

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

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

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



**Kathy Holian**  
Commissioner, District 4

**Liz Stefanics**  
Commissioner, District 5

**Katherine Miller**  
County Manager

**DATE:** April 16, 2015

**TO:** County Development Review Committee

**FROM:** Mathew Martinez, Development Review Specialist *MM*

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

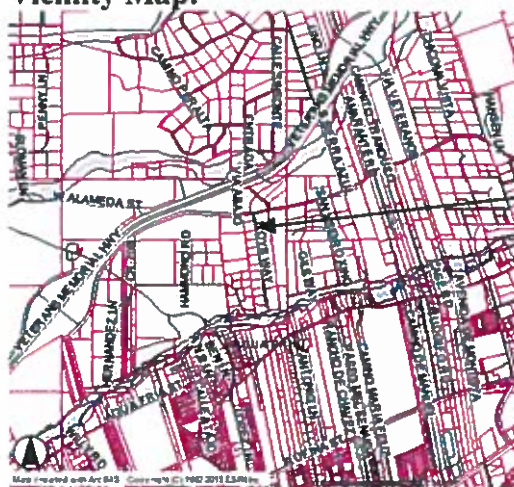
**FILE REF.:** CDRC CASE # V 15-5080 Thomas Ketcheson Variance

**ISSUE:**

Thomas Ketcheson, Applicant, requests a variance of Ordinance No. 2007-2 (Village of Agua Fria Zoning District), Section 10.6 (Density and Dimensional Standards), to allow two dwelling units on 2.99 acres.

The property is located within the Agua Fria Low-Density Urban Zone, at 1719 Roys Way within Section 31, Township 17 North, Range 9 East, (Commission District 2).

**Vicinity Map:**



Site Location

**SUMMARY:**

The subject lot was created in 2001, by way of land division and is recognized as a legal lot of record. There are currently two dwelling units and a garage on the property. The Applicant resides in one dwelling unit (3,816 sq. ft. main residence) and the other is occupied by tenants (825 sq. ft. guest house). Staff has found no evidence of development permits being issued for this property.

The owner of the property Thomas Ketcheson, acquired the property by Warranty Deed recorded as Instrument # 1340446 in the Santa Fe County Clerk's records dated August 4, 2004 (Exhibit 2).

The Applicant requests a variance of Ordinance No. 2007-2, (Village of Agua Fria Zoning District), § 10.6 (Density and Dimension Standards), to allow two dwelling units on 2.99 acres. The Applicant claims when he purchased the property in 2004 it contained both the single family home and guest house. The Applicant states he purchased the property with the intent to use the guest house occasionally, however, current financial circumstances have led him to continuously rent out the guest house, otherwise, he would be unable to keep up with his mortgage payments.

On July 14, 2014, the Building and Development Services Division received a complaint regarding a potential density violation on the property. On July 15, 2014, Code Enforcement conducted an inspection and found the property contained three dwelling units (a duplex in the main residence and a separate guesthouse). On that date, Code Enforcement issued a Notice of Violation for the density violation of Ordinance No. 2007-2, §10.6, Ordinance No. 1996-10, Article 2, § 2 Unpermitted Development, Ordinance No. 1993-6, Article 2, § 2 Junked Vehicles, and Ordinance No. 1993-11 Anti-Litter. The Applicant has removed one of the kitchens in the main residence converting it back to a single family residence, which has been verified by Code Enforcement, and cleaned up the property. Currently, the property contains two dwelling units, the single family home and the guest house.

Notice requirements were met as per Article II § 2.4.2, of the Land Development Code. In advance of a hearing on the Application, the Applicant provided a certification of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for twenty-one days on the property, beginning on March 26, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on March 26, 2015, as evidenced by a copy of that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners (Exhibit 3).

Ordinance No. 2007-2 (Village of Agua Fria Zoning District), Section 10.6 (Density and Dimensional Standards) allows for a minimum lot size is 2.5 acres per dwelling unit.

Article II, § 3 (Variances) of the County Code states, "Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A

Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking or property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified.” **The variance criterion does not consider financial or medical reasons as extraordinary hardship.**

Article II, § 3.2 (Variation or Modification) states: “in no case shall any variation or modification be more than a minimum easing of the requirements.”

**This Application was submitted on February 27, 2015.**

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

**APPROVAL SOUGHT:** Approval of a variance of Ordinance No. 2007-2 (Village of Agua Fria Zoning District), § 10.6 (Density and Dimension Standards), to allow two dwelling units on 2.99 acres. The request does not meet the minimum lot size requirements for this area, 2.5 acres per dwelling unit.

**GROWTH MANAGEMENT AREA:** SDA-2

**HYDROLOGIC ZONE:** Agua Fria Low-Density Urban Zone, minimum lot size is 2.5 acres per dwelling unit. Lot size can be further reduced to 0.5 acres per dwelling unit with Community Water and Community Sewer. The property is not served by Community Water or Sewer. Community Water and Sewer is approximately 4,800 ft. (.91miles) away from the property.

**FIRE PROTECTION:** The property is in the Agua Fria Fire District.

**WATER SUPPLY:** Shared Domestic well

**LIQUID WASTE:** Conventional Septic System

**VARIANCES:** To allow two dwelling units on 2.99 acres.

**AGENCY REVIEW:** Agency: Recommendation:

**STAFF RECOMMENDATION:**

**Staff recommends denial of the Applicant's request for a variance of Ordinance No. 2007-2 (Village of Agua Fria Zoning District), § 10.6 (Density and Dimension Standards) to allow two dwelling units on 2.99 acres.**

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

1. Water use shall be restricted to 0.25 acre feet per year per home. A water meter shall be installed for each home within 90 days of recording the order granting the variance. Annual water meter readings shall be submitted to the Land Use Administrator by January 1st of each year. Water restrictions shall be recorded in the County Clerk's Office (As per Article III, § 10.2.2).
2. The Applicant must obtain a development permit from the Building and Development Services Department for all structures on the property within 90 days of recording the order granting the variance. (As per Article II, § 2).
3. The placement of additional dwelling units is prohibited on the property. (As per Ordinance No. 2007-2 § 10.6).
4. The Applicant shall comply with all Fire Prevention Division requirements at time of development permit Application (As per 1997 Fire Code and NFPA Life Safety Code).
5. The Applicant shall provide an updated liquid waste permit for both homes from the New Mexico Environment Department with the Development Permit Application. (As per Article III, § 2.4.1a.1 (a) (iv)).
6. These conditions are conditions precedent to the granting of the variance. If the Applicant fails to comply with any conditions set forth above within the time periods provided, the variance shall be denied.

