

**SECTION 6 - FEES AND LEVIES****6.1 Standard Fees**

Any person desiring to subdivide land in the County shall pay the current administrative fees set by the County. A fee schedule, which may be periodically amended, is available from the Code Administrator.

**6.2 Additional Fees for Unusual Circumstances**

Where additional review by the County is required above and beyond normal review requirements due to complex, unforeseen, or unique circumstances relating to the proposed plan or plat, such as complex hydrological considerations, then the County may charge an additional review fee to defray the cost of such review. Review fees shall be only for professional services rendered to the County in the case that the County does not have qualified personnel to assist in reviewing such reports, plans and plats. When an additional fee is deemed necessary, the fee shall be arrived at between the County and the subdivider.

**SECTION 7 - DEVELOPMENT PLAN REQUIREMENTS****7.1 Preliminary Development Plans****7.1.1 Pre-application conference**

- a. Prior to the application for approval of a preliminary development plan for any phase or for an entire project, the subdivider may confer with the Code Administrator regarding the plan submittal and requirements of the Code according to Section 5.1 of this Article.
- b. At this time a determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

**7.1.2 Information to be submitted**

- a. Evidence of legal lot of record;
- b. Contour intervals of two feet or such other appropriate scale as determined by the Code Administrator;
- c. Arrangements, location and size of buildings, where applicable;
- d. Off-street parking and loading or dumping facilities, where applicable;
- e. Internal vehicular and pedestrian circulation, and ingress and egress;
- f. A drainage, grading, and erosion control plan including existing and proposed contours for roads and utilities; a preliminary/conceptual grading plan around buildings, when applicable;
- g. A landscaping plan providing a schedule specifying conceptual methods, to include type, size, and location of vegetative and non-vegetative landscape material, and a preliminary description of the irrigation system to be used;
- h. Walls, fences and earth berms; their approximate locations and identifying types of fences and walls, if applicable;
- i. Size, location, orientation, lighting and type of signage, where applicable;
- j. Conceptual plan for outdoor lighting, including type, size, location of fixtures, if applicable;
- k. Easements, rights-of-way and street design;
- l. Access to telephone, gas, and electric utility service;
- m. Utility plan for water and sanitary sewer;
- n. Residential densities/gross acres;



- o. Intensity of non-residential development, including lot coverages, gross floor area ratios or gross square feet of building area;
- p. A vicinity map showing the boundaries of the project, owners of record within one hundred feet of the tract including public rights-of-way and existing conditions and development, including adjacent streets and utilities, for at least two hundred feet from the project boundaries;
- q. If appropriate, the phases and approximate dates of development of the phases;
- r. The plan shall be drawn at a scale of one hundred feet (100') to the inch or such other appropriate scale as determined by the Code Administrator;
- s. Proposed community facilities and/or sites and recreational areas, if any, and proposed ownership of such;
- t. A schedule of on-site and off-site public improvements with the time of construction related to the phasing schedule;
- u. Information as required by state agencies;
- v. The preliminary subdivision plat may be submitted concurrently with the preliminary development plan, but is not required. Submittal of a schematic or sketch subdivision plat showing proposed lot layout, approximate dimensions and lot areas together with topography and natural features; and
- w. A written traffic report prepared by a licensed traffic engineer or other qualified expert as determined by the Code Administrator.
- x. Schools Impact Report. A written report which projects the effects the proposed project will have on public schools, and which includes: the proposed number, size, and price of residential units within the project; a description of the project's target market; and  
where applicable, any special educational needs of the project's school-aged residents. The report will also identify the schools that service the area of the proposed project and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the project is located and to the Code Administrator.
- y. Water Supply Plan - Water System. As required by Article VII, Section 6 of the Code and Table 5.1, of Section 9.3 of this Article V.
- z. Solid Waste Disposal Plan. As required by Article VII, Section 7 of the Code.
- aa. Liquid Waste (Disposal) Plan. As required by Article VII, Section 2 of the Code.
- bb. Timing and Phasing of Development. Projections for 5 to 10 years.
- cc. Copies of deed restrictions and protective covenants must be submitted.

#### 7.1.3 Review

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

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

7.1.4 Criteria for development plan phase approval

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

7.2 Final Development Plan

7.2.1 Submittals

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

7.2.2 Review

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

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

**SECTION 8 - SUBDIVISION DESIGN STANDARDS**

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

8.1 General Policy on Roads

8.1.1 General

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

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~~7.1.4 Criteria for development plan phase approval~~

