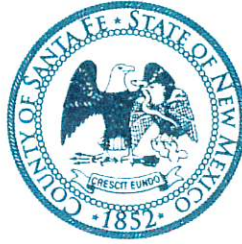


Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: December 22, 2016

TO: SLDC Hearing Officer

FROM: Miguel "Mike" Romero, Development Review Specialist Sr. *MR*

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

FILE REF.: CASE # V 16-5260 Manuel & Bernadette Hernandez

ISSUE:

Manuel and Bernadette Hernandez, applicants, request a variance of chapter 9 Table 9-8-7 Dimensional Standards, La Cienega and La Cieneguilla Community District Overlay of Ordinance 2015-11, the Sustainable Land Development Code (SLDC) to allow a 2.53 acre parcel to be divided into two lots; one lot consisting of 1.0 acres and one lot consisting of 1.53 acres.

The property is located at 60 Camino Montoya, within the La Cienega and La Cieneguilla Community District Overlay (LCLCCD) (RES-E), within Section 21, Township 16 North, Range 8 East (Commission District 3).

Vicinity Map:



SUMMARY:

The Applicants acquired the property as evidenced by warranty deed recorded in the records of the Santa Fe County Clerk on July 2, 2001, Book 1933, Page 418. The property is recognized as a legal lot of record consisting of 2.53 acres and is currently vacant.

The Applicants request a variance of Chapter 9, Table 9-8-7 Dimensional Standards, La Cienega and La Cieneguilla Community District Overlay of the SLDC to allow a 2.53 acre parcel to be divided into two lots; one lot consisting of 1.0 acres and one lot consisting of 1.53 acres. If the variance is granted the Applicants intend to give their son, who has a medical condition, the 1.0 acre parcel so he and his family can build their own home. On the 1.53 acre parcel, the Applicants intend to build their home, so they can live next door to their son and help care for him and his family.

The Applicants state that they have owned the property for 10 years and it was their understanding at that time that they could not divide their property. They found out in 2009 the County had been allowing property owners to divide property, up until December 2015. The Applicant further states that they never received notification either verbally or in writing that the option to divide their property would no longer be available, but if they had known they would have divided their property immediately. The Applicants state that property owners within the La Cieneguilla area have been able to obtain lots smaller than 2.5 acres and have divided parcels into 1.25 acres lots. The Applicants state that the division of their property is not to make a profit, but solely for the benefit their son and his family. The Applicants believe their situation is a hardship because of their son's medical condition and therefore request the variance to divide their property. The minimum lot size in LCLCCD, RES-E is 2.5 acres per dwelling unit.

Staff Response:

Under the prior Land Development Code (Ordinance No. 1996-10) the Applicant may have been able to divide their property under the Small Lot Family Transfer provision. However, this provision no longer exists. On October 27, 2015, the Board of County Commissioners authorized the County to publish title and general summary of an ordinance to establish zoning for all land in Santa Fe County, to which the Sustainable Land Development Code (SLDC) would apply. On October 28, 2015, a letter was sent out to all property owners within Santa Fe County informing them that their property had been assigned a base zoning classification and that the proposed zoning map would approve base zoning classifications for all properties in the County. This letter also provided the County's website information where property owners could look up the interactive zoning map and other resource materials pertaining to their property to find out what their zoning classification was. Santa Fe County staff along with the Board of County Commissioners also conducted numerous county wide public meetings, including extensive public input at planning community meetings regarding the SLDC. Santa Fe County staff confirmed that a notification letter was sent to the Applicants. In addition the La Cienega/La Cieneguilla Planning Committee was formed to review and update the community plan and write the community overlay. Another letter was sent to all property owners at the start of this process and two (2) community wide meetings held in February of 2015.

The applicable requirements under the Santa Fe County Sustainable Land Development Code, Ordinance No. 2015-11 (SLDC), which govern this Application are the following:

Chapter 9, Section 9.8.3.6 (5) LCLCCD Residential Estate (LCLCCD RES-E); Purpose.

The purpose of the Residential Estate (RES-E) district is to designate areas suitable for a combination of large-lot and suburban-type residential development, ranchettes and other compatible uses. The RES-E district supports single-family homes on medium sized lots consistent with contemporary community development. Generally this district applies to low to medium density residential development in establishing neighborhoods (lands that are already committed to residential uses and have been subdivided for a specific development) and undeveloped or underdeveloped areas with a moderate to high development suitability. This category may include limited agriculture use accessory to residential uses. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

Table 9-8-7: Dimensional Standards LCLCCD RES-E (Residential Estate)

Zoning District	LCLCCD RES-E
Density (# of acres per dwelling unit)	2.5
Frontage (minimum, feet)	100
Lot width (minimum, feet)	100
Lot width (maximum feet)	n/a
Height (maximum, feet)	24

Chapter 14, Section 14.9.7.1, Variances, Purpose, states:

The purpose of this section is to provide a mechanism in the form of a variance that grants a landowner relief from certain standards in this code where, due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner. The granting of an area variance shall allow a deviation from the dimensional requirements of the Code, but in no way shall it authorize a use of land that is otherwise prohibited in the relevant zoning district.

