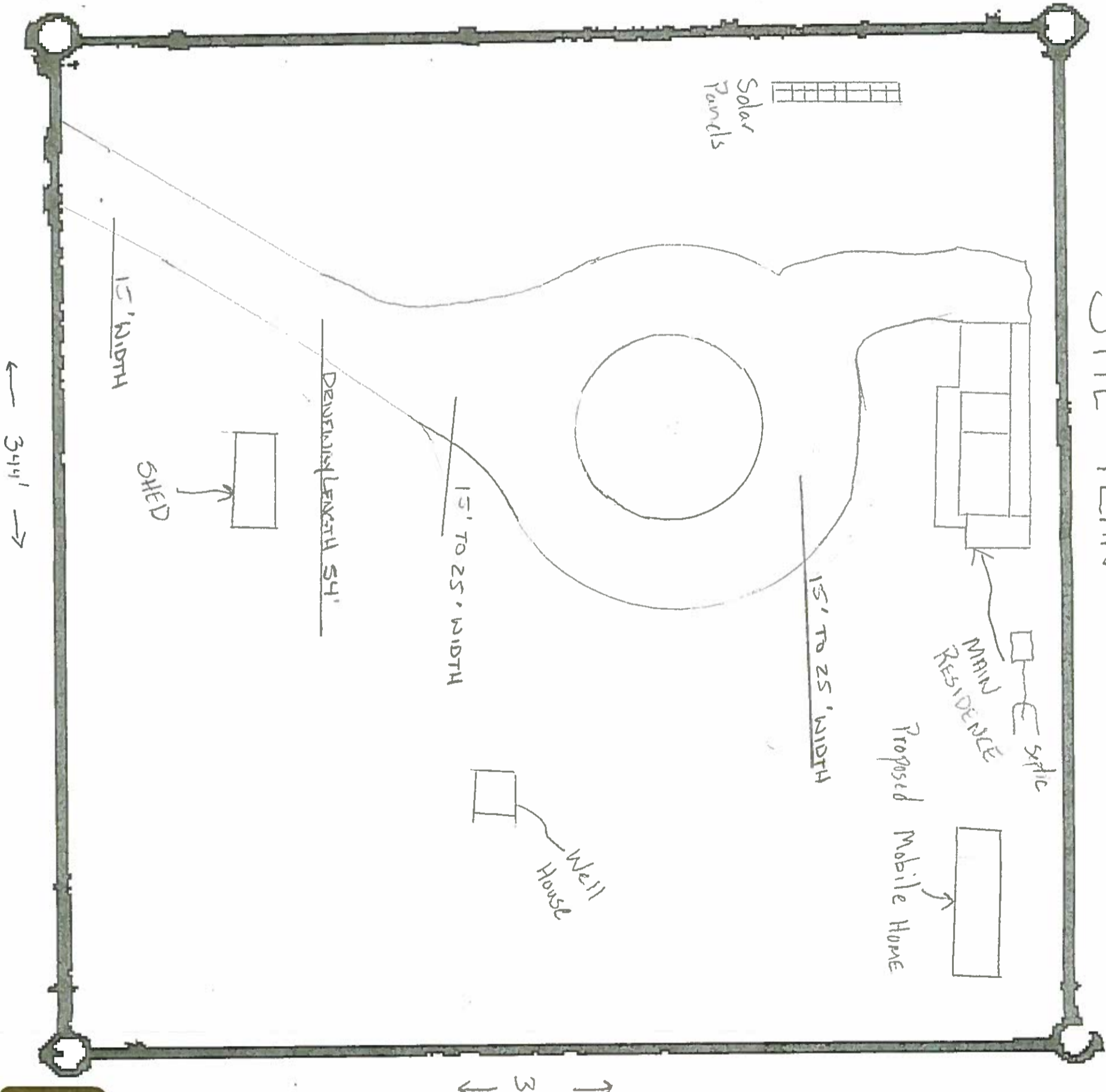
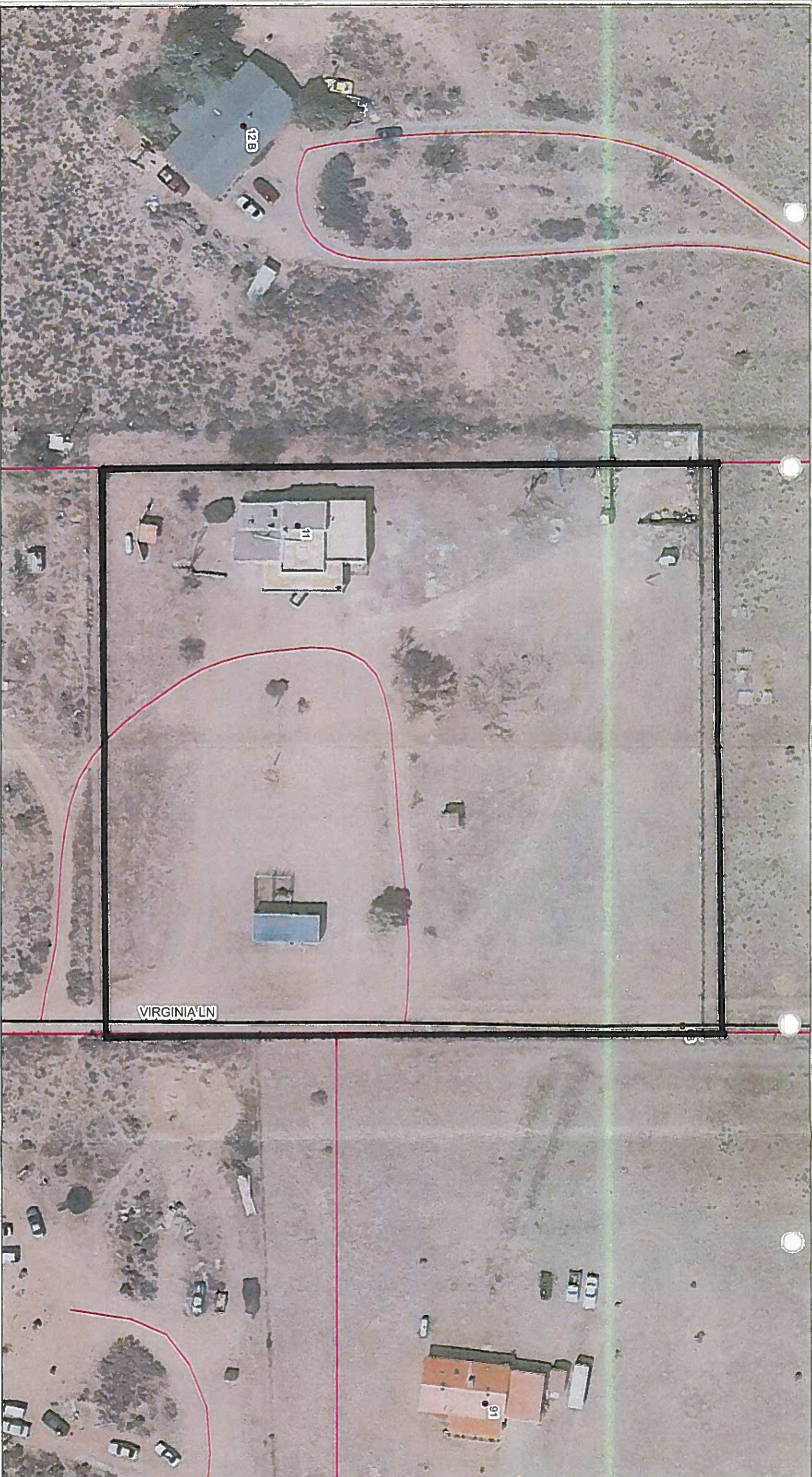


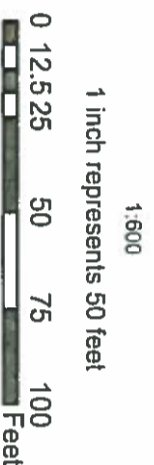
SITE PLAN





Legend

-  ROADS
-  DRIVEWAYS
-  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 this information. User are solely responsible for confirming data accuracy.



Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	04/15/2014		
Project Name	Jason Mohamed		
Project Location	11 Virginia Lane, Santa Fe, New Mexico 87508		
Description	Variance of density for a manufactured home	Case Manager	Mike Romero
Applicant Name	Jason Mohamed	County Case #	14-5080
Applicant Address	11 Virginia Lane Santa Fe, New Mexico 87508	Fire District	Turquoise Trail
Applicant Phone	505-699-0895		
Review Type:	Commercial <input type="checkbox"/>	Residential <input checked="" type="checkbox"/>	Sprinklers <input type="checkbox"/>
	Master Plan <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input checked="" type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input checked="" type="checkbox"/>	Hydrant Acceptance <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 existing driveway shall be 20' wide all the way around the circle and the entry lane for the gate per the meeting with the owner. The new driveway for the second residence shall be 14' wide, this new driveway provides a turnaround hammerhead leg from the existing driveway. There is a locked electric gate 16' wide and 7' away at the front entry is an unlocked metal gate 14' wide for emergency access. County standards for fire apparatus access roads within this type of proposed development. Driveway shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate is 16' and driveway width shall be 20' and an unobstructed vertical clearance of 13'6".

Virginia Lane is a private roadway that does not meet the Santa Fe County Standards.

- **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.*

- **Slope/Road Grade**

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

There are no slopes the exceed 11%.

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

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

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

Fire Protection Systems

- **Automatic Fire Protection/Suppression**

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

- **Fire Alarm/Notification Systems**

Automatic Fire Protection Alarm systems are highly recommended per 1997 Uniform Fire and Building Codes as adopted by the State of New Mexico and/or the County of Santa Fe. Required Fire

Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code for given type of structure and/or occupancy use. Said requirements will be applied as necessary as more project information becomes available to this office during the following approval process.

- **Fire Extinguishers**

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

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

- **Life Safety**

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

General Requirements/Comments

Inspections/Acceptance Tests

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

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

Permits

As required

Final Status

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

Renee Nix, Inspector
Renee Nix
Code Enforcement Official

4-15-14
Date

Through: Chief David Sperling

File: DEV/JasonMohamed/041514/TT

Cy: Buster Patty, Fire Marshal (HP)
Caleb Mente, Land Use
Applicant
District Chief Turquoise Trail
File

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: May 7, 2014

TO: County Development Review Committee

FROM: Miguel "Mike" Romero, Senior Development Review Specialist *(MR)*

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 # V14-5050 Lloyd & Magdalena Vigil Variance

ISSUE:

Lloyd and Magdalena Vigil, Applicants, request a variance of Article III, Section 10 (Lot Size Requirements) of The Land Development Code to allow a 1.25 acre parcel to be divided into two (2) lots; one lot consisting of 0.614 acres and one lot consisting of 0.637 acres. This request also includes a variance of Article V, Section 8.1.3 (Legal Access) and Article 8.2.1c (Local Roads) of the Land Development Code. The road that services the property (Calle Rio Chiquito) does not meet the specifications of local lane, place or cul-de-sac roads and does not have adequate drainage control necessary to insure adequate access for emergency vehicles.

The property is located at #15 and #16 Calle Rio Chiquito, within Section 5, Township 20 North, Range 10 East (Commission District 1).

VICINITY MAP:



NBS-1

SUMMARY:

The subject lot was created through a Small Holding Claim on November 28, 1925, and is recognized as a legal lot of record consisting of 1.25 acres, which is identified as 5030 Tract 3 Ysidoro Trujillo (Refer to Exhibit 7). The property is currently vacant.

The Applicants request a variance of Article III, § 10 (Lot Size Requirements) of The Land Development Code to allow a 1.25 acre parcel to be divided into two (2) lots; one lot consisting of 0.614 acres (Tract A) and one lot consisting of 0.637 acres (Tract B). The Applicants claim that the previous property owner's mother deeded portions of the subject property to her two sons. Each son was deeded a portion of a 1.25 acre parcel in 2003, one son sold (0.614 acres) to the Applicants in 2012.

On December 20, 2013, the Applicants were attempting to submit an Application for a Lot Line adjustment on the subject property. During that time staff determined that the property was divided in 2003 through warranty deed, which is not the correct process for creating lots. Staff recognizes this property as a single legal lot of record consisting of 1.25 acres. At that time, the Applicants stated when they purchased the property in 2012, they were under the impression that they had purchased a legal lot consisting of 0.614 acres.

The Applicants also request a variance of Article V, Section 8.1.3 (Legal Access) and Article 8.2.1c (Local Roads) of the Land Development Code.

The property is accessed from Calle Rio Chiquito, the portion of Calle Rio Chiquito that services the property is approximately 816 ft. in length and ranges from 9-14 feet in width and is a dirt driving surface. Calle Rio Chiquito does not meet the specifications of Local Lane, Place or Cul-de-sac roads, which require two ten foot driving lanes and six inches of base course. Calle Rio Chiquito does not have adequate drainage control necessary to insure appropriate access for emergency vehicles.

The Applicants state that they are not in a position to upgrade 816 ft. of Calle Rio Chiquito to County standards due to the financial obligation it would take and also due to an acequia that is buried on the south side of the road. **Calle Rio Chiquito currently serves approximately 25 lots and 12 dwelling units with no Right-of-Way (ingress/egress) through the multiple properties that it serves.**

Article V, § 8.2.1c (Local Roads) states: "A local lane, place or cul-de-sac road serves 0 to 30 dwelling units or lots and carries an average daily traffic volume of 0 to 300 vehicles with two (2), ten (10) foot driving lanes with a minimum right-of-way of fifty (50) feet. Local lanes, places and cul-de-sac roads shall be constructed with the same sub-grade and base course specifications as the sub-collector road."

Article V, § 8.1.3 states: "Legal access shall be provided to each lot and each lot must directly access a road constructed to meet the requirements of Section 8.2 of the Code. Parcels to be accessed via a driveway easement shall have a twenty (20) foot all weather driving surface, grade of not more than 11%, and drainage control as necessary to insure adequate access for emergency vehicles."

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

This Application was submitted on February 4, 2014.

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

APPROVAL SOUGHT: Approval of a variance of Article III, §10 (Lot Size Requirements), a variance of Article V, § 8.1.3 (Legal Access) and Article V, § 8.2.1c (Local Roads) of the Land Development Code.

GROWTH MANAGEMENT AREA: El Norte, SDA 2

HYDROLOGIC ZONE: Traditional Community of Rio Chiquito, minimum lot size per Code is 0.75 acres per dwelling unit.

ACCESS: Calle Rio Chiquito, which does not meet the specifications of Local Lane, Place or Cul-de-sac roads, which requires two ten foot driving lanes and six inches of base course. Calle Rio Chiquito does not have adequate drainage control necessary to insure appropriate access for emergency vehicles, which does not comply with minimum code criteria.

FIRE PROTECTION: Chimayo Fire District.

WATER SUPPLY: Rio Chiquito Water Assoc, MDWCA.

LIQUID WASTE:

Due to the size of the proposed lots, NMED has stated they would not approve a conventional septic system and would require the installation of an Advanced or Alternative Treatment System, which can be costly.

VARIANCES:

Yes

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
County Fire	Conditional Approval

STAFF RECOMMENDATION:

Denial of a variance of Article III, §10 (Lot Size Requirements), a variance of Article V, § 8.1.3 (Legal Access) and Article V, § 8.2.1c (Local Roads) of the Land Development Code.

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

1. Water use shall be restricted to .50 acre foot per year per lot. A water meter shall be installed for each lot. Annual water meter readings shall be submitted to the Land Use Administrator by January 1st of each year. Water restrictions shall be recorded in the County Clerk's Office (As per Article III, § 10.2.2 and Ordinance 2002-13).
2. A Plat of survey meeting all County Code requirements shall be submitted to the Building and Development Services Division for review and approval (As per Article III § 2.4.2).
3. The Applicant shall comply with all Fire Prevention Division requirements at time of Plat review (As per 1997 Fire Code and 1997 Life Safety Code).

EXHIBITS:

1. Letter of request
2. Article III, §10 (Lot Size Requirements)
3. Article II, § 3 (Variances)
4. Article V, § 8.1.3 (Legal Access)
5. Article V, § 8. 2.1c (local Roads)
6. Site Photographs
7. Site Plan/Plat
8. Aerial of Site and Surrounding Area
9. Fire Prevention review letter

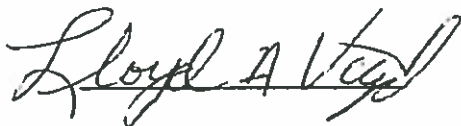
February 6, 2014

Miguel "Mike" Romero
Sr. Development Review Specialist
P.O. Box 276 - 102 Grant Ave.
Santa Fe, New Mexico 87504-0276

Dear Mr. Romero,

We are writing to let you know that we live in Rio Chiquito and have purchased property located at 15 CALLE RIO CHIQUITO. (.655AC) from Mr. & Mrs Richard Trujillo who also happen to live in the same community. This property at one time belonged to Richard's mother Isabel Trujillo this was all one property at one time and then later divided by (3) and deeded properties to her (3) sons. Two of her sons have sold there properties given to them by their mother Isabel. We purchased the property 15 Calle Rio Chiquito the middle adjacent next to ours which is located 17 Calle Rio Chiquito. We are in the process of trying to succeed in making this vacant land that we purchased in Good Faith into a legal lot of record for our future generation so they may develop the land. We are requesting a Density of Variance to be allowed to recognize as a legal lot. We would also like to apply for a Variance road access with less than 20' roadway for the two lots as stated above. We hired Tom Aragon, from Aragon Surveys Inc., to survey this property. We have attached letters from neighbors that have written letters on our behalf stating they are all in Agreement on making this property into a legal lot. We seemed to have inherited this problem and are now wanting to make it correct by making it a legal lot because Ms. Trujillo at that time when she deeded property to her sons was not aware she was suppose to do this thru Santa Fe County. Her beliefs were that she owned this property and she could do what she wished with it. She was not aware that Santa Fe County had requirements in dividing her property to her sons. Therefore since we purchased it from one of her sons Richard Trujillo we would like your consideration in correcting it and making it a legal lot of record. Thank you very much for your consideration.

Sincerely,



Lloyd A. Vigil

&



Magdalena M. Vigil

(505) 351-1933 Home (505) 670-6892 Cell e-mail: magvgil@yahoo.com



NBB-6

February 6, 2014

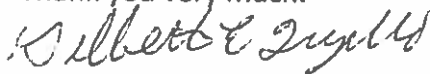
Miguel "Mike" Romero
Sr. Development Review Specialist
P.O. Box 276 - 102 Grant Ave.
Santa Fe, New Mexico 87504-0276

Dear Mr. Romero,

I am writing to let you know that I am one of the owners of the properties located on the South side of 15 CALLE RIO CHIQUITO. My mother Isabel Trujillo deeded me this property back in 2003. My mother owned this entire strip 1.60 AC and deeded property on south side to myself middle property to my brother Richard Trujillo and north side across river to my brother Ruben Trujillo. My brothers Richard and Ruben sold there properties. I own property deeded to me by my mother on the South side.

I just recently learned that I must apply for a Density of Variance for each lot to be recognized as a legal lot. My mother or brothers were not aware we had to go thru Santa Fe County to do this. So therefore please help us on this matter in correcting and recognizing them as legal lots.

Thank you very much.



Gilbert Trujillo

(505) 351-4263

NRB-7

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

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

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

SECTION 10 - LOT SIZE REQUIREMENTS

10.1 Relationship of Lot Sizes to Water Policies

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



NBB-8
III - 88

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

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

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

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

BASIN FRINGE ZONE: Same as Basin Zone.

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

MOUNTAIN ZONE: Same as Homestead Zone.

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

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

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

10.2 Calculation of Minimum Lot Size

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

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

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

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

Where:

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

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

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

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

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

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

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

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

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

10.2.2 Calculation of Use

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

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

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

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

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

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

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

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

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

10.2.4 Special Standards for Calculation of Water Availability for Metropolitan Areas

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

a. Standard Values of Water Availability

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

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

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

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

b. Adjustments for Water Conservation

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

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

10.3 Exceptions to Minimum Lot Size Requirements

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

10.3.1 Metropolitan Area - Community Water Systems

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

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

10.3.2 Agricultural Areas

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

10.3.3 Traditional Communities

The minimum lot size in traditional communities as shown on Code Maps 40-57, shall be .75 acres, except as follows:

14,000 sq. ft. - Where community water service and community sewer service systems are utilized, or a Local Land Use and Utility Plan is adopted.

10.3.4 Urban Areas

The minimum lot size in Urban Areas shall be 2.5 acres, except as follows:

1 acre - Where community water or community liquid waste disposal systems are utilized.

.50 acre - Where community water and community sewer systems are utilized.

10.4 Density Transfer

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

SECTION 11 - IMPORTING OF WATER

11.1 Location Requirements

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

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 - VARIANCES3.1 Proposed Development

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

3.2 Variation or Modification

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

3.3 Granting Variances and Modifications

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

3.4 Height Variance in Airport Zones

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

EXHIBIT

3

II - 9 NBB-14

8.1.2 The Santa Fe County Master Plan For Roads

- a. Pursuant to 3-19-9 N.M.S.A., 1978, the Santa Fe County Master Plan for Roads establishes the general location of existing and proposed highway and arterial roads for the purpose of assuring a coordinated system of roads in Santa Fe County.
- b. The Santa Fe County Master Plan for Roads may be amended by resolution from time to time to accommodate changing or changed conditions.