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

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Legend  
ROADS



1:1,200  
1 inch represents 100 feet



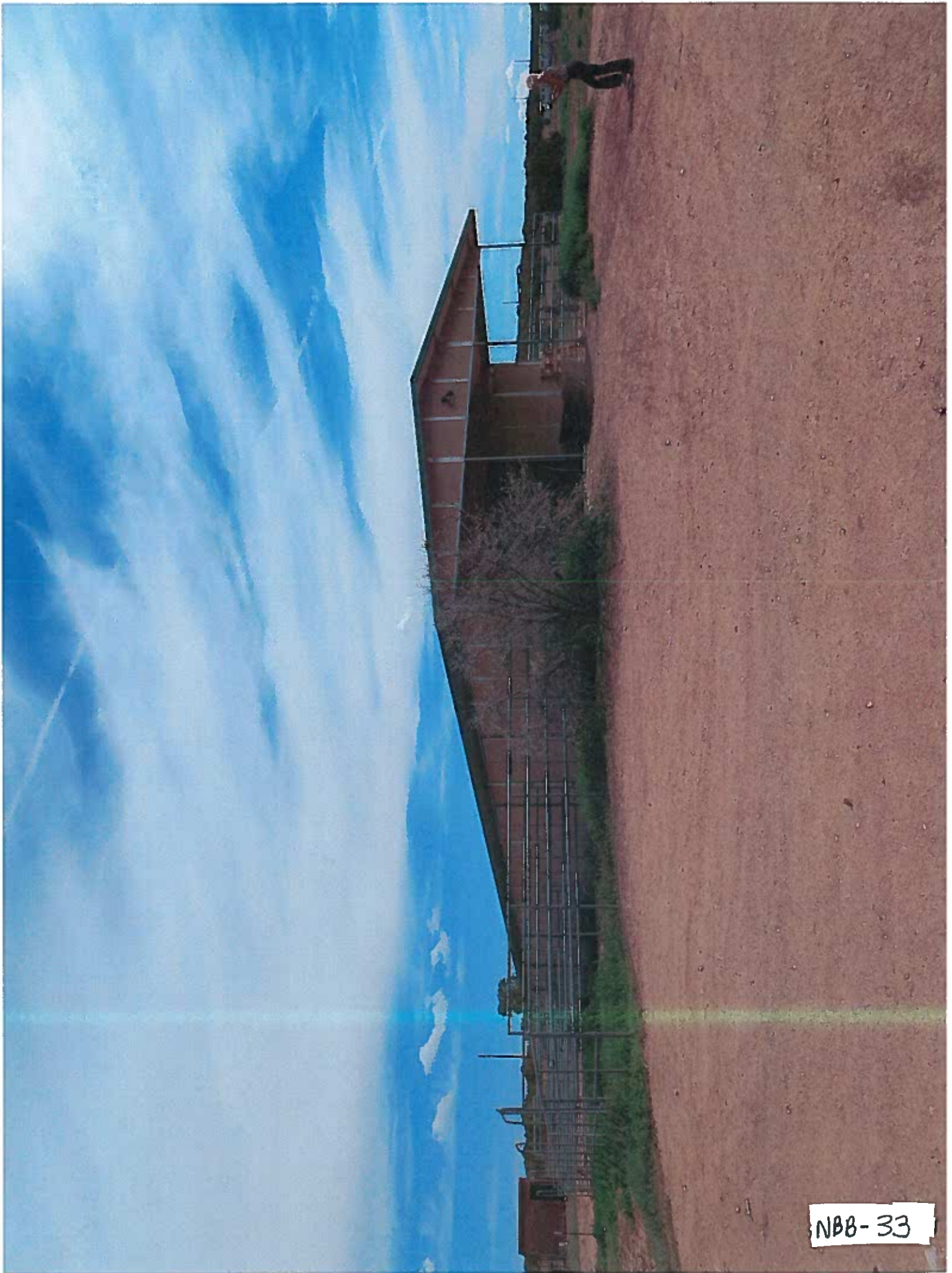




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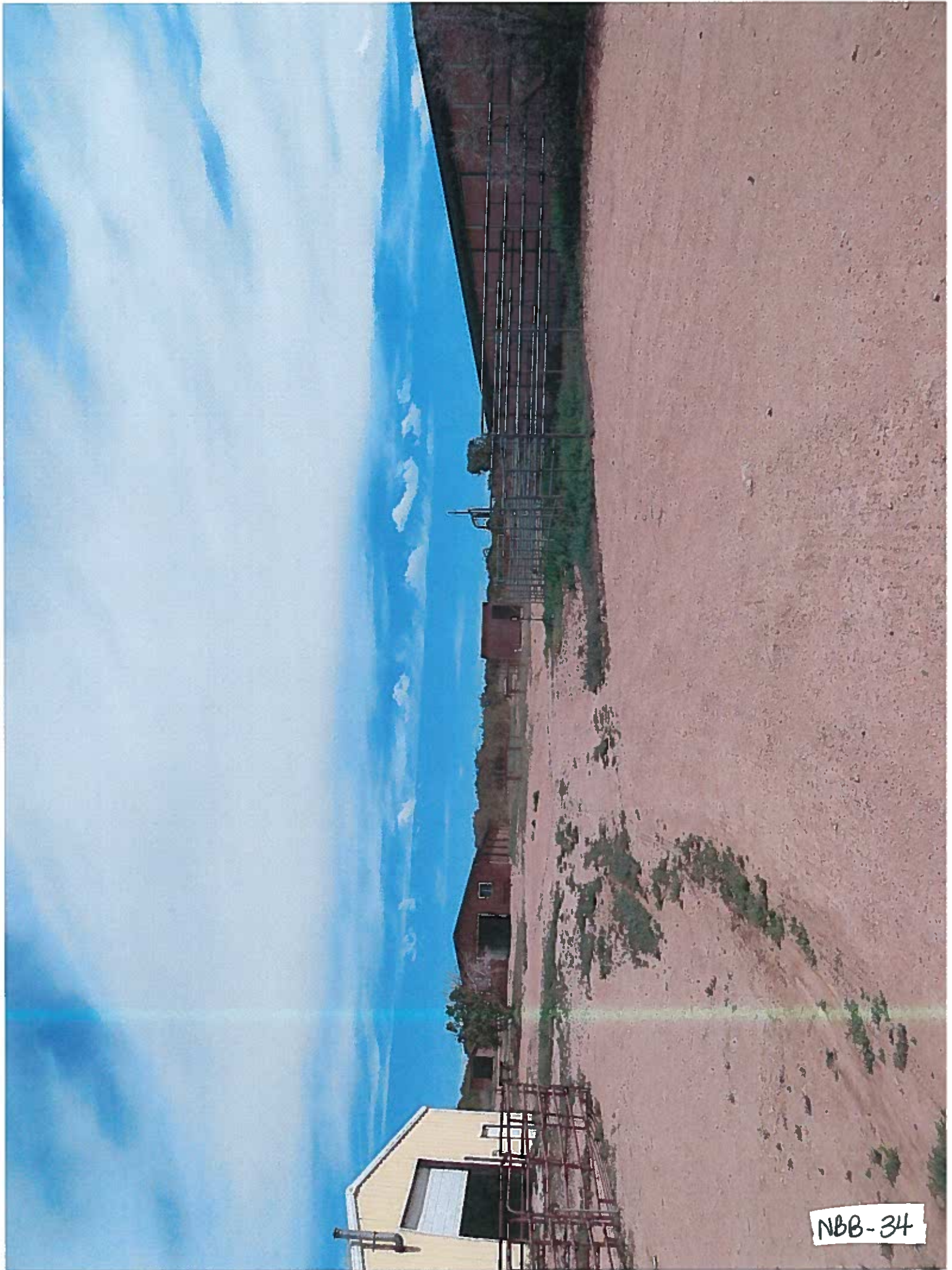
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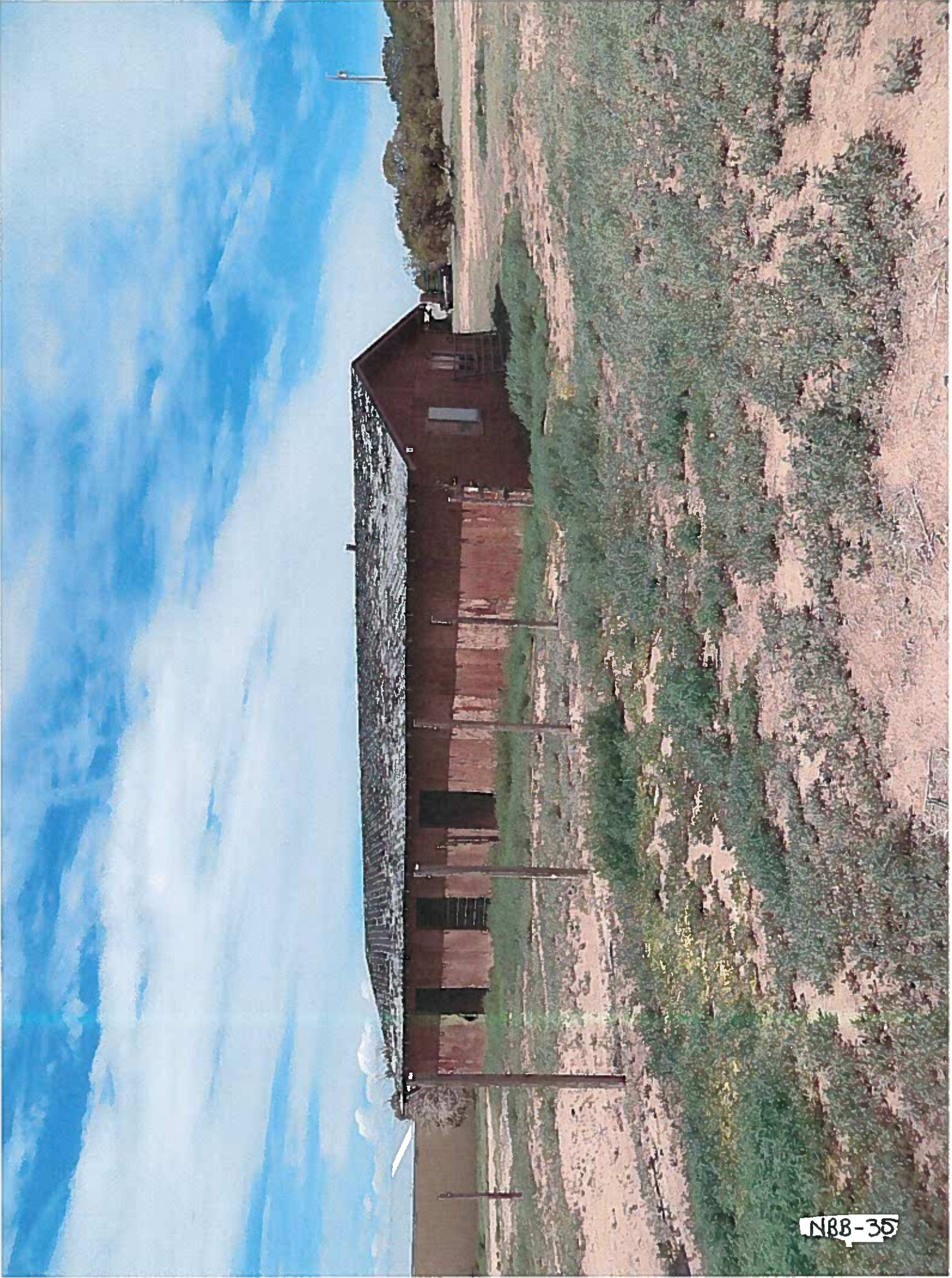
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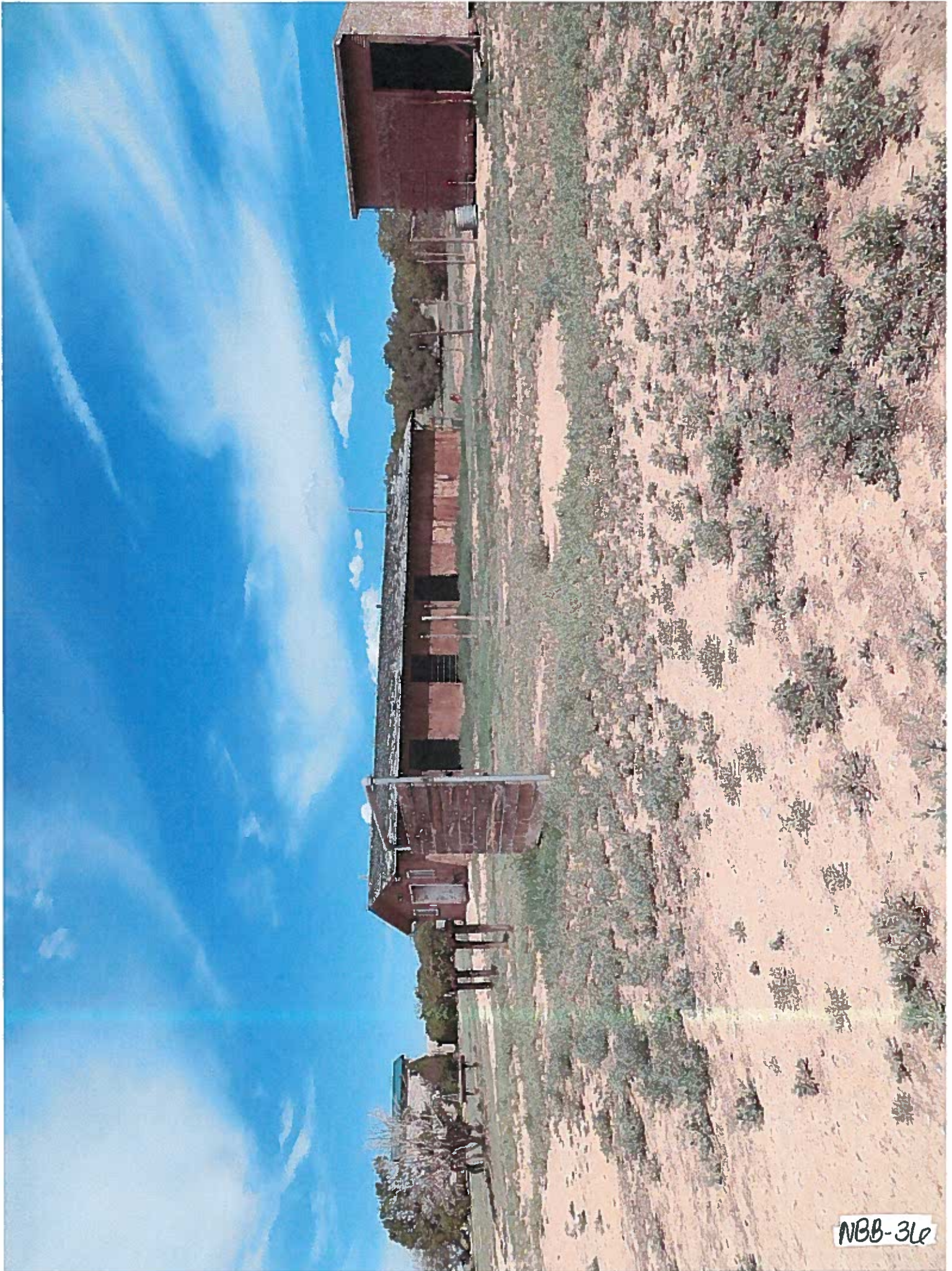
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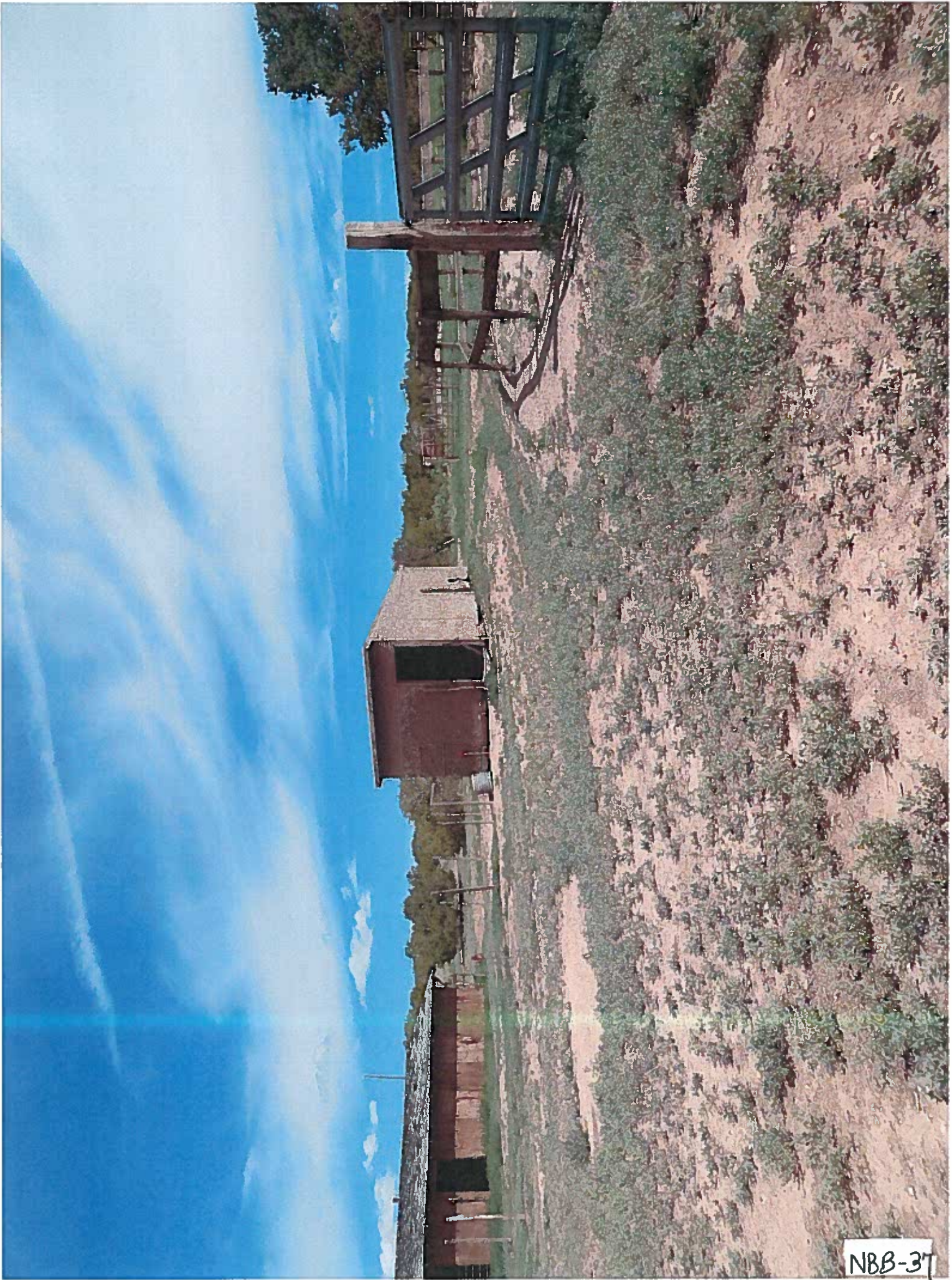
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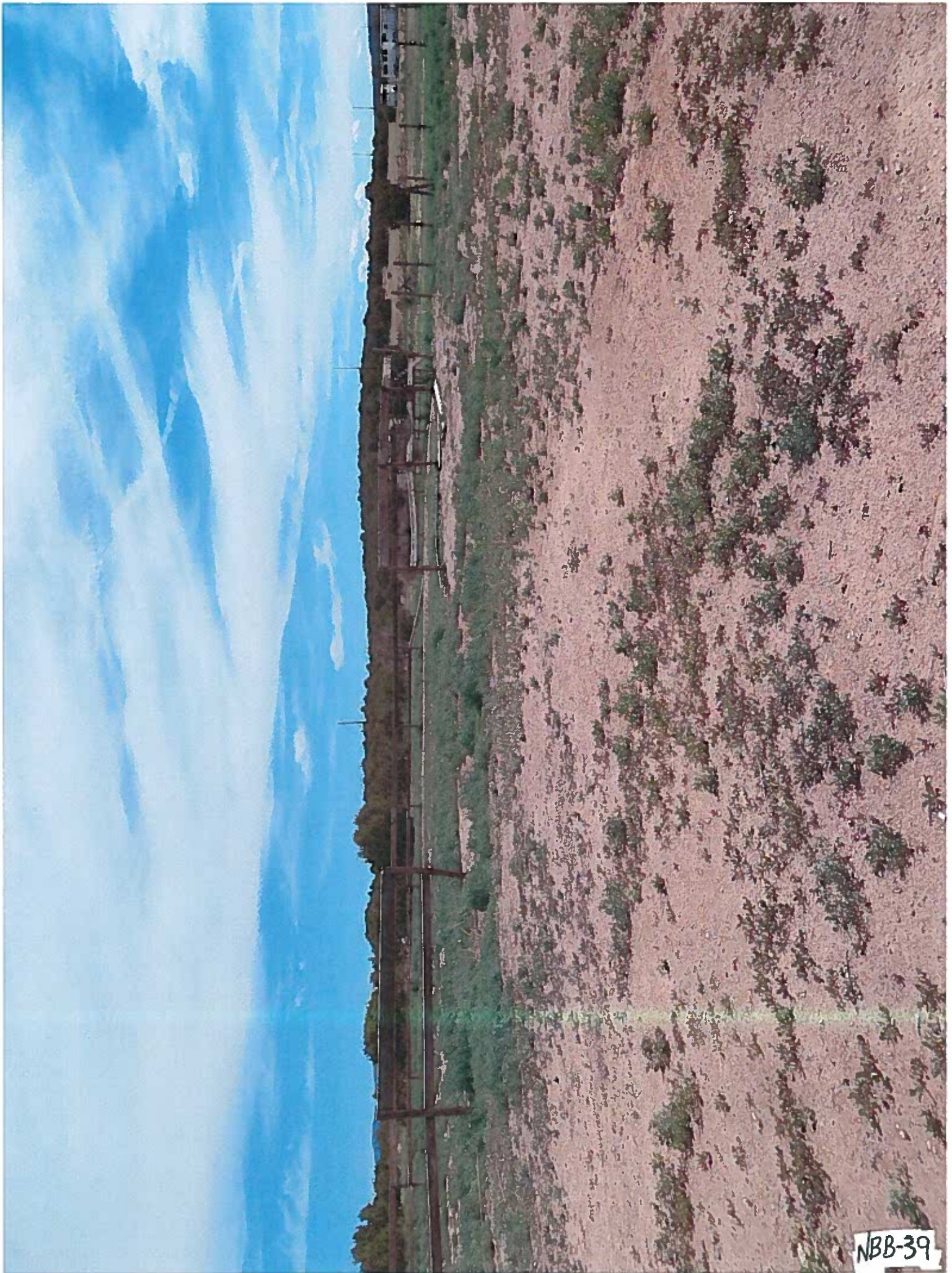
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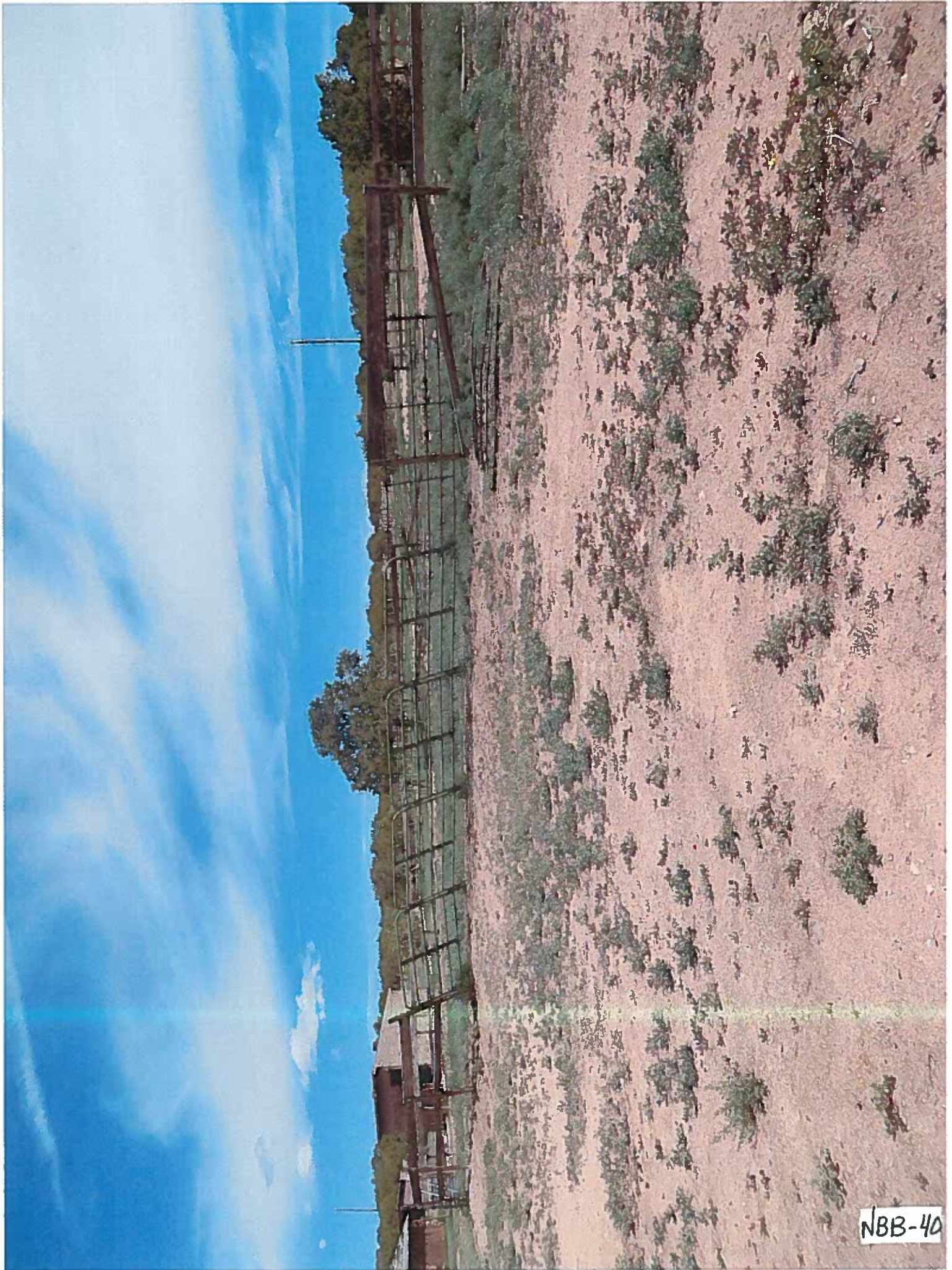
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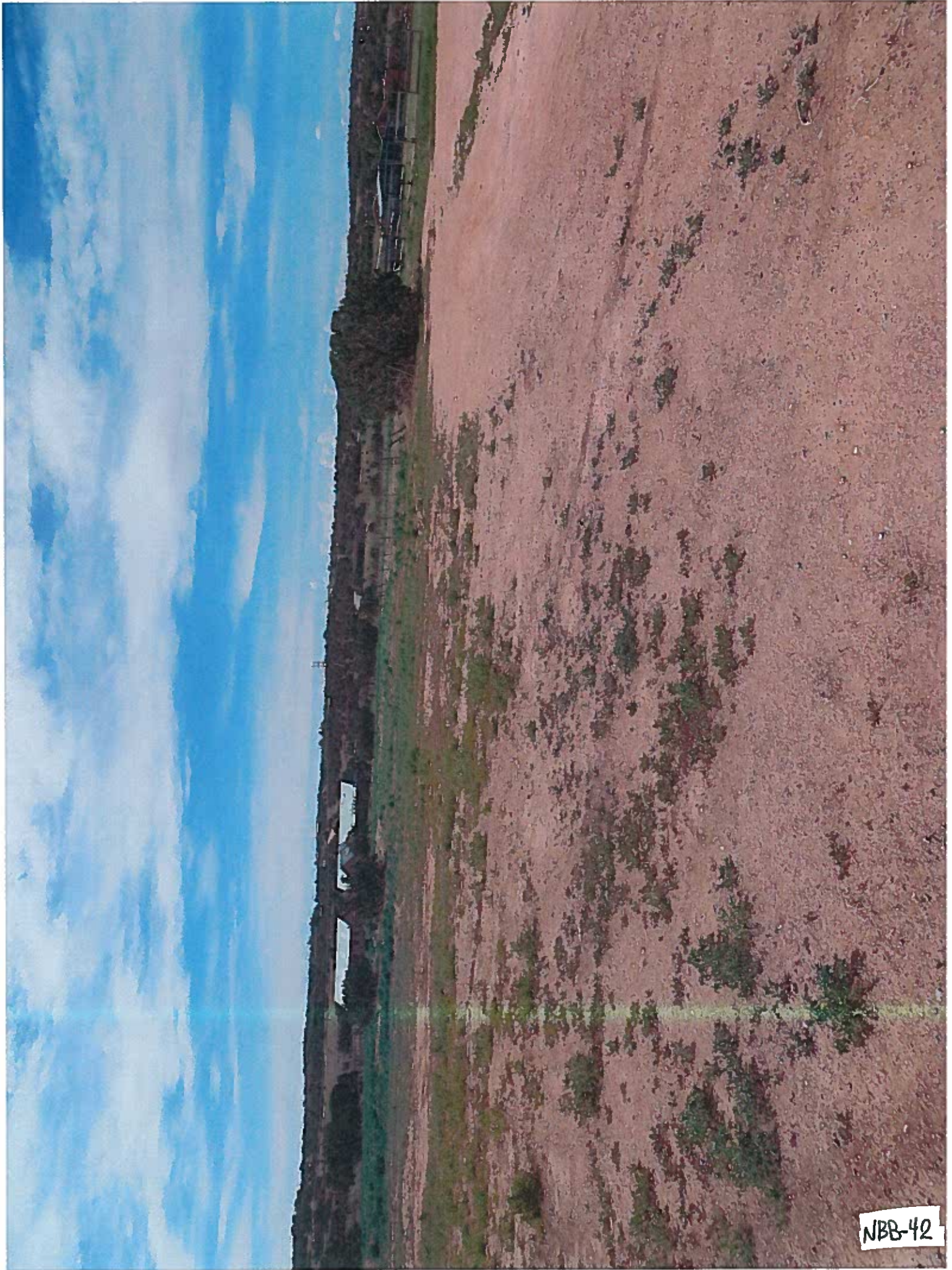
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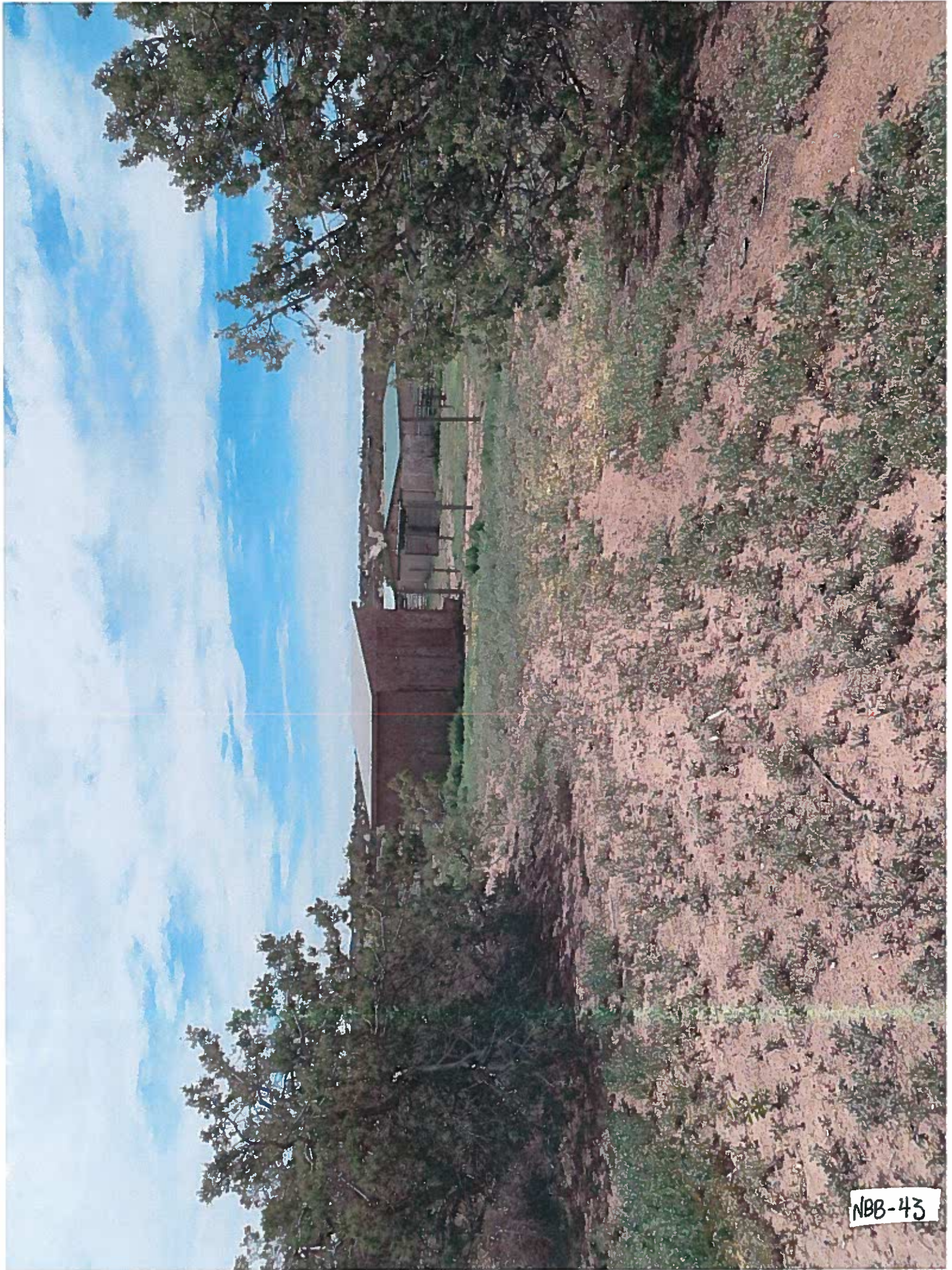
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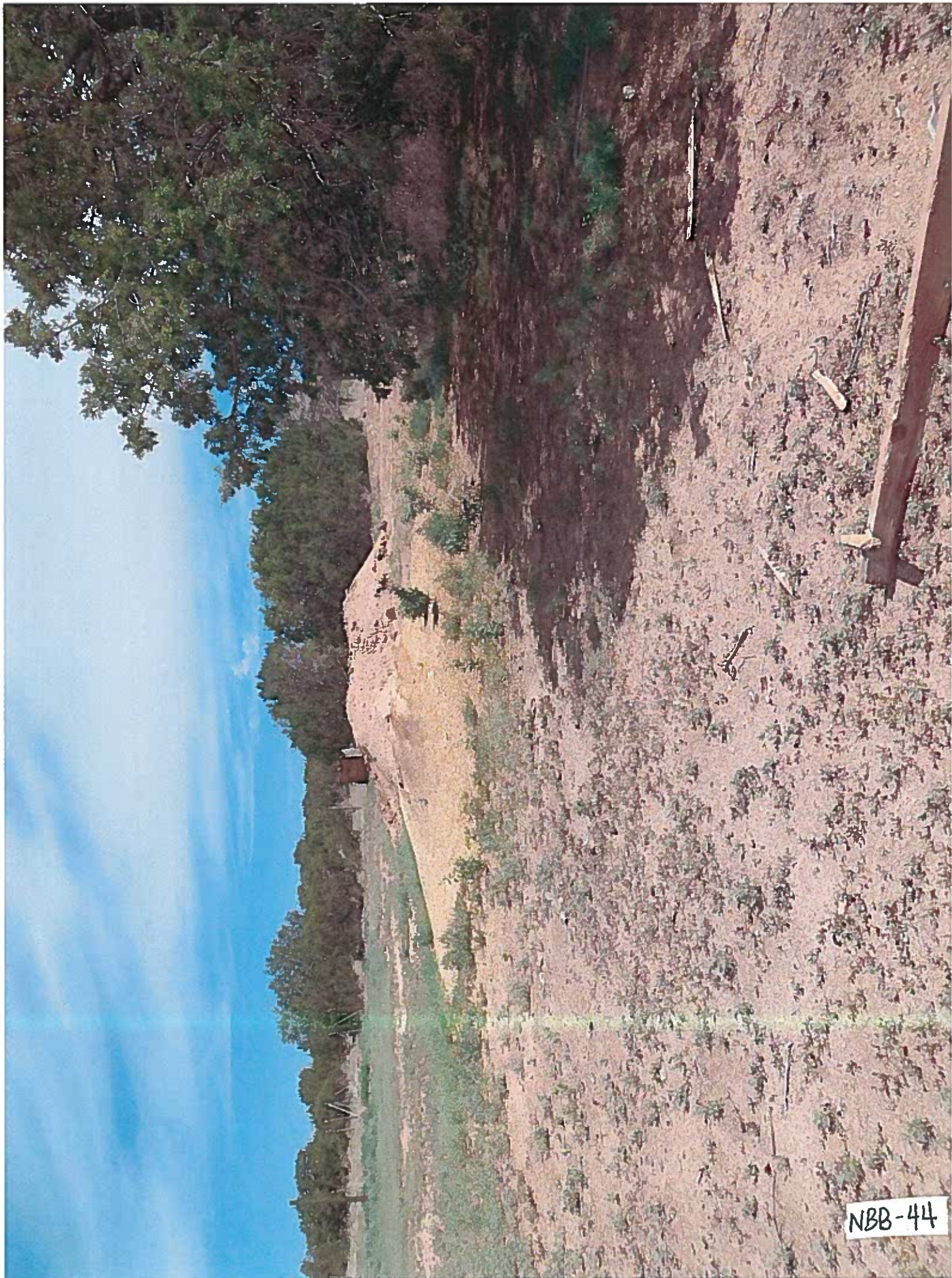
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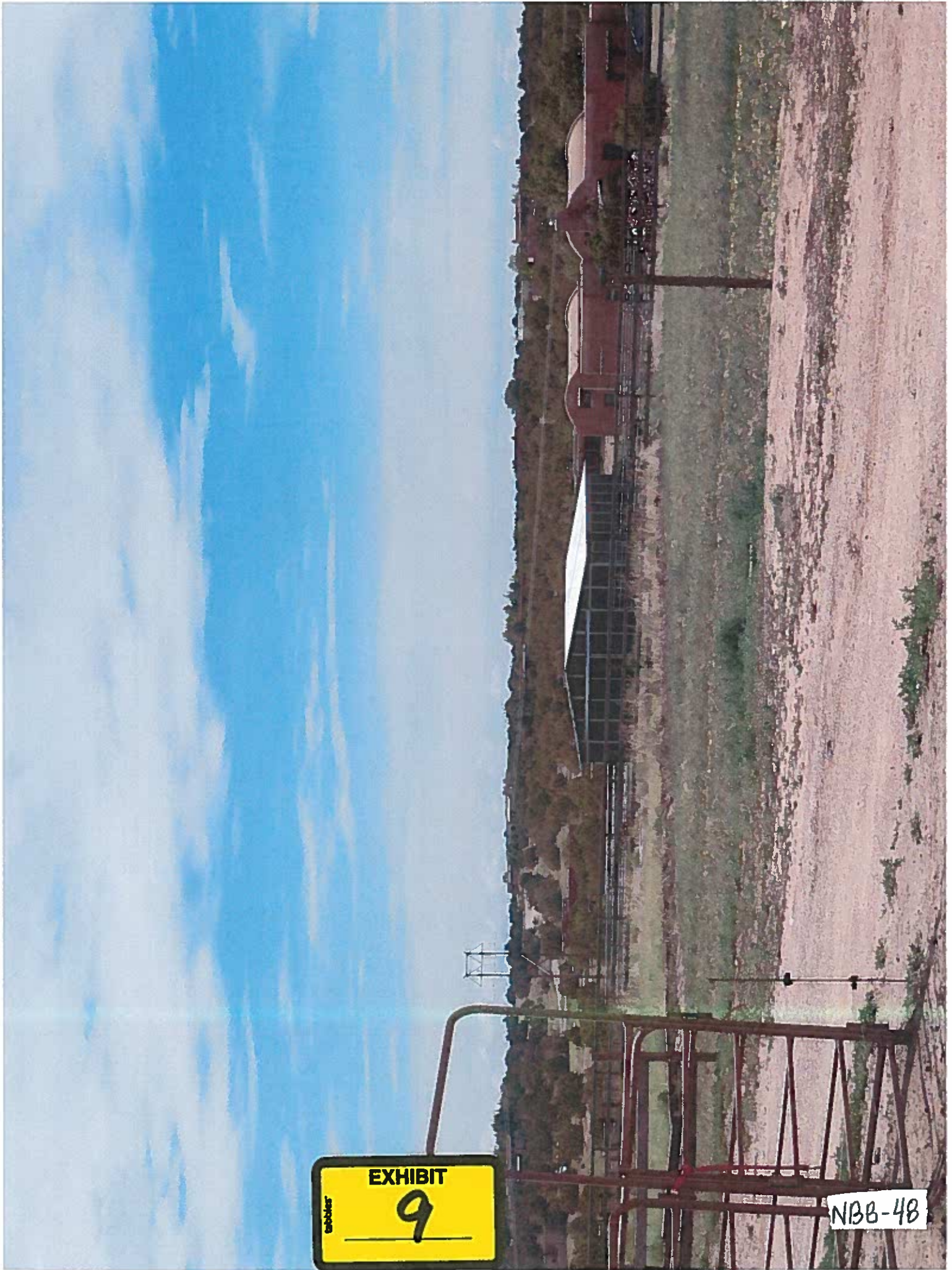


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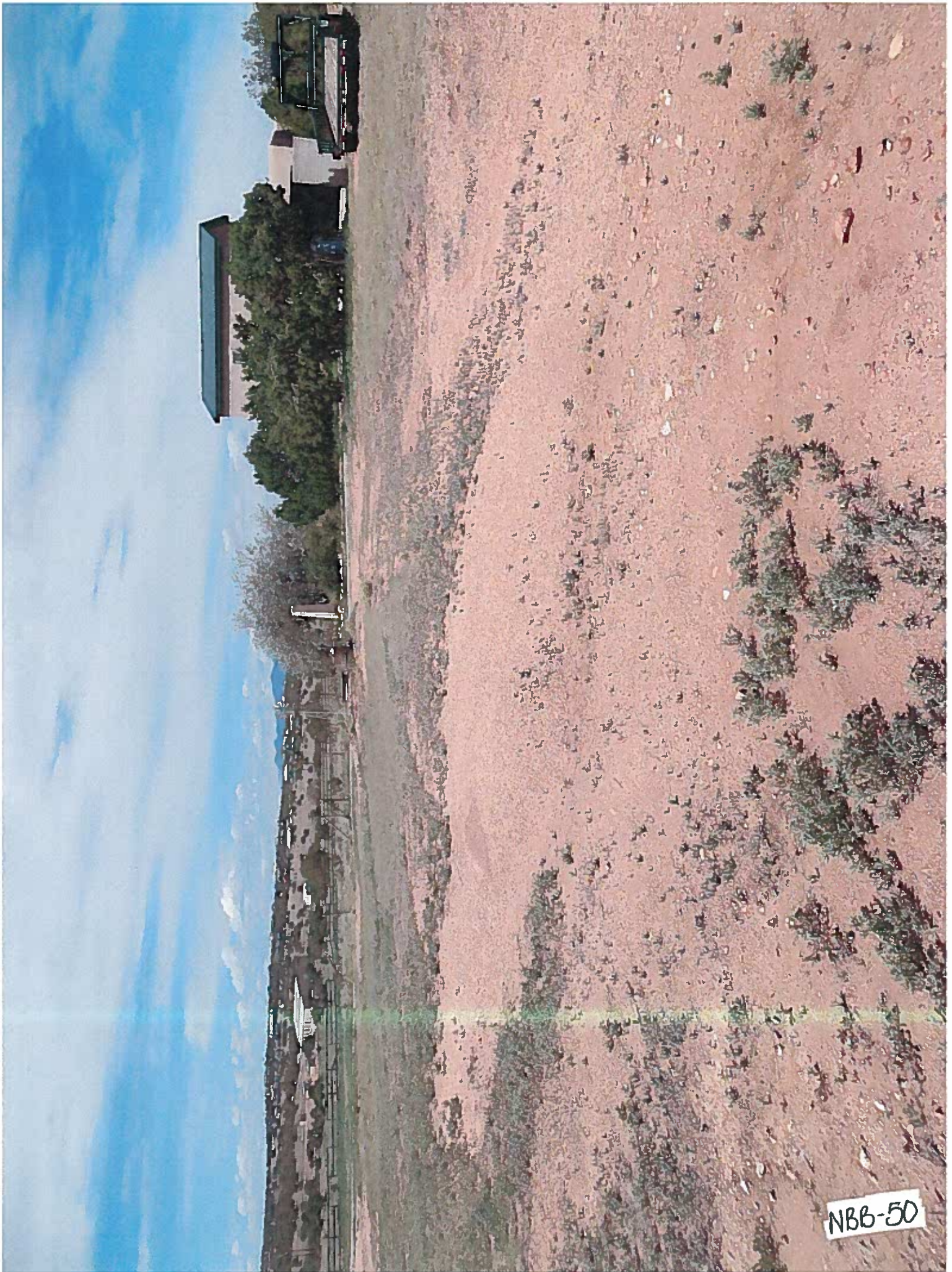
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Susana Martinez  
Governor

STATE OF NEW MEXICO  
**DEPARTMENT OF CULTURAL AFFAIRS  
HISTORIC PRESERVATION DIVISION**

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

April 11, 2013

Jose E. Larrañaga  
Commercial Development Case Manager  
County of Santa Fe  
102 Grant Avenue  
P.O. Box 276  
Santa Fe, NM 87504-0276

RE: CDRC Case # Z/PDP/FDP 13-5070 95-B Ranch Road Master Plan

Dear Mr. Larrañaga:

I have completed my review of the above referenced master plan and preliminary development plan, received at the Historic Preservation Division (HPD) on March 12, 2013. According to our records, there are no historic properties listed on the State Register of Cultural Properties or the National Register of Historic Place within the project parcel. There are also no known archeological sites.

Since this master plan does not involve new development, this office has no concerns. Please do not hesitate to contact me if you have any questions. I can be reached by telephone at (505) 827-4064 or by email at [michelle.ensey@state.nm.us](mailto:michelle.ensey@state.nm.us).

Sincerely,

Michelle M. Ensey  
Archaeologist

Log: 96411



NBB-54





STATE OF NEW MEXICO  
OFFICE OF THE STATE ENGINEER  
SANTA FE

Scott A. Verhines, P.E.  
State Engineer

April 5, 2013

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

Jose E. Larrañaga  
Commercial Development Case Manager  
Santa Fe County  
P.O. Box 276  
Santa Fe, NM 87504-0276

**CERTIFIED MAIL**  
**RETURN RECEIPT**  
**REQUESTED**

**Reference: 95-B Ranch Road Master Plan and Preliminary/Final Development Plan**

Dear Mr. Larrañaga:

On March 12, 2013, the Office of the State Engineer (OSE) received a request to provide comments for the 95-B Ranch Road Master Plan and Preliminary/Final Development Plan submittal.