Chapter 14, Section 14.9.7.4, Variance Review criteria states:

A variance may be granted by only a majority of all the members of the Planning Commission (or the Board, on appeal from the Planning Commission) where authorized by NMSA 1978, Section 3-21-8(C):

1. Where the request is not contrary to public interest;
2. Where, owing to special conditions, a literal enforcement of the SLDC will result in unnecessary hardship to the applicant; and

3. So that the spirit of the SLDC is observed and substantial justice is done.

Chapter 14, Section 14.9.7.5 Variance Conditions of approval.

1. The Planning Commission may impose conditions on a variance request necessary to accomplish the purposes and intent of the SLDC and the SGMP and to prevent or minimize adverse impacts on the general health, safety and welfare of property owners and area residents.
2. All approved variances run with the land, unless conditions of approval imposed by the Planning Commission specify otherwise.
3. All approved variances automatically expire within one year of the date of approval, unless the applicant takes affirmative action consistent with the approval.

The Applicant has addressed the variance criteria as follows:

1. The Applicants have stated that property owners within the La Cieneguilla area have been able to obtain lots less than 2.5 acres and have been able to divide parcels into 1.25 acres lots.
2. The Applicants have stated that their son has a medical condition and they would like for him to live by them so they can help care for their son and his family. The Applicants feel it would be hard for their son to move or leave Santa Fe when he can build his home and be by his whole family to help. The Applicants believe this would be a hardship on their son and his family when the Applicants can help their son and his family.
3. The Purpose of the intent is the SLDC, including all amendments to the SLDC, are intended to implement and be consistent with the goals, objectives, policies, and strategies of the Sustainable Growth Management Plan (SGMP). The SLDC is designed to protect and promote the health, safety and general welfare of the present and future residents of the County. The SLDC is designed to specifically provide protection of environmental, cultural, historical and archeological resources, lessening of air and water pollution, assurance and conservation of water resources, standards to protect from adverse climate change, promotion of sustainability, green development, and to provide standards to protect from adverse public nuisance or land use effects and impacts resulting from public or private development within the County.

As required by the SLDC, the Applicants presented the Application to the Technical Advisory Committee (TAC) on August 4, 2016, at the regularly scheduled monthly meeting, which satisfied the requirements set forth in Chapter 4, Section 4.4.4.3, Pre-application TAC Meeting and Table 4-1. The Applicants also conducted a Pre-Application Neighborhood Meeting on October 16, 2016, and on December 5, 2016, to the La Cienega Valley Association (LCVA) as required by the SLDC, Chapter 4, Section 4.4.4, Pre-Application Neighborhood Meeting (Refer to meeting material in Exhibit 6).

Notice requirements were met as per Chapter 4, Section 4.6.3., General Notice of Application Requiring a Public Hearing, of the SLDC. In advance of a hearing on the Application, the Applicants provided an affidavit of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for fifteen days on the property, beginning on December 7, 2016. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on December 7, 2016, as evidenced by a copy of that legal notice contained in the record. Notice of the hearing was sent to owners of land within 500' of the subject property and a list of persons sent a mailing is contained in the record.

This Application was submitted on October 26, 2016.

RECOMMENDATION:

Staff's determination is that the Applicant did not adequately address the variance review criteria. Staff recommends denial of a variance from Ordinance 2015-11 (SLDC) Chapter 9, Table 9-8-7, Dimensional Standards, La Cienega and La Cieneguilla Community District Overlay to allow a 2.53 acre parcel to be divided into two lots; one lot consisting of 1.0 acres and one lot consisting of 1.53 acres.

Staff requests the Hearing Officer memorialize findings of fact and conclusions of law in a written order. The Santa Fe County Planning Commission (SFCPC) will be holding a public hearing on this matter on February 16, 2017.

EXHIBITS:

1. Applicants Request
2. Recorded Survey Plat
3. Aerial of Site and Surrounding Area/Site Plan
4. Chapter 9, Table 9-8-7 Dimensional Standards
5. Noticing
6. Community Meeting Material
7. Letters of Support

To Whom It May Concern,

This Letter I a request to allow us to divide our property located at 60 Camino Montoya,

We would like to give an acre of our Land to our Son and his family to live on, up until

December 2015, this would have been allowed we did not receive any notification either

Verbally or writing that this option would no longer be available. Had we received notification

We would have divided it immediately.

