovato and Mr. Dalton responded to my objections by reporting that it was within code and therefore permitted. I reluctantly accepted this clearly non-residential building with the understanding that it would be used only as per its approval by the County: for residential purposes. It was obvious to me and everyone else in the neighborhood that this was a commercial building and not in any way standard for residential purposes. I am not surprised that Adonai Custom Iron Works, Inc. is doing commercial work in this building but I am vehemently opposed. It was duplicitous at best to claim this building was for residential use.

The proposed Adonai Custom Iron Works Inc. worksite sits atop a well-established residential community that has been in existence since the early 80's. The character of the community was well established prior to the worksite construction. The community is not new. What is new is the worksite. To say the worksite is not in keeping with the residential character of the community is a gross understatement. Adonai Custom Iron Works, Inc. is not a small "mom and pop" business hidden away from passers-by. It is now a dominant feature of the neighborhood and the hilltop overlooking the neighborhood. The "oh no's" and "I thought that wasn't allowed" from neighborhood visitors seeing the warehouse are difficult to hear for anyone in the community who takes pride in their home and has put effort into maintaining a rural residential feel to the neighborhood. We have had to accept a drop in home values due to the warehouse already.

In addition to the unsightly appearance of the warehouse, the ongoing nuisance issues of this high-impact commercial business include welding related noise, compressor related vibration noise, worker-related worksite noise, black smoke, and industrial fumes.

The fire hazard is cause for deep concern for everyone in our neighborhood. Welding falls into the "hot works" category by OSHA, requiring the presence of a fire watch person at the time of activity. In addition to working with open flames, welding requires the use of compressed gases, and toxic solvents when painting. These hazardous supplies have to be transported to and from the worksite and stored at the worksite. Adonai Custom Iron Works Inc.'s web site clearly shows the size and sophistication of their ironwork products, some of which are painted. Given Adonai Custom Iron Works, Inc.'s disregard for the need for a business license, I have little confidence

they are using appropriate fire precautions. We all wonder how much the cost of our home owner insurance policies will rise when insurance providers find out we are living below a commercial welding factory. They already know we live in the arid Southwest, have a volunteer fire department 6.4 miles away, and have battled difficult-to-control regional fires for several summers in a row.

I am not opposed to home business licenses in general. We have other successful unobtrusive home businesses in our neighborhood. Adonai Custom Iron Works Inc., however, is a high-impact commercial business that should be located in an appropriate industrial center in the county. It violates the concept of a home business by its size, volume of work, hazardous material use, noise, and need for a large warehouse for production. Given the hazards associated with this work it needs to out in the open at an industrial site, with signage clearly indicating the type of work and the associated hazards at the site. It is completely inappropriate for a quiet residential neighborhood.

Sincerely,

Bernadette Redd

John M. Salazar

From: EDDIE VIGIL <vigilef@msn.com>
Sent: Thursday, November 14, 2013 3:28 PM
To: John M. Salazar
Subject: Adonai-Custom Iron Works, Inc.

Mr. J.M. Salazar
Santa Fe, County
Santa Fe, New Mexico 87501

R.E. Adonai-Custom Iron-Works-Inc.

My wife Rosalie and I built and moved into our house in 1995. It was a residential subdivision with quiet and peaceful surroundings. Today we drive up to our home and you see this metal building which makes you wonder if it's an industrial or residential area. This metal building would be better placed at the industrial park, not in our neighborhood.

This industrial building, built so close to our homes will bring down the value of our property which is a big concern to us.

This letter is to oppose the operation of a commercial welding shop, Adonai Custom Iron Works, Inc. this close to our house, which will impact the quality of the air we breath and the noise level it creates.

Before you make your decision on this welding shop, I want you to consider the negative impact this will incur on all the residents of the surrounding area.

Sincerely,

Eddie Vigil
33 Calle Jacinta
Santa Fe, N. M. 87508

Dear Mr. Salazar,

11/15/13

I am writing this letter on behalf of my family and fellow neighbors who live in very close proximity to a business that has recently applied for a home business license. This business has been a functional business since the building was erected early in the spring. I am a stay-at-home parent during the summer months and often heard the sounds, smelled foul odors of the business while out and about in the neighborhood with my children.

I implore you to not allow this industrial business be allowed in a residential zone. Please consider the families that live in very close proximity to this business. This is the very reason we are writing, to express our concerns regarding the toxic fumes, fire dangers as well as noise pollution and increased traffic of large vehicles to a residential area.

Thank you for your support on this matter.

Sincerely,


Vanessa Angel

NBD-45

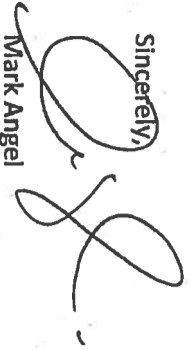
Dear Mr. Salazar,

I am writing to express my concern about the welding business, Adonis, which has recently applied for a home business license in my neighborhood. The business has been working prior to the application to the county which is of great concern. The owner is producing noise and air pollution to our neighborhood while producing industrial sized projects in a residential zoned area. This business is within several hundred feet of my home which sits in the lower valley of the Santiago Sub-division and is in a direct brush fire zone area. Welding uses chemicals as well as heavy machinery to produce heat to melt metals, thus creating sparks which are cast to the ground. As we all know, Santa Fe is in severe drought and one spark could potentially start a massive fire. This could very well trap me and my family as well as the other 22 families that live below and behind this business. We only have one road in/out of the community.

I ask that you preserve our area for what is designed for, residential use only. There are designated areas around Santa Fe that are designed specifically for industrial businesses such as Adonis.

Thank you.

Sincerely,



Mark Angel

Santiago Resident

NED-46

November 13, 2013

Karin B. Hall
8 Calle Jacinta
Santa Fe, NM 87508
Tel. 505-982 3203
Email: knbhall@cybermesa.com

Santa Fe County
Attention: Mr. JM Salazar
JMSALAZAR@CO.SANTA-FE.NM.US

Re: 8 Ernesto Drive, Santa Fe, 87508

Dear Mr. Salazar,

I am a resident of Santa Fe County and live in the vicinity of # 8 Ernesto Drive where the property owner has erected an industrial style structure in which a very active custom welding business is being conducted.

I absolutely oppose the County granting the property owner permission to operate a home occupation business at # 8 Ernesto Drive. The business being conducted out of this industrial size warehouse is of commercial quality and definitely no "mom & pop" home business.

Furthermore, because it is a commercially successful business, it has significantly increased the traffic (from delivery trucks), the noise (from hammering and welding), fire risk (from solvents) and health risks (from fumes) in our neighborhood.

Our subdivision, Santiago, consists of 22 families who now live below the site of this proposed commercial welding business. Ours is a well-established and quiet subdivision on dead-end roads where families have raised their children for years. Our roads are quiet and safe for kids.

Please assist us in stopping the placing of a commercial welding business in the midst of our quiet, family oriented, residential neighborhood.

Thank you for your attention to our concerns.
Respectfully
Karin B. Hall

NBD-47

November 9, 2013

To Whom It May Concern:

My name is Steve Ortega. I live directly across the street from Laura Gordon. I am writing this letter to inform you that I am in favor of allowing her to run a pet sitting business on her property. I believe she will be responsible with the animals, and considerate of her neighbors.

Sincerely,



Steve Ortega

45 Chaparral Dr
Santa Fe, NM
87508

NBD-48

John M. Salazar

From: EMK International <emkinter@me.com>
Sent: Wednesday, November 13, 2013 8:54 PM
To: John M. Salazar
Subject: Objection To The Granting Of A Home Business License to Marillo Calderon for his property at 8 Ernesto Road, Santa Fe, NM 87508

Dear Mr. Salazar,

I object to the To The Granting Of A Home Business License to Marillo Calderon for his property at 8 Ernesto Road, Santa Fe, NM 87508.

I live near the property on that is asking for a in home business license on 8 Ernesto Road, Santa Fe, NM 87508 where Maurilio Calderon has applied for a home occupation business license to operate his commercial welding business, Adonai Custom Iron Works, Inc.

Based on the picture on the businesses website at (<https://www.facebook.com/pages/Adonai-Custom-Iron-Works-Inc/327987970574137>) and our observations of noise and fumes that come from the site it appears he has been operating this business there already prior to having a license.

As I understand his shed was constructed to residential standards. Welding and painting businesses have the potential to create quite a bit of pollution that is harmful for people in the area. The main issues are:

- Noise
- Fumes
- Solvents

In a commercial setting these hazards can be properly controlled and managed. Santa Fe County as you know has put out information regarding "Welding & Cutting" at <http://santafenm.gov/DocumentCenter/Home/View/3239>. As 8 Ernesto Road was constructed to residential standards I am concerned that the proper precautions have not been taken to protect the residential neighbors of Mr. Calderon from harm due to the hazards mentioned above.

I am an entrepreneur myself and am in support of small business owners. Due to the nature of the business and the apparent attempt to convert a residential property in a residential neighborhood into a commercial property with potentially environmentally hazardous impact I object to Mr. Calderon getting a "home business permit" for his property at 8 Ernesto Road.

The residential character of Santiago Subdivision, a subdivision of 22 families, and the neighboring residential properties, would be forever altered and the business would be financed via the loss of property values in our neighborhoods.

--
Ekkehard

emkinter@me.com - +1 505.920.0724

John M. Salazar

From: Sue Parks <sue@clsf.us>
Sent: Wednesday, November 13, 2013 8:40 PM
To: John M. Salazar
Subject: RE: Permit Application 8 Ernesto Road

John M. Salazar
Development Review Specialist
Santa Fe County Land Use Office
Santa Fe, NM

Dear Mr. Salazar,

My husband James and I bought Lot 22 in what came to be known as the Santiago Subdivision in the fall of 1982. We built our home one year later and as the first residents onsite have enjoyed watching completion of our small rural 22 lot "community" over the years. Neighbors have come and gone with the changing of lot ownerships but one thing has remained consistent throughout thirty plus years for those that remained and joined in and that is to collectively and jealously guard the lifestyle that brought each of us to this quiet, peaceful, and what we consider special home setting. Maurilio Calderon's application for a business permit at 8 Ernesto Road threatens to change that significantly.

While we would not expect Mr. Calderon has any openly negative intentions towards our subdivision, his actions in running a Commercial, not a Home, business in a residential setting will if approved have very many consequences which we will experience as a result.

The Santa Fe County Land Use Department has developed guidelines, policies, procedures, and restrictions on what can and cannot take place in both residential and business settings after much thought, research, debate, and experience over the years. Case by case exceptions should always be considered, but this application can only be looked at as what would be on the extreme fringe of a home occupation business.

I believe it goes without saying there is a reason we have commercial industrial zoning and rural residential zoning. They have entirely different purposes which should not and cannot be combined for the safeguard of both.

I join my husband in adamantly opposing the issuance of this application for the following reasons:

- Mr. Calderon has evaded following proper procedures in setting up this business where most likely would not have been approved prior to its start in its present setting,
- this business if approved can have a very dramatic negative impact on neighboring property values,
- I would question whether Mr. Calderon has proper insurance in place to protect his neighbors against loss should an accident occur given the dangers associated with this line of work and which I believe would be required in the proper industrial setting,
- the facilities needed for the business are clearly visible on the ridge north of Santiago Subdivision and change the character of our valley, and lastly
- should future diversification by the business occur it would be much more difficult to monitor, control, and correct by the Santa Fe County Land Use Department

I respectfully request that this application request be denied for the above reasons as well as others which will be brought before your department.

Sincerely,

Susan J Parks

Santiago Subdivision Home Owner-Lot 22

49 Entrada de Santiago

In His Service,

Sue

Susan J. Parks
Administrator
121 Stringo Road
Santa Fe, NM 87505
sue@clsf.us
www.clsf.us

John M. Salazar

From: SAM SHAW <liz_sam@msn.com>
Sent: Tuesday, November 12, 2013 2:36 PM
To: John M. Salazar
Subject: OPPOSE granting of home occupation business license

Dear Mr. Salazar,

I am a resident of Santa Fe County and live downhill from 8 Ernesto Rd, where Maurilio Calderon has applied for a home occupation business license to operate his commercial welding business, Adonai Custom Iron Works, Inc. My property connects to the Calderon property via a 'four corners' type of intersection.

When construction first began on that property I visited Maurilio and was informed by him that he was building his residence in stages with the first part being a garage. We talked for some time and I even gave him some seedling cherry trees from the certified organic hoophouse on my property (NMDA certificate #431) as a welcome to the area.

Boy do I feel like a fool now!

This 'garage' has turned out to be a full scale welding and painting operation. There is no question in my mind that I was deliberately deceived by someone who was gaming the zoning regulations.

I OPPOSE the County granting his application to operate a home occupation business at this location. The application is another attempt at deception and, if approved, places me at risk because of the nature of the business that is being slipped in behind everyone's backs.

The specific risk that I refer to is that my certified organic operation is directly in the drainage path of runoff from the Calderon property. Every year I am inspected by NMDA and every year they are satisfied that there is no danger of industrial or agricultural contamination from the uphill sites. That is...until now. I can explain the risk that is posed by a properly inspected industrial operation but I don't see any way to explain that there is a rogue business operating by thumbing its nose at the county zoning officials.

Since my home is downhill from the Calderon property the drainage necessarily puts my home at risk as well.

I am not concerned about contamination from a fully compliant business that is properly inspected and certified. I feel however that granting a home occupation business for this operation is not a correct action. This is clearly a full scale operation being operated with no regard to zoning or other regulations that are properly applicable to all other county residents.

Samuel Shaw
05 E Traviesa de Camillo
Santa Fe, NM 87508

John M. Salazar

From: Andrew Drom <andrew_drom@msn.com>
Sent: Wednesday, November 13, 2013 2:44 AM
To: John M. Salazar
Subject: Expression of Opposition to Adonai Custom Iron Works Request for License to Operate a Welding Fabrication Plant Near our home

Dear Mr. Salazar:

I am an owner of residential property in Santa Fe County which is adjacent 8 Ernesto Rd. I have been notified that a Mr. Maurilio Calderon has applied for a home occupation business license to operate a commercial welding business, Adonai Custom Iron Works, Inc. My property is very close to this illegal operation and I firmly oppose the County granting his application to operate a industrial manufacturing business at this location.

I understand that the property at 8 Ernesto Road is residential, yet its owners propose to operate an established commercial welding business, Adonai Custom Iron Works, on a residential lot located above our quiet residential neighbourhood. Our neighbourhood is a private development which we paid a significant premium to purchase land and a home. Development and operation of a commercial industrial metal fabrication facility is completely inappropriate and would create unacceptable amounts of noise and would damage views of the surroundings. A significant number of families reside in the Santiago Subdivision who are negatively impacted by this commercial welding business, which overlooks the Santiago Subdivision. Our property and the way of living for my fellow residents would be harmed by the noise, increased risk of fire, pollution and air quality impairments, and loss of a quiet subdivision where families have raised their children for decades in peace and quiet. It is not, nor should it ever be, an industrial estate set out to support manufacturing and industrial activities.

In summary, there is no place in a community residential setting for a commercial welding company. It does not pass the common sense test and we are certain other communities would object if such an operation were set out without due consideration as to the impacts to the tax paying residents of Santa Fe County. Logic suggests it is not supported by the intent of the Santa Fe County Code. I firmly oppose any action to authorize Mr. Calderon's request.

Sincerely,

Andrew E. Drom

Owner of 13 Calle Jacinta
Santa Fe, NM 87508

John M. Salazar

From: C Mitchell <janopher@aol.com>
Sent: Monday, November 11, 2013 6:39 PM
To: John M. Salazar
Subject: Opposing Home Occupation Business License for Adonai Custom Iron Works

Dear Mr Salazar:

I oppose the application of Mr. Maurilio Caderon to operate Adonai Custom Iron Works from a residential neighborhood. Operating it would adversely affect Santiago Subdivision where I reside.

Santa Fe has locations zoned for such activities: Siler Road area being the obvious example. That is the area potential customers would seek welding & iron works.

Even worse than the noise of the metalworks shop is the potential hazard of fire & the pollution of chemicals.

Please do not allow Adonai such negative impact on our neighborhood.

Sincerely,

Jane Mitchell
14 Calle Jacinta
Santa Fe NM 87508

John M. Salazar

From: Peter Johnson <PJohnson@argentmanagementllc.com>
Sent: Monday, November 11, 2013 8:41 PM
To: John M. Salazar
Cc: Daniel Mayfield
Subject: 8 ernesto road welding business in a residential subdivision

Dear Mr Salazar,

I am a joint owner of the residential property known as 14 Entrada de Santiago.

I am writing to express my strong opposition to the application recently filed by our neighbor, Mr. Calderon, to allow a welding business to operate out of a residential property under a home occupation permit. This is absolutely not consistent with the intent of the home occupation permit provisions in the zoning code, which is designed to encourage home-based occupations such as bookkeeping and consulting.

This is a full-blown commercial welding shop working out of what the property owner claims is his garage.

When he began construction of the metal building that now overshadows our rear yard area, Mr. Calderon told us that it was "the garage". But it seems he has always intended to operate an unapproved industrial business from the property. In fact, Mr. Calderon has been less than an ideal neighbor since day one. Since he has been living on the property we are woken up at dawn every day by roosters crowing and trucks coming and going at all hours of the day just the other side of our property line.

While the existing zoning ordinance is a little vague as to what permissible uses are in a residential area, I am sure you are aware that the county has spent the past three years rewriting its zoning ordinance and that that new development code will be adopted at the November 19 commission hearing. Presumably this clearer new ordinance will be the standard by which these issues will be judged as soon as the ordinance is ratified. The new code is much clearer and quite explicit as to what uses are allowed and not allowed in a residential zone. Although the online documentation is difficult to decipher, I assume the zone we are in is the "residential community" zone. Section 10.6.2.4 is quite clear in prohibiting "any industrial type use" on residential property. The code is also clear that, even for a medium impact occupation (which is subject to a conditional use permit) the use may not exceed 50% of the heated square footage of the residence. The "garage" is 1,950 square feet, which in itself exceeds the 1,500 maximum storage allowed in the code. And unless the house Mr. Calderon has built is over 4,000 s.f. he is in violation of the 50% requirement (aside from not having applied for and received a conditional use permit for this business).

Zoning regulations are created to manage land uses and the compatibility of neighboring uses is one of their key elements. It is clear that Mr. Calderon not only has little regard for these regulations, but also has no concern for his neighbors.

This business with its associated noise, odor, traffic and fire hazard cannot be permitted to continue to operate in a residential zone. There is nothing about this commercial welding business that qualifies it for a home occupation, from the employees who come and go all day, to the fire hazard in our neighborhood from the incessant welding, and the noise from the machinery and activities, not to mention the smoke and air pollution resulting from that activity.

I am writing to insist that this "home occupation" license be denied and that the proponent be required to conform with both the existing and proposed zoning ordinances. If he insists on pursuing this application it should be in the form of a conditional use permit application with the appropriate staff review and report, noticing and hearings to give his neighbors an opportunity to participate in the process of building a manufacturing facility in a residential neighborhood.

Peter Johnson
909-528-2288 cell
949-241-8408 office

John M. Salazar

From: jane Mitchell <cmychell@gmail.com>
Sent: Monday, November 11, 2013 7:09 PM
To: John M. Salazar
Subject: Objection to Industrial Activity at 8 Ernesto Dr. Santa Fe

Dear Mr. Salazar:

To allow the activities to continue in the welding shed at 8 Ernesto Dr. would be a severe detriment to its neighbors & the residents of the subdivision of which it overlooks.

I understood that this huge metal shed was designated as auxiliary to the house, to be used for domestic activities & storage.

Now I learn that Mr. Calderon proposes to carry out a major industrial operation with all the associated dangers of fire, fumes, noise & traffic.

Please bring a halt to this industrial activity so that this property can revert to the residence for which it is zoned & not a major nuisance & danger to its neighbors.

Regards,

Chris Mitchell
14 Calle Jacinta
Santa Fe NM 87508

John M. Salazar

From: John Redd <john.redd@mac.com>
Sent: Monday, November 11, 2013 9:10 AM
To: John M. Salazar
Subject: LETTER OF OBJECTION to 8 Ernesto Rd home occupation business application

Dear Mr. Salazar,

I am a resident of Santa Fe County and live downhill from 8 Ernesto Rd, where Maurilio Calderon has applied for a home occupation business license to operate his commercial welding business, Adonai Custom Iron Works, Inc. My home has a direct line of sight (and sound) to his property.

I absolutely oppose the County granting his application to operate a home occupation business at this location.

The property at 8 Ernesto Road is residential, yet its owners propose to operate an established commercial welding business, Adonai Custom Iron Works, on a residential lot located above our quiet residential neighborhood. The site looks down on all of our homes from a hilltop. The owners were granted a residential development permit and should not be allowed to conduct this commercial metalworking business there.

There are 24 families (22 in the Santiago Subdivision and two adjacent families) who live below the proposed site of this commercial welding business, which overlooks the Santiago Subdivision. It is a well-established, quiet subdivision on dead-end roads where families have raised their children for decades. The roads are quiet enough that my children learned to ride bikes on them. The area is peaceful and still.

I object for the following reasons:

1. **The residential character of the neighborhood.** The commercial activity on the lot is not incidental and subordinate to its use for residential purposes. The site is zoned as a residence; placing the commercial welding activities of Adonai Custom Iron Works, Inc., in a metal shed perched on a hill above our neighborhood's homes will irreversibly alter the character of our quiet neighborhood and reduce our quality of life.
2. **Noise.** Welding and metal fabrication involve welding, grinding, cutting, chipping, gouging, and painting. All of these industrial processes are noisy and utterly unsuited to a residential neighborhood.
3. **Grave fire risk.** Welding is considered "hot work" by OSHA. It uses compressed gas cylinders, which are inherently dangerous and regulated as such, and arcs of electricity. The usual temperature at which welding occurs is over 6,000 degrees Fahrenheit. The residential property at which the home business is being proposed is located at the top of a hill, adjacent to other residential properties, behind a metal gate at the top of an upsloping dirt road, and is served only by a volunteer fire department, Hondo Fire and Rescue, that is 6.4 miles away. This business would pose a grave and continual fire risk to all of the residential properties surrounding it.
4. **Rubbish.** The work will generate metal shavings and other industrial rubbish.
5. **Fumes.** All types of welding produce fumes that are recognized as health hazards by OSHA. Furthermore, these fumes are noxious and will make it unpleasant for the families around the site to work in their yards and play outdoors - which are the very reasons we love living in Santa Fe County and have chosen to raise our families here.

6. **Solvents.** Painting and cleanup of metal parts will involve use and storage of volatile industrial solvents in the middle of a residential neighborhood.

7. **Hilltop location.** This residential property is at the very top of a hill that overlooks all of our homes. It is utterly unsuited to a loud, dangerous commercial operation that produces gases and debris.

To see how big an operation Adonai Custom Iron Works, Inc. is, please review their Facebook page at <https://www.facebook.com/pages/Adonai-Custom-Iron-Works-Inc/327987970574137>. This page makes it obvious that this is a large-scale, commercial metalworking operation.

To see what the government of Santa Fe has put on the record about welding, please see the document

"Welding and Cutting" available at <http://santafemn.gov/DocumentCenter/Home/View/3239>, which states:

"There is also the ever-present chance of fire," and "Welding hazards pose an unusual combination of safety and health risks. By its nature, welding produces fumes and noise, gives off radiation, involves electricity or gases, and has the potential for burns, shocks, fire, and explosions."

The placing of a commercial welding company in our residential neighborhood made up of families is not in keeping with the letter or the spirit of the Santa Fe County Code and will forever destroy the character of our neighborhood. I oppose it.

Respectfully,

John Redd

12 Traviesa de Camilo E

Santa Fe, NM 87508

John M. Salazar

From: Rebecca Lowndes <rlowndes@mac.com>
Sent: Monday, November 11, 2013 3:17 PM
To: John M. Salazar
Subject: Adonai Custom Iron Works

Dear Mr. Salazar,

I write to you today to voice my objection to the Home Business application submitted by Adonai Custom Iron Works at 8 Ernesto Road submitted by the owner, a Mr. Maurilio Calderon.

As a resident of Santa Fe County and homeowner of the property abutting the southwest corner of Mr. Calderon's, I am adversely impacted by his plans for a business permit and the current activities on his property. I purchased this house and property with my partner, Peter Johnson just over 4 years ago and moved here to enjoy a quiet residential cul-de-sac. Around my property and below are more than 20 families who also enjoy this valley. We are families with children and pets. When Peter Johnson and I purchased this property, the land above it was for sale, but as it and the properties surrounding are all under residential zoning, I had no great concerns about it's eventual purchase.

Since Mr. Calderon's purchase of the the property abutting mine at 8 Ernesto Road, he has constructed, among other buildings, a large, metal shed which looms over my backyard. I met Mr. Calderon just prior to construction of the building and he told me it was to be his garage. Since the "garage" was built, there has been all manner of noisy activity going on in the building which I hear Monday through Friday, often Saturday and occasionally Sunday as well. Banging, clanking, metal screeching and sawing, what sounds like a compressor continues literally from dawn until dusk every week, day in and day out. Before he erected a screening wall between my property and his, I also saw trucks coming and going and it was normal for there to be at least 3 trucks parked by the "garage" everyday during work hours. While I can no longer see the trucks because of the wall, I do hear them coming and going. I can also hear working noises as described above from anywhere in my yard and even inside my home. My bedroom window looks out to Mr. Calderon's "garage" and when he worked late in the warm summer months, I was awakened by noise as early as 7am and went to bed with work still going on after 9pm. He worked yesterday afternoon for several hours on Sunday, November 10th.

It has come to my attention that Mr. Calderon is in the business of welding to make gates, doors and so forth and that he is currently applying for a Home Business permit. Welding emits all kinds of hazardous materials in the form of waste, odors and gases. In addition, Mr. Calderon's products are apparently painted, and high volume painting also emits many hazardous materials which are toxic to the environment. In addition, this area is considered a high brush fire incidence area by the Arroyo Hondo Fire Department which serves us. Welding and metal working create sparks and high heats which are an additional fire hazard. The activities in this building are regular, incessant and hazardous to our community.

As a resident of this community and tax payer in New Mexico and the County of Santa Fe, I object to the possibility that Mr. Calderon might be issued a permit to continue his welding company as a Home Business at this location. His activities create hazardous materials, emit noxious odors, create incessant noise from machinery and negatively affect my right to peaceful enjoyment of my own property in a residential neighborhood. In addition, it is certain that his business activities will continue to be detrimental to the value of my home and property as well as those of the surrounding neighborhood. Home Businesses are intended for artists, writers, computer programmers, events planners, not light industrial businesses. Adonai Custom Iron Works has a page on Facebook which can be easily found on Google. His business is clearly established, professional and successful enough to cover the purchase of the the land at 8 Ernesto Road and the construction of buildings to house his company. I will suggest that Adonai Custom Iron Works and Mr. Calderon's business are more suited to perhaps Siler Road, and certainly do not belong in a residential neighborhood.

I respectfully request that a permit for a Home Business not be issued to Mr. Calderon and that all Adonai Iron Works business activities cease at once.

Thank you for your time and consideration.

Sincerely,

Rebecca Lowndes
14 Entrada de Santiago
Santa Fe, NM 87508

²
NRD-60

November 12, 2013

Mr. John M. Salazar
Development Review Specialist
Santa Fe County Land Use Department
Santa Fe, New Mexico

Dear Mr. Salazar,

I am a resident of Santa Fe County and live a short distance from 8 Ernesto Rd, where Maurilio Calderon has applied for a "**home occupation**" business license to operate his commercial welding business, Adonai Custom Iron Works, Inc. My home has a direct line of sight (and sound) to his property and is part of the Santiago Subdivision. I have enclosed several pictures taken from my house that shows the position of the welding building in relation to my home and those of my neighbors.

I absolutely oppose the County granting his application to operate a home occupation business at this location.

The property at 8 Ernesto Road is residential, yet its owners propose to operate an established commercial welding business, Adonai Custom Iron Works, on a residential lot located above our quiet residential neighborhood. The site looks down on all of our homes from a hilltop (see enclosed pictures). The owners were granted a residential development permit and should not be allowed to conduct this commercial metalworking business there.

There are 24 families (22 in the Santiago Subdivision and two adjacent families) who live below the proposed site of this commercial welding business, which overlooks the Santiago Subdivision. It is a well-established, quiet subdivision on dead-end roads where families have raised their children for decades. The area is peaceful and still. I walk my dogs twice a day year round. In recent months the welding noise from the iron works has increased and can be heard as I am walking. My dogs stop to try to determine what the noise is and I have a hard time getting them to continue to walk.

MBD-61

I object to this business for the following reasons:

1. **Not a home business.** As can be seen by the pictures the large building is not part of a home and in fact is twice the size of the small "home" building next to it. It does not appear the home is actually a residence and may be an office for the company. When I have operated a home business in the past it was always in the house and was a small segment of the house not the entire property.
- 2 **Noise.** Welding and metal fabrication involve welding, grinding, cutting, chipping, gouging, and painting. All of these industrial processes are noisy and utterly unsuited to a residential neighborhood. I can hear the noises throughout the day as I work in my yard and around the house.
3. **The residential character of the neighborhood.** I understand the site is zoned as a "residence", placing the commercial welding activities of Adonai Custom Iron Works, Inc., in a metal shed perched on a hill above our neighborhood's homes will irreversibly alter the character of our quiet neighborhood and reduce our quality of life.
4. **High fire risk.** This business would pose a very high and continual fire risk to all of the residential properties surrounding it. The residential property at which the home business is being proposed is located at the top of a hill, adjacent to other residential properties, behind a metal gate at the top of an up sloping dirt road, and is served only by a volunteer fire department, Hondo Fire and Rescue, that is 6.4 miles away.
5. **Fumes.** All types of welding produce fumes that are recognized as health hazards. These fumes are noxious and will make it unpleasant for the families around the site to work in their yards and play outdoors - which are the very reasons we love living in Santa Fe County and have chosen to raise our families here.
6. **Hilltop location.** This residential property is at the very top of a hill that overlooks all of our homes. It is utterly unsuited to a loud, dangerous commercial operation that produces gas.
9. **Required sign posting for application is not visible.** When I heard of the proposed welding business I went to look for the required sign indicating the application process had started. I could not find the sign as I drove by the road to the building location. I stopped and looked for the sign but could not locate it. I had to walk back to the turnoff to the property to see if there was actually a sign. I finally found it up against a fence about

NRD-62

35 feet from the road. I have included four pictures that clearly show the location of the sign and the fact that it has been placed in a position that would not be noticed by those passing by.

10. **Built as a business.** My observation of the construction of the buildings is that it was built as a commercial business and not as a residence from the very start. The size, location and nature of the two-story building depict a structure that is not associated with a home but was designed and built as a welding shop. Applying for a license to actually operate the business was an afterthought. I believe that an inspection of the property and the structures will validate this view.

Thank you for your consideration of this situation.

Sincerely,



Marlin Mackey
5 Calle Jacinta
Santa Fe, New Mexico

Enclosure

NRD-63

John M. Salazar

From: Kinsey Brown <kinseyb428@live.com>
Sent: Wednesday, November 20, 2013 11:54 AM
To: John M. Salazar
Subject: Adonai Custom Iron Works Inc. Opposition

Dear Mr. Salazar,

My family and I reside in Santa Fe County at 13 Entrada de Santiago. We strongly oppose Maurilio Caulderon's application for a business licence

November 20, 2013

Mr. John M. Salazar
Development Review Specialist
Santa Fe County Land and Use Department
Santa Fe, New Mexico

Dear Mr. Salazar,

I live in Santa Fe County, a short distance away from 8 Ernesto Rd. It is my understanding that Maurilio Calderon has applied for a "home occupation" business license to operate his "commercial welding shop", Adonai Custom Iron Works, Inc.

I STRONGLY OPPOSE the County granting his application to operate a "home occupation business" at this location. Clearly, the owner's intent has always been to establish a "commercial business" in a "residential zone". The building that has been constructed to house the business in no way comports with the meaning of a "home occupation". It is huge warehouse overlooking our residential neighborhood giving what was once a quiet, family, residential area the appearance of an area built behind an industrial warehouse area. It is my understanding that the owners of the warehouse were granted a residential building permit which leads me to question the legality of the building that now sits on the site. The visual effect of the building along with the additional traffic and the noise generated by the business have disrupted our subdivision, of over 20 year, in ways that make me sorry to be a resident of Santa Fe County. We have worked our entire life to live in the type of neighborhood which we live in. Please do not allow these people, who seem to have no respect for the zoning of Santa Fe County, or the rights of the citizens who live in Santa Fe County to continue to destroy our dreams.

I oppose the business for the following reasons:

1. This is not a home business. It is, in fact a commercial welding shop. It is clear that the original intent, before approval of the County, was to establish a commercial business in a residential neighborhood. The building is totally out of line with the type of buildings that are normally allowed in a residential area.
2. The noise (grinding, cutting and hammering) generated by the business is not in line with a residential neighborhood.
3. This type of business poses a high fire risk to our and surrounding neighborhoods. As demonstrated by our current insurance premiums, the County is already a "high" risk area. There is no need to put residents at an even higher risk and increase in insurance premiums.
4. The business of welding is a recognized health hazard. I would hope that the life and safety concerns of the citizens would take priority over the request of one person who seems to be operating outside the lines already.
5. To have an operation like this overlooking our neighborhood has destroyed the residential feel of our neighborhood.

For the reasons listed above, I respectfully request your serious consideration of this issue as well as your support in denying this false request for a "home occupation business". I thank you in advance for your support.

Sincerely,
Sandra K. Mackey
5 Calle Jacinta, Santa Fe, NM

NBD-65

November 16, 2013


Dear Mr. Salazar,

I am writing to express my concern about the Welding Business, Adonai Custom Iron works Inc., which has recently applied for a Home Business License in our neighborhood. In his advertizing on Face book, he describes his business, as a Welding Business that specializes in Residential and Commercial wrought iron needs.

For sometime now we have heard all kinds of construction noises coming from that location. I am concerned about the noise and fumes from welders, compressors, heavy trucks and equipment in that location. I am also concerned about the fire danger to our neighborhood as we only have one road in and out of the sub-division. Our Fire Department is the Hondo Fire Department, which is not close in the event of a fire.

I hope that you do not allow a Home Business License in our neighborhood. Thank you for your consideration in this matter.

Sincerely,



Irene Angel
Lot 11 Santiago Sub-Division

John here the email I sent John Salazar

----- Forwarded message -----

From: **Victor Baca** <Dbacavd1@gmail.com>
Date: Tue, Nov 12, 2013 at 3:40 PM
Subject: Subject : Oppose Home Occupation Business License proposed by Maurlio Calderon for Commercial welding business in our residential area.
To: jmsalazar@co.santa-fe.nm.us

Dear Mr. Salazar,

I am a current resident of Santa Fe County New Mexico and property owner in the Santiago Subdivision off of Rabbit Road this subdivision will be adversely impacted by allowing a home occupation welding commercial business in this residential area, the proposed business is a large scale welding business as indicated by it web site and the indicated revenue clearly shown as almost \$200,000 dollars annually. Please insure that all involved in the process are aware that many are residents in this area are completely opposed to this welding business in this area as it a residential family area, not a industrial area.

We oppose this because of the following :

1. The welding that is being done at the site overlooking our neighborhood is contaminating our air with the smell of gas fumes in this small valley of 24 residential homes.
2. The process that is used to build these large gates is an industrial process that require grinding, cutting, and painting, requires large machinery that make loud noises. This business the Adonai Custom Iron work continues to use the residential property without a business license 7 days a week disturbing the peace of the whole area, at times work is being performed at night. Please note that the business is in area zoned residential not industrial or commercial. It appears to us that this welding shop is in violation of the zoning laws and license laws, we believe the county should take action immediately to protect the citizens of this area from the noise and air pollution. ;
- 3 The business poses a continued health and fire risk for all residential property owners around it.
4. The real estate values of this area will fall due the county not enforcing the law as required.

We would appreciate any help you can give us relative to this problem, I know you would not want a high volume welding shop in your living area. PLEASE CONFIRM RECEIPT OF THIS E-MAIL

NRD-68

John M. Salazar

From: John Redd <john.redd@mac.com>
Sent: Wednesday, March 12, 2014 8:25 AM
To: John M. Salazar
Subject: The purpose of the photos

Mr. Salazar,

The photos make two points:

- (1) The large accessory shed is placed directly above our subdivision, on the highest spot in the neighborhood. It is placed in direct line-of-sight (and therefore line-of-sound) over our subdivision. To effectively shield it would require a wall 25 feet high, which of course is impossible.
- (2) The photos of the large pieces were taken from Adonai Custom Iron Works, Inc.'s web site. These are to show that they manufacture heavy, large-scale items.