The proposal provides an outline for the addition of a large/indoor exercise arena and four stable buildings with individual horse stalls to accommodate 30 horses, totaling +/- 13,000 square feet that is part of a larger parcel for the Ranch Road Master Plan Subdivision. This review is only for Phase 1 of the development. The development is located on a +/- 12.5 acre parcel just off North I-25 approximately 9 miles south of Exit 290 on Ranch Road within Section 21, Township 15 North, Range 10 East, NMPM. The proposed water will be supplied an existing well (RG 65935).

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

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

The water supply plan provided is for Phase 1 and is reasonable based on known water use for horses. The total water demand is approximately 0.25 acre-feet per year with the existing

NBB-55



permitted right being 3 acre-feet per year. It appears from the proposal that there are no restroom facilities for the expansion.

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

Article VII, Section 6.1 of the Code allows the Santa Fe County Land Use staff to refer development plans to state agencies for review "*if, in the opinion of the County Hydrologist and the Code Administrator, such referrals will provide information necessary to the determination of whether or not a proposed development is in conformance with provisions of this Code*". The OSE recognizes the proactive actions on behalf of the County to solicit the technical opinion of the OSE on this development plan. However, because the proposed development is not formally covered under the New Mexico Subdivision Act, the OSE declines to provide an opinion at this time. We appreciate the opportunity to review the 95-B Ranch Road Master Plan and Preliminary/Final Development Plan.

If you have any questions, please call Kenneth Richard at 505-827-3838.

Sincerely,



John W. Longworth, P.E.

Water Use & Conservation/Subdivision Review Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

NBB-510





Susana Martinez  
Governor

State of New Mexico  
**ENVIRONMENT DEPARTMENT**  
Environmental Health Bureau  
Santa Fe Field Office  
2540 Camino Edward Ortiz  
Santa Fe, NM 87507  
505-827-1840  
[www.nmenv.state.nm.us](http://www.nmenv.state.nm.us)



F. David Martin  
Secretary

Butch Tongate  
Deputy Secretary

Tom Blaine  
Director

March 15, 2013

Mr. Jose E. Larrañaga, Case Manager  
Santa Fe County - Planning & Zoning Department  
P.O. Box 276  
Santa Fe, New Mexico 87504-0276

**RE: CDRC Case # Z/PDP/FDP 13-5070 95-B Ranch Road Master Plan**

Dear Mr. Larrañaga,

I have reviewed **CDRC Case # Z/PDP/FDP 13-5070 95-B Ranch Road Master Plan** submittal for compliance with New Mexico Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC) only. These regulations are administered by the New Mexico Environment Department (NMED).

The proposal states: "Current improvements include a large horse barn/indoor exercise arena and four stable buildings with individual horse stalls to accommodate 30 horses, totaling approximately 13,000 square feet." "The property has no restroom facilities and no on-site septic. Should future activities require temporary restrooms, Port -O-Potties will be utilized as necessary".

The plan also states the proposed use is for "a Horse/animal facility, stables, barns, paddocks, arenas, corrals, storage/maintenance buildings, employee offices & residential". There was no indication of the specifics of the residential component of this development which leaves the liquid waste features of this plan ambiguous and requiring further clarification.

In Summary, according to the information provided no liquid waste system is proposed nor is a system modification for this site. Therefore, no permits will be required for liquid waste disposal for this proposal. However, as noted above there is an undefined residential component that needs clarification.

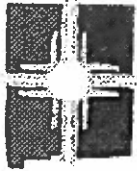
If you have any questions regarding the review of the **CDRC Case # Z/PDP 13-5080 Windmill Water Master Plan** or other matters related to this permit, please contact me at the number above.

Best Regards,

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

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*New Mexico* DEPARTMENT OF  
**TRANSPORTATION**

April 18, 2013

Jose E. Larrañaga  
Commercial Development Case Manager  
102 Grant Avenue  
P.O. Box 276  
Santa Fe, NM 87504-0276

RE: CDRC Case # Z/PDP/FDP 13-5070 95-B Ranch Road Master Plan

Dear Mr. Larrañaga:

The New Mexico Department of Transportation (NMDOT) District 5 Traffic Section has reviewed the subject master plan dated March 8, 2013. This master plan consists of 13,000 SF of horse barn and arena for Phase I. Phase II improvements will expand the animal facilities at the maximum 50,000 SF. This development will not have any impacts to our roadway system and recommend approval.

Please feel free to contact me at (505)476-4223 if you have any questions.

Sincerely:

Ruben Chavez Garcia, P.E.  
District 5 Traffic Engineer

Cc: Phil Gallegos, Assistant District Engineer – Engineering Support  
Jeremy Lujan, Property Management Unit

**Susana Martinez**  
Governor

**Tom Church**  
Interim Cabinet Secretary

**Commissioners**

**Pete Rahn**  
Chairman  
District 3

**Ronald Schmeits**  
Commissioner  
District 4

**Dr. Kenneth White**  
Secretary  
District 1

**Robert R. Wallach**  
Commissioner  
District 2

**Butch Mathews**  
Commissioner  
District 5

**Jackson Gibson**  
Commissioner  
District 6



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	3/14/2013				
Project Name	95-B Ranch Road Master Plan				
Project Location	95B Ranch Rd				
Description	Master, Preliminary & Final Dev. Plan Phase I	Case Manager	Jose Larranaga		
Applicant Name	Tamara Andrews	County Case #	Z/PDP/FDP 13-5070		
Applicant Address	PO Box 1372 Lebec, CA 93243	Fire District	El Dorado		
Applicant Phone	661-645-1134				
Review Type:	Commercial <input type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>	
	Master Plan <input checked="" type="checkbox"/>	Preliminary <input checked="" type="checkbox"/>	Final <input checked="" type="checkbox"/>	Inspection <input type="checkbox"/>	Lot Split <input type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <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 (*Note underlined items*):

#### Fire Department Access

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

- **Fire Access Lanes**

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

Curbs or signage adjacent to the building, fire hydrant, entrances and landscape medians in traffic flow areas shall be appropriately marked in red with 6" white lettering reading "FIRE



LANE – NO PARKING” as determined by the Fire Marshal prior to occupancy. Assistance in details and information are available through the Fire Prevention Division.

▪ **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 within this type of proposed development. Final acceptance based upon the Fire Marshal's approval.

A Cul-de-sac with a minimum 50' radius shall be on the lot and is not any closer than one and a half times the collapse zone of any building. SFC Land Use Code, Article V, Section 8.2.1d, (cul-de sacs over 250' in length).

A single hammer head turnaround is not sufficient for this type of commercial development.

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Driveway and turnaround shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate and driveway width shall be 20' and an unobstructed vertical clearance of 13'6".

▪ **Street Signs/Rural Address**

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

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

▪ **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.*

The maximum approved slope of the driveway access/egress shall not 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 shall 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.

A final inspection by this office will be necessary to determine the applicability of the installation of the Knox lock access system in regards to emergency entrance into the fenced area. Should it be found suitable for such, the developer shall install the system.

## **Fire Protection Systems**

### ▪ **Hydrants**

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

*Section 903.4.2 Required Installations. (1997 UFC) The location, number and type of the fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved.*

Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 of the 1997 UFC.

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within one thousand feet (500') as measured along the access route.

Fire hydrant locations shall be no further than 10 feet from the edge of the approved access roadways with the steamer connections facing towards the driving surface. Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation.

Additional hydrants and/or relocation of existing fire hydrants shown within the submittal packet may be required for future development to this property. Final fire hydrant locations shall be located in full view for incoming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

Supply lines shall be capable of delivering a minimum of 1,000 gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system. Final design shall be approved by the Fire Marshal.

All hydrants shall have NST ports, as per the County thread boundary agreement.



No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

All hydrants shall comply with Santa Fe County Resolution 2000-55, Hydrant color-coding, marking and testing

### **Automatic Fire Protection/Suppression**

Due to its location of the proposed development, for life safety and property protection this office highly recommends the installation of an Automatic Fire Suppression system meeting NFPA 13D requirements. Assistance in details and information are available from the Fire Prevention Division.

- **Fire Extinguishers**

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

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

### **Urban-Wildland Interface**

*SFC Ordinance 2001-11, Urban Wildland Interface Code*

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

- **Building Materials**

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

- **Location/Addressing/Access**

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

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

- **Vegetation Management**

The project shall also have a vegetation management plan adopted by covenant as required by the Urban Interface Fire Code 2001-11. This plan shall be submitted in advanced for review and



approval. The requirements of this plan shall be included in the subdivision covenant and recorded on the plat.

### General Requirements/Comments

- **Inspections/Acceptance Tests**

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

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


- **Permits**

As required

### Final Status

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

**Buster Patty**

  
\_\_\_\_\_  
Fire Marshal

3-14-13  
Date

Through: David Sperling, Chief

File: DEVREV/El Dorado/95-B Ranch Road Master Plan/3.14.13

Cy: Jose Larranaga, Land Use  
Applicant, Tamara Andrews  
File

Official Submittal Review

5 of 5

NBB-6.



Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Liz Stefanics  
Commissioner, District 4

Kathy Holian  
Commissioner, District 5

Katherine Miller  
County Manager

**PUBLIC WORKS DIVISION  
MEMORANDUM**

**Date:** April 1, 2013

**To:** Jose Larranaga, Land Use Department

**From:** Paul Kavanaugh, Engineering Associate *PK*  
Johnny P. Baca, Traffic Manager *JB*

**Re:** CASE # Z/PDP/FDP 13-5070 Ranch Road 95 B Master Plan Zoning, with  
Preliminary and Final Development Plan for Phase 1.

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The referenced project has been reviewed for compliance with the Land Development Code, and shall conform to road requirements of Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads). The project is located south of U.S. 25 / New Mexico 285 intersection and east of New Mexico State Road 285/ Camino Caballos – Ranch Road intersection. The applicant is requesting Master Plan and Preliminary/Final Development Plan approval for a horse and animal facility development on 12.5 acres parcel of land.

**Access:**

The project is proposing to utilize an existing access off of a private road (Ranch Road). Ranch Road is a twenty- five (25') foot paved road which reverts to a fourteen (14') foot unimproved dirt road; access to the proposed project is from this fourteen (14') foot section of roadway. The existing access intersects with Ranch Road at an angle of less than seventy (70°) degrees.

**Conclusion:**

Public Works Staff has reviewed the project and feels they can support the above mentioned project; however Santa Fe County Public Works recommends that the existing driveway intersect with Ranch Road at a ninety (90°) degree angle with thirty (30') turn radiuses.



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

July 24, 2013

To: Jose E. Larrañaga, Commercial Development Case Manager

From: Karen Torres, County Hydrologist 

Re: CDRC Case # Z/PDP/FDP 13-5070 95-B Ranch Road Phase I - Master, Preliminary and Final Development Plan T15N R10E Proj. Sections 21 and 28.

Nature of Project:

The applicant is requesting a phased development permit to expand upon an existing horse facility to include employee offices and residential use. Master, Preliminary and final approval of Phase I is requested which consists of primarily off-site and terrain management issues associated with the existing improvements. Master plan approval for Phase II is requested and will include additional animal facilities at the maximum allowable 50,000 square feet. The applicant has also requested preliminary and final development for phase II of this project be approved administratively.

Phase I of this project will be served by an on-site 72-12-1 well that is shared with an adjacent residential property and currently permitted to serve multiple households. Phase II will be served by the same well contingent upon demonstration of water availability as required by Article VII, Section 6 of the SFC Land Development Code. Alternatively the project is within the Eldorado Area Water and Sanitation District service area and has the ability to serve the subject property based upon conditions set forth in a water availability letter, dated March 1, 2013, from the water system.

History of Review:

On July 2<sup>nd</sup>, 2013 this development request was reviewed for technical accuracy and compliance with the SFC Land Development Code but submission of a water budget for the entire project was lacking. The applicant was advised a review could not be performed until a revised water budget was submitted.

On July 24<sup>th</sup>, 2013 a revised water budget was received via e-mail from the applicants agent.



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

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

The water budget for phase 1 of the development proposed two scenarios using 0.25 acre-foot per year based on maximum occupancy and a most likely scenario. At maximum capacity 22 horses will use 10 gallons per day for 365 days per year and a more likely occupancy of 30 horses using 10 gallons per day for 270 days of the year. It is presumed the 10 gallons per day includes the water requirements for consumption and other miscellaneous uses, such as sanitation, animal washing and stable dust control. Phase II increases the number of horses by 33 and includes 0.25 acre-foot for a residence and 0.035 acre-foot for an office. The maximum annual water use is 0.82 acre-foot.

Technical Report 51 (OSE 2003) estimates a water requirement of 13 gallons per horse or mule for drinking and miscellaneous purposes for the entire State of New Mexico. This figure may be high for Santa Fe County versus counties in the southern part of the state. The applicant has submitted various reports found on the internet that support a drinking water requirement between 5 to 10 gallons per day depending on the size of the horse. It should be noted this figure does not include other incidental water uses but using the maximum value leaves room in the water budget for this purpose.

Water use for landscaping the house facility was not addressed in the water budget. The current site has only native grasses and tree which are currently not irrigated. For Phase I no additional planting or landscape is proposed but Phase II will be screened with new plantings according to SFC requirements. As a place holder for future landscaping requirements it is recommended an addition of 0.1 acre-foot of water be added to the submitted water budget which makes a total projected water demand of 0.92 acre-foot per year.

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

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

#### Code Requirements:

Article VII, Section 6 - Water Supply Plan



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

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

*Article VII, Section 6.4 entitled "Water Availability Assessments"*

The water budget for phase 1 of the development proposed two scenarios using 0.25 acre-foot per year based on maximum occupancy and a most likely scenario. At maximum capacity 22 horses will use 10 gallons per day for 365 days per year and a more likely occupancy of 30 horses using 10 gallons per day for 270 days of the year. This water budget is reasonable and meets the requirements of the SFC Land Development Code.

To move forward with Phase II of this project demonstration of water availability by either the submission of a Hydrogeology Report or connection to the Eldorado Area Water and Sanitation District is required. It is not recommended to review this administratively at some point in the future as it will preclude public comment.

**After review of the documents submitted by the applicant code requirements for water availability for Phase I of this project has been met.**

*Article VII, Section 6.5 entitled "Water Quality"*

A review of water quality data within a mile of the project did not show any exceedance in the EPA Maximum Contaminant Levels for drinking water purposes. **Code requirements for water quality have been met.**

*Article VII, Section 6.6 entitled "Water Conservation"*

The water budget for this project was reviewed for the master plan and meets code requirements once recommended changes are made. Currently the subject lot is restricted to a water usage of 0.25 acre-feet pursuant to Water Restrictive Convents recorded in book 2101 pages 330 – 332 on record at the County Clerk's office. Submission of revised water restrictive covenants that reflect



the proposed new development is required. Submission of these covenants can be done as a condition of approval.

Based on communication with the applicant's agent the well is not equipped with a meter so no measurement of actual water is available. Due to uncertainty of existing water use it is recommended the applicant install a totalizing meter on well RG-65935 and have a separate meter for this development. Such meter readings shall be submitted monthly to the Office of the State Engineer and Santa Fe County Land use department. Metered use of water from this well can be evaluated to determine if the proposed budget has been met and if additional water availability as outlined in the SFC Land Development Code is necessary for future expansion of this development.

It is also recommended the applicant make necessary changes as required by Office of the State Engineer Water Rights Division to have the use of water from well permit RG-65935 reflect to current proposed commercial use of water and current ownership of the well.

*Article VII, Section 6.7 entitled "Fire Protection"*

This portion of the code is reviewed by the fire department.

**Conclusions**

1. Code requirements for master plan for the entire project have been met.
2. Phase I water budget and code requirements for water availability for Phase I of this project has been met.
3. Submission of revised water restrictive covenants for Phase I that reflect the proposed new development is recommended as a condition of approval
4. Installation of a totalizing meter on well RG-65935 and a separate meter for this development is recommended
5. Submission of monthly meter readings to the Office of the State Engineer and Santa Fe County Land use department in recommended.
6. Make necessary changes as required by Office of the State Engineer Water Rights Division to have the use of water from well permit RG-65935 reflect to current proposed commercial use of water and current ownership of the well.

7.

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



## MEMORANDUM

**DATE:** March 25, 2013

**TO:** Jose Larranaga, Commercial Development Case Manager

**FROM:** Amanda Romero, Senior Development Review Specialist

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

**FILE REF.:** CDRC CASE # 13-5070 MP/PDP/DP Phase I  
95-B Ranch Road

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### REVIEW SUMMARY

#### ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The Applicant requests approval of Master Plan Zoning and Preliminary & Final Development Plan for Phase I. The Applicant is in compliance, Article VIII (Sign Regulations) and Article III, Section 4.4.4 h (Outdoor Lighting). The Application does not meet the criteria set forth in Article III, Section 9. (Parking Requirements)

#### PARKING:

The site plan shall illustrate a designated parking area for large trucks and trailers. A designated area for loading and unloading of animals and feed shall be delineated on the site plan. The site plan shall illustrate one parking space per employee. All parking areas shall be clearly marked. Parking of vehicles outside of the designated area shall be discouraged to minimize erosion and dust on the site. Staff has determined that the parking element of the Application is incomplete and does not meet the criteria set forth in Article III, Section 9 (Parking Requirements).

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**ARCHITECTURAL:**

The Applicant proposes to utilize the existing 4 stables, 1 horse barn, 3 paddocks, and storage shed. The Applicant will add additional structures as part of Phase II Final Development. The Application complies with Article III, Section 4.4 (Design Standards).

**SIGNAGE:**

The Applicant is not proposing signage on the property. Staff has determined that the signage element of the Application complies with Article VIII (Sign Regulations).

**LIGHTING:**

The Applicant is not proposing outdoor lighting on the property. Staff has determined that the lighting element of the Application complies with Article III, Section 4.4.4 h and Table 3.1. (Lighting)

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



## MEMORANDUM

**DATE:** April 10, 2013

**TO:** Jose Larranaga, Commercial Development Case Manager

**FROM:** Miguel Romero, Development Review Specialist Senior

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

**FILE REF.:** Case # MPZ/PDP/FDP 13-5070 95-B Ranch Road.

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### **REVIEW SUMMARY:**

The Applicant requests approval of Master Plan Zoning and Preliminary and Final Development Plan for Phase I, to allow a horse and animal facility on 12.5 acres, in accordance with the **Land Development Code 1996-10** and all pertinent Ordinances. The Water Harvesting and Landscaping Plan for Tamera Andrews has been reviewed for compliance with the **Land Development Code 1996-10, Article III Section 4.4.4.f. 4** (landscaping Plan), and **Ordinance 2008-4** (Water harvesting).

### **Landscaping**

The Applicant has not provided a general description for the landscaping concepts for this project and this segment of the landscaping plan does not comply with **Article III Section 4.4.4.f 4** (Landscaping Plan). In order to meet Code/Ordinance and for Master Plan Zoning and Preliminary Development, the Applicant will need to provide the following if applicable.

- (a) a landscaping map drafted to scale describing the lot (s) or parcel (s), the development site, proposed structures and other development, the designated landscape areas, including re-vegetation areas; private gardens are not included;
- (b) within the designated landscape areas, including re-vegetation area, the plan shall locate and label:
  - 1. existing vegetation which will be retained by type and size;
  - 2. existing vegetation which will be transplanted, or removed by type and size; and
  - 3. location, type, and size of plants to be installed;
- (c) all plant materials to be retained or installed shall be located and labeled, footprint according to the spread of the plants at maturity;

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- (d) a list of the type and number of plants to be retained and installed, with common and botanical names, showing the existing size of specific trees and plants by approximate width of canopy, spread and caliper or gallon size at time of planting and the size of the plant material at maturity in height and width;
- (e) methods and details for protecting existing vegetation during construction;
- (f) the location and quantity of all other materials to be used as part of the landscape treatment; planting and installation details as necessary to show conformance with all standards;
- (g) a description of the proposed system of irrigation including the use of on-site storm water collection, drip irrigation, recycled water or other systems;
- (h) methods for protecting required landscaping from damage by automobiles and run off containing salts from paved areas;
- (i) the purpose of each plant material to be used, e.g. for screening, ornament, shade or other purpose;
- (j) a description of proposed structures or other buffering devices, such as walls, fences or earth berms, including location, height, building materials and/or exterior finish treatment which are part or the landscape treatment.
- (k) a water use budget which includes the type of vegetation, the type of irrigation system (drip, flood, or sprinkler), the area in square feet that will be planted in each type of vegetation and the irrigation application requirement in gallons per square foot per year, for each type of vegetation.
- (l) an estimate of the cost of installation of the landscape materials; and
- (m) the landscaping plan submitted with the preliminary development plan for an individual use shall be in conformance with the approved master plan for landscaping.
- (n) Landscape areas shall be designated only on the development site within the Buildable Area of the lot and shown on the development plan and where applicable, the plat.

Due to the nature of the proposed development **Article III 4.4.4f.11** (Landscaping for Parking Lots) and **Article III 4.4.4 f. 10** (Landscaping for Road Frontage Areas) will not be required for review.

Final Development Plan shall require that all landscaping requirements of **Article III Section 4.4.4f 4 a-n** (Landscaping Plan) of the code for commercial development are met.

### **Water Harvesting**

The Applicant has not provided a water harvesting plan to show how roof drainage will be collected from the existing 4,308 sq. ft. horse stables and 4,000 sq. ft. barn and other accessory structures. No cistern or pump detail has been submitted along with the MPZ/PDP/FDP. In order to meet Code/Ordinance and for Master Plan Zoning and Preliminary/Final Development Plan, the Applicant will need to provide the following.

**Ordinance 2008-4** (Water Harvesting) requires: that commercial structures collect all roof drainage into a cistern; the size of the cistern shall be calculated by multiplying the total roofed area by 1.50 gallons.



1. Conceptually the Applicant will need to provide a cistern to capture all roof drainage from all structures on the property.

2. Conceptual Water Harvesting Plan for existing structures;

- a. existing metal hay storage shed ( ? sq. ft.)
- b. existing stables (2,244 sq. ft.)
- c. existing horse barn (4,000 sq. ft.)
- d. existing stables (4308 sq. ft.)
- e. two existing stables (672 sq. ft. each.)

3. A Landscaping Plan providing a schedule specifying conceptual methods, to include type, size, and location of vegetation and non-vegetative landscape material, and a preliminary description of the irrigation system to be used.

4. Xeriscape principles: Water requirements shall be reduced by: **Article III Section 4.4.4 f. 6 a-c.**

5. Final Development Plan will require that a Cistern and Pump detail be submitted.

6. Type of irrigation system that will be used to serve all landscaped areas.

**Additional Comments**

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



**DATE:** April 17, 2013  
**TO:** Jose Larrañaga, Commercial Development Case Manager  
**FROM:** Robert Griego, Planning Manager, Growth Management: Planning Division

**FILE REF.:** CDRC CASE # Z/PDP/FDP 13-5070 95-B Ranch Road Master Plan

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**REVIEW SUMMARY:** The 95-B Ranch Road application for Master Plan (Phase I & II) and Preliminary/ Final Development Plan for Phase I approval, dated March 8, 2013 and prepared by Jenkins Gavin Design & Development Inc has been reviewed for compliance with the Santa Fe County Sustainable Growth Management Plan (SGMP).

**Master Plan**

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

**Uses**

- Horse/animal facilities, including stables, barns, paddocks, arenas, corrals, storage/ maintenance buildings, etc.
- Residential
- Employee Offices

**Intensities**

- Phase I includes existing structures of approximately 13,000 sq. ft. of primarily barns, stables and hay storage shed
- Phase II Future Improvements to include structures (not specified) with a total 50,000 sq. ft. roofed area of structures to be determined as part of the administrative review and approval of the Final Development Plan-

**STAFF COMMENT:**

**Santa Fe County Sustainable Growth Management Plan 2010**

Approval of Master Plan will be consistent with SGMP principles related to Economic Development Element:

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



Approval of the Master Plan may not be consistent with SGMP principles related to Future Land Use Categories and Map:

- The site for the proposed development is located in SDA-2 within the Residential Fringe future land use category which anticipates residential zoning for rural homes on large lots, sometimes as part of rural subdivisions.

Approval of the Master Plan may not be consistent with SGMP principles related to meeting adequate public facility requirements, including adequate water supply.

**STAFF RECOMMENDATION:**

Approve Master Plan and Preliminary and Final Development Plan for Phase I to permit the existing activities and structures: horse/animal facilities and associated structures including stables, barns, paddocks, arenas, corrals, storage/ maintenance buildings, etc. up to 13,000 sq. feet of roofed area.

Approve Master Plan for Phase II conditioned on the following:

- Estimated water budget and water service availability report. Include background information on water use/ well withdrawal restriction by covenants filed in the office of the County Clerk and recorded in book 2106 pages 330-332.
- Permitted and conditional uses allowed by the base zoning established by the SLDC and the zoning map. If the SLDC is not adopted by the time the preliminary/ final development plan is submitted, development should be compatible with surrounding low density rural residential uses and limited to the following:
  - Single Family Residential
  - Stables and Equine Facilities
    - No single building or structure shall exceed 5000 sq. ft. of roofed area.
    - No building or structure shall exceed 24 feet in height from finished grade.
    - Accessory uses limited to employee offices

Additionally, there is no recommendation at this time for “zoning” the property commercial. As per the SGMP Future Land Use Map, the property is located in a residential land use category and commercial zoning of the property is not appropriate.

## MEMORANDUM

**DATE:** July 11, 2013

**TO:** Jose Larranaga, Commercial Development Case Manager

**FROM:** John Lovato, Senior Development Review Specialist

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

**FILE REF:** CDRC CASE # MP/PDP/FDP 13-5070 95-B Ranch Road

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### REVIEW SUMMARY

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The request is for Master Plan, Preliminary Development Plan, and Final development Plan for Phase I, The request allows for horse animal facilities; including stables, barns, paddocks, corrals and storage and maintenance building. The request would also allow for employee offices and a residence.