My Husband Manuel Hernandez and Bernadette Hernandez have had the property for

Over 10 years we bought 2.5 acres the tracks you could not divided them, we just found out

When I went to the county they passed it in 2009 you can divided it, I just found out if I would have

Known I would have divided it. We are planning to have my son build in the back and we are going

To build in the front so both families will be out there. My Husband is a Contractor here in Santa Fe,

So he will be building our sons home and ours when were ready. Please take this into consideration

We have lived here all our lives born and raised and I would like to have my son and his family to

Stay in Santa Fe and not have to move somewhere else, this is the next generation. So please take

This into consideration granting it thank you for your time. Also the other acres around us they have

Divided them to 1.2 acres and are selling them. We want ours divided so we can give my son an acre or

1.2 acres so my son can have one and the other for us to build. So please take that into consideration.

we're not selling to make a profit. We want to live out there and my son to have the other half.

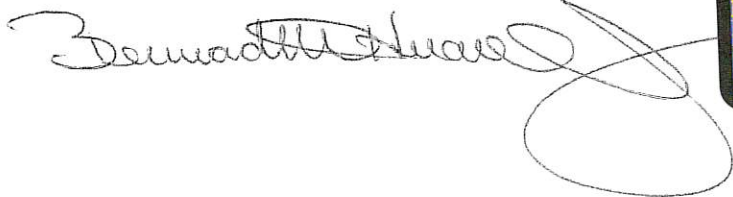
Thank You,

Mr. and Mrs. Manuel Hernandez

1216 Luciander Rd

Santa Fe, NM 87507

1-505-920-5919 or 920-7691



To Whom It May Concern,

My name is Mr. Mrs. Manuel Hernandez we are requesting a Variance of our property at 60 Camino Montoya.

Variance of Chapter 9 Table 9-8-7 Dimensional Standards for La Cieneguilla Community District overlay of Ordinance 2015-11, to allow a 2.53 Acre parcel to be divided into two lots.

We are asking to divide are property in half one for my son and his family and one for me and my husband.

Other property owners have obtained parcels less than 2.5 acres.

The other property owner has divided four lots at 1.25 acres and is selling them for total of 5 acres.

The Pacheco Family has divided her property for her and her son.

My property is 2.53 acres.

When we divide our property my son would get the back part and we would get the front part of the Property.

I would like to divide the property so my son could have it in his own name so he can build his home.

My son has a medical condition so I would like for him to be by us so we could help him and his family.

It would be hard for my son to have to move or leave Santa Fe when he can build his home and be by his whole family to help. I believe this would be a hardship on him and his family when I and his dad can help him and his family.

We are not dividing our property to make a profit we are giving it to our son and his family to build their home and be by his Family.

The Purpose of the Intent is the SLDC, including all amendments to SLDC, are intended to implement and be consistent with the goals, objectives, polices, and strategies of the Sustainable Growth Management Plan (SGMP). The SLDC is designed to protect and promote the health, safety and general welfare of the present and future residents of the County.

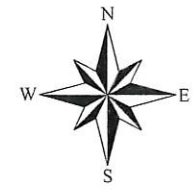
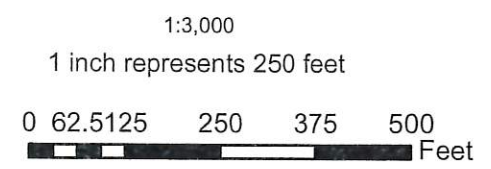
The SLDC is designed to specifically provide protection of environmental, cultural, historical and archeological resources, lessening of air and water pollution, assurance and conservation of water resources, prevention of adverse climate change, promotion of sustainability, green development, and to provide standards to protect from adverse public nuisance or land use effects and impacts resulting from public or private development within the County.

I would like to say Thank You for taking the time to listen to us to divide our property to our son