**EXHIBITS:**

1. Letter of request
2. Warranty Deed
3. Noticing
4. Ordinance No. 2007-2 § 10.6 (Density and Dimension Standards)
5. Article II, § 3 (Variances)
6. Site Plan
7. Site Photographs
8. Aerial of Site and Surrounding Area
9. Review Comments

Thomas Ketcheson  
PO Box 28292  
Santa Fe, NM 87592

February 27, 2015

RE: Letter of Intent/ Variance  
1719 Roys Way,  
Santa Fe, New Mexico 87507.

To Whom it May Concern.

I am the owner of the indicated property.

The property is Zoned for a single family residence. However, It has had a 750 square foot guest house on the property since some time before I bought it. I did not research the property to determine whether this zoning issue was a consideration at the time of my purchase, approximately 11 years ago.

I am now seeking a variance for the property to allow for this guest house.

Although I had intended to use it only occasionally, current circumstances have led to a requirement for continuous occupancy. Otherwise I am unable to keep up with mortgage payments.

Because of this I am requesting a variance that will allow for the structure to remain as an occupied building.

Sincerely,

  
Thomas Ketcheson  
(505) 920-5209



NBC-6

et Title Co., LLC  
100 Grant Ave.  
Santa Fe, NM 87501  
04-0124 gk

### WARRANTY DEED

Bettina Smith, a single person for consideration paid, grants to Thomas J. Ketcheson and Donna Ketcheson, husband and wife \_\_\_\_\_, whose address is 4150 Blue Spruce Dr., Santa Fe, NM 87507 the following described real estate in Santa Fe County, New Mexico:

Tract A-2, as shown and delineated on that certain plat entitled "Boundary Survey for Alvis E. and Joann R. McDonald, 4810 & 4812-A West Alameda, Tracts A-1 & A-2 Portion S.H.C. 1179, Tract 3, Section 31, T17N, R9E, N.M.L.P.M., Santa Fe County, New Mexico" prepared by Morris A. Apodaca, NMPS #5300 dated February 12, 2002, filed as Document No. 1193,002, recorded in Plat Book 494, Page 001, in the records of Santa Fe County, New Mexico.

SUBJECT TO: Restrictions, reservations and/or easements of record and taxes for the year 2004 and thereafter.  
with warranty covenants.

Witness my hand(s) and seal this 29<sup>th</sup> day of July, 2004.

Bettina Smith (Seal)  
Bettina Smith

\_\_\_\_\_  
(Seal)  
  
\_\_\_\_\_  
(Seal)

SFC CLERK RECORDED 08/04/2004

### ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF New Mexico  
COUNTY OF Los Alamos

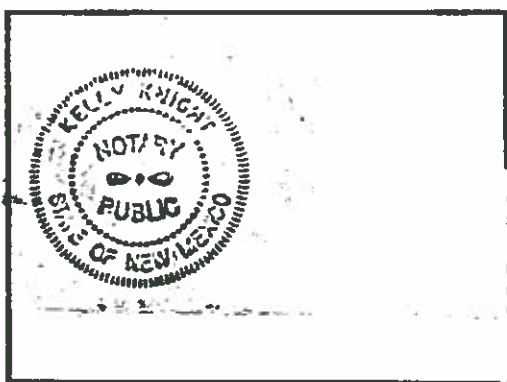
This instrument was acknowledged before me on the 29<sup>th</sup> day of July, 2004, by Bettina Smith.

My Commission Expires: 03-22-2008

[Signature]  
Notary Public

### ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO  
COUNTY OF



COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss      WARRANTY DEED  
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 4TH Day Of August, A.D., 2004 at 15:48 And Was Duly Recorded as Instrument # 128740 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
Frank Arellano Deputy County Clerk, Santa Fe, NM  
Rebecca Bustamante



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**CERTIFICATION OF POSTING**

I hereby certify that the public notice posting regarding Land Development Case #V 15-5080 was posted for 21 days on the property beginning the 26<sup>th</sup> day of March, 2015.

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Signature

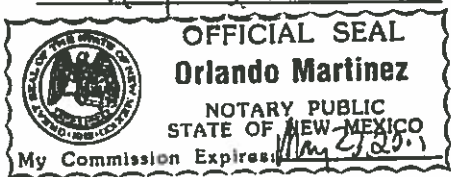
STATE OF NEW MEXICO }  
   }  
 COUNTY OF SANTA FE }

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 2015 By Thomas Ketcheson.