### Terrain Management

The site contains slope for 0-15% and slopes from the north to the south. As a result, the site conforms to Article VII, Section 3.3 (Terrain Management Plan.)

### Storm Drainage and Erosion Control:

The Applicant's proposal shows existing topography and a proposed Terrain Management Plan. The Applicant proposes two (2) retention ponds. The proposed ponding is a total of 4,380 cubic foot feet of ponding. The proposal is in conformance of Article VII, Section 3.4.6 and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

NBB-76



SANTA FE COUNTY PLANNING DEPARTMENT  
TRANSPORTATION PLANNING

April 3, 2013

To: Jose E. Larranaga, Commercial Development Case Manager

From: Erick J. Aune, Senior Transportation Planner

Re: Case# Z/PDP/FDP 13-507 95-B Ranch Road Master Plan Submitted March 12, 2013 – Review Due April 17, 2013

I have reviewed the submitted project for technical accuracy and compliance with the Santa Fe County Land Development Code with the following comments.

**Article V 5.5.2 Master Plan Submittals**

**(b) 2) Easements, Location, Width and purpose and 3) Streets or Roads on and immediately adjacent to the tract, name and right of way width.**

*Comments: The site plans provide this information.*

**7) Proof of legal access from a county or state road as required by the Code.**

*Comments: The 20' Access and Utility Easement depicted on the plan sets as well as the submitted surveyed plat "Lot Line Adjustment of Lot 3 and Lot 5 for the Classic Training Center, Inc. and April A. Maybee" is unclear as to the origins of said easement. It is my request that this be clarified in order to legally demonstrate proof of said easement.*

**d. Master Plan map(s) 1) Proposed major vehicular and pedestrian circulation systems.**

*Comments: Given the small scale nature of the proposed equestrian and animal based business and any other potential small scale business the proposed drive is sufficient to accommodate potential traffic flows.*

**g. Master plan report which includes the following: 5) A written preliminary traffic report prepared by a licensed traffic engineer or other qualified expert acceptable to the Code Administrator.**

*Comments: The proposal does not include a written preliminary traffic report prepared by a licensed traffic engineer. However, as proposed per the submitted Development Plan Report, "The property generates minimal traffic, as it is in use only sporadically, on a seasonal basis, to accommodate horse and other animals en route to and from film productions" and "Due to the occasional nature of the property's use, there are no onsite employees." Given the minimal nature of the proposed use staff is comfortable with the description and believe the minimal impacts will occur on the proposed and connecting road network. When and if Phase II is proposed to the County a preliminary traffic report will be expected.*

**Article 5 – Section 7.1 Preliminary Development Plan 7.1.2 d) Off-Street parking and loading or dumping facilities, here applicable and e) internal vehicular and pedestrian circulation, and ingress and egress and K) easements, rights-of-way and street design.**

*Comments: Submitted plans meet the requirements of the code.*

**Article 4.4 Design Standards and Review Criteria**

*Comments: The requisite standards applicable to access are covered adequately in the submittal.*

Erick J. Aune AICP, Senior Transportation Planner  
102 GRANT AVENUE · SANTA FE, NEW MEXICO · 87501  
PHONE (505) 986.6214 E-MAIL [eaune@santafecounty.org](mailto:eaune@santafecounty.org)

NBB-77

SANTA FE COUNTY PLANNING DEPARTMENT  
TRANSPORTATION PLANNING

**Summary**

The 95-B Old Ranch Road Master Plan has been reviewed for technical accuracy and compliance with the Santa Fe Land Development Code in relation with transportation related issues. Per the request of the Fire Department the drive-way shall be widened to a 20 foot drivable surface. An additional 10 feet access easement is being requested along the existing drive to accommodate drainage.

The following appears to be outstanding as of this writing: Proof of access.

Erick J. Aune AICP, Senior Transportation Planner  
102 GRANT AVENUE · SANTA FE, NEW MEXICO · 87501  
PHONE (505) 986.6214 E-MAIL [eaune@santafecounty.org](mailto:eaune@santafecounty.org)

NBB-78



August 3, 2013

Dear Commissioners,

I am Pam and I, along with my partner Bill and my daughter Sofia (who will turn 10 in September) live at 113 Ranch Road next to 95 B Ranch Road, the applicants, and we may be most affected by the conduct of 95 B due to our proximity to this property.

We bought our home at 113 Ranch Road in March of 2011. It was a life's dream of mine to have horses again, to share my love of horses with my daughter Sofia and give her the opportunity to grow up riding and learning the responsibility of caring for these animals. We built a barn on our property and have 2 horses, Taj and Sugar. In the 2 years that we have owned our property we have worked hard to improve it and as a result it was recently appraised at \$200,000 more than when we bought it in 2011.

I grew up on a cattle ranch that has been owned and operated by my family for six generations now. I was taught to take care of your family, your land, your animals, your neighbors and your community; that this took hard work; that with freedom comes great responsibility and that actions speak louder than words. The cowboys who instilled these values in me were my Great Grandmother and my Grandmother who ran our ranch for almost 50 years of its 180 year history. My Great Grandfather died at a young age and my Grandfather was away at war for many years.

It has been heartbreaking to witness and endure the behavior at 95 B Ranch Road, who have shown blatant disregard to their neighbors, continuously infringing upon our rights.

You have received numerous letters. I know that you are aware of many of the complaints and concerns that we as neighbors have about 95 B Ranch Road so, I'm not going to detail them all here but, only give you some of my greater concerns.

I am writing this letter on Saturday morning, August 3, 2013 at 4:45 am. I am up at this time because once again I was awakened at 4:00 am by the noise and lights of a truck and trailer, bleating sheep, sliding doors and slamming gates as the applicants returned the sheep to their property after filming was done. This has been the pattern since April 29<sup>th</sup> when the sheep arrived. Personally, I prefer to sleep a little later than 4:00 am – especially on a Saturday.

We have frequently been kept awake by the animals and activity at 95 B. The animals tend to make noise constantly because they are only at the property temporarily and never settle in. As the animals are being transported back and forth to the movie sets, we are awakened at all times of the night as they come and go. We cannot open our windows in the summer due to the noise coming from this property.

On April 29<sup>th</sup> when the sheep and four horses arrived at 9:00 pm, 2 dogs were left in the main barn in separate stalls. These dogs barked and howled all night without stopping! They continued to bark and howl all day and night for 3 days until 1 and 2 other



NBB-79

neighbors called Animal Control. Animal Control came to 95 B Ranch Road twice and asked the applicants to move the dogs. The applicant's eventually complied.

We cannot sit outside on our patio in the summer due to the noise, dust, smell, flies and activity of this 95 B Ranch Rd.

Last evening Bill and I were sitting outside to enjoy the fresh air, beautiful view of the mountains and the end of the work week. Instead, we watched the applicants dump wheelbarrow after wheelbarrow full of sheep manure in a pile that is directly 300 yards North from our front door. (This has been their practice since we have lived here. Manure has never been removed from the property.) Then, an hour later when it rained, we watched the polluted runoff from this manure pile flow right down to our front door. See attached picture.

This same manure pile was a huge fire hazard before we started to get rain and will be again when the rains stop. Two years ago there was a manure fire at Mariposa, a commercial horse boarding facility next door. This fire was only a few hundred feet from the applicants' manure pile. The incident report attached. This manure pile was only 6 inches deep.

In July of 2012, my daughter and I arrived home in the afternoon after being in town all morning to find about 50 riders on horses on this property, all riding at a full gallop, whooping and hollering it up, even coming on to our property at times. My daughter had a riding lesson at Mariposa. All 30 of the horses boarded at Mariposa were extremely agitated and riled up from the activity at 95 B. So much so, that my daughter's lesson had to be cancelled. Her horse was rearing and bucking and it was too dangerous for her to ride.

95 B Ranch Road is dilapidated and not maintained. Blowing roof tiles and tin are a hazard to any person or animal in the area. See attached pictures. The applicants state however, they have made improvements to the property and had the gophers removed! Because gophers move in from other areas and are continuously reinvading, I can assure you that the property is currently infested with gophers.

The applicant's are asking for Master Plan approval to build up to 18,000 square feet of buildings on Phase II. These buildings could be 100 feet from our front door. We bought our property with the understanding that 95 B was a residential property, not a property that could have 29,896 square feet of buildings on 12.5 acres!

The 12.5 acres of 95 B Ranch Road is not suited for the applicant's past use and proposed development. They have had up to approximately 90 animals (a combination of horses, mules, donkeys, cattle, swine, goats, sheep and chicken in crates) on this property at one time. They have temporary permission from the County to have 150 sheep. The two commercial horse facilities on Ranch Road in comparison each have 30 horses. Mariposa has 30 horses on 28.5 acres and Luna Rosa has 30 horses on 50 acres.

NBB-9



The applicants say “the number of animals kept at any one time shall be limited to the capacity of the indoor facilities.” This summer they have placed 6 sheep per horse stall and 2 mules per horse stall. See attached pictures. Last summer they placed approximately 40 horses, mules and donkeys in an outdoor corral (without shade or shelter in the sun and rain) for 3 weeks. They could easily use the 4000 square foot horse barn for such purpose as it is completely open and has no current, permanent pens or stalls in it. (It was used by the previous owner as an indoor dressage arena.) With this pattern of use, they could easily place up to 200 head of sheep, cattle, swine and/or goats and up to 80 -90 equines on this property all within the capacity of the existing indoor facilities. And they are applying for additional facilities on Phase II. Based upon their past use, they could put a very large number of animals on the 12.5 acres. This is a gross overuse of 12.5 acres.

Most importantly, 95 B Ranch Road is squeezed in the middle of thousands of acres of residential lots. This corridor along 285, for 5 miles south of I-25 is comprised of some 20 subdivisions such as Eldorado, Alteza, Belicia, Cielo Colorado, Cimmaron, Dos Griegos, East Ranch, Galisteo, La Paz at Eldorado, Las Numbes, Los Caballos, Los Vaqueros, Old Road Ranch (Art Barns), Ranchitos de Santa Fe, Rancho de Bosque, Ridges, Spirit Wind, Tierra Colinas and Tierra de Casta. The population of this area is 10 times the population of my home town!

There are 11 residences on the north side of Ranch Road. The South Side of Ranch Road is comprised of East Ranch – 40 home sites, Rancho de Bosque – 20 home sites and Old Ranch Road (Art Barns) – 92 home sites. The north end of 95 B Ranch Road is flanked by Cielo Colorado – 25 home sites. There are 2 commercial horse facilities on Ranch Road. This area is 99% Residential.

Unlike Luna Rosa and Mariposa, the 2 commercial facilities on Ranch Road, where there are no homes in close proximity (excluding caretakers’ residences), there are numerous homes in very close proximity to 95 B Ranch Road.

The applicants have added notes and conditions to their application since their original submittal. I have no confidence that any conditions of approval will be adhered to by the applicants. One reason to doubt that conditions of approval will be followed is their past and present behavior. For example, they continue to pile animal waste on the property, never hauling it off and they continue to transport animals on and off the property at all times of the day and night even during this application process. They operated for 5 years without a business license and were cited by the County July 27, 2012 for this violation. The citation is attached.

Second, ten years ago, in May of 2003 Luna Rosa L.L.C was given approval by the County for their Equestrian Facility at 47 Ranch Road with many Conditions of Approval. The list of Conditions is attached, as well as, the minutes from the Board of County Commissioners Regular Meeting of May 2003.

NBB-81

I bring this to your attention, not to get Luna Rosa in trouble, (I view Luna Rosa to be an attribute to our neighborhood) but, to point out how ineffective Conditions of Approval are. Condition #3 on page six: "No horse shows allowed." The entry form for shows at Luna Rosa and their waiver liability is attached.

Condition #5 on page six: "Manure to be removed weekly." On page 112 of the Minutes of County Meeting, Commissioner Duran states, "I guess my concern is that they're not going to be stockpiling manure there for the next 25 years like they did at the Downs, Right?" Mr. Archuleta responds on page 113, ".... The applicants will remove the manure weekly or bi-weekly."

I urge each of you to take a drive out to Ranch Road next Sunday afternoon and have a look at the 10 years of stockpiling of manure at Luna Rosa.

Condition #9 on page seven: "Property owner to contribute to the maintenance of Ranch Road." Each time Mr. Sargent, the property owner, was asked by East Ranch Homeowners association – who maintain the paved portion of Ranch Road, to contribute to the maintenance of Ranch Road, he refused.

It is we, the neighbors who will have to police the applicants' activity. We will have to call the New Mexico Livestock Board to inspect the animals for parasites and disease, and call Animal Control to report noise and abusive behavior of the animals and call the County to report water use violations, hours of operation violations, failure to haul off manure, failure to contribute to the maintenance of Ranch Road, ect. It is we the neighbors who live with and suffer from their violations.

The applicants note, "Well withdrawal for the Phase 1 Water Supply shall be limited to 0.25 acre feet per year. Water supply for Phase 2 may be provided by the existing on-site well with approval by Santa Fe County of a Water Availability Assessment demonstrating 100 year supply for the Phase 1 and 2 water needs. In the alternative, as part of Phase 2 improvements, the property shall be connected to the Eldorado Area Water and Sanitation District, which will serve both phases of development and well withdrawal for the subject property will be discontinued."

Eldorado Area Water and Sanitation District has not confirmed that EAWSD will provide water to the applicants. The letter from EAWSD is attached. Furthermore, the applicants' water budget is incomplete and irresponsible with the drought conditions of this area.

Finally, even if the conditions were adhered to, they do not address the larger issues.

The past use of and the proposed development of the applicants is not a benefit to our community. It has already dramatically, affected the quality of life for me, my partner

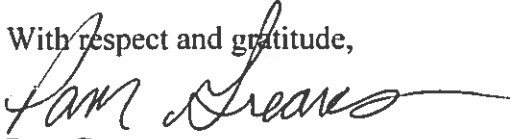
NBB-82



Bill, my daughter Sofia and our neighbors. This is not a home business. It has not employed locals or contributed to our economy in any significant manner. It has already and will continue to destroy the character of our neighborhood and open spaces.

I, along with my neighbors “have no reason to believe that future use of the property for the same purpose and by the same or similar parties would produce any different results than they have caused in the past and present. Rezoning to allow what would essentially be a 12.5 acre feed lot may result in increased traffic, noise, water use, environmental degradation, animal diseases, decrease the value of our properties and set an irreversible precedent for nonresidential uses of a neighborhood that is 99% residential.”

You have been entrusted by the residents of this County to protect and uphold the rights of the citizens of this County. I know you will deeply consider the concerns voiced by myself and my neighbors and will come to the decision that this change in the zoning regulations is not in the best interest of the County or the State of New Mexico.

With respect and gratitude,  
  
Pam Greaves

NBB-83



NBB-84





NBB-80



**Santa Fe County Fire Department**  
Station: EL1

<b>Location:</b> 117 Ranch RD Santa Fe NM 87501	<b>Incident Type:</b> 100 - Fire, other
<b>Lat/Long:</b> N 35° 30' 26.18" W 105° 52' 33.29"	<b>FDID: 49019</b> Incident #: 2011-3633 Exposure ID: 3187010 Exposure #: 0 Incident Date: 06/13/2011 Dispatch Run #: 02110003509
<b>Zone:</b> EAST - Eastern Region Location Type: 1 - Street address	

<b>Report Completed by:</b>	EL- Wilfehrt , Margaret	<b>ID:</b> EL-176	<b>Date:</b> 06/19/2011
<b>Report Reviewed by:</b>	EL- Tapke , Stephen	<b>ID:</b> EL-147	<b>Date:</b> 07/01/2011
<b>Report Printed by:</b>	AD- Jaffa, Mike	<b>ID:</b> CO - 18	<b>Date:</b> 5/28/2013 <b>Time:</b> 16:51

<b>Structure Type:</b>	Property Use: 659 - Livestock production		
<b>Automatic Extinguishment System Present:</b>	<input type="checkbox"/>	<b>Detectors Present:</b>	<input type="checkbox"/>
<b>Cause of Ignition:</b>	Unintentional		
<b>Aid Given or Received:</b>	None	<b>Primary action taken:</b>	10 - Fire control or extinguishment, other
<b>Losses</b>	<b>Pre-Incident Values</b>		
<b>Property:</b>	<b>Property:</b>	<b>Civilian Injuries:</b>	0
<b>Contents:</b>	<b>Contents:</b>	<b>Civilian Fatalities:</b>	0
<b>Total:</b>	<b>Total:</b>	<b>Total Casualties:</b>	0
<b>Total # of apparatus on call:</b>	4	<b>Total # of personnel on call:</b>	11

**NARRATIVE**

Neighbor reported smoke. Large (1 acre) manure pile was seeing spontaneous combustion. 147 IC provided water to hot spots. Advised owner to keep watch on area and spread manure further.

**APPARATUS**

<b>Unit</b>	ELE4	<b>Unit</b>	ELE5
<b>Type:</b>	Engine	<b>Type:</b>	Engine
<b>Use:</b>	Suppression	<b>Use:</b>	Suppression
<b>Response Mode:</b>	Lights and Sirens	<b>Response Mode:</b>	Lights and Sirens
<b># of People</b>	2	<b># of People</b>	2
<b>Injury Or Onset</b>	-- / -- / -- -- : -- : --	<b>Injury Or Onset</b>	-- / -- / -- -- : -- : --
<b>Alarm</b>	06 /13/2011 16:26:00	<b>Alarm</b>	06 /13/2011 16:26:00
<b>Dispatched</b>	06 /13/2011 16:29:00	<b>Dispatched</b>	06 /13/2011 16:29:00
<b>Enroute</b>	-- / -- / -- -- : -- : --	<b>Enroute</b>	-- / -- / -- -- : -- : --
<b>Arrived</b>	06 /13/2011 16:43:00	<b>Arrived</b>	06 /13/2011 16:43:00
<b>Cancelled</b>	-- / -- / -- -- : -- : --	<b>Cancelled</b>	-- / -- / -- -- : -- : --
<b>Cleared Scene</b>	06 /13/2011 18:31:00	<b>Cleared Scene</b>	06 /13/2011 18:31:00
<b>In Quarters</b>	-- / -- / -- -- : -- : --	<b>In Quarters</b>	-- / -- / -- -- : -- : --
<b>In Service</b>	06 /13/2011 18:31:00	<b>In Service</b>	06 /13/2011 18:31:00
<b>Unit</b>	ELT3	<b>Unit</b>	EL731
<b>Type:</b>	Tanker & pumper combination	<b>Type:</b>	Engine
<b>Use:</b>	Suppression	<b>Use:</b>	Suppression
<b>Response Mode:</b>	Lights and Sirens	<b>Response Mode:</b>	Lights and Sirens
<b># of People</b>	2	<b># of People</b>	1
<b>Injury Or Onset</b>	-- / -- / -- -- : -- : --	<b>Injury Or Onset</b>	-- / -- / -- -- : -- : --
<b>Alarm</b>	06 /13/2011 16:26:00	<b>Alarm</b>	06 /13/2011 16:26:00

NBB-86



<b>Dispatched</b>	06 /13/2011 16:29:00	<b>Dispatched</b>	06 /13/2011 16:29:00
<b>Enroute</b>	-- /-- /-- -- :-- :--	<b>Enroute</b>	-- /-- /-- -- :-- :--
<b>Arrived</b>	06 /13/2011 16:43:00	<b>Arrived</b>	06 /13/2011 16:43:00
<b>Cancelled</b>	-- /-- /-- -- :-- :--	<b>Cancelled</b>	-- /-- /-- -- :-- :--
<b>Cleared Scene</b>	06 /13/2011 18:31:00	<b>Cleared Scene</b>	06 /13/2011 18:31:00
<b>In Quarters</b>	-- /-- /-- -- :-- :--	<b>In Quarters</b>	-- /-- /-- -- :-- :--
<b>In Service</b>	06 /13/2011 18:31:00	<b>In Service</b>	06 /13/2011 18:31:00
<b>Number Of People not on apparatus: 4</b>			

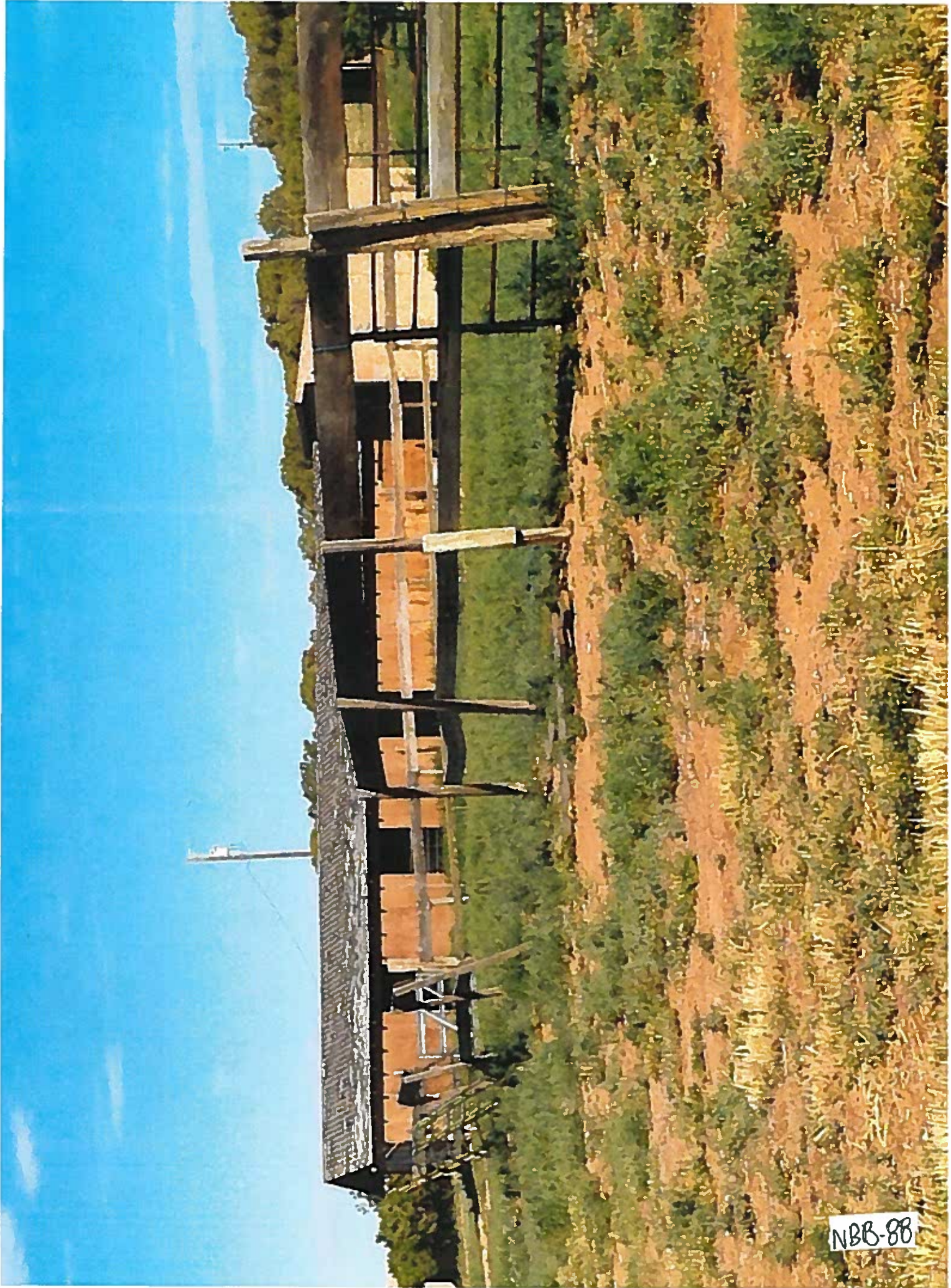
<b>FIRE</b>			
<b>Acres Burned</b>	0	<b>Acres Burn From Wildland Form</b>	False
<b>Area Of Fire Origin</b>	Open area, outside; included are farmland, field	<b>Heat Source</b>	Hot or smoldering object, other
<b>Item First Ignited</b>	Organic materials, other	<b>Fire Is Confined To Object Of Origin</b>	
<b>Type Of Material</b>	Natural product, other	<b>Cause Of Ignition</b>	Unintentional
<b>Factor Contributing To Ignition</b>	Natural condition, other		
<b>Human Factors Contributing</b>	None		