Thanks Mr. and Mrs. Hernandez



- Legend**
-  Roads
 -  DRIVEWAYS
 -  PARCELS

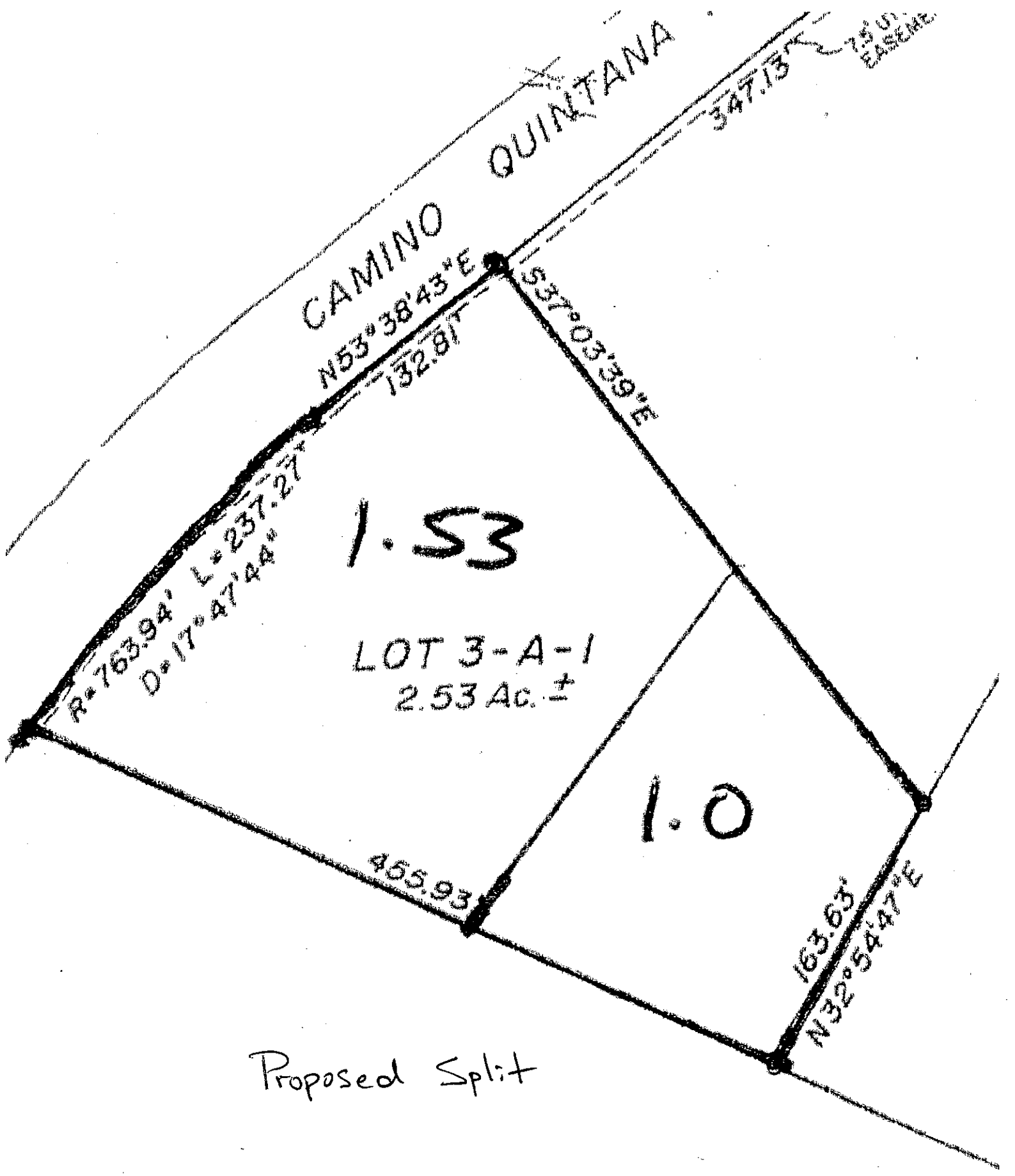


2014 Imagery
2 FOOT CONTOURS

This information is for
Santa Fe County use only.
Errors associated with the
User are solely responsible for
confirming data accuracy.



November 22, 2016



Proposed Split

continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9-8-7.

Table 9-8-7: Dimensional Standards LCLCCD RES-E (Residential Estate).

Zoning District	LCLCCD RES-E
Density (# of acres per dwelling unit)	2.5
Frontage (minimum, feet)	100
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

i. The front of the building shall be setback 25 feet from the property line.

ii. The rear and sides of the building shall be setback a minimum of 50 feet from the property line.

6. LCLCCD Residential Community (LCLCCD RES-C); Purpose. Generally this district applies to existing medium to higher density residential development in established neighborhoods (lands that are already committed to residential uses and have been subdivided for a specific development). The Residential Community designation applies to only a contiguous residential area in La Cieneguilla that is almost completely built out on existing 1 acre lots created in the late 70's. No additional areas are proposed to have this zoning designation within the La Cienega and La Cieneguilla Planning Boundary.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9-8-8.



//

CERTIFICATION OF POSTING

I hereby certify that the public notice posting regarding a Site Development Plan

Case # 16-5260 was posted for 15 days on the property beginning the

7 day of December, 2016

Bernadette Hernandez
Signature

*Photo of posting taken from a public road must be provided with affidavit.

****PLEASE NOTE:** Public notice is to be posted on the most visible part of the property. Improper legal notice will result in re-posting for an additional 15 days. It is the Applicant's responsibility to ensure that the notice is on the property for the full 15 days. Posted notice shall be removed no later than seven (7) days after a final decision has been made on the application.