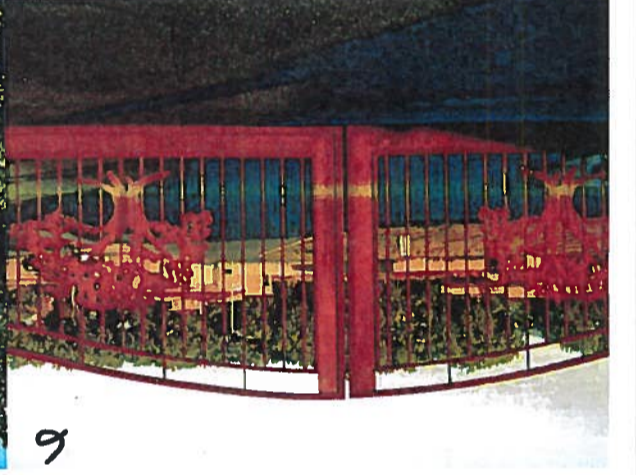
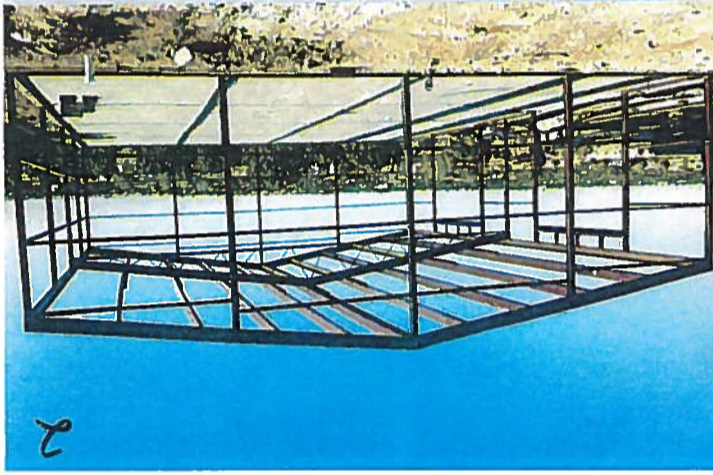
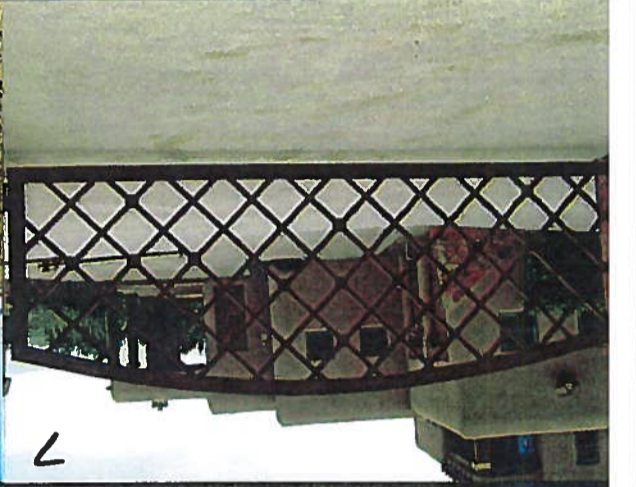
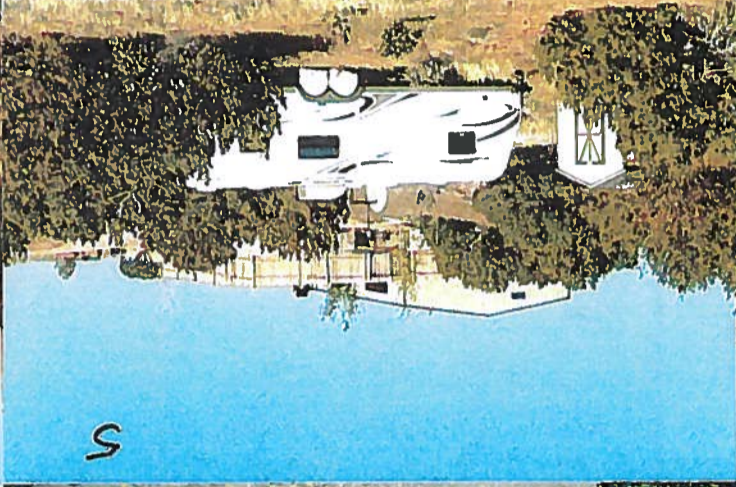
Thank you,

John

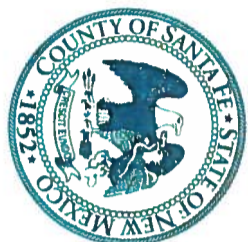


NBD-69

NBD-70



Daniel "Danny" Mayfield
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: March 20, 2014

TO: County Development Review Committee

FROM: Jose E. Larrañaga, Development Review Team Leader

VIA: Penny Ellis-Green, Land Use Administrator *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE # MP/PDP/FDP 14-5010 31 Bonanza Creek Road

ISSUE:

Leslie Moody and Mitchell Ackerman, Applicants, JenkinsGavin, Agents, request Master Plan Zoning, Preliminary and Final Development Plan approval to allow a Bed and Breakfast within an existing residence on 9.94 acres. The property is located on the west side of Highway 14 off Bonanza Creek Road (County Road 45), within Section 26, Township 15 North, Range 8 East (Commission District 5).

Vicinity Map:



SUMMARY:

The Applicants request Master Plan Zoning, Preliminary and Final Development Plan approval to allow an existing 5,580 square foot five bedroom residence to operate as a Bed and Breakfast. There are two dwellings on the 9.94 acre site. A 4,561 square foot residence will be utilized by the Applicants as their primary residence and the second residence will be utilized as a five bedroom Bed and Breakfast. The Applicant is not proposing any expansion of the existing structures as part of this application.

The Bed & Breakfast is currently in operation without the proper zoning approval or Business License from Santa Fe County. This statement is based on an observation made by staff on a site visit and advertisement on the internet as Rancho Gallina in Santa Fe.

The two existing dwellings on the 9.94 acre parcel are non-conforming as per the density requirements of the Land Development Code (Code). The Applicants propose two kitchens in the five bedroom residence which will operate as the Bed and Breakfast and a kitchen in the Applicants residence. Ordinance No. 1998-9 states: "any such structure, mobile home or unit that contains both a kitchen or cooking facility and a bathtub or shower shall be presumed to be a dwelling". At the most basic level, a bed and breakfast is a place, often found in a renovated home, mansion or small hotel, to spend the night and enjoy a full breakfast in the morning. In observance of the non-conforming status of the site only two kitchens shall be utilized on site.

Article III, § 8, Other Development (8.1 Uses Permitted) states: "All uses not otherwise regulated by the Code are permitted anywhere in the County".

Article III, § 4.4.1 a (Design Standards and Review Criteria) 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, § 5.2".

Article V, § 5.2.1.b (Master Plan Procedure) states: "a Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the subdivider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval".

Article V, § 7.1.3.a (Preliminary Development Plans) states: "a Preliminary Development Plan may be only a phase or portion of the area covered by an approved Master Plan, so long as the Preliminary Development Plan substantially conforms to the approved Master Plan".

Article V, § 7.2.2 (Final Development Plan) states: "the final Development Plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The Final Development Plan as approved by the County Development Review Committee shall be

filed with the County Clerk. The approved Final Development Plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee”.

This Application was submitted on January 10, 2014.

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 only: the Application is comprehensive in establishing the scope of the project; 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 is in compliance with state requirements and Article V, § 5, Master Plan Procedures of the Land Development Code.

Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented do not support the request for Preliminary and Final Development Plan: the County Hydrologist has determined that the requested use, as a 5 bedroom Bed & Breakfast, will exceed the water use allowed by the Land Development Code (Exhibit 11 - Article VII, Table 7.4) for Preliminary and Final Development Plan; the County Hydrologist states that the application is sufficient for Master Plan; the Applicants have agreed to this recommendation and are requesting Master Plan Zoning approval only (Exhibit 13); New Mexico Environmental Department has determined that the on sight liquid waste systems are not sufficient to meet the needs of the proposed B&B; the Application does not comply with Article V § 7.1.2.y & § 7.1.2.aa.

APPROVAL SOUGHT: Master Plan Zoning approval for a Bed and Breakfast within an existing residence on 9.94 acres

GROWTH MANAGEMENT AREA: SDA-2 within the Residential Fringe category of the SGMP Future Land Use Map

HYDROLOGIC ZONE: Basin Fringe Hydrologic Zone, minimum lot size in this area is 12.5 acres. The 9.94 acre lot size is non-conforming.

ARCHAEOLOGIC: Moderate potential area, less than 10 acres, no further disturbance of the site is proposed. The Applicants requested a waiver from conducting an Archaeological Study on this site from the Historic Preservation Division (HPD). HPD reviewed the submittal and determined that the Bed and Breakfast would have no effect on historic properties and an archaeological survey is not required.

ACCESS AND TRAFFIC:

The property takes access from Bonanza Creek Road (County Road 45), Via Highway 14. County Public Works determined that a Traffic Impact Study is not required for this type of use.

FIRE PROTECTION:

Turquoise Trail Fire District. The Santa Fe County Fire Department Fire Prevention Division has reviewed the application and recommends conditional approval.

WATER SUPPLY:

Existing on-site well; proposed water use not to exceed .25 acre feet of water per year. The County Hydrologist review states: "based on a review of the water budget a water supply plan is not required for master plan approval, since the proposed water use is less than 1.0 acre-foot per year. Based on the analysis of water use for residential and bed and breakfasts it appears the water use may exceed 0.25 acre-feet per year for the project. In this instance a water supply plan which addresses water availability, water quality, water conservation and fire protection is required by the code. No such plans were submitted in support of Preliminary and Final Development Plan. After review of the documents submitted, by the applicants, code requirements for water availability for Preliminary and Final Development Plan have not been met".

LIQUID WASTE:

The 5,580 square foot residence utilizes two conventional septic tanks (1,000 & 1,200 gallons). The 4,561 square foot residence utilizes a 1,000 gallon conventional septic tank. NMED has determined that the on sight liquid waste systems are not sufficient to meet the needs of the proposed B&B. Compliance with NMED requirements shall be in place prior to submittal of Final Development Plan.

SOLID WASTE:

Weekly disposal of trash to the County Transfer Station.

**FLOODPLAIN & TERRAIN
MGMT:**

The Applicant's proposal has 2 retention ponds located on the southwestern portion of the property and there is no new expansion to existing or proposed use. Pond (1) one is a 2,400 cubic foot pond and Pond (2) two is 2,200 cubic feet. The required retention for this project is 3,226 cubic feet. Therefore, the submittal is in conformance of Article VII, Section 3.4.6 and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

The Project contains slopes of 0-15% and slopes from the west to the east into the Arroyo Gallina. The site is located within a 100 Year Flood Zone and is located in designated Flood Hazard A. The project must be setback 75' from the Hazard Area. The structures are setback at 88' feet therefore, the submittal is in conformance with Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

SIGNAGE AND LIGHTING: No Signage is proposed within this Application.

The Applicants propose to utilize existing outdoor lighting on the property. The Applicants have provided a lighting plan. Staff has determined that the lighting element of this Application complies with Article III, Section 4.4.4 h.

EXISTING DEVELOPMENT: The existing residential structures are recognized as non-conforming constructed prior to the implementation of the Land Development Code (1981).

The site is within a residential area and is bordered on all sides by rural residential property.

ADJACENT PROPERTY:

The Applicant has provided 7 parking spaces for the Development. The Applicant has designated 1 space for handicap use. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application complies with Article III, section 9 Parking Requirements.

PARKING:

The site is heavily vegetated with native grasses, native shrubs, evergreens, drought tolerant deciduous and fruit trees.

LANDSCAPING:

A 5,300 gallon cistern is proposed to capture rain water which will be used to irrigate the existing landscape. Water conservation measures shall be implemented with the development.

RAINWATER HARVESTING:

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
NMOSE	No Opinion
NMDOT	Review Comments not received
NMED	Approval with Conditions
NMDHP	Approval
County Fire	Approval with Conditions

County PW	Approval
County Utility	Approval for Master Plan
Planning	Approval

STAFF RECOMMENDATION: **Conditional approval of Master Plan Zoning, only, to allow a Bed and Breakfast within an existing residence on 9.94 acres.**

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

1. The Applicant shall comply with all review agency comments and conditions, 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. Only two (2) kitchens shall be allowed on the site in keeping with the non-conforming status of the site, as per **Article II, § 4.5.**

EXHIBITS:

1. Applicants Report
2. Drawings
3. Letter of Support
4. Aerial Photo of Property
5. Agency Reviews and Comments
6. Article III, § 8, Other Development (8.1 Uses Permitted)
7. Article III, § 4.4.1.a (Design Standards and Review Criteria)
8. Article V, § 5.2.1.b (Master Plan Procedure)
9. Article V, § 7.1.3.a (Preliminary Development Plans)
10. Article V, § 7.2.2 (Final Development Plan)
11. Review Letter from County Hydrologist
12. Article VII, Table 7.4
13. Request for Master Plan Only by Applicants



jenkinsgavin
DESIGN & DEVELOPMENT INC

January 10, 2014

José Larrañaga, Senior Development Review Specialist
Planning and Development Division
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

RE: 31 Bonanza Creek Road
Application for Master Plan and Preliminary/Final Development Plan

Dear José:

This letter is submitted on behalf of Leslie Moody and Mitchell Ackerman in application for Master Plan and Preliminary/Final Development Plan approval for a Bed and Breakfast Inn for consideration by the CDRC at their meeting of March 20, 2014. The subject property is a ±9.94-acre parcel located at 31 Bonanza Creek Road.

Project Summary

The subject property houses two existing structures, a 5,580 square foot, five bedroom house, which will serve as the bed & breakfast, and a 4,561 square foot private residence, which the owners occupy. No new development is proposed as part of this application. Master Plan and Preliminary/Final Development Plan approvals are requested to designate the subject property as "Other Development" per Article III, §8 of the Santa Fe County Land Development Code to permit a five unit Bed and Breakfast Inn. Per the Preliminary Zoning Map of the Sustainable Land Development Code (the "SLDC"), the property will be zoned RUR-R 10AC (Residential, one dwelling unit per 10 acres). A Bed and Breakfast Inn is permitted as a Conditional Use in a Rural Residential zone. This request for "Other Development" aligns with the Conditional Use approval process, and is therefore consistent with the provisions and intent of the SLDC.

The subject property lies 0.25 miles west of State Highway 14 on Bonanza Creek Road. The Bonanza Creek neighborhood is a diverse, primarily residential community, which includes small 2.0-acre parcels, as well as significant ranches of hundreds of acres. The mix of neighborhood uses includes a 50-acre horse training facility next door to the subject property, a horse hospital, a retreat center, and the Bonanza Creek Movie Ranch. Furthermore, several of the area ranches offer horseback riding, boarding, and training.

130 GRANT AVENUE, SUITE



87501 PHONE: 505.820.7444

NBE-7

San Marcos District Community Plan

The subject property lies within the boundaries of the San Marcos District Community Plan (the "Plan"). The Zoning Map in the Plan designates the property as "Rural", which permits bed and breakfasts of less than seven units as a Special Use. This application and approval process for "Other Development" is consistent with the requirements of a Special Use Permit and, therefore, consistent with the provisions of the Plan.

Access & Traffic

The property is accessed from Bonanza Creek Road via a 20' wide base course driveway. Due to the minimal traffic impact of a 5-bedroom bed & breakfast, no Traffic Impact Analysis is submitted with this report. Please refer to the attached ITE Trip Generation Summary, which reflects four AM and PM peak hour trips respectively.

Terrain Management

The site's terrain slopes gently from the northwest to the southeast and drains into the Arroyo Gallina on the east side of the property. In order to provide the requisite storm water retention for the existing impervious areas, two new drainage ponds are proposed. Pond 1 will be located east of the residence and Pond 2 will be southeast of the bed and breakfast on the south side of the driveway. All disturbed areas will be revegetated. For further details, please refer to the Terrain Management Plan, Drainage Calculations, and Soils Report attached for your review.

Landscaping & Water Harvesting

The property has a variety of mature landscaping comprised of drought tolerant deciduous and fruit trees, evergreens, native grasses, and native shrubs per the attached Landscape and Water Harvesting Plan. Two 1,500 gallon cisterns will be installed to accommodate one month's irrigation demand in accordance with the Landscape Water Budget outlined below:

Landscape Water Budget

	<i>Plant Type</i>	<i>Quantity</i>	<i>GPW/Plant</i>	<i>GPM</i>	<i>GPY</i>
Non-Growing Season (5 mos.)	Trees	47	2.0	432.4	5,188.8
	Shrubs	32	1.0	147.2	1,766.4
Growing Season (7 mos.)	Trees	47	8.0	1,729.6	20,755.2
	Shrubs	32	4.0	588.8	7,065.6
ANNUAL BUDGET					34,776.0
MONTHLY REQUIREMENT				2,898.0	

Water Supply Plan

The property is served by an existing private well (Permit #RG-08039). The water budget for

the property is 0.25 acre feet/year as detailed in the attached Water Budget. Draft Water Restrictive Covenants are included herein and will be recorded with the Master Plan.

Liquid Waste

The bed and breakfast is served by two existing 1,200 and 1,000 gallon septic tanks. The residence is served by an existing 1,000 gallon septic tank.

Solid Waste

The property owners haul refuse to the County landfill.

Lighting & Signage

Existing site lighting consists of 10-watt path lights, 60-watt pendant lights under the portals, and 60-watt building mounted sconces, as reflected on the attached Lighting Plan. All lights are down-lit and shielded in accordance with Santa Fe County requirements. No new lighting is proposed with this application. There is no existing signage and none is proposed.

Archaeology

The property is located in a Medium Potential Archaeological Area. In accordance with Article VI, Section 3.4.3 a.v. of the Santa Fe County Land Development Code, we are requesting a waiver of the archaeological survey requirements since the property is already disturbed and no new construction is proposed. Please see the attached waiver request letter.

In support of this application, the following documentation is submitted herewith for your review and consideration:

- Development Permit Application
- Trip Generation Summary
- Drainage Calculations Summary
- Soils Report
- Water Budget
- Archaeological Waiver Letter
- Warranty Deed
- Legal Lot of Record
- Letter of Owner Authorization
- Assigned Address Form
- Proof of Property Taxes Paid
- Master Plan & Preliminary/Final Development Plan Submittal Drawings: 9 full size & 1 reduced set

Finally, included herewith is a check in the amount of \$2,000.00 for the application fees, calculated as follows:

Master Plan:	\$750.00
Development Plan	\$750.00
Application Fee:	\$100.00
Inspection Fee:	\$150.00

NBE-9

Master Plan Fire Review	\$100.00
Development Plan Fire Review	\$ 50.00
Fire Inspection	\$ 50.00
Public Notice Posters (2)	\$ 50.00
TOTAL	\$2,000.00

Please do not hesitate to contact us should you have any questions or require additional information.

Thank you for your consideration.

Sincerely,



Jennifer Jenkins
JenkinsGavin Design & Development, Inc.

Colleen C. Gavin, AIA

NBE-10



jenkinsgavin
DESIGN & DEVELOPMENT INC

February 24, 2014

José Larrañaga, Senior Development Review Specialist
Planning and Development Division
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

RE: 31 Bonanza Creek Road
Application for Master Plan and Preliminary/Final Development Plan
Response to Comments

Dear José:

This letter is submitted on behalf of Leslie Moody and Mitchell Ackerman in application for Master Plan and Preliminary/Final Development Plan approval for a Bed and Breakfast Inn for consideration by the CDRC at their meeting of March 20, 2014. The subject property is a ±9.94-acre parcel located at 31 Bonanza Creek Road. The following are responses to comments and requested revision and/or clarifications.

Landscaping & Water Harvesting

The revised Landscape and Water Harvesting Plan is attached indicating the change to a 5,300 gallon cistern that will accommodate one month's irrigation demand in accordance with the Landscape Water Budget. Also, the cistern and irrigation specification are included as requested.

	<i>Plant Type</i>	<i>Quantity</i>	<i>GPW/Plant</i>	<i>GPM</i>	<i>GPY</i>
Non-Growing Season (5 mos.)	Trees	52	2.0	447.2	5,366.4
	Shrubs	32	1.0	147.2	1,766.4
Growing Season (7 mos.)	Trees	52	8.0	1,788.8	21,465.6
	Shrubs	32	4.0	588.8	7,065.6
ANNUAL BUDGET					
MONTHLY REQUIREMENT				2,972.0	35,664.0

Lighting & Signage

The revised lighting plan is included along with photographs and wattage indicated in the correspondence.

Please do not hesitate to contact us should you have any questions or require additional information.

Thank you for your consideration.

Sincerely,

Two handwritten signatures in cursive. The first signature is 'Jennifer Jenkins' and the second is 'Colleen C. Gavin'.

Jennifer Jenkins
JenkinsGavin Design & Development, Inc.

Colleen C. Gavin, AIA

31 Bonanza Creek Santa Fe, New Mexico

Master Plan & Preliminary / Final Development Plan

PROJECT TEAM

Owner
Leslie Moody and Mitchell Ackerman
31 Bonanza Creek
Santa Fe, NM 87508

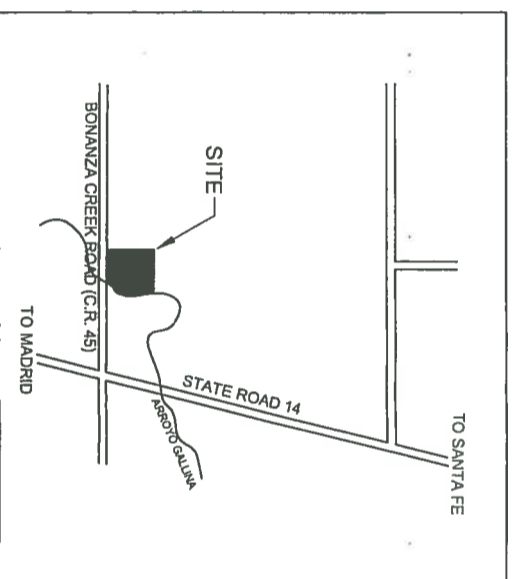
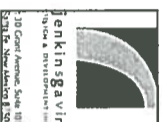
Architect
Mitsud Associates Architects
1700 A Paseo De Perilla
Santa Fe, New Mexico 87501
505-982-8363

Planner
JenkinsGavin Design & Development Inc.
130 Grant Ave., Suite 101
Santa Fe, New Mexico 87501
505-820-7444

Civil Engineer
Design Ingenuity
1421 Luisa St. Ste. E
Santa Fe, NM 87501

SHEET INDEX

1	Cover Sheet
2	Survey Plat
3	Master Plan
4	Preliminary / Final Development Plan
5	Terrain Management Plan
6	Landscape & Water Harvesting Plan
7	Exterior Lighting Plan
8	Existing Floor Plan - Bed & Breakfast
9	Existing Floor Plan - Bed & Breakfast (Cont'd)
10	Existing Floor Plan - Owner's Residence
11	Existing Elevations - Bed & Breakfast
12	Existing Elevations - Bed & Breakfast (Cont'd)
13	Existing Elevations - Owner's Residence



1700 A Paseo De Perilla
Santa Fe, NM 87501
(tel.) 505.982.8363
(fax) 505.989.3311
mfarichie@comcast.net
www.santafearchitects.com

31 Bonanza Creek
Santa Fe, New Mexico

REVISIONS:

NO.	DATE

DATE	DRAWN BY	PR	CHECKED BY
1-10-2014	PR		PM

jenkinsgavin
DESIGN & DEVELOPMENT INC.
130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501

NBE-13

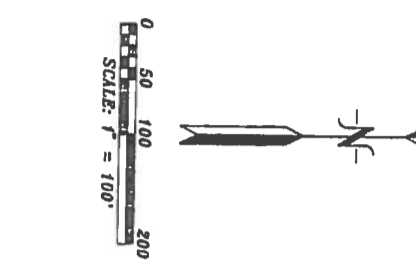
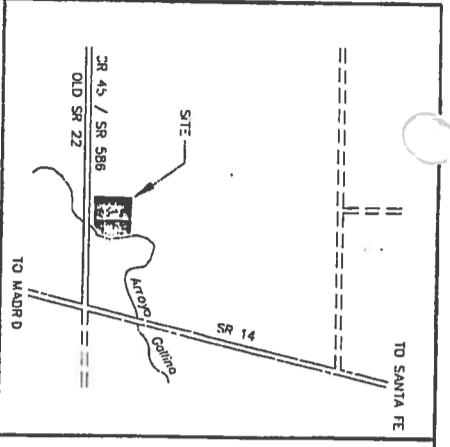
EXHIBIT

2

SHEET

1



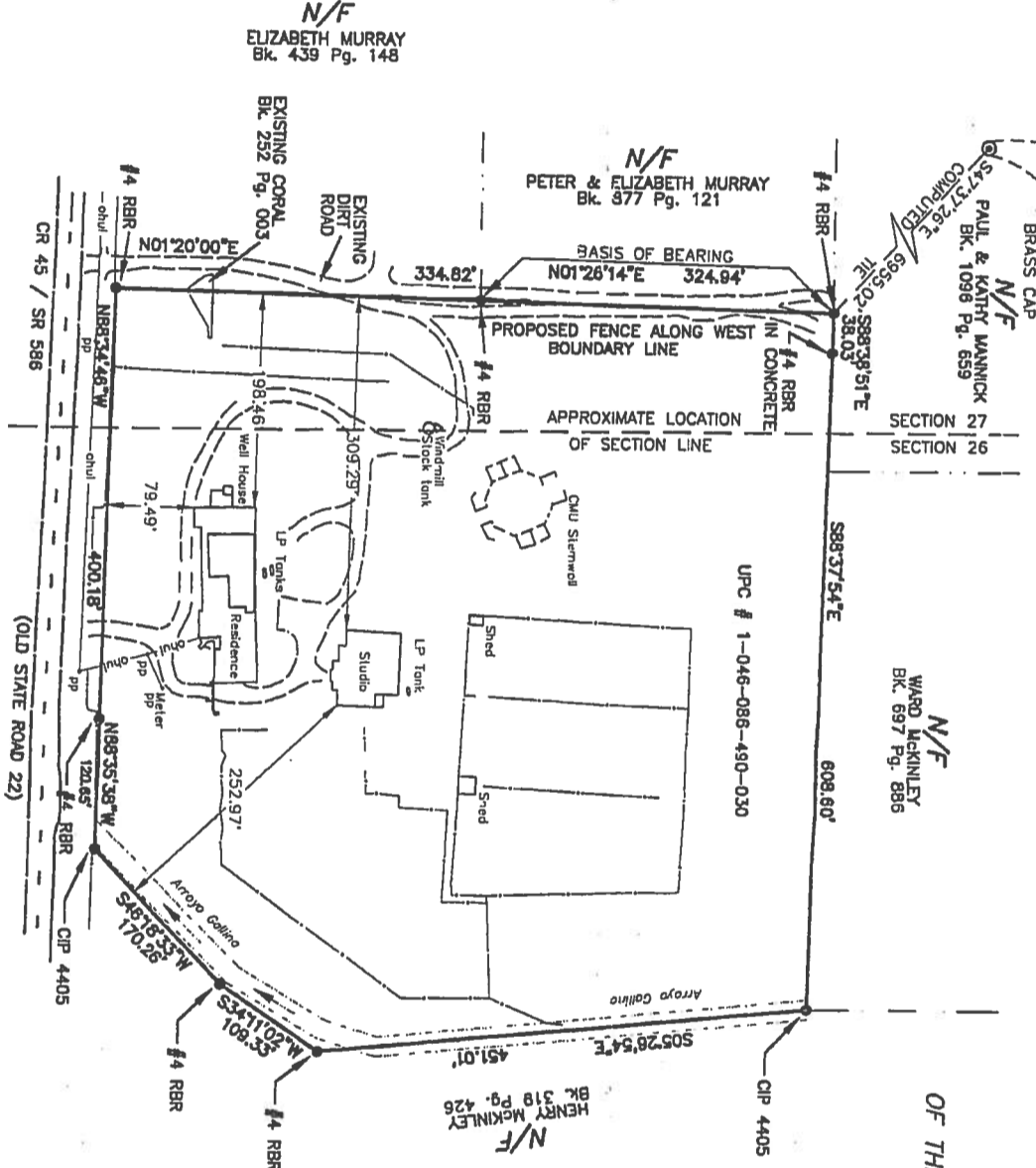


COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 18th day of May 1999 at 10:51 o'clock A.M. and was duly recorded in book 4256 page 127 of the records of Santa Fe County. Witness my hand and Seal of Office
COUNTY CLERK SANTA FE COUNTY, N.M.
Walter J. ...

SEAL Document No. 1074081



PUBLIC NOTICE
THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE. EXTRAJURISDICTIONAL ZONING ORDINANCE OR EXTRAJURISDICTIONAL SUBDIVISION REGULATIONS. THIS STATEMENT OF DOES NOT IN ANYWAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.



BOUNDARY SURVEY

0413040

FOR
MICHAEL F. MCCAULEY

LYING AND BEING SITUATE IN A PORTION OF THE SW 1/4 OF SECTION 26, AND IN THE SE 1/4 SE 1/4 OF SECTION 27, T15N, R8E N.M.P.M., COUNTY OF SANTA FE, STATE OF NEW MEXICO.
TOTAL AREA = 9.945 ACRES ±

REFERENCE DOCUMENTS

1. PLAT ENTITLED "PLAT OF SURVEY FOR DDU ENTERPRISES LTD. LYING AND BEING SITUATE IN THE SW 1/4 OF SECTION 26 AND IN THE SE 1/4 SE 1/4 OF SECTION 27, T15N, R8E N.M.P.M., COUNTY OF SANTA FE, STATE OF NEW MEXICO, PREPARED BY SALVADOR E. VIGIL N.M.P.S. NO. 4409 DATED 6/28/83 AS PROJECT CI-648 AND RECORDED IN BOOK 252 PAGE 003 OF THE RECORDS OF THE SANTA FE COUNTY CLERK.
2. PLAT ENTITLED "AMENDED COMPOSITE PLAT OF SURVEY REQUESTED BY MICHAEL MCCAULEY LYING AND BEING SITUATE IN THE SW 1/4 OF SECTION 26 AND THE SE 1/4 SE 1/4 OF SECTION 27, T15N, R8E, N.M.P.M., COUNTY OF SANTA FE, STATE OF NEW MEXICO, CERTIFIED BY SALVADOR E. VIGIL REGISTERED P.S. NO. 4409 ON 12-2-88 AND RECORDED IN BOOK 193, PAGE 044 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

LEGEND

1. ○ DESIGNATES FOUND SECTION CORNER AS INDICATED
2. ● DESIGNATES FOUND MONUMENT AS INDICATED
- 1- - - - - DESIGNATES FENCE LINE
- 4- - - - - DESIGNATES OVERHEAD UTILITY LINE

NOTES

1. BASIS OF BEARING DERIVED FROM RECORDED DOCUMENTS SHOWN HEREON.

SURVEYORS CERTIFICATE

I, CARL E. SERVA, NEW MEXICO PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, AND I AM RESPONSIBLE FOR THIS SURVEY. THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS BOUNDARY SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.



CARL E. SERVA, N.M.P.S. NO. 4256		MAY 10, 1999	
Indexing Information for County Clerk			
Owner	Scale	Date	Drawn by
MICHAEL F. MCCAULEY	1" = 100'	5/10/99	JLE
Section	Township	Range	Sheet
26, 27	15N	8E	1 of 1
Subdivision or Type		Project No.	
BOUNDARY SURVEY		CI-697	

L.A.S.
Land & Aerial Survey
BOUNDARY SURVEYS, SUBDIVISIONS
PHOTOGRAMMETRY
1314 AVENUE AVENUE, P.O. BOX 5112
SANTA FE, NEW MEXICO 87502
(505) 471-0783
FAX 1-505-471-0784

NBE-141

PURPOSE STATEMENT

THE PURPOSE OF THIS MASTER PLAN IS TO PERMIT A BED & BREAKFAST INN AS OTHER DEVELOPMENT.

NOTES

1. WELL WITHDRAWAL IS LIMITED 0.25 ACRE PER FEET PER YEAR PER THE WATER RESTRICTIVE COVENANTS RECORDED IN THE RECORDS OF SANTA FE COUNTY IN BOOK . FGS.

SITE DATA

LAND AREA: 9.94 ACRES
 BUILDING SQUARE FOOTAGE/LOT COVERAGE
 RESIDENCE: 4,561 S.F.
 BED & BREAKFAST: 5,580 S.F.
 LOT COVERAGE: 2.3%

PARKING: 2 SPACES PROVIDED
 BED & BREAKFAST: ONE SPACE PER ROOM, 5 SPACE TOTAL

PERMITTED USES

1. RESIDENTIAL & APPURTENANT ACCESSORY STRUCTURES
 2. BED & BREAKFAST INN

APPROVALS

Approved by the County Development Review Committee:
 of their meeting of _____

Chairman _____ Date _____

Approved by the Board of County Commissioners at their meeting of _____

Chairman _____ Date _____

Attested by _____ Date _____

County Clerk _____ Date _____

County Development Permit No. 15- _____
 Approved by _____

County Land Use Administrator _____ Date _____

Approved by _____

County Fire Marshal _____ Date _____

Approved by _____

County Public Works Director _____ Date _____

Santa Fe County, New Mexico

Dedication Affidavit
 Know all persons by these presents that the undersigned do hereby certify that the Master Plan to be prepared, and in accordance with the provisions of the undersigned owner. This development lies within the planning jurisdiction of the County of Santa Fe, New Mexico.

Owner

Leslie Moody _____ this _____ day of _____

This instrument was acknowledged before me by _____

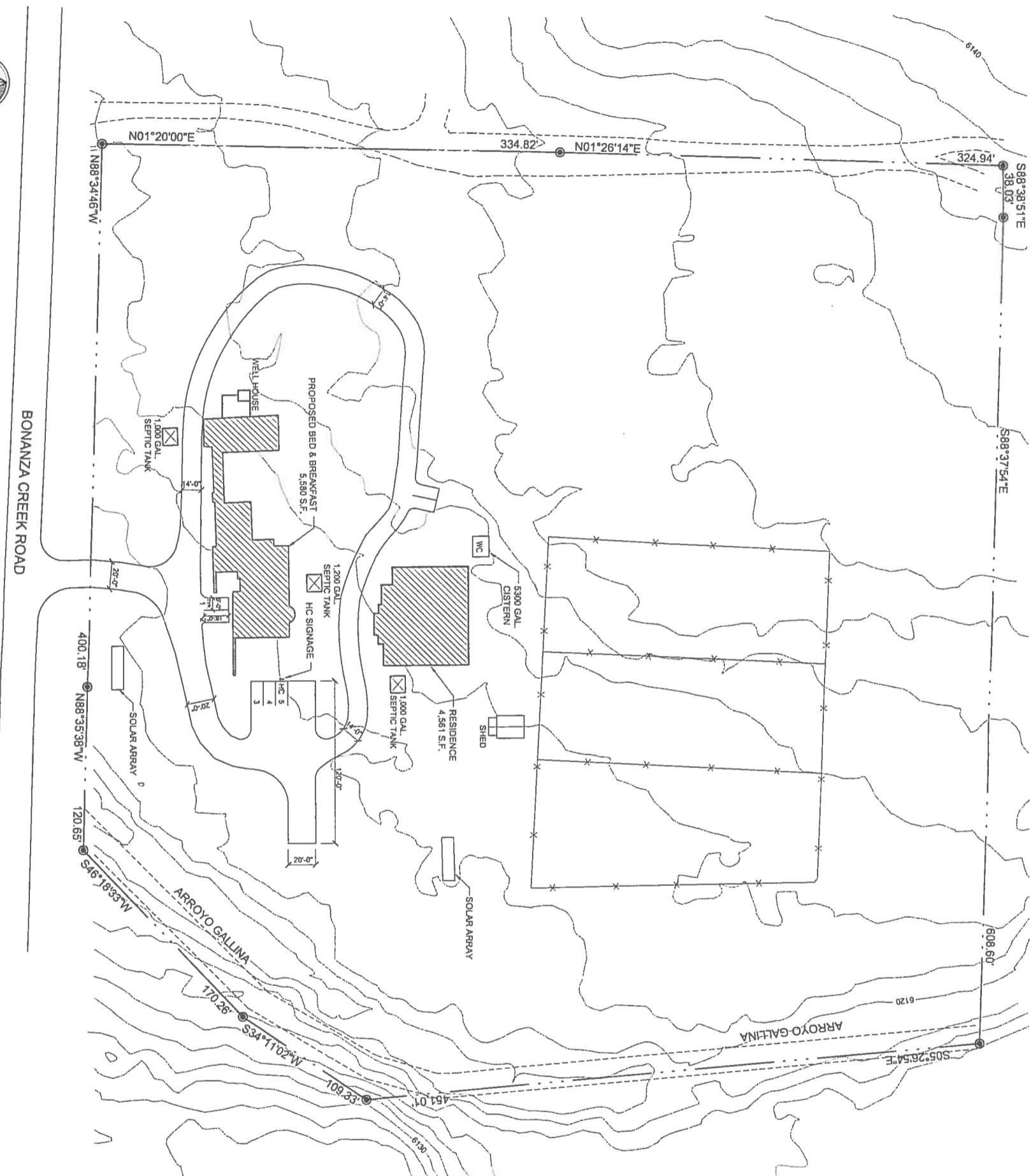
Notary Public: _____ this _____ day of _____
 My Commission Expires on _____

Witness: _____ this _____ day of _____

Notary Public: _____ this _____ day of _____
 My Commission Expires on _____

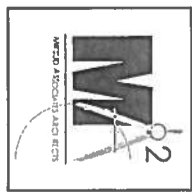
I hereby certify that this instrument was filed for record on the _____ day of _____, A.D., 2014, at _____ o'clock _____ M., and was of the records of Santa Fe County.

Witness my hand and Seal of Office
 County Clerk, Santa Fe County, NM
 Deputy _____



MASTER PLAN

SCALE: 1"=40'-0"



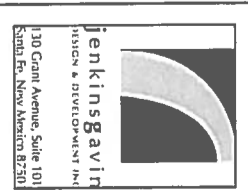
1780 A Paseo De Perla
 Santa Fe, NM 87501
 (Tel) 505.825.2352
 (Fax) 505.855.2311
 shan@architects.com
 www.shanarchitects.com

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31 Bonanza Creek
 Santa Fe, New Mexico

NO.	REVISIONS:
1	2-24-2014

DATE	1-10-2014
DRAWN BY:	PR
CHECKED BY:	PM



Jenkin's Gavin
 DESIGN & DEVELOPMENT, INC.
 130 Grant Avenue, Suite 101
 Santa Fe, New Mexico 87501

NBE-15

PURPOSE STATEMENT

THE PURPOSE OF THIS MASTER PLAN IS TO PERMIT A BED & BREAKFAST INN AS OTHER DEVELOPMENT.

NOTES

1. WELL WITHDRAWAL IS LIMITED 0.25 ACRE PER FEET PER YEAR PER THE WATER RESTRICTIVE COVENANTS RECORDED IN THE RECORDS OF SANTA FE COUNTY IN BOOK . PGS.