Member Making Report (Auxillary Margaret EL- Wilfehrt): \_\_\_\_\_

Supervisor (District Chief Stephen EL- Tapke): \_\_\_\_\_

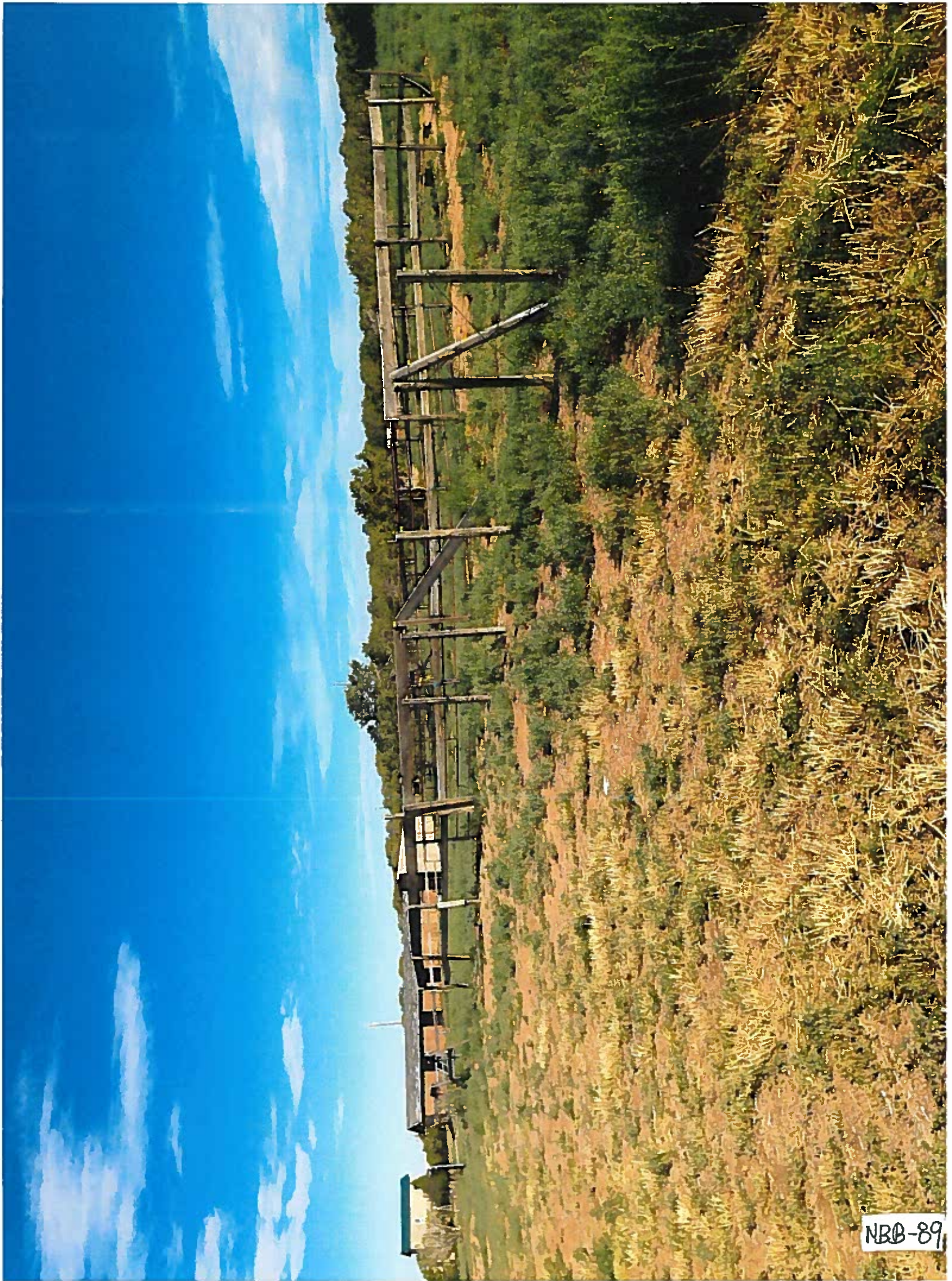
NBB-87





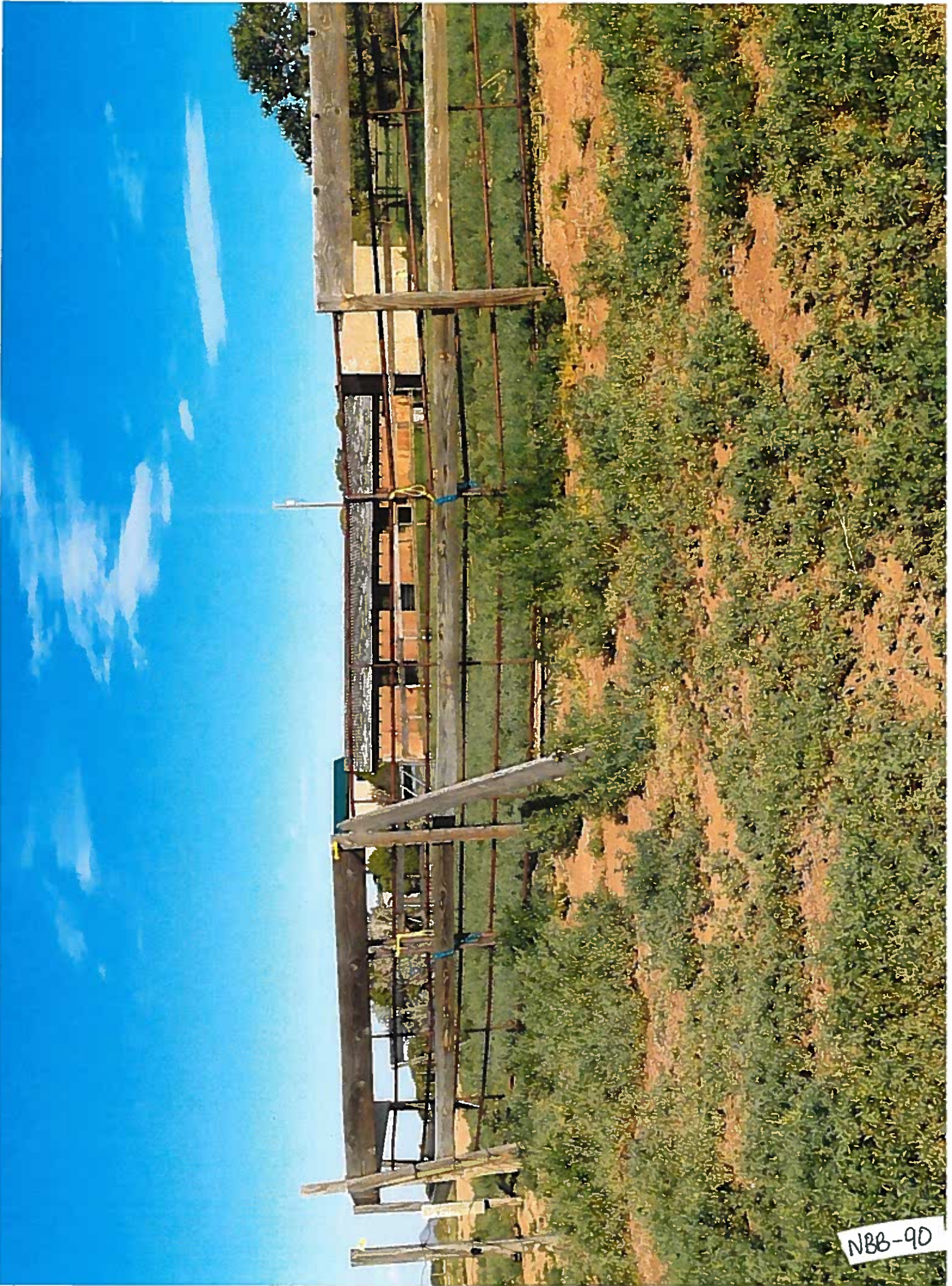
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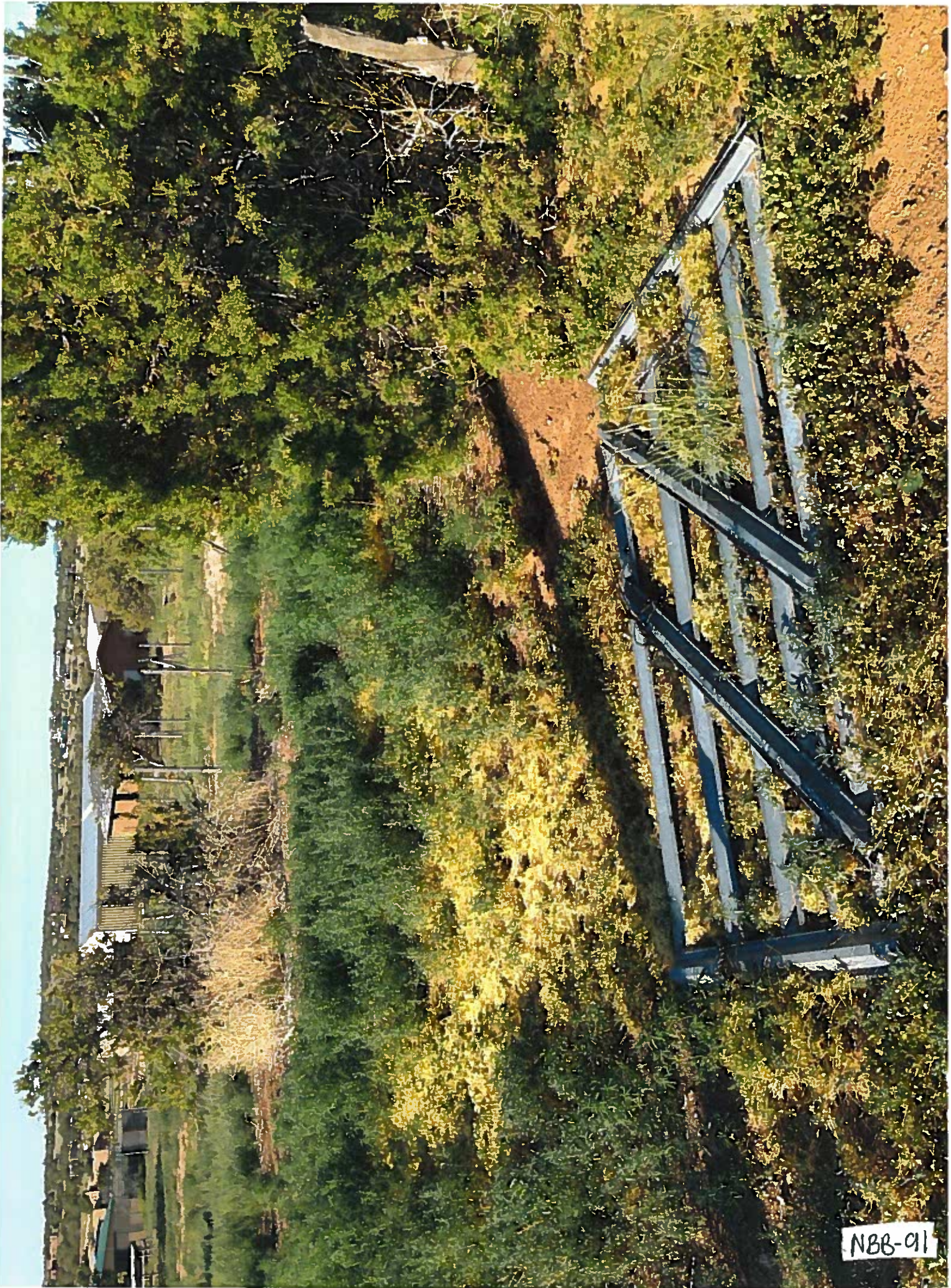
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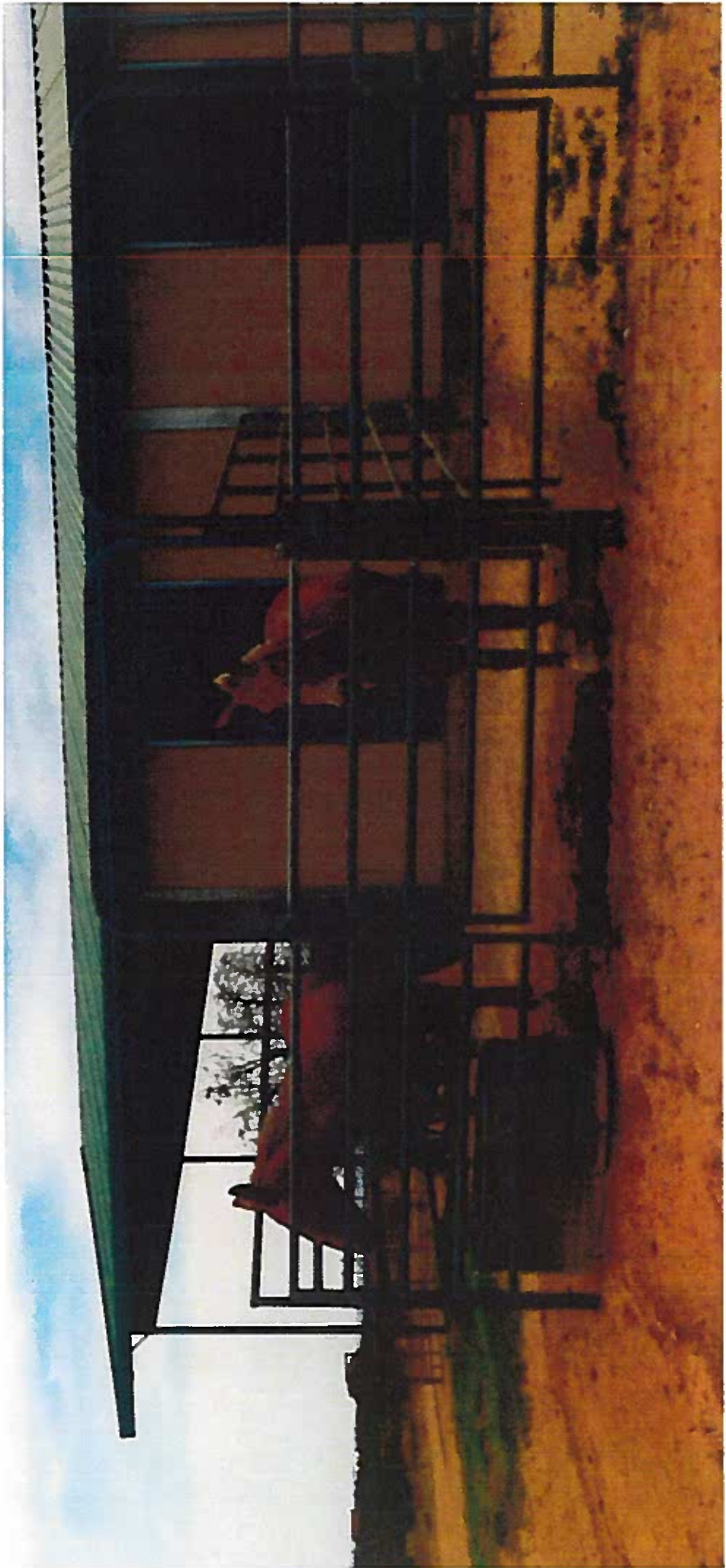
NBB-90





NBB-91



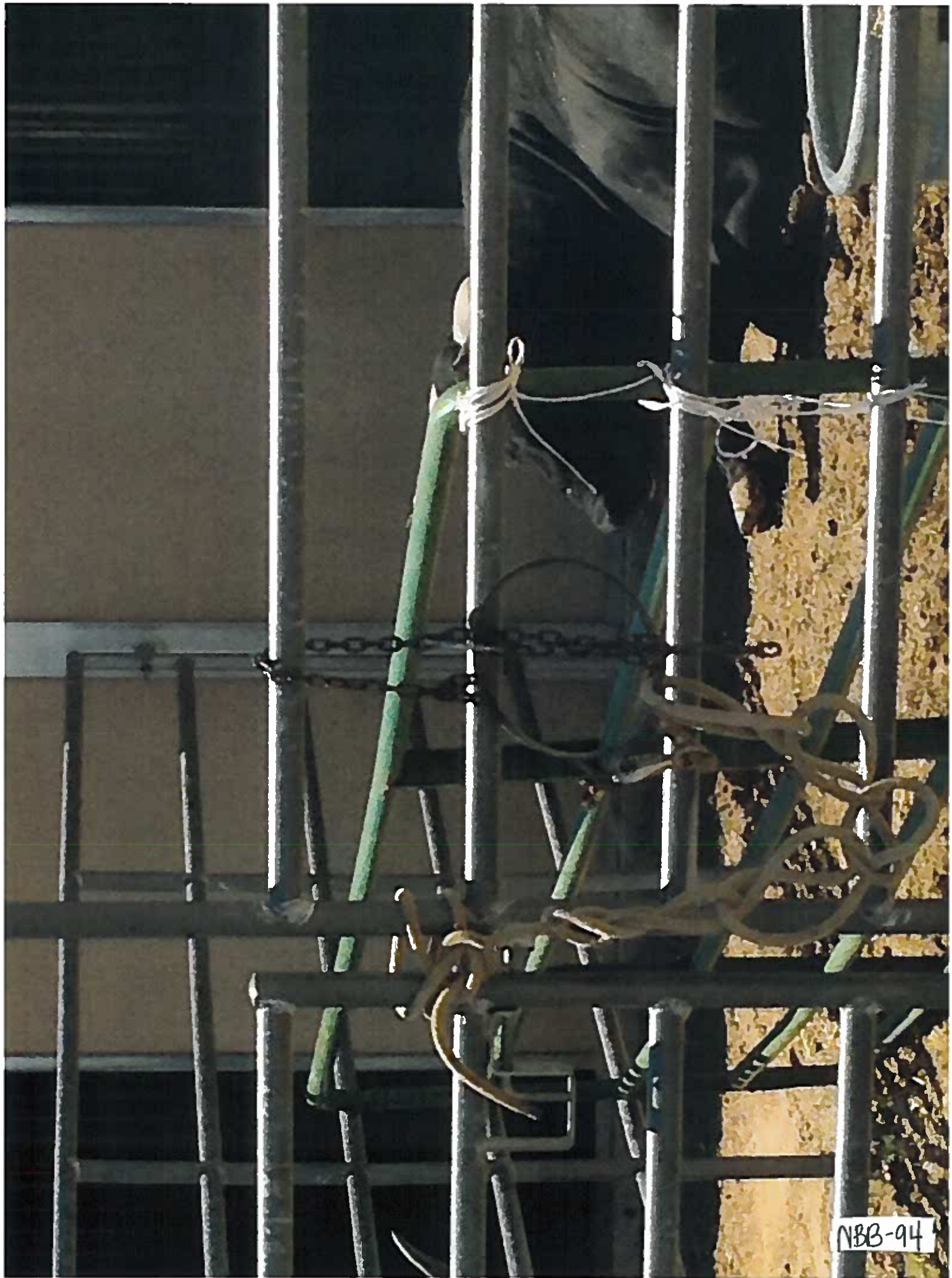






NBB-93





NBB-94





NOTICE OF VIOLATION

THIS BUILDING AND OR PROPERTY HAS BEEN INSPECTED AND IS IN VIOLATION OF SANTA FE COUNTY ORDINANCE:

LAND DEVELOPMENT CODE

UNPERMITTED DEVELOPMENT

1996-10 ART. 2 SEC. 2

JUNK VEHICLES

1993-6 ART. 2 SEC 2

ANTI-LITTER

1993-11

TERRAIN MANAGEMENT

1996-10 ART. 7 SEC. 3

OTHER \_\_\_\_\_

BUSINESS REGISTRATION

1992-3

LIGHTING ORDINANCE

1996-10 ART. 3 SEC. 4

RV ORDINANCE

1996-11

PUBLIC NUISANCE

2009-11

OTHER \_\_\_\_\_

YOU HAVE (5) FIVE WORKING DAYS TO CONTACT THE COUNTY AND MAKE ARRANGEMENTS TO CORRECT THE VIOLATION OR LEGAL ACTION WILL BE NECESSARY.  STOP WORK ORDER

PERSON/LOCATION: PAUL REYNOLDS 95B RANCH Rd.

COMMENTS: HORSE Boarding in S.F. COUNTY requires a S.F. County Business License.

DATE: 7/24/12

INSPECTOR: GENE PORTILLO 995-6531

NBB-95

SARGENT EQUESTRIAN FACILITY  
47 RANCH ROAD  
ELDORADO AT SANTA FE SUBDIVISION  
FINAL PLAN REPORT



PREPARED FOR:  
LUNA ROSA L.L.C.

PREPARED BY:  
JAMES W. SIEBERT & ASSOCIATES INC.

JULY 2003

NBB-96



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## **EXISTING CONDITIONS**

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Ranch Road is located along the southern boundary of the property. This road was constructed to County Road standards and consists of an asphalt surface, 24 feet in width. Electric and telephone is located within the right-of-way of Ranch Road. A high voltage electric transmission line is located on the south side of this same roadway easement. A 28 foot equestrian easement is also located on the south side of Ranch Road. This easement runs from US 285 to the western boundary of the subject property.

A 10 foot drainage and utility easement and 20 foot waterline easement is located on the north side of the property. This easement originated with the platting of Lot 16 of the Eldorado at Santa Fe Subdivision and was reserved by Eldorado Utilities for the purpose of extending water lines to future subdivisions.

The property is devoid of built features although there is evidence of abandoned jeep trails that were most likely established in the 50's and 60's when the property was used for ranching purposes.

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## **RESPONSE TO CONDITIONS OF APPROVAL FOR MASTER PLAN**

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The Master Plan was approved by the County Development Review Committee on April 24, 2003. The Board of County Commissioners approved the Master Plan on May 13, 2003 subject to the following conditions: (see Appendix A for minutes of BCC meeting)

1. *The master plan shall be recorded with the County Clerk's office.*

Redline comments from the County are being addressed and the master plan will be submitted to the County Land Use staff for recording.

- a) *All staff redlines shall be addressed; original redlines will be returned with final plans.*

Redlines comments have recently been received from the County and will be addressed within a two week period.

2. *All outside lighting on the property shall be shielded. The applicant shall provide cut-sheets for all outside lighting.*

The cut sheets are included in the application packet to the County. (see Appendix B)

3. *The height of the structure shall not exceed 24 feet.*

The height limit for all buildings is described on the elevation plans.

4. *All manure will be removed from the site on a weekly basis unless or until a composting program is implemented and approved by staff.*

A composting program is submitted with the application as Appendix C.

5. *Compliance with applicable review comments from:*

- a) *State Engineer*

The OSE requested a geohydrologic report. This report is submitted with the application.

- b) *State Environment Department (see Appendix D)*

The application has addressed concerns contained in a letter from NMED dated January 31, 2003.

- c) *Soil and Water District*

No comments were received from the Soil and Water District.

- d) *State Highway Department*

Comments were not received from the State Highway Department.

- e) *County Hydrologist*

The County Hydrologist required that a geohydrology report be prepared in conjunction with subsequent development plan. The report prepared by Glorieta Geoscience Inc is included with the application.

- f) *Development Review Director*

Comments from the Development Review Director are addressed as part of the development plan application.

- g) *County Fire Marshal*

Comments were not provided by the County Fire Marshal, but a meeting was held with the Fire Marshal's office to discuss the requirements for fire protection. An eight inch water line will be extended from the Eldorado water system to a hydrant within 200 feet of the main building.

- h) *County Public Works*



Comments were not received from the County Public Works Department.

i) *State Historic Division (see Appendix E)*

SHIPO has issued a favorable opinion of this project and released the owner from further archaeological review in a letter dated February 11, 2003.

6. *Signage plan shall conform to EZO requirements.*

A subsequent condition by the BCC required a maximum 24 sq. ft. sign not to exceed four feet in height.

7. *A detailed drainage and grading plan with calculations must be submitted with the development plan submittal.*

A professional engineer has prepared a grading and drainage and terrain management plan.

8. *Solid waste containers shall be screened by a six foot high solid wall or fence, and identified on the site plan.*

The location and method for screening of the dumpster is described on the development plan.

9. *The applicant shall contract with a licensed solid waste disposal service.*

The applicant agrees to contract with Waste Management Inc. or other entity willing and licensed to pick up and dispose of waste.

10. *A liquid waste permit must be obtained from the Environment Department prior to final development plan approval.*

A liquid waste permit will be secured from NMED prior to approval of the development plan by the Board of County Commissioners.

11. *Submit landscape plan.*

A landscape plan has been submitted as part of the application.

12. *Submit fire review fee*

Generally the fee is calculated by the Fire Marshal during the final plan review process.

13. *Applicant shall obtain a Business Registration prior to occupancy.*

The applicant agrees to this condition.

The Board of County Commissioners added the following conditions at the May 13, 2003 Commission meeting:

1. *No horses on property except those belonging to the group.*

The applicant agrees to this condition.

2. *No horse shows allowed.*

The applicant agrees that horse shows will be limited only to the horse owners renting at the Equestrian facility.

3. *No training except to group's horses.*

The applicant agrees to this condition with the understanding the training may be offered to children of residents in the Lot 16 of the Eldorado at Santa Fe Subdivision as a benefit to the neighborhood.

4. *No floodlighting of property at night.*

The applicant agrees to this condition. There will be limited cut-off lights mounted on the main building.

5. *Manure to be removed weekly.*

This condition is addressed under number 4 of the staff recommendations.

6. *Plants will be native to this area – no exotics. Plants should be drought tolerant and blend into the landscape.*

The use of lower water intensive plants is shown on the landscape plan. Pinon trees are not used since the pine beetle has made them more susceptible to disease.

7. *No additional houses to be placed on the property in the future unless approved by the BCC.*

Applicant agrees to this condition.

8. *Use of property to be reviewed by the CDRC if property is sold.*

The applicant understands that any change or intensification of use would require a CDRC and BCC review.



9. *Property owner to contribute to the maintenance of Ranch Road.*

A proposal has been submitted to the East Ranch Lot Owners Association for the prorate contribution to the maintenance of Ranch Road.

10. *The applicant to work with the Ayres to lessen the impact of the project on their property.*

Several meetings and site visits were conducted with the Ayres. The changes to the plans are in response to their concerns.

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## **UTILITIES**

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### **Electric**

PNM Electric Services provides electrical service to the Eldorado area. Underground electric is available on Ranch Road. There is sufficient capacity in the line to provide an adequate level of service to this project.

### **Telephone**

Underground telephone is located within the Ranch Road and associated easements. The capacity of the system is unknown at this time and a system review by Qwest will not be provided until an application for service is submitted to the telephone company. The telephone system in the Eldorado area has been reinforced in the last few years and it appears there is sufficient capacity to service the limited number of lines required for this development.

### **Natural Gas**

Natural gas is not available in this area of Eldorado and it does not appear that it will be available within the time frame of this project.

### **Sewer**

A community sewer system is not available, nor planned for this area of the County.

### **Community Water**

Portions of Lot 16 are presently served by the Eldorado Utilities. Because of the moratorium which has been imposed by the Board of County Commissioners, Eldorado water is not available to this project. Eldorado Utilities lines are not located on Ranch Road adjacent to the property.