STATE OF NEW MEXICO }
 }
COUNTY OF SANTA FE }

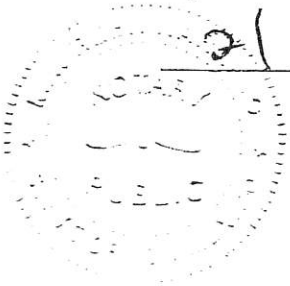
The foregoing instrument was acknowledged before me this 7 day of

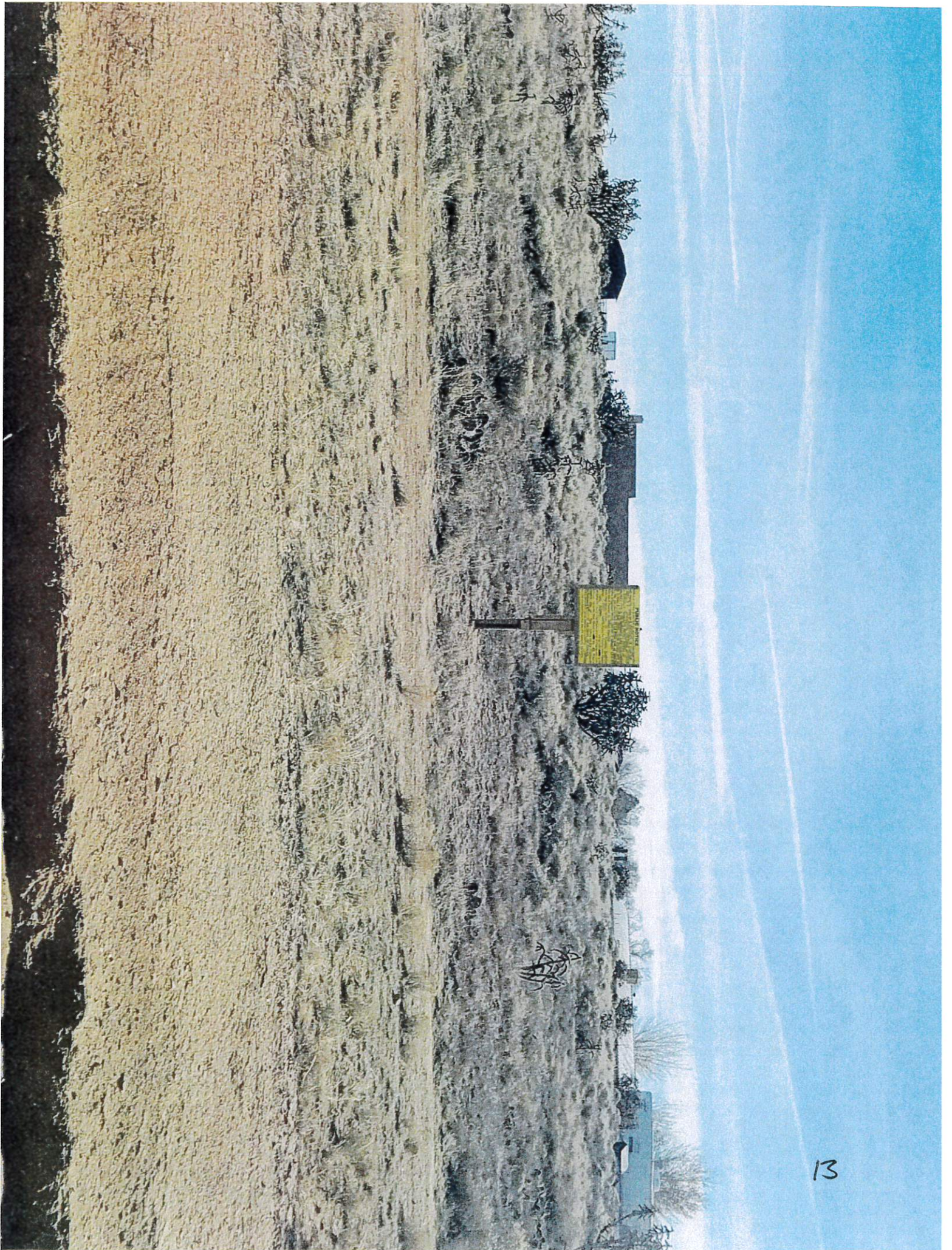
December, 2016, By Bernadette Hernandez

Maureen Laranjo
Notary Public

My Commission Expires:

2/21/2019





PUBLIC NOTICE

Notice is hereby given that an application has been filed with Santa Fe County for A VARIANCE OF CHAPTER TABLE 9-8-7 DIMENSIONAL STANDARDS LA CIENEGRA LA CIENEGUIA COMMUNITY DISTRICT OVERLAY OF ORDINANCE 2015-11 THE SUSTAINABLE LAND DEVELOPMENT CODE TO ALLOW A 2.55 ACRE PARCEL TO BE DIVIDED INTO TWO LOTS, ONE LOT CONSISTING OF 1.0 ACRES & ONE LOT CONSISTING OF 1.55 ACRES.