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public

My Commission Expires:

*May 23 2017*



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# PUBLIC NOTICE

Notice is hereby given that an application has been filed with Santa Fe County for A VARIANCE OF ORDINANCE NO. 2007-2 VILLAGE OF AGUA FRIA ZONING DISTRICT SECTION 106 DENSITY & DIMENSION STANDARDS TO ALLOW TWO DWELLING UNITS ON 2.998 ACRES

Name of Applicant: THOMAS KETCHUM

Address of Request: 1119 KOYB WAY

Legal Description: Section 31

Range: 9 EAST Township: 17 NORTH

A PUBLIC HEARING NMPM Santa Fe County, New Mexico

Old Santa Fe County Courthouse, corner of Palace and Central Avenues, Santa Fe, New Mexico on/

APRIL 2015 at 4pm before the Clerk of the County

the DAY OF JUNE 2015 AT 5pm BEFORE THE CLERK OF THE COUNTY

Further information can be obtained by contacting the Land Use Department, P.O. Box 276, Santa Fe, NM 87501

Phone (505)986-6225 Development Permit # 15-390

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**PUBLIC NOTICE**

Notice is hereby given that an application has been filed with Santa Fe County for a **WARRANT OF EXEMPTION** for **SECTION 2, PARCELS OF HEARTLAND ZONING DISTRICT** for **LANDS WITH A 5-DIGITATION SURVEY IN PARCEL NO. 2498 ACRES**

Name of Applicant: **THOMAS K. TULLIS, SAN**  
Address of Applicant: **1711 ROSE AVE, NEW MEXICO 87501**  
Legal Description: **Section 21 Township 14N Range 1E, Range 1E, Santa Fe County, New Mexico**  
A **WARRANT OF EXEMPTION** will be held at the **Office of the Assessor, Santa Fe County Courthouse, corner of Palace and Grant Avenues, Santa Fe, New Mexico on July 11th (day of the month) at 4:00 PM before the **DMC & AVTLC**. Further information can be obtained by contacting the **Santa Fe Land Use Department, P.O. Box 276 Santa Fe, NM 87504** Phone: (505) 988-6223. Development Permit #: **15-2498****

## 10.6 Density and Dimensional Standards

The following table illustrates the dimensional standards that apply in the Village of Agua Fria Zoning District. Measurements and exceptions to the standards of this schedule are listed in the table notes.

**Commentary:** The density and dimensional standards set forth in this section are not a guarantee that stated development density and intensities can be attained. Other factors—water and other public facility availability, infrastructure capacity, building layout, physical limitations, and parking configuration to name a few—may have the effect of limiting development intensity more than the stated standards.

Village of Agua Fria Zoning District															
Sub districts	Minimum Lot Area/Principal Use (acres) (1)							Max. Coverage (%)	Max. Height (ft)			Min. Setbacks (ft) (2)			
	Base Density/Intensity		Water Cons.	Long Term Water	Community Services				Residential Uses	Non-residential Uses	Residential Uses		Non Res Uses	Front & Street Side	Interior Side
	Res Uses	Non Res Uses			Water	Sewer	Both W&S	SF			MF				
	AFTCZD	.75	.75			.75	.75	0.33		40	24	24	24	0	5
AFLDUZ	2.5	2.5			1	1	0.5		20	24	24	24	0	20	20

Notes:

(1) Where adequate water is available, minimum lot area may be reduced by employing water conservation measures and reducing water use. Further reductions may be achieved by submitting proof of adequate long term water availability, connecting to community water, community sewer or both (W&S), all in accordance with Article III, Section 10, Lot Size Requirements of the Code or, such additional density bonus and lot size provisions of County Ordinance 2006-02, Affordable Housing.

(2) Setbacks shall be measured from the property line or from the edge of the road easement where the property line is inside the road easement.



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2.5 Zoning

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

2.6 Subdivisions

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

2.7 Other Requirements

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

↳ SECTION 3 - VARIANCES

3.1 Proposed Development

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

3.2 Variation or Modification

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

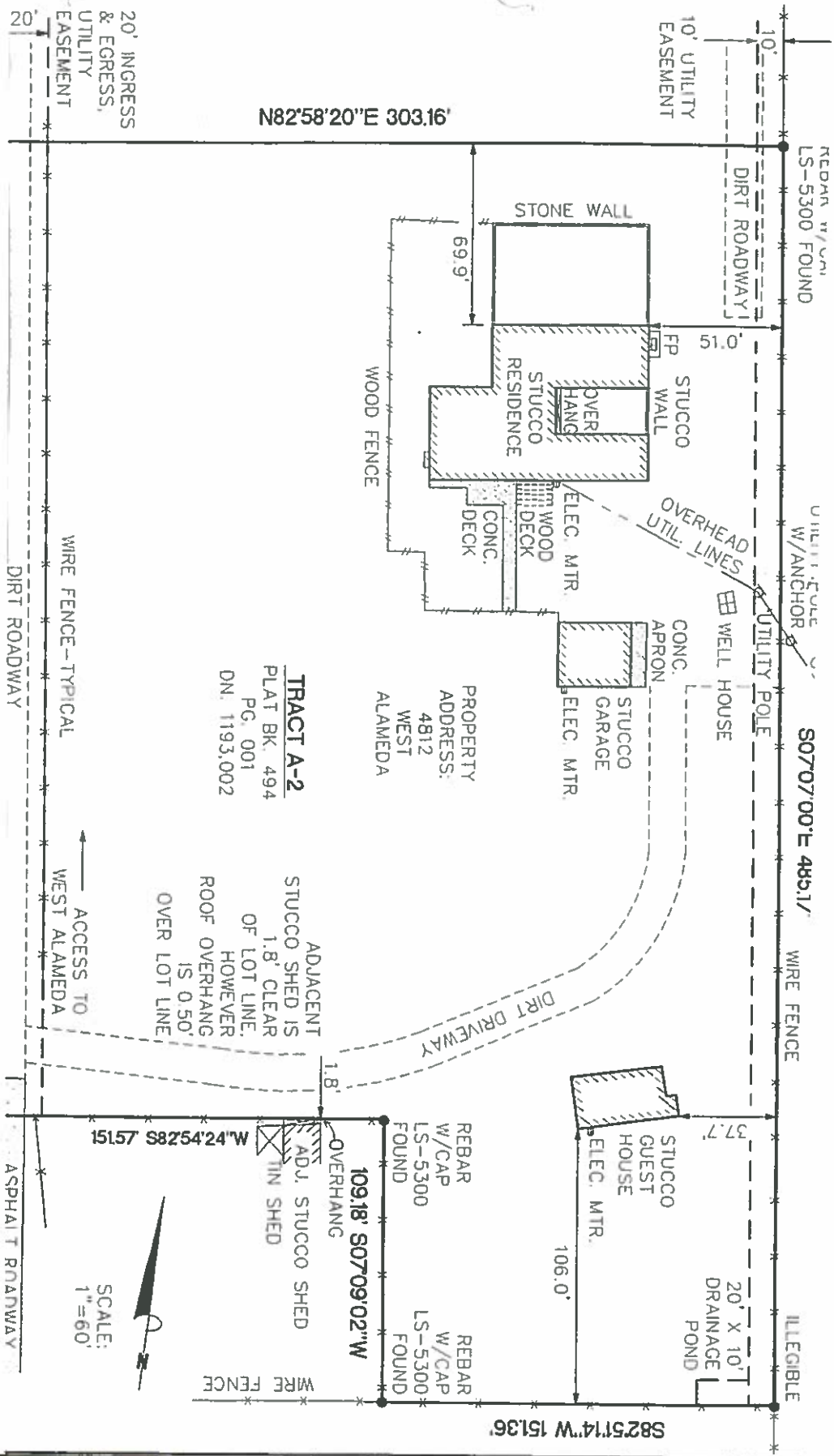
3.3 Granting Variances and Modifications