8.1.3 Legal access shall be provided to each lot and each lot must directly access a road constructed to meet the requirements of Section 8.2 of this Article. Parcels to be accessed via a driveway easement shall have a twenty (20) foot all weather driving surface, grade of not more than 11%, and drainage control as necessary to insure adequate access for emergency vehicles.

8.1.4 Dead end roads may not serve more than thirty (30) dwelling units, except that the Code Administrator with the concurrence of the Fire Marshal may approve the development of more than thirty (30) lots on a dead end road. The Code Administrator may require a second access for any development with fewer than thirty (30) dwelling units where issues of public health, safety and welfare exists.

8.1.5 Coordination of Roads With Surrounding Property

- a. The arrangement of roads in a development shall provide for the continuation or appropriate projection of existing or proposed highway or arterial roads in surrounding areas according to the Santa Fe County Master Plan for Roads, and shall provide reasonable means of ingress and egress to surrounding property.
- b. Where land is subdivided into large tracts or where there is a potential for further subdivision or development of subsequent phases exists, the proposed development shall be designed to provide for a coordinated road system for the entire tract.
- c. Where it is in the public interest to establish a right-of-way or access to property which adjoins a proposed development, the right-of-way shall be extended to the boundary of the property which is the subject of a development application. The right-of-way shall either be dedicated to the County or granted to the Owner's Association, subject to a conditional dedication governed by Article V, Section 8.1.9. Such right-of-way shall be designated on the master or phase development plan and on the plat as a public access.

8.1.6 Access to highways and arterials; buffering requirements

- a. Where a proposed subdivision contains lots abutting or adjacent to an arterial or highway, it shall be planned so as to avoid having lots having frontage on said thoroughfares.
- b. The subdivision shall be laid out to have a minimum number of intersections with arterials or highways, and where appropriate, shall provide at least two separate points of ingress and egress to assure adequate access, and shall be designed for all weather conditions. Driveways from lots shall access local roads and may access collector roads on a limited basis as approved by the County Development Review Committee.
- c. Where the subdivision is traversed by or is adjacent to a state or federal highway, and in addition to these regulations, the subdivision must satisfy the New Mexico State Highway Department Regulations Covering Design and Construction of Driveways on Non-Controlled Access Highways in New Mexico, a copy of which is on file in the office of the Code Administrator for public inspection.
- d. Where a subdivision borders on or contains a railroad right-of-way or a limited access highway right-of-way, a parallel road or frontage road may be required at a distance suitable for the appropriate use of the intervening land. Such distances shall also be



which schedule is on file at the Office of the Public Works Director and the Land Use Office.

- 8.1.12 Construction of roads or other required improvements may be phased according to a schedule that is part of an approved master or development plan.
- 8.1.13 Local roads shall be laid out so that their use by through traffic will be discouraged.

8.2 Road Design

Construction and design standards shall be according to sound engineering practice as follows:

8.2.1 Classification of Highways, Streets and Roads

8.2.1a Arterial Roads and Highways

A major arterial road or highway has from two to six driving lanes, may be divided with a median, and has sufficient additional right-of-way to provide for turning lanes and additional width at major intersections. Major arterials have an average daily traffic of more than 5000 vehicles and a minimum right-of-way of one hundred feet (100'). A minor arterial road has an average daily traffic of 2000 to 5000 vehicles, serves 200 to 1000 dwelling units or lots, and has a minimum right-of-way of sixty six (66) feet. Asphalt paving is required for major arterials at a minimum depth of five (5) inches and for minor arterials to a minimum depth of four (4) inches. Separated driving lanes or park-ways are encouraged. See Appendices A, B.1, B.2 and B.3 for further detail.

8.2.1b Collector Roads

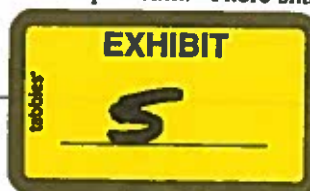
A collector road has two (2) twelve (12) foot driving lanes. It serves 61 to 199 dwelling units or lots and has an average daily traffic volume of 601 to 1999 vehicles and a minimum right-of-way of fifty (50) feet; paving shall achieve a minimum depth of three (3) inches. See Appendices A, B.1, B.2 and B.3.

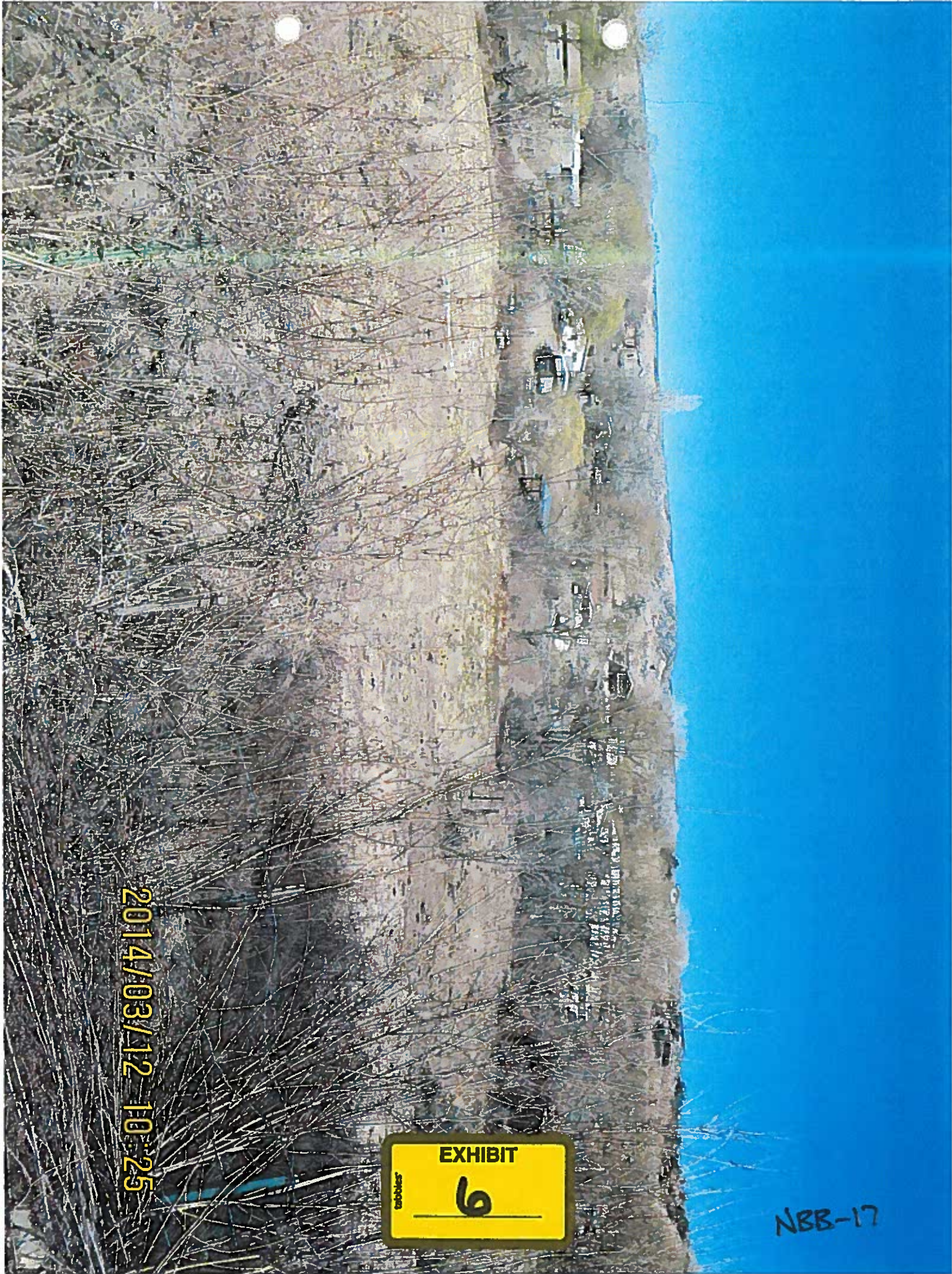
8.2.1c Local Roads

A local subcollector road has two (2) twelve (12) foot driving lanes, serves 31 to 60 dwelling units or lots, and carries an average daily traffic volume of 301 to 600 vehicles with a minimum right-of-way of fifty (50) feet. A local subcollector road has a six (6) inch minimum surface thickness of crushed gravel base course material, provided it can be shown that such minimum thickness is adequate based on subgrade soil conditions; a plasticity index of eight (8) to twelve percent (12%) shall be provided. A local lane, place or cul-de-sac road serves 0 to 30 dwelling units or lots and carries an average daily traffic volume of 0 to 300 vehicles with two (2), ten (10) foot driving lanes with a minimum right-of-way of fifty (50) feet. Local lanes, places and cul-de-sac roads shall be constructed with the same sub-grade and base course specifications as the subcollector road. See also Appendices A, B.1, B.2 and B-3 and Section 8.3 of this Article.

8.2.1d Cul-de-sacs

Cul-de-sacs (dead end roads) shall not be longer than five hundred (500) feet. At the closed end there shall be a turn around having a minimum driving surface radius of at least forty-two (42) feet for roads under 250 feet long and of at least fifty (50) feet for roads 250 feet and longer. A suitable alternative, such as a hammerhead turn around, may be acceptable if approved by the Code Administrator and the Fire Marshal. All turn around areas shall be designed to protect existing vegetation and steep terrain. There shall be a minimum right-of-

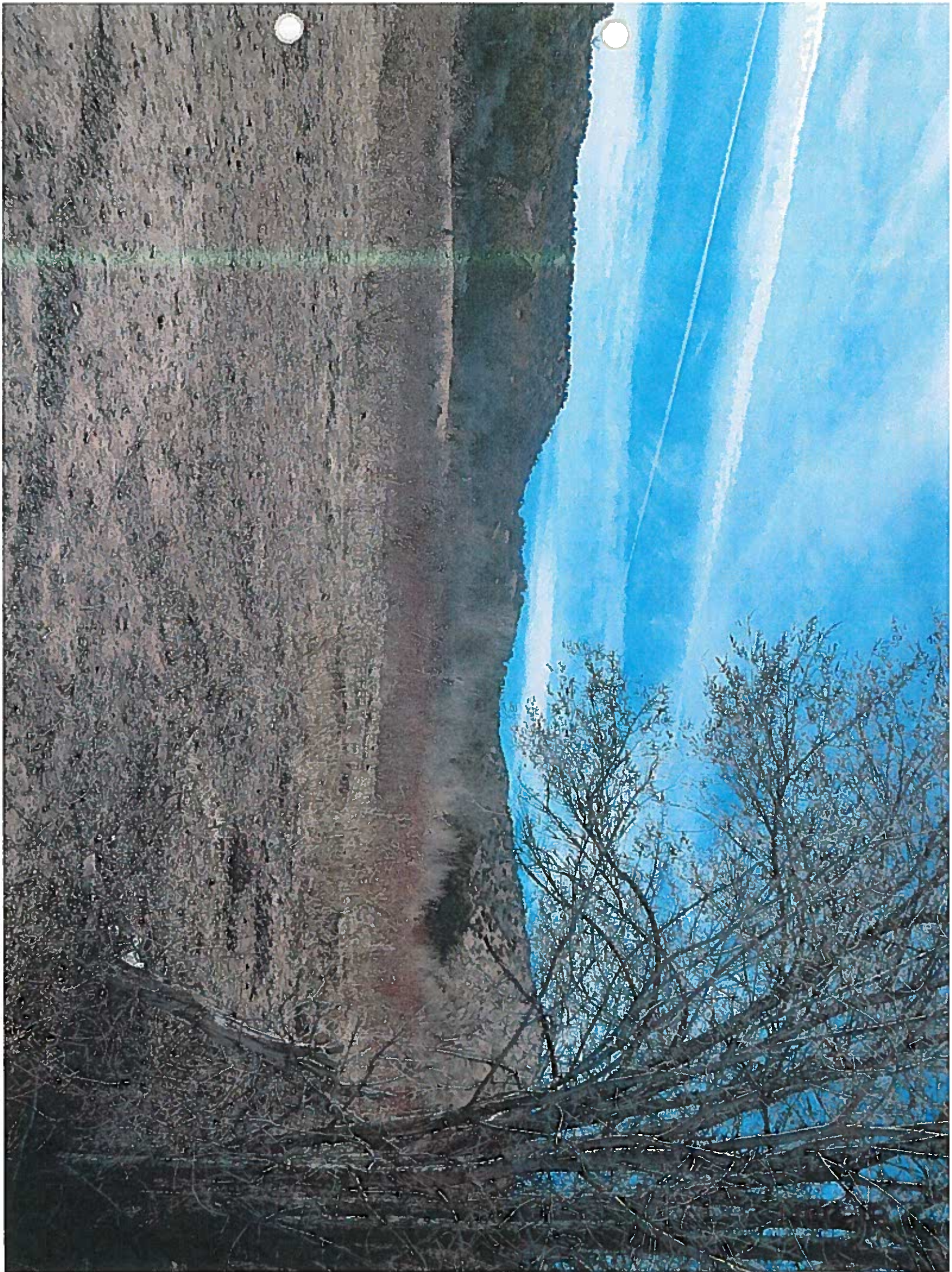


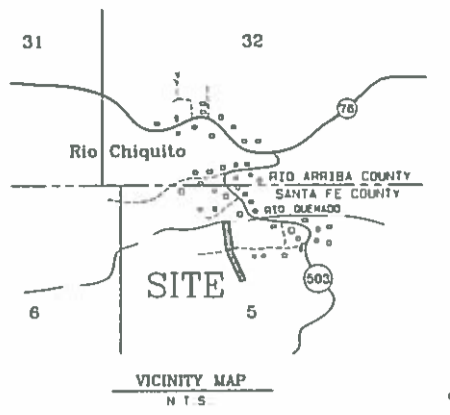


2014/03/12 10:25

EXHIBIT
6

NBB-17





**FIVE YEAR EXEMPT LAND DIVISION
REQUESTED BY LLOYD & MAGDALENA VIGIL
AND GILBERT & SALLY TRUJILLO**

WITHIN A PORTION OF S.H.C. 5030, TRACT 3, WITHIN SECTION 5,
TOWNSHIP 20 NORTH, RANGE 10 EAST, N.M.P.M., WITHIN THE
TRADITIONAL COMMUNITY LIMITS OF RIO CHIQUITO, SANTA FE COUNTY, N.M.

PURPOSE STATEMENT: THIS PLAT IS MADE TO CREATE TWO RESIDENTIAL PARCELS,
CONTAINING A TOTAL AREA OF 1.251 ACRES, MORE OR LESS.

OWNER'S CONSENT

THE UNDERSIGNED ATTEST THEY ARE THE OWNER OF THEIR RESPECTIVE PARCELS PLATTED HEREON AND HEREBY CONSENT TO THIS PLATTING AS A FIVE YEAR LAND DIVISION AND INTENDED TO DEFINE THEIR PARCELS AS STATED IN NOTE NO. 1, 2 AND 3. THE OWNERS OF PARCEL A HEREBY GRANT A 20' WIDE INGRESS, EGRESS AND UTILITY EASEMENT (CALLED RIO CHIQUITO) WITHIN THEIR PARCEL AS DESCRIBED HEREON. THIS PLATTING IS MADE WITH EACH PARTIES FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO.

LLOYD VIGIL
HUSBAND AND WIFE, OWNERS OF PARCEL A

MAGDALENA VIGIL

GILBERT TRUJILLO
HUSBAND AND WIFE, OWNERS OF PARCEL B

SALLY TRUJILLO

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF ____ 2014, BY LLOYD VIGIL AND MAGDALENA VIGIL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

GRANT OF EASEMENT

THE UNDERSIGNED HEREBY GRANT THE TRIANGULAR INGRESS, EGRESS AND UTILITY EASEMENT WITHIN TRACT 3 FOR THE BENEFIT OF THE OWNERS OF PARCEL A, THEIR HEIRS, SUCCESSORS AND ASSIGNS. THIS GRANT OF EASEMENT IS MADE WITH HIS FREE CONSENT AND IS IN ACCORDANCE WITH HIS DESIRES AND WISHES.

CHRIS LOPEZ
DORIS LOPEZ

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF ____ 2013, BY CHRIS & DORIS LOPEZ

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES

- BEARINGS ARE BASED ON GEODETIC NORTH, FROM FIELD OBSERVATIONS BY MEANS OF R.T.K. GLOBAL POSITIONING SYSTEM (GPS). DISTANCES ARE GROUND.
- PARCEL A - REFER TO WARRANTY DEED FROM RICHARD TRUJILLO, JOSEFITA TRUJILLO, RICHARD TRUJILLO JR., ANNETTE TRUJILLO AND ANTHONY TRUJILLO TO LLOYD A. VIGIL AND MAGDALENA W. VIGIL, AS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON AUG. 31, 2012, HAVING INSTRUMENT NO. 1680067. SEE CORRECTED WARRANTY DEED FROM ISABEL TRUJILLO TO RICHARD JOSEFITA TRUJILLO, RICHARD TRUJILLO, ANNETTE TRUJILLO AND ANTHONY TRUJILLO, FILED ON AUG. 28, 2012, HAVING INSTRUMENT NO. 1679683. SEE WARRANTY DEED FROM ISABEL TRUJILLO TO RICHARD JOSEFITA TRUJILLO, RICHARD TRUJILLO, ANNETTE TRUJILLO AND ANTHONY TRUJILLO, FILED ON FEB. 28, 2003, IN DEED BOOK 2353 PAGE 746.
- PARCEL B - REFER TO WARRANTY DEED FROM ISABEL TRUJILLO TO GILBERT TRUJILLO AND SALLY TRUJILLO, AS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON FEB. 28, 2003, IN DEED BOOK 2353 PAGE 749-750.
- REFER TO U.S.G.L.O. "PLAT SHOWING SMALL HOLDING CLAIMS IN SEC. 32, T.21N, R.10E, OF THE NEW MEXICO PRINCIPAL BASE AND MERIDIAN IN NEW MEXICO", HAVING SHEET NO. 3, APPROVED BY THE U.S. SURVEYOR GENERAL ON AUG. 6, 1924. DATA SHOWN IN SINGLE () PARENTHESES IS TAKEN FROM SAID PLAT.
- THIS SURVEY MAY NOT REFLECT THAT WHICH MAY BE REVEALED BY A COMPLETE TITLE SEARCH. THIS TRACT MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS OF RECORD NOT NOTED HEREON.
- IMPROVEMENTS SHOWN ARE CURRENT AS OF DATE OF FIELD SURVEY, DEC. 4, 2013.
- NO UNDERGROUND UTILITIES WERE LOCATED BY THIS SURVEY.
- THESE PARCELS ARE CURRENTLY LISTED WITH THE SANTA FE COUNTY ASSESSOR'S OFFICE AS U.P.C. 1-056-120-190-537 AND 1-056-120-170-470.

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

SANTA FE COUNTY LAND USE ADMINISTRATOR	DATE
14-	
DEVELOPMENT PERMIT NUMBER	COUNTY TREASURER
	DATE
COUNTY FIRE MARSHAL	RURAL ADDRESSING
DATE	DATE
	CD. FLOOD ADMINISTRATOR
	DATE

THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF SANTA FE COUNTY.

MAINTENANCE OF PRIVATE ACCESS EASEMENTS, UTILITY EASEMENTS AND/OR PRIVATE ROADWAYS IS NOT THE RESPONSIBILITY OF SANTA FE COUNTY, UNLESS DEDICATED AND ACCEPTED FOR MAINTENANCE BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT AND THE BOARD OF COUNTY COMMISSIONERS.

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS. ALL STANDARD COUNTY PERMITS AND FEES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY OF ANY KIND. DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION, TERRAIN MANAGEMENT AND DRAINAGE ARE COMPLETED AND APPROVED.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 50049C-0050C, DATED DEC. 4, 2012, A PORTION OF THESE PARCELS LIE WITHIN FLOOD "ZONE A", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD HAZARD AREAS DETERMINED THE 1% ANNUAL CHANCE FLOODPLAIN. THIS DESIGNATION DOES NOT GUARANTEE THESE PARCELS LIE WITHIN AREAS DETERMINED TO BE OUTSIDE FLOODPLAIN. THESE PARCELS WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.