Name of Applicant MANUEL & BERNADETTE HERNANDEZ 1 OF 15 ACR

Address of Request 600 CAMINO MONTOYA

Legal Description: Section 21 Township 16 NORTH Range 8 EAST NMPM Santa Fe County, New Mexico

A PUBLIC HEARING will be held/ at the Old Santa Fe County Courthouse, corner of Palace and Grand Avenues, Santa Fe, New Mexico on/ the 22 day of FEBRUARY, 2017 at 4pm BEFORE THE PLANNING COMMISSION

Further information can be obtained by contacting, the Land Use Department, P.O. Box 276, Santa Fe, NM 87504 Phone (505)986-6225. Development Permit # 16-5260

SANTA FE NEW MEXICAN

Ad Proof / Order Confirmation / Invoice

LEGAL #81853

CASE # C 16-5260
Manuel & Bernadette
Hernandez

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held to consider a request by Manuel & Bernadette Hernandez, applicants, of a variance of Chapter 9, Table 9-8-7 Dimensional Standards, La Cienega and La Cieneguilla Community District Overlay of Ordinance 2015-11, The Sustainable Land Development Code to allow a 2.53 acre parcel to be divided into two lots; One lot consisting of 1.0 acres and one lot consisting of 1.5 acres. The property is located at 60 Camino Montoya, within the la Cienega and La Cieneguilla Community District Overlay (LCLCCD) (RES-E), Within Section 21, Township 16 North, Range 8 East (Commission District 3).

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on the 22nd day of December 2016, at 3:00 p.m. on a petition to the Santa Fe County Hearing Officer and on the 16th day of February 2017, at 4:00 p.m. on a petition to the Santa Fe County Planning Commission.

Please forward all comments and questions to the County Land Use Administration Office at 986-6225.

All interested parties will be heard at the Public Hearing prior to the Hearing Office/Planning Commission taking action.

All comments, questions and objections to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing.

Published in the Santa Fe New Mexican on December 7 and 16, 2016.

Account Number

27016

Ad Order Number

0000185166

HERNANDEZ,BERNADETTE

15

To Whom It May Concern,

My Name is Bernadette and Manuel Hernandez my property is located at 60 Camino Montoya out in La Cieneguilla.

On October 16, 2016 at 3:00 pm we meet with the neighbors for our meeting to divide our Property out at 60 Camino Montoya.

We sent out Letters to Neighbors within 500 feet from our property.

The Invitations and Letters were sent out letting them know what our Intentions where to divide our property.

The Letters were sent out by Certified Mail to all Residents.

They were 7 Residents that lived within 500 feet from our property, only on resident attend our meeting and my Husband and I, my son and daughter-in-law also attended.

I have attached who attend the meeting. (Exhibit 1).

We discussed how we were going to divide our property and if there were any concerns they had or questions for us. They talked about when you build your home you would need to have propane and it would be good to have a pelt stove and wood stove so your bill would not be so high and it would save us money. They were not opposed of us dividing are property and they were actually the neighbors next to our property. We asked if they had any concerns or questions and they did not. They were actually happy to meet who owned the property next to them. We actually stayed for about an hour and half talking and waiting to see if any else would attend. They gave us a lot of points on building.

We will be meeting with the Board Members on December 05, 2016 at 7:00 pm to present the dividing of our property to our son.

It will be held in La Cienega Community Center.

Thanks Mr. and Mrs. Hernandez



MEETING SIGN-IN SHEET

Project: 60 Camino Montoya/ Dividing Land	Meeting Date: 10/16/16
Facilitator: Manuel and Bernadette	Place/Room: 60 Camino Montoya

Name	Title	Company	Phone	Fax	E-Mail
Bernadette Hernandez		Owner	920-5919	—	HernandezTine23@gmail.com
Manuel Hernandez		owner	920-7691	NA	HernandezTine23@gmail.com
Danielle Quintana		owner	795-0320 689	NA	Caydenhs8@gmail.com
Carlos Hernandez		owner	690-8187	NA	CarlosHernandez23645@gmail.com
Darlene George		1 owner Clondu	490-9708 471-9346		darlene1031@hotmail.com
Anthony George		" "	" "	N/A	