SITE DATA

LAND AREA: 9.94 ACRES
 BUILDING SQUARE FOOTAGE/LOT COVERAGE
 RESIDENCE: 4,561 S.F.
 BED & BREAKFAST: 5,580 S.F.
 LOT COVERAGE: 2.3%

PARKING: 2 SPACES PROVIDED
 BED & BREAKFAST: ONE SPACE PER ROOM, 5 SPACE TOTAL

PERMITTED USES

1. RESIDENTIAL & APPURTENANT ACCESSORY STRUCTURES
 2. BED & BREAKFAST INN

APPROVALS

Approved by the County Development Review Committee:
 at their meeting of _____

Chairman _____ Date _____

Approved by the Board of County Commissioners at their meeting of _____

Chairman _____ Date _____

Attested by _____ Date _____

County Clerk _____ Date _____

County Development Permit No. 13- _____

County Land Use Administrator _____ Date _____

Approved by _____ Date _____

County Fire Marshal _____ Date _____

Approved by _____ Date _____

County Public Works Director _____ Date _____

Santa Fe County, New Mexico
Dedication Affidavit
 Know all persons by these presents that the undersigned owners have caused this Master Plan to be prepared, all that appears on the plan is made a part hereof, and the same is approved by the Board of County Commissioners of Santa Fe County, New Mexico.

Owner
 Leslie Moody
 This instrument was acknowledged before me by _____

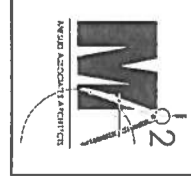
Notary Public _____ 20 _____ this _____ day of _____
 My Commission Expires on _____

Witness
 Notary Public _____ 20 _____ this _____ day of _____
 My Commission Expires on _____

STATE OF NEW MEXICO
 COUNTY OF SANTA FE
 I hereby certify that this instrument was filed for record on the _____ day of _____ A.D., 20____ at _____ o'clock _____ M., and was of the records of Santa Fe County.
 Witness my hand and Seal of Office
 County Clerk, Santa Fe County, NM
 Deputy _____



PRELIMINARY / FINAL DEVELOPMENT PLAN
 SCALE: 1"=40'-0"



1700 A Paseo De Perla
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 (tel.) 505.982.8383
 (fax) 505.989.1311
 m&a@mac.com
 www.mandassociates.com

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31 Bonanza Creek
 Santa Fe, New Mexico

NO.	REVISIONS:
1	DATE: 2-24-2014

DATE: 1-10-2014
 DRAWN BY: PR
 CHECKED BY: PM

Jenkins & Gavin
 ARCHITECTS & DEVELOPMENT INC.
 110 Grant Avenue, Suite 101
 Santa Fe, New Mexico 87503

NBE-16

**31 Bonanza Creek Road
DRAINAGE CALCULATIONS SUMMARY**

Present Conditions of Project

The project site is located at 31 Bonanza Creek Road in the Santa Fe County, New Mexico. The large building (104' x 144' x 10' clear in size) and shed (100' x 100' x 10' clear in size) are located on a 1.25-acre parcel and drain southward at an average grade of 2.3%. There are no arroyo or defined drainage patterns on the area developed, but the Arroyo Gallina is located along the eastern boundary of the property. This arroyo is mapped as a FEMA Flood Zone A (Zone A) flood hazard area (not delineated). All existing and proposed structures are located at least 95 feet from the mapped flood zone.

Soils: Orthilla soils have been mapped by the US Natural Resource Conservation Service and the soil mapping can be found on their web page: <http://websoilsviewer.nrc.usda.gov/>. The soils present, percentage and hydrologic soil group are listed below:

41.2% 20s fine sandy loam (U2) Hydrologic Soil Group B
4.9% Chispa-Riverwash complex (U2) Hydrologic Soil Group A
51.9% Zozorra-Udonchita complex (U2) Hydrologic Soil Group B

Vegetation: The site's vegetation consists of sage brush, creosote, juniper, elm, cottonwood, olive trees with an understory of grasses. Bare soil coverage is variable across the site, with fair coverage on the eastern and southern portions of the site (4-60%), and poor coverage along the western and northern portions of the site (4-20%).

For the purpose of this analysis a natural curve number of 59 was used for the soils.

Othilla Flows: The property is subject to sheet flow from the north-northwest. There are no defined drainage patterns of concentrated flow.

Using the TR-55 method the pre-development flow structures or roadways on this peak runoff for the 24-hour, 100 year storm event is 170 cfs and the total volume of flow is expected to be 5,441 cubic feet.

Developed Conditions: No new structures have been proposed to be constructed. The access driveway will have a free material berm and ditches in an existing form removed. The structure that existed previously on the property has been removed.

The following conditions currently exist:

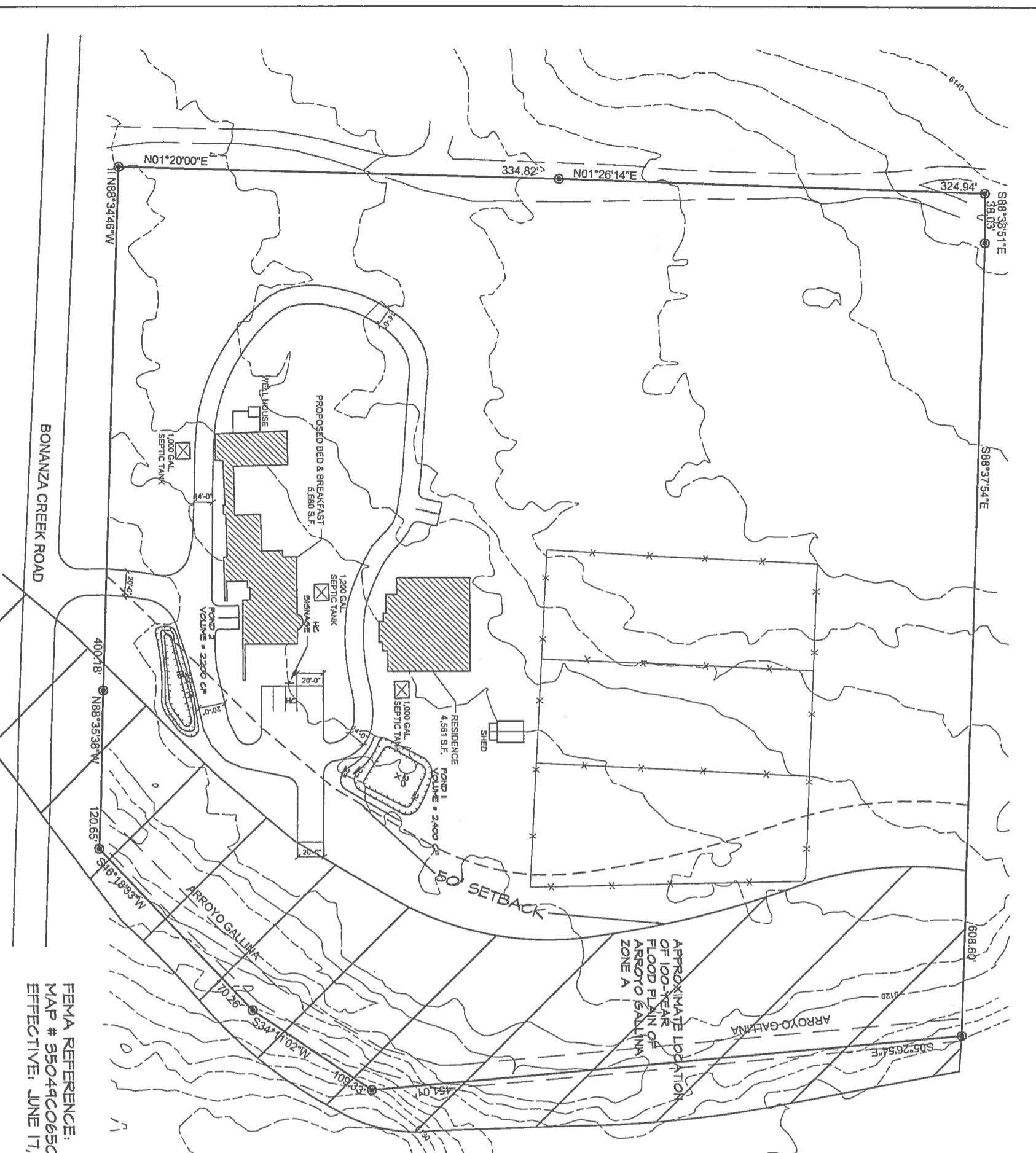
Structure	% of Total	CN
5 structures totaling	2.40%	40
Access Road	18.95%	40
Shed	53.28%	40
Peak Vegetated Area	4.0%	67
The weighted curve number for current conditions is 59.6.		

Using the TR-55 method, the current peak runoff for the 24-hour, 100 year storm event is 271 cfs and the total volume of flow is expected to be 12,575 cubic feet.

Detention Pond Requirements
To return the project site to drainage conditions prior to the development of the property, detention ponding is necessary. The increase in runoff volume is (12,575-5,441) or 7,134 cubic feet.
Thus it is recommended that a minimum of 2,200 Cu Ft of ponding volume be provided to store the runoff. One or more ponds located down gradient of the existing improvements.

TERRAIN MANAGEMENT AND RE-VEGETATION WORK

1. ALL AREAS DISTURBED BY THE CONSTRUCTION ACTIVITIES OF THIS PROJECT SHALL BE RE-SEEDING IN ACCORDANCE WITH THE FOLLOWING PLAN AFTER COMPLETION OF THE CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUCCESSFUL RECOVERY OF DISTURBED AREAS FOLLOWING RE-VEGETATION THROUGH THE FIRST GROWING SEASON AFTER COMPLETION OF THIS PROJECT. IN THE EVENT THAT THE REVEGETATION PLAN CANNOT BE ACCOMPLISHED BEFORE SETBACKS DUE TO CONSTRUCTION DELAYS, AND DISTURBED SURFACES MUST REMAIN EXPOSED AFTER THIS DATE, THE CONTRACTOR SHALL INSTALL TERRAIN PROTECTION SUCH AS A COVER CROP OR A MULCH TO PREVENT SOIL EROSION AND TO PROMOTE RE-VEGETATION. A TABLE ESTABLISHED AROUND THE DISTURBED AREA UNTIL THE NEW VEGETATION IS ESTABLISHED.
3. SEED MIX AND SEEDING RATE ARE AS FOLLOWS. PLANTS OF THE SOUTHWEST DRYLAND BLEND AT A RATE OF 20 POUNDS PER ACRE.
4. POND SIZES AND LOCATION MAY BE ALTERED AS LONG AS THEY ARE LOCATED DOWN GRADIENT FROM IMPROVEMENTS AND A MINIMUM OF 5000 CU. FEET IS PROVIDED.
5. PONDING VOLUME SHALL BE MAINTAINED BY THE PROPERTY OWNER.



FEMA REFERENCE:
MAP # 35049C0650D
EFFECTIVE: JUNE 17, 2008

NBC-17

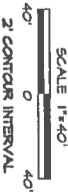
DESIGN ENGINEER

MELORE STRICKLAND, P.E.
SHEIN (505) 941-7071

31 BONANZA CREEK

TERRAIN MANAGEMENT PLAN

REVISIONS	DATE	BY



SCALE	DATE
1"=40'	01/24/2014

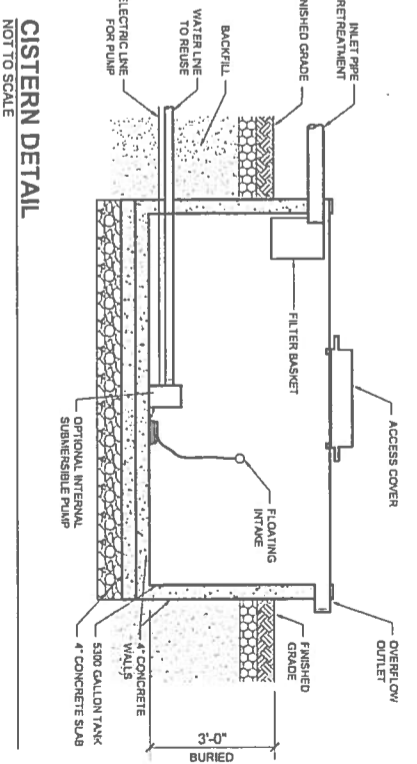
SHEET NO.	TOTAL SHEETS
5	5

GENERAL NOTES:
 1. ALL LANDSCAPING SHOWN HEREON IS EXISTING. NO NEW PLANTINGS ARE PROPOSED.
 2. IN ADDITION TO THE EXISTING TREES SHOWN, THE SITE IS NATURALLY VEGETATED WITH NATIVE SHRUBS AND GRASSES THROUGHOUT.



LEGEND

- ⊙ C COTTONWOOD
- ⊙ E SILBENAR ELHI
- ⊙ O OLIVE
- ⊙ F FRUIT TREE
- ⊙ J JUNIPER
- ⊙ WC CISTERN



CISTERN DETAIL
 NOT TO SCALE



1700 A Paseo De Perilla
 Santa Fe, NM 87501
 (Tel.) 505.882.8383
 (Fax) 505.889.2311
 sharchitect@comcast.net
 www.santafelandscape.com

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31 Bonanza Creek
 Santa Fe, New Mexico

REVISIONS:

NO	DATE
1	2-24-2014

DATE: 1-10-2014
 DRAWN BY:

CHECKED BY:



Jenkins & Gavin
 DESIGN & DEVELOPMENT INC.
 110 Grant Avenue, Suite 101
 Santa Fe, New Mexico 87503

SHEET

6

NBE-18

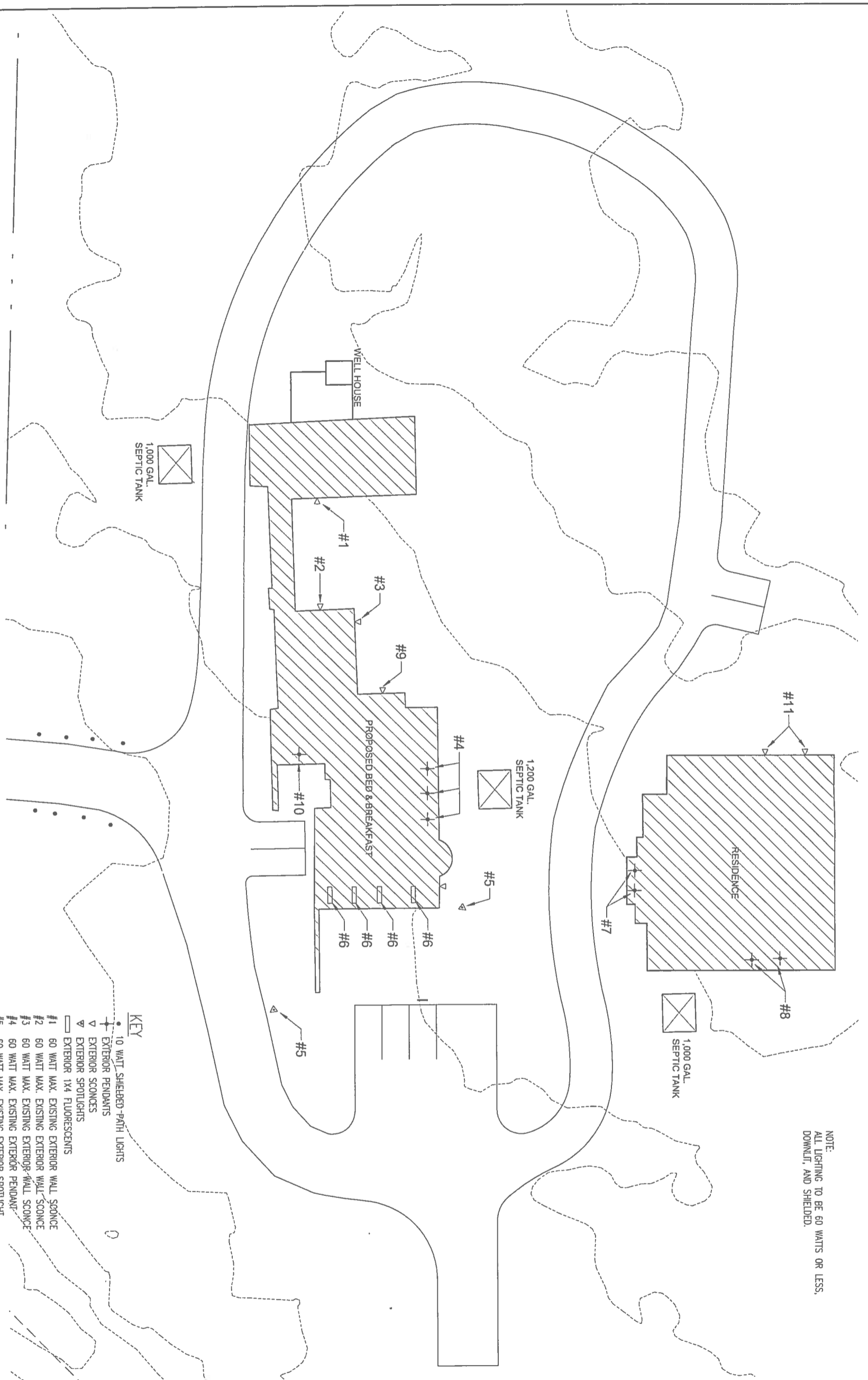
LANDSCAPE & WATER HARVESTING PLAN



SCALE: 1"=40'-0"

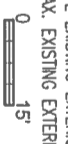
NORTH

NOTE:
ALL LIGHTING TO BE 60 WATTS OR LESS,
DOWNLIT, AND SHIELDED.



KEY

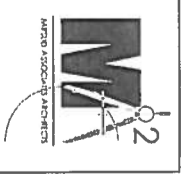
- 10 WATT SHIELDED-PATH LIGHTS
- ⊕ EXTERIOR PENDANTS
- ▽ EXTERIOR SCONCES
- ▽ EXTERIOR SPOTLIGHTS
- EXTERIOR 1X4 FLUORESCENTS
- #1 60 WATT MAX. EXISTING EXTERIOR WALL SCONCE
- #2 60 WATT MAX. EXISTING EXTERIOR WALL SCONCE
- #3 60 WATT MAX. EXISTING EXTERIOR-WALL SCONCE
- #4 60 WATT MAX. EXISTING EXTERIOR SPOTLIGHT
- #5 60 WATT MAX. EXISTING EXTERIOR SPOTLIGHT
- #6 60 WATT MAX. EXISTING EXTERIOR 1X4 FLUORESCENTS
- #7 60 WATT MAX. EXISTING EXTERIOR PENDANT
- #8 60 WATT MAX. EXISTING EXTERIOR PENDANT
- #9 40 WATT EQUIV. LED EXISTING EXTERIOR WALL SCONCE
- #10 11 WATT CFL EXISTING EXTERIOR PENDANT
- #11 60 WATT MAX. EXISTING EXTERIOR WALL SCONCE



NORTH

EXTERIOR LIGHTING PLAN

SCALE: 1"=15'-0"



1700 A Paso De Perla
Santa Fe, NM 87501
(tel.) 505.982.4383
(fax) 505.989.3311
sfarchitect@comcast.net
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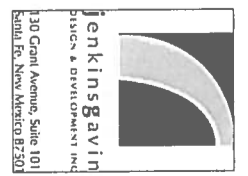
31 Bonanza Creek
Santa Fe, New Mexico

REVISIONS:

NO.	DATE
1	2-24-2014

DATE: 1-10-2014
DRAWN BY:

CHECKED BY:

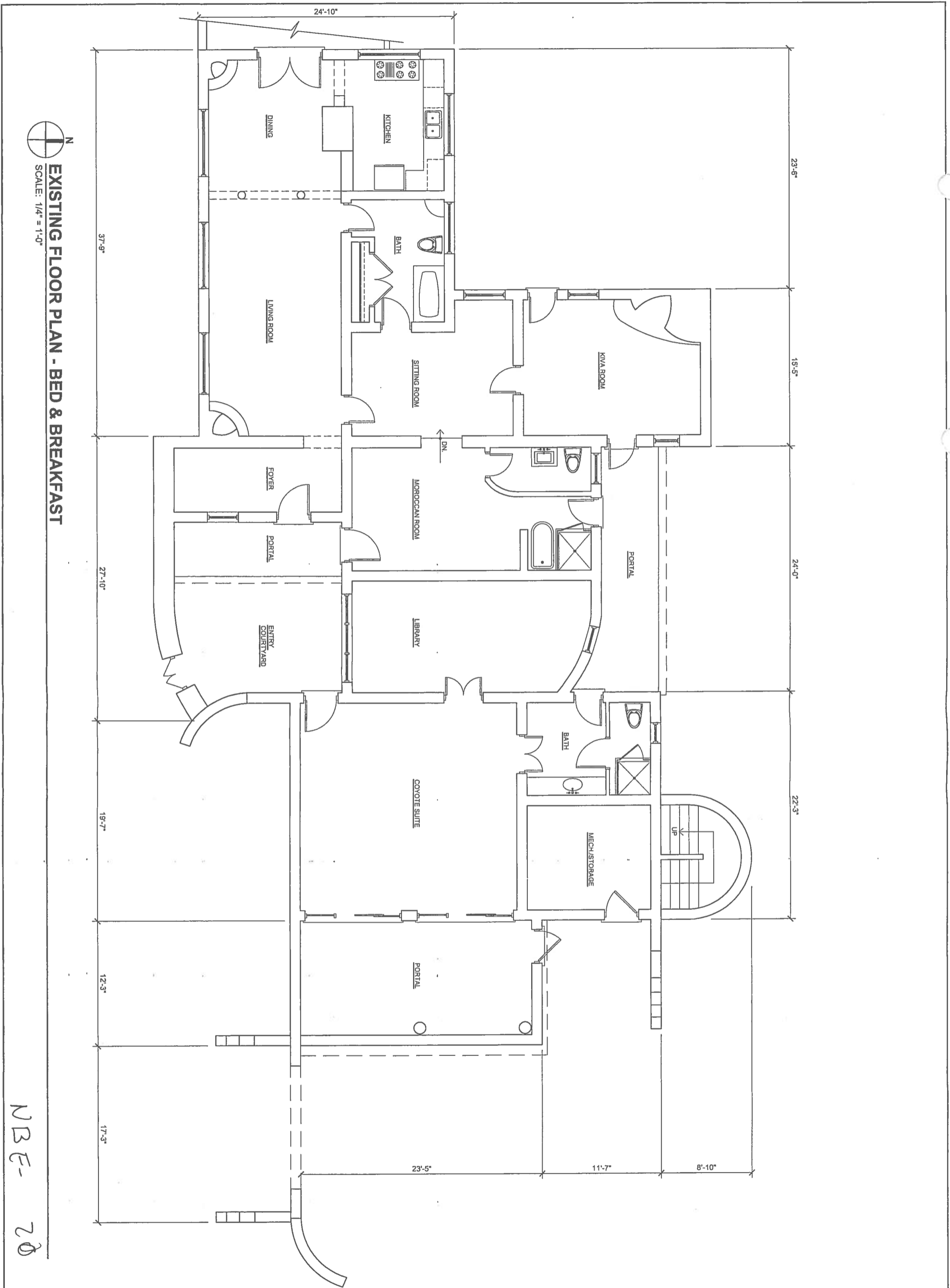


Jenking & Gavin
DESIGN & DEVELOPMENT INC.
330 Grant Avenue, Suite 101
Santa Fe, New Mexico 87503

SHEET

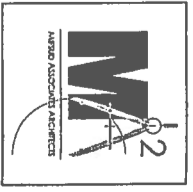
7

NBE-19




EXISTING FLOOR PLAN - BED & BREAKFAST
 SCALE: 1/4" = 1'-0"

NBE- 20



1700 A Paseo De Perilla
 Santa Fe, NM 87501
 (Tel.) 505.825.2535
 (Fax) 505.825.2511
 sf@m2arch.com
 www.m2arch.com

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31 Bonanza Creek
 Santa Fe, New Mexico

REVISIONS:
 NO. DATE

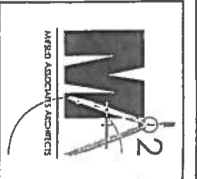
NO.	DATE

DATE: 1-10-2014
 DRAWN BY: PR
 CHECKED BY: PM

130 Grant Avenue, Suite 101
 Santa Fe, New Mexico 87501

8

SHEET



1700 A Paseo De Perilla
 Santa Fe, NM 87504
 (tel) 505.882.3363
 (fax) 505.889.3371
 sfarchitect@comcast.net
 www.santeforarchitects.com

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31 Bonanza Creek
 Santa Fe, New Mexico

REVISIONS:

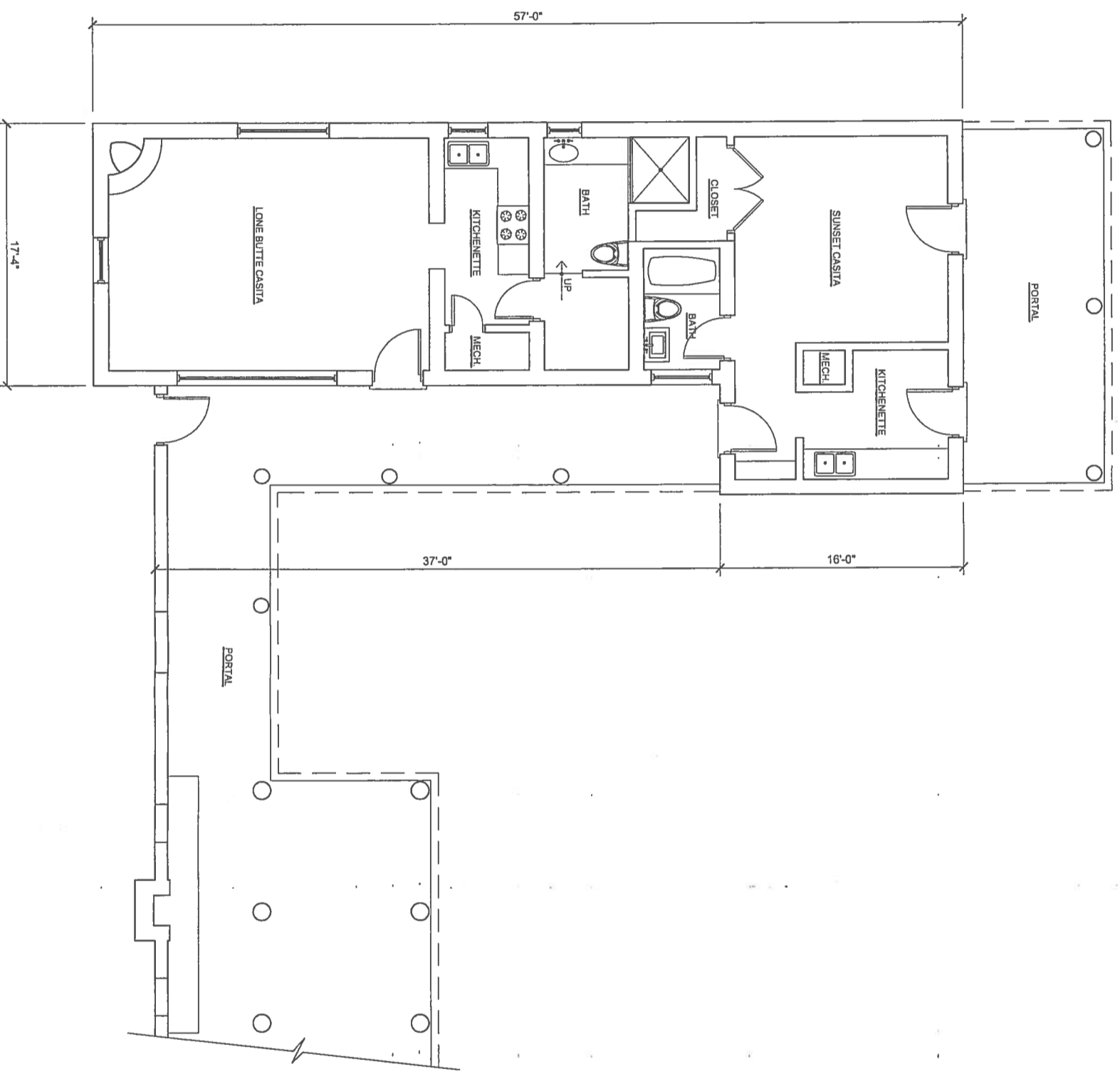
NO.	DATE

DATE: 1-10-2014
 DRAWN BY: PR
 CHECKED BY: PM

Jenkinsgavin
 ARCHITECT & DEVELOPMENT INC.
 130 Grant Avenue, Suite 101
 Santa Fe, New Mexico 87501

SHEET

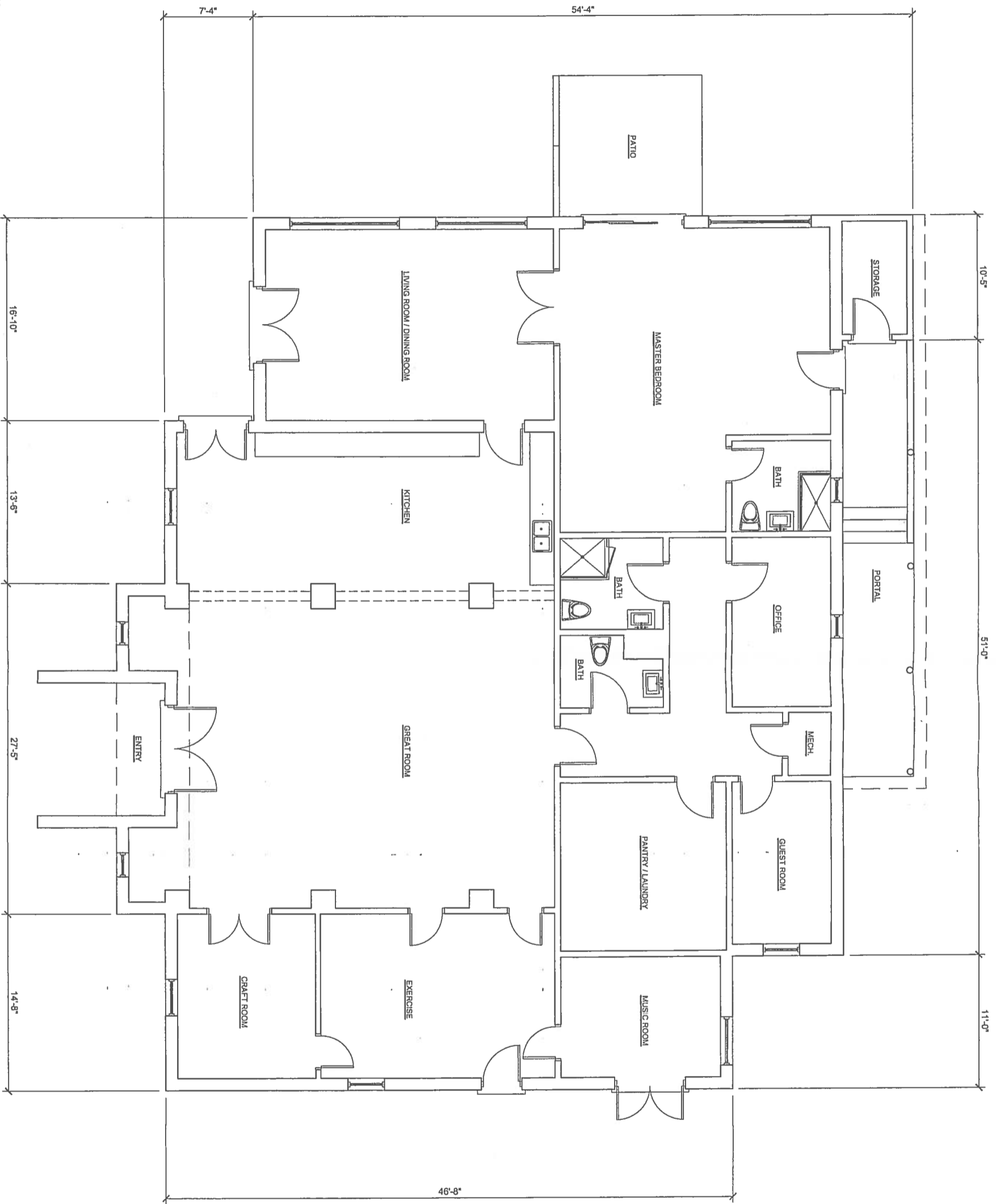
9



EXISTING FLOOR PLAN - BED & BREAKFAST (CONT'D)

SCALE: 1/4" = 1'-0"

NBF-21






 EXISTING FLOOR PLAN - OWNER'S RESIDENCE

 SCALE: 1/4" = 1'-0"

NBE-22



1700 A Paseo De Peralta
 Santa Fe, NM 87501
 (Tel.) 505.982.8363
 (Fax) 505.988.3311
 sfarchitect@comcast.net
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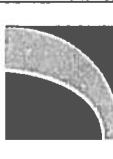
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31 Bonanza Creek
 Santa Fe, New Mexico

REVISIONS:

NO.	DATE

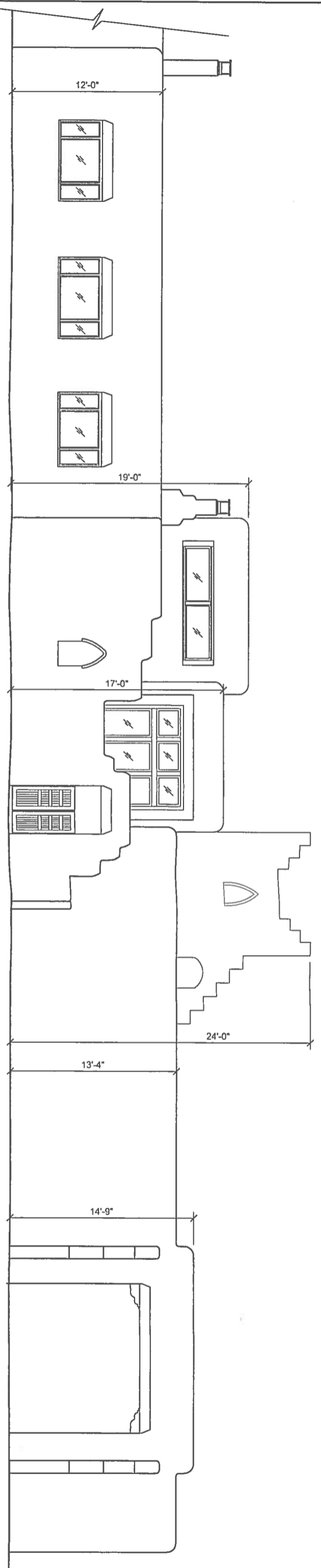
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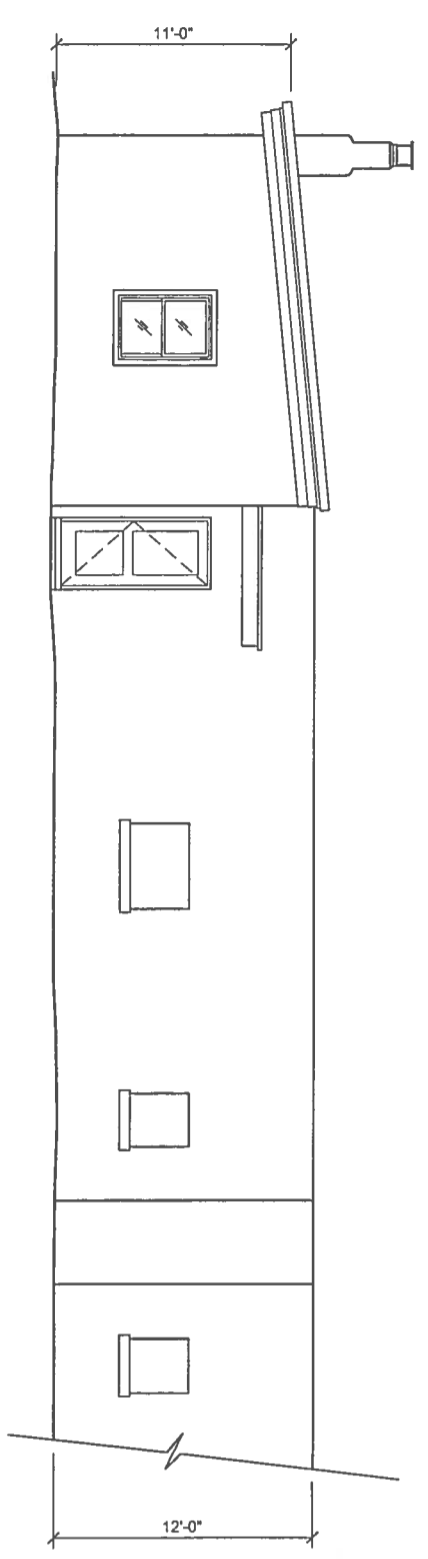
Jenkins Gavin
 DESIGN & DEVELOPMENT INC.
 130 Cent Avenue, Suite 101
 Santa Fe, New Mexico 87501