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

3.4 Height Variance in Airport Zones

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



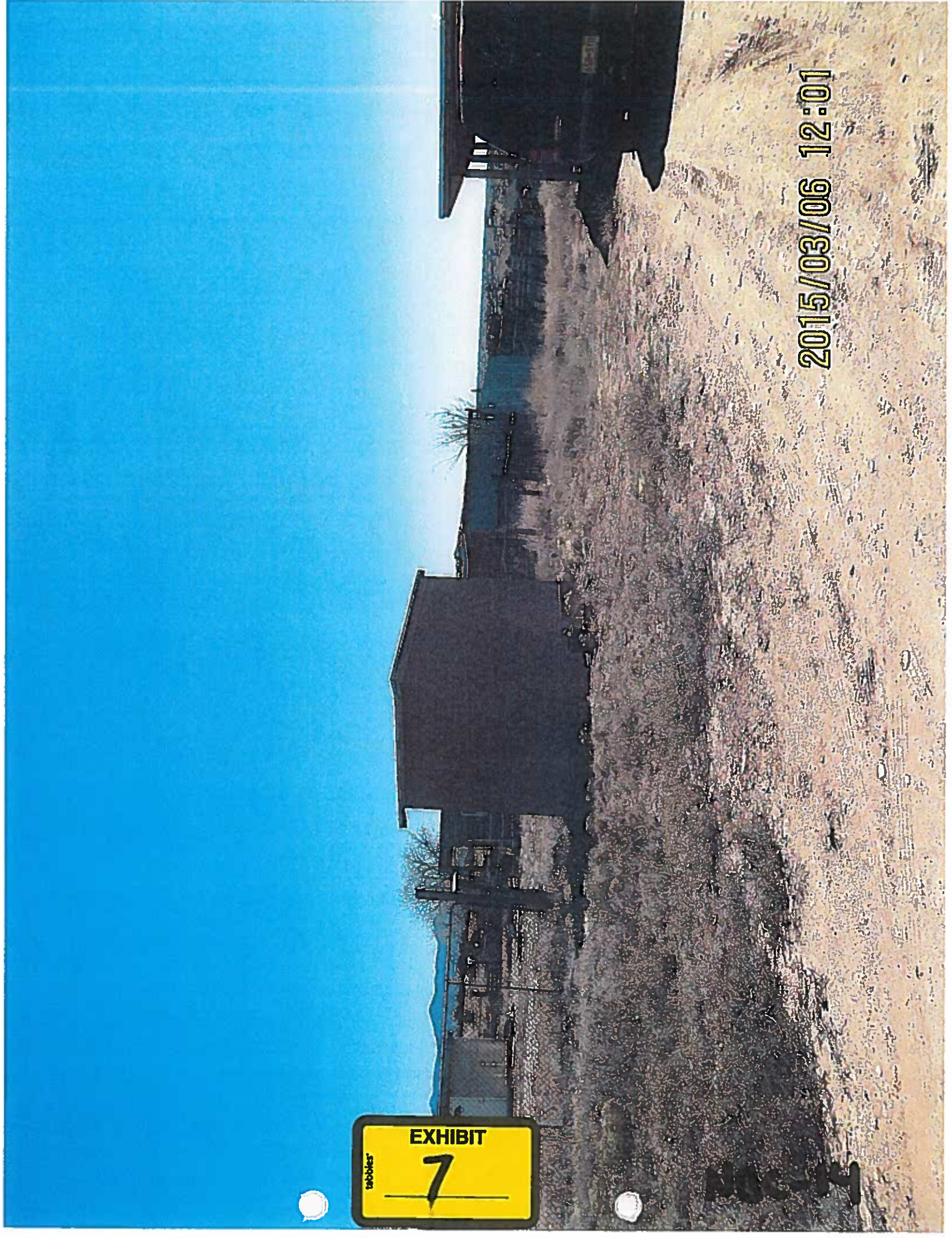


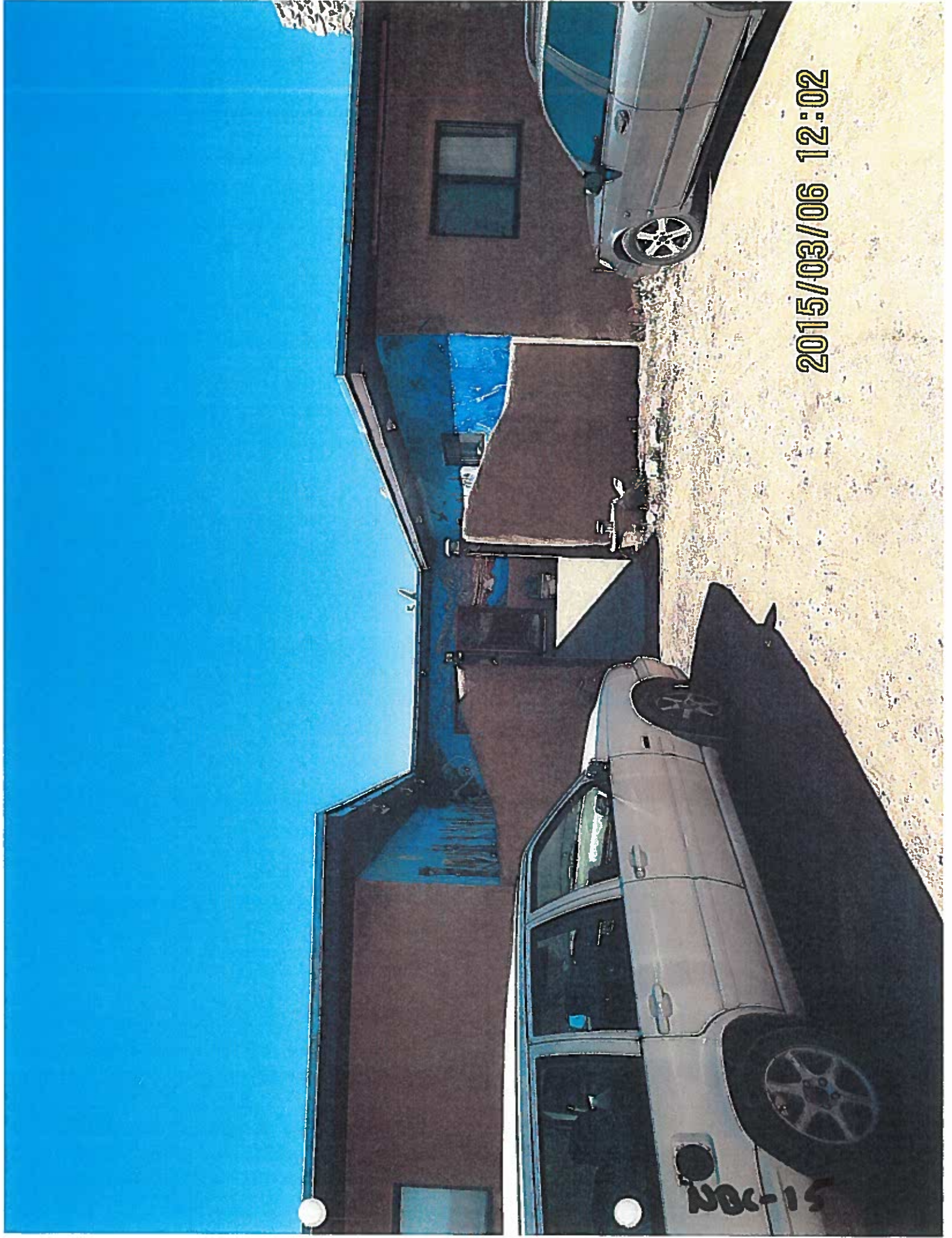