Property meeting

Place: 40 Camino
Montoya

Time: 3:00pm

Date: 10-16-16

Thanks, for join us

Manuel Hernandez

Hernandez

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Raymond Sisneros</p> <p>C. Date of Delivery 9/2/16</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to: Kathleen + Raymond Sisneros 2420 Camino Capitain Santa Fe, NM 87501</p>		<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label) 7012 0470 0001 5958 0315</p>		<p>9590 9402 1934 6123 2906 80</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Raymond Sisneros</p> <p>C. Date of Delivery 9/2/16</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to: Raymond + Kathleen Sisneros 2420 Camino Capitain Santa Fe, NM 87501</p>		<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label) 7012 0470 0001 5958 0292</p>		<p>9590 9402 1934 6123 2907 03</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Raymond + Elisa Lobato</p> <p>C. Date of Delivery 10-1</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>	
<p>1. Article Addressed to: Raymond + Elisa Lobato Luciano, Baca, Imelda 1020 Don Diego Santa Fe, NM 87501</p>		<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label) 7012 0470 0001 5958 0346</p>		<p>9590 9402 1934 6123 2906 73</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Elisa Pacheco</p> <p>C. Date of Delivery 10-3-16</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to: Elisa Pacheco 11 Cielo Lindo Santa Fe, NM 87507</p>		<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery</p>	
<p>2. Article Number (Transfer from service label) 7012 0470 0001 5958 0339</p>		<p>9590 9402 1934 6123 2906 66</p>	
PS Form 3811, July 2013		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Raymond + Eloisa Lobato</p> <p>C. Date of Delivery 9-17</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>	
<p>1. Article Addressed to: Raymond + Eloisa Lobato Luciano, Baca, Imelda 1020 Don Diego Santa Fe, NM 87507</p>		<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label) 7012 0470 0001 5958 0285</p>		<p>9590 9402 1934 6123 2907 10</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) George, Anthony + Barbara</p> <p>C. Date of Delivery 10-11-16</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to: George, Anthony + Barbara 7 Camino Al Ochoa Santa Fe, NM 87507</p>		<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label) 7012 0470 0001 5958 0353</p>		<p>9590 9402 1934 6123 2906 66</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Samuel Pacheco</p> <p>C. Date of Delivery 9-14-16</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to: Samuel Pacheco Cielo Lindo Santa Fe, NM 87507</p>		<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label) 7012 0470 0001 5958 0261</p>		<p>9590 9402 1934 6123 2907 41</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Elisa Pacheco</p> <p>C. Date of Delivery 10-3-16</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to: Samuel Pacheco 11 Cielo Lindo Santa Fe, NM 87507</p>		<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label) 7012 0470 0001 5958 0377</p>		<p>9590 9402 1934 6123 2906 59</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Shannon Cifuentes</p> <p>C. Date of Delivery 10-19</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to: Shannon M. Tucker + Cifuentes 4 Cielo Lindo Santa Fe, NM 87507</p>		<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label) 7012 0470 0001 5958 0254</p>		<p>9590 9403 0589 5183 9154 85</p>	
PS Form 3811, April 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

SANTA FE NM 87507

Postage \$3.30
 Certified Fee \$2.70
 Return Receipt Fee (Endorsement Required) \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Total Postage & Fees \$6.47

OCT 30 2016
 SANTA FE NM 87507
 MAIN POST OFFICE

Sent To: George Anthony, Darlene
 Street, Apt. No., or PO Box No. 7 Camino Alondra
 City, State, ZIP+4 Santa Fe, NM 87507

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

SANTA FE NM 87507

Postage \$3.30
 Certified Fee \$2.70
 Return Receipt Fee (Endorsement Required) \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Total Postage & Fees \$6.47

OCT 30 2016
 SANTA FE NM 87507
 MAIN POST OFFICE

Sent To: Carlos Claudia Rubio Flores
 Street, Apt. No., or PO Box No. 9 Camino Alondra
 City, State, ZIP+4 Santa Fe, NM 87507

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

SANTA FE NM 87501

Postage \$3.30
 Certified Fee \$2.70
 Return Receipt Fee (Endorsement Required) \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Total Postage & Fees \$6.47

OCT 30 2016
 SANTA FE NM 87501
 MAIN POST OFFICE

Sent To: Raymond, Elisa Lopez, Lucian, Bob
 Street, Apt. No., or PO Box No. 1020 Don Diego
 City, State, ZIP+4 Santa Fe, NM 87501

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

SANTA FE NM 87507

Postage \$3.30
 Certified Fee \$2.70
 Return Receipt Fee (Endorsement Required) \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Total Postage & Fees \$6.47

OCT 30 2016
 SANTA FE NM 87507
 MAIN POST OFFICE

Sent To: Shannon Tucker Cifuentes
 Street, Apt. No., or PO Box No. 4 Cielo Lindo
 City, State, ZIP+4 Santa Fe, NM 87507

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

SANTA FE NM 87501

Postage \$3.30
 Certified Fee \$2.70
 Return Receipt Fee (Endorsement Required) \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Total Postage & Fees \$6.47

OCT 30 2016
 SANTA FE NM 87501
 MAIN POST OFFICE

Sent To: Kathleen & Raymond Sisneros
 Street, Apt. No., or PO Box No. 2000 Camino Capitan
 City, State, ZIP+4 Santa Fe, NM 87501

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 George Anthony & Darlene
 7 Camino Alondra
 Santa Fe, NM 87507

2. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Registered Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Registered Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

7012 0470 0001 5958 0308
 PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

SANTA FE NM 87507

Postage \$3.30
 Certified Fee \$2.70
 Return Receipt Fee (Endorsement Required) \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Total Postage & Fees \$6.47

OCT 30 2016
 SANTA FE NM 87507
 MAIN POST OFFICE

Sent To: Elsa Pacheco
 Street, Apt. No., or PO Box No. 11 Cielo Lindo 20
 City, State, ZIP+4 Santa Fe, NM 87507