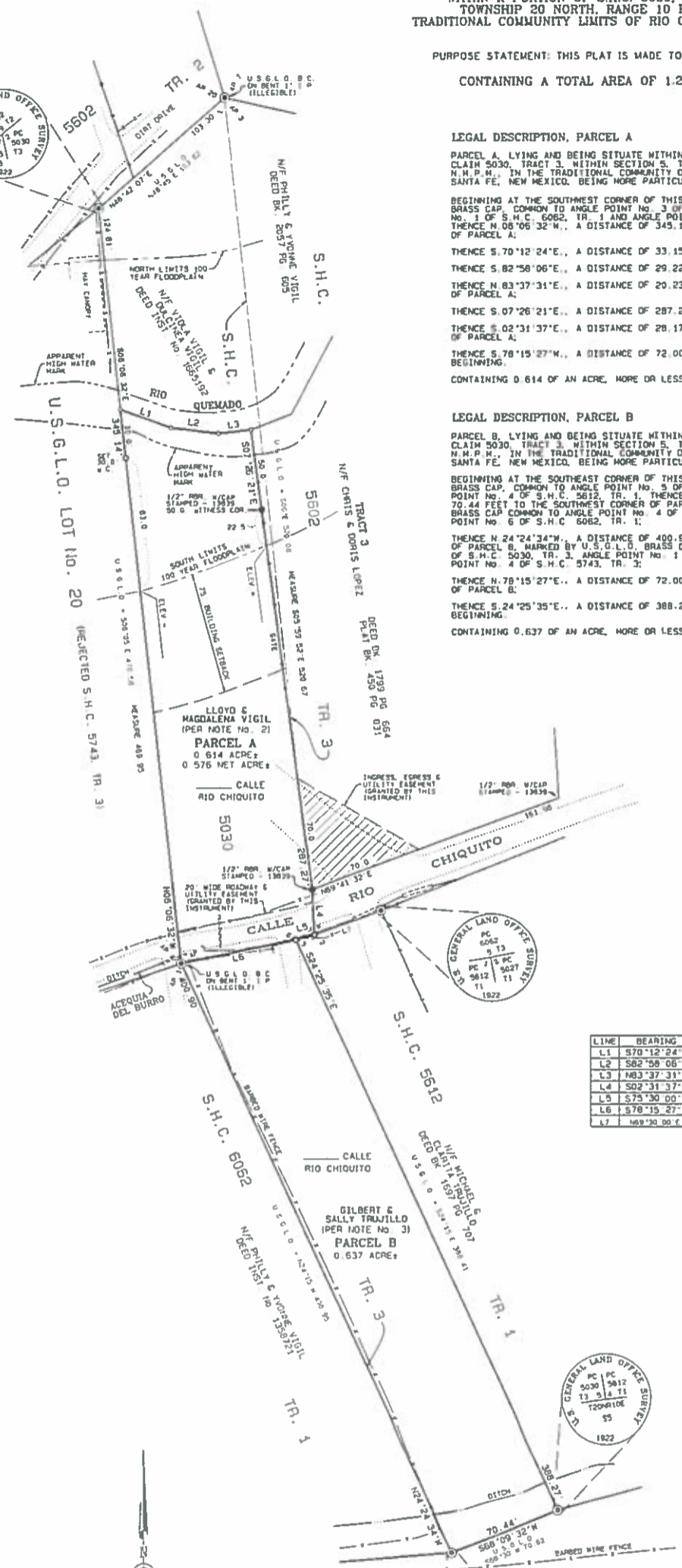
AS DEPICTED HEREON, THE BUILDABLE AREA INDICATED HAS A MINIMUM 15% SLOPE.

LOTS AND/OR LOTS SHOWN HEREON LIE OUTSIDE THE URBAN DEVELOPMENT ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT.

WITHIN THESE TRACTS, PARCELS AND/OR LOTS SHOWN BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK AS INSTRUMENT NO. 1680067 AND 1679683 ARE RESTRICTED TO 1.0 ACRE FEET PER LOT.

SPECIAL BUILDING PERMIT CONDITIONS

- IF AN AUTOMATIC FIRE SUPPRESSION SYSTEM IS REQUIRED FOR ANY OF THESE TRACTS, PARCELS AND/OR LOTS SHOWN BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK AS INSTRUMENT NO. 1680067 AND 1679683 ARE RESTRICTED TO 1.0 ACRE FEET PER LOT.
- IF THESE TRACTS PLATTED HEREON ARE SUBJECT TO ARTICLE VII, SECTION 2008-10 AS WELL AS PERTINENT COUNTY CODE AND ORDINANCES, THESE PARCELS ARE SUBJECT TO ARTICLE VII, SECTION 2008-10 AS WELL AS PERTINENT COUNTY CODE AND ORDINANCES.
- THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
- NEW DRIVEWAY/ROADWAY ACCESS FROM CALLE RIO CHIQUITO IS SUBJECT TO APPROVAL BY THE COUNTY PUBLIC WORKS DIRECTOR.
- DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROAD AND EMERGENCY TURN-AROUND ARE COMPLETED AND APPROVED BY STAFF.
- LAND HEREON LIES WITHIN THE LIMITS OF THE FEMA DESIGNATED 100 YEAR (1%) SPECIAL FLOOD HAZARD AREA. A FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY OF ANY KIND.



LEGAL DESCRIPTION, PARCEL A

PARCEL A, LYING AND BEING SITUATE WITHIN A PORTION OF SMALL HOLDING CLAIM 5030, TRACT 3, WITHIN SECTION 5, TOWNSHIP 20 NORTH, RANGE 10 EAST, N.M.P.M., IN THE TRADITIONAL COMMUNITY OF RIO CHIQUITO, COUNTY OF SANTA FE, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THIS PARCEL MARKED BY A U.S.G.L.O. BRASS CAP, COMMON TO ANGLE POINT NO. 3 OF S.H.C. 5030, TR. 3, ANGLE POINT NO. 1 OF S.H.C. 6062, TR. 1 AND ANGLE POINT NO. 4 OF S.H.C. 5743, TR. 3, THENCE N. 05°06'32"E., A DISTANCE OF 345.14 FEET TO THE NORTHWEST CORNER OF PARCEL A;

THENCE S. 70°12'24"E., A DISTANCE OF 33.15 FEET TO AN ANGLE POINT;

THENCE S. 82°58'06"E., A DISTANCE OF 29.22 FEET TO AN ANGLE POINT;

THENCE N. 03°37'31"E., A DISTANCE OF 20.23 FEET TO THE NORTHEAST CORNER OF PARCEL A;

THENCE S. 07°26'21"E., A DISTANCE OF 287.27 FEET TO AN ANGLE POINT;

THENCE S. 02°31'37"E., A DISTANCE OF 28.17 FEET TO THE SOUTHEAST CORNER OF PARCEL A;

THENCE S. 78°15'27"E., A DISTANCE OF 72.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 0.614 OF AN ACRE, MORE OR LESS.

LEGAL DESCRIPTION, PARCEL B

PARCEL B, LYING AND BEING SITUATE WITHIN A PORTION OF SMALL HOLDING CLAIM 5030, TRACT 3, WITHIN SECTION 5, TOWNSHIP 20 NORTH, RANGE 10 EAST, N.M.P.M., IN THE TRADITIONAL COMMUNITY OF RIO CHIQUITO, COUNTY OF SANTA FE, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THIS PARCEL MARKED BY A U.S.G.L.O. BRASS CAP, COMMON TO ANGLE POINT NO. 5 OF S.H.C. 5030, TR. 3, ANGLE POINT NO. 4 OF S.H.C. 5812, TR. 1, THENCE S. 88°09'32"E., A DISTANCE OF 70.44 FEET TO THE SOUTHWEST CORNER OF PARCEL B MARKED BY A U.S.G.L.O. BRASS CAP, COMMON TO ANGLE POINT NO. 4 OF S.H.C. 5030, TR. 3 AND ANGLE POINT NO. 6 OF S.H.C. 6062, TR. 1;

THENCE N. 24°24'34"E., A DISTANCE OF 400.90 FEET TO THE NORTHWEST CORNER OF PARCEL B, MARKED BY U.S.G.L.O. BRASS CAP, COMMON TO ANGLE POINT NO. 3 OF S.H.C. 5030, TR. 3, ANGLE POINT NO. 1 OF S.H.C. 6062, TR. 1 AND ANGLE POINT NO. 4 OF S.H.C. 5743, TR. 3;

THENCE N. 78°15'27"E., A DISTANCE OF 72.00 FEET TO THE NORTHWEST CORNER OF PARCEL B;

THENCE S. 24°25'35"E., A DISTANCE OF 388.27 TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 0.637 OF AN ACRE, MORE OR LESS.

LINE	BEARING	DISTANCE	U.S.G.L.O. RECORD DATA
L1	S70°12'24"E	33.15'	
L2	S82°58'06"E	29.22'	
L3	N03°37'31"E	20.23'	
L4	S07°26'21"E	287.27'	
L5	S02°31'37"E	28.17'	5743 TR 3 11 88
L6	S78°15'27"E	72.00'	
L7	N69°25'00"E	43.89'	1489 TR 3 41 89

- LEGEND**
- DENOTES FOUND POINT (AS NOTED)
 - ⊙ DENOTES U.S.G.L.O. BRASS CAP OR 1" I.P.
 - DENOTES POINT SET (1/2" PBR, W/CAP STAMPED ARAGON P.S. 12637) UNLESS OTHERWISE NOTED
 - DENOTES CALCULATED POINT
 - DENOTES FENCE (AS NOTED)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY DIRECTION FROM A SURVEY PERFORMED IN THE FIELD FOR THE PURPOSE OF A TWO (2) LOT LAND DIVISION BY MEANS OF A FIVE YEAR EXEMPTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO. DATE OF FIELD SURVEY, DEC. 4, 2013.

THOMAS M. ARAGON, REG. PROF. SURVEYOR NEW MEXICO No. 12637

COUNTY OF SANTA FE
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the ____ day of ____ A.D. 20 ____ at ____ o'clock ____ P.M. and was duly recorded in book ____ page ____ of the records of SANTA FE COUNTY.

Witness by Hand and Seal of Office
Cecilia Salazar
County Clerk, Santa Fe County, N.M.

INDEXING INFORMATION FOR COUNTY CLERK

NAME ON CURRENT DEED	SECTION	TOWNSHIP	RANGE	SUBDIVISION
LLOYD & MAGDALENA VIGIL	5	20 NORTH	10 EAST	N/A

ARAGON SURVEYS, INC.

905 N SECURITY ROAD, ESPANOLA, NM 87532
PHONE (505) 747-8771

DRAWN BY: T. ARAGON SCALE: 1" = 40' CHECKED BY: T.M.A.
NAME: VIGIL/TRUJILLO - 5 YEAR EXEMPT - RIO CHIQUITO, N.M. PROJECT No. 13127-017



NBS-19

Small Holding Claims shown on Sheet No. T.21N. R.10E.

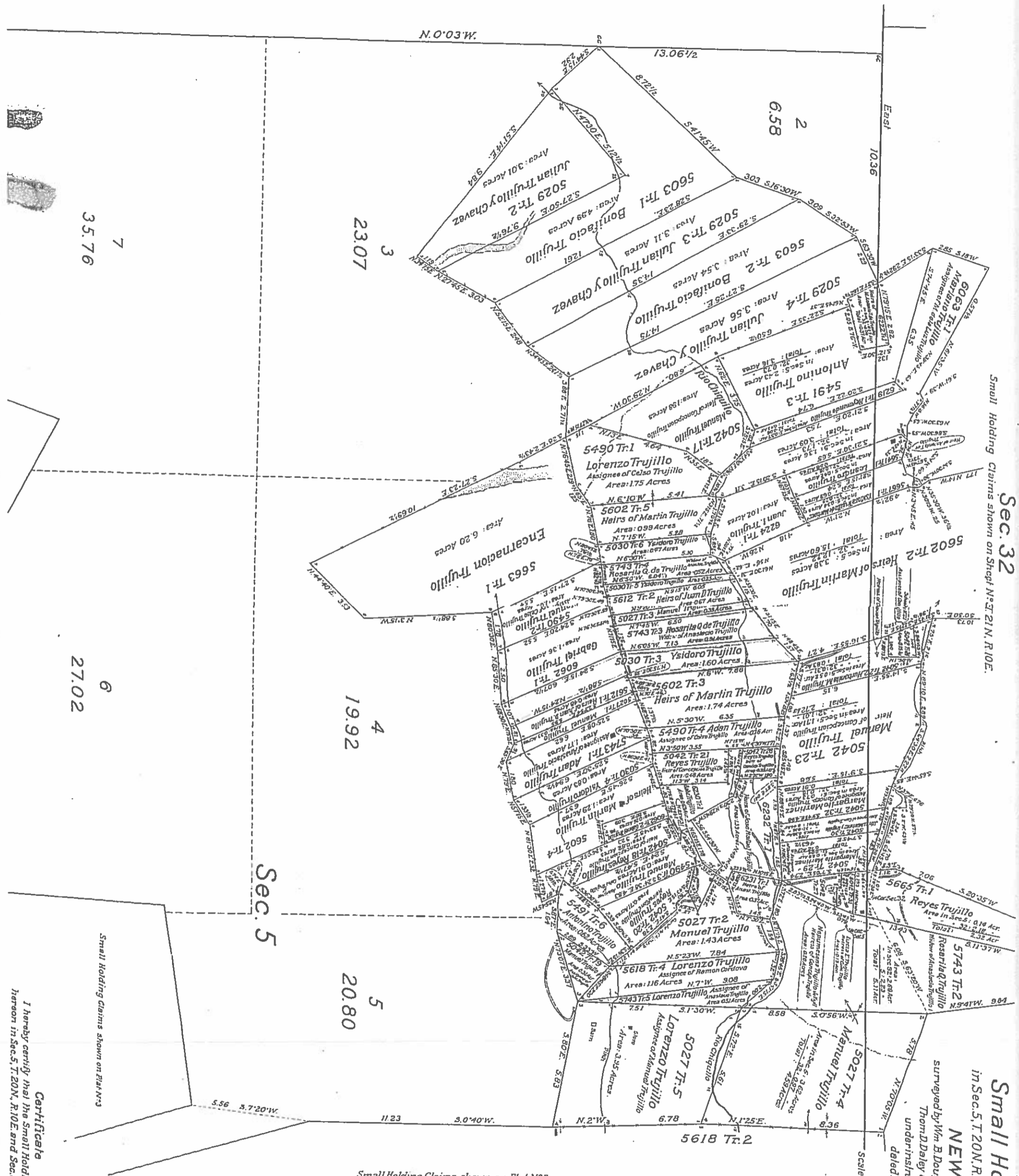
Sec. 32

showing

Small Holding Claims in Sec. 5, T.20N. R.10E. and Sec. 32, T.21N. R.10E. NEW MEXICO

Surveyed by Mr. B. Douglas and Chas. W. Devendorf-USGCE
Thom D. Daley and Oscar B. Walsh, USSS
under instructions for Group N-92
dated April 6, 1918.

Scale: 3 chains = 1 inch



Small Holding Claims shown on Plat N°3

7
35.76
23.07

6
27.02

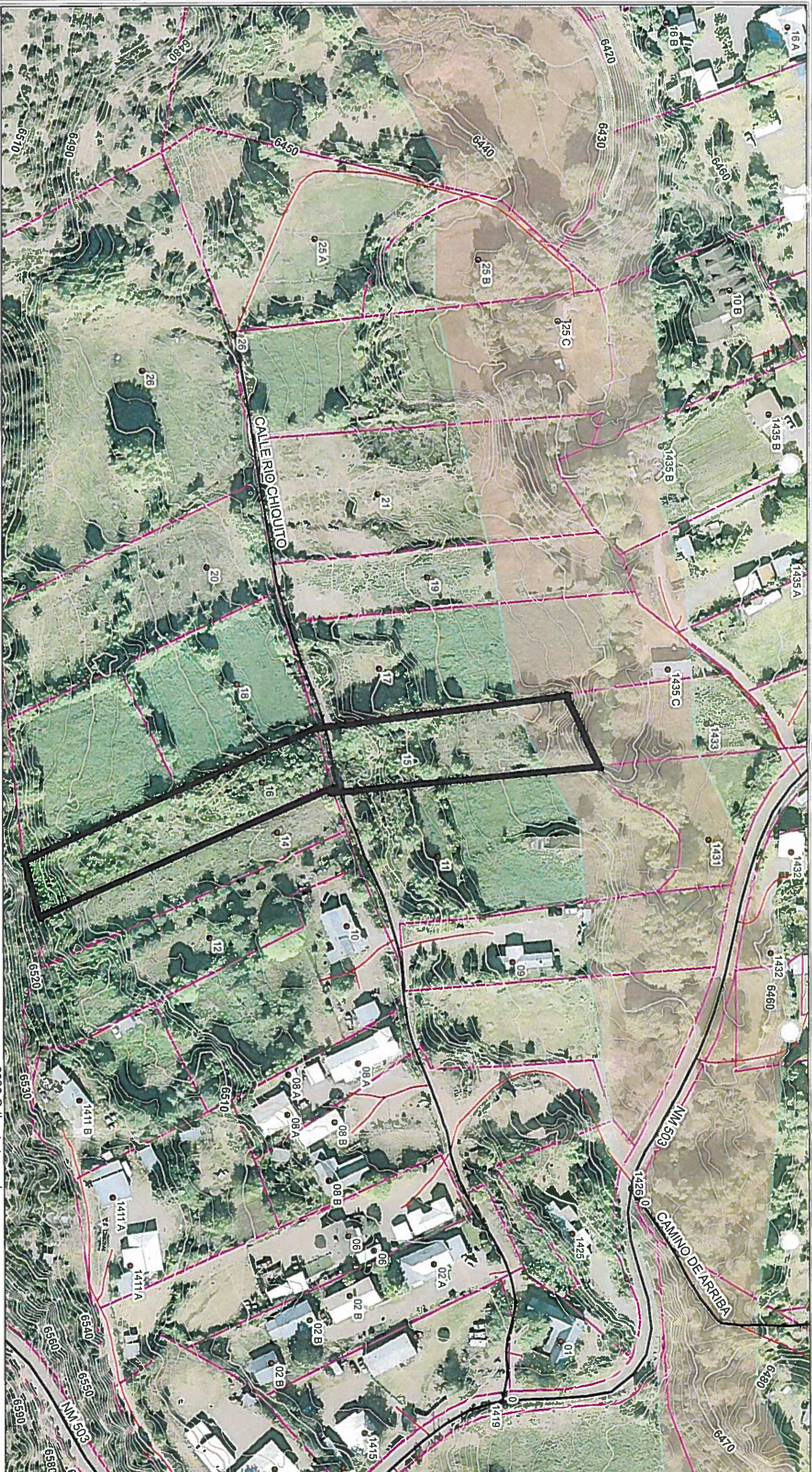
4
19.92

5
20.80




Small Holding Claims shown on Plat N°3

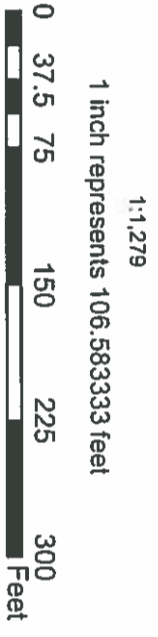
Certificate
I hereby certify that the Small Holding Claims shown
hereon in Sec. 5, T.20N. R.10E. and Sec. 32, T.21N. R.10E.

NPB-20



Legend

-  ROADS
-  DRIVEWAYS
-  Parcels



This information is for r
Santa Fe County assume
errors associated with the
User are solely resp
confirming data a





Legend

-  ROADS
-  DRIVEWAYS
-  Parcels

1:2,017
1 inch represents 168,083,333 feet



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.



NBB-22
March 21, 2014

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Hollan
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Submittal Review

Date	4/29/14				
Project Name	Vigil, Lloyd and Magdalena				
Project Location	15 Calle Rio Chiquito				
Description	Variance – Density (creating 2 lots)	Case Manager	M. Romero		
Applicant Name	Lloyd and Magdalena Vigil	County Case #	14-5050		
Applicant Address	P.O. Box 411 Chimayo, NM 87522	Fire District	Chimayo		
Applicant Phone	505-670-6892				
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 type="checkbox"/>	Inspection <input type="checkbox"/>	Lot Split <input checked="" type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input checked="" 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

▪ 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.



Roads shall meet the minimum County standards for fire apparatus access roads of a minimum 14' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development.

A fire department emergency access turn-around meeting Santa Fe County Access Road requirements shall be required at the time of development.

▪ **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.*

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

▪ **Slope/Road Grade**

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

Driveway/fire access shall not exceed 11% slope and shall have a minimum 28' inside radius on curves.

▪ **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.

Due to the remote location of this proposed residence, the lack of water and the fact that the primary access to this property does not meet Santa Fe County Access Road requirements of a 20' wide all weather driving surface, for life safety and property protection the installation of an Automatic Fire Suppression system meeting NFPA 13D requirements shall be required in future developments.

All Automatic Fire Protection systems shall be developed by a firm certified to perform and design such systems. Copies of sprinkler system design shall be submitted to the Fire Prevention Division for review and acceptance prior to construction. Systems will not be approved unless tested by the Santa Fe County Fire Department.

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.

Prior to acceptance and upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office for confirmation of compliance with the above requirements and applicable Codes.

▪ **Permits**

As required

Final Status

Recommendation for Variance approval with the above conditions applied.