10

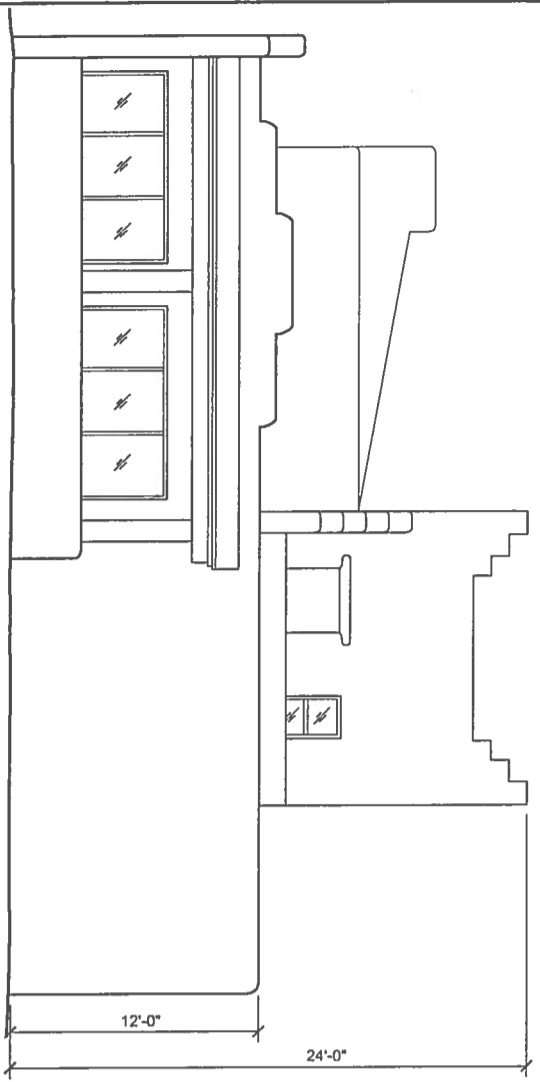
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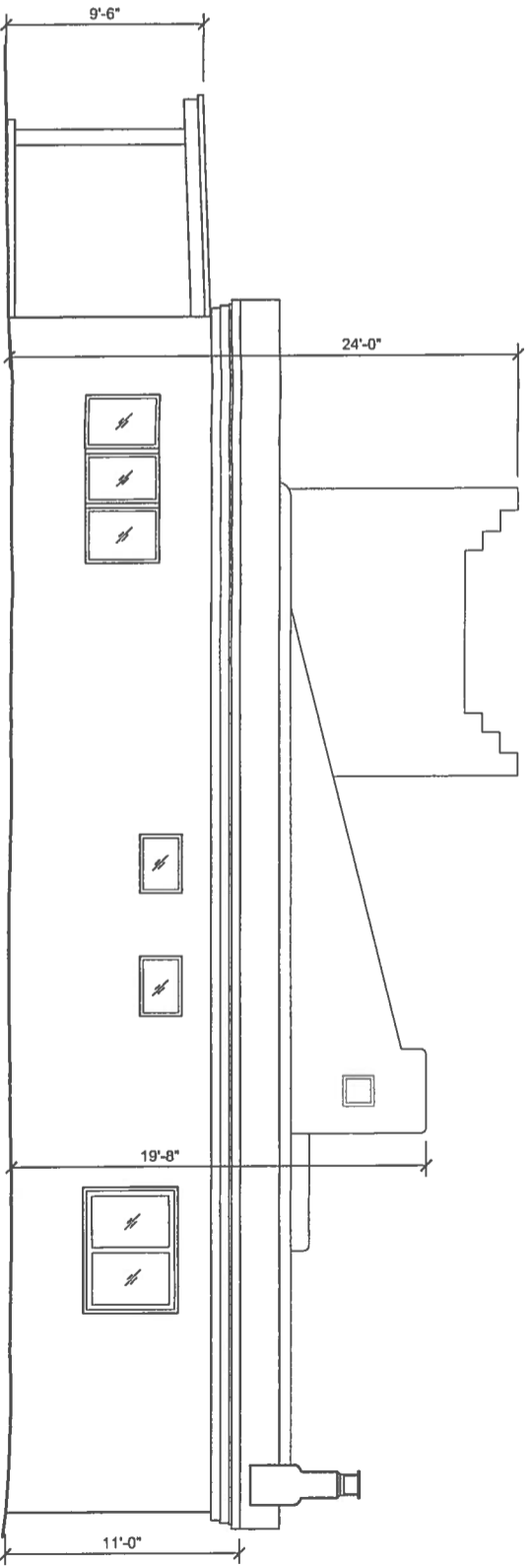
BED AND BREAKFAST - EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



BED AND BREAKFAST - EXISTING SOUTH ELEVATION (CONT'D)
SCALE: 1/4"=1'-0"

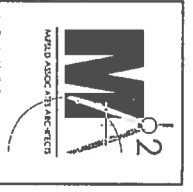


BED AND BREAKFAST - EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



BED AND BREAKFAST - EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

NBE - 23



1700 A Paseo De Perilla
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(fax) 505.983.3311
starchitect@comcast.net
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31 Bonanza Creek
Santa Fe, New Mexico

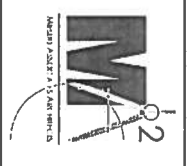
REVISIONS:
NO. DATE

DATE:	1-10-2014
DRAWN BY:	PR
CHECKED BY:	PM

Jenkins Savin
DESIGN & DEVELOPMENT, INC.
130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501

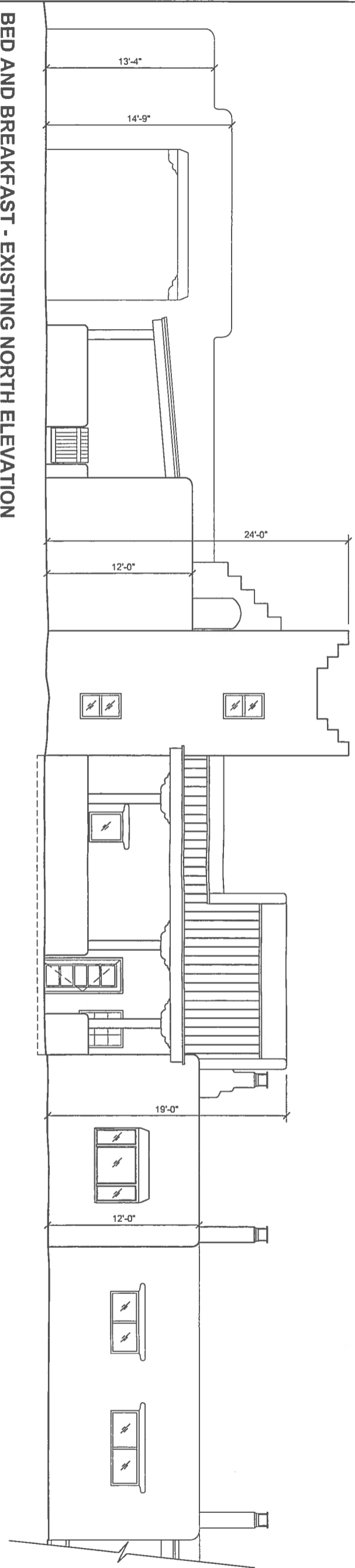
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SHEET

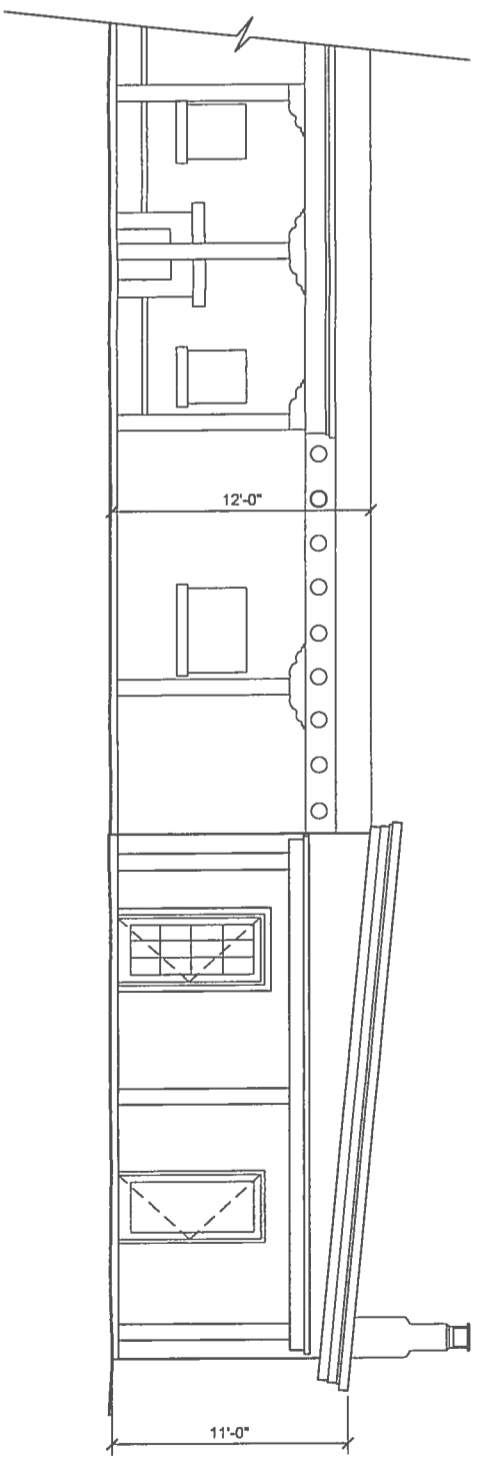


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 www.santafearchitecture.com

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BED AND BREAKFAST - EXISTING NORTH ELEVATION
 SCALE: 1/4"=1'-0"



BED AND BREAKFAST - EXISTING NORTH ELEVATION (CONT'D)
 SCALE: 1/4"=1'-0"

31 Bonanza Creek
 Santa Fe, New Mexico

REVISIONS:	
NO.	DATE

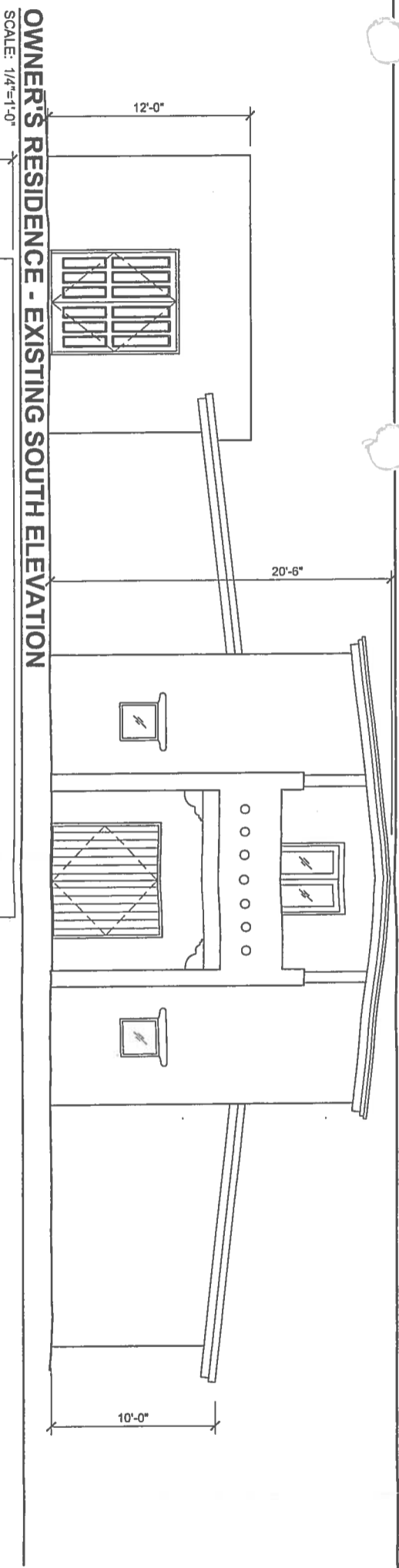
DATE: 1-10-2014
 DRAWN BY: PR
 CHECKED BY: PM

Jenkins Gavin
 DESIGN & DEVELOPMENT INC.
 130 Grant Avenue, Suite 101
 Santa Fe, New Mexico 87501

SHEET

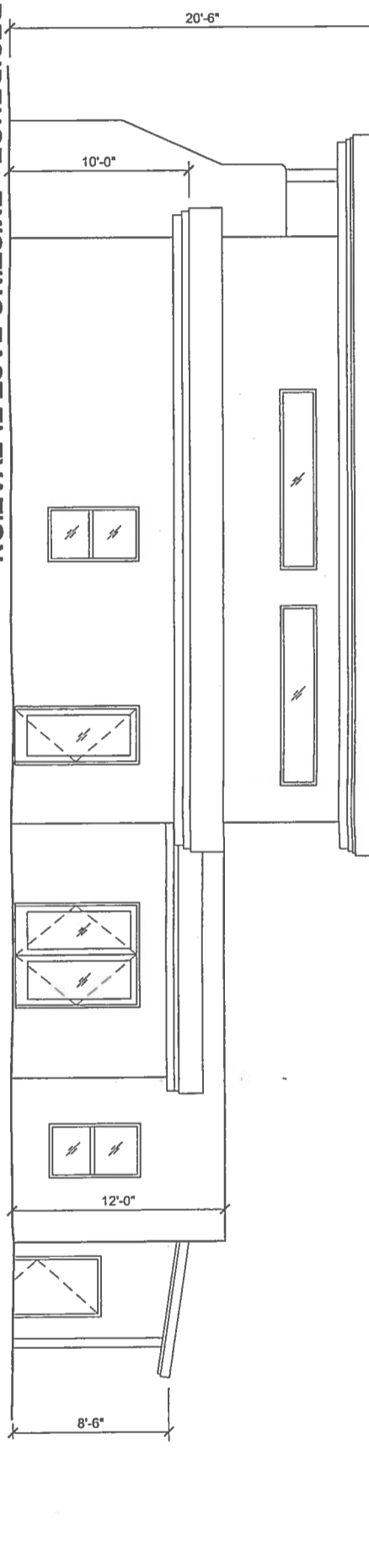
12

NBE-24



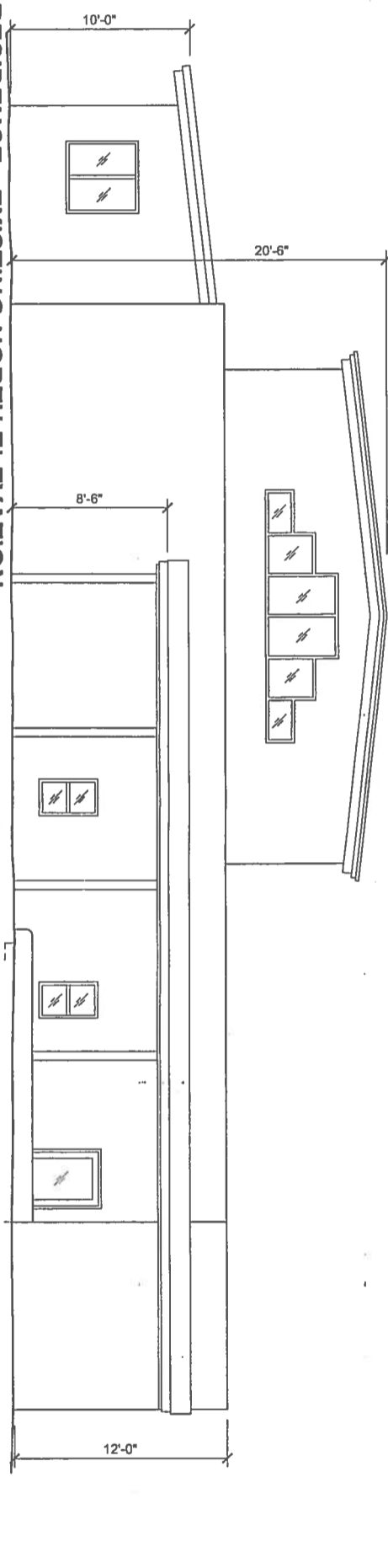
OWNER'S RESIDENCE - EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0"



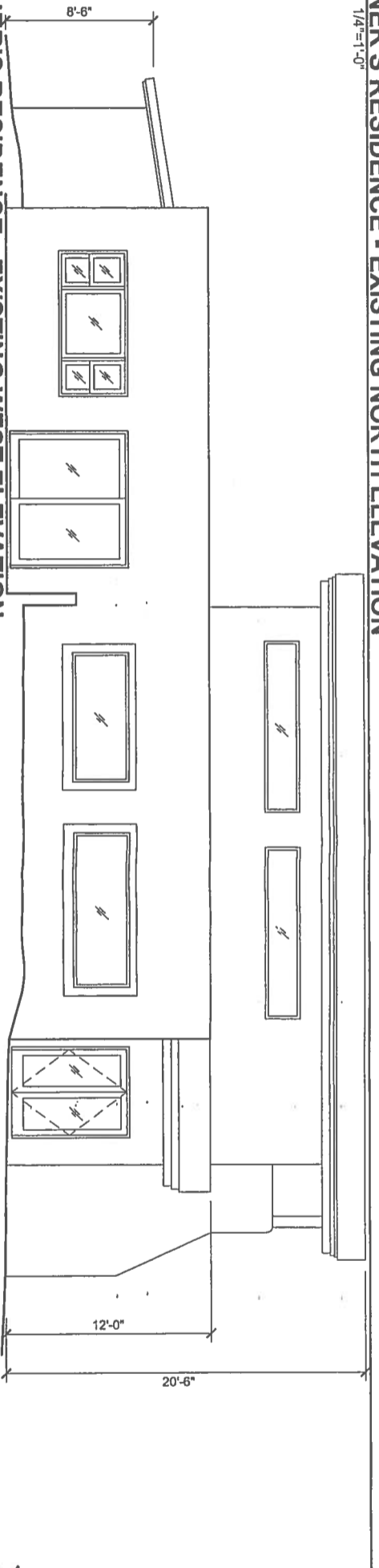
OWNER'S RESIDENCE - EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"



OWNER'S RESIDENCE - EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0"



OWNER'S RESIDENCE - EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"

NBE-25



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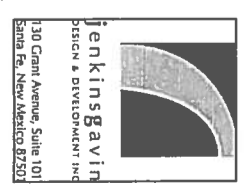
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31 Bonanza Creek
Santa Fe, New Mexico

REVISIONS:

NO.	DATE

DATE: 1-10-2014
DRAWN BY: PR
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130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501

13

SHEET

Dear Santa Fe County Commissioners,

As the President of the Turquoise Trail Association (TTA), I am writing to support the Master Plan for development of a bed and breakfast at 31 Bonanza Creek Road. In June of 2000 the TTA completed a Federal Grant Proposal that established N.M. Hwy. 14 as a National Scenic Byway resulting in a multi million dollar grant going directly into the region. Part of the grant requirement was the Turquoise Trail Scenic Byway Corridor Management Plan (CMP). The CMP was completed in 2006 with this vision statement:

"To achieve an environmentally clean, scenic corridor with managed growth and have the ability to provide travelers with an interesting, educational, recreational, cultural, historic and natural experience."

Section 16 of the CMP is the Tourism Development Plan, an economic study that outlines how to increase high margin tourism, destinations and jobs in our region. To increase multi-day visits and maximize conversion rates we must provide visitors with desirable products. A critical component to achieving this is an increase in the appropriate development of rural lodging. Bed and breakfasts are precisely the type of lodging/business encouraged by the CMP because it creates high quality jobs in the area while retaining the rural character important to the Turquoise Trail.

The proposal for 31 Bonanza Creek Rd. is ideal in realizing the CMP vision. With a classic French-trained chef serving locally-sourced food, infrastructure upgrades such as solar, geothermal, rain-catchment and water wise facilities provide a lodging option that fits perfectly into the rural character and responsible development of the area. This is the kind of economic development that attracts high margin tourists to our area and retains them, it improves our area in a sustainable way while adding to the high quality job opportunities our corridor needs.

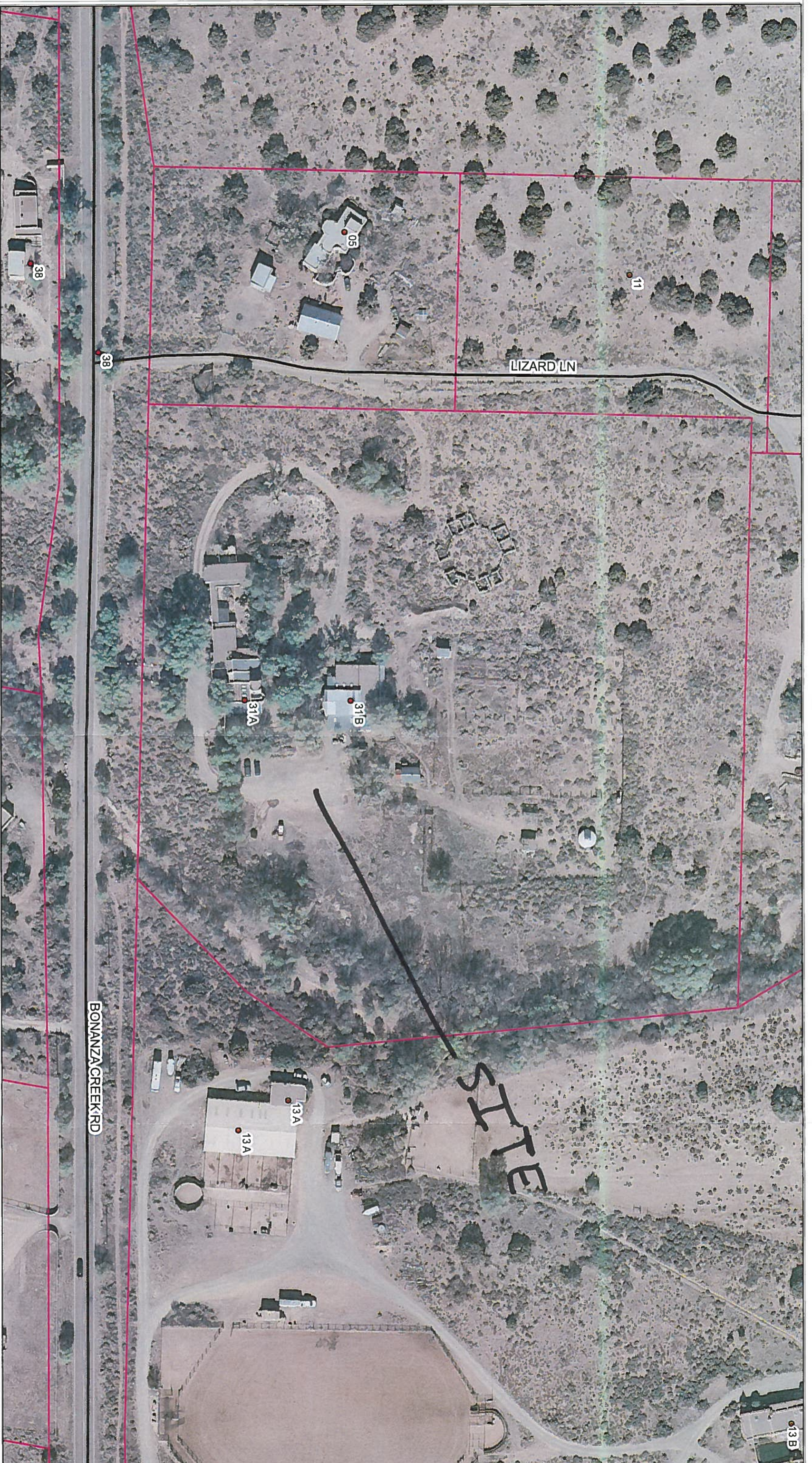
Sincerely and respectfully,

Kevin Box, President
Turquoise Trail Association



cc: Penny Ellis-Green, Land Use Director
Jose Larrañaga, Commercial Development Case Manager

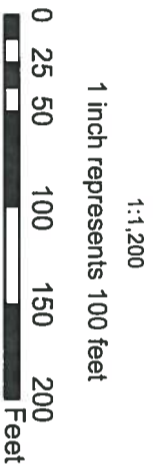


NBE-26



Legend

-  ROADS
-  Parcels



2008 Orthophotography
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.



March 6, 2014

NBE-27



STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

Susana Martinez
Governor

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

February 12, 2014

Jose E. Larrañaga
Development Review Team Leader
County of Santa Fe
102 Grant Avenue
P.O. Box 276
Santa Fe, NM 87504-0276

Re: CDRRC CASE # MP/PDP/DP 31 Bonanza Creek

Dear Mr. Larrañaga:

I am writing in response to your request for review and comment on the above referenced master plan and preliminary / final development plan for a Bed and Breakfast Inn. It is my understanding that there is no new construction proposed and the approvals are requested in order to designate the property as "Other Development" under the Santa Fe County Land Use Code.

Taking the above information into consideration, I reviewed our archaeological records management database and our State Register of Cultural Properties. There are no known archaeological sites or properties listed on the State Register located on the subject property. Although there are no historic properties within the subject property, the Cerrillos Mining District (SR 273) is located south of the property and archaeological sites have been identified nearby. Despite the presence of historic properties nearby, it is the Historic Preservation Division's (HPD) opinion that the designation of the property as "Other Development" and the creation of the Bed and Breakfast will have **No Effect on Historic Properties** because there will be no new development and an archaeological survey is not necessary.

If you have any questions, please do not hesitate to contact me. I can be reached by telephone at (505) 827-4064 or by email at michelle.ensey@state.nm.us.

Sincerely,

Michelle M. Ensey
Archaeologist

Log: 98519



NBE-28



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Vertines, P.E.
State Engineer

February 24, 2014

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

Jose E. Larrañaga
Development Review Team Leader
Santa Fe County
P.O. Box 276
Santa Fe, NM 87504-0276

Reference: Bonanza Creek Master Plan/ Preliminary Final Development Plan

Dear Mr. Larrañaga:

This letter supersedes the letter sent on February 6, 2014 and only amends comments made regarding meter readings. The requirement for meter readings has been omitted, as it is not a permit condition for the well RG-08039.

On January 14, 2014 the Office of the State Engineer (OSE) received a request to provide comments for the Bonanza Creek Master Plan, Preliminary and Final Development Plan submittal for a bed and breakfast inn at 31 Bonanza Creek Road.

The proposal provides an outline for the development of a bed and breakfast inn on 9.94 acres. There are two existing structures on the property; a 5,580 square foot, five bedroom house which will serve as the bed and breakfast inn and a 4,561 square foot private residence, which the owners occupy. No new development is proposed as part of this application. The property is located at 31 Bonanza Creek Road, 0.25 miles west of State Highway 14 on Bonanza Creek Road, in Sections 26 and 27, T15N, R8E, in Santa Fe County. Water supply is provided by existing private well RG-08039.

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

The developer has quantified the subdivision's annual water requirements as 0.25 acre-feet per year. The Water Budget assumes 2 persons for the private residence (at 38 gpcd) and 7.5 persons for the bed and breakfast inn (at 35 gpcd) with an occupancy rate of 55 percent or 200 days per year. This estimate is consistent with the findings presented in the City of Santa Fe's November 2009, *Resolution No. 2009-116* that adopted standard formulas by water use category for

NBE-29

calculating development water budgets. However, an error was found in the residential estimate, as the developer did not include the cleaning estimate (365 GPY) in the total sum. Also it is unclear how the developer obtained the shower use at 18,820.3 GPY since no citation was provided. The OSE estimates shower use to be 11,250 GPY based on indoor water uses and quantities presented in OSE Technical Report 48, (Wilson, 1996). In spite of the variations in the estimates, the water budget is still within the annual water requirement of 0.25 acre-feet per year.

It is recommended that the developer amend the Water Budget to reflect the proper assumptions made in quantifying the water demand. These assumptions should be consistent throughout the proposal.

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

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

Existing well RG-08039 is located on the property. The OSE records indicate that permit RG-08039 was approved in accordance with Section 72-12-1 NMSA 1978 for one household. It is recommended that the applicant contact the Water Rights Division of the OSE to have permit RG-08039 amended to indicate the correct use of water.

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

If you have any questions, please call Emily Geery at (505) 827-6664.

Sincerely,



Molly Magnuson, P.E.
Senior Water Resource Specialist

cc: OSE Water Rights Division, Santa Fe Office



Susana Martinez
Governor

March 5, 2014

Mr. Jose Larranga, Development Review Team Leader
Santa Fe County - Planning & Zoning Department
P.O. Box 276
Santa Fe, New Mexico 87504-0276

RE: CDRRC Case #MP/PDP/DP 31 Bonanza Creek Preliminary/Final Development Plan

Dear Mr. Larrãñaga,

I have received the additional information I requested relative to my review of the CDRRC Case #MP/PDP/DP 31 Bonanza Creek Preliminary/Final Development Plan submittal. I have reviewed the plan submittal for compliance with the New Mexico Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC). These regulations are administered by the New Mexico Environment Department (NMED), Environmental Health Bureau.

In Summary, this subject property is 9.94 +/- acres and has 3 separate existing liquid waste systems. They have permit #'s SF120179, SF120180 & SF120181. The on-site liquid waste systems are **not sufficient** to meet the needs of the proposed B&B. Please see my review below.

Permit SF120179 has a design flow for a Studio (1 bedroom) of 75 Gallons Per Day (GPD). The correct sizing for a one bedroom is actually 150 GPD of design flow. The Studio apparently has been altered and is now a two bedroom structure. This will be the residence of the property owner and will also contain the kitchen where guests will be served breakfast.

As a 2 bedroom residence, this building requires a total design flow of 300 GPD. As reported the tank size is 1000 gallons and is sufficient for a two bedroom. However, the leach field was sized for a studio and has only 150 square feet of absorption area which is **not insufficient** for a two bedroom residence. The installation of additional leach field will be required.

SF 120180 is sized for a 3 bedroom and has a design flow of 375 GPD. This system was sized correctly for a residence. However, the required design flow for a B&B is actually less at 350 GPD for 3 bedrooms. Therefore, this system is sized correctly.

SF120181 is sized for a 2 bedroom home or a design flow of 300 GPD. The required design flow for a B&B is actually less at 250 GPD for 2 bedrooms. This system is also sized correctly.



Ryan Flynn
Secretary - Designate

Butch Tongate
Deputy Secretary

Tom Blaine
Director

NBE- 32

Mr. Jose Larranga
Santa Fe County P & Z
March 5, 2014

It was also reported that the kitchen in the homeowner's residence is currently being remodeled. **The plans for the kitchen should be submitted to this office for a review before construction begins.**

If you have any questions regarding this review of CDRC Case #MP/PDP/DP 31 Bonanza Creek Preliminary/Final Development Plan or other matters related to this permit, please contact me at the number above.

Best Regards,



Robert Italiano, Manager
Environmental Health Bureau - District II
New Mexico Environment Department
Santa Fe Field Office

Memorandum

DATE: February 18, 2014

TO: Jose Larrañaga, Commercial Development Case Manager

FROM: Robert Griego, Planning Manager

FILE REF.: **CDRC CASE # MP/PD/DP 31 Bonanza Creek**

REVIEW SUMMARY: CDRC CASE # MP/PD/DP 31 Bonanza Creek Application dated January 14, 2014 for Master Plan, Preliminary and Final Development Plan approval to allow a Bed and Breakfast Inn and prepared by Jenkins Gavin Design & Development Inc. has been reviewed for compliance with the Santa Fe County Sustainable Growth Management Plan (SGMP).

Master Plan

The application is requesting Master Plan, Preliminary and Final Development Plan approval to designate the subject property as "Other Development" per Article III, Section 8 of the Santa Fe Land Development Code (1996-10 as amended) for the following uses and intensities on the property:

Uses

- Bed & Breakfast Inn
- Single Family Residential

Density:

1 single family residential & 5 unit Bed & Breakfast Inn on 9.94 acres

Intensities

The applicant is proposing that the development will use two residential structures which are existing on site.

- 5,580 sq. ft. Bed & Breakfast Inn with associated parking, outdoor landscaping and drainage ponds
- 4,561 sq. ft. single family residence
 - total = 10,141 sq. ft.

STAFF COMMENT:

Santa Fe County Sustainable Growth Management Plan 2010

Approval of Master Plan, Preliminary and Final Development Plan is consistent with the SGMP including principles related to Economic Development:

- Pursue a diverse and sustainable local economy.
- Support mixed-use development that balances employment-generating land uses with residential land uses to attain a balance of jobs and housing
- Small business development, enterprises, and compatible home based businesses should be supported.

Approval of the Master Plan, Preliminary and Final Development Plan will be consistent with SGMP principles related to Future Land Use Categories and Map:

- Ensures compatibility among various land uses providing predictability by protecting property values and public and private investments in property improvements.
 - Appropriate site design and F.A.R. for the Residential Fringe Land Use Category.
- The use as a bed and breakfast inn is authorized as a conditional use in the San Marcos Community Plan which is an amendment to the SGMP.

Approval of the Master Plan, Preliminary and Final Development Plan is consistent with SGMP principles related to Future Land Use Categories and Map as well as the recently adopted SLDC and draft zoning map:

- The site for the proposed development is located in SDA-2 within the Residential Fringe category of the SGMP Future Land Use Map. The SGMP Residential Fringe Future Land Use Category anticipates residential zoning for rural homes on large lots, sometimes as part of rural subdivisions. The SGMP Future Land Use Map and Land Use Category descriptions do not provide direction for conditional uses in predominately residential areas. The SLDC has established a Rural Residential Base Zoning District which permits bed & breakfast inns as a conditional use. The latest draft of the SLDC Zoning Map has assigned a Rural Residential Base Zoning District to this area. If the Rural Residential Base Zoning District is established; the conditional use would be deemed compatible with adjoining area land uses.

Approval of the Master Plan, Preliminary and Final Development Plan may/may not be consistent with SGMP Chapter 11; policies related to providing adequate water supply. The water budget was not included in the application for this review.

Approval of the Master Plan, Preliminary and Final Development Plan is consistent with SGMP Official Map Series which does not show current or future public need or location of potential public improvements or acquisitions.

STAFF RECOMMENDATION:

Planning staff recommend approval of the Master Plan and Preliminary and Final Development Plan. Additionally, there is no recommendation at this time for “zoning” the property commercial since this use is located in a residential land use category and a Bed and Breakfast is allowed as a Conditional Use in a Rural Residential Base Zoning District.

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

**PUBLIC WORKS DIVISION
MEMORANDUM**

Date: January 22, 2014

To: Jose Larranaga, Land Use Department

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

Re: CDRC CASE # MP/PDP/DP 31 Bonanza Creek Master Plan, Preliminary
Development Plan & Final Development Plan.

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of **Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads)**. The referenced project is located within the Santa Fe County Zoning Jurisdiction and is situated .25 miles of Bonanza Creek Road (C.R. 45) and State Road 14 Intersection. The applicant is requesting Master Plan, Preliminary Development Plan & Final Development Plan to allow for Bed and Breakfast Inn on 9.94 acres.

Access:
The applicant is proposing to utilize an existing twenty (20') foot wide base course driveway to access the development. The *Institute of Transportation Engineers Trip Generation 8th Edition*; does not have a specific designation for Bed and Breakfast Inn, however, ITE 320 Motel (5 Occupied Rooms) is used and will generate approximately 46 Total Driveway Trips for a 24 hour Two Way Volume. Therefore, no Traffic Impact Study was Required.

Conclusion:
Public Works has reviewed the plans and feels that they can support the above mentioned project for Master Plan, Preliminary and Final Development Plan Approval.

NBE - 36

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel Chavez
Commissioner, District 2
Robert A. Araya
Commissioner, District 3



Kathy Holan
Commissioner, District 4
Liz Stefanek
Commissioner, District 5
Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	02/12/2014
Project Name	Bed & Breakfast Inn
Project Location	31 Bonanza Creek Road, Santa Fe, New Mexico 87508
Description	Bed & Breakfast Inn
Applicant Name	Mitchell Ackerman & Leslie Moody
Applicant Address	31 Bonanza Creek Road Santa Fe, New Mexico 87508
Applicant Phone	Jenkins Gavin 505-699-0563
Case Manager	Jose Larranaga
County Case #	14-3010
Fire District	Turquoise Trail

Review Type:	Commercial <input checked="" type="checkbox"/>	Residential <input checked="" type="checkbox"/>	Sprinklers <input type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>
	Master Plan <input checked="" type="checkbox"/>	Preliminary <input checked="" type="checkbox"/>	Final <input checked="" type="checkbox"/>	Inspection <input checked="" type="checkbox"/>
	Wildland <input checked="" type="checkbox"/>	Variance <input type="checkbox"/>	Lot Split <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 (*Note underlined items*):

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.

No off-site parking shall be allowed and shall be marked accordingly as approved by the Fire Marshal.

Roadways/Driveways

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

The driveway that circles the property shall meet the 14' wide minimum County standards for fire apparatus access road within this type of proposed development. The 14' wide driveway shall be a one-way only direction. The entry and hammerhead turnaround shall be 20' wide. Driveway and turnaround shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate width shall be 20' 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.

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.

Commercial buildings may be required to install a Knox Cabinet or applicable Knox device as determined by this office for Fire Department access.

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 system is not required as long as each sleeping room of the Bed and Breakfast has direct access door to the outside and an egress away from the building.

- **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.

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 shall 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 commercial 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.

Access/Egress

Every room designated as a sleeping room shall have an exit door directly to the outside. If this is not possible than automatic fire protection system shall be required.

Urban-Wildland Interface

SFC Ordinance 2001-11, Urban Wildland Interface Code

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

Building Materials

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

Location/Addressing/Access

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

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

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 Master/ Preliminary/Final Development Plan approval with the above conditions applied.

Renee Nix, Inspector
Renee Nix
Code Enforcement Official _____ Date 2-25-14

Through: Chief Dave Sperling

File: DEV/B&B 31BonanzaCreek/021214/TT

CY: Bustler Patty, Fire Marshal *P*
Jose Larranaga, Land Use
Applicant
District Chief Turquoise Trail
File

MEMORANDUM

DATE: January 23, 2014

TO: Jose Larranaga, Commercial Development Case Manager

FROM: John Lovato, Terrain Management

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

FILE REF: CDRC CASE# MP/PDP/FDP 14-5010 31 Bonanza Creek Bed and
Breakfast/Master Plan /Preliminary/Final Development Plan.

REVIEW SUMMARY

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The request is for Master Plan Zoning, Preliminary Development Plan, and Final Development Plan approval to allow for an existing home to be utilized as a Bed and Breakfast on 9.94 Acres. Currently there is a 5,580 square foot five bedroom house which will serve as the Bed and Breakfast and an existing home which is approximately 4,561 square feet. The approval would allow for a maximum of five (5) Bedrooms. No additional square footage will be constructed.