**APPENDIX A**  
**MINUTES OF COUNTY MEETING**  
**APPROVAL OF MASTER PLAN**

NBB-10:



- XIII. A. 12. CDRC CASE # Z 03-5010 Luna Rosa LLC. Equestrian Facility.  
Luna Rosa LLC, applicant, Jim Siebert, agent request master plan zoning approval for an equestrian facility. The facility will consist of three dwelling units, an outdoor riding arena, an indoor riding arena, thirty stall areas, a hay storage shelter, four turn-out areas and parking on 50 acres. The property is located at 47 Ranch Road, which is off of US 285, within Sections 20, 21, 28, and 29, Township 15 North, Range 10 East, within Commission District 1

MR. ARCHULETA: Thank you, Mr. Chair. The applicant is requesting approval for a 39,760 square foot equestrian facility on 50 acres. The proposed facility will have four – well, I don't need to read that. You just read that.

CHAIRMAN SULLIVAN: Sorry I took your steam away there. But you have other stuff you can read.

MR. ARCHULETA: The applicant is requesting other development zoning. Section 8.1 of the Santa Fe County Development Code which states "all uses not otherwise regulated by the Code are permitted anywhere in the County. Such uses specifically include but are not limited to utilities, parking facilities and cemeteries." The application was reviewed for the following: existing development, adjacent properties, access and parking, terrain management, water, liquid and solid waste, fire protection, landscaping and signage and lighting.

Staff's position is that this application is in accordance with Article III Section 8, Other development, of the County Land Development Code. Staff recommends master plan approval subject to the following conditions. May I enter those into the record?

CHAIRMAN SULLIVAN: Yes.

[The conditions are as follows:]

1. The master plan shall be recorded with the County Clerk's office.
  1. All Staff redlines shall be addressed; original redlines will be returned with final plans.
  2. All outside lighting on the property shall be shielded. The applicant shall provide cut-sheets for all outside lighting.
  3. The height of the structure shall not exceed 24 feet maximum as required by County Ordinance 200-01.
  4. All manure will be removed from the site on a weekly basis unless or until a composting program is implemented and approved by staff. [Language added at staff report]
  5. Compliance with applicable review comments from:
    - a) State Engineer
    - b) State Environment Department
    - c) Soil & Water District

- d) State Highway Department (access permit)  
e) County Hydrologist  
f) Development Review Director  
g) County Fire Marshal  
h) County Public Works  
i) State Historic Division
- 2569393
6. Signage plan shall conform to EZO requirements.
  7. A detailed drainage and grading plan with calculations must be submitted with the development plan submittal.
  8. Solid waste containers shall be screened by a six-foot high solid wall or fence, and identified on the site plan.
  9. The applicant shall contract with a licensed solid waste disposal service.
  10. A liquid waste permit must be obtained from the Environment Department for the proposed septic systems prior to final development plan approval.
  11. Submit landscaping plan as required by staff. All new trees shall be a fifty percent mix of evergreen and deciduous trees. Trees shall have a caliper of 1.5 inches and be a minimum of six-feet tall at time of planting. Shrubs shall be a minimum of 5-gallons at time of planting.
  12. Submit fire review fee.
  13. Applicant shall obtain a Business Registration prior to occupancy.

MR. ARCHULETA: I'd like to make a clarification on condition number four. It should read "All manure will be removed from site on a weekly basis unless or until a composting program is implemented and approved by staff." Thank you.

CHAIRMAN SULLIVAN: Questions for staff.

COMMISSIONER DURAN: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Duran.

COMMISSIONER DURAN: What does that mean? Could you explain that to me?

MR. ARCHULETA: Condition number four?

COMMISSIONER DURAN: Yes. Where would the composting facility be located? On the property?

MR. ARCHULETA: The applicants are requesting a space on the property to do the composting.

COMMISSIONER DURAN: So you mean the manure would not be removed from the site?

MR. ARCHULETA: It will until they come in and staff approves a composting program.

COMMISSIONER DURAN: But the manure, even with the composting program, the manure is going to be - I guess my concern is that they're not going to be stockpiling manure there for the next 25 years like they did at the Downs, right?

NBB-104



MR. ARCHULETA: Mr. Chair, Commissioner Duran, that was brought up at the CDRC and the applicant had a - the manager of the facility stated that what they were going to do was until they come up with a composting program, they'll remove the manure weekly or bi-weekly.

COMMISSIONER DURAN: Okay. I'll ask the applicant. Thank you.

MR. ARCHULETA: Okay.

CHAIRMAN SULLIVAN: Other questions for staff? Okay, if not, is the applicant present, or the applicant's representative. Looks like Mr. Siebert.

[Previously sworn, Mr. Siebert testified as follows]

MR. SIEBERT: Mr. Chair and Commissioners, my name is Jim Siebert. My address is 915 Mercer. I am under oath but there are some people that would like to speak to this case. Maybe we could just do a general swearing in.

CHAIRMAN SULLIVAN: We'll get that after you finish.

MR. SIEBERT: We have two things to hand out tonight. One is a petition of landowners that are in the immediate area of the requested equestrian facility that are in favor of the facility. Then we also, one of the concerns - we've had four meetings on this, neighborhood and committee meetings, Eldorado committee meetings, on the development and one of the concerns was just the quality of the development itself and I'm going to also be handing out the qualifications of the contractor who the applicant has contacted to actually construct the facility.

We are in agreement with the conditions as stated by staff with one modification. In terms of the compost, we do have somebody here who is much more familiar with the composting process and I would certainly have to defer to Joan in that particular case. But I'll answer any questions you may have.

CHAIRMAN SULLIVAN: Questions for Mr. Siebert? I had one, Jim, while you're up here. Were you present for the presentation on the 285 Corridor plan earlier this evening?

MR. SIEBERT: I was not.

CHAIRMAN SULLIVAN: Okay, we had a half hour, 45-minute presentation on the 285 Corridor Plan, and it looked to me, in looking at the maps that were given to us that this facility lies either all or in part within the corridor 2000-foot boundaries. Is that correct?

MR. SIEBERT: This is approximately 1500 feet from the right-of-way of US 285.

CHAIRMAN SULLIVAN: Okay. So it lies within that boundary, and it's located near the waste facility, the transfer station.

MR. SIEBERT: Correct. It's the property that's adjacent to it.

CHAIRMAN SULLIVAN: Adjacent to the - it looks like to the south and east as I recall.

MR. SIEBERT: That's correct.

CHAIRMAN SULLIVAN: In that corridor plan, which the staff reported to

2569395

as well under way and has been going on for three years and is close to completion and is supposed to be done this summer. I don't see this property as designated commercial or anything, other than residential that the other areas are. There's two levels of commercial that they designate in that. Could you comment on that?

MR. SIEBERT: Well, there's probably two issues. One, it's a plan that's still pending. And the request itself is something that, yes, it falls under a commercial category but the reason they call it other development is that it doesn't really fall under a particular commercial category. It's something that's considered half - closer to agricultural use and it's something that horse facilities and agricultural uses are something that are common in the Eldorado area. The actual subdivision itself was originally a ranch.

CHAIRMAN SULLIVAN: I don't see it listed as "other" either. I just saw it as residential in the corridor plan and you're certainly right, of course, that plan is still in draft form but staff seemed to be saying that it was pretty close to final and that it had a number of public meetings and that they've got the square footage down to the nearest foot and what have you. So that was one concern that I had.

And the other was that in the report it indicated that at least a portion of the property is accessed or is served or can be served by Eldorado Utilities. Is that correct?

MR. SIEBERT: Well, Eldorado Utilities are available to the property. The problem is that there's no water. It's like the County water system. There's no water available in the system itself to serve this tract.

CHAIRMAN SULLIVAN: But I guess my question is, if it's served by Eldorado Utilities and it's within the Eldorado Utilities service area, is this property then not under the moratorium?

MR. SIEBERT: No, it's not. We're proposing to use an onsite well in order to serve the property and that would not fall under the standards of the current moratorium.

CHAIRMAN SULLIVAN: That was my concern, that the reason for the moratorium is that the area is short on water and if we continue to approve commercial developments as the Commission has done in the past on shopping centers. We approved a shopping center with a domestic well and we continue to approve other commercials then are we not just going around the backdoor of the moratorium. Do you understand what my concern is here?

MR. SIEBERT: Well, let me read, I'll just read the last part of the review by Katherine Yuhas. "The applicant should be aware that determination of the actual hydrogeologic conditions on a property during the well drilling and pumping test could necessitate reduction of the water budget. For preliminary plan submittal, a full geo-hydrologic report in conformance with Article VII must be submitted. I recommend approval of the master plan with no further conditions."

So there was review by the County Hydrologist with a determination that I assume she evaluated it against the requirements of the Eldorado moratorium as well and she's recommending approval.

CHAIRMAN SULLIVAN: Well, I don't think she's recommending

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please.

[Previously sworn, John DeVito testified as follows:]

JOHN DEVITO: My name is John DeVito. I've been a resident of Santa Fe County now for 31 years. I've worked extensively as a real estate agent in the 285 corridor for the last 17 years. I've been responsible for selling most of the land to the developers, Alteza, Belicia, Camino Ocote, Tierra Sabrosa, Vista Cielo Bonito. I'd like to point out first that thanks to the Shepherds, Old Ranch Road Partners, the volunteer fire department has a site and a place to fight fires from. They donated that land.

This property is adjacent to that property, which is adjacent to the transfer station. I want to talk about a couple things. One, Kathy's idea of the commercial nature of horse facilities. The Ayres were approved for a real commercial horse facility in that they board horses outside of their group. Their group does not own the land their horses are on. By law and state statute, they have to have a business license. They have to pay New Mexico gross receipts taxes. There are two other facilities on this road that by law, should be paying gross receipts taxes.

Next, I'd like to move on to the water issue. In fact, Roger Ayres did drill a well, did a geo-hydro, proved a sustainable 100-year flow over 30 gallons a minute. David Shepherd did a similar geo-hydro in the same area proving a well that would support over 250 houses. Both of these wells are very, very close to this property. This permit will not go any further until the geological study proves a sustainable water to support this. If in fact this land were to revert to residential development as it might, with a well that produces 30+ gallons per minute, 12.5-acre lot splits are not unreasonable at all. And a cap of one acre-foot for 12.5 acres is just about a shoe-in with this kind of an aquifer. Therefore, you'd be looking at four acre-feet.

If in fact we weren't in this moratorium, and this by the way, is the third moratorium I've experienced in my existence as a real estate agent in this area, this land could be divided into 2.5-acre lots with quarter acre-foot per lot. Basically, you'd have 20 homes and you'd be consuming over five acre-feet. This water budget is going to be well under two acre-feet, so the use, the draw on the aquifer will be much less than if it did go residential.

Commissioner Sullivan, your question about the moratorium. The moratorium is not against commercial development. The moratorium is not against wells. It's not against residences or lot splits. The moratorium says that Eldorado Utilities has not proved or developed enough water to further divide the land. But 285 corridor has been blighted by this moratorium for the last seven years. The fact is that the Code states that you can still drill a well and you can still divide land based on the water that that lot will produce. So this application is not dependent on the moratorium or on Eldorado water, just on the water that the applicants will prove is on the land they're going to develop. Thank you.

CHAIRMAN SULLIVAN: Thank you. Any others who would like to speak? Did you already speak sir? Or you're the owner? You were going to answer any questions. Are there any questions of the owner? We don't have any right now, sir. Thank you. Okay, we're back then to actions of the Commission. There is one thing I wanted to ask and then we'll get to Commissioner Duran. To ask staff, and this perhaps addresses issues of the speaker just now

NB3-107

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and I am, thank you, familiar with what the moratorium includes.

We have a letter from the State Engineer here who has reviewed in detail the master plan and the water availability assessment that they submitted. And I understand that they don't have to prove water until the next stage. But they have submitted this. And the thing that concerned me was that, well, first of all, they recommended a negative opinion for the development, based on water availability. They went through a number of factors that the hydrological consultant used and said that they were incorrect. But they also said that they omitted a well log, the review of a well log, which was directly south of the property, Well RG-18563. That well, they said, is a poor producer and it was drilled and screened and tested by Eldorado Utility at two to three gallons a minute. And has never been hooked up. And that's the one that they feel may well be the most similar. They go on to say, "These differences bring cause to question the geologic similarity of the property and the use of another well, RG-72830, as the reconnaissance well.

So there's some question here from the State Engineer about the use of this well that was not the closest one to the property. And what I was getting at there, and let me ask the staff if this makes any sense, is that as the last speaker indicated, one of the problems in the moratorium is a) the lack of water in Eldorado, but b) also the lack of physical capacity of Eldorado Utilities to pump water beyond 40 years' supply. Is there a possibility with this commercial development that they could investigate drilling a well, if it's as productive as the speaker indicates, 30 to 40 gallons a minute or more, and that that well would be considered under the Eldorado Utility extension policy? And I believe there's a policy in place. I'm not totally familiar with it that indicates that you can drill a well and then you turn it over to Eldorado Utilities and you're served then by Eldorado Utilities. Could you help me with that, Roman?

MR. ABEYTA: Mr. Chair, I think you are correct. There is a provision under the moratorium that if you want to use Eldorado Utilities, one of the options that you have is you can drill a well and transfer that well to the Eldorado Utilities. But it's my understanding, you have to be able to prove enough water for both your development and then also additional water. There's like a 20 percent factor I think, that's in there, that you have to prove above. And then you also have to prove that your well is not going to have a negative impact on any of the other wells on the Eldorado system.

CHAIRMAN SULLIVAN: Which is of course what we'd very definitely want to know as a part of the geo-hydro study. So what I'm getting at is that 20 percent doesn't seem to be a big problem here if they're talking about 2.5 acre-feet or two acre-feet. Twenty percent is only .4 acre-feet, so we wouldn't seem to have a problem with dealing with that percentage. You'd then have to turn the water over to Eldorado Utilities. I'm looking at trying to solve two problems at once with a win-win situation. One is to increase the ultimate capacity of the Eldorado system, if they do in fact have as good a well as they feel they do and the test will determine that. And secondly, to have the controls that you have over a public water system. Those controls are water conservation and those types of things that you don't have with an individual well. Is that worth investigating?

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MR. ABEYTA: Mr. Chair, I think that's something that probably is worth investigating and that the Board could maybe structure a condition that states they will investigate that, and then maybe before - investigate that as part of their development plan submittal. I don't know if the Board wants to impose the condition that they do be served by that and only that, but that's also within the Board's authority also. You can require that the development be served by Eldorado Utilities and with the well. But I would assume that the applicant would probably be more likely to agree to a condition that they explore that possibility.

CHAIRMAN SULLIVAN: Because we did write that provision into the moratorium, which the last speaker didn't mention, that I think for another developer, who had a well and who wanted to transfer that well to the system and that provision was written in and for one reason or another, the developer never did it. But it would seem that this might be a similar opportunity here. Do you have any comments on that, Commissioner Duran?

COMMISSIONER DURAN: No.

CHAIRMAN SULLIVAN: Do any of the Commissioners have any thoughts on that? Does that make sense? Commissioner Anaya.

COMMISSIONER ANAYA: I agree. Water is a big issue. And I would say that maybe we could also do something about rainwater catchment system out there. I've been adding up the roof area. We've got 23,850 square feet of roof area and I think this would be a perfect time and a good model if we could try to catch some of that rainwater that comes off of those roofs and store it and pump it into the stock tanks, the horse tanks whenever it does rain and whenever those things are full. So I'd like to see that, or at least look at it for the next time that you come before the Commission. And also, with what Mr. Chair is talking about. But I think that the rainwater catchment system would be ideal for this area. That's something we could look at too. Thank you, Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Duran.

COMMISSIONER DURAN: Roman, if this was to be approved this evening, the water budget is still subject to the review of the geo-hydro report, right?

MR. ABEYTA: Mr. Chair, Commissioner Duran, that's correct. All that is before you this evening is master plan approval so there would still have to be a development plan submitted, and they would have to meet all the requirements. In addition to that, I want to make it clear to the Board that development plans do not come back to the BCC unless the Board specifically makes that a condition. Normally, the CDRC has final authority on development plans.

COMMISSIONER DURAN: Okay. So, Jim, of these 11 conditions that Kathy Pilnock has provided to us - have you seen it?

MR. SIEBERT: Yes, we have. We've addressed them in fact at previous meetings with the Coalition.

COMMISSIONER DURAN: And are you in agreement with all of them? Some of them?

COMMISSIONER MONTROYA: All but two, I think. Right?

NBB-106

2569403

MR. SIEBERT: Well, let's just go through it real quickly. Number one, the applicant agrees to that. Number two, the applicant agrees. Number three, the applicant agrees. One of the issues that came up was one of the neighbors said, Well, I have a girl that rides. Would you teach her? And the applicant, as a good neighbor said Yes. That kind of raised all kinds of issues, but within that context we agree to number three. Number four, they agree to. Number five, we proposed a 24 square foot sign not to exceed four foot in height. Number six, yes, they agree to with the provision that we can pursue the compost program. Number seven, I think Commissioner Anaya has talked about the use of harvesting rainwater through a cistern system. The applicant has committed to that and that water will be used for dust control purposes.

Number eight, they've agreed to. Number nine, they've agreed to with only the provision that some time, they may like to live on the property and if they do, they realize that the water budget would have to be sufficient to support that and they would have to come back and request approval from the Commission. Number ten, we've in fact submitted a shared road agreement to the East Ranch, because they're the subdivision that's maintaining the road, and number eleven, we'd just like to work with the County Hydrologist to determine what the water is, based on the geo-hydrologic study. We do have Meagan Hodges here who is the geo-hydrologist that worked on the reconnaissance study and I think she can describe the reason for the one well being a low producer.

The only hesitation I have on connecting the Eldorado water system, it seemed to me, the 20 percent additional is no big deal, but it seemed to me one of the other provisions is you had to purchase water rights and transfer those water rights in. Given the minimum water use, I mean we're not a 50-lot subdivision, we think that maybe the transfer of water rights would be onerous for a development of this magnitude.

COMMISSIONER DURAN: And that was a County requirement?

MR. SIEBERT: I'm working with Rancho San Lucas and we were subject - the reason I'm familiar with that is they're the exact same thing and we were subject to transferring water rights for that subdivision.

COMMISSIONER DURAN: So you're not in approval with all of staff's recommendations?

MR. SIEBERT: We are in agreement with all of staff's recommendations, as amended.

COMMISSIONER DURAN: Well, Mr. Chair, if there's no further public comment, I'd like to make a motion. If the Commission would allow me.

CHAIRMAN SULLIVAN: Go ahead.

COMMISSIONER DURAN: I'd like to make a motion that we approve CDRC Case #Z 03-5010 with all of staff's recommendations or conditions, along with the conditions stated in this letter dated May 12<sup>th</sup>, submitted to us by Kathy Pilnock, numbers 1 through 6. I'd like to, I guess we need to fine-tune number 7 somewhat. Number 8, number 10 and 11. On number five, I'd just like to qualify that by saying that it would be 24 square feet, no higher than four feet in height, and number 6 would mirror the conditions set out by staff. And then

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the last one would be number 9, that condition would have an exception that they could build if approved by the BCC. That's my motion.

COMMISSIONER MONTOYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Montoya.

COMMISSIONER MONTOYA: Would Commissioner Duran consider also the Ayres' request?

COMMISSIONER DURAN: Oh, yes. Yes. And that is that the applicant coordinate and cooperate with the Ayres on siting of the buildings.

COMMISSIONER MONTOYA: Yes.

COMMISSIONER DURAN: As best they can.

CHAIRMAN SULLIVAN: Do you have some concern, Commissioner Duran, for investigating the line extension, the EDU connection? Let's just say an acre-foot of water costs \$5,000 to \$10,000, and they are going to use 1.5 acre-feet. It doesn't seem like purchasing water rights in the amount of \$15,000 would be an onerous condition. Or if the Commission felt that were an onerous condition and the water rights were \$100,000 an acre-foot, then at the development review stage they would have the option of taking that off.

COMMISSIONER DURAN: I'm having a hard time understanding that tonight, but I would also make a condition that when they do their geo-hydro that the final approval is brought before the County Commission to review, rather than at the CDRC level.

CHAIRMAN SULLIVAN: So then you're saying that the preliminary and final development review should come back to the BCC.

COMMISSIONER DURAN: Right. And maybe we can deal with that a little earlier in the evening.

CHAIRMAN SULLIVAN: And can we give them direction - and I'm not an expert on the line extension policy either. I believe Mr. Siebert is correct that the only other issue that you do need to purchase water rights, but I don't know what the cut-off level is for that. Whether it's one acre-foot or three or what or anything. That's why I don't think we make it a specific condition. We can ask the applicant to look seriously at that.

COMMISSIONER DURAN: And then when they come back -

CHAIRMAN SULLIVAN: And then when they come back, we decide.

COMMISSIONER DURAN: I don't have a problem with that.

CHAIRMAN SULLIVAN: Is that okay with the seconder? Commissioner Anaya, discussion.

COMMISSIONER ANAYA: Well, what about rain catchment?

CHAIRMAN SULLIVAN: Rain catchment. We forgot that. All right. And that the applicant will also investigate utilization of rainwater harvesting, catchment and harvesting.

COMMISSIONER DURAN: Or incorporate it into the design.

CHAIRMAN SULLIVAN: And incorporate it into the design. Does that make sense?

COMMISSIONER DURAN: It's easy.

CHAIRMAN SULLIVAN: So we have the applicant shall work with the Ayres,

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2569405

and I assume report back on the progress of that. The applicant shall address the conditions as Commissioner Duran laid them out Ms. Pilnock's letter. The applicant shall comply with the staff conditions as amended in number four. The applicant shall evaluate and include in the design a rain catchment cistern system, and that the applicant shall explore and evaluate utilization of the well for the EDU system in accordance with the County's moratorium policy, which permits that, and the EDU extension policy. And that the applicant shall bring this project back to the BCC for final development review and approval.

COMMISSIONER DURAN: I couldn't have said it any better.

CHAIRMAN SULLIVAN: Did I get them all? Okay. And we had a second on that?

COMMISSIONER MONTOYA: Second.

CHAIRMAN SULLIVAN: All right. Is there further discussion?

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Anaya.

COMMISSIONER ANAYA: I'd also like to thank them for donating the property for the volunteer fire department.

COMMISSIONER DURAN: Thank you.

CHAIRMAN SULLIVAN: You're speaking to a volunteer fireman.

The motion to approve CDRC Case #Z 03-5010 with conditions as delineated above passed by unanimous [5-0] voice vote.

- XIII. A. 13. BCC Case #M 03-5140. Fiasco Fine Wine, Inc., Wholesaler Liquor License. Turquoise Trail Business Park. Fiasco Fine Wine, Inc. (Thomas Wolinski, President), applicant, is requesting approval of a wholesaler liquor license for a wholesaler liquor license whole a wholesale distribution business of spirituous liquors and wine to be located off State Road 14 at 17 Bisbee Court, within the Turquoise Trail Business Park, within Township 16 North, Range 8 East, Section 25 (Commission District 5)

COMMISSIONER DURAN: I'd like to make a motion to table the last item.

CHAIRMAN SULLIVAN: This is a quickie.

COMMISSIONER DURAN: I know. I'm only kidding.

CHAIRMAN SULLIVAN: Get a life. We're going to go through this agenda until we're here to 2:00 in the morning.

COMMISSIONER MONTOYA: Mr. Chair, can we take orders on breakfast burritos now?

CHAIRMAN SULLIVAN: Yes, breakfast burritos next. Who would like to take this one?

NBB-112





# Schooling Show

## at the Luna Rosa Equestrian Center

DATE: \_\_\_\_\_

**Show Fees**

Dressage Test.....\$20    Jumper..... \$15    Schooling only.....\$25    Office Fee.....\$10

**ENTRIES CLOSE FOR DRESSAGE MONDAY BEFORE SHOW • RIDE TIMES WILL BE AVAILABLE FRIDAY BEFORE SHOW • ONE ENTRY PER HORSE/RIDER COMBINATION**

**Rules and Riding Attire**

All USEF/USDF/USEA Rules apply except for riding attire. Boots or Half-Chaps with a heeled Shoe with a shirt with sleeves(Tidy Clinic Attire)  
All ASTM-SEI helmet is required and mandatory for ALL riders.

*Classes- Please Highlight or Circle the classes you wish to enter*

**2011 USDF/USEF Dressage Tests(\$20 a Test) Total Entered \_\_\_\_\_**  
 Intro Level Test A    Intro Level Test B    Intro Level Test C  
 Training Level Test 1    Training Level Test 2    Training Level Test 3  
 1<sup>st</sup> Level Test 1    1<sup>st</sup> Level Test 2    1<sup>st</sup> Level Test 3  
 2<sup>nd</sup> Level Test 1    2<sup>nd</sup> Level Test 2    2<sup>nd</sup> Level Test 3  
 3<sup>rd</sup> Level Test 1    3<sup>rd</sup> Level Test 2    3<sup>rd</sup> Level Test 3

**2010 USEA/USEF Event Tests (\$20 a Test) Total Entered \_\_\_\_\_**  
 BN Test A    BN Test B    N Test A    N Test B    T Test A    T Test B    P Test A    P Test B

**Beginner Classes (Children 10 and under \$15 a Class, Beginning approx. btwn 12-1) Total Entered \_\_\_\_\_**  
 Lead Line •    Walk Trot •    Walk Trot Canter •

**Jumper Classes (\$15 a Class, Beginning approx. at 1pm, 2 Classes offered at each level, Course B will be more challenging) Total Entered \_\_\_\_\_**  
 Poles A • Poles B • Sm X-rails A • Sm X-rails B • Lrg X-rails A • Lrg X-Rails B • 2' Jmp A • 2' Jmp B • 2'3" Jmp A • 2'3" Jmp B • 2'6" Jmp A • 2'6" Jmp B • 2'9 Jmp A • 2'9" Jmp B • 3'0" Jmp A • 3'0" Jmp B • 3'3" Jmp A • 3'3" Jmp B • 3' 6" Jmp A • 3'6" Jmp B

**Rider Information**

Horse \_\_\_\_\_ Rider \_\_\_\_\_  
 Owner \_\_\_\_\_ Address \_\_\_\_\_  
 Coach \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_  
 Emergency Contact Name and Phone Number \_\_\_\_\_

*Please make Checks Payable to Simply 3-Day & Dressage*  
 Send Entries to Gilly Slayter, 42 Aventura Rd, Santa Fe, NM 87508, Fax 505-466-2621, Email gilly@simply3-day.com,  
 Any Questions- Gilly at 505-670-2325

Total Class Fee \_\_\_\_\_  
 Schooling Only \_\_\_\_\_  
 Office Fee    \$10.00  
 TOTAL \_\_\_\_\_

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**PLEASE SIGN THE 2<sup>nd</sup> Page. Entries will not be complete unless Signed and Dated.**

**Waiver of Liability:**

By signing this entry form, I acknowledge that I fully understand that there is risk of serious bodily injury, including death, as well as risk of damage to or loss of personal property. In consideration of myself or child being permitted to enter, participate in and or observe, and my horse being permitted to be ridden in the above listed equine activity, I hereby for myself, my child, my heirs, agents and assignees, agree to waive, release and forever discharge any and all claims, rights and causes of action against Gillian Slayter-Voigtlander, Simply 3-Day & Dressage, LLC, Luna Rosa Equestrian Center its owners, agent's employees and volunteers harmless against all claims and causes of action for any alleged or actual injury or damage which I, my child, my agents, or my horse, may incur or cause to any person or property. I voluntarily assume all risks associated with myself, my child's or my horse's participation in this activity and with being present on the grounds where this activity is held. I further agree to be bound to the rules under which this activity is conducted.