Victoria DeVargas, Inspector

Victoria DeVargas
Code Enforcement Official

4/29/14
Date

Through: David Sperling, Chief
Buster Patty, Fire Marshal *BP*

File: NorthReg/DevRev/Chimayo/VigilLloydMagdalenaVAR.doc

Cy: M. Romero, Land Use
Applicant
Battalion Chief
District Chief
Region Lieutenant
File

Enclosed: Fire Department Access Requirements
(applicant only) HFSC Residential Sprinkler Information Packet

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: May 15, 2014

TO: County Development Review Committee

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

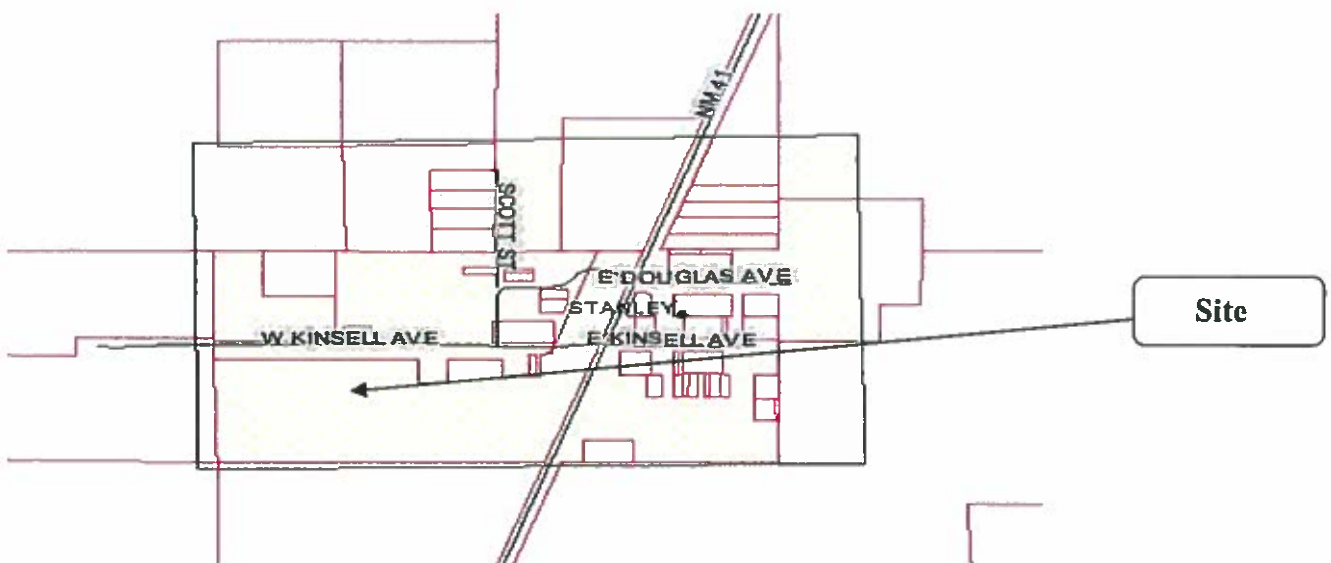
VIA: Penny Ellis-Green, Land Use Administrator *PE*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE # V/FDP 14-5090 Stanley Cyclone Center

ISSUE:

Santa Fe County, Applicant, Lorn Tryk (Lorn Tryk Architects), Agent, request Final Development Plan approval to allow a 51,250 square foot structure, to be utilized as an event center for equestrian events, on 11 acres \pm . The Applicants request also includes a variance of Article III, Section 2.3.6 (Height Restrictions) to allow the proposed structure to exceed 24 feet in height and a variance of Article III, Section 4.4.4.f (Landscaping) of the Land Development Code. The property is located at 22 West Kinsell Avenue, in Stanley, within Sections 27 & 28, Township 11 North, Range 9 East, (Commission District 3).

Vicinity Map:



SUMMARY:

The Applicant is requesting Final Development Plan approval for the Stanley Cyclone Center as a Community Service Facility. The Center will consist of a 51,250 square foot indoor arena on 11 acres \pm . The Stanley Cyclone Center will be a County owned facility to be utilized for equestrian events such as roping, steer wrestling, barrel racing, bronc riding and bull riding. The Center will also host events for the 4H Club and FFA programs.

Ordinance No. 2010-13 § 7 (Community Service Facilities) states: "Community service facilities are facilities which provide service to a local community organization. These may include governmental services such as police and fire stations, elementary and secondary day care centers, schools and community centers, and churches".

Ordinance No. 2010-13 § 7.1 (Standards) states: "Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met".

Article V § 7.2 (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".

The Applicant is also requesting a variance of Article III, § 2.3.6 (Height Restrictions) to allow the proposed structure to be constructed 34 feet in height and a variance of Article III, § 4.4.4.f (Landscaping) of the Land Development Code.

Article III § 2.3.6b (Height Restrictions for Dwellings or Residential Accessory Structures) states: "The height of any dwelling or residential accessory structure shall not exceed twenty-four feet (24'). The vertical depth of fill materials from the natural grade, with or without retaining walls, shall be considered as a component of the building or structure; this depth shall be included in the determination of building height. Chimneys may extend three feet (3') beyond the height limitation".

The Applicant states: "to achieve a wide span structure, with sufficient internal head room to be utilized as an equestrian facility, the height of the proposed structure is required to be a minimum of 34 feet".

Staff response: due to the rural nature of this area and the use of this structure as an equestrian facility, the proposed height of the structure may be considered compatible with existing large buildings in the area which are used for agricultural purposes (Exhibit 10).

Article III, § 4.4.4.f 5) (c) (Landscaping) states: “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”.

The Applicant states: “the Land Development Code requires 80 trees and 1,920 shrubs (1 shrub per 16 sf) for a total of 27,294 square feet of planted area, which is 10% of the site area; landscape proposed for this site includes 20 trees and 35 shrubs (1 shrub per 500 sf) for a total of 7,200 square feet of planted area; a variance is being requested to decrease the 10 percent landscape requirement based on limited water availability.

Staff response: the Applicants submittal may meet the purpose and intent of the landscape requirements by promoting conservation of water through the use of drought tolerant plant materials and xeriscape techniques.

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

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 March 7, 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 Final Development Plan: the facility will provide a community service to the County; the use is compatible with existing development in the area; the use is compatible with development permitted under the Code; the application is in compliance with the County General Plan and Code; the Application (excluding the height and landscaping requirements) satisfies the submittal requirements set forth in the Land Development Code.

The review comments from State Agencies and County staff have established findings that this Application, for Final Development Plan (excluding the height and landscaping requirements), is in compliance with state requirements, Ordinance No. 2010-13 § 7 and § 7.1 Community Service Facilities and Article V § 7.2 Final Development Plan of the Land Development Code.

Building and Development Services staff has reviewed the Applicants request for a variance of Article III, § 2.3.6 (Height Restrictions) and Article III, § 4.4.4.f. (Landscaping) for compliance with pertinent Code requirements and has found that the following information presented may support a variation of these sections of the Code: due to the rural nature of this area and the use of this structure as an equestrian facility, the proposed height of the structure may be considered compatible with existing large buildings in the area which are used for agricultural purposes; the height is required due to the span of the structure; the types of activities to be conducted within the structure require the head room the proposed height would allow; by promoting conservation of water through the use of drought tolerant plant materials and xeriscape techniques the application, as submitted by the Applicant, may be considered compliant with the purpose and intent of the landscape requirements; a modification of the height requirements and landscape requirements may be considered a minimum easing of the Code.

APPROVAL SOUGHT: Final Development Plan approval for the Stanley Cyclone Center as a Community Service Facility, consisting of a 51,250 square foot indoor arena on 11 acres ±.

VARIANCE REQUEST: Variance of Article III, § 2.3.6 (Height Restrictions) to allow the proposed structure to exceed 24 feet in height and a variance of Article III, § 4.4.4.f (Landscaping) of the Land Development Code.

GROWTH MANAGEMENT AREA: Traditional Community of Stanley

ARCHAEOLOGIC: An archaeological study was performed by Stephen Townsend. The conclusion of the study was that cultural resource clearance is recommended with a finding of no effect to significant cultural resources. The Historic Preservation Division concurs with this recommendation.

ACCESS AND TRAFFIC: The Applicant is proposing to use three existing accesses off Kinsell Avenue West to access the 11 acre parcel. The County Public Works Department has reviewed the application and supports the request with conditions (Exhibit 3).

FIRE PROTECTION: Santa Fe County Fire Department, Fire Prevention Division, has reviewed this application and recommends approval with the following conditions: the minimum required water storage for fire protection shall be determined as more information becomes available; phasing of this project will determine what additional fire protection or water storage may be required as additional buildings are added; placement and design of fire hydrants shall comply with Article 9, Section 903-Water Supplies and Fire Hydrants of the 1997

NBC-4

Uniform Fire Code; if the fire hydrant requirements cannot be met, an automatic fire protection system meeting NFPA 13 requirements shall be installed in each building.

WATER SUPPLY:

The County Hydrologist has reviewed this application and recommends approval with the following conditions: specification of water saving fixtures proposed for the facility; installation of a meter at the well and submission of monthly meter readings is recommended to monitor water usage for this facility; if the use of water does exceed 0.25 acre-feet per year a water availability assessment as required by code may be necessary; submission of water quality data as required by the code; submission of Water Restrictive Covenants for the facility; NMED permit for septic tank; manure storage and removal plan.

LIQUID WASTE:

The project will be served by an onsite liquid waste disposal system. NMED has reviewed the application and is requiring that a liquid waste permit application be made with additional information on the project prior to building permit submittal.

SOLID WASTE:

A solid waste container will be utilized for collection of solid waste. The container will be screened by a six foot high solid wall or fence. All solid waste including manure will be removed from the site and disposed of at the nearest sanitary landfill on a monthly basis.

**FLOODPLAIN &
TERRAIN MANAGEMENT:**

The site has slopes less than 15% and slopes from northeast to southwest. All cut slopes are less than 2:1 and all fill slopes are 3:1. The request is in conformance with Article VII, Section 3.4.2. (Terrain Management).

The Applicant's proposal shows a proposed Grading and Drainage Plan. The Development Plan proposal is required to provide a detention pond for onsite drainage. The Applicant proposes to place a 20,000 cubic foot detention pond for onsite drainage. The amount of volume required is 12,700 cubic feet. After review of newly disturbed area and the grading and drainage plan, the request is in conformance with Article VII, Section 3.4.6 and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

NBC-5

SIGNAGE AND LIGHTING: The Applicant proposes to utilize a building mounted sign. Staff has determined that the signage element of the Application complies with Article VIII (Sign Regulations).

The Applicant has submitted a site lighting plan. The Applicant proposes to utilize twelve 16 foot pole lights with full cutoff LED Luminaires along with twelve building mounted lights that will also consist of full cutoff LED Luminaires. Staff has determined that the lighting element of the Application complies with Article III, Section 4.4.4.h.

EXISTING DEVELOPMENT: A small office building, a parking lot, a well and septic system is currently on the project site.

ADJACENT PROPERTY: The site is bordered to the north and west by rural residential properties. A County Fire Station stands directly northeast of the site. The Stanley Union Church borders the site to the east. The site is bordered to the south by vacant agricultural parcels.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
County Fire	Approval with Conditions
County Hydrologist	Approval with Conditions
NMDOT	Approval with Conditions
Public Works	Approval with Conditions
OSE	No Formal Comment
SHPO	Approval
NMED	Approval with Conditions

STAFF RECOMMENDATION: Approval of Final Development Plan for the Stanley Cyclone Center as a Community Service Facility, consisting of a 51,250 square foot indoor arena on 11 acres ± subject to the following staff conditions:

1. The Applicant shall comply with all review agency comments and conditions, as per Article V, § 7.1.3.c. **Conditions shall be noted on the recorded Final Development Plan.**
2. Final Development Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 7.2.2.

The request for a variance of the height requirements may be considered a minimal easing of the Code due to the head room required for the types of activities to be conducted within the structure and to allow the span of the proposed structure. The request for a variance of the landscape requirements may be considered compliant with the purpose and intent of the landscape requirements by promoting conservation of water through the use of drought tolerant plant materials and xeriscape techniques.

The Development Review Committee may recommend to the Board to vary, modify or waive the requirements set forth in Article III, § 2.3.6, Height Restrictions and Article III, § 4.4.4.f, Landscaping of the Land Development Code.

EXHIBITS:

1. Development Plan Report
2. Proposed Plans
3. Reviewing Agency Responses
4. Aerial Photo of Site
5. Ordinance No. 2010-13 § 7 (Community Service Facilities)
6. Article V § 7.2 (Final Development Plan)
7. Article III § 2.3.6b (Height Restrictions)
8. Article III, § 4.4.4.f (c) (Landscaping)
9. Article II, § 3 (Variances)
10. Aerial Photos of large structures within the vicinity of the site

LORN TRYK ARCHITECTS, P.C.

Mr. Jose Larrañaga
Development Review Team Leader
Ms. Vicky Lucero
Santa Fe County Building & Development Services Manager
Santa Fe County Growth Management Dept.
105 Grant Ave.
Santa Fe, NM 87501

March 7, 2014

RE: STANLEY CYCLONE CENTER
Request for Development Plan Approval
Request for Variances for Building Height and Landscape Requirements

Dear Vicky,

As agents for the Santa Fe County Capital Projects Management Division, we are hereby making application for development plan approval and approval for the Stanley Cyclone Center as a Community Service Facility.

We are also requesting variances for building height and for certain landscaping requirements.

1. BACKGROUND

The Stanley Cyclone Center will be a County-owned, community-serving facility for housing equestrian events such as roping, steer wrestling, barrel racing, bull riding and bronc riding. It will also host events for children and young adults, such as those put on by the 4H Club and the FFA programs.

Located in the heart of southern Santa Fe County on West Kinsell Avenue in Stanley, the facility will consist of a 51,250 sf indoor arena with associated parking and utilities. A future phase will include several small show barns and an outdoor practice area.

2. COMMUNITY SERVICE FACILITY

The applicant is seeking designation of the project as a Community Service Facility. These include community centers, and are allowed anywhere in the County if it is determined that:

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5748 mail@ltryk.com Fax: 505-982-5393



NBC-8

- The proposed facilities are necessary in order that community services may be provided for in the County;
- The use is compatible with existing development in the area and is compatible with development permitted under the Code; and
- A master plan and preliminary and final development plan for the proposed development are approved.

3. LAND AND EXISTING IMPROVEMENTS

The project is located on an 11 acre parcel of grassland that slopes very gradually (approx. 2%) from northeast to southwest. Access to the property is from West Kinsell Road, which the property fronts. There is no significant vegetation or natural features. There are no established water courses crossing the property. The property is not in a flood plain.

Previous improvements include a perimeter fence, a small office building, a parking lot, well and septic system.

4. ADJACENT PROPERTIES

Land uses adjacent to the property consist of the following:

East: Stanley Union Church, a large pre-engineered metal structure.
 Pastor's residence for the Stanley Union Church
 West: Residence (currently unoccupied), barn and stables.
 North: Residences
 Northeast: County Fire Station
 South: Vacant unused land
 Southwest: Vacant unused land

5. SOILS

A geotechnical investigation was conducted by X8eVinyard in February 2013. Soils are classified as sandy clay and clayey sand and are generally suitable for buildings and paving as well as for conventional septic systems.

6. ENVIRONMENTAL CLEARANCE

A Phase 1 environmental site assessment has been conducted to assess contamination potential. It did not uncover any site history that warrants field testing for contaminants.

7. PROPOSED BUILDING

The proposed building will be 297' x 180' for a total of 51250 sf. The building will be a steel structure with steel roofing and siding and a metal frame and stucco entry canopy. The bulk of the building will be an equestrian arena with a dirt floor. Accessory uses include spectator bleachers, restrooms, a concessions area, office and storage space.

The building will be set back from the street 260 feet (190 feet from the front property line. It will be set back from the nearest side property line 70 feet and 260 feet from the rear line.

8. BUILDING HEIGHT

The existing code limits heights of buildings to 24 feet except in areas designated as Major or Community Commercial Districts or Large Scale Residential uses. There are not specific height standards for a Community Service Facility. The proposed building will be 34 feet high at the peak of the sloping roof. A variance is being requested to specifically allow a building of 34 feet in height. See the section on Variances later in this application.

9. SITE LIGHTING

Parking lot lighting and building-mounted lighting will be provided to assist in security and safety. This lighting will meet the requirements of the existing and pending new codes as well as the New Mexico Night Sky Protection Act [NMSA 1978, Chapter 74, Article 12]. Parking lot lighting will consist of 16 foot pole lights with full cutoff LED luminaires. Building lighting will also consist of full cutoff LED luminaires.

10. UTILITIES

The site is served by electricity by Central NM Rural Electric Coop. A water well was installed in a previous phase of this project. Water flow and quality has been tested and is satisfactory. A septic system was installed for the existing office building and an additional septic system is proposed for the new building. There is no natural gas service available; consequently, heating needs will be satisfied by propane liquid petroleum in a surface storage tank.

11. TERRAIN MANAGEMENT

The site is gently sloping at approximately 2% with no established water courses. Grading will be limited to cuts and fills of 2 feet or less. Stormwater detention will be provided at the low edge of the property utilizing a ponding area of 2 to 3 feet in depth.

12. PARKING

A total of 63 parking spaces is required for the existing office and the proposed arena building. 122 spaces are proposed with gravel surfacing as well as additional overflow area for horse trailers.

13. TRAFFIC

It is expected that significant traffic generated by the facility will occur at off-peak periods in evenings and on weekends. The Institute of Traffic Engineers (ITE) is the standard source for trip generation data for traffic impact analysis. While the ITE does not have any category directly comparable to this type of facility, trip generation based

on the ITE standards for a community facility are projected not to exceed 100 trips per week.

14. FIRE PROTECTION

The Santa Fe County Fire Prevention Division has concluded that a fire sprinkler system is not feasible in a largely unheated building, and not required so long as the facility is:

- limited to events with little or no fire hazard
- constructed of non-combustible materials
- outfitted with a manual fire alarm system and smoke detection system
- served by a fire hydrant in close proximity that has proper fire flow

As part of this project, a storage tank and fire pump will be installed in the northeast corner of the property, sized to meet the fire flow and duration requirements of the County Fire Prevention Division, The pump and tank will connect to a new 8 inch water line leading to a fire hydrant adjacent to the new building.

A new 26 foot wide gravel surface fire access road will be installed that will loop around the property and connect to West Kinsell Avenue.

15. DOMESTIC WATER USE

STANLEY CYCLONE CENTER WATER BUDGET

Projected domestic water use is 17495 gallons per year (.054 acre feet.) based on the following budget:

Estimated public usage of 50 events per year with average attendance of 100 people.

Estimated average length of event 4 hours.

Estimated office use of 100 days, 1 person, 4 hours.

Estimated use of existing office 60 hrs/year, 4 people

Estimated landscape irrigation 12 month season

Toilet flushing

50 events x 100 attendees x 4 hours x .25 uses per hour x 1.2 gallons per flush
= 6000 gallons

Lavatory sink use

50 events x 100 attendees x 4 hours x .25 uses per hour x 0.15 gallons per use
= 750 gallons

Concessions area clean-up

50 events x 1 clean-up wash down x 50 gallons
= 2500 gallons

Shower use

50 events x 4 contestants x 5 minutes x 2.5 gals/min

=2500 gallons

Office use - toilets

100 days use x 1 person x 3 flushes per day x 1.2 gals x .5 (1/2 day)
=180 gallons

Office use – lavatory

100 days use x 1 person x 3 uses per day x .15 gallons per use x .5 (1/2 day)
=23 gallons

Office use – drinking water

100 days use x 1 person x 1 gallon per day x .5 (1/2 day)
=50 gallons

Existing Office use - toilets

30 days use x 4 persons x 3 flushes per day x 1.2 gals x .25 (1/4 day)
=108 gallons

Existing Office use – lavatory

30 days use x 4 persons x 3 uses per day x .15 gallons per use x .25 (1/4 day)
=14 gallons

Existing Office use – drinking water

30 days use x 4 persons x 1 gallon per day x .25 (1/4 day)
=30 gallons

Landscape Irrigation

Landscape Quantities:

	Qty	Unit	Gal/Yr	Total Gal/Yr	Total Gal/Mo
Trees – Low Water	20	EA	240	4,800.00	400.00
Trees – Medium Water	0	EA	360	-	-
Native Grasses	0	SF	9	-	-
Turf Grasses	0	SF	30	-	-
Shrubs	30	EA	18	540.00	45.00
TOTAL	50			5,340.00	445.00

Monthly Landscape Irrigation Requirements =445.00

= 5340 gallons

Total Estimated Use

17495 gallons
.054 acre feet

16. LANDSCAPE

Based upon requirements of the code, landscaping must be provided that meets the standards for street buffering, neighboring residential land buffering and parking lot perimeter and interior planting. It also must be a minimum of 10 per cent of the site area. The total required landscaping based on the current code includes some 80 trees, 1920 shrubs and 27294 sf of planted area, just for that portion of the site currently being developed. A variance is being requested to lower the landscape requirement, based on limited water availability as well as based on the fact that

NBC-12

requirements in the pending new Sustainable Land Use code are significantly lower. See the section on Variances later in this application.

Landscape water use is projected to be as follows:

Landscape Quantities:

	Qty	Unit	Gal/Yr	Total Gal/Yr	Total Gal/Mo
Trees – Low Water	20	EA	240	4,800.00	400.00
Trees – Medium Water	0	EA	360	-	-
Native Grasses	0	SF	9	-	-
Turf Grasses	0	SF	30	-	-
Shrubs	30	EA	18	540.00	45.00
TOTAL	50			5,340.00	445.00

Monthly Landscape Irrigation Requirements 445.00

17. WATER HARVESTING

An underground cistern system will be installed, connected to the building roof drain system. The cistern is sized to store approximately a year’s supply of irrigation water needs for the proposed landscaping.

18. SIGNAGE

A building sign is proposed for the front canopy, consisting of 2 foot high individual letters. The sign will not be internally lit. Above the sign is a decorative logo that is part of the canopy architecture.

Code-complying handicapped accessible parking and traffic directional signage will also be part of the improvements.

19. SOLID WASTE

The project will utilize a solid waste collection service in accordance with applicable County Ordinance(s). The project will provide adequately sized storage containers for solid waste collection which will be stored prior to collection within a screened area consisting of a 6 foot high solid wall or fence with a solid gate. All solid waste, including manure, will be removed from the property for disposal at the nearest sanitary landfill not less than monthly.