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

SANTA FE NM 87507

Postage \$3.30
 Certified Fee \$2.70
 Return Receipt Fee (Endorsement Required) \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Total Postage & Fees \$6.47

OCT 30 2016
 SANTA FE NM 87507
 MAIN POST OFFICE

Sent To: Samuel Pacheco
 Street, Apt. No., or PO Box No. 11 Cielo Lindo 20
 City, State, ZIP+4 Santa Fe, NM 87507

PS Form 3800, August 2006 See Reverse for Instructions

Miguel Romero

Subject: FW: FW: Lot Split

From: Bernandette Hernandez [mailto:sfedbyh@nmcourts.gov]
Sent: Wednesday, December 14, 2016 9:24 AM
To: Miguel Romero
Subject: Fwd: FW: Lot Split

Miguel Good Morning,
Here is the Letter from Carl Dickens
and the names of Residents

Thank You,
Bernadette Hernandez

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

From: <hernandezinc23@gmail.com>
Date: Tue, Dec 13, 2016 at 7:56 PM
Subject: FW: Lot Split
To: "sfedbyh@nmcourts.gov" <sfedbyh@nmcourts.gov>

Sent from [Mail](#) for Windows 10

From: [Carl Dickens](#)
Sent: Tuesday, December 13, 2016 5:21 PM
To: hernandezinc23@gmail.com; sfedbyh@nmcourts.gov
Cc: [Lucy G. Foma](#); [Robert Griego](#); eeisner50@comcast.net; [Marizabel Ulibarri](#); [Kathryn Ken Becker](#); [Paul Murray](#); [JJ and Dolores](#); erlindagrill@aol.com; [Robert-Patricia Romero](#)
Subject: Lot Split

Ms. Hernandez,



This is the official recording of our meeting on your proposed lot split. The only additional requirement is application of the La Cienega Watershed Conditions which is standard for any new houses constructed in the La Cienega Watershed.

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Thank you,

Carl Dickens, President

La Cienega Valley Association

December 5, 2016

The LCVA set aside a portion of its Board Meeting to discuss with Bernadette and Manuel Hernandez (Mr. and Mrs.) their application to the County for a variance relating to splitting of their 2.53 acre parcel of property located at 60 Camino Montoya in La Cieneguilla. The request was to approve the lot split variance.

The Board of the La Cienega Valley Association, a Community Organization, heard a presentation on the lot split variance. They discussed deeding the property to their son and his family to build a home.

After the presentation, LCVA Board Members asked the Hernandez' several questions and stated their concerns. The areas of concerns were the restriction of use of water, the lot sizes proposed, the minimum holding period before resale of either lot after the split, property use for other than residential property, and the nature of dwellings to be constructed on the split lots. The Hernandez' questioned the LCVA Board about their comments and agree as follows:

- 1) The lot split will create two (2) equal lots of 1.25 and 1.28 acres (2.53 acres total)
- 2) The lots will share a well with no more than 1/4th acre foot of water allocated to each lot (the well and each lot's water service line will be metered).
- 3) No manufactures dwellings will be placed on the lots *.
- 4) The lots usage will be restricted to residential use only*.
- 5) There wilkl be no resale of split lots for a period of five (5) years following the recordation of the lot split *.

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* the Hernandez agreed to place these restrictions on their Deed out of the split parcel and upon sale of their parcel.

Based upon the agreements made in the open LCVA meeting by the Hernandez as listed above, and conditioned upon such restrictions being incorporated in all county approvals of the lot split variance, the LCVA Board has approved the lot split variance, subject to the stated conditions.

From: "Carl Dickens" <cedickens2@yahoo.com>

To: hernandezinc23@gmail.com

Cc: "Lucy G. Foma" <lfoma@santafecountynm.gov>, "Robert Griego"

<rgriego@santafecountynm.gov>, "eeisner50" <eeisner50@comcast.net>, "Marizabel Ulibarri"

<ulibarrimarizabel@gmail.com>, "Kathryn Ken Becker" <taadiin@msn.com>, "Paul Murray"

<paul@gpmurray.com>, "JJ and Dolores" <dmtzstudio@gmail.com>, erlindagrill@aol.com, "Robert-Patricia Romero" <prrromero@msn.com>

Sent: Tuesday, December 13, 2016 8:55:44 AM

Subject: Re: lot split

Dear Ms. Hernandez,

The LCVA Board was unaware of your deadline and we have not written a letter detailing the agreements we reached.

I am going to take a run at trying to recall the agreements and have copied the LCVA Board for their input. In addition I have copied County Land Use staff and am hopeful they will allow this email to be used instead of a letter.

Here are the conditions as I recall them. I believe our Secretary, who maintains the official record, is out of town.

Conditions:

The lot be split evenly into 1.25 acres with a deed restricting any further lot splits

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