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EXHIBIT  
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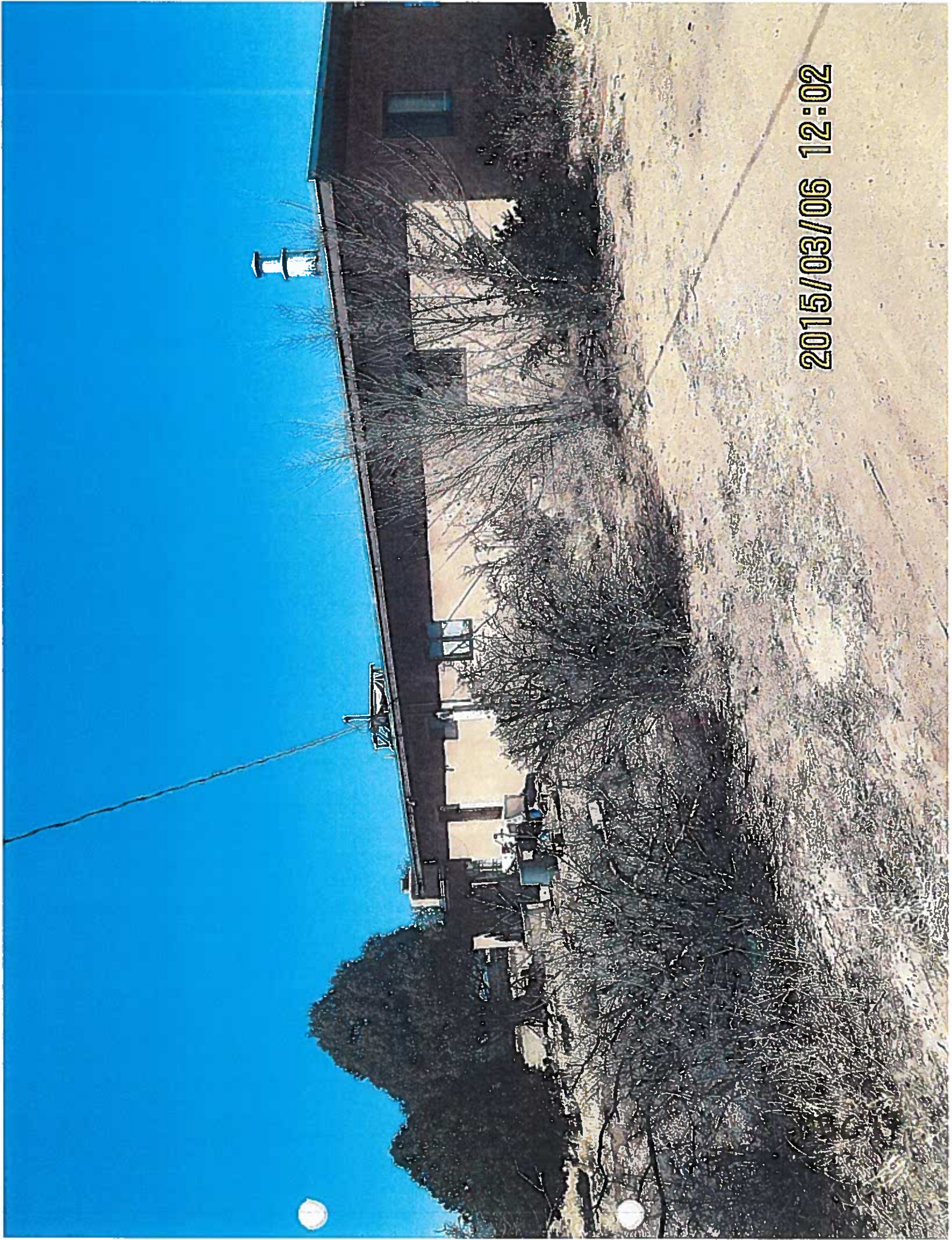
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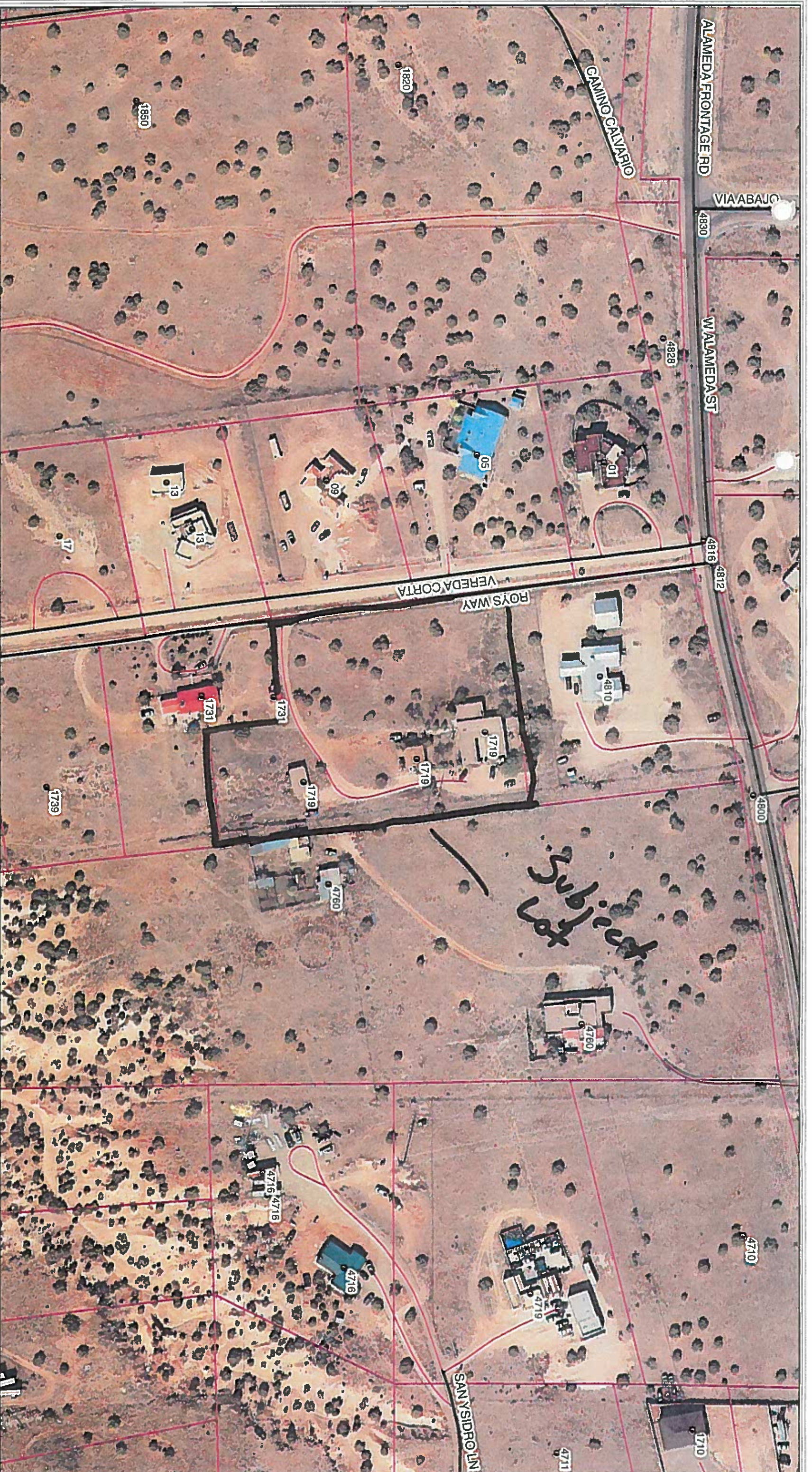