**I HEREBY FULLY UNDERSTAND AND AGREE TO THE ABOVE WAIVER OF LIABILITY**

Rider \_\_\_\_\_ Date \_\_\_\_\_

Parent or Guardian \_\_\_\_\_ Date \_\_\_\_\_

Owner/Agent \_\_\_\_\_ Date \_\_\_\_\_

Trainer/Coach \_\_\_\_\_ Date \_\_\_\_\_

NBB-114





David Chakroff  
GENERAL MANAGER

**ELDORADO AREA WATER & SANITATION DISTRICT**

1 Caliente Road, Suite F • Santa Fe, NM 87508 • (505) 466-2411

James Jenkins, PRESIDENT  
Jerry L. Cooper, VICE PRESIDENT  
Stephen Wust, SECRETARY  
George Haddad, DIRECTOR  
Thomas L. Willmott, DIRECTOR  
Gene Schofield, TREASURER

March 1, 2013

Jennifer Jenkins,  
JenkinsGavin Design & Development, Inc.  
130 Grant Avenue, Suite 101  
Santa Fe, NM 87501

RE: Water Availability for 95-B Old Ranch Road, Parcel No. 128206281

Dear Ms Jenkins:

The above-referenced property is located outside the EAWSD district boundary, but within the EAWSD water service area. EAWSD has no obligation to provide water service outside its district boundary; however, the EAWSD Board of Directors may approve providing water service anywhere within the EAWSD water service area. The nearest EAWSD water line to the property is located near the edge of the district boundary, near the intersection of Old Ranch Road and Willa Cather Road.

Providing water to the property would require acceptable easements and a water main extension of approximately 1,500 feet east and north from the intersection of Willa Cather and Old Ranch Road, including all required service line appurtenances as outlined in the EAWSD New Water Service Policy, a copy of which has been provided to you. Water service would be contingent on (1) compliance with the EAWSD New Water Service Policy in effect at the time service is requested, (2) execution of an acceptable development agreement or line extension agreement with EAWSD, and (3) approval of the EAWSD Board of Directors. Subject to these contingencies being met, EAWSD has the ability to provide water service to the property.

Sincerely,

ELDORADO AREA WATER & SANITATION DISTRICT

  
David Chakroff  
General Manager

WBB-115

## Jose Larranaga

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**From:** Kent Fuka <kent@querium.com>  
**Sent:** Tuesday, July 09, 2013 9:17 AM  
**To:** Jose Larranaga  
**Cc:** Nancy Fuka  
**Subject:** Opposition to rezoning of 95B Ranch Road

Dear Mr. Larranaga,

My wife and I are the homeowners of 21 Remedios Road, and we also own the adjacent lot at 22 Remedios Road. These addresses are located in the East Ranch subdivision off of Ranch Road, near Lamy in Santa Fe County.

My wife and I strongly oppose the rezoning of 95B Ranch Road, which is located near our home in the East Ranch subdivision. We believe that the proposed use of 95B Ranch Road will cause large number of animals to be housed in a small area that amounts to little more than a commercial feed lot, and that if a rezoning was approved by the County, that this commercial operation would not be actively monitored by the County for compliance with all of the assertions made by the owners in their rezoning application, leaving them free to exceed the uses the propose in their application.

The creation of a feed lot for large numbers of animals is inconsistent with the air quality, dust levels, and low noise of the East Ranch subdivision, which includes 30 or more multi-acre lots with high-end homes. We are concerned that our relatively odor-free neighborhood will start to smell and sound like a commercial feed lot. Our only access to our neighborhood is via Ranch Road, would cause all visitors to our neighborhood to pass the sight, sound and smell of this commercial operation on their way to our homes. Our neighborhood association paid for the paving of Ranch Road, but this narrow road was never intended to support 18-wheel truck traffic.

We believe that the proposed rezoning is inconsistent with the quiet and fresh air that for which my wife and I have invested over a million dollars to obtain, and this new use of 95B Ranch Road will adversely affect the resale value of our property.

We urge the commissioners to reject this new zoning application.

Sincerely,  
Kent & Nancy Fuka  
21 Remedios Road  
Lamy, NM 87540



## Jose Larranaga

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**From:** Nancy Fuka <nancy@fuka.com>  
**Sent:** Tuesday, July 09, 2013 7:50 AM  
**To:** Jose Larranaga  
**Subject:** Proposed Zoning change for 95 B Ranch Road

**Categories:** Red Category

Dear Mr. Larranga,

I am writing to voice my strong opposition to the change in zoning from residential to commercial for the property located at 95B Ranch Road.

The proposed change would have a direct and immediate negative financial impact for us and for our neighbors.

Ranch Road is a private road paid for and maintained by the residents of the East Ranch subdivision. The heavy truck use by the the owners, clients, and vendors to the property will cause significant and accelerated degradation of Ranch Road resulting in increased maintenance costs to ALL the property owners in East Ranch.

The associated noise, lights, large and heavy truck traffic, and the flies and stench from the operation of a large commercial animal enterprise on a small residential property will directly impact the valuation of the surrounding properties. These things are not a feature when trying to sell or resell existing properties. Most residents have invested a significant amount of money in their homes- us included. By allowing this proposed zoning change, all the surrounding residential properties will immediately lose value.

The noise, lights, truck traffic, flies, and stench will also make it difficult to enjoy what was a beautiful, quiet, residential neighborhood. Can you imagine having guests for dinner and not being able to enjoy the view from your portal because the smell and flies from large numbers of horses and/or sheep is unbearable? Can you imagine having that same problem every single day? Not being able to enjoy your HOME?

I feel that the change from residential to commercial zoning for this property is just a plain-old bad idea. This is really NOT about the freedom to use your property as you want. This about how your use affects everyone else. The only people who would benefit are the owners of 95 B Ranch Road. Everybody else loses.

Best Regards,

Nancy Fuka  
21 Remedios Rd.  
East Ranch

## Jose Larranaga

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**From:** Thomas Wolinski <tom@fiascowine.com>  
**Sent:** Tuesday, July 09, 2013 7:21 AM  
**To:** Jose Larranaga  
**Cc:** Pamela Greaves  
**Subject:** protest a change in zoning

**Categories:** Red Category

**Jose E. Larrañaga**

**Commercial Development Case Manager**

**Building and Development Services**

**Santa Fe County**

**102 Grant Avenue, Santa Fe, NM, 87504**

**(505) 986-6296**

To: [joselarra@co.santa-fe.nm.us](mailto:joselarra@co.santa-fe.nm.us)

Dear Santa Fe County Commissioners,

I have a daughter who lives at 113 Ranch Road, in the direct vicinity of the proposed boarding of large numbers of livestock and animals. I think this a very dangerous proposal, both to humans, the limited resources of the land, and to the animals themselves.

I protest the change in zoning of 95-B Ranch Road to allow commercial or nonresidential development.

The applicants are applying for a commercial license to board animals, and to build up to 18,000 square feet of buildings on 12.5 acres. The applicants have been absentee owners since purchasing the property in 2008, renting 95 B Ranch Road to 3<sup>rd</sup> parties to board livestock for the movies. The neighbors of this property are subjected to:

- Increased traffic at all times of the day and night.
- Noise disturbance from trucks, trailers, humans, livestock at all times of the day and night.
- Unshielded outdoor lights on 24 hours a day.
- Polluted runoff. There are no retention ponds or silt fencing. Manure is running down onto the neighboring properties.
- Manure pile creating a noxious order, a significant fire hazard and breeding ground for flies and mosquitoes.
- Odor from excrement of animals and an increase in dust.
- Overcrowding of animals and commingling of animals.
- No certainty that animals are disease and parasite free.
- Minimal care of animals (Sporadic human presence.)



- Dilapidated facilities and disrepair of structures creating safety hazards for animals and humans in the vicinity.
- Environmental degradation from overuse of the 12.5 acres. (There have been 100 animals on the property at one time and the owners have approval from the County to board 150 sheep while they apply for commercial license.)
- An operation that is inconsistent with the 2 horse boarding facilities on Ranch Road.

The 2 commercial horse boarding facilities on Ranch Road have a regular, daily schedule with activity between 7:00 am and 6:00 pm, board horses and do not board swine, cattle, sheep, goats and chickens, have a much less intense use of their property: one boards 30 horses on 50 acres, the other boards 30 horses on 28.5 acres. Due to the acreage of these properties, there is screening between the activities that occur there and their neighbors. Each facility has a barn manager and employees living on the property so that there is daily, 24 hour supervision and accountability.

- Incompatibility with the neighborhood consisting of 189 homes and that is currently 99% residential.
- Commercial use of a paved road intended only for residential use.
- Disruption to the peaceful enjoyment of our homes and destruction to the character of our neighborhood.

We have no reason to believe that future use of the property for the same purpose and by the same or similar parties would produce any different results than they have caused in the past and present.

Rezoning to allow what would essentially be a 12.5 acre feed lot will result in increased traffic, noise, water use, environmental degradation, animal diseases, decrease the value of our properties and set an irreversible precedent for nonresidential uses of a neighborhood that is 99% residential

I urge you to deny this application.

Thomas Wolinski

4250 River Song Lane  
Santa Fe, NM 87505  
505-310-0545

## Jose Larranaga

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**From:** William Gethin-Jones <wdgjones@comcast.net>  
**Sent:** Tuesday, July 09, 2013 7:13 AM  
**To:** Jose Larranaga  
**Subject:** Protest of 95-Ranch Road

**Categories:** Red Category

Jose E. Larrañaga  
Commercial Development Case Manager  
Building and Development Services  
Santa Fe County  
102 Grant Avenue, Santa Fe, NM, 87504  
(505) 986-6296  
To: [joselarra@co.santa-fe.nm.us](mailto:joselarra@co.santa-fe.nm.us)

Dear Santa Fe County Commissioners,

As a concerned citizen and Santa Fe County resident and voter I protest the change in zoning of 95-B Ranch Road to allow commercial or nonresidential development.

The applicants are applying for a commercial license *"to board animals for the movies" and to build up to 18,000 square feet of buildings on 12.5 acres.* The applicants have been absentee owners since purchasing the property in 2008, renting 95 B Ranch Road to 3<sup>rd</sup> parties to board livestock for the movies. The neighbors of this property are subjected to:

- Increased traffic at all times of the day and night.
- Noise disturbance from trucks, trailers, humans, livestock at all times of the day and night.
- Unshielded outdoor lights on 24 hours a day.
- Polluted runoff. There are no retention ponds or silt fencing. Manure is running down onto the neighboring properties.
- Manure pile creating a noxious order, a significant fire hazard and breeding ground for flies and mosquitoes.
- Odor from excrement of animals and an increase in dust.
- Overcrowding of animals and commingling of animals.
- No certainty that animals are disease and parasite free.
- Minimal care of animals (Sporadic human presence.)
- Dilapidated facilities and disrepair of structures creating safety hazards for animals and humans in the vicinity.
- Environmental degradation from overuse of the 12.5 acres. (There have been 100 animals on the property at one time and the owners have approval from the County to board 150 sheep while they apply for commercial license.)
- An operation that is inconsistent with the 2 horse boarding facilities on Ranch Road.  
The 2 commercial horse boarding facilities on Ranch Road have a regular, daily schedule with activity between 7:00 am and 6:00 pm, board horses and do not board swine, cattle, sheep, goats and chickens, have a much less intense use of their property: one boards 30 horses on 50 acres, the other boards 30 horses on 28.5 acres. Due to the acreage of these properties, there is screening between the activities that occur there and their neighbors. Each facility has a barn manager and employees living on the property so that there is daily, 24 hour supervision and accountability.
- Incompatibility with the neighborhood consisting of 189 homes and that is currently 99% residential.
- Commercial use of a paved road intended only for residential use.
- Disruption to the peaceful enjoyment of our homes and destruction to the character of our neighbors



The neighbors have no reason to believe that future use of the property for the same purpose and by the same or similar parties would produce any different results than they have caused in the past and present.

Rezoning to allow what would essentially be a 12.5 acre feed lot will result in increased traffic, noise, water use, environmental degradation, animal diseases, decrease the value of our properties and set an irreversible precedent for nonresidential uses of a neighborhood that is 99% residential.

I urge you to deny this application.

Thanks,

Fern J Goodman

**Jose Larranaga**

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**From:** whittwil@verizon.net  
**Sent:** Monday, July 08, 2013 6:48 PM  
**To:** Jose Larranaga  
**Subject:** Zoning change in Art Barn Area

**Categories:** Red Category

Dear Commissioners,

When I heard about the proposed animal facility in the Art Barn area, I was appalled. I have friends in the area and have seen how close to neighbors that property is. Keeping a large number of animals in that location would jeopardize the peace of the neighbors to say nothing of the health of them and their own animals.

If this zoning change is approved I will wonder what in the world you were thinking. Let them move it to where are wide-open spaces and let the Art Barn neighbors enjoy the beauty and peace they invested in when they purchased.

Thanks you for you thoughtful consideration of this issue. I am sure you will do the right thing.

Sincerely,

Linda Whittenberg

*Linda Whittenberg*  
505 4712123 or 505 6991752  
[www.lindawhittenberg.com](http://www.lindawhittenberg.com)  
[whittwil@verizon.net](mailto:whittwil@verizon.net)



## Jose Larranaga

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**From:** Mark Perkins <perkinsm@bway.net>  
**Sent:** Saturday, July 06, 2013 12:20 PM  
**To:** Jose Larranaga  
**Subject:** comments on 95-B Ranch Road proposal

**Categories:** Red Category

Mr. Larranaga,  
Please forward the following comments to the CDRC for their review of the 95-B Ranch Road proposal (scheduled for July 18).

Thank You,  
Mark Perkins  
Kristin Koehler

=====

Dear Committee Members,

We are Mark Perkins and Kristin Koehler, owners of the house and lot at 105 Bishop Lamy Road, the northern boundary of which is Ranch Road. Our house is only a few hundred yards from the property at 95-B Ranch Road.

We protest the change in zoning of 95-B Ranch Road to allow commercial or nonresidential development. Rezoning will allow increased traffic at all times of the day and night, noise disturbance at all times of the day and night, heavy increase in water use, environmental degradation, animal diseases, and set an irreversible precedent for nonresidential uses of a neighborhood that is currently 99% residential. This change in zoning will not add value to our homes nor benefit our neighborhood.

The owners of 95-B Ranch Road propose to use the property to allow third parties to keep animals there while filming movies. The nature of the film business is that shooting schedules take priority. When animals are needed for early filming or night filming, they will be collected and returned based on that schedule, not on the relative niceties of treating the neighbors with respect. It would be nice if any conditions of approval by the Committee and Commission would be enforced on these third parties. But we and other local residents will not be party to contracts between the 95-B Ranch Road owners and their clients, hence we will have no direct means to enforce contract conditions.

The absentee owners at 95-B Ranch Road are already treating us to rattling trailers, slamming gates, and noisy loading and unloading of animals as early as 5am and as late as 10pm. They are storing manure on their property, leading to increased numbers of flies and increased risk of fires. Large numbers of horses running in corrals have generated huge dust clouds that disturb normal residential activities and preclude our enjoyment of our home for the purposes that we bought it.

Lastly, as residents in the East Ranch subdivision, we pay to maintain the paved section of Ranch Road (from US285 to Willa Cather Road). That road was not built to support heavy/regular traffic of large trucks.

Sincerely,  
Mark Perkins  
Kristin Koehler  
105 Bishop Lamy Road  
Lamy, NM 87540

## Jose Larranaga

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**From:** Suzan Zeder <suzanzeder@gmail.com>  
**Sent:** Wednesday, June 19, 2013 11:16 AM  
**To:** Jose Larranaga  
**Subject:** 95B Ranch Road application

**Categories:** Red Category

"Dear Committee Members:

As new residents to this beautiful state we wish to protest the change in zoning of 95-B Ranch Road to allow commercial or nonresidential development. One of the chief reasons we moved into this county was the assurance that the beauty, tranquility and privacy of this place were protected by zoning regulations that were strictly enforced and respected by a County Development Review Committee. Therefore we appeal to your wisdom and good judgment not to allow a change in zoning that would have a damaging impact on the quality of life for all who live here.

Rezoning will allow increased traffic at all times of the day and night, noise disturbance at all times of the day and night, water use, environmental degradation, animal diseases, and set an irreversible precedent for nonresidential uses of a neighborhood that is currently 99% residential.

Protecting the environment and the rights of the current property owners is both a duty and sacred responsibility for a review committee such as yours. We are therefore confident that you will take all of the concerns voiced by our neighbors extremely seriously and will come to the decision that this change in the zoning regulations is not in the best interest of the County or the State of New Mexico.

Sincerely,

Suzan Zeder and Jim Hancock  
10 Estrella de la Manana  
Santa Fe, New Mexico  
87508

[suzanzeder@gmail.com](mailto:suzanzeder@gmail.com)



## Jose Larranaga

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**From:** Lois Lockwood <lokinlo@cybermesa.com>  
**Sent:** Saturday, June 15, 2013 9:49 AM  
**To:** Jose Larranaga  
**Subject:** 95B Ranch Road

I live at 25 Bishop Lamy Road not far from 95B Ranch Road. I have been receiving information about the project and am extremely opposed to it.

This is mainly a residential area with some horse facilities mixed in.

A commercial variance is not appropriate for this area. The conditions accepted by the developer are not sufficient, they do not address all of the concerns of the residents. I hope the CDRC will not approve this project.

Than you, Lois K. Lockwood

## Jose Larranaga

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**From:** Joan Maplesden <JoanMaples@aol.com>  
**Sent:** Wednesday, June 12, 2013 11:15 AM  
**To:** Jose Larranaga  
**Subject:** Rezoning of property 95B Ranch Road

**Categories:** Red Category

We are very much against the rezoning of this property as it will negatively affect the calm and peaceful nature of our area. We are also concerned about the heavy and destructive use of Ranch Road since we at East Ranch alone are responsible for its upkeep.

Joan and Doug Maplesden  
33 Willa Cather Rd, East Ranch



## Jose Larranaga

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**From:** Cathy Lewis <chlewis2@msn.com>  
**Sent:** Monday, June 03, 2013 11:25 AM  
**To:** Jose Larranaga; Kristen Perkins  
**Subject:** Zoning request change for 95B Ranch Rd

Dear Mr. Larranaga:

I am writing in reference to the pending zoning change request for 95B Ranch Rd. The property is currently zoned residential, the non-resident owners are now requesting that it be modified so that they can operate a commercial business (housing and shipping animals, primarily horses, to and from movie locations).

My home is located a 7 Willa Cather Rd., close to the intersection of Ranch Rd and Willa Cather. The 95B property is clearly visible from my house as is much of the access road to the property. Many serious issues about this zoning change request have been raised by my neighbors, including the number of animals to be kept on the property, associated problems with animal waste and disposal (or lack thereof), water use and the wear and tear on Ranch Rd, which is maintained by our small home owners association here in East Ranch. I would like to raise the additional problem of noise.

Last summer, when despite the zoning, the owners were using the property for animal housing and transport, the vehicles used for transport were over-sized horse trailers pulled by heavy duty trucks. The noise generated every time one of these vehicles left or returned to the property was considerable, both because of noise of the trucks and the noise of the trailers as they were pulled over the unpaved sections of Ranch Rd and the access road to the owners property. Because of movie shooting schedules these vehicles operated very early and very late. Any "quiet enjoyment" of my property went by the boards. It has been proposed that the number of trips to and from the property be limited to 10 per day and that they occur only between 7 am and 10 pm. If you sat on my portal during even one of these transport events you would understand that having to endure 10 per day, which with going out and coming back, presumably means 20 per day, is totally unreasonable. It is not simply noisy, it is very noisy, making use of the outdoor space around my house impossible. At the meeting hosted by the owners of 95B on May 30, the owner assured me that in the future they would use only small horse trailers and regular pick-up trucks. This "assurance" was not credible. Their business is to provide large numbers of animals to movie locations. Moving them in such a piecemeal fashion seems clearly unworkable.

I thought it also was telling that at the same meeting the owner acknowledged that currently no horses are being kept at the site nor or animals being transported because of all of the complaints that have been lodged by adjacent land owners to their pending zoning change request. This seems a curious admission if she really believes that her business venture can be operated in a way that is truly compatible with our neighborhood.

The owners have said that they were advised, prior to the purchase of this land, that they could use it for their intended purposes. At the May 30 meeting, however, the owner acknowledged that she posed this question only to the owner of the property and to her real estate agent, not to the county, which would have been the appropriate entity with which to make inquiry.

As one of the other homeowners stated at the May 30 meeting, for many reasons, this is the wrong project

in the wrong location. It is unconscionable for the owners of 95B to now ask their neighbors to sacrifice their peace and quiet and the reasonable use of their own property to rectify the owner's mistake, and it would be equally unconscionable for zoning board to grant their request.

Sincerely,

Cathy H. Lewis  
7 Willa Cather Rd.

cc: East Ranch Homeowners Association



## Jose Larranaga

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**From:** gunther@newmexico.com  
**Sent:** Saturday, April 27, 2013 9:50 AM  
**To:** Jose Larranaga  
**Subject:** 95B RANCJ ROAD

Dear Mr. Larrañaga,

Please do not approve this zoning change for 95B Ranch Road, it is not compatible with the neighborhood and it is not reasonable for 12.5 acres.

For sure it is not healthy to board more than 150 sheep or other animals other than the allowed number of horses

Gunther Maier  
134 Camino Acote

To: County Land Use Administrator  
Attn: Jose Larranaga (joselarra@co.santa-fe.nm.us)  
PO Box 276, Santa Fe, NM 87504-0276  
RE: Case #Z/PDP/FDP 13-5070  
95-B Ranch Rd. Master Plan, Preliminary & Final Development Plan  
Paul Reynolds & Tamara Andrews

5/1/2013

Dear Sirs,

We are writing in response to an application for a zoning change that has been applied for by a nearby residence. The applicant in question is proposing to house 40 horses, 150 sheep and numerous exotic animals for use by film production companies.

We are protesting the change of zoning because of the concerns we have about the impact it would have on the area, its water supply and the precedent it would set.

The application does not address our concerns about the large number of animals it will house and the type of animals, which is said to include large amounts of livestock and exotic animals. The applicant's submittal is also not comprehensive with regard to the scope of Phase II and is vague regarding details. There is also no preliminary environmental assessment or analysis of impact. The expected water usage is not realistic for the amount of animals proposed and there is no geohydrology report to determine if there is adequate water available in the aquifer. The application seems to be circumventing the requirement that the County Commission review and approve water availability and use projections as part of the master plan approval process. The water use they describe includes no water use other than drinking water for horses. This is an absurd assumption when they would also need water for human use, landscaping, clean up and any other animals they may have on site. As decade long residents in the immediate area we are well aware of the scarcity of available water because of the drought and have adjusted our lifestyle to cope. The applicant's proposed use of our already dwindling water supply is a huge concern to us and does not appear to be suitable to the site.

We are also concerned about the movement of animals in and out of the facility from other states and regions, and the presence of overcrowded livestock conditions and the introduction of exotic/wild animals that could spread contagion to the local equestrian population. As horse owners we are aware at least one virulent virus that have entered our county from out of state livestock.

The area in which the applicant is proposing to have this facility is basically a residential area with some equestrian residents. The applicant's property is located in a strip of 7 properties that were originally 30

NBB-130



acre parcels, 2 were subdivided into smaller lots, his being one of these subdivided parcels. Each of these parcels uses a personal well for water. On either side of this strip are smaller 2.5 to 5 acre residential subdivisions that use water provided by the county. It is rural but not agricultural and houses are being built in and around us at a rapid rate. The ground is scattered pinon/juniper and very dry. The applicant does not live onsite so appears to not understand the neighborhood.

We suggest he find a more suitable site for his proposed facility somewhere else in the county.

Thank you for your time & consideration in this matter.



Kristin Bell

180 Ranch Rd, Lamy, NM 87540, 505-466-0101

NBB-131

## Zoning Change at 95 B Ranch Road

### About the petition

We the undersigned protest the change in zoning of 95-B Ranch Road to allow commercial or nonresidential development.