Storm Drainage and Erosion Control:

The Applicant's proposal has 2 retention ponds located on the southwestern portion of the property and there is no new expansion to existing or proposed use. Pond (1) one is a 2,400 cubic foot pond and Pond (2) two is 2,200 cubic feet. The required retention for this project is 3,226 cubic feet. Therefore, the submittal is in conformance of Article VII, Section 3.4.6 and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

Terrain Management:

The Project contains slopes of 0-15% and slopes from the west to the east into the Arroyo Gallina. The site is located within a 100 Year Flood Zone and is located in designated Flood Hazard A. The project must be setback 75' from the Hazard Area, and the structures are setback

NBE - 41

at 88' feet. Therefore, the submittal is in conformance with Ordinance 2008-10 Flood Damage
Prevention and Stormwater Management Ordinance

NBE-42

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2



Kathy Holian
Commissioner, District 4
Liz Stefanics
Commissioner, District 5

MEMORANDUM

DATE: February 27, 2014

TO: Jose Larranaga, Development Review Team Leader

FROM: Mathew Martinez, Development Review Specialist

VIA: Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # MP/PDP/DP 14-5010 31 Bonanza Creek

REVIEW SUMMARY
ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The Referenced Project has been reviewed for compliance with the Santa Fe County Land Development Code. The request for Master Plan, Preliminary and Final Development Plan approval for a Bed and Breakfast Inn. The subject property is a 9.94 acre parcel located at 31 Bonanza Creek Road.

PARKING:

The Applicant has provided 7 parking spaces for the Development. The Applicant has designated 1 space for handicap use. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application complies with Article III, section 9 Parking Requirements.

ARCHITECTURAL:

The Applicant has submitted Building Elevations. No new structures are proposed within this Application. The Application meets height requirements for both existing structures. The Architectural element of the Application complies with Article III, Section 2.3.6b. of the Land Development Code.

SIGNAGE:

No Signage is proposed within this Application.

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NBE - 43

LIGHTING:

The Applicants propose to utilize existing outdoor lighting on the property. The Applicants have provided a lighting plan. Staff has determined that the lighting element of this Application complies with Article III, Section 4.4.4 h.

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

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~~7.1 Standards~~

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

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

~~7.2 Submittals and Review~~

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

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



SECTION 8 - OTHER DEVELOPMENT

8.1 Uses Permitted

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

8.2 Submittals, Reviews and Standards

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

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

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

SECTION 9 - PARKING REQUIREMENTS

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

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



NBE-451

- 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 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. 1988 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.



e. Maximum Lot Coverage

Maximum lot coverage for all structures for any development shall not exceed thirty percent (30%) in major or community center districts or twenty percent (20%) in neighborhood or small scale center districts.

f. Landscaping

4.4.4 f. 1) Purpose and Intent

Landscaping treatments are applicable to all development for the following purposes:

- (a) To assure that new development creates an amenity and improves and enhances the visual quality of an area;
- (b) To buffer or screen visually unattractive land uses from roadways and residential areas;
- (c) To shade, cool and define large parking areas;
- (d) To define the separate function of thoroughfares and other land uses;
- (e) To minimize erosion, dust and slope instability;
- (f) To assure that landscape treatment and improvements are designed, installed and maintained so that they conform to submitted plans or master plans for landscaping;
- (g) To preserve both native vegetation and landscapes and to protect the visual and structural integrity of hillsides or steep or mountainous areas from the effects of development by revegetation of disturbed areas; and
- (h) To promote conservation of water through the use of drought tolerant plant materials and xeriscape techniques.

4.4.4 f. 2) The landscaping requirements of this Code are cumulative; applicants shall meet:

- the standards for minimum area on a development site (Sections 4.4.4 f. 4, 9, and 10); plus
- any required road frontage area (Article III, Sections 4.4.4 f. 10 and 13 and Article V, Sections 8.1.4); plus
- landscaping for parking lots (Sections 4.4.4 f. 11), plus
- landscaping for drainage ponding areas (Article VII, Section 3.4.6 f.); and
- revegetation (Article VII, Section 3.4.5), except where specific substitutions or adjustments are provided for in these regulations.

4.4.4 f. 3) Native Vegetation Preservation

(a) Intent

It is the intent of the Code to protect and retain native vegetation and landscapes for all development. Native trees, shrubs and other natural vegetation stabilize steep slopes, retain moisture, prevent erosion, provide habitat for wildlife, play a role in the prevention of air and noise pollution and enhance natural scenic qualities.

(b) Limitations on grading and clearing.

- (1) Grading shall be limited to the development site within the Buildable Area on a lot or tract
- (2) Clearing of existing native vegetation shall be limited to approved development sites. No significant tree may be removed from slopes greater than thirty percent (30%).

- (3) Cleared or graded areas which are not built on and cut and fill areas shall be revegetated to the approximate original density and type of vegetation existing prior to disturbance. Areas to be used for recreation or park landscaping or rural agricultural uses shall be excluded from this requirement.
- (4) Any transplantable tree that will be displaced by construction shall be the primary source of new vegetation required for screening, buffering or other landscaping purposes. (See Appendix 3, C, incorporated by reference herein for tree preservation and transplanting guidelines.)
- (5) Native trees, shrubs and landscape shall be retained within any designated landscape areas set aside for buffers; retention of the natural vegetation will reduce the requirement for new planting. Native trees which are to be preserved on a development site shall be protected during construction from such hazards as damage by vehicles and equipment compaction of soils, and spills of contaminants by temporary fences or barricades erected at the perimeter of the critical root zone. Permanent installation of such techniques as retaining walls, terracing and tree wells with drainage shall be used to protect trees in areas where significant grade changes are approved.

4.4.4 f. 4)

Landscaping Plan

A landscaping plan is required for all new development and shall be presented for review with either the master plan or the preliminary development plan and shall contain the following information:

- (a) a landscaping map drafted to scale describing the lot(s) or parcel(s), the development site, proposed structures and other development, the designated landscape areas, including revegetation areas; private gardens are not included;
- (b) within the designated landscape areas, including revegetation areas, the plan shall locate and label:
 - (1) existing vegetation which will be retained by type and size;
 - (2) existing vegetation which will be transplanted, or removed by type and size; and
 - (3) location, type, and size of plants to be installed;
- (c) all plant material to be retained or installed shall be located and labeled, footprinted according to the spread of the plants at maturity;
- (d) a list of the type and number of plants to be retained and installed, with common and botanical names, showing the existing size of specific trees and plants by approximate width of canopy, spread and caliper or gallon size at time of planting and the size of the plant material at maturity in height and width;
- (e) methods and details for protecting existing vegetation during construction;
- (f) the location and quantity of all other materials to be used as part of the landscape treatment; planting and installation details as necessary to show conformance with all standards;
- (g) a description of the proposed system of irrigation including the use of on-site storm water collection, drip irrigation, recycled water or other systems;
- (h) methods for protecting required landscaping from damage by automobiles and run off containing salts from paved areas;
- (i) the purpose of each plant material to be used, e.g., for screening, ornament, shade or other purpose;

- (j) a description of proposed structures or other buffering devices, such as walls, fences or earth berms, including location, height, building materials and/or exterior finish treatment which are part of the landscape treatment;
- (k) a water use budget which includes the type of vegetation, the type of irrigation system (drip, flood, or sprinkler), the area in square feet that will be planted in each type of vegetation and the irrigation application requirement in gallons per square foot per year, for each type of vegetation. See Landscape Irrigation Requirements in New Mexico, New Mexico State Engineer's Office.
- (l) an estimate of the cost of installation of the landscape materials; and
- (m) the landscaping plan submitted with the preliminary development plan for an individual use shall be in conformance with the approved master plan for landscaping.
- (n) Landscape areas shall be designated only on the development site within the Buildable Area of the lot and shown on the development plan and where applicable, the plat.

4.4.4 f. 5) Landscape Design Standards

All landscaping shall meet the following requirements:

- (a) Proposed landscaping plans shall promote water conservation, provide planting materials that are appropriate to the growing conditions of the site, and provide buffers and landscaped areas which are proportionate to the area and height of the proposed development.
- (b) Native vegetation shall be protected pursuant to the standards of Section 4.4.4 f. 3.
- (c) Landscaped areas shall be a minimum of ten percent (10%) of the approved development site. Limitations may be placed on the maximum landscaped area in order to meet water conservation requirements.
- (d) Pedestrian, bike or equestrian pathways or trails are allowed within landscaped areas on street frontages provided that no plant material is eliminated and the total width of the buffer is maintained.
- (e) Parking, loading and outdoor storage are prohibited within a landscaped area.

4.4.4 f. 6) Xeriscape Principles: Water requirements shall be reduced by:

- (a) Native vegetation or introduced vegetation that is freeze ~~er~~ and drought resistant shall be used for new landscaping in an effort to conserve water use once the plants are established. Botanical materials shall be chosen so they fit within the water budget or water use plans for the development. Plant materials, their size at maturity, how they can be used, their water use and other information is listed in Appendix 3. C, and incorporated by reference herein.
- (b) Limiting the amount of lawn grass areas:
 - (1) Lawn or turf areas shall be limited to no more than twenty-five percent (25%) of landscaped areas. Areas dedicated to recreational playfields or to the production of food crops such as vegetable gardens or orchards are not included.
 - (2) Lawn areas shall not be planted in strips eight feet (8') wide or less.
- (c) Xeriscape principles shall be followed in the design, installation and maintenance of landscaping, pursuant to Appendix 3. C, and incorporated by reference herein.

4.4.4 f. 7)

Planting Standards:

- (a) A minimum of seventy five percent (75%) of an area designated for landscaping shall be developed with living plant materials including areas seeded with grasses and flowers. See references in Appendix 3.C for information and recommendations on use of water efficient planting.
- (b) Designated landscape areas or buffer zones shall be planted according to a ratio of one tree at a minimum height at maturity of twenty-four feet (24') for each five hundred (500) square feet, and one shrub of a minimum height and spread at maturity of four feet (4') for each sixteen (16) square feet.
- (1) Where the required buffer is five hundred (500) square feet or less (for small parcels only) a minimum of two (2) trees shall be planted.
- (2) Larger trees are required for large parking lots and buildings: see Subsections 4.4.4 f 11 and 12.
- (c) Non-vegetative landscape materials may include gravel, rock and bark mulch. Walls, fences and berms are types of non-vegetative landscape structures which may be incorporated into landscape areas pursuant to these standards.

4.4.4 f. 8)

Adjustments

Minor adjustments to the landscape standards may be permitted in accordance with this subsection, subject to the approval of the Code Administrator pursuant to a site visit and provided that the modifications shall not be inconsistent with the purposes of this Section.

- (a) Adjustments will be considered for existing heavily vegetated areas or for plant materials with varying characteristics provided that:
- (1) The ratio of living plant material to inorganic material is maintained at seventy-five percent (75%) living materials to twenty-five percent (25%) inorganic materials; and
- (2) The living plant material is installed so as to provide a continuous visual screen or may be planted in drifts or clumps with pockets of open areas providing the sense of continuity with the street edge is maintained; and
- (3) screening of cuts or retaining walls in steep slopes from public rights of way is maintained.
- (b) Additional trees meeting minimum planting standards may be substituted for shrubs in rural locations or where water restrictions are severe, provided that the buffering or screening function is maintained; each additional tree may substitute for fifteen (15) shrubs.
- (c) Adjustments of up to fifty percent (50%) to the width of the Road Frontage landscape area (See Section 4.4.4 f 10) will be considered where a four foot (4') high masonry wall or a six foot (6') high opaque fence or earth berm is constructed.
- (d) Plant materials required for screening of cuts, fills or retaining walls in areas of steep terrain may not be adjusted.
- (e) In other areas, the ratio of living plant materials may be reduced by fifty percent (50%) where the landscape treatment includes walls, fences or berms. Walls or fences should be located in the landscape area to accommodate the installation of the living plant materials.
- (f) Minor design adjustments may be made to the designated landscape areas on the development site to accommodate solar access for solar design as long as the substance of landscape standards for screening and buffering are met.

4.4.4 f. 9)

Buffering and Revegetation for Ridgetops and Development Sites with a Natural Slope of fifteen percent (15%) or greater

Any cut slope greater than four feet (4') in height or with a grade of two and one half to one (2.5:1) or steeper, retaining walls and erosion control structures and the facades of any building visible from a public way shall be screened or otherwise landscaped as follows:

- (a) A minimum of fifty percent (50%) of the visible portion of a facade or retaining wall shall be screened. Trees shall be planted or retained within fifteen feet (15') of all retaining walls to be screened and in an area no less than twenty-five feet (25') and no more than fifty feet (50') from any facade to be screened;
- (b) Trees shall be planted on the downhill side of road cuts and of fill areas. Cuts and fills may be required to be terraced and planted in order to provide screening and slope stabilization;
- (c) Top soil shall be removed and stockpiled for later use in re-vegetation of the disturbed areas;
- (d) New vegetation (trees and seeded areas) shall approximate existing vegetation in type, density, and natural pattern of occurrence on the lot; density shall be determined by an inventory of existing vegetation within the development site prior to grading;
- (e) Density in landscape and revegetation areas shall approximate the density of vegetation prior to disturbance; in no case shall density in landscape and revegetation areas be less than one (1) tree per one thousand (1000) square feet of designated area;
- (f) New trees shall be spaced at a distance equal to the the average diameter of the spread of the crown of the typical mature specimen of the species planted under similar growing conditions;
- (g) New trees shall be a minimum of six feet (6') in height, which, at maturity, will approximate the height of existing native trees and be as tall as the cut and fill or structure to be screened;
- (h) Seeded areas shall be protected by accepted horticultural practices to assure germination. See Appendix 3.C. incorporated by reference herein.
- (i) Seeding or planting may be delayed for the optimum germination or planting season, provided such delay is conditioned on the development permit and bonding or other financial warranty is secured.
- (j) Designated landscape areas for screening on ridgetops and steep terrain may be included in the minimum 10% development site landscape area required pursuant to Section 4.4.4 f.5.

4.4.4 f. 10)

Landscaping for Road Frontage Areas

- (a) The width of landscape areas between the street or road right of way and any developed areas of a parcel shall be as follows:
 - Highways or Arterials - 25 feet
 - Collector or Local - 10 feet
- (b) Upon approval of the governmental agency responsible for the maintenance of the adjoining roadway, any public right-of-way between the front property line and the street may be landscaped and maintained by the property owner retaining native materials or using grass, groundcovers, or low growing shrubs having a maximum mature height exceeding two (2) feet, or be treated with a non-vegetative cover such as bark mulch or gravel. Where appropriate, such areas may be considered as part of the width of landscape areas as set forth in Section 4.4.4 f.10-(a).

- (c) Living plant materials installed in areas designated for landscaping on road frontages shall be planted so as to create the appearance of a continuous edge occasionally punctuated with dissimilar materials.
- (d) In order to avoid a tunneling effect where a development borders on a highway or arterial street or road for more than one thousand (1000) feet, developers or builders shall vary the masonry structures, fences or walls with living plants.

4.4.4 f. 11) Landscaping for Parking Lots

- (a) Except as otherwise provided in this Section f. perimeter landscape screening providing a visual buffer is required in the following circumstances:
 - (1) along the front for parking lots with more than ten (10) parking spaces or four thousand (4,000) square feet, whichever is less; and
 - (2) along the front, side and rear property lines, as applicable, where parking is located within twenty five (25) feet of a property line adjoining residential uses. Standards for landscaping the front of the lot are set forth in Section 4.4.4 f. 10, Standards for side lot landscaping are set forth in Section 4.4.4 f. 13.
- (b) Interior landscaping is required for parking lots with more than forty (40) parking spaces and/or more than twelve thousand (12,000) square feet. Interior landscaping shall cover a minimum area equivalent to one (1) parking space or one hundred sixty (160) square feet for every twenty (20) parking spaces.
 - (1) Interior landscaping shall be designed to shade the parking spaces and provide a visual break to the parking lot surface. Plant material shall consist of a minimum of one (1) deciduous shade tree and three shrubs for every ten (10) parking spaces. The shade trees shall be a minimum of one and one-half inch (1.5") caliper and six (6) feet tall and meet current American Association of Nurserymen standards at the time of planting, and have a thirty foot (30') minimum mature height, with a clear trunk at least five feet (5') above the finished grade. Shrubs shall be five (5) gallon size at the time of planting and shall have a minimum mature height of three (3) feet;
 - (2) Non-vegetative cover including but not limited to gravel or bark is required under trees where other planting is not provided.
 - (3) Interior landscaping planting islands shall have a minimum area of one hundred sixty (160) square feet and a minimum dimension of four (4) feet;
 - (4) Interior landscaping shall be uniformly distributed throughout the parking lot;
 - (5) Pedestrian pathways or sidewalk areas shall be incorporated into the parking area landscape treatment.
- (c) Large parking lots (100 spaces or more and/or 30,000 square feet in area or larger) shall provide interior planting area equal to at least ten percent (10%) of the parking lot area, and
 - (1) Interior landscaping shall be designed to shade the parking spaces and provide a visual break to the parking lot surface. Plant material shall consist of a minimum of one (1) deciduous shade tree and two (2) shrubs for every five (5) parking spaces. Shrubs shall be five (5) gallon size at the time of planting and shall have a minimum mature height of three (3) feet. Shade trees must have a clear trunk at least five feet (5') above

the finished grade to allow vehicular circulation beneath the tree canopy and shall have a minimum height at maturity of forty feet (40'); shade trees shall be a minimum of three inch (3") caliper and six (6) feet tall at the time of planting; all plant and tree sizes must meet current American Association of Nurserymen standards at the time of planting.

- (2) Non-vegetative cover including but not limited to gravel or bark is required under trees where other planting is not provided.
- (3) Larger planting islands connected by pedestrian access ways shall be provided for greater visual relief from paved expanses, to reduce high summer temperatures and to create an environment more conducive for healthy tree growth; tree planting areas must be at least eight feet (8') in any dimension; planting islands parallel to parking spaces must be at least nine feet (9') wide to allow car doors to swing open.
- (4) Tree species chosen should require little maintenance, and be able to tolerate harsh growing conditions such as sun, wind, glare, reflected heat, drought, salt and other chemicals.
- (5) Interior landscaped areas not dedicated to trees or to preservation of existing vegetation shall be landscaped with native grasses, ground cover, shrubs, or other appropriate landscape treatment.
- (6) To calculate parking lot area, all areas within the lot perimeter are counted, including planting islands, curbed areas, sidewalks, parking spaces and all interior driveways and aisles. Landscaped areas outside the parking lot may not be used to meet the interior planting requirement.

4.4.4 f. 12) Landscape Treatments Shall be Scaled

Landscape treatments shall be scaled to screen multi-story commercial, industrial, and large scale residential structures and/or buildings of 30,000 square feet or larger by:

- (a) Use of trees in road frontage areas and residential buffer areas which have a minimum height at maturity of forty feet (40'); shade trees shall be a minimum of three inch (3") caliper and six (6) feet tall at the time of planting; all plant and tree sizes must meet current American Association of Nurserymen standards at the time of planting.
- (b) Use of evergreens and canopy or shade trees should predominate in road frontage areas; ornamental trees and shrubs and smaller native trees may be interspersed in groups which simulate natural tree stands;
- (c) Placement of landscaping materials to screen the bulk of buildings and provide visual relief and protection from high summer temperature for large areas of impervious surface (buildings, paving, courtyards, etc);
- (d) Existing vegetation and native species may be retained on site and counted toward required trees and shrubs in landscape areas, but the plant reduction of Section 4.4.4 f. 2. shall not apply to large scale buildings.

4.4.4 f. 13) Buffering Residential Uses from Nonresidential Uses and Roadways

- (a) Commercial, office or industrial developments located at the perimeter of nonresidential districts where there are existing residential uses may be required to provide a landscaped area and structural buffer between any nonresidential use and residential use on the side or rear lot lines. Such buffer shall consist of a six foot (6') masonry wall or fence constructed of opaque materials and a three foot (3') wide planting area. Trees and shrubs

selected for the three foot planting area may be used to create shade or visual amenity. Trailing vines for the wall may also be considered.

(b) Screening and Buffering for Residential Uses. The requirements for screening residential areas from roadways and nonresidential uses, and for landscaping residential common open space, may include one or more of the following:

- (1) stuccoed poured concrete walls;
 - (2) stuccoed masonry walls of cement block, brick or adobe;
 - (3) earthen masonry walls;
 - (4) rock or field stone walls;
 - (5) wood fences of materials at least 3/4 inch thick with crossbracing secured with posts on maximum eight (8) foot centers set in concrete or posts treated with preservatives set twenty four (24) inches deep;
 - (6) earth berms with shrubs and vegetative groundcovers;
 - (7) any combination of shrubs and trees which effectively creates a screen; or
 - (8) a combination of the above. The developer may choose any of the above screening methods at his discretion.
- (c) Density of vegetation shall meet standards of Section 4.4.4 f 7, Planting Standards and 4.4.4 f 8, Adjustments.

4.4.4 f. 14) Installation, Maintenance, Inspection, Enforcement

- (a) Landscaping shall be installed for inspection prior to the issuance of a Certificate of Occupancy or Business License unless appropriate financial warranty has been approved by the Code Administrator. Also see revegetation requirements of Article VII, Section 3, Terrain Management.
- (b) A bond or letter of credit in an amount reasonably required by the Code Administrator shall be submitted if seeding or planting of required landscaping and revegetation must be delayed for optimum results. The applicant may be required to submit a cost estimate by a licensed landscape architect. Such delay shall be specified on the development permit.
- (c) All vegetation installed pursuant to an approved landscaping or terrain management plan which later dies shall be replaced.
- (d) Trees and large shrubs shall be supported after planting in such a way that the plants will not be injured by strong winds.
- (e) Responsibility for the success of landscaping installations belongs entirely to the property owner and may be subject to periodic inspections by the Code Administrator. The property owner shall be responsible for control of plant growth by pruning or trimming so that it will not interfere with the installation, maintenance or repair of any public utility, pedestrian or vehicular access or constitute a traffic hazard.

4.4.4 h. Outdoor Lighting

- 1) Purpose
Outdoor lighting standards are applicable to all development in the County. Outdoor lighting shall be designed and arranged to enhance the safety of areas designated for pedestrian use during evening hours, to provide security, to conserve energy, to protect the night sky and in particular, to prevent the spillover, nuisance or hazard effects of light and glare on adjacent locations and uses of land.

NBE - 54

2) Definitions

- (a) cut-off - the point at which all light rays from the light source or luminaire is completely eliminated at a specific angle above the ground.
- (b) cut-off luminaire - a luminaire with shield, reflectors, reflector panels or other housing which directs and cuts off light rays from direct view.
- (c) footcandle - a unit of illumination produced on a surface, all points which are one (1) foot from a uniform point source of one (1) candle. A comparative measure is the brightness of a full moon which is equal to .01 footcandle.
- (d) glare - the brightness of a light source which causes eye discomfort.
- (e) luminaire - a complete lighting unit consisting of a light source and all necessary mechanical electrical and decorative parts.

3) Submittals

- (a) For all development involving outdoor lighting fixtures a lighting plan shall be submitted for master plan or preliminary development plan or Development Permit review, as applicable, showing the location, mounting height, types of luminaires, accessory equipment such as shades, deflectors or other housing controlling the direction of light on a surface and the beam direction of any luminaire. Descriptions of all illuminating devices shall include, as applicable, manufacturers' drawings showing sections and photometric data showing the angle of cut off of light emissions.
- (b) The plan shall be drawn to scale and shall also include elevations of building facades showing the location of, and shielding devices for, wall mounted luminaires and detailed drawings of the luminaires and accessory equipment to be used.
- (c) Additional submittals that may be required include, but are not limited to, preparation of a visual impact analysis for alternative types of lighting solutions for the project as those would affect and be seen from adjacent properties and public ways, a comparative analysis of performance standards relating mounting height, footcandles, footcandle levels and location for various types of lighting which could be developed for the proposed use and types of shields, deflectors and adjustments on orientation or other buffers which could be implemented to mitigate glare, nuisance or hazardous effects of any night lights.

4) Off-Street Lighting Design Standards

- (a) The use of cut-off type luminaires is required. All light bulbs and light sources shall be shielded so that they are not directly visible from any adjacent lot or public roadway. All outdoor lighting fixtures shall meet requirements for lamp type and shielding set forth in Table 3.1, Outdoor Lighting Requirements, below.
- (b) Spillover of lighting for adjacent properties shall not exceed one half of one (.50) footcandle measured at any point ten feet (10') beyond a property line.
- (c) For residential uses, no luminaire shall be installed higher than the building(s) on the lot. For all other uses and for parking lots for multi-family residential uses, no luminaire shall be installed higher than one and one half (1.5) the height of any structure proposed for development or twenty four feet (24'), whichever is less.
- (d) All light bulbs and light sources shall be recessed into any canopy structure that is designated for pedestrian use, loading or service, unless a suitable alternative is submitted for approval. Decorative lamps housing an

incandescent light source of 160W or less for hanging under portals are exempted.

- (e) In nonresidential districts building facades may be illuminated with ground floodlamps installed close to the structure; wall mounted floodlamps shall be shielded so that the light source is not visible. Spotlights without a shielding device are prohibited. Ground mounted luminaires for building facade illumination are not permitted in residential districts.
- (f) Control of the distribution of illumination for outdoor recreation areas, outdoor storage areas or outdoor display of merchandise is subject to additional submittals.
- (g) Automatic timing devices may be required to turn off lighting installed for display or outdoor sporting events at specified hours. The use of security lights using motion sensors is encouraged, especially for residential applications.
- (h) A range of lighting design solutions for the various aspects of a development shall be considered over a single lighting solution.

5) Street Lighting Design Standards

- (a) It is the intent of these Regulations to require installation of street lights only where necessary to continue the urban streetscape or to provide for pedestrian and motorist safety. It is not the intent to require or encourage installation of street lights in subdivisions with a rural character.
- (b) Street lights are required in the following circumstances:
 - (1) on paved streets and roads where curb, gutter and sidewalk are required;
 - (2) for safety purposes on arterial roads or at intersections of any road with a highway or arterial.
- (c) Standards for street light installations:
 - (1) Lighting shall be provided in accordance with a plan designed using guidelines and standards set forth by the Illuminating Engineers Society (IES) Lighting Handbook, latest revision, and the standards set forth in this section. Recommended lighting levels and uniformity ratios are found in Appendix 3.B of the Code.
 - (2) Plans designed by utility companies shall meet the standards in this section.
 - (3) Low or high pressure sodium lamps or other energy efficient sources shall be used in all installations.
 - (4) Cut-off luminaires shall be used to direct light downward in order to prevent the spillover, nuisance or hazard effects of light and glare on any adjacent locations. Cobra head fixtures shall be equipped with skirting or other design features to shield the light source. See Table 3.1, Outdoor Lighting Requirements.
 - (5) Street lights shall be located and designed to enhance the safety of motorists and pedestrians during evening hours. Location shall be planned to provide a transition from unlit areas to lit areas and continuity and uniformity of lighting. Street lights shall be installed so as to create a transition from dark to illuminated areas and avoid blind spots or dark shadows which are hazardous to drivers.
 - (6) The maximum height of standards (upright supports) shall not exceed twenty-four feet (24'), except on public roads wider than two (2) lanes and arterials where taller standards up to thirty-six feet (36') may be used. This height limit may be varied by the Code Administrator if a site specific study clearly demonstrates that use of a taller standard will

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better achieve the purposes of this subsection 4.4.4 h, Outdoor Lighting, and these Street Light Design Standards.

- (7) Street lights in subdivisions shall be equipped with electric meters to allow billing to the developer or owners' association unless other arrangements are agreed to by the Board.
- (8) All street light conductors shall be installed underground.
- (d) Safety. Notwithstanding other requirements of this Section, the County Development Review Committee or Board may require installation of street lights whenever needed to protect the safety of motorists and pedestrians due to the particular characteristics or location of the site.
- (e) Maintenance. Payments for operations, maintenance and energy charges shall be the responsibility of the developer or owners' association. The disclosure statement and owners' association by-laws shall set forth an acceptable method for charging each lot owner for maintenance and operation.

6) Non-Conforming Outdoor Lights

- (a) Mercury vapor lamps in use for outdoor lighting on the effective date of this amendment to the Code (April 30, 1996, Ordinance No. 1996-3) shall be removed or replaced with lamp fixtures meeting the standards of this Article III, Section 4 within five (5) years.
- (b) All other outdoor light fixtures lawfully installed prior to and operable on the effective date of this Code amendment (April 30, 1996, Ordinance No. 1996-3) are exempt from the requirements of this Section. However, whenever there is a change in use or lamp type or any replacement or structural alteration made to such non-conforming outdoor light fixtures, they shall be made to conform to all applicable requirements of this Code.
- (c) Non-conforming outdoor lights which are found by the Code Administrator or the County Development Review Committee to create a nuisance or hazard and are in violation of this ordinance shall be required to be replaced with lamp types or fixtures which conform to the requirements of this Code.

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

4.8 Common Promotional Plans

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

SECTION 5 - PROCEDURES AND SUBMITTALS

5.1 Pre-application Procedures

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

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

5.2 Master Plan Procedure

5.2.1 Introduction and Description

a. Master Plans are required in the following cases:

- i. All Type I, Type II, and Type IV subdivisions with more than one development phase or tract;
 - ii. As required in Article III for developments other than subdivisions; and
 - iii. Such other projects which may elect to apply for master plan approval.
- b. A master plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the subdivider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval.
- c. The master plan submittal will consist of both plans and written reports which include the information required in 5.2.2 below. A typical submittal would include a vicinity map, a plan showing existing site data, a conceptual environmental plan with written documentation, a master plan map, a master plan report, a schematic utilities plan and the phasing schedule. Maps and reports may be combined or expanded upon at the discretion of the applicant to fit the particular development proposal as long as the relevant information is included.

5.2.2 Master Plan Submittals

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



NBE-58

- o. Intensity of non-residential development, including lot coverages, gross floor area ratios or gross square feet of building area;
- p. A vicinity map showing the boundaries of the project, owners of record within one hundred feet of the tract including public rights-of-way and existing conditions and development including adjacent streets and utilities, for at least two hundred feet from the project boundaries;
- q. If appropriate, the phases and approximate dates of development of the phases;
- r. The plan shall be drawn at a scale of one hundred feet (100') to the inch or such other appropriate scale as determined by the Code Administrator;
- s. Proposed community facilities and/or sites and recreational areas, if any, and proposed ownership of such;
- t. A schedule of on-site and off-site public improvements with the time of construction related to the phasing schedule;
- u. Information as required by state agencies;
- v. The preliminary subdivision plan may be submitted concurrently with the preliminary development plan, but is not required. Submittal of a schematic or sketch subdivision plat showing proposed lot layout, approximate dimensions and lot areas together with topography and natural features; and
- w. A written traffic report prepared by a licensed traffic engineer or other qualified expert as determined by the Code Administrator;
- x. ~~Schools Impact Report. A written report which projects the effects the proposed project will have on public schools and which includes: the proposed number, size, and price of residential units within the project; a description of the project's target market; and~~
~~where applicable, any special educational needs of the project's school-aged residents. The report will also identify the schools that service the area of the proposed project and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the project is located and to the Code Administrator.~~
- y. ~~Water Supply Plan - Water System. As required by Article VII, Section 6 of the Code and Table 5.1.9 Section 9.3 of this Article V.~~
- z. ~~Solid Waste Disposal Plan. As required by Article VII, Section 7 of the Code.~~
- aa. ~~Liquid Waste (Disposal) Plan. As required by Article VII, Section 2 of the Code.~~
- bb. ~~Timing and Phasing of Development. Projections for 5 to 10 years.~~
- cc. ~~Copies of deed restrictions and protective covenants must be submitted.~~

7.1.3 Review

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



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

7.1.4 Criteria for development plan phase approval

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

7.2 Final Development Plan

7.2.1 Submittals

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

7.2.2 Review

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

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

SECTION 8 - SUBDIVISION DESIGN STANDARDS

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

8.1 General Policy on Roads

8.1.1 General

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



NBE-60

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4
Liz Stefanius
Commissioner, District 5
Katherine Miller
County Manager

March 6, 2014

To: Jose E. Larrañaga, Commercial Development Case Manager
From: Karen Torres, County Hydrologist
Re: CDRC Case # MP/PDP/DP 31 Bonanza Creek- Master, Preliminary and Final
Development Plan T15N R8E Sections 26 and 27.

Nature of Project:

The applicant is requesting a Master, Preliminary and Final Development Plan approval to operate an existing 5 room bed and breakfast facility and maintain a private residence on a 9.945 acre parcel. A water budget of 0.25 acre-feet per year for both commercial and residential uses is proposed. The development is located in the basin fringe hydrologic zone and is considered a non-conforming legal lot of record by the Land Use Department.

The development is served by an on-site 72-12-1 well (RG-31117) currently permitted for single household use. A second well on the property (RG-8039) is permitted for both household and livestock use but is currently inactive. Sanitary sewer will be provided by three on-site septic tanks.

History of Review:

According to the Land Use Department a bed and breakfast has operated at this location in the past without zoning approval. No review of this development was found but the current request will allow the bed and breakfast to remain in business.

On February 26, 2014 this development request was reviewed for technical accuracy and compliance with the SFC Land Development Code and concerns regarding the low residential water budget for the entire project were raised with the applicant's agent.

On February 26th, 2014 a revised water budget was received via e-mail from the applicant's agent.



NRE - 61

SFC Land Development Code Master Plan Requirements for Water and Wastewater:

To address requirements of the SFC Land Development Code the pertinent sections of the Code are written out and are addressed individually as to compliance. At master plan level all applicants requesting approval of a non-residential development proposing to use more than 1.0 acre-foot must submit a water supply plan as required by Article VII Section 6.2.2 of the Code and liquid waste disposal plan. To determine if a water supply plan is necessary a review of the revised water budget was performed.

The water budget proposed by the applicant's agent estimates a total water budget for the project of 0.25 which includes a residential water budget of 0.14 acre-foot, 0.1 acre-foot for the 5 room bed and breakfast and 0.02 acre-foot for landscaping. This is an unusually low water budget for a project of this size but an effort was made to find water use data that would support this budget.

A similar project was reviewed in 2012 which used average annual water usage figure, taken from a 2009 City of Santa Fe water usage report, of 0.08 acre-foot per room for a motel of limited service. This figure was adjusted down by 25% to reflect a lower occupancy rate due to remote location, lack of signage and reservation only guests. To verify this methodology meter readings from an existing 7 room bed and breakfast with residential quarters were reviewed and are as follows:

Year	Gallons / Year	Acre-feet / Year
2009	249,310 gals	0.77
2010	269,270 gals	0.83
2011	295,850 gals	0.91
2012	285,020 gals	0.87
2013	208,340 gals	0.64
Average	261,558 gals	0.80

Since the residence is not metered separately the average residential water use per person for the County Utility for the years 2009 – 2011 were obtained and are as follows:

Year	Residential Gallons per Capita per Day (GPCPD)	Ave. 2000 and 2010 Census Household Size	AFY
2009	55.81 GPCPD	2.64	0.165
2010	56.38 GPCPD	2.64	0.167
2011	58.45 GPCPD	2.52	0.165
Average			0.166

To obtain an estimate of annual use the average household size based on census data was multiplied by the per person water use and the number of days in a year. It should be noted the average household size is used as a general practice to project future water demand as there is no guarantee the occupancy of the property will remain the same. The average annual residential water use is estimated at 0.166 acre-feet per year. Subtracting out the estimated residential water demand the average water use associated with the 7 room bed and breakfast is 0.634 acre-foot or 0.091 acre-foot per room. This is slightly higher than the average City of Santa Fe water use for motels of limited service; which is 0.08 acre-feet per room per year. It should be noted that water use for 2013 is substantially lower than previous years and may reflect water conservation efforts when the well was replaced in 2012. Using an estimated water demand of 0.08 acre-foot per year per room appears reasonable.

Based on a review of county water use a water budget of approximately 0.57 acre-foot for a residence and a 5 room bed and breakfast is supported by the available data.

Based on a review of the water budget a water supply plan is not required for master plan approval since the proposed water use in less than 1.0 acre-foot per year.

SFC Land Development Code Preliminary and Final Development Plan Requirements for Water and Wastewater:

Code Requirements:

Article VII, Section 6 - Water Supply Plan

Article VII, Section 6.2 entitled General Requirements and Submittals for a Water Supply Plan sets forth requirements based on the type and scale of the development. Table 7.4, entitled Required Code Sections for Water Supply, states all non-residential development in which the project uses more than 0.25 acre-feet of water annually or in which the applicant obtains water other than through a well which is permitted under Section 71-12-1 NMSA 1978 as it may be amended, is required to submit a water supply plan which consists of submittals compliant with the following code requirements:

1. *Article VII, Section 6.4 entitled "Water Availability Assessments"*
2. *Article VII, Section 6.5 entitled "Water Quality"*
3. *Article VII, Section 6.6 entitled "Water Conservation"*
4. *Article VII, Section 6.7 entitled "Fire Protection"*

Article VII, Section 6.4 entitled "Water Availability Assessments"

Based on the analysis of water use for residential and bed and breakfasts performed in the previous section it appears the water use may exceed 0.25 acre-feet per year for the project. In

this instance a water supply plan which addresses water availability, water quality, water conservation and fire protection is required by the code. No such plans were submitted in support of preliminary and final development plan

After review of the documents submitted by the applicant code requirements for water availability for preliminary and final development plan have not been met.

Recommendation

Prior to resubmission of preliminary and final development plan the applicant has an opportunity to install totalizing meters on the two wells located on the property to demonstrate a low water use for the project. Since this is an existing business that is seeking proper zoning, tracking water usage and occupancy of the bed and breakfast for a few months will allow the county to verify if the proposed low water usage is attainable.

Conclusions

1. Code requirements for master plan for the project have been met.
2. Installation of a totalizing meter on well RG- 31117 is recommended to allow the applicant to demonstrate the proposed water budget is attainable.
3. Submission of monthly meter readings to the Office of the State Engineer and Santa Fe County Land use department is recommended.
4. Make necessary changes as required by Office of the State Engineer Water Rights Division to have the use of water from well permit RG- 31117 reflect to current commercial use of water for the well.
5. Verification that well RG-8039 is disconnected and not in use.