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**Legend**

-  ROADS
-  DRIVEWAYS
-  PARCELS



2008 Imagery  
2 FOOT CONTOURS

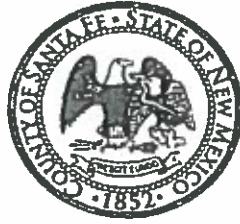
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Commissioner, District 1

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Commissioner, District 2

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Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

# Santa Fe County Fire Department

## Fire Prevention Division

### Official Submittal Review

Date	03/18/2015		
Project Name	Thomas Ketcheson		
Project Location	1719 Roys Way, Santa Fe, New Mexico 87507		
Description	Variance to allow pre-existing guest house	Case Manager	M. Martinez
Applicant Name	Thomas Ketcheson	County Case #	Var.15-5080
Applicant Address	PO Box 28292 Santa Fe, New Mexico 87592	Fire District	Agua Fria
Applicant Phone	505-920-5209		

Review Type	Commercial <input type="checkbox"/>	Residential <input checked="" type="checkbox"/>	Sprinklers <input type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>
	Master Plan <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input checked="" type="checkbox"/>	Inspection <input checked="" type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input checked="" type="checkbox"/>		Lot Split <input type="checkbox"/>
Project Status	Approved <input checked="" type="checkbox"/>	Approved with Conditions <input type="checkbox"/>	Denial <input type="checkbox"/>	

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

#### Fire Department Access

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

- **Fire Access Lanes**

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

- **Roadways/Driveways**

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

The 20' wide driveway to the guest house and hammerhead turnaround on plan submitted to this office meets the minimum County standards for fire apparatus access roads within this type of proposed

35 Camino Justicia



www.santafecountyfire.org

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development. Driveway shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate width shall be 14' and an unobstructed vertical clearance of 13'6".