20. VARIANCE REQUESTS

The applicant is requesting two variances as part of the development plan approval:

A. Building Height:

The existing code limits heights of buildings to 24 feet except in areas designated as Major or Community Commercial Districts or Large Scale

Residential uses. There are not specific height standards in the code for a Community Service Facility. The proposed building will be 34 feet high at the peak of the sloping roof. A variance is being requested to allow a building of 34 feet in height. Justification is as follows:

- 1) The pending new Sustainable Land Development Code contains a Public/Institutional zoning district that would be directly applicable to facilities such as the Stanley Cyclone Center. This zone will allow building heights of 48 feet. However, the scheduling constraints of this project demand that the project move forward with the approvals process prior to the new code's implementation.
- 2) It would be extraordinarily expensive to achieve a wide span structure for an equestrian facility with sufficient internal headroom and stay within a height limit of 24 feet.
- 3) Given the proposed setbacks of the building and the fact that the building is at its maximum height only in the middle of its footprint, there is minimal impact on surrounding neighbors.

B. Landscape Requirements:

The existing landscape requirements in the current code require, among other things, that every site have planted landscaping in excess of 10% of the site area. Further, it requires that this landscaped area contain a minimum of one shrub per 16 square feet of landscaped area. A variance is being requested to eliminate the 10% requirement and reduce the shrub requirement to 1 shrub per 500 sf. Justification is as follows:

- 1) The pending new Sustainable Land Development Code has eliminated the 10% of area requirement. The shrub requirement in the new code is one per 500 square feet rather than one per 16 square feet.
- 2) The existing landscape design standards in the current code contain a clause that states "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.*" (Emphasis added.)

Thank you for your consideration of our application. We would like to be heard at the next available meeting of the County Development Review Committee. Please feel free to contact us with any questions or if you need any additional information.

Sincerely,



NBC-14

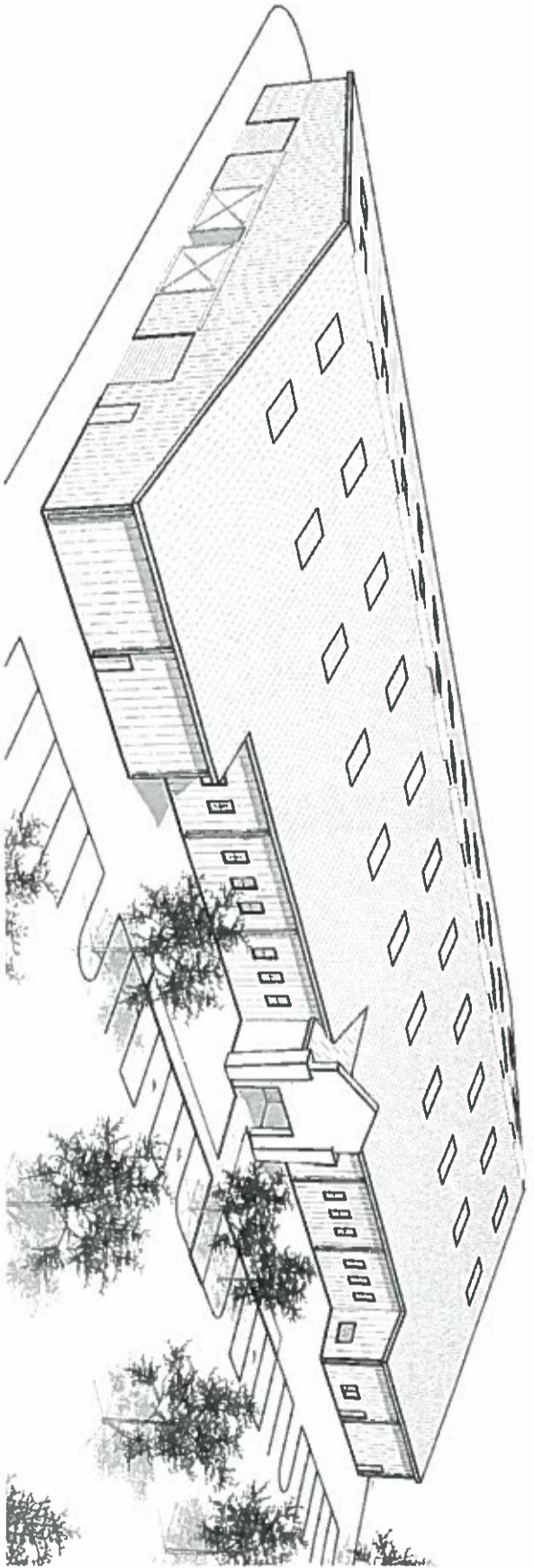
Lorn C. Tryk, Architect
Agent for Santa Fe County Capital Projects Management Division

Cc: Mark Hogan
Tony Flores
Chris Barela
Robert Martinez
Scott Rivers
David Padilla

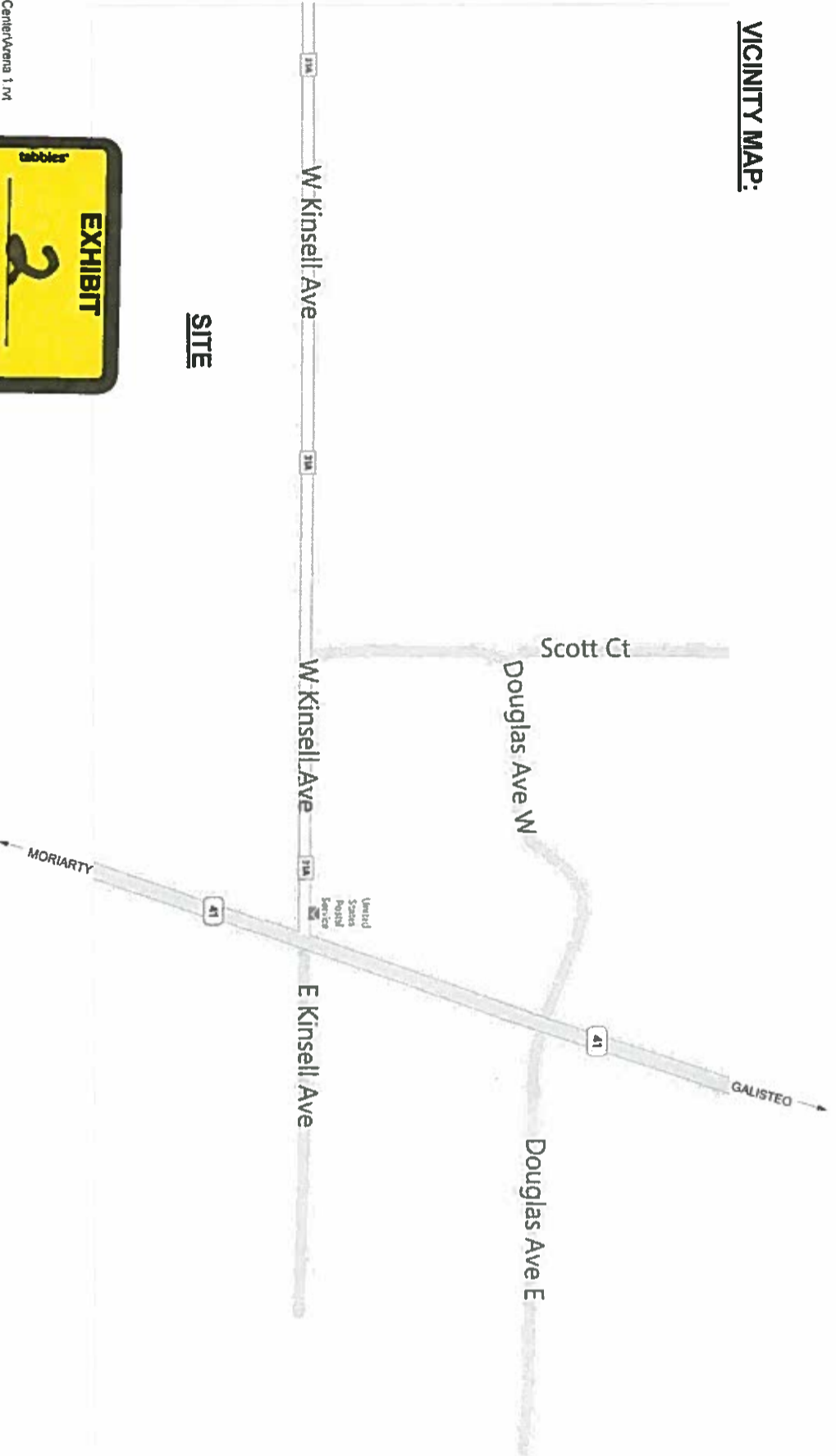
NBC-15

Stanley Cyclone Center Arena

Santa Fe County



VICINITY MAP:



SITE

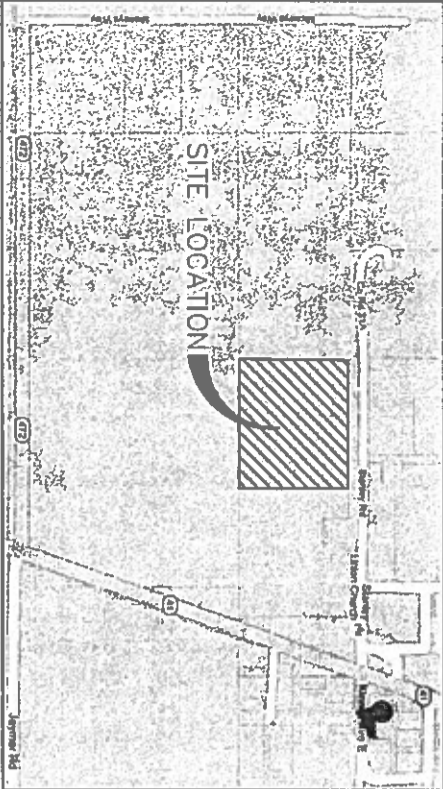


Z Santa Fe County-Stanley Cyclone Center/Arena 1.rvt

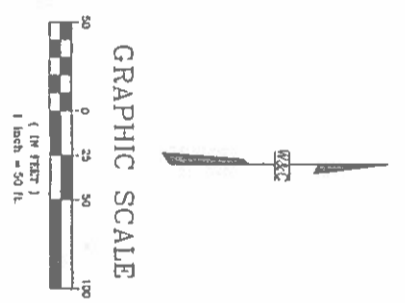
Sheet Number	Sheet Name
A0	Cover
S1	Survey
C1	Development Plan
C2	Grading and Drainage Plan
C3	Water Harvesting Details
L1	Landscape Plan
A01	3D Views
A1	First Floor Plan
A2	Elevations
A3	Wall Sections
A4	Reflected Ceiling Plan
A5	Enlarged Restroom Plan
E1	Site Lighting Plan

NBC-16

Cover	Scale	A0	Stanley Cyclone Center Arena	Santa Fe County		LORN TRYK ARCHITECTS 206 McKenzie, Suite F2 Santa Fe, New Mexico 87501 Telephone: 505-982-5340 Fax: 505-982-5393 E-Mail: mail@ltryk.com
	Date: _____ Issue Date: _____ Revision: 3/20/14 3:30:38 PM Drawn by: AKT Checked by: ECT Project number: _____					



VICINITY MAP
N.T.S.



TOPOGRAPHIC/BOUNDARY SURVEY

TRACT A-5-A
WITHIN SECTION 28, T.11N., R.9E.
NEW MEXICO PRINCIPAL MERIDIAN
SANTA FE COUNTY, NEW MEXICO
MARCH 2013

LEGAL DESCRIPTION:

TRACT A-5-A, AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUMMARY REVIEW SUBDIVISION OF TRACT A-5 FOR STANLEY UNION CHURCH", FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO ON SEPTEMBER 16, 2009 IN BOOK 708, PAGE 011.

PRIMARY BENCHMARK:

CONTROL STATION "SR-86"
LOCATION: RESTRICTIONS OF NM41 & NM472, 0.35 MILES SOUTH OF STANLEY UNION CHURCH, WEST ON NM472 FOR 2.45 MILES TO THE STATION WHICH IS ON THE NORTH (RIGHT) SIDE OF NM472, 15' SOUTH OF THE NORTH R.O.W. FENCE AT THE TOP OF A CUT BANK 0.1 MILES EAST OF THE ENTRANCE TO A LARGE EQUIPMENT AND STOCK PARKING AREA. THE POINT IS A 30" ALUMINUM POST WITH AN ALUMINUM CAP AND WITNESS POST.

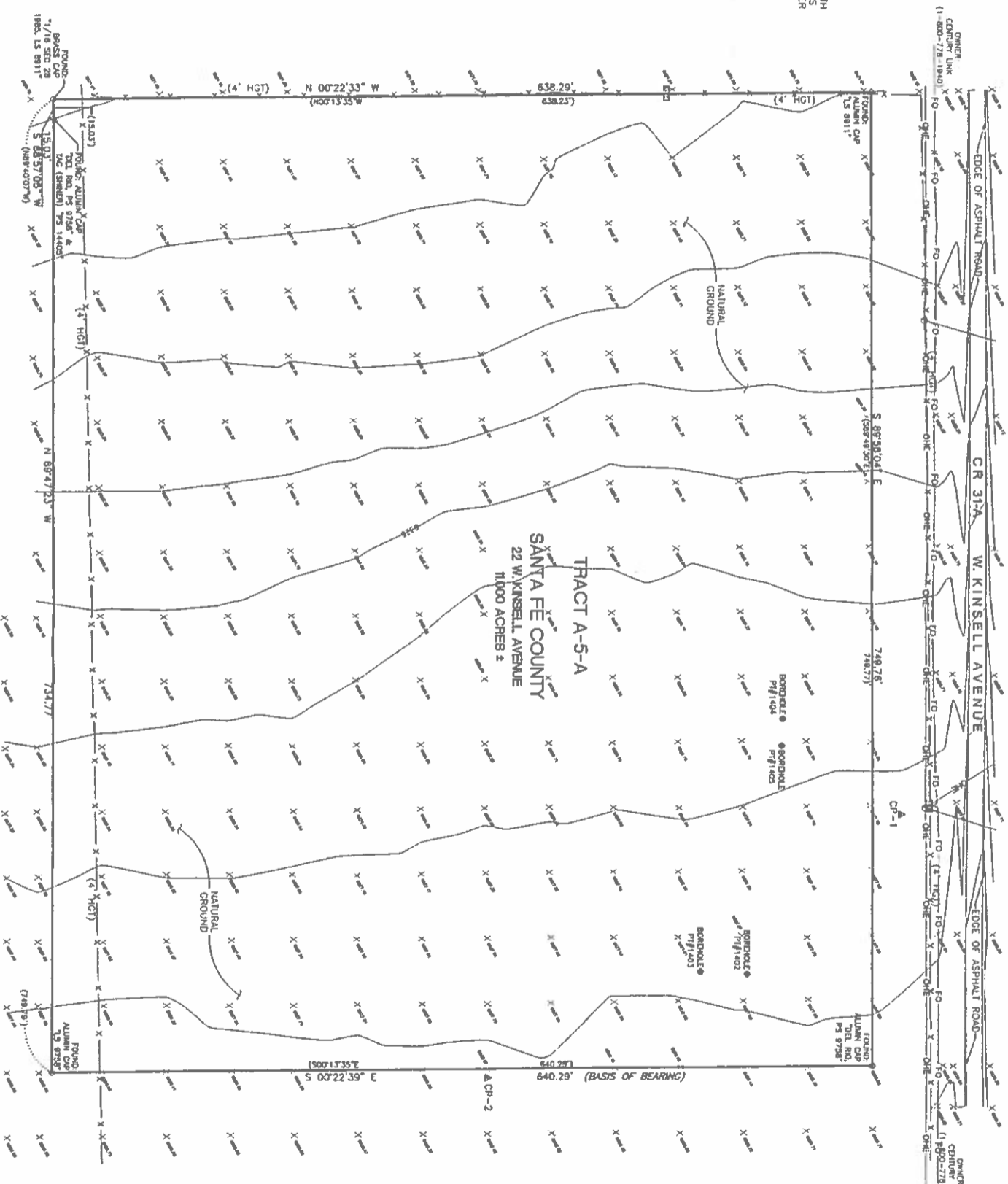
(CENTRAL ZONE)
X=1208778.18
Y=1509356.66
ELEV=4272.18 (NAVD 83)
COMBINED GRID TO GROUND FACTOR=1.0003948458

CONTROL POINTS:

CONTROL POINT "CP-1"
E=1509356.66
Y=172121.95
ELEV=4272.18
DESCRIPTION: REBAR #/ALUM CAP
CONTROL POINT "CP-2"
E=1509356.66
Y=1721453.86
ELEV=6328.14
DESCRIPTION: REBAR #/ALUM CAP

LEGEND:

- ↑ FOUND MONUMENT AND USED.
- BENCHMARK
- ⊞ TELEPHONE PEDSTAL
- ⊙ POWER POLE
- ⊞ GATE
- ▲ CONTROL POINT
- SPOT ELEVATION
- OVERHEAD ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- BARBWARE FENCE



NOTES:

1. BASIS OF BEARING IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83 GRID AZIMUTH. ALL BEARINGS ARE GRID BEARINGS. DISTANCES ARE GROUND DISTANCES.
2. DOCUMENTS LISTED:
RECORD TO PLAT FOR PHILIP B. WEGEL, P.5 No. 9759, TITLED "SUMMARY REVIEW SUBDIVISION OF TRACT A-5 FOR STANLEY UNION CHURCH", RECORDED IN BOOK 708, PAGE 011 OF THE RECORDS OF SANTA FE COUNTY.
Warranty Deed, from David M. Bogost and Sheila M. Bogost, husband and wife to Stanley Union Church, recorded August 4, 1995, in Book 1188, Page 231, on Doc. No. 913538, records of Santa Fe County, New Mexico.
Warranty Deed, from Stanley Union Church, a New Mexico non-profit corporation to the County of Santa Fe, recorded June 4, 2010, on Doc. No. 1600642, records of Santa Fe County, New Mexico.
3. IMPROVEMENTS SHOWN ARE CURRENT AS OF DATE OF SURVEY, MARCH 2013.
4. RECORD DISTANCES SHOWN IN () PARENTHESIS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC/BOUNDARY SURVEY AND THE NOTES SHOWN HEREON, WERE PREPARED UNDER MY DIRECTION FROM A SURVEY PERFORMED IN THE FIELD TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE "MINIMUM STANDARDS FOR THE LAND SURVEYING IN NEW MEXICO" I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT.

WILLIAM D. NELSON
REGISTERED PROFESSIONAL SURVEYOR
DATE: 3/7/13



WILSON & COMPANY
4800 Long Avenue, N.E.
Albuquerque, New Mexico 87110
TEL (505) 348-4055
www.wilsonco.com

NOTING INFORMATION FOR THE COUNTY CLERK			
OWNER	SECTION	TOWNSHIP	RANGE
SANTA FE COUNTY	28	11 NORTH	9 EAST
LOCATION		22 W. KINSELL AVE	
DRAWN BY	SCALE	CHECK BY	PROJECT
NAME: STANLEY UNION CHURCH	1"=50'		13-300-012-00

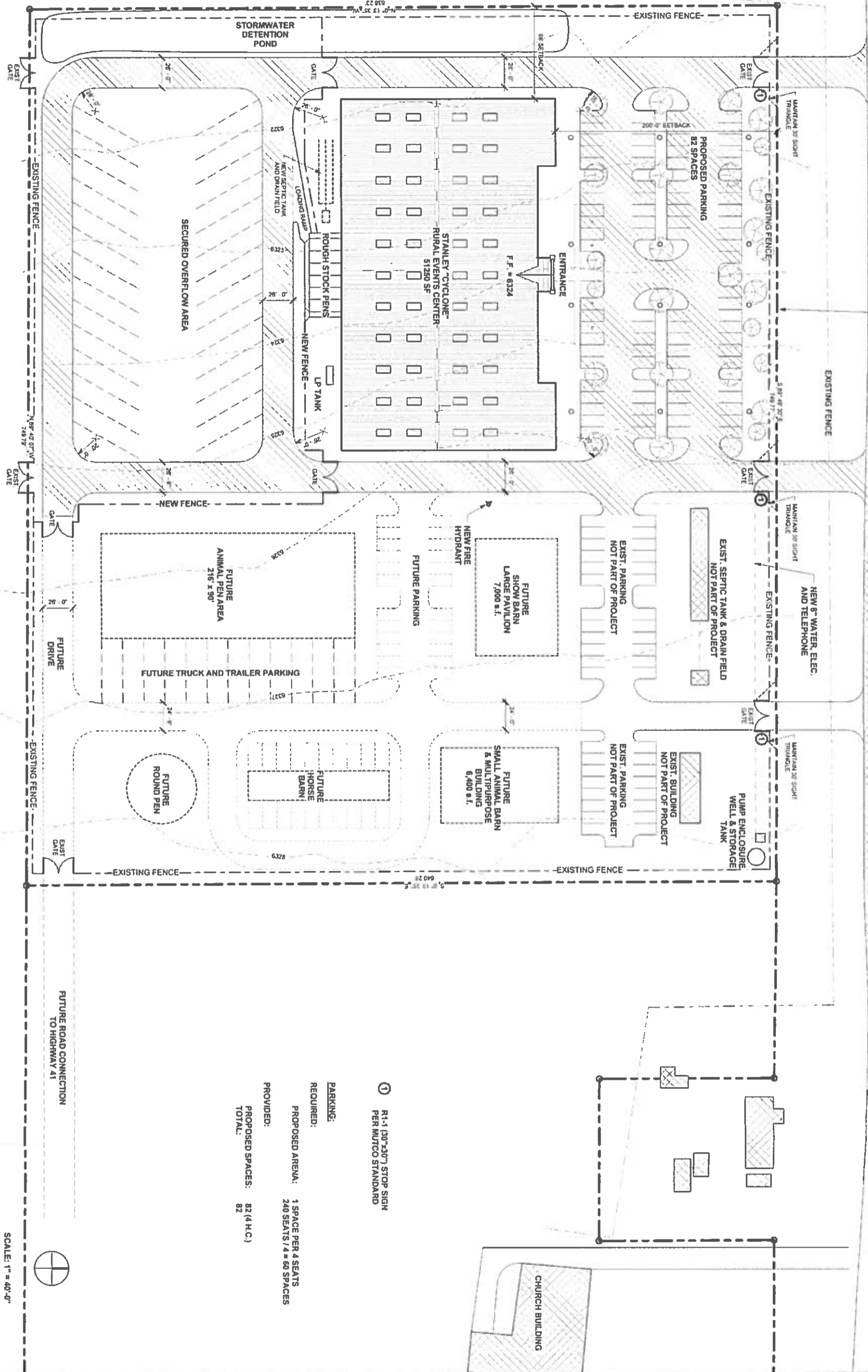
PUBLIC NOTICE
THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. THE SANTA FE COUNTY LAND USE ADMINISTRATOR MUST APPROVE ALL OR DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT OR A DEVELOPMENT PERMIT AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE. THESE DOCUMENTS MUST BE SUBMITTED TO THE COUNTY CLERK OF SANTA FE COUNTY FOR RECORDATION TO PROVIDE LEGAL NOTICE OF RECORD.