If you have any questions, please feel free to call me at 992-9871 or email at ktorres@co.santa-fe.nm.us

- Section 6.4 - Water Availability Assessments
- Section 6.5 - Water Quality
- Section 6.6 - Water Conservation
- Section 6.7 - Fire Protection

Table 7.4 indicates which Sections of this Article shall be required for different types of development:

TABLE 7.4 - REQUIRED CODE SECTIONS FOR WATER SUPPLY	
Development Type	Required Sections
Any development which includes construction or expansion of a community water system	6.3, 6.4, 6.5, 6.6, 6.7
All subdivisions containing 6 or more lots	6.2.2 as applicable, 6.4, 6.5, 6.6, 6.7
All subdivisions containing 5 or fewer lots	6.2.2 and 6.3 if applicable 6.4.7, 6.5, 6.6
All subdivisions required to have community water systems as listed on Article V, Section 9, Table 5.1	6.2.2, 6.3, 6.4, 6.6, 6.7
All large scale residential development	6.4, 6.5, 6.6, 6.7, 6.3 if applicable
All non-residential development in which the project uses more than 0.25 acre feet of water annually or in which the applicant obtains water other than through a well which is permitted under Section 172-12-1 NMSA 1978 as it may be amended	6.4, 6.6, 6.7, 6.5 (depending on use)
All development in which the applicant requests a density adjustment based on water availability	6.4, 6.6, 6.7
All development in which the applicant requests a density adjustment based on water conservation.	6.4, 6.6, 6.7
All lots created in accordance with Article II, Sections 2.3.1a.ii (b), (d), (f), (g) and (h)	6.6.2



6.2.2. Required Water Right Permits

6.2.2a For all subdivisions containing twenty (20) or more parcels, any one of which is two (2) acres or less in size, the subdivider shall provide proof that the person providing the water has a valid water right permit issued by the State Engineer pursuant to Sections 72-5-1, 72-5-23, 72-5-24, 72-12-3 or 72-12-7 NMSA 1978.





jenkinsgavin
DESIGN & DEVELOPMENT INC

March 7, 2014

Jose Larrañaga, Development Review Team Leader
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

**RE: 31 Bonanza Creek Road – Master Plan & Preliminary/Final Development Plan
CDRC Case #14-5010 MP/PDP/DP**

Dear Jose:

We are in receipt of your letter dated March 7, 2014 and the County Hydrologist's memo dated March 6, 2014. In accordance with Karen Torres' recommendations, we hereby request that only the Master Plan application move forward to the CDRC on March 20, 2014 and that the Preliminary and Final Development Plan applications be tabled while we address the requirement for a water availability assessment.

Please let us know if you have any questions or need additional information.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Jenkins".

Jennifer Jenkins

cc: Vicki Lucero, Building and Development Services Manager
Colleen Gavin, AIA - JenkinsGavin

130 GRANT AVENUE, SUITE



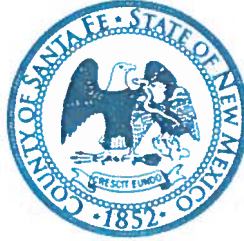
7501 PHONE: 505.820.7444

NBE-66

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

DATE: March 12, 2014

TO: County Development Review Committee

FROM: Vicente Archuleta, Development Review Team Leader *VA*

VIA: Penny Ellis-Green, Land Use Administrator *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *VD for*

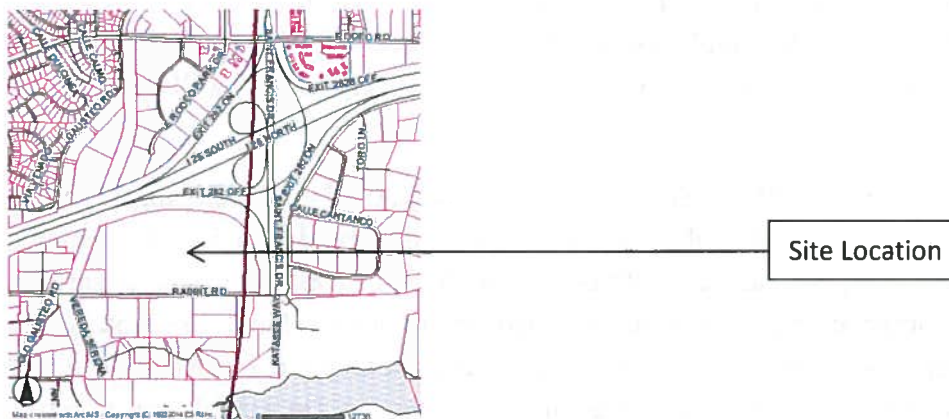
FILE REF.: CDRC CASE # Z/V/S 10-5362 Saint Francis South Master Plan Amendment, Variance, Preliminary Plat and Development Plan

ISSUE:

Vegas Verdes, LLC. Applicant, JenkinsGavin Design and Development Inc., Agents, request a Master Plan Amendment to establish the maximum allowable residential density of 650 dwelling units and 760,000 square feet of non-residential development on 68.94 acres more or less. In order to obtain the density requested the Applicants are requesting a Variance of Article III, Section 10 (Lot Size/Density Requirements) of the Land Development Code. The Applicants also request Preliminary Plat and Development Plan approval for Phase 1, which consists of 5 lots.

The property is located on Rabbit Road, via St. Francis Drive, within Section 11, Township 16 North, Range 9 East, (Commission District 4).

VICINITY MAP:



SUMMARY:

On September 16, 2010, the County Development Review Committee (CDRC) recommended approval of a request for Master Plan Zoning for a mixed-use subdivision (commercial, residential and community service) consisting of 22 lots on 68.94 acres, more or less, with approximately 760,000 sq. ft. of structures at full build out (Refer to September 16, 2010 CDRC Meeting Minutes as Exhibit 5).

On December 14, 2010, the Board of County Commissioners (BCC) approved the Master Plan Zoning for the mixed-use subdivision consisting of 22 lots on 68.94 acres more or less (Refer to December 14, 2010 BCC Meeting Minutes as Exhibit 6).

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 more or less (Refer to January 14, 2014 BCC Meeting Minutes as Exhibit 7).

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 proposing to designate 36.11 acres of the development for residential use and the remaining 32.83 acres as commercial/community service uses. The Applicants are now requesting an amendment to the Master Plan to establish the maximum allowable residential density of 650 dwelling units (450 multi-family/live work and 200 senior housing/assisted living) on 36.11 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 6.4.2 (Large Scale Residential, Density Review) of the Land Development Code is requested.

Article III, Section 6.4.2 of the Land Development Code states: "No Application shall be approved unless it is determined that the density requirements of the Code are met." Article III, Section 10.1.2 states: "The minimum lot size permitted by this Section...shall not be less than 2.5 acres regardless of calculated water availability." 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."

Sustainable Growth Management Plan (SGMP) 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 allows a maximum density of 20 residential units per acre if at least 10% of the development is commercial.

The Approval of the Preliminary Plat and Development Plan should be consistent with SGMP principles related to Future Land Use Categories and Map.

The Master Plan Amendment and Variance to allow increased density is supported by the SGMP Future Land Use Plan which identifies the area as a Mixed-Use designation and the request to allow a maximum residential density of 18 dwelling units per acre is supported by the growth management strategy and future land use map which directs growth to areas with adequate public facilities and services.

The Master Plan Amendment and Variance is consistent with SGMP principles related to Future Land Use Categories and Map as well as the recently adopted Sustainable Land Development Code (SLDC) and draft zoning map.

The site for the development is located in SDA-1 within the Mixed-Use District in the SLDC, which requires residential and allows commercial, retail, recreational, community and employment uses. Section 1.4.2 of the SLDC requires that development approval for significant projects not be granted unless there is adequate on and off-site provision of facilities and services available to the development at established levels of service.

This Application was submitted on December 11, 2013.

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 the proposed density variance, Master Plan Amendment and Preliminary Plat and Development Plan under the current Land Development Code.

APPROVAL SOUGHT: Master Plan Amendment, Preliminary Plat and Development Plan approval for Phase 1 of a 22-lot Large Scale Mixed-Use project and a variance of Article III, Section 10 (Lot Size/Density Requirements) of the Land Development Code to allow 650 dwelling units on 68.94 acres.

GROWTH MANAGEMENT AREA: El Centro SDA-2

LOCATION: The development is located on Rabbit Road at the southwest corner of Interstate 25 and St Francis Drive.

HYDROLOGIC ZONE:

Basin Hydrologic Zone, minimum lot size per 10 acres per dwelling unit. However, in this area, lot size can be reduced to 2.5 acres per dwelling unit with signed and recorded water restrictions.

The maximum residential density allowed on the 68.94 acres is 27 dwelling units (with 0.25 acre foot water restriction). The request is for 650 dwelling units (450 multi-family/live work 200 senior housing/assisted living), which does not meet the minimum density requirements. Therefore, the Applicants are requesting a variance.

ARCHAEOLOGIC ZONE:

The proposed project lies within the High Potential, Archeological Zone. An Archaeological report is required for development of more than 5 acres. An Archaeological survey was conducted and submitted to NMSHPO for review.

ACCESS AND TRAFFIC:

The site will be accessed via a horseshoe shaped roadway with two access points off of Rabbit Road. The project's access will be comprised of two 12-foot drive lanes, curb and gutter, 5-foot sidewalks and 6-foot planting strips within a 50-foot private right-of-way, which will be dedicated to and maintained by the St. Francis South Lot Owners' Association.

The Individual lots will be accessed directly from the roadway or via shared driveways. The width of the access and utility easement will be determined at the time of platting based on the number of lots being accessed.

Per the Master Plan Approval, Phase 1 will require only a partial completion of the access road, culminating in a temporary, emergency turn-around.

Since Phase 1 has been relocated to the southwest corner of the project, roadway improvements for that phase comprising the western full access point on Rabbit Road will include construction of a new right turn deceleration

lane on Rabbit Road. Complete road design for full build-out of the development shall be submitted with Phase 2.

AFFORDABLE HOUSING:

The residential component of the proposed project will be large scale residential defined in the plan submittal as multi-family apartments, senior housing/assisted living and live/work on an undetermined number of lots. Using past and present interpretations of the Affordable Housing Ordinance and Regulations, the affordable requirement applies only to single family homes (detached or attached) on individual fee-simple lots, not multi-family developments with multiple units constructed on one lot.

The application was submitted to the Affordable Housing Administrator for review. The Affordable Housing Administrator states: "With the understanding that no single family residences will be created and conveyed through this subdivision and that the residential uses proposed will be large-scale multi-family uses, and given the uncertainty over the number of residential lots that will be created, an affordable housing requirement cannot be calculated for this application. Therefore, staff cannot apply an affordable housing requirement for this Master Plan Amendment, Variance, Preliminary Plat and Development Plan request."

FIRE PROTECTION:

The subject property lies within the jurisdiction of the Hondo Volunteer Fire Department. The final placement of fire hydrants will be coordinated and approved by the Fire Prevention Division prior to installation.

WATER SUPPLY:

The project will be served by the Santa Fe County Water Utility. A County Master Meter is planned for the Campo Conejo Subdivision, which is approximately 1.5 miles east of the project. The project will connect to a Master Meter, Pressure Reducing Valve and Vault via a 12 inch water main in the Rabbit Road right-of-way.

Individual lot development will be required to comply with the water conservation measures outlined in Ordinance 2002-13.

LIQUID WASTE:

A Community Wastewater system will be constructed on Lot 8 to serve the project. Lot lines will be modified accordingly to maintain the 22 lots and to provide land area for the Wastewater System.

SOLID WASTE:

Solid Waste will be collected in receptacles located on each individual lot and hauled to an approved landfill by a licensed disposal service. Dumpsters will be screened by a wall or fence and gated. This must be noted in the Subdivision Disclosure Statement.

**FLOODPLAIN &
TERRAIN MANAGEMENT:**

The subject property has gently sloping terrain with minor isolated occurrences of 15% - 30% slopes. The 30% percent slopes shall remain undisturbed. The northern two-thirds of the site drains to the north while the remainder drains to the south. Storm water from the on-site roadway will be collected in swales located in the 100-foot open space buffer along Rabbit Road and will serve as passive irrigation for the vegetation.

A Lot Owners' Association will be created to maintain the roadway and common drainage facilities. In addition, each lot will be individually responsible for collecting storm water in on-site retention ponds and cisterns.

OPEN SPACE:

Open Space buffers totaling 17.29 acres, or 25% of the total land area is proposed. The open space will be left as natural and undisturbed as possible to preserve existing vegetation. The open space will be dedicated to and maintained by the St. Francis South Lot Owners' Association.

A pedestrian trail will be constructed on a phased basis within the 100-foot open space buffer along Rabbit Road that will connect with the Rail Trail west of the site.

LANDSCAPING:

Landscaping for individual lots will be the responsibility of each lot owner. Each lot will be landscaped in accordance

with County requirements, to include setback areas, parking lot screening, internal landscape islands, etc. In addition, the owner of each lot with frontage on the main access roadway will be required to plant deciduous trees in the planting strips.

Water harvesting will also be the responsibility of each lot owner and will be provided at the time of the development plan submittal for each individual lot.

PHASING:

The project will be developed in four phases of approximately five to six lots per phase over a period of 8-10 years. The original Master Plan showed Phase 1 at the southeast corner of the site, with future phases progressing westward, culminating in Phase 4.

The Phasing Plan has been modified to move Phase 1 to the southwest corner of the site and phasing will continue to be a fluid process based on the needs of future users.

SIGNAGE AND LIGHTING:

Each lot will have signage at the driveway entrance and potentially, a wall mounted sign on each building. Lighting will be used for safety purposes and will be down-lit and fully shielded in accordance with County requirements. Lighting types may include wall mounted lights at building entrances and bollards to illuminate pedestrian walkways on individual lots. A detailed Signage and Lighting Plan will be submitted with the Development Plan application for each lot.

VARIANCE:

The Applicants request a variance of Article III, Section 10 (Lot Size/Density Requirements) to allow 650 dwelling units on 33.11 acres.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
SFC Fire	Approval with Conditions
SFC Utilities	Approval with Conditions
NMDOT	Approval with Conditions
SFC Open Space	Approval with Conditions
SFC Public Works	Approval with Conditions
OSE	Negative

NMED	No Opinion
Public Schools	Approval
SFC Planning	Approval
Soil & Water	No Opinion
Affordable Housing	No Opinion
County Hydrologist	Approval with Conditions

STAFF RECOMMENDATION: Variance and Master Plan Amendment: Staff recommends **denial** of the Applicant's request for a Master Plan Amendment and Variance of Article III, Section 10 (Lot Size/Density Requirements) of the Land Development Code to allow 650 dwelling units on 33.11 acres of the 68.94 acre project site.

If the decision of the CDRC is to recommend approval, staff recommends the imposition of the conditions listed below with the deletion of condition number 3.

Preliminary Plat and Development Plan: The Application for Preliminary Plat and Development Plan approval is in conformance with the previously approved Master Plan and Master Plat Authorization and Article V, Section 5.3 (Preliminary Plat Procedures) of the Land Development Code. Therefore, staff recommends approval of the request for Preliminary Plat and Development Plan for Phase 1 to create 5 mixed-use lots on 68.94 acres in accordance with the previously approved Master Plan subject to the following conditions:

1. The Applicant shall comply with all review agency comments and conditions, **Article V, Section 7.1.3.c.**
2. The Applicant must apply for an access permit from NMDOT prior to construction.
3. Maximum density shall not exceed 1 dwelling unit per 2.5 acres.
4. Compliance with conditions of the Original Master Plan.
5. A Residential component shall be required at Phase 2 of the development.
6. Complete design of Community Sewer System will be required at the time of Final Plat approval for Phase 1.

7. A discharge permit from NMED will be required when discharge exceeds 2,000 gallons per day.

EXHIBITS:

1. Letter of Request
2. Developer's Report
3. Developer's Plans
4. Reviewing Agency Reports
5. September 16, 2010 CDRC Meeting Minutes
6. December 14, 2010 BCC Meeting Minutes
7. January 14, 2014 BCC Meeting Minutes
8. Letter of Opposition
9. Aerial Photo of Site and Surrounding Areas



jenkinsgavin
DESIGN & DEVELOPMENT INC

March 10, 2014

Vicente Archuleta, Senior Development Review Specialist
Building & Development Services
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

**RE: St. Francis South
Preliminary Plat & Preliminary Development Plan Applications Revision**

Dear Vicente:

This letter is respectfully submitted on behalf of Vegas Verdes, LLC in request to amend our application for Preliminary Plat and Preliminary Development Plan applications to include only Phase 1 as reflected in the Phasing Plan.

Furthermore, the on-site waste water system shall be in compliance with a "Community Sewer System" per the requirements of the New Mexico Environment Department.

Please do not hesitate to call should you have any questions or need additional information.

Thank you for your consideration.

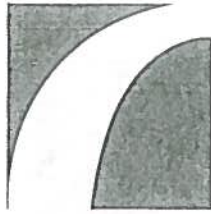
Sincerely,

Jennifer Jenkins
JenkinsGavin Design & Development, Inc.

Colleen C. Gavin, AIA



F-11



jenkinsgavin
DESIGN & DEVELOPMENT INC

December 6, 2013

Vicente Archuleta, Senior Development Review Specialist
Building & Development Services
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

**RE: St. Francis South
Master Plan Amendment/Variance, Preliminary Plat & Preliminary Development
Plan Applications**

Dear Vicente:

This letter is respectfully submitted on behalf of Vegas Verdes, LLC in application for Master Plan Amendment, Variance, Preliminary Plat and Preliminary Development Plan approvals. The subject property is a 68.9-acre parcel located on Rabbit Road at the southwest corner of Interstate 25 and St. Francis Drive.

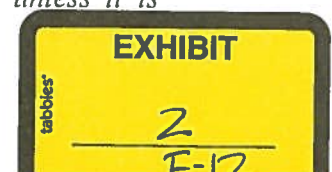
Background Summary

The St. Francis South Master Plan for a 22-lot Large Scale Mixed-Use Project (“the Project”) was approved by the Board of County Commissioners at their meeting of December 14, 2010 as Case #Z10-5360. The Project is approved for a mix of commercial and residential development.

The subject property is bordered by I-25 to the north, St. Francis Drive to the east, Rabbit Road (the Northeast Connector) to the south, and two large residential lots to the west. The Master Plan contemplates twenty-two parcels ranging in size from 1.04 to 2.90 acres. At build out, the gross building area is anticipated to be approximately 760,000 square feet, with a combination of office, community service, retail, warehouse, and residential uses.

Master Plan Amendment & Variance

As an approved Large Scale Mixed-Use Project, St. Francis South’s Permitted Uses include senior housing, live/work, and multi-family uses. However, when the Master Plan was approved, the allowable residential density was not identified as part of the review process. Therefore, we are requesting an amendment to the Master Plan to establish the maximum allowable residential density. These types of residential uses are categorized as Large Scale Residential per Article III, Section 6 of the Santa Fe County Land Development Code. In order to accommodate the requisite densities for multi-family projects, a variance is requested from Article III, Section 6.4.2, which states that, “*No application shall be approved unless it is*



determined that the density requirements of the Code will be met.” The subject property is in the Basin Hydrological Zone, which permits a minimum lot size of 2.5 acres. Obviously, the multi-family uses permitted by the St. Francis South Master Plan and the Large Scale Residential code provisions cannot be feasibly developed at this single family density. Therefore, we are requesting a Master Plan Amendment and a variance to allow a maximum residential density of 18 dwelling units per acre.

Preliminary Plat and Preliminary Development Plan

Submitted herewith is a Preliminary Subdivision Plat creating 22 lots ranging in size from 1.0 acre to 5.4 acres, with an average lot size of 2.23 acres. A few minor adjustments have been made to the lot configuration, which remains consistent with the intent of the approved Master Plan. Commensurate with this application, we are applying for Master Plat Authorization to permit the administrative approval of future lot line adjustments and consolidations to accommodate the needs of individual users. The Preliminary Development Plan and associated civil plans address the infrastructure improvements that will serve the Project. No new building construction is proposed as part of these applications.

Phasing Plan

The Project will be developed in four phases (or sub-phases) of approximately five to six lots per phase over a period of 8-10 years. The Master Plan shows Phase 1 at the southeast corner of the site, with future phases progressing westward, culminating in Phase 4 in the southwest quadrant of the property. The approved Master Plan states, “Phasing may be adjusted administratively through the Development Plan process.” Accordingly, due to the needs of the first facility planned for Lot 1, the Phasing Plan is now being modified to move Phase 1 to the southwest corner of the site (see revised Phasing Plan). Phasing will likely continue to be a fluid process based on the needs of future users.

Access & Traffic

The Project will be accessed from Rabbit Road via a horseshoe shaped roadway with two access points on Rabbit Road. The Project’s access roadway will comprise two 12-foot drive lanes, curb and gutter, 5-foot sidewalks, and 6-foot planting strips within a 50-foot private right-of-way, which will be dedicated to and maintained by the St. Francis South Lot Owners’ Association. Individual lots will be accessed directly from the roadway or via a shared driveway within a 30-foot access and utility easement. Per the Master Plan approval, Phase 1 will require only a partial completion of the access road, culminating in a temporary, emergency turnaround. Since Phase 1 has been relocated to the southwest corner of the Project, roadway improvements for that phase will comprise the western full access point on Rabbit Road, which will include construction of a new right-turn decel lane in Rabbit Road. At full build-out, the eastern driveway access will be limited to right-in, right-out and left-in turning movements only, and the western driveway will remain full access.

A Traffic Impact Analysis (TIA) was prepared by Santa Fe Engineering for the Master Plan

submittal. As required by the Master Plan, the TIA has been updated with new traffic counts conducted at the intersection of St. Francis Drive and Rabbit Road, as requested by the New Mexico Department of Transportation. There has been little increase in traffic since the original TIA was prepared in 2010. Therefore, no changes to the proposed off-site roadway improvements are warranted at this time. Please refer to the TIA and Addendum attached hereto.

As detailed in the TIA and shown in the attached plans, the Project will construct significant improvements to Rabbit Road, including medians with associated left-turn and right-turn lanes into the site. Bike lanes will also be added, as well as a phased pedestrian trail in the 100' open space buffer along Rabbit Road. Since the exact mix of use types is unknown, the TIA will be updated as part of the approval process for each phase of development, making adjustments as necessary to the required off-site improvements.

Open Space & Landscaping

Per the Master Plan, significant open space buffers are proposed totaling 17.29 acres, or 25.0% of the total land area. The open space areas will be left as natural and undisturbed as possible in an effort to preserve existing vegetation. The open space tracts will be dedicated to and maintained by the St. Francis South Lot Owners' Association. Furthermore, a pedestrian trail will be constructed on a phased basis within the 100-foot open space buffer along Rabbit Road that will connect with the Rail Trail west of the site. The first phase of the trail improvements will be between the Rail Trail and the west side of the western access road. A segment of the trail will be constructed within the Rabbit Road right-of-way between the railroad right-of-way and the western boundary of the subject property. Upon completion of the each phase of the trail, a public non-motorized trail easement will be created and dedicated to Santa Fe County.

Landscaping for individual lots will be the responsibility of each lot owner. Each lot will be landscaped in accordance with County requirements, to include setback areas, parking lot screening, internal landscape islands, etc. In addition, the owner of each lot with frontage on the main access roadway will be required to plant deciduous street trees in the planting strips. Water harvesting will also be the responsibility of each lot owner and will be provided in accordance with County Ordinance 2003-6. Water harvesting details will be provided at the time of the development plan submittal for each individual lot.

Terrain Management

The subject property has gently sloping terrain with minor, isolated occurrences of 15% - 30% slopes. There are no slopes that are 30% or greater. The northern two-thirds of the site drains to the north, while the remainder drains to the south. An existing 48-inch CMP under St. Francis Drive daylights at the east boundary into a drainage way flowing in a northwesterly direction to a 72-inch CMP under I-25. As shown in the Grading Plans, we propose to channelize the drainage way using natural materials. Storm water from the on-site roadway will be collected in some swales located in the 100-foot opens space buffer along Rabbit Road and will serve as passive irrigation for the vegetation. In addition, storm water within historic flow volumes will be directed into the existing drainage way. A Lot Owners' Association will be created to maintain

the roadway and common drainage facilities. In addition, each lot will be individually responsible for collecting all storm water in on-site retention ponds and cisterns.

Water Supply Plan

The Project will be served by the County Water Utility per the attached Utility Service Analysis from the County Public Utilities Department. Two possible water supply options are being considered for the Project, as described below. The selected option will be detailed in the Final Plat and Development Plan submittal.

Option A: The Project would be served via a County master meter connected to City water infrastructure on the north side of I-25 in Rodeo Business Park. The County Public Utilities Division is currently analyzing the feasibility of this option, including water pressure, line capacity, and other technical matters.

Option B: A County master meter is planned for the Campos Canejos Subdivision, approximately 1.5 miles east of the Project. As contemplated in the Master Plan, the Project could connect to the master meter via a new 12" water main in the Rabbit Road right-of-way. To accommodate future needs of the County water system, the developer has agreed to construct a 12" line, even though only an 8" line is required to serve the Project. Therefore, as is customary, the County will issue a credit to the developer in the amount of the costs associated with the increase in line size.

An updated Project Water Budget, totaling 48.22 acre feet/year, is submitted herewith for your review. Individual lot development will be required to comply with the water conservation measures outlined in Ordinance 2002-13, such as low-flow toilets, waterless urinals, self-closing faucets, and drought tolerant landscaping.

Liquid Waste

As with the Water Supply Plan, two possible liquid waste disposal options are under review, as described below. The selected option will be detailed in the Final Plat and Development Plan submittal.

Option A: A gravity connection would be constructed to the City sewer infrastructure north of I-25 in Rodeo Business Park. The County will be the City's customer and the Project's users will be customers of the County.

Option B: An on-site wastewater treatment system would be constructed to serve the Project, as proposed in the Master Plan, on what has now been reclaimed as Lot 8. If this option is implemented, lot lines will be modified accordingly to maintain the 22 lots and to provide land area for a multi-flow septic system. Final design and requisite NMED permits would be provided as part of the Final Plat and Development Plan submittal.

Solid Waste

Solid waste will be collected in receptacles located on each individual lot and hauled to an approved landfill by a licensed disposal service. Dumpsters will be screened by a wall or fence and gated.

Signage & Lighting

It is anticipated that each lot will have signage at their driveway entrance and, potentially, a wall-mounted sign on each building. In order to preserve dark skies for the neighborhood, lighting will be kept to a minimum, only used for safety purposes, and will be down-lit and fully shielded in accordance with County requirements. Lighting types may include wall mounted lights at building entrances and bollards to illuminate pedestrian walkways on individual lots. A Signage and Lighting plan will be submitted with the Development Plan application for each lot.

Environmental Performance Standards

The Project will comply with all County codes as they pertain to environmental performance standards. Furthermore, environmental protection is accomplished through (1) the preservation of open space and existing vegetation; (2) passive irrigation through storm water harvesting; (3) night sky protection; and (4) pedestrian access to the Rail Trail to encourage alternative modes of transportation.

Archaeology

An archaeological survey of the subject property was conducted by Ron Winters and approved by the State Historic Preservation Office (“SHPO”) as part of the Master Plan approval process. The SHPO approval letter is attached.

Sustainable Land Development Plan & Code

This Large Scale Mixed-Use project is consistent with the property’s designations in the Sustainable Land Development Plan (“SLDP”). The site is located within *Sustainable Development Area 1*, the highest priority for future development and “*the primary location targeted for new growth*”. In addition, and more importantly, the property is identified as a *Mixed-Use Non-Residential Regional Center*. Similarly, the subject property is zoned “Commercial” in the October 2013 draft of the Sustainable Land Development Code. It is our objective to respect the spirit and intent of the SLDP, while remaining fully compliant with the current Santa Fe County Land Development Code.

In support of these requests, the following documentation is included herewith for your review and consideration:

- Development Permit Application
- Letter of Authorization from Owner
- Warranty Deed
- County Utility Service Analysis

- Project Water Budget
- School Impact Form
- Archaeological Clearance Permit
- Draft Disclosure Statement
- Conceptual Restrictive Covenants
- Legal Lot of Record Verification
- Proof of Property Taxes Paid
- Preliminary Plat & Development Plan Submittal Drawings – 20 full size & 2 reduced sets

Finally, included herewith is a check in the amount of \$8,425.00 for the application fees, calculated as follows:

Application Fee	100.00
Inspection Fee	100.00
25.00 additional fee per Lot	550.00
5-24 lot Subdivision	950.00
75.00 additional per lot	1650.00
Preliminary Plan Mixed Use S/D	750.00
100.00 additional per lot	2200.00
TIA Review	500.00
Public Notice Boards 4@ 25.00	100.00
Fire Inspection	25.00
Fire Development Review	1100.00
<u>Variance & Master Plan Amendment</u>	<u>400.00</u>
TOTAL	\$8,425.00

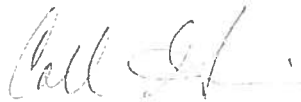
Please do not hesitate to call should you have any questions or need additional information.

Thank you for your consideration.

Sincerely,

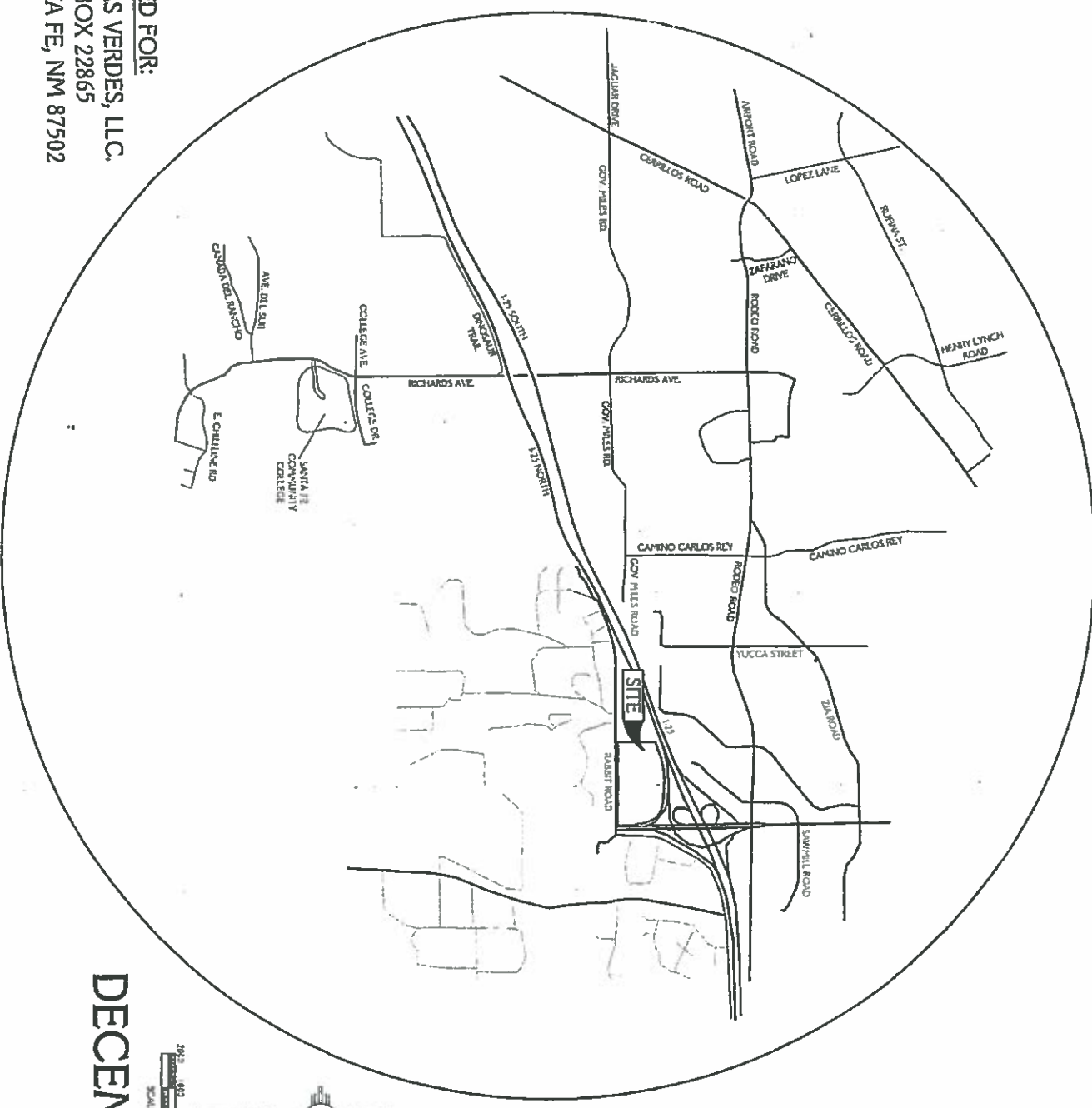


Jennifer Jenkins
JenkinsGavin Design & Development, Inc.



Colleen C. Gavin, AIA

PRELIMINARY PLAT AND PRELIMINARY DEVELOPMENT PLAN SUBMITTAL FOR ST. FRANCIS SOUTH



PREPARED FOR:
VEGAS VERDES, LLC.
P.O. BOX 22865
SANTA FE, NM 87502

SANTA FE COUNTY, NEW MEXICO
SECTION 11, TOWNSHIP 16 N, RANGE 9 E NMPM

DECEMBER
2013

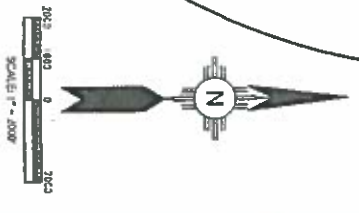


TABLE OF CONTENTS

1-1	COVER SHEET AND INDEX OF SHEETS
1-2	APPROVED MASTER PLAN
2-1 to 2-2	PRELIMINARY SUBDIVISION PLAT
2-3	PRELIMINARY DEVELOPMENT PLAN
3-1	TYPICAL LOT LAYOUT
3-2	PHASING PLAN
4-1	CERTIFIED TOPOGRAPHIC MAP
4-2	SLOPE ANALYSIS MAP
4-3 to 4-4	TYPICAL SECTIONS, NOTES AND DETAILS
5-1 to 5-2	UTILITY PLANS
6-1	GRADING AND DRAINAGE PLAN
7-1 to 7-2	ROADWAY PLAN AND PROFILE
8-1	SANITARY SEWER PLAN AND PROFILE
9-1 to 9-7	ROADWAY CROSS SECTIONS
10-1	STRUCTURE SECTIONS
11-1	GABION AND CHECK DAM DETAILS
11-2 to 11-5	SANITARY SEWER STANDARD CONSTRUCTION DETAILS
11-6 to 11-11	STANDARD DRAINAGE SERIALS
12-1	STORM WATER POLLUTION PREVENTION PLAN
12-2	TEMPORARY EROSION CONTROL PLAN
12-3	PERMANENT EROSION CONTROL PLAN
12-4	STORM WATER CONTROL DETAILS
12-5 to 12-11	T.E.S.C.M. STANDARD DETAILS

DAWSON SURVEYS, INC.
PROFESSIONAL LAND SURVEYORS
2502 CALIND ENTRADA
SANTA FE, NEW MEXICO


Jenkins & Gavin
ARCHITECTS & INTERIORS, P.A.
1015 ROAD 46 NORTH, SUITE 101
SANTA FE, NEW MEXICO 87505

**Santa Fe Engineering
Consultants, LLC**
1999 St. Francis Drive, Suite B
Santa Fe, N.M. 87505
(905) 982-2845, Fax: (505) 782-2641
http://www.sfencl.com

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed
for record on the _____ day of _____ A.D.
20____ at _____ o'clock _____ m.
and was duly recorded in book _____ of the records of
SANTA FE COUNTY
Notary Public

Deputy

EXHIBIT
3
F-19




1700 A Paseo De Penitas
Santa Fe, New Mexico
(505) 968-2222
(505) 968-2233
www.santafenm.com

St. Francis South Master Plan

Santa Fe, New Mexico

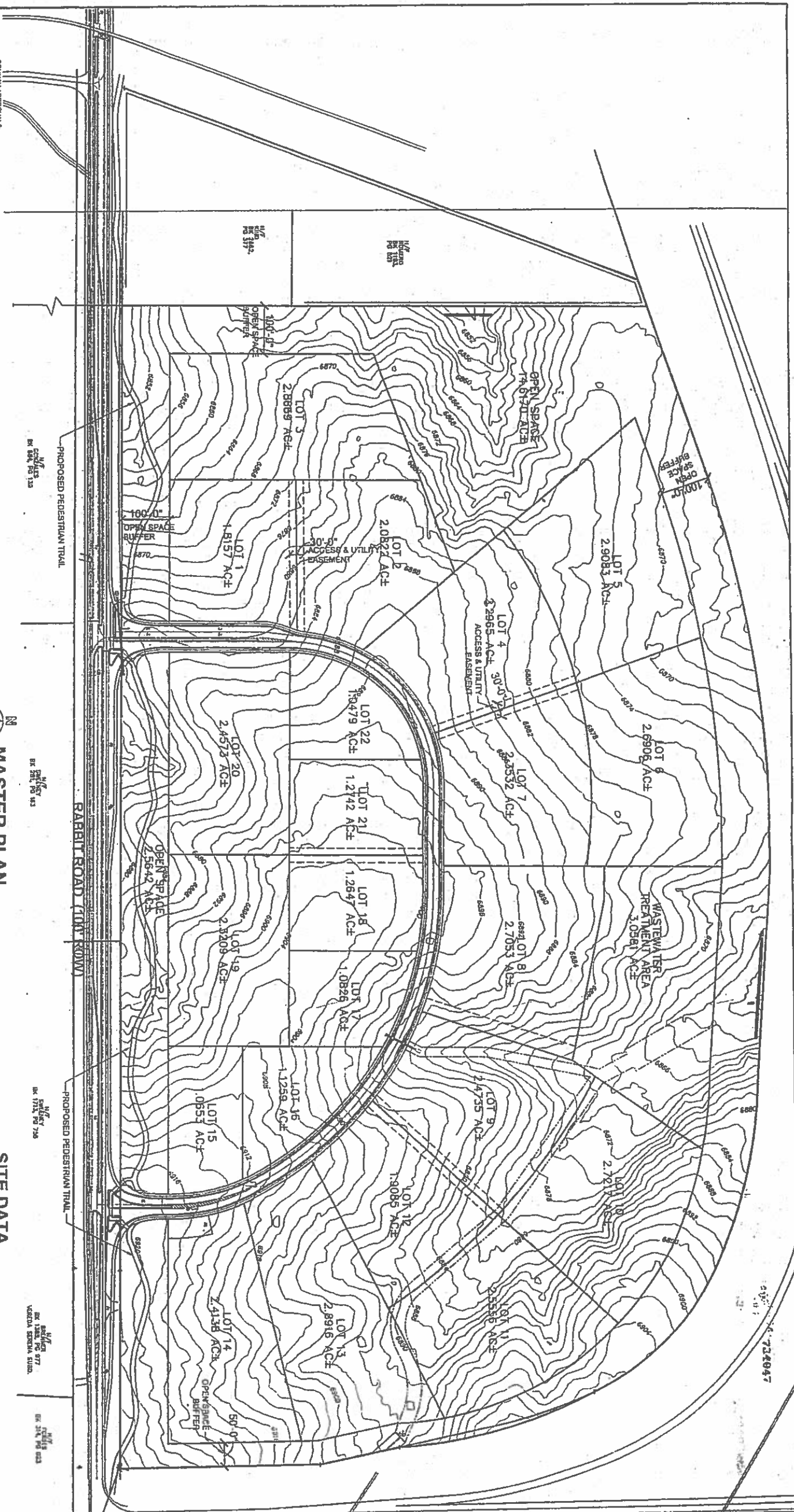
REVISIONS:
NO. DATE
1-7-2011

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



Banking & Savings
1110 Cord Avenue, Santa Fe, NM 87501
www.bankingsavings.com

SHEET
1-2



MASTER PLAN

SCALE: 1"=100'-0"

SITE DATA

ZONING: LARGE SCALE MIXED USE DISTRICT
CONC CASE #:
PROPOSED DENSITY: 22 MIXED-USE LOTS RANGING FROM 1.499 +/- ACRES TO 2.908 +/- ACRES
TOTAL ACREAGE: 68.94 ACRE +/- (21,822,84 +/- S.F.)