The applicants are applying for a commercial license “to board animals for the movies” and to build up to 18,000 square feet of buildings on 12.5 acres. The applicants have been absentee owners since purchasing the property in 2008, renting 95 B Ranch Road to 3rd parties to board livestock for the movies. The neighbors of this property have been subjected to:

- Increased traffic at all times of the day and night.
- Noise disturbance from trucks, trailers, humans, livestock at all times of the day and night.
- Unshielded outdoor lights on 24 hours a day.
- Polluted runoff. There are no retention ponds or silt fencing. Manure is running down onto the neighboring properties.
- Manure pile creating a noxious order, a significant fire hazard and breeding ground for flies and mosquitoes.
- Odor from excrement of animals and an increase in dust.
- Overcrowding of animals and commingling of animals.
- No certainty that animals are disease and parasite free.
- Minimal care of animals (Sporadic human presence.)
- Dilapidated facilities and disrepair of structures creating safety hazards for animals and humans in the vicinity.
- Environmental degradation from overuse of the 12.5 acres. (There have been 80 -90 animals on the property at one time and the owners have temporary approval from the County to board 150 sheep while they apply for commercial license.)
- An operation that is inconsistent with the 2 horse boarding facilities on Ranch Road. The 2 commercial horse boarding facilities on Ranch Road have a regular, daily schedule with activity between 7:00 am and 6:00 pm, board horses and do not board swine, cattle, sheep, goats and chickens, have a much less intense use of their property: one boards 30 horses on 50 acres, the other boards 30 horses on 28.5 acres. Due to the acreage of these properties, there is screening between the activities that occur there and their neighbors. Each facility has a barn manager and employees living on the property so that there is daily, 24 hour supervision and accountability.
- Incompatibility with the neighborhood consisting of over 150 residential lots and that is currently 99% residential.
- Commercial use of a paved road intended only for residential use.
- Disruption to the peaceful enjoyment of our homes and destruction to the character of our neighborhood.



We have no reason to believe that future use of the property for the same purpose and by the same or similar parties would produce any different results than they have caused in the past and present. Rezoning to allow what would essentially be a 12.5 acre feed lot may result in increased traffic, noise, water use, environmental degradation, animal diseases, decrease the value of our properties and set an irreversible precedent for nonresidential uses of a neighborhood that is 99% residential.

NBB-133

## Signatures

1. Name: Pamela Greaves on Jul 08, 2013  
Comments:  
Address: 113 Ranch Road  
Lamy, NM 87540

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2. Name: Bill Graveen on Jul 08, 2013  
Comments:  
Address: 113 Ranch Road  
Lamy, NM 87540

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3. Name: Mark Perkins on Jul 08, 2013  
Comments:  
Address: 105 Bishop Lamy Rd  
Lamy NM 87540

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4. Name: Kristin Koehler on Jul 08, 2013  
Comments:  
Address: 105 Bishosp Lamy Road  
Lamy NM 87540

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5. Name: Bertha J Blanchard,MD on Jul 08, 2013  
Comments:  
Address: 134 bishop lamy Rd  
Lamy, NM. 87540

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6. Name: Anonymous on Jul 08, 2013  
Comments: My home is located in the subdivision just north of 95-B Ranch Road  
Address: 160 Camino Acote  
Santa Fe, NM 87508

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7. Name: Jack Sparks on Jul 08, 2013  
Comments: I am against the rezoning of this property.  
Address: 153 Ranch Road  
Lamy, NM 87540

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8. Name: Kelly Sparks on Jul 08, 2013  
Comments: strongly opposed to the rezoning!  
Address: 153 Ranch Road

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9. Name: Jennifer Brenner on Jul 08, 2013  
Comments:  
Address: 32 Old Road  
Lamy, NM 87540

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10. Name: Andrew Brenner on Jul 08, 2013  
Comments:  
Address: 32 Old Road  
Lamy, NM 87540

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11. Name: Cathy Lewis on Jul 08, 2013  
Comments: I fully support this petition. This proposed development is totally inconsistent with current land use in our beautiful, quiet neighborhood.  
Address: 7 Willa Cather Rd.

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12. Name: Kristin Bell on Jul 08, 2013

NBB-134

Comments:  
Address: 180 Ranch Rd.  
Lamy, NM 87540

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13. Name: Lew Lee on Jul 08, 2013  
Comments: As of 2012, Equine Coronavirus has been spreading throughout horse populations in the United States. There is no cure and a 15-20% mortality rate. Coronaviruses like SARS are spread from animals held in overcrowded facilities to their boarding mates, and from there to HUMANS. About 40–60% of people with SARS pneumonia will never know what microbe caused the illness, even after much testing.  
On April 22, 2003, even after the cause of SARS was identified as a new Coronavirus (that easily spread from birds to swine, to Human populations) and the number of cases were leveling off, CDC cautioned about the epidemic, “we have no capacity to predict where it’s going or how large its ultimately going to be . . .”

WE have SEVEN blue blood cutting horses on our small 31+ acres down the road from this proposed feedlot, I have the greatest trepidation about applicants desire to pack as many as 150-200 STRESSED animals of different species onto their site. This is a recipe for DISASTER in the hot, high desert environment at 7,000 feet. Should this pass County muster, I am going to personally ask my friends in Washington to bring the Feds in, (CDC in particular) to rectify this potentially dangerous situation.. No one wants Santa Fe to become the new US vector for a Animal to Human Coronavirus outbreak, and this is the petrie dish that 95B can become. The space is FAR too small for anything over a dozen animals and the annual acre feet of water allotted these proposed 200 animals far too small, as well as the pollution of potable HUMAN groundwater resources far too high for this to pass as anything other than a hazard to the health of the Human and Animal populations in the area.  
Address: 180 Ranch Road,  
Lamy, New Mexico  
87540

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14. Name: Perry Paulazzo on Jul 08, 2013  
Comments: They also do not contribute to maintenance on the privately paved road.  
Address: 113 Bishop Lamy Road  
Lamy NM 87540
- 

15. Name: Anonymous on Jul 08, 2013  
Comments:  
Address: 29 Willa Cather Road, Lamy NM 87540
- 

16. Name: Lew Lee on Jul 08, 2013  
Comments: ing other than a hazard to the health of the HumAs of 2012, Equine Coronavirus has been spreading throughout horse populations in the United States. There is no cure and a 15-20% mortality rate. Coronaviruses like SARS are spread from animals held in overcrowded facilities to their boarding mates, and from there to HUMANS. About 40–60% of people with SARS pneumonia will never know what microbe caused the illness, even after much testing.  
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Address: 180 Ranch Road,  
Lamy, New Mexico  
87540

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17. Name: Lew Lee on Jul 08, 2013  
Comments: Equine Coronavirus has been spreading throughout horse populations in the United States. There is no cure and a 15-20% mortality rate. Coronaviruses like SARS are spread from animals held in overcrowded facilities to their boarding mates, and from there to HUMANS. About 40–60% of people with SARS pneumonia will never know what microbe caused the illness, even after much testing.  
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NBB-135



WE have SEVEN blue blood cutting horses on our small 31+ acres down the road from this proposed feedlot, I have the greatest trepidation about applicants desire to pack as many as 150-200 STRESSED animals of different species onto their site. This is a recipe for DISASTER in the hot, high desert environment at 7,000 feet. Should this pass County muster, I am going to personally ask my friends in Washington to bring the Feds in, (CDC in particular) to rectify this potentially dangerous situation.. No one wants Santa Fe to become the new US vector for a Animal to Human Coronavirus outbreak, and this is the petrie dish that 95B can become. The space is FAR too small for anything over a dozen animals and the annual acre feet of water allotted these proposed 200 animals far too small, as well as the pollution of potable HUMAN groundwater resources far too high for this to pass as anything other than a potential BIO-HAZARD to the vast Human and Animal populations in the area. THis sets a terrible precedent. If someone can propose to jam 150-200 animals into a corral, in the hot sun, without provisos for vet care, after ALREADY operating illegally and without permits for 5 years (to avoid zoning issues, water issues,and apparent scrutiny of their taxes), then what is the next feedlot applicant going to receive, based upon this approval?

Address: 180 Ranch Road,  
Lamy, New Mexico  
87540

- 
18. Name: James Sances on Jul 08, 2013  
Comments:  
Address: 34 Willa Cather Road  
Lamy, NM 87540
- 
19. Name: Terryann Stilwell Masotti on Jul 08, 2013  
Comments: I oppose the change in zoning for 95 B Ranch Road, Lamy, NM 87540  
Address: 16 Willa Cather Road, Lamy, NM 87540
- 
20. Name: Susan Hannan on Jul 08, 2013  
Comments:  
Address: 38 bishop Lamy road. Lamy, NM 87540
- 
21. Name: Susan Caldwell on Jul 08, 2013  
Comments: Strongly opposed.  
Address: 42 Old Road
- 
22. Name: Jeff & Lana Straight on Jul 08, 2013  
Comments:  
Address: 13 Champes Pinon, Lamy, NM
- 
23. Name: Mark Hannan on Jul 08, 2013  
Comments: Approval of the rezoning permit would reward illegal activity.  
Address: 38 Bishop Lamy Rd Lamy
- 
24. Name: Patrick Greenwell on Jul 08, 2013  
Comments:  
Address: 138 Bishop Lamy Road  
Lamy, NM 87540
- 
25. Name: Linda Parlin on Jul 08, 2013  
Comments: I live in the Art Barns and keep a horse at Luna Rosa. This property is not appropriate for the density of animals that are being kept there and there is not adequate supervision or maintenance.  
Address: 11A Champes Pinon  
Lamy 87540
- 
26. Name: Wayne Gibson on Jul 08, 2013  
Comments:  
Address: 37-B Old Road, Lamy NM 87540
- 
27. Name: Anonymous on Jul 08, 2013  
Comments:  
Address: 8 Old Road, Lamy, NM 87540
- 
28. Name: Deborah Lamal on Jul 08, 2013  
Comments: I would be opposed to the disruptive and potentially destructive nature of this OVERuse of 95 B Ranch Rd. for housing

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animals in this way. This is a residential neighborhood with a fragile water supply. Residents have bought expensive homes in this area for peace and quiet. We are only allowed to have 2 horses per lot IF the lot is over 2.5 acres. On the 2 12.5 acre lots in front of me there would only be allowed 2 horses per lot, each on a small footprint. I strongly oppose this proposed change of use.  
Address: Deborah Lamal  
13 Bishop Lamy Rd.  
Lamy, NM  
87540

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29. Name: Charles Oss on Jul 08, 2013  
Comments:  
Address: 40 Lamy Downs  
Lamy, NM 87540

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30. Name: Joan Maplesden on Jul 08, 2013  
Comments: I oppose changing the zoning as this is a residential road not built to handle commercial traffic.  
Address: 33 Willa Cather Rd  
Lamy, NM 87540

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31. Name: Anonymous on Jul 08, 2013  
Comments:  
Address: 38 Old Road  
Santa Fe, NM 87540

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32. Name: Anna Kramer on Jul 08, 2013  
Comments:  
Address: #31 Bishop Lamy Rd, Lamy, NM 87540

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33. Name: John&Georgianna Essig on Jul 08, 2013  
Comments: this is unacceptable for our neighborhood  
Address: 8B Bishop Lamy Rd  
Art Barns  
87540

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34. Name: Anonymous on Jul 08, 2013  
Comments:  
Address: 15 Willa Cather Rd.  
Lamy, NM 87540

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35. Name: Charles Koenig on Jul 08, 2013  
Comments:  
Address: 13 Bishop Lamy Rd  
Lamy, NM 87505

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36. Name: Fran Hardy on Jul 08, 2013  
Comments: This shows an appalling lack of attention to the neighbors and inappropriate use of this acreage given their lax attention to the number of animals, cleanliness and pollution running on to adjacent property and also light pollution.  
Address: 31 Old Road  
Lamy, N.M. 87540

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37. Name: Dave Keene on Jul 08, 2013  
Comments: I strongly disagree with this zoning change and also with the temporary zoning allowance for the boarding of 150 sheep on lot 95B. I think it should be rescinded immediately.  
Address: 139 Bishop Lamy Road

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38. Name: Bonnie Keene on Jul 08, 2013  
Comments: I strongly disagree with this zoning change.  
Address: 139 Bishop Lamy Road

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39. Name: Glenn Simpson on Jul 08, 2013  
Comments:

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Address: 37A Old Road  
Lamy, NM 87540

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40. Name: Bill And Fidelis Sherbert on Jul 08, 2013  
Comments:  
Address: Mailing address;  
800 Bering Dr., Suite 401  
Houston, TX 77057

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41. Name: Gunther Maier on Jul 08, 2013  
Comments: I am against the proposed zoning change  
Address: 134 Camino Acote, SF, NM 87501

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42. Name: Anonymous on Jul 08, 2013  
Comments:  
Address: 29 Calle Cal  
SF, NM 87508

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43. Name: Pamela Marks on Jul 08, 2013  
Comments:  
Address: 141 Camino Acote  
Santa Fe, NM 87508

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44. Name: David Marks on Jul 08, 2013  
Comments: Would ruin the character of the neighborhood  
Address: 141 Camino Acote  
Santa Fe, NM 87508

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45. Name: Toni Carrell on Jul 08, 2013  
Comments: As a property owners of 56 acres adjacent and to the north of 95B Ranch Road, we have a deep concern over how both noise and smell could impact our property values. In our opinion, this project is ill-conceived and not appropriate for the neighborhood and oppose the zoning change.  
Address: 39 Condesa Road, Santa Fe, NM 87508

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46. Name: Thomas Boyer on Jul 08, 2013  
Comments:  
Address: 29 Calle Cal  
Santa Fe, New Mexico 87508

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47. Name: Marilyn Von Reiter on Jul 08, 2013  
Comments:  
Address: 157B Camino Acote  
Santa Fe, NM 87508

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48. Name: Adrienne Ross on Jul 08, 2013  
Comments:  
Address: 19 Cerro Blanco  
Lamy, NM 87540

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49. Name: Richard Bechtold on Jul 08, 2013  
Comments:  
Address: 122 Camino Acote  
Santa Fe, NM 87508

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50. Name: Anonymous on Jul 08, 2013  
Comments:  
Address: 2 Solano Court  
Santa Fe, NM 87508

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51. Name: Donald H. Keith on Jul 08, 2013

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Comments: As a nearby property owner in Cielo Colorado I support this petition for all of the reasons stated above.

Address: 39 Condesa Rd.

Santa Fe, NM

87508

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52. Name: Andre Von Reiter on Jul 08, 2013

Comments:

Address: 157B Camino Acote

Santa Fe, NM 87508

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53. Name: Kathryn Toll on Jul 09, 2013

Comments:

Address: 65 Camino Acote

Santa Fe, NM 87508

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54. Name: Toshiko Kato on Jul 09, 2013

Comments:

Address: 835 W. Sepulveda St.#C

San Pedro,CA 90731

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55. Name: Dianne Morgan on Jul 09, 2013

Comments:

Address: 107 Camino Acote

Santa Fe, NM 87508

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56. Name: Anonymous on Jul 09, 2013

Comments:

Address: 121A Camino Acote

Santa Fe, NM 87508

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57. Name: Ronald S. Ross on Jul 09, 2013

Comments:

Address: 19 Cerro Blanco Road

Lamy

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58. Name: Roger Martz on Jul 09, 2013

Comments:

Address: 21 Calle Cal

Santa Fe, NM 87508

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59. Name: Jacqueline Filby on Jul 09, 2013

Comments: Why are these people allowed to go against our covenants? Because they are "Hollywood". Dual standards here. Lets see how long I would get away with this. And I get asked about a rotary line dryer????

Address: 20 Old Road South, LAMY, NM 87540

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60. Name: Tom Hyland on Jul 09, 2013

Comments:

Address: 5 Bishop Lamy Road

Lamy, N.M. 87540

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61. Name: David Burling on Jul 09, 2013

Comments:

Address: 145 Bishop Lamy Road

Lamy, NM 87540

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62. Name: Lou Bruno on Jul 09, 2013

Comments:

Address: 17 Remedios Rd

Lamy, NM 87540

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63. Name: Anonymous on Jul 09, 2013  
Comments: This is astounding. Not only am I sympathetic to my involved neighbors in this area, but I am awestruck at the knowledge of possible animal mistreatment. A residential neighborhood should not involve such a facility that boards animals for the film industry. Unreal. Unfair to us, and the animals.  
Address: 60 Cerro Blanco Rd.  
Lamy, NM 87540
- 
64. Name: Nancy Stevens on Jul 09, 2013  
Comments:  
Address: 134 Bishop Lamy  
Lamy, NM  
87540
- 
65. Name: Dorothee Maier on Jul 09, 2013  
Comments:  
Address: 134 Camino Acote  
Santa Fe, NM 87508
- 
66. Name: Dara Mark on Jul 09, 2013  
Comments: I am completely opposed to any change in the zoning to Ranch Road that would allow/encourage more traffic, noise, fires or increased building density.  
Address: 37-B Old Road  
Lamy, NM 87540
- 
67. Name: Nancy Fuka on Jul 09, 2013  
Comments: I strongly oppose the change in zoning. The financial impact to all the surrounding neighborhoods will be immediate and significant. This is not about the freedom to use your property the way you want. It is about how your use affects the other property owners. Only one family wins. 189 other families lose.  
Address: 21 Remedios Rd.
- 
68. Name: Mike Palaima on Jul 09, 2013  
Comments: Absentee says it for me. If one is living on the property in a residential, primarily, neighborhood, then an argument can be made, possibly, for. But it seems the owners are using it as an income generator set among residences. Notwithstanding any environmental considerations of an abundance of waste material, water usage, noise and light pollution, increased traffic, etc.  
Address: 25 A Lime Kiln Road  
Lamy, NM 87540
- 
69. Name: Allan Walter on Jul 09, 2013  
Comments:  
Address: 36 Lamy Downs  
Lamy, NM 87540
- 
70. Name: Gladys Guerrero on Jul 09, 2013  
Comments:  
Address: 250 La Marta Drive  
Santa FE NM
- 
71. Name: Kent Fuka on Jul 09, 2013  
Comments: In addition to our home, my wife and I also own the adjacent property at 22 Remedios Road in East Ranch. We strongly object to the creation of a temporary feed lot for of large numbers of animals at 95 B Ranch Road, in close proximity to our present quiet and odor free neighborhood.  
Address: 21 Remedios Road  
Lamy NM 87540
- 
72. Name: Meg Dalziel on Jul 09, 2013  
Comments: Completely opposed to a rezoning of this property or any other in this community for all the reasons already listed!  
Address: 24 Bishop Lamy Rd  
Lamy, N.M. (The Art Barns)
- 
73. Name: Tom Chilton on Jul 09, 2013  
Comments: I am one of the closest residents to this development. The current zoning is compatible with a rural residential development. The proposed change certainly is not.

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74. Name: Christie Chilton on Jul 09, 2013  
Comments:  
Address: 7 N Rancho de Bosque, Lamy NM 87540
- 
75. Name: Jana Loyd on Jul 09, 2013  
Comments: I strongly oppose this change in zoning. This is not compatible with the neighborhood full of expensive homes. The detrimental impact to property values and potential health risks cannot be allowed. If the zoning can't be trusted, future investments should not be made here.  
Address: 43 Cerro Blanco Road  
Lamy, NM 87540
- 
76. Name: Anonymous on Jul 09, 2013  
Comments:  
Address: 2 Solano Ct, Santa Fe, NM 87508
- 
77. Name: Witter Tidmore on Jul 09, 2013  
Comments:  
Address: 10 Rancho De Bosque N.  
lamy, NM 87540
- 
78. Name: Mathew Kantor on Jul 09, 2013  
Comments: Strongly oppose any properties in the subdivision being zoned for commercial use.  
Address: 12B Champes Pinon  
Lamy, NM 87540
- 
79. Name: Wendy Volkmann on Jul 09, 2013  
Comments: please do not approve a change of zoning for this property in and adjacent to ou neighborhood! thank you  
Address: 4 Rancho de Bosque South, Lamy 87540 / PO Box 6516, Santa Fe, NM 87502
- 
80. Name: Lois K Lockwood on Jul 09, 2013  
Comments:  
Address: 25 Bishop Lamy Road
- 
81. Name: JUDITH CROSS on Jul 09, 2013  
Comments: protest the change in zoning of 95-B Ranch Road to allow commercial or nonresidential development.  
Address: 44 BISHOP LAMY ROAD, LAMY, NM 87540
- 
82. Name: Nichole Greenwell on Jul 09, 2013  
Comments:  
Address: 138 Bishop Lamy Road, Lamy, NM 87540
- 
83. Name: Vincent Chmielarczyk on Jul 09, 2013  
Comments: no zoning change to commercial for property in question  
Address: 39 bishop Lamy Rd Lamy, NM87530
- 
84. Name: Melissa And Fred Brownell on Jul 09, 2013  
Comments: No commercial zoning. It is bad enough Joe Miller has been given permission to build 85 new homes when the water levels are the lowest in a hundred years. Stop with the development. The land cannot sustain it. As for decreasing the value of our properties the county did not take that into consideration when allowing Joe Miller to start his low income housing project as to the decreased value of the current homes.  
Address: 20 Cerro Alto Road  
Lamy
- 
85. Name: Bill Baker on Jul 09, 2013  
Comments: While I am not into many of the listed concerns,. I do believe that overcrowding of animals and inadequate supervision are two of my concerns, as well as the traffic increase on a privately funded & paved Ranch Road are significant reasons to not change the Zoning in this case.  
Address: 27 Old Road

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Lamy, NM  
87540

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86. Name: Lynn Larsen on Jul 09, 2013  
Comments:  
Address: 7 bishop lamy rd
- 
87. Name: Mecki Koppers-Kantor on Jul 09, 2013  
Comments:  
Address: 12B Champes Pinon  
Lamy, NM 87540
- 
88. Name: Charles & Louise Coon on Jul 10, 2013  
Comments: I very strongly resent the possibility of an unstaffed feed lot being approved in a residential area.  
Charles Coon Jr AIA  
Address: 4 Remedios  
Lamy, NM 87540
- 
89. Name: Polly Valenzuela on Jul 10, 2013  
Comments: no no and no  
Address: 3 rancho de bosque Lamy New Mexico 87540
- 
90. Name: Anonymous on Jul 10, 2013  
Comments: Spot zoning is simply not legal  
Address: 137 Ranch Rd
- 
91. Name: John A. Daggett on Jul 10, 2013  
Comments:  
Address: 126 Bishop Lamy Rd  
Lamy NM 87540
- 
92. Name: Hilary Daggett on Jul 10, 2013  
Comments:  
Address: 126 Bishop Lamy Rd.  
Lamy, NM 87540
- 
93. Name: Kathleen Sances on Jul 10, 2013  
Comments:  
Address: 34 Willa Cather Rd  
Lamy, NM 87540
- 
94. Name: Marcia Angell on Jul 10, 2013  
Comments: I own property at 11 Remedios Road  
Address: 13 Ellery Square  
Cambridge MA 02138
- 
95. Name: Mary Harvey on Jul 10, 2013  
Comments: I am co-owner of the home at 35A Bishop Lamy Rd  
Address: Mailing address: 7746 W Columbia Avenue, Chicago, IL 60631
- 
96. Name: Anonymous on Jul 10, 2013  
Comments:  
Address: 35A Bishop Lamy Rd  
Lamy, NM 8740
- 
97. Name: Tracie J Oliver on Jul 11, 2013  
Comments: I really do not want this rezonng to occur. This is a residential community.  
Address: 43 Bishop Lamy Road  
Lamy, NM 87540
- 

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98. Name: Robert Hagerty on Jul 11, 2013  
Comments:  
Address: 28 Old Road
- 
99. Name: Mark And Gail Walztoni on Jul 11, 2013  
Comments:  
Address: 5 Remedios Road  
Lamy NM 87540
- 
100. Name: Suzan Zeder on Jul 11, 2013  
Comments: This rezoning request is totally out of keeping with the environment and will seriously impact both property values and the quality of life in this residential neighborhood.  
Address: 10 Estrella de la Manana  
Santa Fe, New Mexico  
87508
- 
101. Name: Jim Hancock on Jul 12, 2013  
Comments: I strongly endorse this petition!  
Address: 10 Estrella de la Manana  
Santa Fe, NM 87508
- 
102. Name: Gerry Cerf on Jul 13, 2013  
Comments:  
Address: 109 Bishop Lamy Road  
Lamy, NM 87540
- 
103. Name: Brian Cerf on Jul 13, 2013  
Comments:  
Address: 109 Bishop Lamy Road  
Lamy, NM 87540
- 
104. Name: Noreen Campbell on Jul 19, 2013  
Comments:  
Address: 26 Lamy Downs/ Lamy, NM 87540
- 
105. Name: Guy And Judith Cross on Jul 23, 2013  
Comments: we protest the change in zoning of 95-B Ranch Road to allow commercial or nonresidential development.  
Address: 44 Bishop Lamy Road  
Lamy, NM 87540
- 
106. Name: Sarah Smith on Jul 30, 2013  
Comments:  
Address: 105 Ranch Road, Lamy, NM 87540
- 
107. Name: Anthony Smith on Jul 31, 2013  
Comments:  
Address: 105 Ranch Road  
Lamy, NM 87540
- 
108. Name: Kathryn Toll on Aug 02, 2013  
Comments: We hope you will reconsider or tightly regulate this request for commercialization based on it being inconsistent with the neighborhood, a potential source of high water usage and (based on past performance) not willing to provide quality care to the animals in its custody.  
Address: 65 Camino Acote
- 
109. Name: Jeffrey Harvey on Aug 05, 2013  
Comments: current mailing address: 7746 w columbia ave  
chicago il 60631  
Address: 35a Bishop Lamy
- 

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110. Name: Nathalie Champion on Aug 06, 2013  
Comments:  
Address: 14 Cile Cal

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111. Name: Victor Hesch on Aug 06, 2013  
Comments: No non residential zoning shall be allowed.  
Address: 7 Avenida Vista Grande #126  
Santa Fe, NM 87508

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112. Name: Tim Haggerty on Aug 06, 2013  
Comments: I am in full agreement with the above petition  
Address: 22 Pan de Vida  
Santa Fe NM 87508

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113. Name: Quentin W. Smith on Aug 06, 2013  
Comments: There is little doubt in my mind that changing the zoning category as indicated would have an adverse impact on the quality of life for others of us in the area around Ranch Road.  
Address: 8 South Plaza  
Lamy, NM 87540

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