NBC-17

TRACT A-S-A
 11.002 ACRES
 22 W. KINSELL AVE.

ROAD UPGRADE:
 INCLUDING 24" DRIVING SURFACE w/ 6" BASE
 COURSE, 4" ASPHALT PAVING, DRAINAGE, SPEED
 LIMIT SIGNAGE, AND NO PARKING SIGNAGE
 BY SEPARATE COUNTY PERMIT

CR 31-A W. KINSELL AVENUE

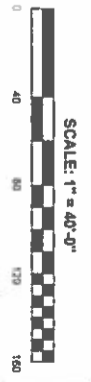


1 Site Plan
 1" = 40'-0"

1 R1-1 (30"x30") STOP SIGN
 PER MUTCO STANDARD

PARKING:
 REQUIRED:
 PROPOSED ARENA: 1 SPACE PER 4 SEATS
 240 SEATS / 4 = 60 SPACES

PROVIDED:
 PROPOSED SPACES: 82 (4 H.C.)
 TOTAL: 82



SCALE: 1" = 40'-0"

Development
 Plan

Scale 1" = 40'-0"

C1

NBC-15

Stanley Cyclone Center Arena

Santa Fe County



LORN TRYK ARCHITECTS

206 McKenzie, Suite F2
 Santa Fe, New Mexico 87501
 Telephone: 505 982 5340 Fax: 505 982 5393
 E Mail: mail@ltryk.com

CISTERN CALCULATIONS (EACH CISTERN)

WATER CONSUMPTION:

- 240 GALLONS PER TREE PER YEAR [2" CALIPER LOW WATER SPECIES]
- 360 GALLONS PER TREE PER YEAR [2" CALIPER MEDIUM WATER SPECIES]
- 9 GALLONS PER SF PER YEAR NATIVE GRASSES
- 30 GALLONS PER SF PER YEAR TURF GRASSES
- 27 GALLONS PER SF PER YEAR SHRUBS

LANDSCAPE QUANTITIES:

Item	Qty	Unit	Gal/Yr	Total Gal/Yr	Total Gal/Mo
TREES - LOW WATER	20 EA		240	4,800.00	400.00
TREES - MEDIUM WATER	0 EA		0	-	-
NATIVE GRASSES	0 SF		4.5	-	-
TURF GRASSES	0 SF		0	-	-
SHRUBS	30 EA		18	540.00	45.00
TOTAL	50		18	5,340.00	445.00

MONTHLY WATER REQUIREMENTS (GAL)

CISTERN SIZE PROVIDED (GAL)

5,000.00

RUNOFF AND PONDING CALCULATIONS
WEIGHTED "C" METHOD

WEIGHTED "C" FORMULA:
 $Q = C^*A$ (CFS), WHERE:
 C = RUNOFF COEFFICIENT
 I = 3.0 IN./24 HRS. (100 YR. STORM INTENSITY)
 A = AREA (ACRES)
 $VOL. = C^*I/12^*A(SF)$

RUNOFF COEFFICIENTS:

ROOF	0.95
ASPHALT PAVING	0.98
GRAVEL SURFACE	0.8
LANDSCAPE AREAS	0.2
NATIVE SOIL	0.55

PRE-DEVELOPMENT:

	C	I	A (SF)	A (AC)	Q (CFS)	I/12	V (CF)
NATIVE SOIL	0.55	3	479247	11.00	18.15	0.25	65,896
TOTAL					18.15	0.25	65,896

POST-DEVELOPMENT:

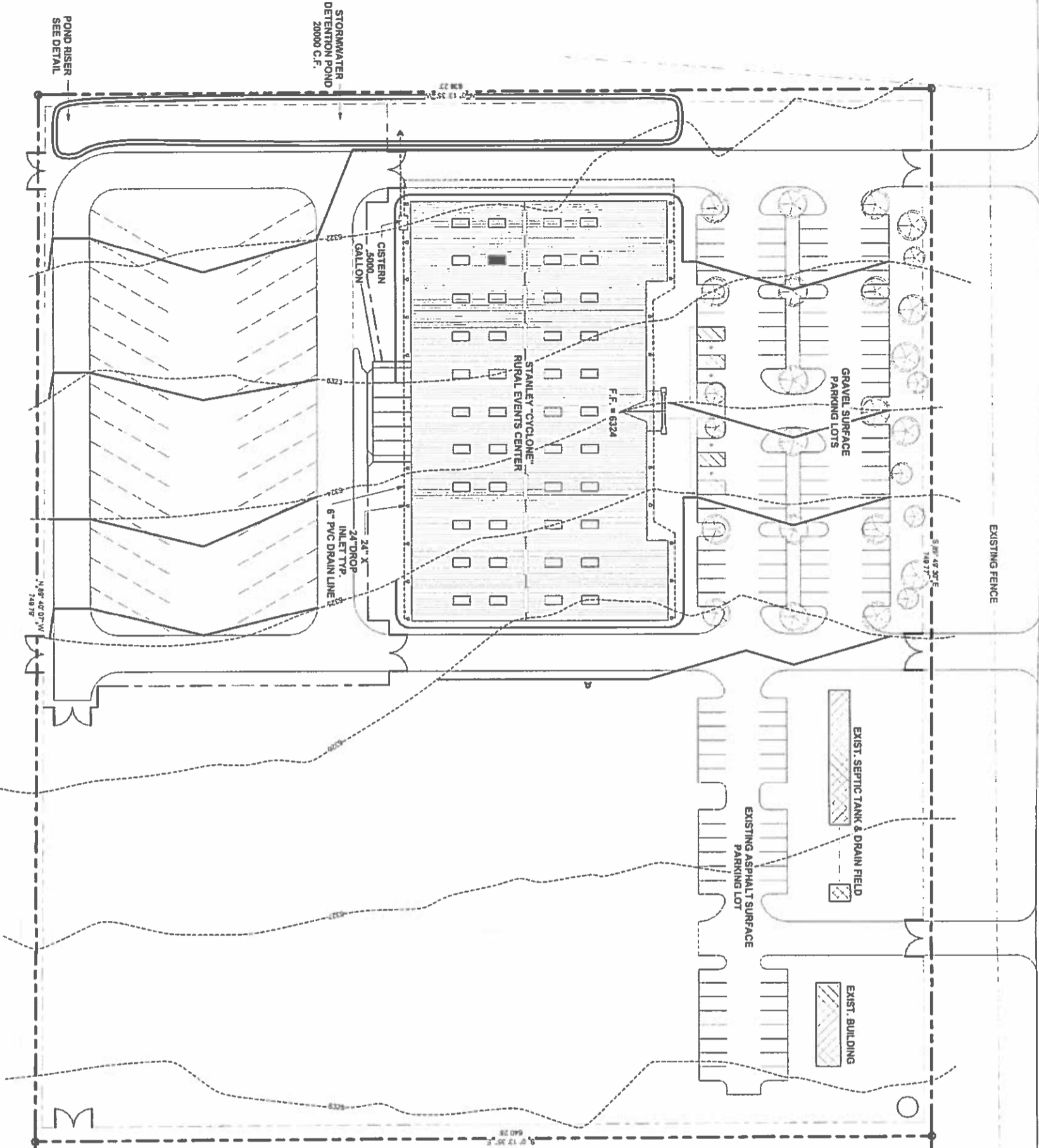
	C	I	A (SF)	A (AC)	Q (CFS)	I/12	V (CF)
ROOF	0.95	3	50532	1.16	3.31	0.25	12,001
ASPHALT PAVING	0.98	3	19956	0.46	1.35	0.25	4,889
GRAVEL SURFACE	0.8	3	90000	2.07	4.96	0.25	18,000
LANDSCAPE	0.2	3	500	0.01	0.01	0.25	25
NATIVE SOIL	0.55	3	318259	7.31	12.06	0.25	43,761
TOTAL					21.67		78,676

INCREASE IN RUNOFF VOLUME (PONDING REQUIRED)

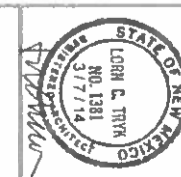
12,780

STORMWATER DETENTION PROVIDED

20,000



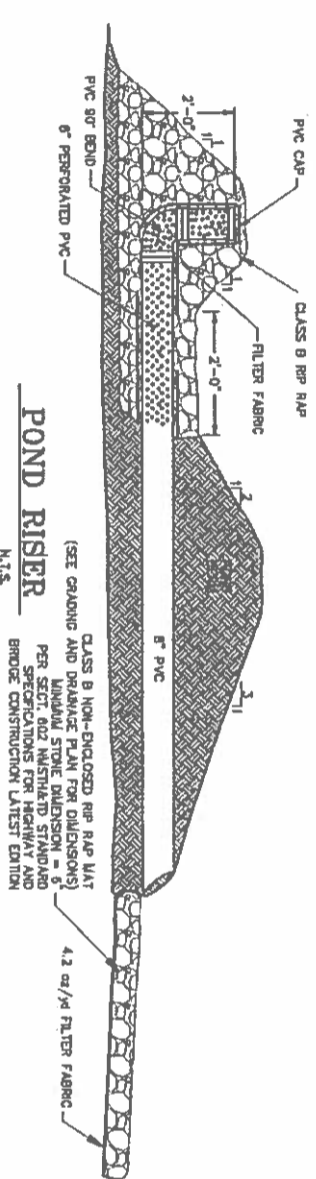
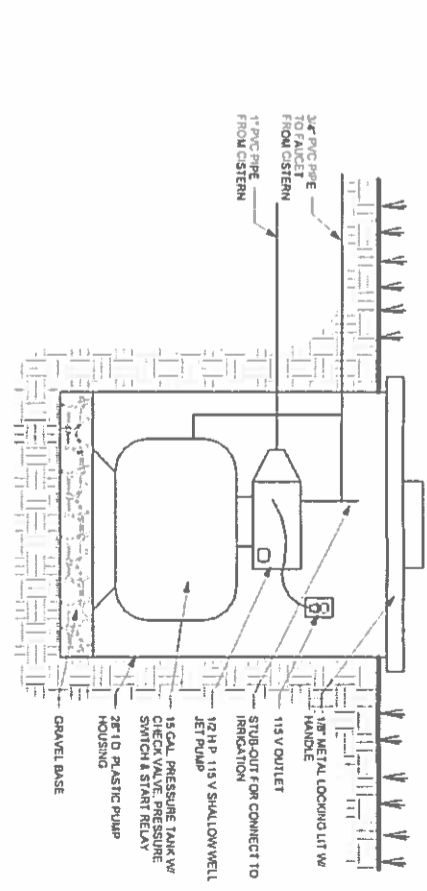
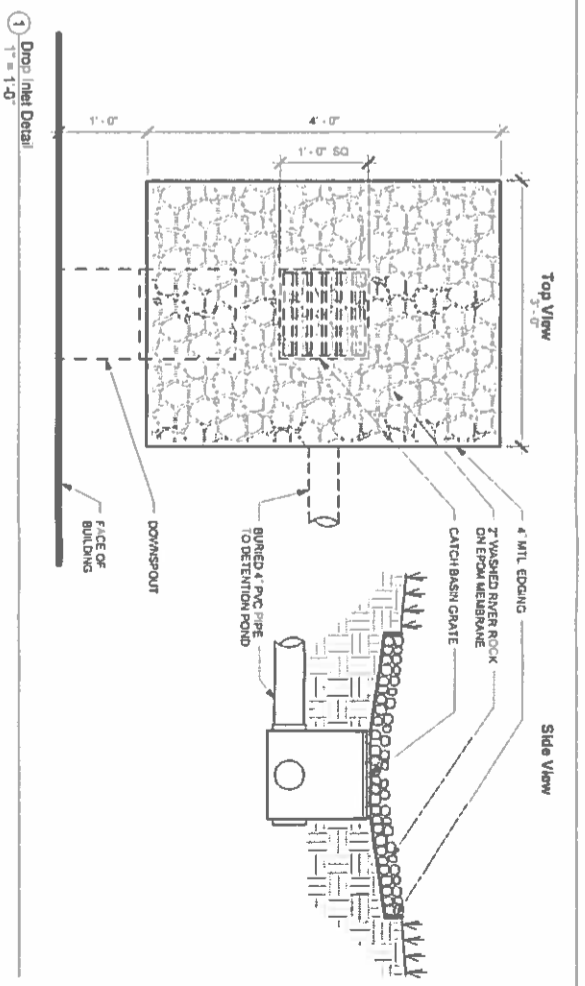
LORN TRYK ARCHITECTS
 206 McKenzie, Suite F2
 Santa Fe, New Mexico 87501
 Telephone: 505-982-5340 Fax: 505-982-5393
 E-Mail: mail@ltryk.com



Stanley Cyclone Center Arena
 Santa Fe County

Date	Issue Date
Revision	3/8/2014 8:30:48 PM
Drawn by	ANT
Checked by	LCT
Project number	

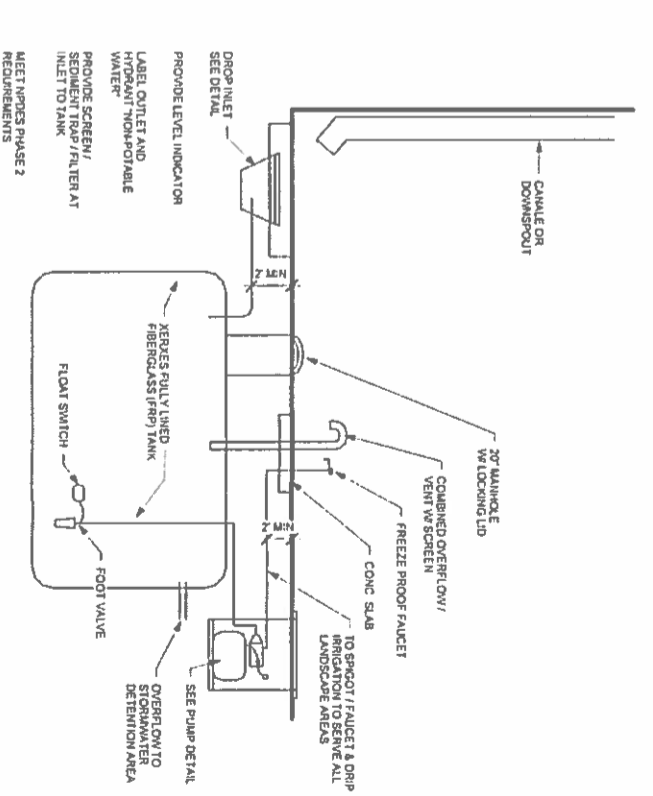
Grading and Drainage Plan
 Scale: 1" = 40'-0"
 C2
 NBC-19



2 System Pump Detail
1/2" = 1'-0"

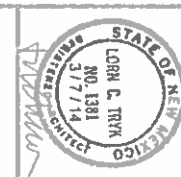
1 Drop Inlet Detail
1" = 1'-0"

POND RISER
N.T.S.
(SEE GRADING AND DRAINAGE PLAN FOR DIMENSIONS)
CLASS B NON-ENCLOSED RIP RAP MAT PER SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION LATEST EDITION



3 Rain Harvesting System Schematic
1/2" = 1'-0"

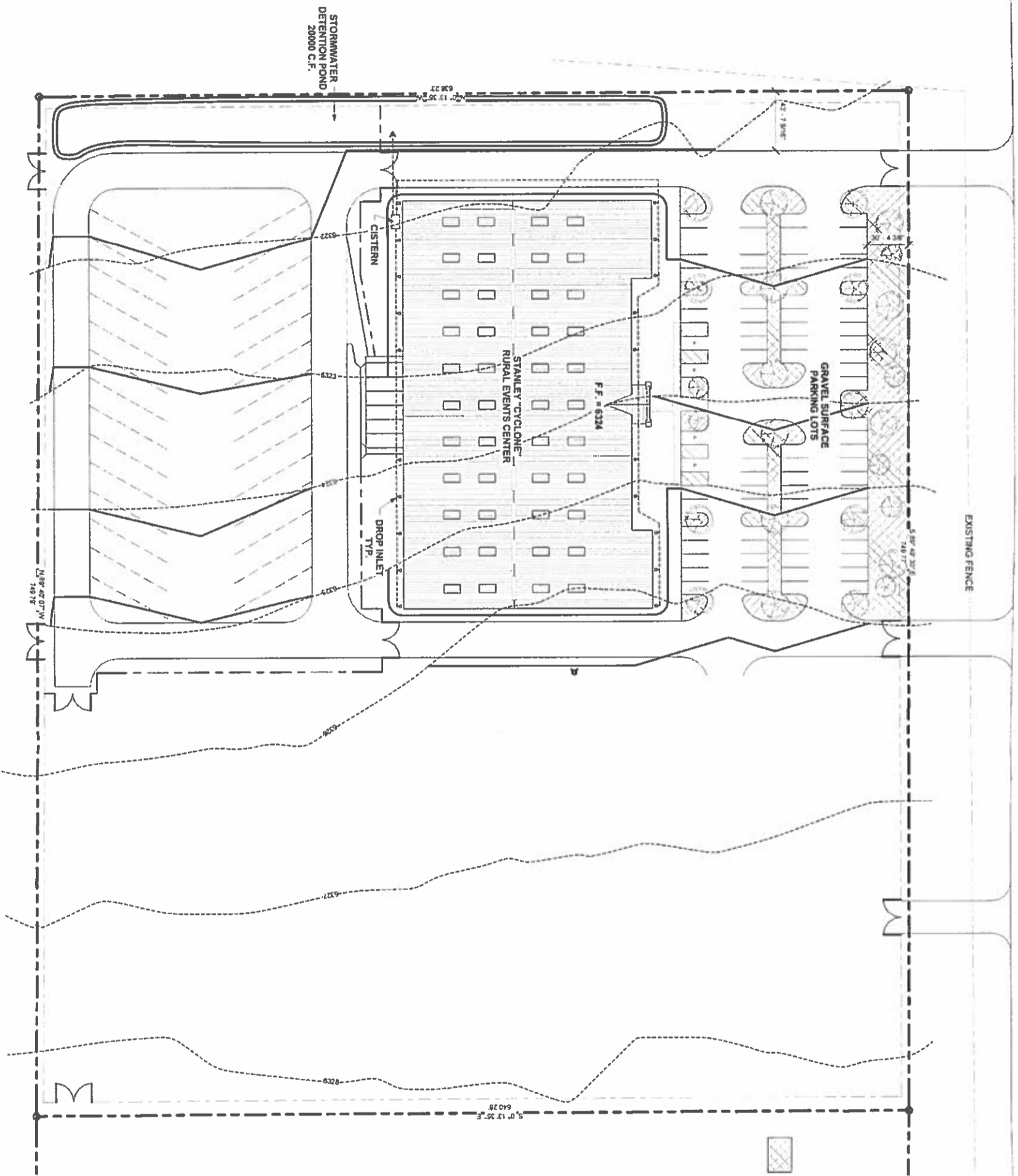
Stanley Cyclone Center Arena
Santa Fe County



LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com

Date	Issue Date
Revision	3/20/14 3:30 PM
Drawn by	AKT
Checked by	LCT
Project number	

Water Harvesting Details
Scale As Indicated
C3
NBC - 20



1 Landscape Plan
1" = 40'-0"

LANDSCAPED AREA

LANDSCAPING REQUIRED AND PROVIDED:

PARKING LOTS FOR 82 PARKING SPACES (LESS THAN 100 SPACES)
 1 TREE + 3 SHRUBS PER 10 SPACES
 160 SF PER 20 SPACES
 = 9 TREES PLUS 27 SHRUBS

ROAD FRONTAGE AND PARKING SCREENING
 10' STRIP ALONG STREET
 1 TREE/500 SF
 1 SHRUB PER 500 SF (VARIANCE REQUESTED ON RATE)
 = 4000 SF SCREENING AREA WITH 8 TREES AND 8 SHRUBS

SPECIES PROVIDED:

TREES: AUSTRIAN PINE, MIN. 8' HIGH
 HONEY LOCUST, MIN. 2-1/2" CALIPER

SHRUBS: RUSSIAN SAGE 5 GALLON
 SPANISH BROOM 5 GALLON

IRRIGATION PROVIDED:
 AUTOMATIC DRIP SYSTEM, 8 ZONE
 INTERCONNECTION TO WATER HARVESTING CISTERN

Stanley Cyclone Center Arena
 Santa Fe County



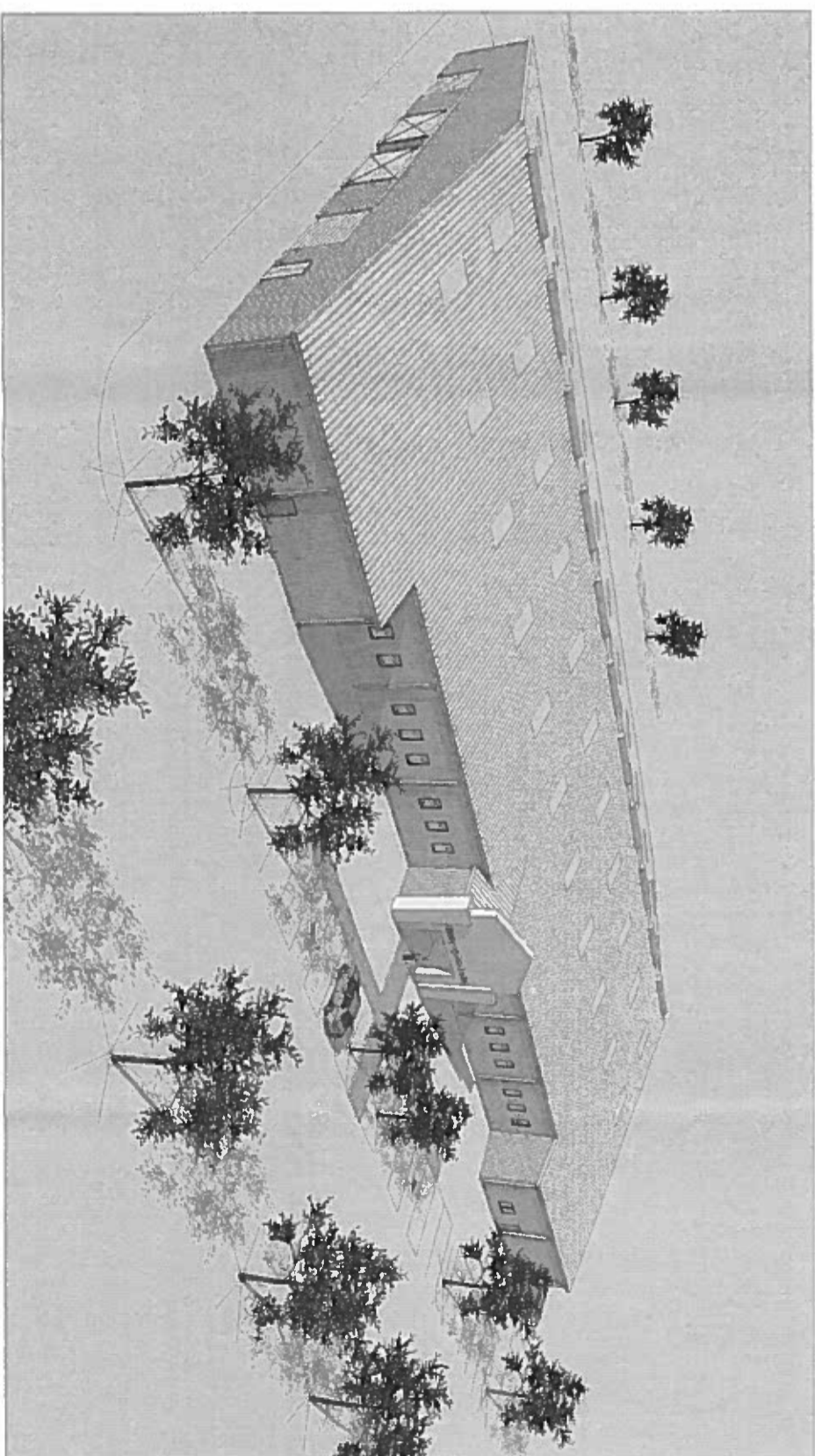
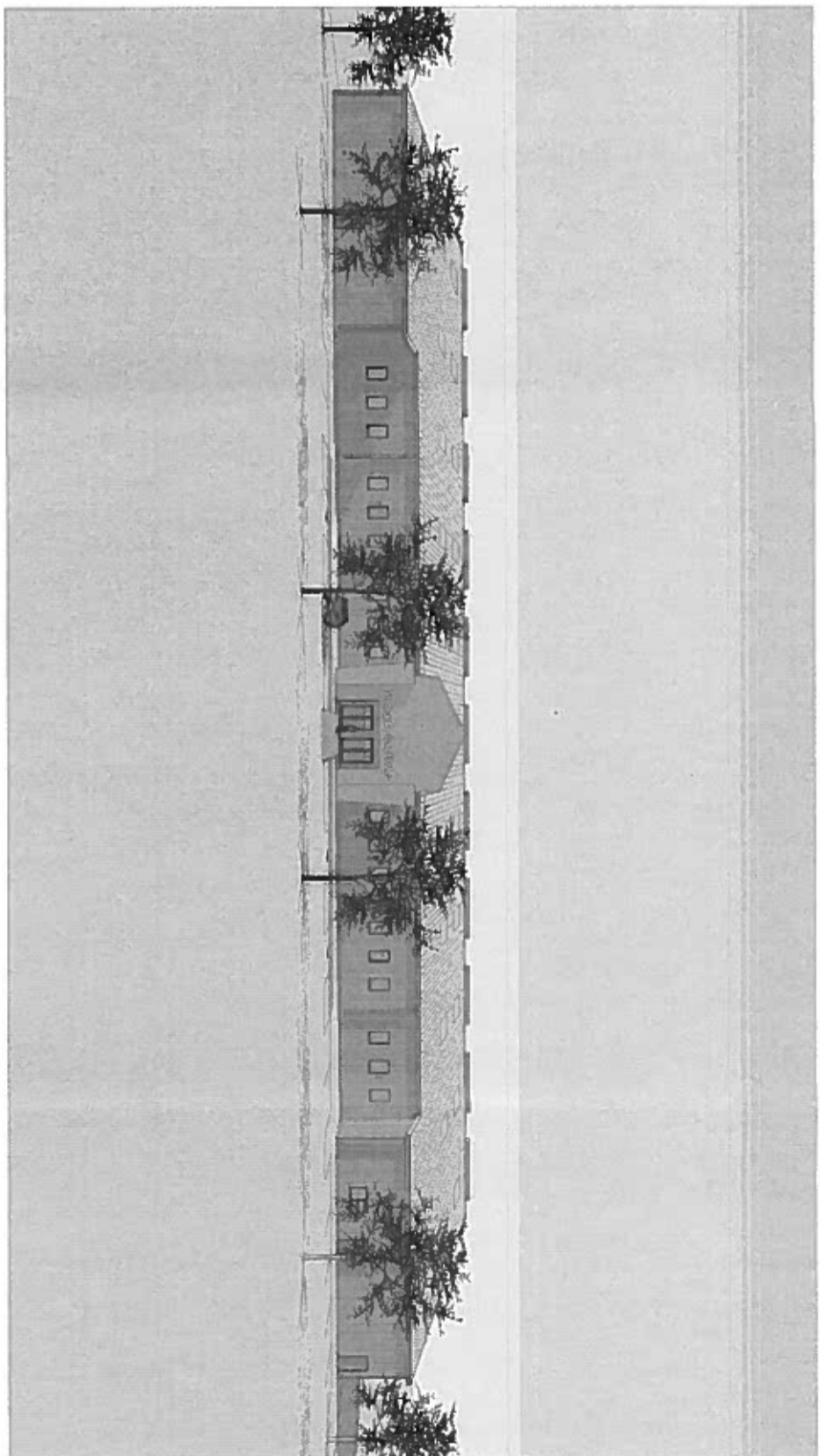
LORN TRYK ARCHITECTS
 206 McKenzie, Suite F2
 Santa Fe, New Mexico 87501
 Telephone: 505 982 5340 Fax: 505 982 5393
 E-Mail: mail@ltryk.com

Date	Issue Date
Revision	01
Author	AM
Drawn by	AMT
Checked by	LCT
Project number	

Landscape Plan

Scale 1" = 40'-0"

L1
 NBC-21



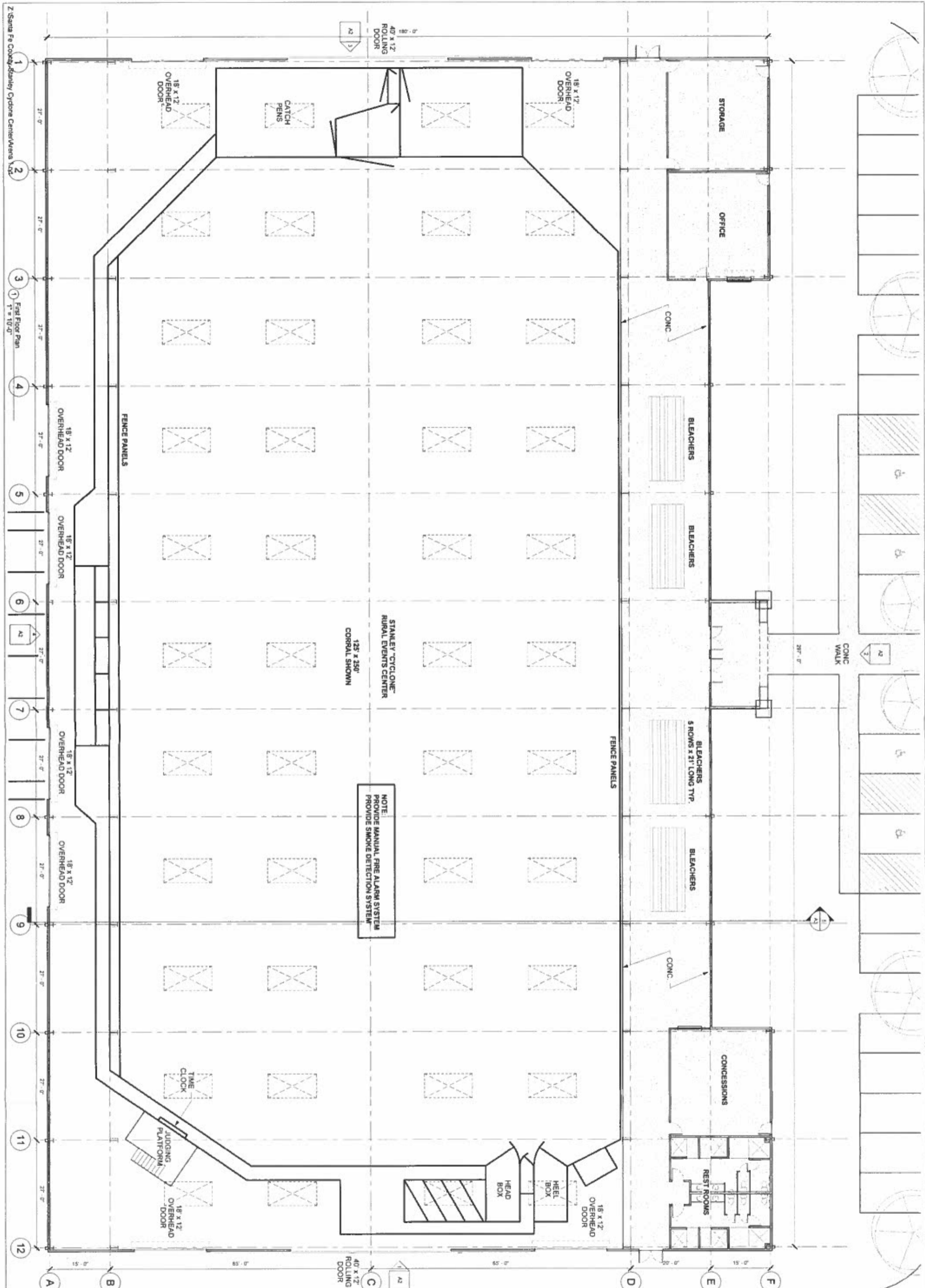
LORN TRYK ARCHITECTS
 206 McKenzie, Suite F2
 Santa Fe, New Mexico 87501
 Telephone: 505 982 5340 Fax: 505-982-5393
 E-Mail: mail@ltryk.com



Stanley Cyclone Center Arena
 Santa Fe County

Date: Issue Date
 Revision: 4/14/2014 10:02:25 AM
 Drawn by: ADI
 Checked by: LCT
 Project number:
 Scale: 1/4" = 1'-0"

3D Views
 A01
 NBC-22



Z Santa Fe County Stanley Cyclone Center/Arms Ltd.

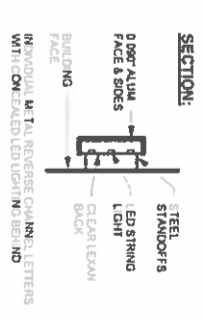
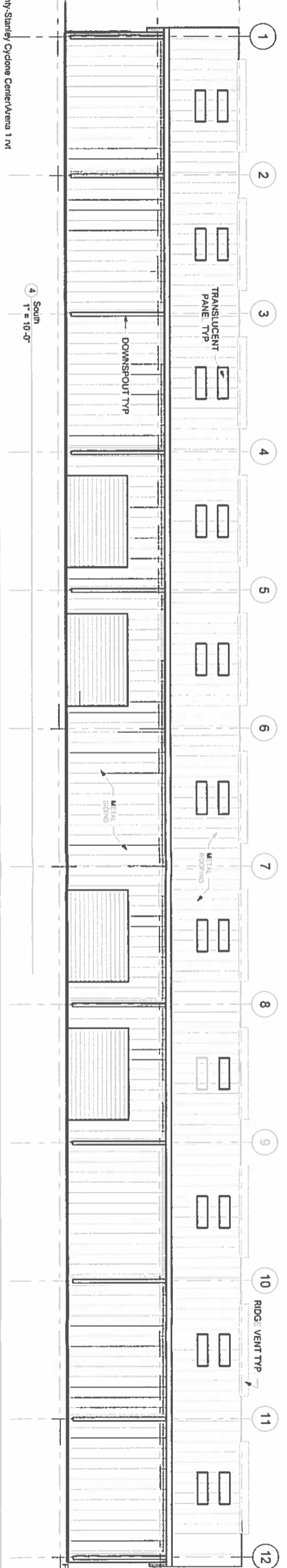
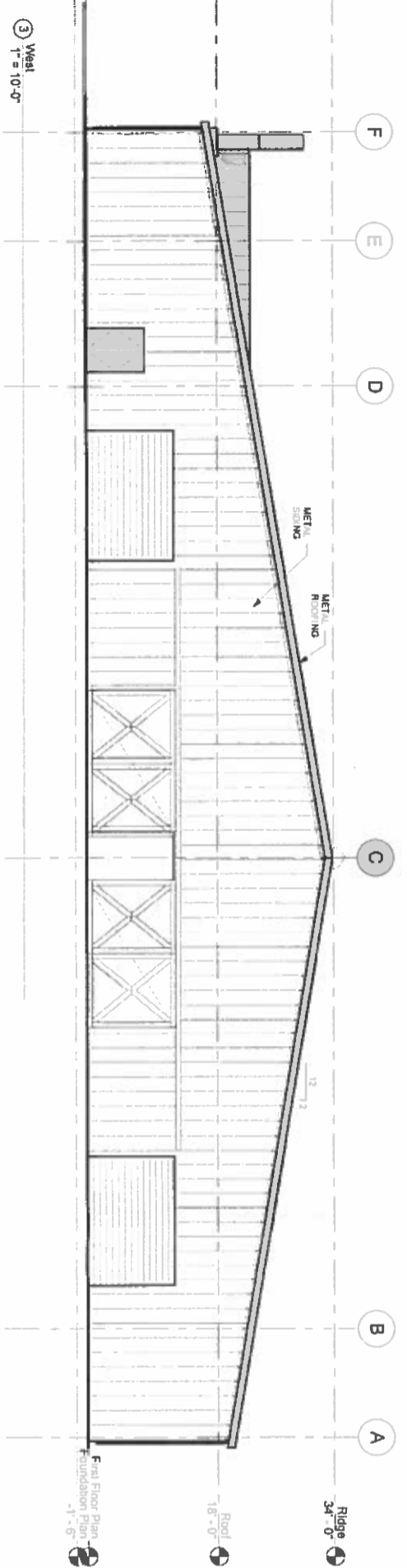
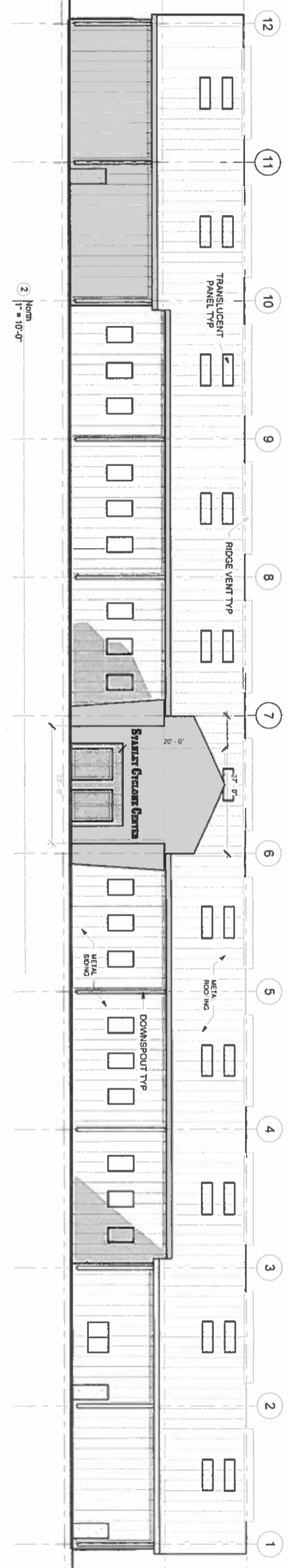
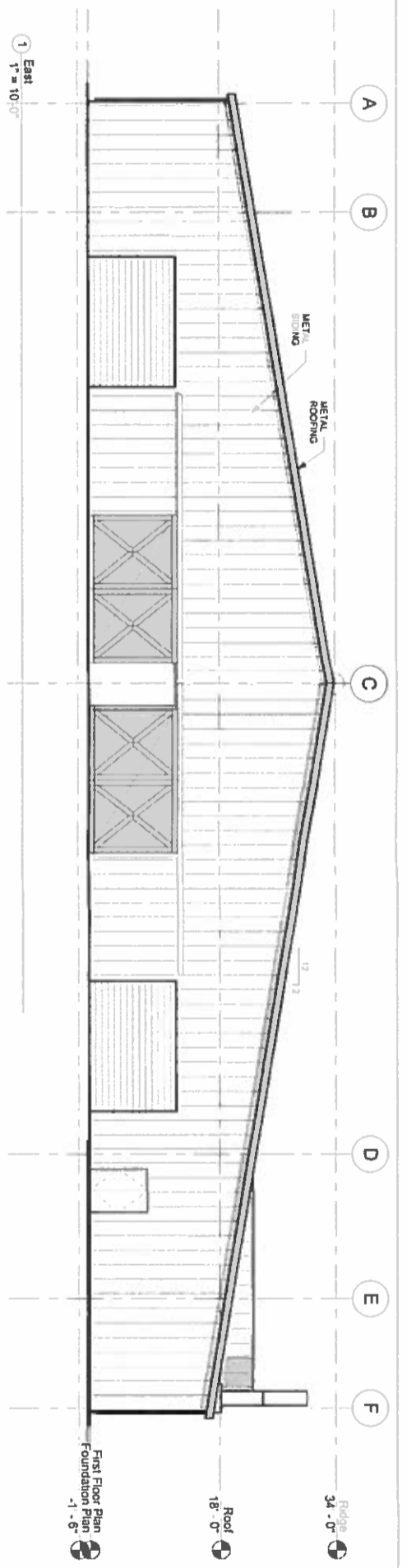
1 First Floor Plan
1" = 10'-0"

NBC-23	A1	First Floor Plan	Scale	1" = 10'-0"	
			Revision	3/6/2014 3:53:41 PM	
Drawn by	AKT	Checked by	LCE	Project number	
Date	Issue Date				

Stanley Cyclone Center Arena
Santa Fe County



LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505 982 5340 Fax: 505 982 5393
E-Mail: mail@ltryk.com