NOTES

1. A TIA WILL BE REQUIRED WITH FUTURE PHASES 1, 2, & 3 AND WILL INCLUDE THAT OFFSITE IMPROVEMENTS ARE ADDRESSED FOR THE DEVELOPMENT.
2. FUTURE TIA SHALL ADDRESS ST. FRANCIS ORNAMENTAL GARDEN ROAD CONCERNING IMPROVING THE FEASIBILITY OF A SIGNAL LIGHT OR AROUND ABOUT
3. THE APPLICANT SHALL PROVIDE TURNAROUNDS WITH A DRIVING SURFACE OF A MINIMUM OF 10' DIAMETER AT ALL DEAD ENDS SERVING INTERVAL LOTS.
4. A MAP SHOWING THE COMPLETE DRAINAGE BASIN CONTRIBUTING TO THIS TO AND INCLUDING THE SITE SHALL BE SUBMITTED AT PRELIMINARY PLANNING/DEVELOPMENT PLAN STAGE IN ACCORDANCE WITH ORDINANCE NO. 200-74.

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 TEMPORARILY ON-SITE WASTEWATER TREATMENT SYSTEM THAT MEETS THE APPROVAL OF SANTA FE COUNTY UTILITIES WILL BE INSTALLED BY THE LANDOWNER AT THEIR EXPENSE. AS PART OF THE DEVELOPMENT PLAN FOR PHASE 1, THE LANDOWNER SHALL PROVIDE A DRAINAGE SYSTEM, DISCHARGING TO THE SANITARY SEWER. THE NEW MIXED-USE DEVELOPMENT SHALL BE CONSTRUCTED TO BE CONNECTED TO THE EXISTING SANITARY SEWER SYSTEM. THE DEVELOPER SHALL PROVIDE TURNAROUNDS WITH A DRIVING SURFACE OF A MINIMUM OF 10' DIAMETER AT ALL DEAD ENDS SERVING INTERVAL LOTS. THE DEVELOPER SHALL PROVIDE TURNAROUNDS WITH A DRIVING SURFACE OF A MINIMUM OF 10' DIAMETER AT ALL DEAD ENDS SERVING INTERVAL LOTS. THE DEVELOPER SHALL PROVIDE TURNAROUNDS WITH A DRIVING SURFACE OF A MINIMUM OF 10' DIAMETER AT ALL DEAD ENDS SERVING INTERVAL LOTS. THE DEVELOPER SHALL PROVIDE TURNAROUNDS WITH A DRIVING SURFACE OF A MINIMUM OF 10' DIAMETER AT ALL DEAD ENDS SERVING INTERVAL LOTS.

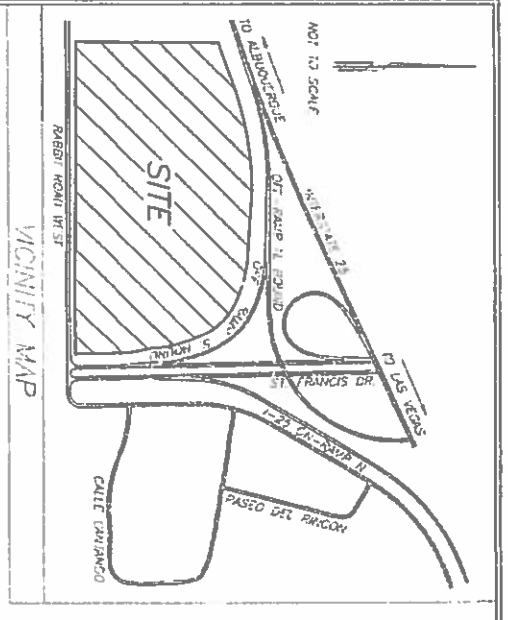
ACKNOWLEDGMENT

State of New Mexico
County of Santa Fe
I, Johnnie T. Hill, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on 9/15/11 at 1:15 PM.



Approved by the Board of County Commissioners at their meeting of September 14, 2010.
Approved by the Board of County Commissioners at their meeting of September 14, 2010.
Approved by the Board of County Commissioners at their meeting of September 14, 2010.
Approved by the Board of County Commissioners at their meeting of September 14, 2010.
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Approved by the Board of County Commissioners at their meeting of September 14, 2010.

OWNER'S COMMENT:
None at present by these provisions that the engineering services have been completed. All work to be provided. All data on this plan is based on the information provided to the engineer by the owner. The engineer is not responsible for the accuracy of the information provided to the engineer by the owner.



FLOOD ZONE:
THIS PROPERTY IS LOCATED WITHIN OTHER AREAS ZONED "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON PLAN PANEL 304000414E, MAP REVISED DECEMBER 04, 2012.

REFERENCE DOCUMENTS:
BOUNDARY SURVEY PLAT OF TRACT A ON RIBBIT ROAD WEST, PREPARED BY DEAN I. BOWLER MAPS NO. 12451, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS PLAT BOOK 674, PAGE 037.

NOTES:
THIS PLAT IS SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

- LEGEND:**
- 7/0 DENOTES FOUND MONUMENT AS SHOWN
 - 9 DENOTES REPAIR TO BE SET UPON RECORDING
 - 9-1 DENOTES CALCULATED POINT NOT SET
 - 9-2 DENOTES UTILITY POLE WITH ANCHOR
 - 9-3 DENOTES OVERHEAD UTILITY LINES
 - 9-4 DENOTES EXISTING BARBED WIRE FENCE
 - 9-5 DENOTES OPEN SPACE IMPACT

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION IN DECEMBER 2013 TO THE BEST OF MY KNOWLEDGE. THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

PRELIMINARY FOR REVIEW
DARRY S. PHILLIPS, N.M.P.L.S. 13317

VEGAS VERDES, LLC

BY: DAVID GURULE, PRESIDENT
STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING WAS SHOWN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY
DAVID GURULE, PRESIDENT OF VEGAS VERDES, LLC
DAY OF _____ 2013

NOTARY PUBLIC JY COMMISSION EXPIRES

SANTA FE COUNTY APPROVAL NOTES AND CONDITIONS:

- 1) BUILDING SITES AND DRAINAGE LOCATIONS ARE SUBJECT TO THE SANTA FE COUNTY ZONING AND DEVELOPMENT REGULATIONS.
- 2) PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE SANTA FE COUNTY FIRE MARSHALL MUST INSURE THAT THE ACCESS ROADS ACCEPTABLE FOR EMERGENCY VEHICLE ACCESS AND THE FIRE HYDRANTS MUST BE ACCEPTABLE AND OPERABLE.
- 3) THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF BUILDING PERMIT. SUCH FEES SHALL BE PAID BY THE PARTY SEEKING THE BUILDING PERMIT.
- 4) ALL UTILITY LINES SHALL BE PLACED UNDERGROUND UPON THE COMPLETION OF THE INSTALLATION OR REPAIR OF THE SAID UTILITIES. THE GRADE OF THE UTILITY EASEMENT SHALL BE RESTORED BY THE UTILITY COMPANY TO ITS CONDITION PRIOR TO SAID INSTALLATION OR REPAIR TO ALLOW FOR THE NORMAL DRAINAGE OF STORM WATERS, HOWEVER, TEMPORARILY ABOVE GROUND UTILITIES, NOT TO EXCEED ONE YEAR SHALL BE ALLOWED.
- 5) THESE LOTS ARE SUBJECT TO ARTICLE 41, SECTION 1, OF THE SANTA FE COUNTY TERRITORIAL GOVERNMENT REGULATIONS AT THE TIME OF LOT DEVELOPMENT.
- 6) THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.
- 7) THIS PLAT LIES WITHIN THE PLANNING AND PLANNING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO.
- 8) SANTA FE COUNTY'S APPROVAL OF THIS PLAT DOES NOT INCLUDE THE CONSTRUCTION OF ANY NEW UTILITIES OR THE REPAIR OR MAINTENANCE OF EXISTING UTILITIES OR THE PRIVATE EASEMENTS OR ROADS. IT IS ANTICIPATED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND APPROVED BY THE SANTA FE COUNTY LAND USE ADMINISTRATOR.

COUNTY APPROVAL:

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY AT THEIR MEETING OF _____

CHIEF CLERK _____ DATE _____

ATTESTED BY _____ COUNTY CLERK _____

COUNTY LAND USE ADMINISTRATOR _____ DATE _____

COUNTY PUBLIC WORKS _____ DATE _____

COUNTY FIRE MARSHALL _____ DATE _____

COUNTY RURAL ADDRESSING _____ DATE _____

COUNTY WATER UTILITY _____ DATE _____

UTILITY COMPANIES: _____ DATE _____

COUNTY LINK COMMUNICATIONS _____ DATE _____

COAST CABLE _____ DATE _____

IN APPROACHING THIS PLAT, THE GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREIN. CONSEQUENTLY, THE GAS COMPANY DOES NOT MAKE NOR RELEASE ANY EASEMENT OR EXISTENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLATS, REPAIRS OR OTHER DOCUMENTS WHICH ARE NOT SHOWN ON THIS PLAT.

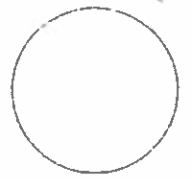
PUBLIC SERVICE CO. OF NEW MEXICO _____ DATE _____

IN APPROACHING THIS PLAT, THE GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREIN. CONSEQUENTLY, THE GAS COMPANY DOES NOT MAKE NOR RELEASE ANY EASEMENT OR EXISTENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLATS, REPAIRS OR OTHER DOCUMENTS WHICH ARE NOT SHOWN ON THIS PLAT.

THE GAS COMPANY _____ DATE _____

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed in
the office of the County Clerk of Santa Fe County, New Mexico, on this _____ day of _____, A.D. 2013.
Notary Public, Santa Fe County, N.M.

Notary Public, Santa Fe County, N.M.



DEDICATION AND AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THOSE LANDS LYING WITHIN SANTA FE COUNTY COMING AN AREA OF 20 ACRES, MORE OR LESS, BEING A PART OF SECTION 11, T11N, R9E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO, HAVE HEREBY GRANTED TO THE COUNTY OF SANTA FE, NEW MEXICO, ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

THE 10' WIDE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND OPERATION OF UTILITIES. THE DOCUMENTS ARE SUBJECT TO THE PROVISIONS ON THIS PLAT AND THE RESPONSIBLE RULES AND REGULATIONS OF THE ROAD.

GRANTEE EASEMENTS AS SHOWN HEREON ARE GRANTED TO THE ROAD FOR THE PURPOSE OF MAINTAINING THE FLOW OF STORM WATERS. THESE DRAINAGE EASEMENTS SHALL BE MAINTAINED FREE OF OBSTRUCTIONS AND DEBRIS BY THE OWNER WHOSE LOT IS SUBJECT TO THE DRAINAGE EASEMENT.

FILE AND RECORD INFORMATION FOR COUNTY CLERK

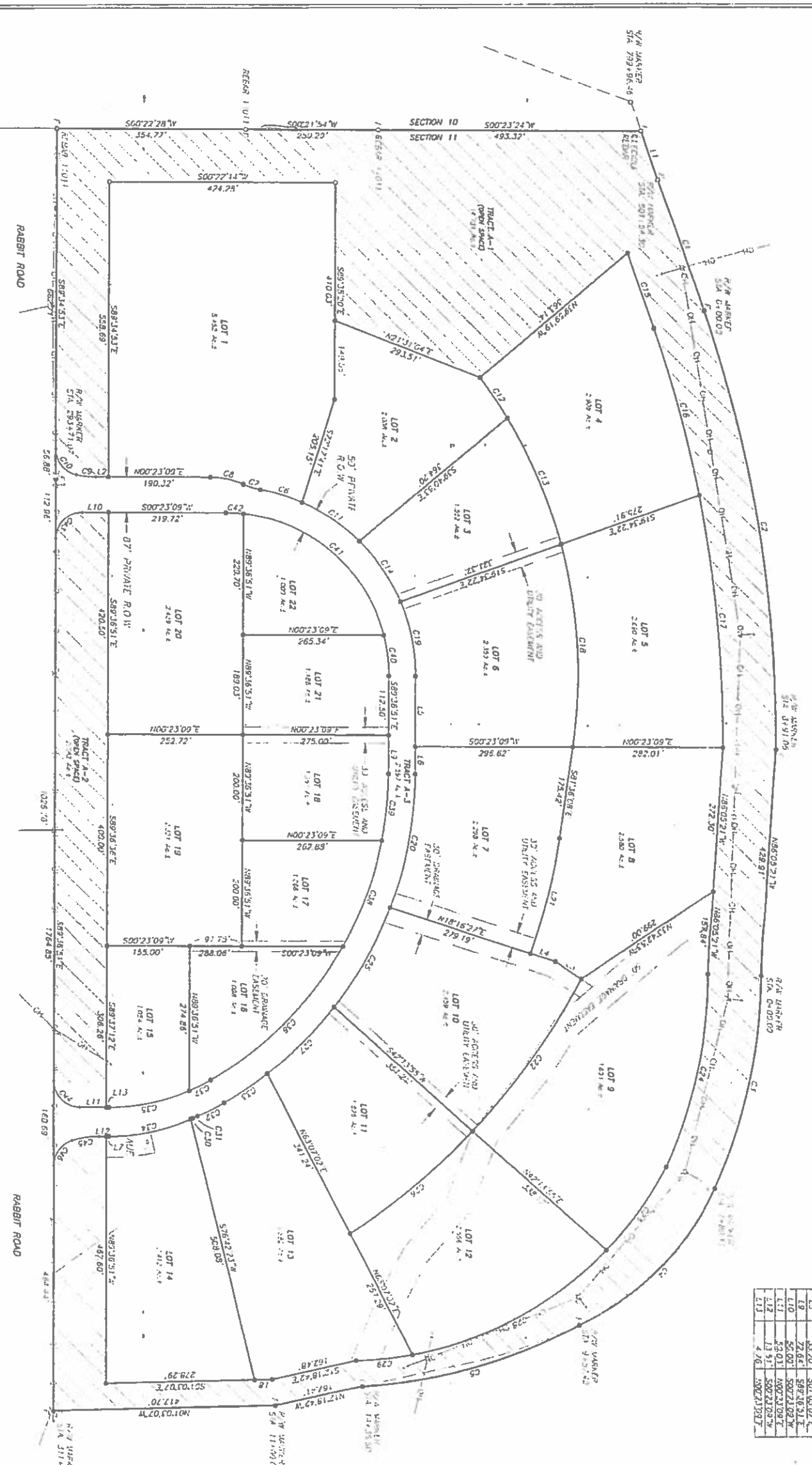
SUBDIVISION PLAT PREPARED FOR
VEGAS VERDES, LLC
CREATING
ST. FRANCIS SOUTH
BEING A SUBDIVISION OF TRACT A, PLAT BOOK 674 PAGE 037
WITHIN SECTION 11, T11N, R9E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO

APPROVED BY THIS PLAT
TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF SANTA FE, NEW MEXICO
SOUTH WASTER PLAT

UPC: 1-051-095-113-220
DAWSON SURVEYS, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
SANTA FE, NEW MEXICO
FILE# 9125980 DATE: 12-05-13
SHEET 2-1

LEGEND:
 BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. DISTANCES REFERRED TO 6600' AUST. DATUM, TO CONVERT DISTANCES SHOWN TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999958.

- 7.0 DENOTES FOUND CONDUIT AS SHOWN
- DENOTES REBAR TO BE SET UPON RECORDING
- DENOTES CALCULATED POINT NOT SET
- DENOTES UTILITY POLE WITH ANCHOR
- DENOTES OVERHEAD UTILITY LINES
- DENOTES EXISTING DAMBED WIRE FENCE
- DENOTES GREEN SPACE TRACT



LINE	LENGTH	BEARING
C1	21.78	S111°21'W
C2	24.14	N00°33'01"E
C3	88.77	N10°16'52"E
C4	17.84	S3°07'46"W
C5	143.68	S5°38'31"W
C6	438.92	S9°52'26"W
C7	63.48	S11°13'36"W
C8	13.98	N07°28'10"E
C9	64.43	S15°07'23"W
C10	32.60	S07°14'50"E
C11	42.60	S07°21'09"E
C12	59.01	S07°21'09"E
C13	13.41	S07°21'09"E
C14	7.46	S07°21'09"E

Curve #	Length	Radius	Offset	Chord E. Bearing	Chord B. Bearing
C1	21.78	1338.24	0.53702	S111°21'W	242.47
C2	24.14	1024.00	0.41107	N00°33'01"E	182.11
C3	88.77	388.92	2.15276	N10°16'52"E	411.40
C4	17.84	53.07	4.01216	S3°07'46"W	351.15
C5	143.68	985.32	26.0812	S5°38'31"W	424.93
C6	438.92	186.00	111.136	S9°52'26"W	62.25
C7	63.48	145.00	11.6101	N07°28'10"E	33.90
C8	64.43	155.00	25.5119	S11°13'36"W	63.21
C9	32.60	120.00	12.2638	S07°14'50"E	36.66
C10	42.60	49.81	27.24136	S07°21'09"E	62.62
C11	59.01	38.00	20.71222	S07°21'09"E	93.26
C12	31.12	95.100	51.6372	S07°21'09"E	148.22
C13	13.41	38.00	31.6308	S07°21'09"E	148.22
C14	7.46	14.935	27.02626	S07°21'09"E	148.22
C15	149.87	4680.11	1.46935	S07°21'09"E	148.22
C16	481.15	2358.81	7.51377	S07°21'09"E	148.22
C17	481.15	2358.81	7.51377	S07°21'09"E	148.22
C18	382.11	953.00	21.12788	S07°21'09"E	148.22
C19	144.47	385.00	21.0718	S07°21'09"E	148.22
C20	239.65	225.00	37.1110	N28°21'17"W	204.28
C21	274.21	1219.44	10.12194	N28°21'17"W	204.28
C22	194.72	1595.81	15.4039	N54°27'59"W	351.61
C23	195.09	652.24	16.92308	N54°27'59"W	351.61
C24	377.91	886.24	24.62308	N27°56'56"W	375.06
C25	216.65	725.00	17.0717	N50°58'01"W	215.84
C26	303.92	1295.81	13.2142	N39°58'37"W	302.28
C27	178.47	725.00	14.0618	N44°58'16"W	178.47
C28	492.00	624.14	25.51299	N28°12'08"W	415.15
C29	106.63	672.14	17.0132	N08°44'13"W	106.63
C30	4.49	171.92	1.21740	N21°17'40"W	4.49
C31	9.88	250.00	2.05542	N21°17'40"W	9.88
C32	35.65	725.00	7.40797	N21°17'40"W	35.65
C33	98.29	725.00	21.0276	N21°17'40"W	98.29
C34	197.99	171.99	24.2004	N11°04'51"W	156.80
C35	195.31	325.67	24.1248	N11°04'51"W	156.80
C36	194.81	625.00	30.1210	N45°19'57"W	355.56
C37	44.71	375.00	6.92944	N28°50'34"W	44.71
C38	213.65	625.00	18.00167	N68°40'16"W	212.76
C39	178.13	625.00	18.00167	N68°40'16"W	212.76
C40	171.43	308.00	4.27114	S81°11'32"W	171.43
C41	171.43	308.00	4.27114	S81°11'32"W	171.43
C42	151.06	609.00	6.09702	S03°27'40"W	111.02
C43	151.06	609.00	6.09702	S03°27'40"W	111.02
C44	78.51	49.98	90.0458	S44°32'54"E	70.66
C45	78.51	49.98	90.0458	S44°32'54"E	70.66
C46	63.02	171.00	17.4104	S08°29'11"E	52.36
C47	63.02	171.00	17.4104	S08°29'11"E	52.36

SHEET 2 OF 2

DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 5014 E. 11TH AVENUE
 DENVER, CO 80231
 TEL# 312-5180 DATE: 12-05-13



F-22



1700 A Paseo De Peralta
 Santa Fe, NM 87501
 (505) 962-2333
 (505) 962-3311
 m2architects@comcast.net
 www.m2architects.com

St. Francis South - Preliminary Development Plan

Santa Fe, New Mexico

NO. REVISIONS:
 DATE

DATE
 12-5-2013

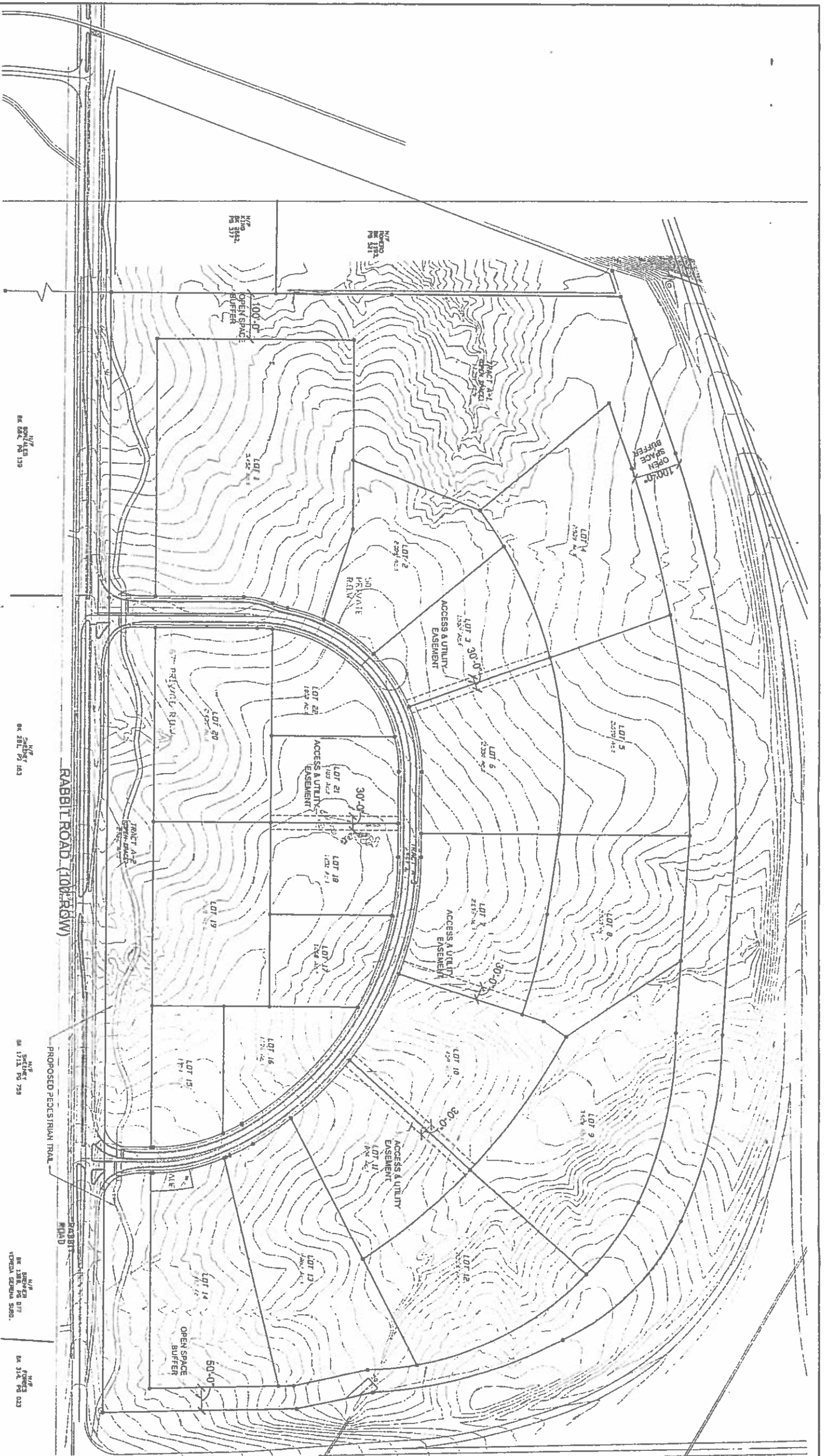
DRAWN BY:
 PR

CHECKED BY:
 PM



SHEET

2-3



PRELIMINARY DEVELOPMENT PLAN

SCALE: 1" = 100'-0"

SITE DATA

ZONING: LARGE SCALE MIXED USE DISTRICT

PROPOSED DENSITY: 22 MIXED-USE LOTS RANGING FROM 1,000 +/- ACRES TO 3,663 +/- ACRES
 TOTAL ACREAGE: 68.84 ACRE +/- (2,785,228.4 +/- SF)

COUNTY APPROVALS:
 Approved by the Board of County Commissioners at their meeting of _____ at _____

Approved by the County Development Review Commission at their meeting of September 18, 2010 at Case # 2105300

COOPER LIGHTING - LUMINAIR

1. Luminaire Type: **IMPACT**

2. Luminaire Dimensions: 1'-0" H x 1'-0" W

3. Luminaire Spacing: 30'-0" ON CENTER

4. Luminaire Mounting: 15'-0" H

5. Luminaire Orientation: 0°

6. Luminaire Color: 3000K

7. Luminaire Beam Spread: 120°

8. Luminaire Output: 100W

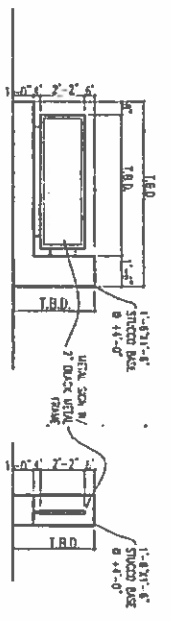
9. Luminaire Efficiency: 100%

10. Luminaire Notes: See manufacturer's literature for complete specifications.

1 MONUMENT SIGN MAX. 60 S.F. OVERALL

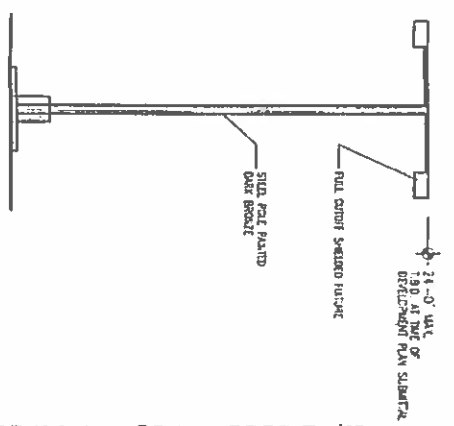
1/4" = 1'-0"

FINAL DESIGN TO BE SUBMITTED AT TIME OF DEVELOPMENT PLAN SUBMITTAL



2 LIGHT POLE

NOT TO SCALE



LANDSCAPE CONCEPTS

PLANT MATERIAL STANDARDS

REQUIRED DECIDUOUS TREES WILL BE A MINIMUM OF 2" CALIPER

REQUIRED SHRUBS WILL BE 5 GALLON

REQUIRED EVERGREEN TREES WILL BE A MINIMUM OF 8 FEET IN HEIGHT

NEW PLANTINGS SHALL BE MULCHED TO A MINIMUM DEPTH OF 2" USING ORGANIC OR INORGANIC MATERIAL

STREET TREE REQUIREMENTS

EACH LOT SHALL PROVIDE 1 DECIDUOUS TREE EVERY 25 FEET IN THE 3 FOOT LANDSCAPE STRIP ALONG THE INTERNAL ACCESS DRIVEWAY.

SITE RESEEDING REQUIREMENTS

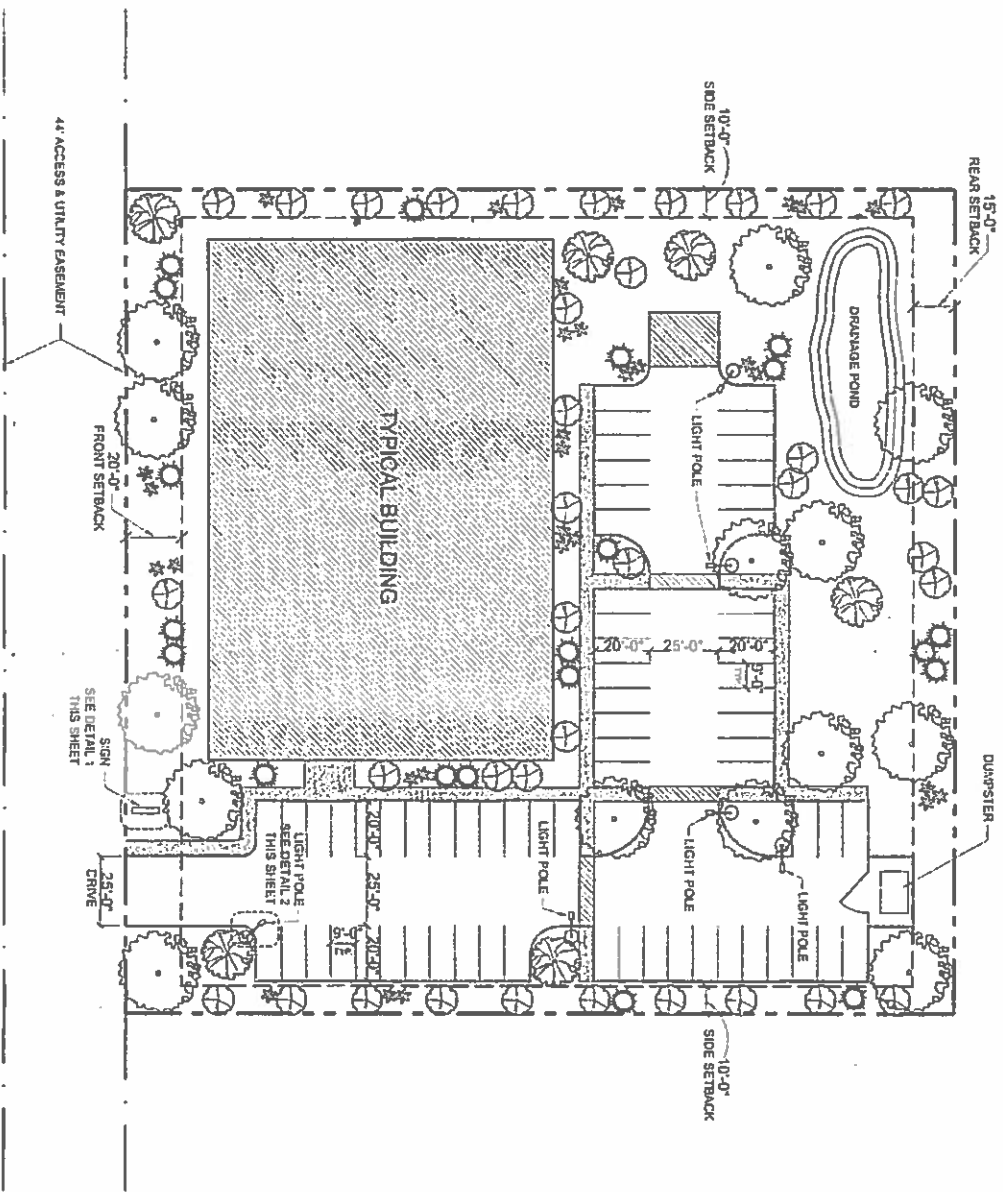
AREAS DISTURBED BY CONSTRUCTION AND NOT PAVED WILL BE RESEED TO THE STANDARD OF 50 LBS. PER ACRE FOR BUFFALO GRASS AND 2.7 LBS. (PLS) PER ACRE FOR BLUE GRAMA GRASS. THESE RATES COMPLY WITH THE RECOMMENDATIONS OF SANTA FE COUNTY NRCS. INSTALL SEED MIXTURE PER GROWERS RECOMMENDATION. ADDITIONAL NATIVE PRAIRIE GRASSES MAY BE USED IN CONJUNCTION WITH THESE SPECIES

PERMITTED USE LIST

- RESIDENTIAL**, ALL HOUSING TYPES PERMITTED, INCLUDING:
- MULTI-FAMILY APARTMENTS
 - SENIOR HOUSING (INCLUDING EXTENDED CARE & INDEPENDENT LIVING)
 - LIVE WORK
- EDUCATIONAL:**
- ART SCHOOLS
 - BUSINESS AND VOCATIONAL SCHOOLS
 - COLLEGES AND UNIVERSITIES
 - NONPROFIT & RELIGIOUS INSTITUTIONS (INCLUDING RELIGIOUS ASSEMBLIES)
 - PRIVATE SCHOOLS
- GOVERNMENT:**
- GOVERNMENTALLY OWNED OR OPERATED BUILDINGS
 - NEIGHBORHOOD, COMMUNITY AND MUNICIPAL BUILDINGS IN KEEPING WITH CHARACTER OF AREA
 - HOSPITALS AND EXTENDED CARE FACILITIES
 - UTILITIES (P.W., WATER, WASTEWATER, ETC.)
- MEDICAL:**
- ADMINISTRATIVE OFFICES AND ORGANIZATIONS PROVIDING MEDICALLY RELATED SERVICES
 - APOTHECARY SHOPS OR PHARMACIES
 - MEDICAL AND DENTAL OFFICE OR CLINICS PROVIDING TREATMENT FOR THE HEALTH AND WELFARE OF HUMAN PATIENTS
 - OFFICES FOR THOSE LICENSED BY THE STATE TO PRACTICE HEALING ARTS
- PUBLIC ACCOMMODATIONS:**
- CONFERENCE AND EXTENDED STAY LODGING FACILITIES
 - HOTELS, INCLUDING RESIDENTIAL SUITE HOTELS
- SERVICE ESTABLISHMENTS:**
- CONVENIENCE STORE WITH RELATED CASUALTY SALES
 - HIGH-BOUDOOR GROCERY STORE CATERING TO LOCAL PEDESTRIAN TRADE
 - RETAIL AND SERVICE USES THAT ARE INTENDED TO SERVE THE PRIMARY USES AND DO NOT EXCEED 5,000 SF
 - RETAIL SALES ACCESSORY TO ANY PERMITTED USE PROVIDED THAT SUCH COMMERCIAL USE SHALL NOT OCCUPY MORE THAN 10% OF ANY BUILDING
 - BARBER SHOPS AND BEAUTY SALONS
- OFFICES / INDUSTRIAL:**
- ALL OFFICE USES, INCLUDING OFFICE WAREHOUSE AND DISTRIBUTION
 - CORPORATE OFFICES FOR BUSINESS AND PROFESSIONAL
 - RESEARCH, EXPERIMENTAL AND TESTING LABORATORIES
 - LIGHT ASSEMBLY AND/OR MANUFACTURING AND SHIPPING
 - WAREHOUSE AND DISTRIBUTION
- MISCELLANEOUS:**
- TELECOMMUNICATIONS FACILITIES
 - PRIVATE DAY CARE, NURSERIES AND KINDERGARTENS
 - NON-COMMERCIAL GREENHOUSES AND PLANT NURSERIES
 - VETERINARY SALES AND SERVICES
 - ARTS AND CRAFTS STUDIOS, GALLERIES AND SHOPS
 - DANCE STUDIOS
 - NONPROFIT THEATERS FOR PRODUCTION OF LIVE SHOWS
 - PHOTOGRAPHERS STUDIOS
 - PRIVATE CLUBS AND LODGES
 - FINANCIAL SERVICES
- NOTES**
- FINAL LANDSCAPE, LIGHTING, AND SIGNAGE PLANS TO BE SUBMITTED FOR REVIEW WITH DEVELOPMENT PLAN APPLICATION FOR EACH LOT.
 - PURSUANT TO ARTICLE III SECTION 5.2 THE PARKING NEEDS FOR EACH USE WILL BE CALCULATED AND SATISFIED AS PART OF THE DEVELOPMENT PLAN REQUIREMENTS FOR EACH INDIVIDUAL LOT.