- **Street Signs/Rural Address**

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

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

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

- **Slope/Road Grade**

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

There are no slopes greater than 11%.

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

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

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

### **Fire Protection Systems**

- **Automatic Fire Protection/Suppression**

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

- **Fire Alarm/Notification Systems**

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

▪ **Fire Extinguishers**

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

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

▪ **Life Safety**

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

**General Requirements/Comments**

**Inspections/Acceptance Tests**

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

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

**Permits**

As required

**Final Status**

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

*Renée Nix, Inspector*

*Renée Nix*  
Code Enforcement Official

3-25-15  
Date

Through: Chief David Sperling

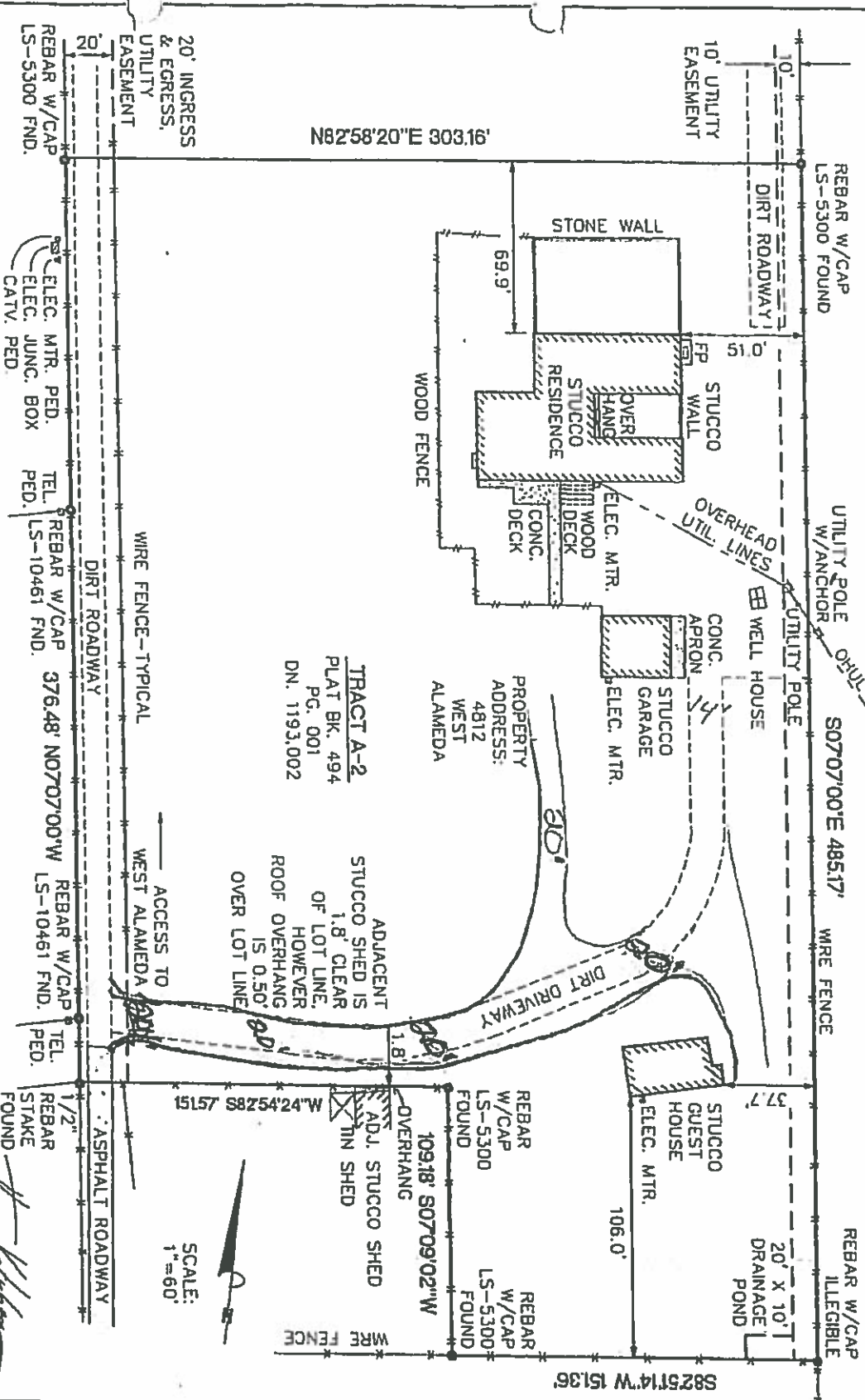
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Cy: Buster Patty, Fire Marshal  
M Martinez, Land Use  
Applicant  
District Chief Agua Fria  
File

NBC-21

Improvement Location Report Sketch of Improvements Prepared for  
 Alvis E. McDonald and Joann R. McDonald and  
 Tracy Smith and Bettina Smith

Tom Kelcherson, 4812-A N. Alameda



THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE

PLAT REFERENCE: TRACT A-2, AS SHOWN ON "BOUNDARY SURVEY FOR ALVIS E. & JOANN R. McDONALD" PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, ON FEBRUARY 12, 2002, IN PLAT BOOK 494, PAGE 001, AS DOCUMENT NO. 1193.002.

NOTE: IMPROVEMENT LOCATION IS BASED ON THE ABOVE MENTIONED SURVEY. NO MONUMENTS WERE SET. THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD WHICH PERTAIN. THIS REPORT IS NOT TO BE RELIED ON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS OR OTHER FUTURE IMPROVEMENTS.