STANLEY CYCLONE CENTER

5. S.I. in Detail
3/8" = 1'-0"

2. First Floor Plan
Foundation Plan
-1'-6"

3. West
1" = 10'-0"

2. North
1" = 10'-0"

1. East
1" = 10'-0"

4. South
1" = 10'-0"

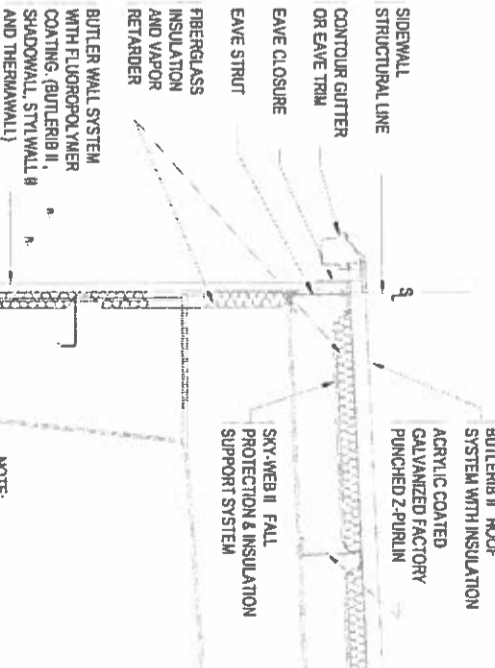
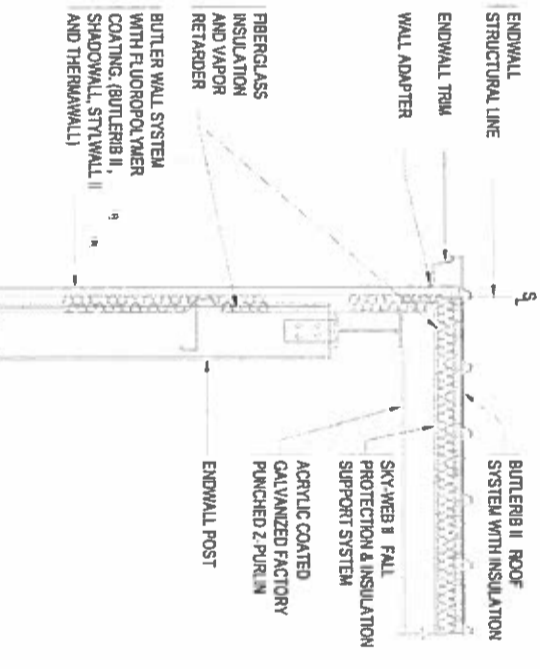
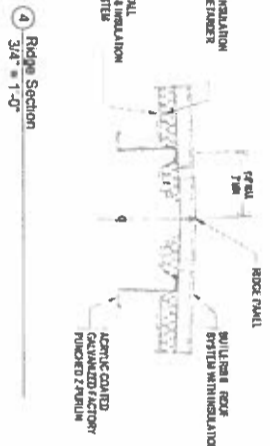
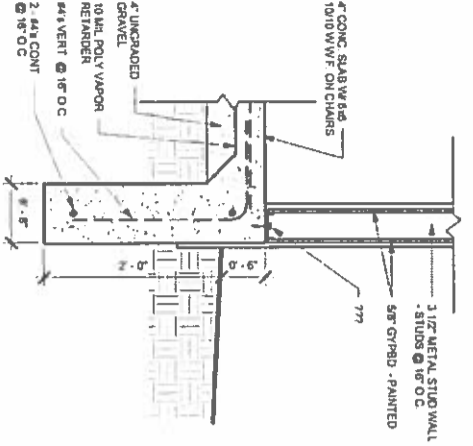
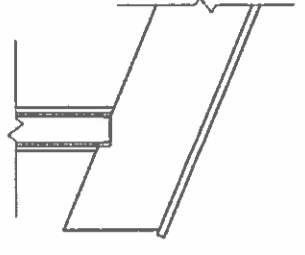
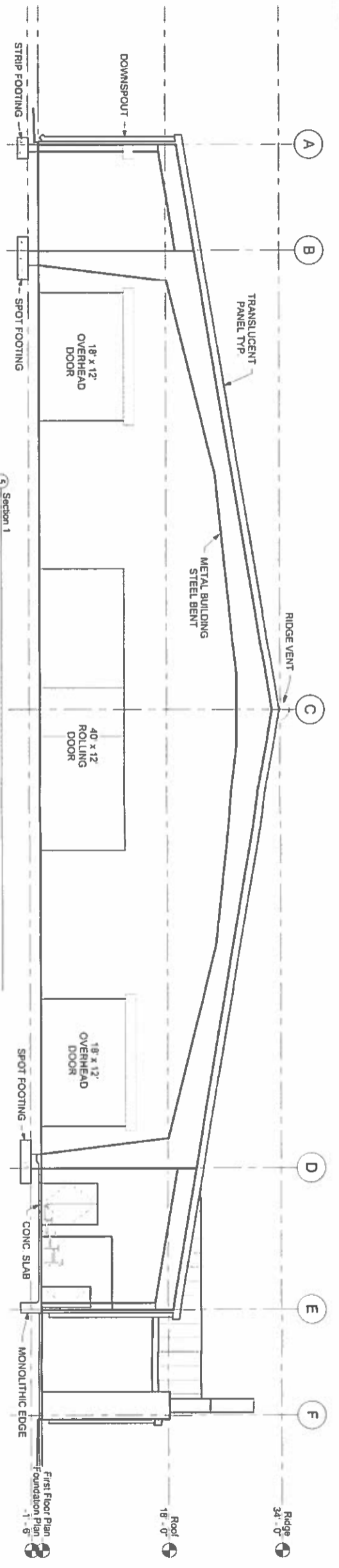
LORN TRYK ARCHITECTS
206 McKenzie, Suite F-2
Santa Fe, New Mexico 87501
Telephone: 505 982-5340 Fax: 505 982-5393
E Mail: mail@ltryk.com



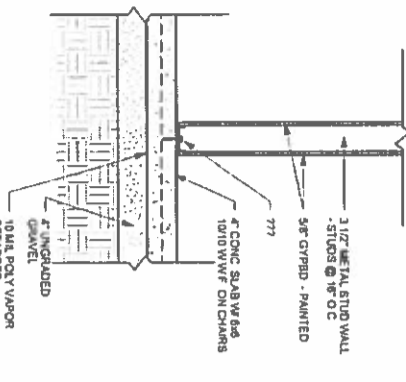
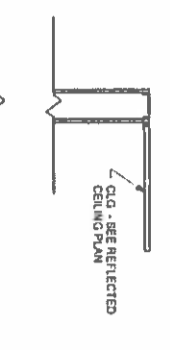
Stanley Cyclone Center Arena
Santa Fe County

Date	Issue Date
Reason	4/23/14 10:02:27 AM
Drawn by	AKT
Checked by	LCT
Project number	
Scale	As indicated
Roof	18'-0"
Ridge	34'-0"
Elevations	

NBC-24
AKT
1-6
First Floor Plan Foundation Plan -1'-6"

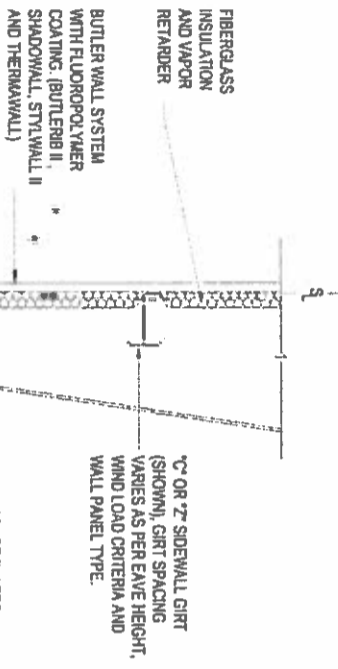


7 Metal Stud Wall Section
1" = 1'-0"



9 Metal Stud Partition Section
1" = 1'-0"

4 Ridge Section
3/4" = 1'-0"



3 Base Section
3/4" = 1'-0"



2 Endwall Section
3/4" = 1'-0"

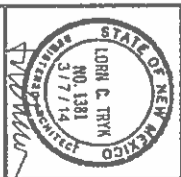


1 Side Wall Section
3/4" = 1'-0"



NOTE:
COLUMNS STRAIGHT OR
TAPERED PER PROJECT
REQUIREMENTS.

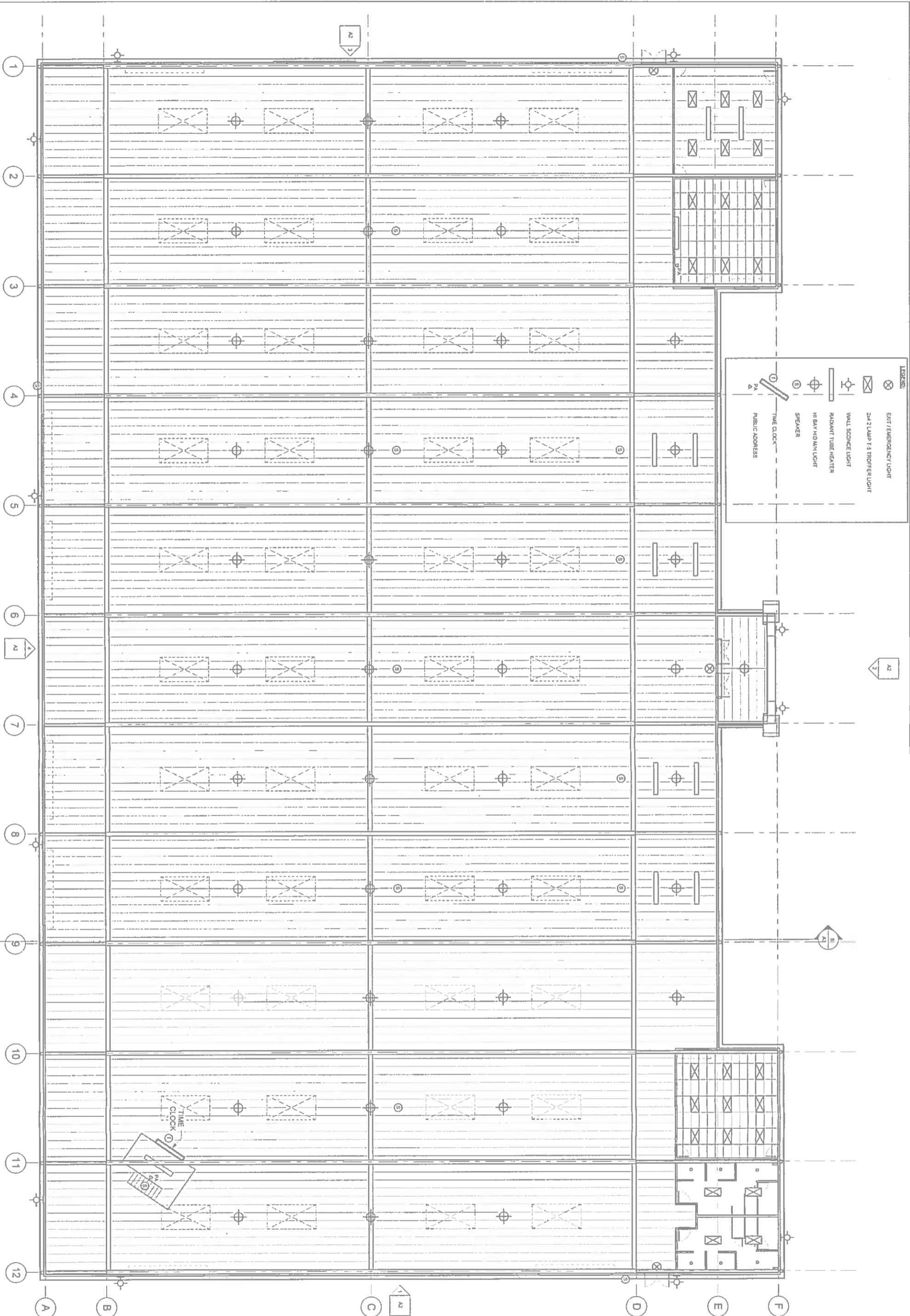
Stanley Cyclone Center Arena
Santa Fe County



LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com

Drawn by	AKT
Checked by	LCT
Project number	
Date	Issue Date
Revision	3/6/2014 8:30:43 PM
Scale	As indicated

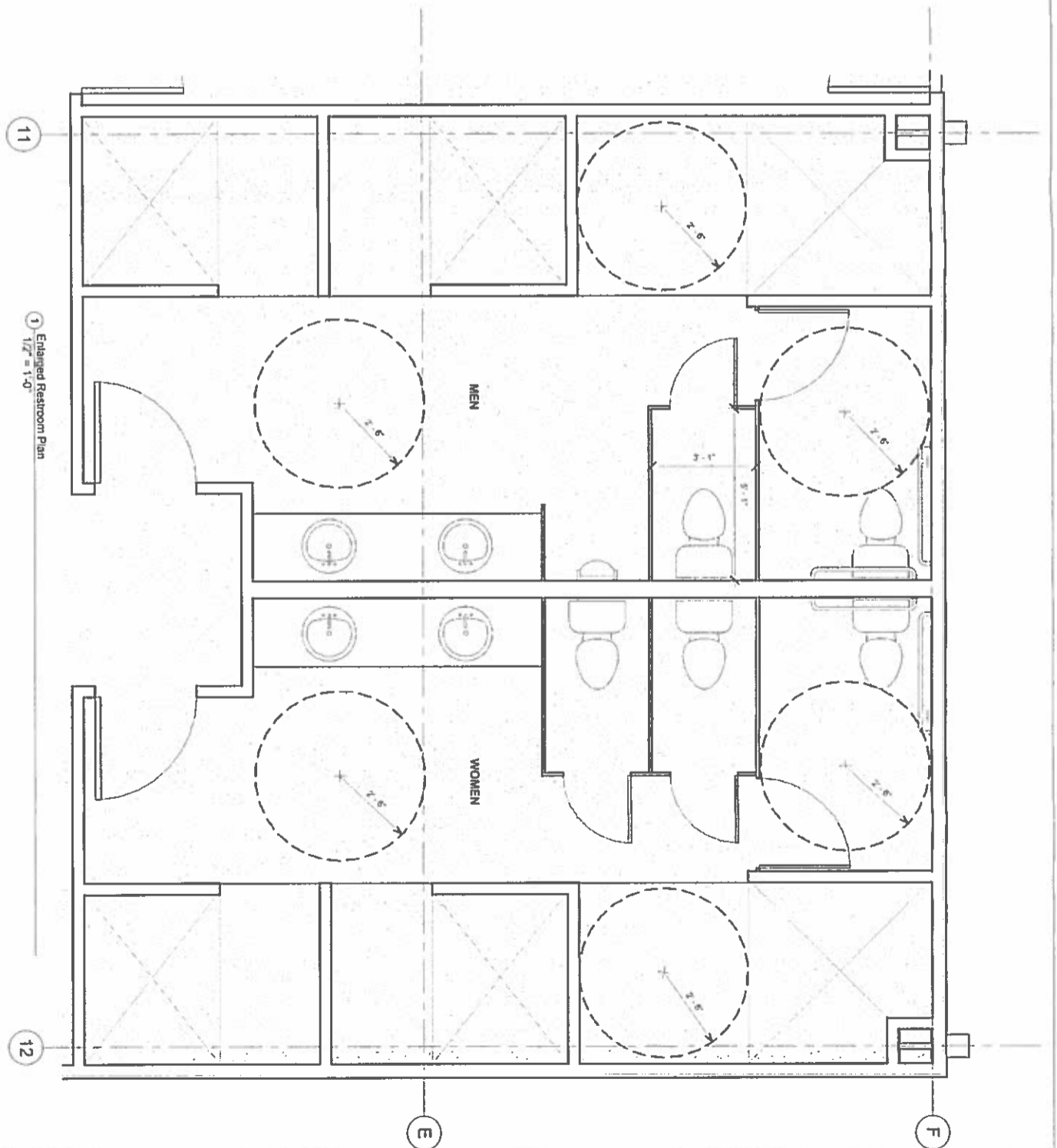
Wall
Sections
A3
NBC-25



LEGEND:

- EXIT / EMERGENCY LIGHT
- 2x4 LAMP 1-3 TROFFER LIGHT
- WALL SCONCE LIGHT
- RADIANT TUBE HEATER
- HI BAY HIGH BAY LIGHT
- SPEAKER
- TIME CLOCK
- PUBLIC ADDRESS

<p>Scale 1" = 10'-0"</p> <p>A4</p> <p>NBC-210</p>	<p>Reflected Ceiling Plan</p> <p>Drawn by: ANT Checked by: LCT Project Number:</p>	<p>Stanley Cyclone Center Arena</p> <p>Santa Fe County</p> <p>Date: Issue Date Revision: 3/20/14 @ 3:43 PM</p>	<p>LORN TRYK ARCHITECTS 206 McKenzie, Suite F2 Santa Fe, New Mexico 87501</p> <p>Telephone: 505-982-5340 Fax: 505-982-5393 E-Mail: mail@ltryk.com</p>
--	---	---	--



1 Enlarged Restroom Plan
1/2" = 1'-0"

Stanley Cyclone Center Arena
Santa Fe County



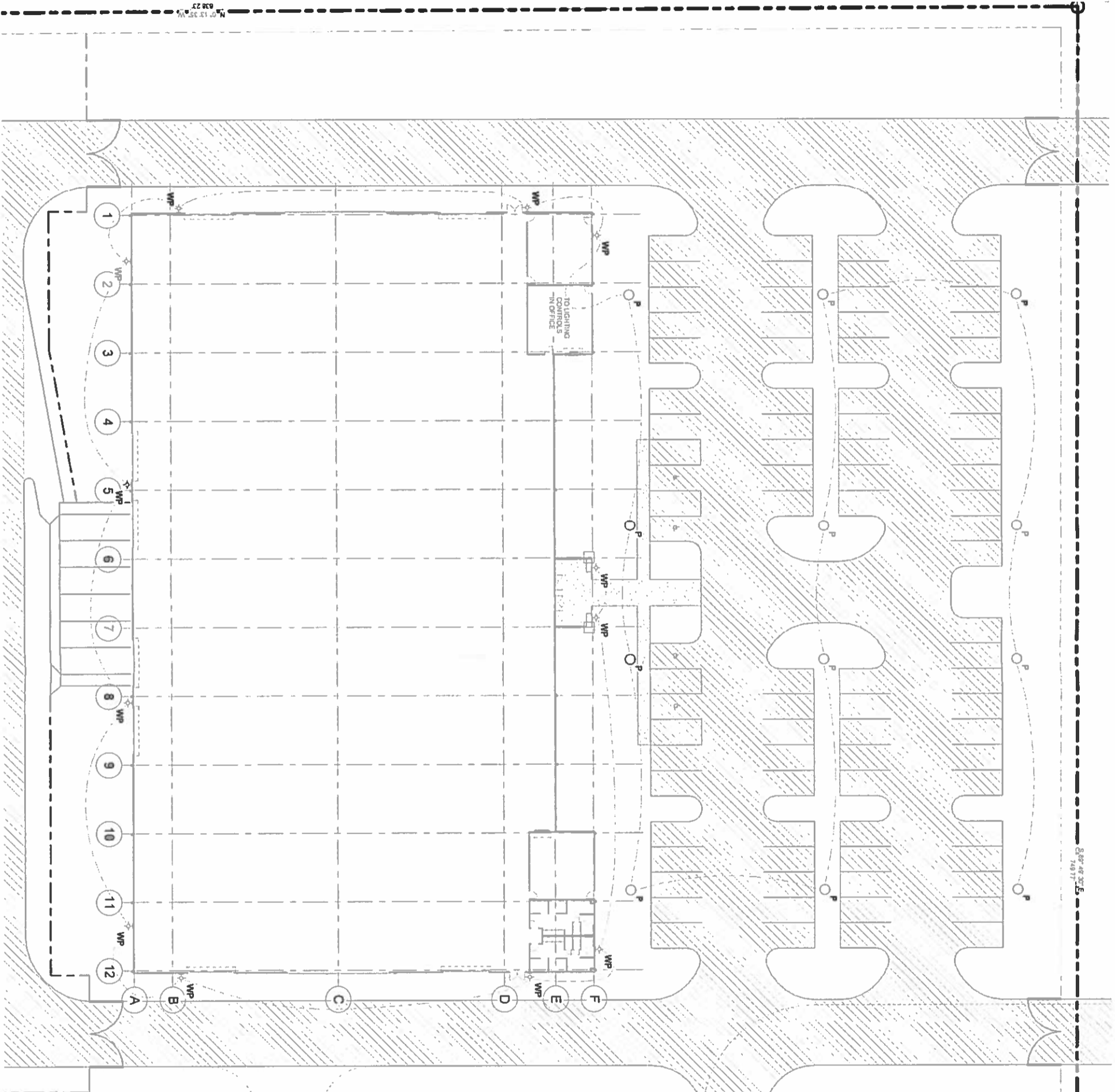
LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505 982 5340 • Fax: 505 982 5393
E Mail: mail@ltryk.com

Date Issue Date
Revision 3/20/14 3:30:46 PM

Drawn by AKT
Checked by LCT
Project number

Enlarged Restroom Plan
Scale 1/2" = 1'-0"

A5
NRC-27



1 Site Lighting Plan
1" = 20'-0"

- SITE LIGHTING LEGEND:**
- GLEASON GALLEN LED 3867 LUMEN FULL CUTOFF HORIZONTAL LUMINAIRE ON 16 SQUARE POLE
 - MCGRAW EDISON IMPACT ELITE LED TRAPEZOID WALL LIGHT FULL CUTOFF

<p>E1</p> <p>NBC-208</p>	<p>Site Lighting Plan</p> <p>Scale: 1" = 20'-0"</p>	<p>Stanley Cyclone Center Arena</p> <p>Santa Fe County</p>		<p>LORN TRYK ARCHITECTS</p> <p>206 McKenzie, Suite F2 Santa Fe, New Mexico 87501</p> <p>Telephone: 505-982-5340 Fax: 505-982-5393 E-Mail: mail@ltryk.com</p>
<p>Revision: 3/20/14 8:30:31 PM</p> <p>Date: Issue Date</p>		<p>Drawn by: AKT</p> <p>Checked by: LCT</p> <p>Project number:</p>		