WALL LIGHTING

NOT TO SCALE



LOT TYPICAL

SCALE: 1" = 30'-0"

M

1700 A Paseo De Perilla
Santa Fe, NM 87501
(505) 562-2233
(505) 562-2311
marchitect@comcast.net
www.marchitect.com

St. Francis South -Lot Typical

Santa Fe, New Mexico

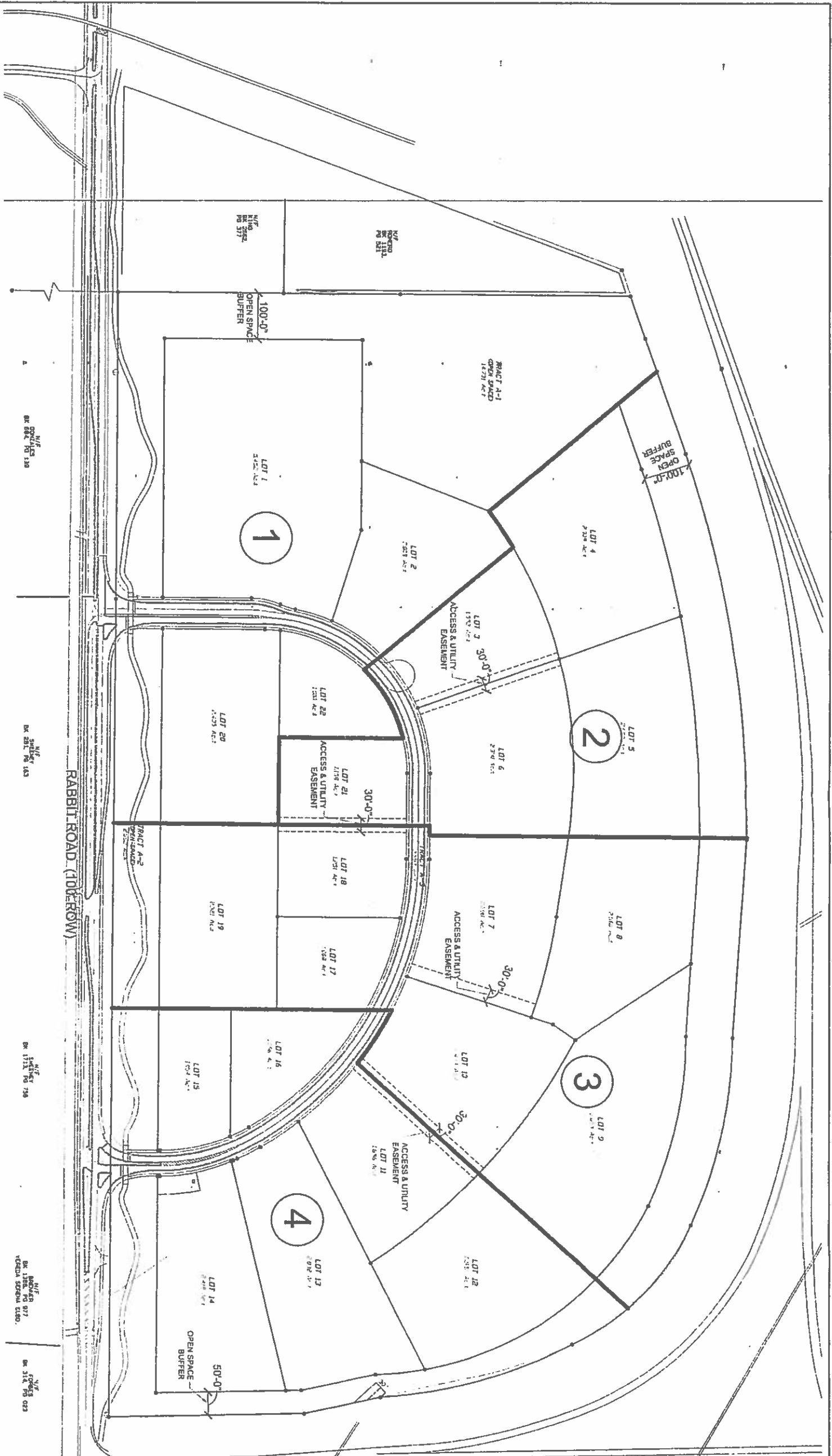
NO.	REVISIONS:	DATE

DATE: 12-5-2013
DRAWN BY: PR
CHECKED BY: PM

inkinsgavin
ARCHITECT & DESIGNERS
1600 East Avenue, Suite 101
Santa Fe, New Mexico 87505

SHEET

3-1



PHASING PLAN
 SCALE: 1" = 100'-0"

- PHASE 1 - LOTS 1-2, 20,22
- PHASE 2 - LOTS 3-6, 21
- PHASE 3 - LOTS 7-10, 17-19
- PHASE 4 - LOTS 11-16

NOTE: PHASING MAY BE ADJUSTED ADMINISTRATIVELY THROUGH THE DEVELOPMENT PLAN PROCESS.

M
 1700 A Paseo De Piedad
 Santa Fe, NM 87504
 (505) 962-2332
 (505) 962-2333
 (fax) 505.962.2331
 sfarchitect@comcast.net
 www.santefrancisarchitects.com

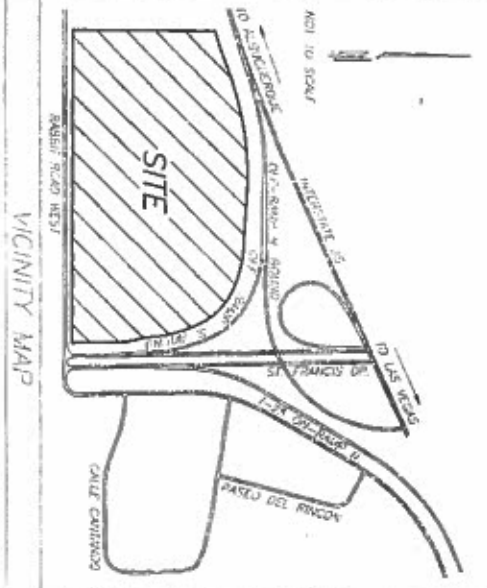
St. Francis South Phasing Plan
 Santa Fe, New Mexico

NO.	REVISIONS:
DATE	DATE

DATE: 12-5-2013
 DRAWN BY: PR
 CHECKED BY: PM

jenkinsgavin
 ARCHITECTS
 139 Carr Avenue, Suite 101
 Santa Fe, New Mexico 87502

SHEET
3-2



REFERENCE DOCUMENTS
 BOUNDARY SURVEY PLAN OF TRACT A ON RABBIT ROAD WEST, PREPARED BY DAVID L. SHAWER, MAPS NO. 12401, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS PLAT BOOK 674, PAGE 037.

LINE TABLE			
LINE	LENGTH	BEARING	
L1	93.78	S71.171°W	

CLOSE TABLE			
LINE	LENGTH	BEARING	CUMULATIVE BEARING
C1	262.47	S23.81°E	S23.81°E
C2	848.55	S208.42°E	S174.61°W
C3	418.42	S95.82°E	N77.31°W
C4	120.64	S24.07°E	N45.15°W
C5	488.24	S25.82°E	N52.23°W

TOPOGRAPHIC MAP
 SHOWING TRACT A ON RABBIT ROAD WEST
 PREPARED FOR
SANTA FE ENGINEERING CONSULTANTS, LLC
 SITUATED WITHIN PROJECTED SECTION 11
 T. 16 N., R. 9 E., N.M.P.M.
 COUNTY OF SANTA FE, NEW MEXICO

FLOOD ZONE
 THIS PROPERTY IS LOCATED WITHIN OTHER AREAS ZONE 1 (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODWAY) AS SHOWN ON FEMA MAP PANEL 150400010E, MAP REVISION DECEMBER 04, 2012.

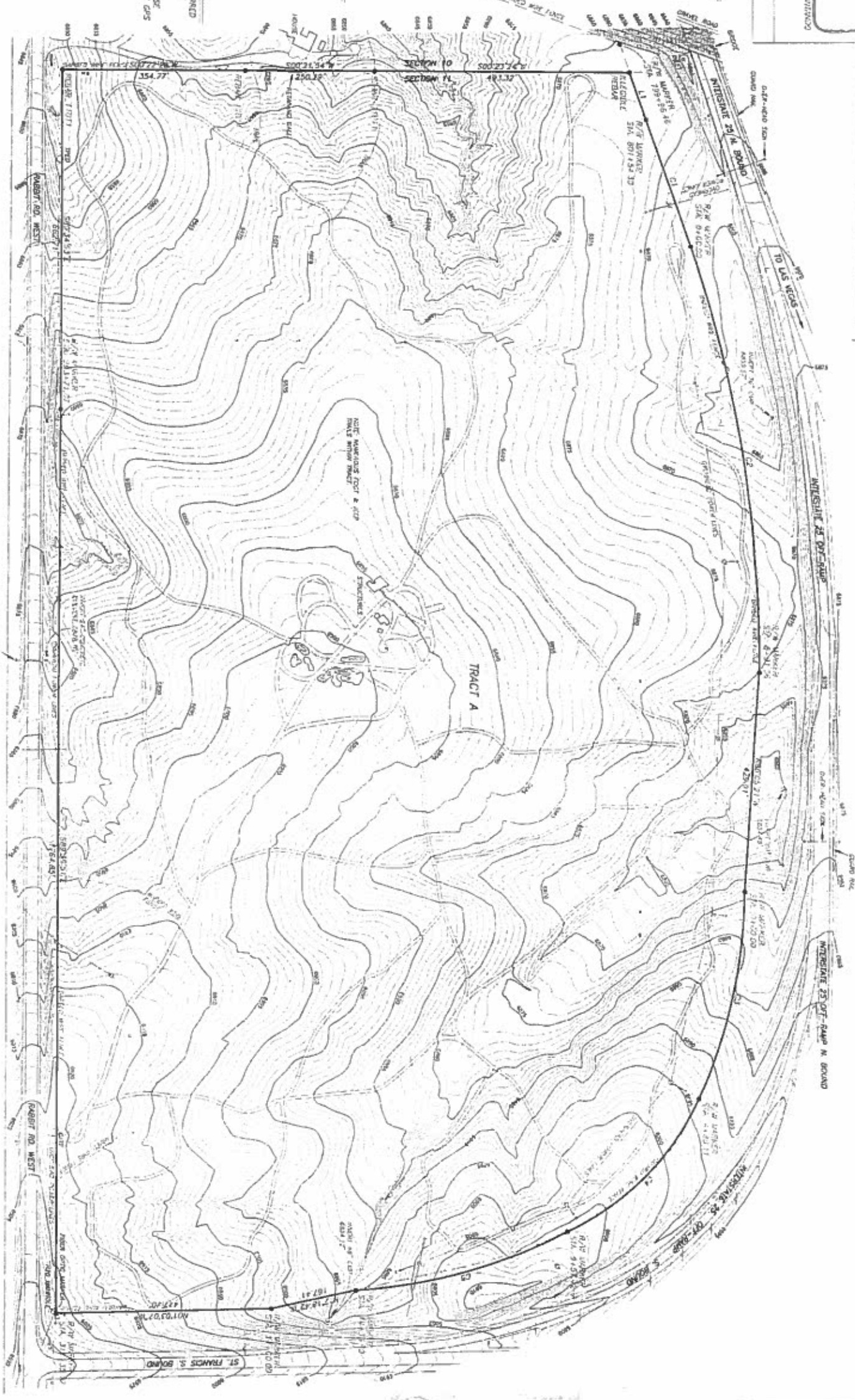


NOTES
 THIS PLAN SUBJECT TO ANY RESTRICTIONS, CONDITIONS AND DELAYMENTS OF RECORD.
 UTILITIES SHOWN LARGER THAN ACTUAL SIZE FOR WORKING PURPOSES.
 NO UNDERGROUND UTILITIES WERE LOCATED.
 THIS IS NOT A BOUNDARY SURVEY. APPROPRIATE PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. ALL IMPROVEMENTS MAY NOT BE SHOWN.

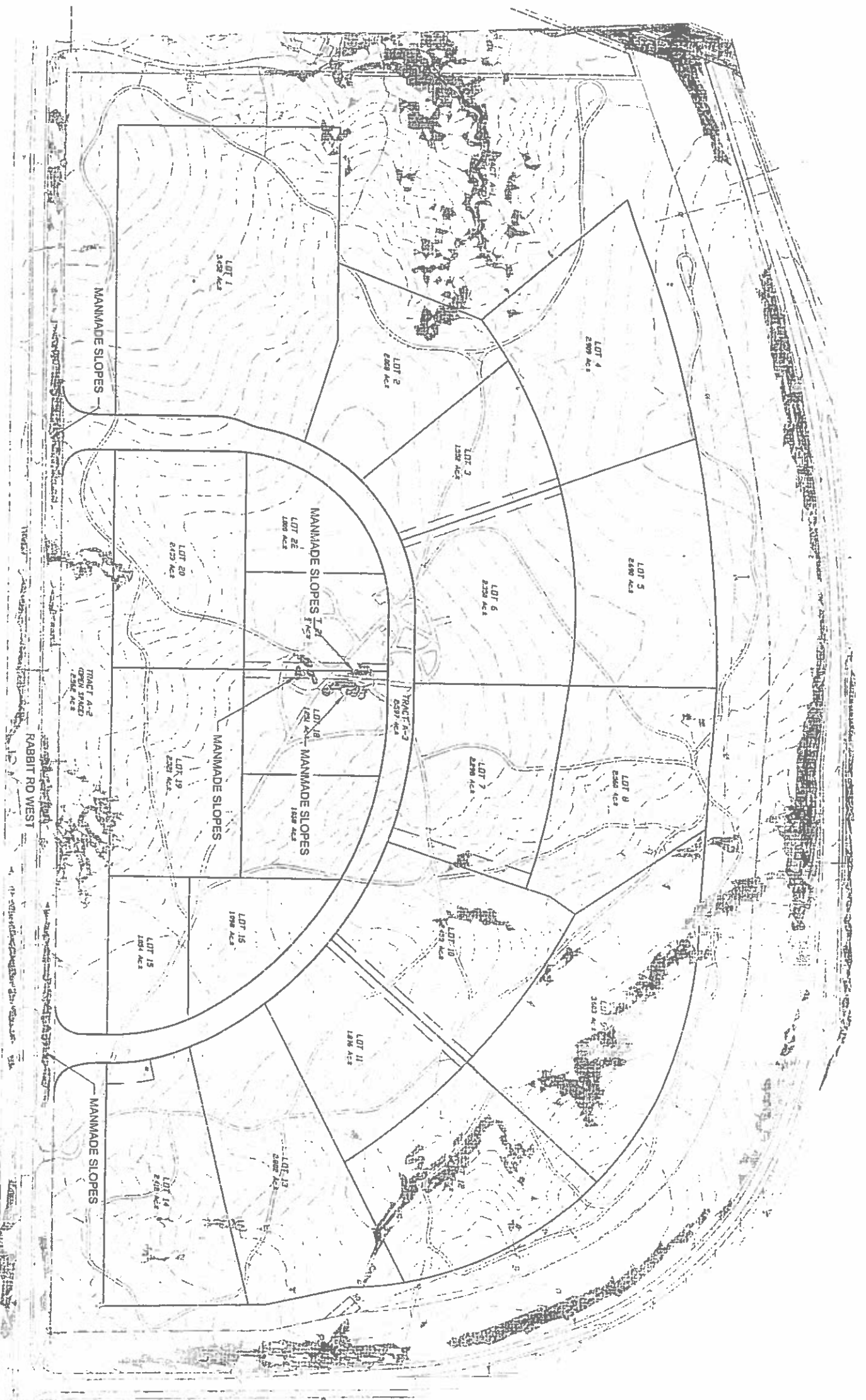
LEGEND
 BEARINGS ARE GIVEN IN THE STATE PLAIN CONTROL ZONE. DISTANCES ARE ROUNDED TO NEAREST ANGLE TO CONFORM TO N.M. STATE PLAIN CONTROL ZONE. MULTIPLE DISTANCES ARE SHOWN WHERE NECESSARY.
 ELEVATIONS ARE MANGLED (ELEV) BY DERIVED FROM CONTIGUOUS OPERATING BACK STATION DATUMS USING AN ELEVATION OF 4272.75'. DERIVED FROM STATIC GPS OBSERVATIONS ON 1992 SANTA FE COUNTY GPS KAPPA-1 CONTROL.

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY PERSONAL SUPERVISION IN NOVEMBER 2013, TO THE BEST OF MY KNOWLEDGE. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING SURVEYING IN THE STATE OF NEW MEXICO.

DAVID L. SHAWER
 BARRY S. PHILLIPS
 N.M.P.S. #15517

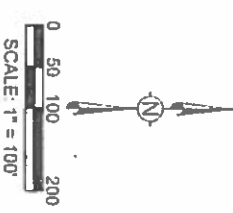


DAWSON SURVEYS, INC.
 PROFESSIONAL LAND SURVEYORS
 5200 N. GARDEN DRIVE, SUITE 200
 ALBUQUERQUE, NM 87110
 TEL: 505.263.1000
 DATE: 12/10/13
 SHEET 4.1



LEGEND	
	AREA OF 15% TO 20% SLOPE
	AREA OF 20% TO 30% SLOPE
	AREA OF 30% AND GREATER SLOPE

THIS SLOPE ANALYSIS MAP IS BASED UPON A 2 FOOT CONTOUR INTERVAL



SLOPE ANALYSIS MAP
SCALE: 1" = 100'

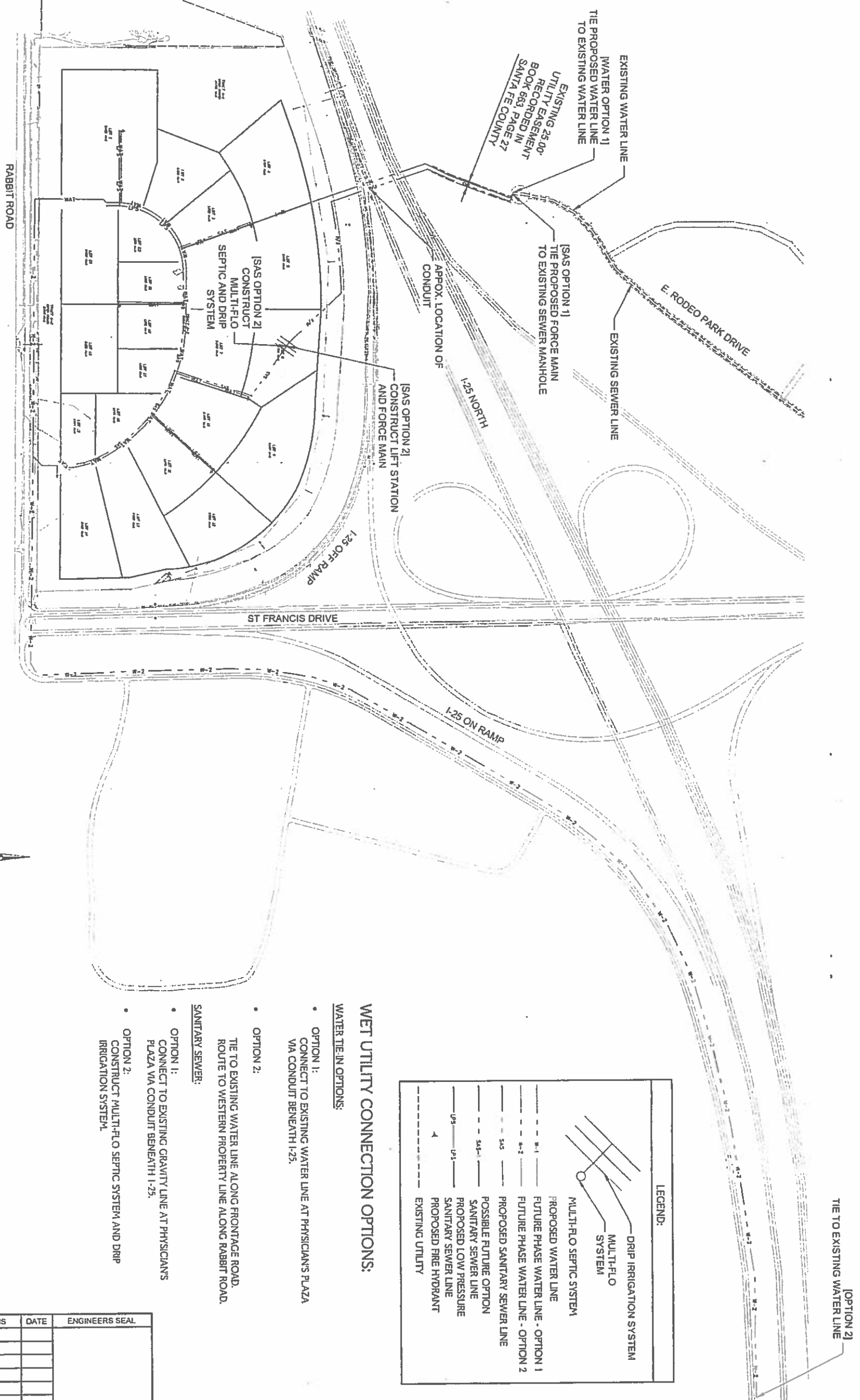
SFE C Santa Fe Engineering Consultants, LLC
 1599 St. Francis Drive, Suite B
 Santa Fe, N.M. 87505
 (505) 982-2845 Fax (505) 982-2841
<http://www.sfenigr.com>

PRELIMINARY PLAN AND PRELIMINARY DEVELOPMENT PLAN SUBMITTAL FOR ST. FRANCIS SOUTH

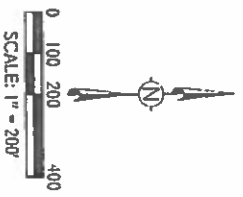
SLOPE ANALYSIS MAP

DATE: DECEMBER 2013 SCALE: 1"=100' SHEET: 12

REVISIONS	DATE	ENGINEERS SEAL
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UTILITY PLAN - WET UTILITIES
SCALE: 1" = 200'



LEGEND:

- D RIP IRRIGATION SYSTEM
- M ULTI-FLO SYSTEM
- M ULTI-FLO SEPTIC SYSTEM
- P ROPOSED WATER LINE
- F UTURE PHASE WATER LINE - O P T I O N 1
- F UTURE PHASE WATER LINE - O P T I O N 2
- P ROPOSED SANITARY SEWER LINE
- P OSSIBLE FUTURE O P T I O N SANITARY SEWER LINE
- P ROPOSED L O W P R E S S U R E SANITARY SEWER LINE
- P ROPOSED F I R E H Y D R A N T
- E X I S T I N G U T I L I T Y

WET UTILITY CONNECTION OPTIONS:

WATER TIE-IN OPTIONS:

- O P T I O N 1: C O N N E C T T O E X I S T I N G W A T E R L I N E A T P H Y S I C I A N ' S P L A Z A V I A C O N D U I T B E N E A T H I - 2 5.
- O P T I O N 2: T I E T O E X I S T I N G W A T E R L I N E A L O N G F R O N T A C E R O A D. R O U T E T O W E S T E R N P R O P E R T Y L I N E A L O N G R A B B I T R O A D.

SANITARY SEWER:

- O P T I O N 1: C O N N E C T T O E X I S T I N G G R A V I T Y L I N E A T P H Y S I C I A N ' S P L A Z A V I A C O N D U I T B E N E A T H I - 2 5.
- O P T I O N 2: C O N S T R U C T M U L T I - F L O S E P T I C S Y S T E M A N D D R I P I R R I G A T I O N S Y S T E M.

REVISIONS	DATE	ENGINEERS SEAL

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PRELIMINARY PLAT AND PRELIMINARY DEVELOPMENT PLAN SUBMITTAL FOR ST. FRANCIS SOUTH

UTILITY PLAN - WET UTILITIES

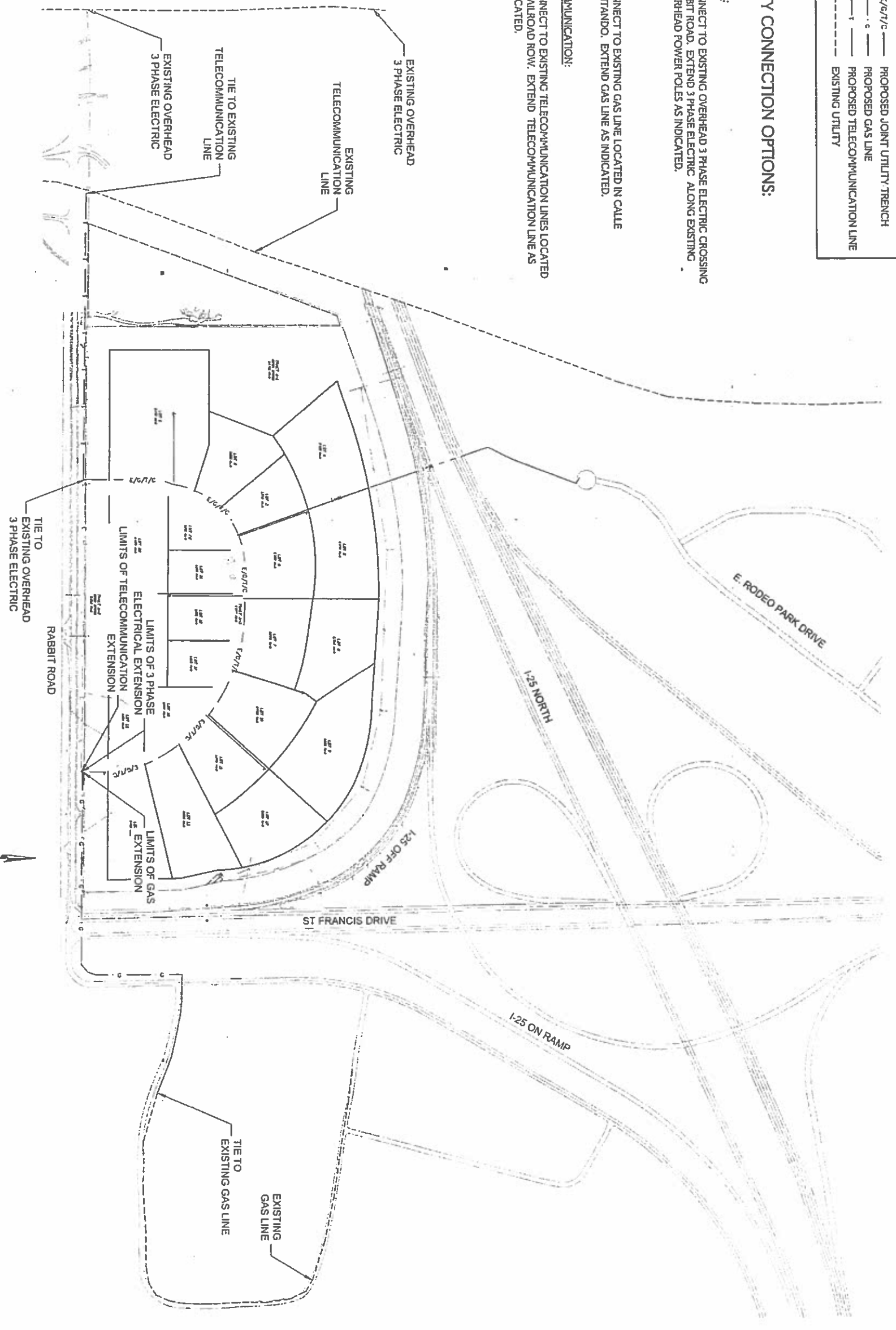
DATE: DECEMBER 2013
SCALE: 1" = 200'
SHEET: 5-1

LEGEND:

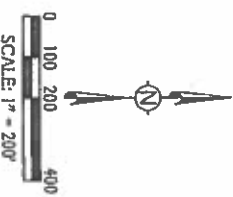
— E/G/T/C —	PROPOSED JOINT UTILITY TRENCH
— 0 —	PROPOSED GAS LINE
— 1 —	PROPOSED TELECOMMUNICATION LINE
---	EXISTING UTILITY

UTILITY CONNECTION OPTIONS:

- ELECTRIC:**
- CONNECT TO EXISTING OVERHEAD 3 PHASE ELECTRIC CROSSING RABBIT ROAD. EXTEND 3 PHASE ELECTRIC ALONG EXISTING OVERHEAD POWER POLES AS INDICATED.
- GAS:**
- CONNECT TO EXISTING GAS LINE LOCATED IN CALLE CANTANDO. EXTEND GAS LINE AS INDICATED.
- TELECOMMUNICATION:**
- CONNECT TO EXISTING TELECOMMUNICATION LINES LOCATED IN RAILROAD ROW. EXTEND TELECOMMUNICATION LINE AS INDICATED.



UTILITY PLAN - DRY UTILITIES
SCALE 1" = 200'



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PRELIMINARY PLAT AND PRELIMINARY DEVELOPMENT PLAN SUBMITTAL FOR ST. FRANCIS SOUTH

UTILITY PLAN - DRY UTILITIES

DATE: DECEMBER 2013
 SCALE: 1" = 200'
 SHEET: 5-2

REVISIONS	DATE	ENGINEERS SEAL
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PONDING CALCULATIONS

THE PROPOSED DEVELOPMENT AT THE SITE CONSISTS OF THE FOLLOWING:
 PROPOSED IMPERVIOUS AREAS (ROOFS, SIDEWALKS, ROADS, ETC.) = 168,118 FT.²

THE COUNTY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. EXCESS RAINFALL FROM NEW IMPERVIOUS AREAS (ROOFS, SIDEWALKS, ROADS, ETC.) WILL BE STORED IN PONDING AREAS. THE FOLLOWING CALCULATIONS TO DETERMINE PONDING VOLUMES ARE AS FOLLOWS:

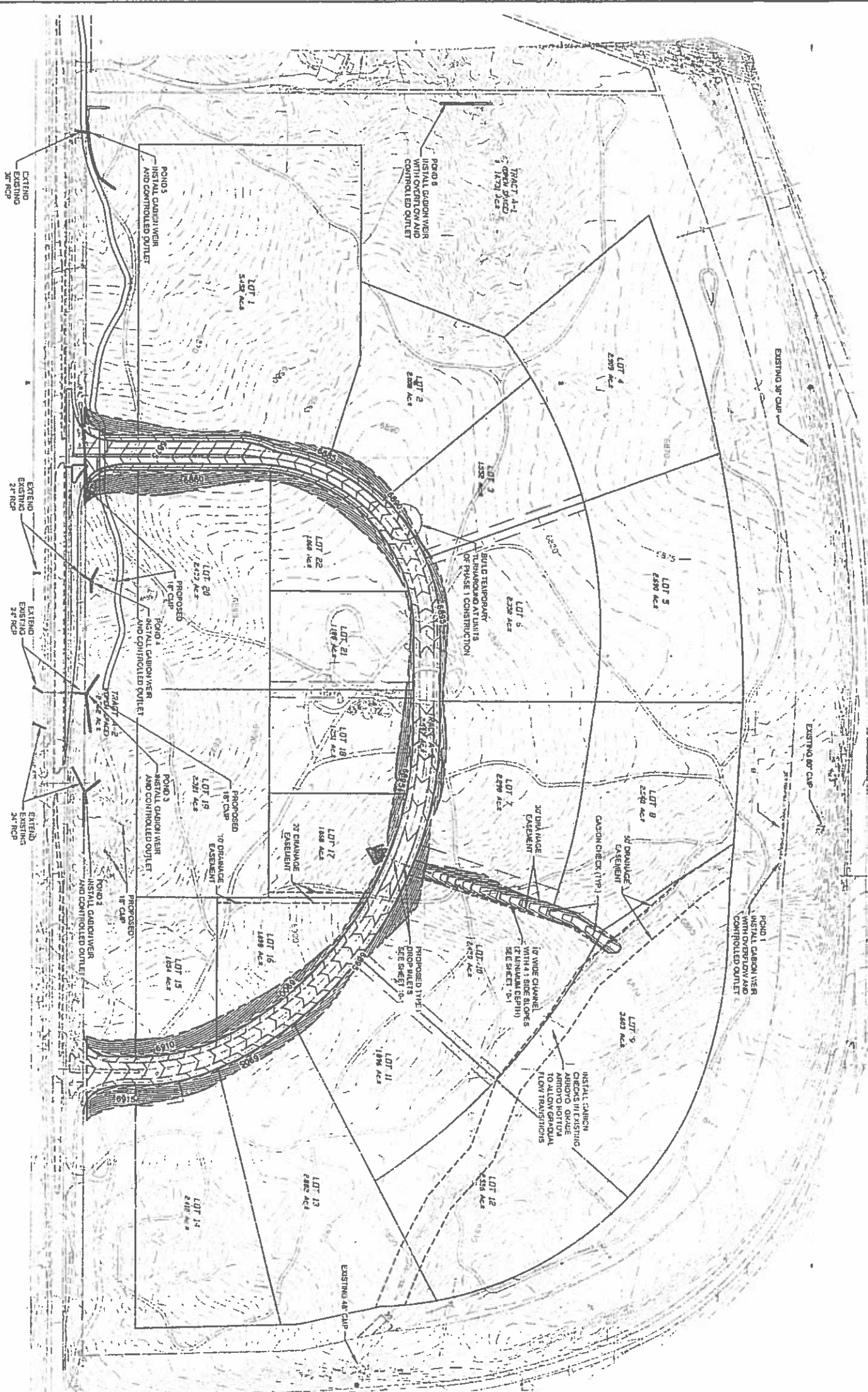
ACCORDING TO THE "SOIL SURVEY OF SANTA FE, NEW MEXICO" BY THE SOIL CONSERVATION SERVICE, THE SOILS ON THE SITE ARE IN HYDROLOGIC GROUP B & D.
 PRIOR TO THE DEVELOPMENT AT THE SITE, THE AREA COULD BE CONSIDERED A MIXED SOIL GROUP IN FAIR CONDITION. ACCORDING TO TR 53, THE DIRECT RAINFALL FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

SOIL GROUP	DEPTH (INCHES)	DIRECT RAINFALL (INCHES)
MIXED SOIL GROUP	63	1.49
HYDROLOGIC SOIL GROUP B & D		
COVER FACTOR		

THE DIRECT RAINFALL FOR THE PROPOSED IMPROVEMENTS, FOR THE 100 YEAR PRECIPITATION ACCORDING TO TR 53 ARE AS FOLLOWS:

IMPERVIOUS AREAS	DIRECT RAINFALL (INCHES)
IMPERVIOUS AREAS	98
TO UNCLARIFY THE PROPOSED NEW IMPERVIOUS AREA, THE DIFFERENCE IN DIRECT RAINFALL FROM PRE-DEVELOPMENT CONDITIONS TO POST DEVELOPMENT CONDITIONS IS CALCULATED. PONDING VOLUME IS CALCULATED AS FOLLOWS:	

2.78" DIRECT RAINFALL IMPERVIOUS AREAS
 1.49" DIRECT RAINFALL PRE-DEVELOPMENT
 STONE 1.27" OF RAINFALL FOR THE IMPERVIOUS AREAS
 IMPERVIOUS AREAS = 168,118 FT.²
 POND 1.27" FROM ALL IMPERVIOUS AREAS
 THE TOTAL VOLUME OF WATER TO BE STORED:
 REQUIRED VOLUME = (1.27" X 168,118 FT.²)
 = 17,793 FT.³
 TOTAL PONDING VOLUME REQUIRED = 17,793 FT.³
 THE TOTAL VOLUME OF PONDING PROVIDED = 46,990 FT.³

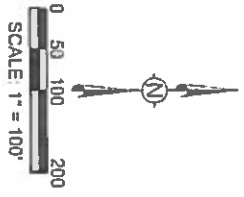


GRADING AND DRAINAGE PLAN
 SCALE: 1" = 100'

GRADING NOTES

1. THE LIMITS OF CONSTRUCTION AND LOCATIONS OF THE CONTRACTING STAGING AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE LIMITS OF CONSTRUCTION SHALL BE CLEARLY DELINEATED AND SHALL BE THE MINIMUM REQUIRED TO MAINTAIN ALL WORKERS IN A SAFE CONDITION, TO PROVIDE ACCESS, AND TO MEET O.S.H.A. REGULATIONS.
2. GRADING STAKES TO EXTERIOR PROPERTY LINES ARE AS FOLLOWS:
 TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OR CUT WITH A MINIMUM OF 3 FEET AND A MAXIMUM OF 15 FEET.
3. THE SLOPE SHALL BE ONE HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 3 FEET AND A MAXIMUM OF 15 FEET.
4. THE SLOPE SHALL BE ONE HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 3 FEET AND A MAXIMUM OF 15 FEET.
5. THE VOLUME OF FILLING PROVIDED IS 15,489 CUBIC FEET.
6. ALL DISTURBED AREAS SHALL BE REVEGETATED AND COORDINATED WITH THE LANDSCAPING PLAN.
7. ALL FILL MATERIAL SHALL BE COMPACTED AS PER M.U.O.T. ON SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS.
8. THE FILL SHALL BE COMPACTED AS PER M.U.O.T. ON SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS.
9. ALL FILL SHALL BE COMPACTED AS PER M.U.O.T. ON SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS.
10. ELEVATIONS ON CONCRETE STRUCTURE ELEVATIONS AT EACH CORNER SHALL BE 1/2" LOWER THAN THE FINISHED FLOOR SLAB.
11. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 3%.
12. REINSTALL SPLIT FENCE AROUND THE SITE.
13. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 17-9-1.2 (RELOCATION OF GUNNISON'S PAINE) 0095.1

NO.	DATE	DESCRIPTION	BY	CHECKED
1	13.23.12	ISSUED FOR PERMIT	JL	ML
2	2.07.13	REVISED PER COMMENTS	JL	ML
3	3.13.13	REVISED PER COMMENTS	JL	ML
4	1.27.13	REVISED PER COMMENTS	JL	ML
5	5.14.13	REVISED PER COMMENTS	JL	ML
6	5.20.13	REVISED PER COMMENTS	JL	ML



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PRELIMINARY PLAT AND PRELIMINARY DEVELOPMENT PLAN SUBMITTAL FOR ST. FRANCIS SOUTH

GRADING AND DRAINAGE PLAN

DATE: DECEMBER 2013 SCALE: 1" = 100' SHEET: G-1

REVISIONS	DATE	ENGINEERS SEAL