ARMUO SURVEYS (505) 471-1955

IMPROVEMENT LOCATION REPORT - PAGE 3

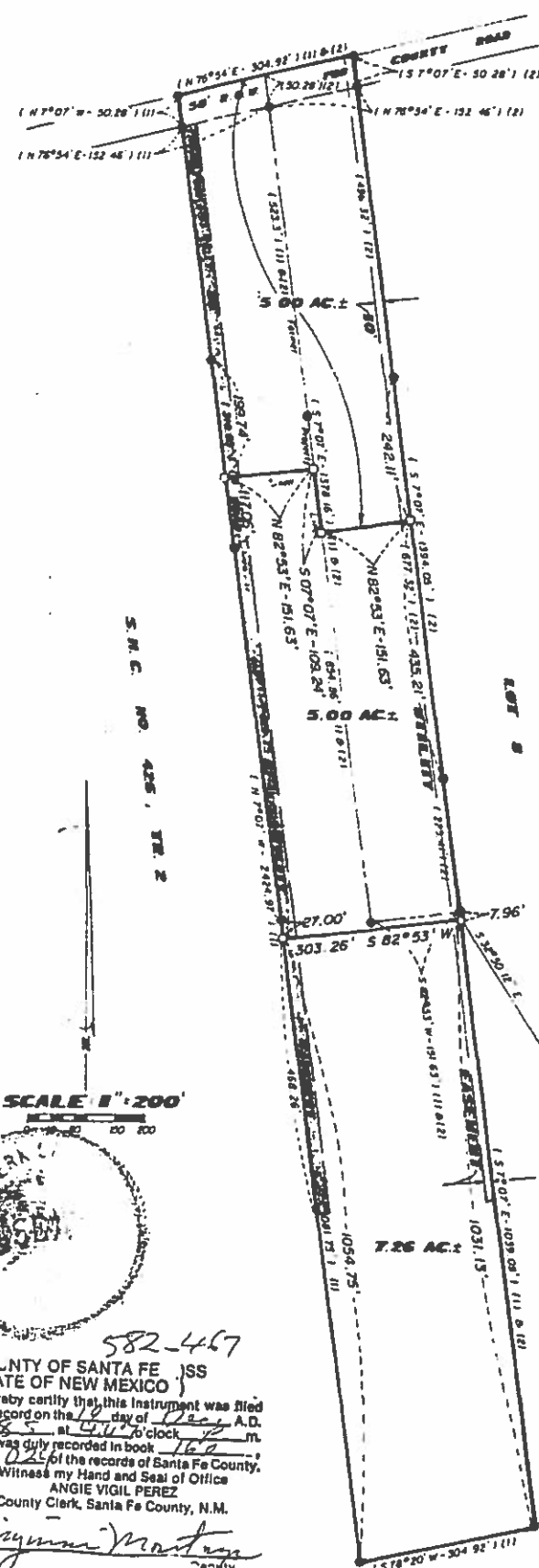
PROJECT NO. 2310643

SCALE:  
1"=60'

*Tom Kelcherson*  
 8-17-15

NBC-22

160024  
457040



**APPROVAL**  
 COUNTY OF SANTA FE  
*Frank Romero FOR ELM*  
 COUNTY LAND USE ADMINISTRATOR  
 DATE 05-31-95  
 SANTA FE COUNTY DEVELOPMENT PERMIT NO. 95-554

**AMENDMENT APPROVAL**  
 COUNTY OF SANTA FE  
*ANNA C. MANNING*  
 COUNTY LAND USE ADMINISTRATOR  
 DATE 12-19-85  
 SANTA FE COUNTY DEVELOPMENT PERMIT NO. 85-1351

**AMENDMENT CERTIFICATE**  
 THIS PLAT WAS AMENDED ON OCTOBER 7, 1985 TO CHANGE THE 20' ROAD AND UTILITY EASEMENT FROM THE EAST PROPERTY LINE TO THE WEST PROPERTY LINE.  
*Robert L. Benavides*  
 ROBERT L. BENAVIDES, N.M.L.S. NO. 5824

- REFERENCED SURVEY'S**
- (1) RIVERA SURVEY, TAKEN FROM A SURVEY DONE BY GEORGE RIVERA, N.M.L.S. NO. 3149, ENTITLED "PLAT OF SURVEY FOR ANDREW ROY ROTUNNO, PORTION OF S.H.C. NO. 1179, TRACT 3, SECTION 31, T.17N., R.9E., SANTA FE COUNTY, N.M.", DATED MAY 6 & 7, 1962.
  - (2) RIVERA SURVEY, TAKEN FROM A SURVEY DONE BY GEORGE RIVERA, N.M.L.S. NO. 3149, ENTITLED "PLAT OF SURVEY FOR THOMAS and DETTY ROTUNNO, PORTION OF S.H.C. NO. 1179, TRACT 3, SECTION 31, T.17N., R.9E., SANTA FE COUNTY, N.M.", DATED MAY 6 & 7, 1962.

SCALE 1" = 200'



582-467  
 COUNTY OF SANTA FE  
 STATE OF NEW MEXICO  
 I hereby certify that this instrument was filed for record on the 19 day of May A.D. 1985 at 4:16 o'clock P.M. and was duly recorded in book 167 page 025 of the records of Santa Fe County. Witness my Hand and Seal of Office  
 ANGIE VIGIL PEREZ  
 County Clerk, Santa Fe County, N.M.  
*Virginia Montoya*

**ROTUNNO REPLAT**  
 REPLAT OF A PORTION OF S.H.C. NO. 1179, TRACT 3, SECTION 31, T.17N., R.9E., N.M.P.M., SANTA FE COUNTY, NEW MEXICO



SANTA FE 1985  
 COUNTY OF NEW MEXICO  
 1548 363  
 1553  
 153  
 160  
 NBC-23

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT IS AN ACCURATE DELINEATION OF COMPUTATIONS DONE BY ME BASED ON THE ABOVE REFERENCED SURVEY'S, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, DATED MARCH 1985.  
*Robert L. Benavides*