



# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

**Councilors:**

Rebecca Wurzbarger, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Chris Calvert, Dist. 1

Rosemary Romero, Dist. 2

Miguel M. Chavez, Dist. 3

Carmichael A. Dominguez, Dist. 3

Matthew E. Ortiz, Dist. 4

Ronald S. Trujillo, Dist. 4

July 8, 2009

**RE: EARLY NEIGHBORHOOD NOTIFICATION MEETING  
CITY-INITIATED ANNEXATION, PHASE 1  
ANNEXATION AREAS 9, 10, 11, 13 & 15 (see map on reverse side)**

Dear Property Owner/Resident:

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification program, this letter is being sent as notice of a meeting to discuss the pending City-Initiated Annexation, General Plan amendment, and zoning of certain lands currently in Santa Fe County. This meeting will specifically address Annexation Areas 9, 10, 11, 13, and 15, as shown on the map on the reverse side of this page.

In 2008, the City of Santa Fe and Santa Fe County reached an historic Settlement Agreement under which the City will annex certain lands within the next five years, creating clear, readily identifiable City boundaries. The City's new boundaries will be defined by the major highways, I-25 to the south and NM 599 to the west, as well as the National Forest to the east. The annexations will occur in three phases beginning in 2009 and finishing in 2013.

Please find a list of *Frequently Asked Questions* with answers attached that may address some of your questions and concerns.

**The meeting will be held on Thursday, July 23, 2009 at 6:00 p.m. at the Southside Library, 6599 Jaguar Drive.**

An informal "open house" from 5:00 p.m. to 6:00 p.m. will precede the meeting. This provides time for individuals to review maps and other documentation, as well as to discuss issues with staff, one-on-one.

If you are unable to attend the meeting, or have questions before the meeting, please do not hesitate to call.

Sincerely,

Reed Liming, Planner  
City of Santa Fe  
Ph: (505) 955-6610

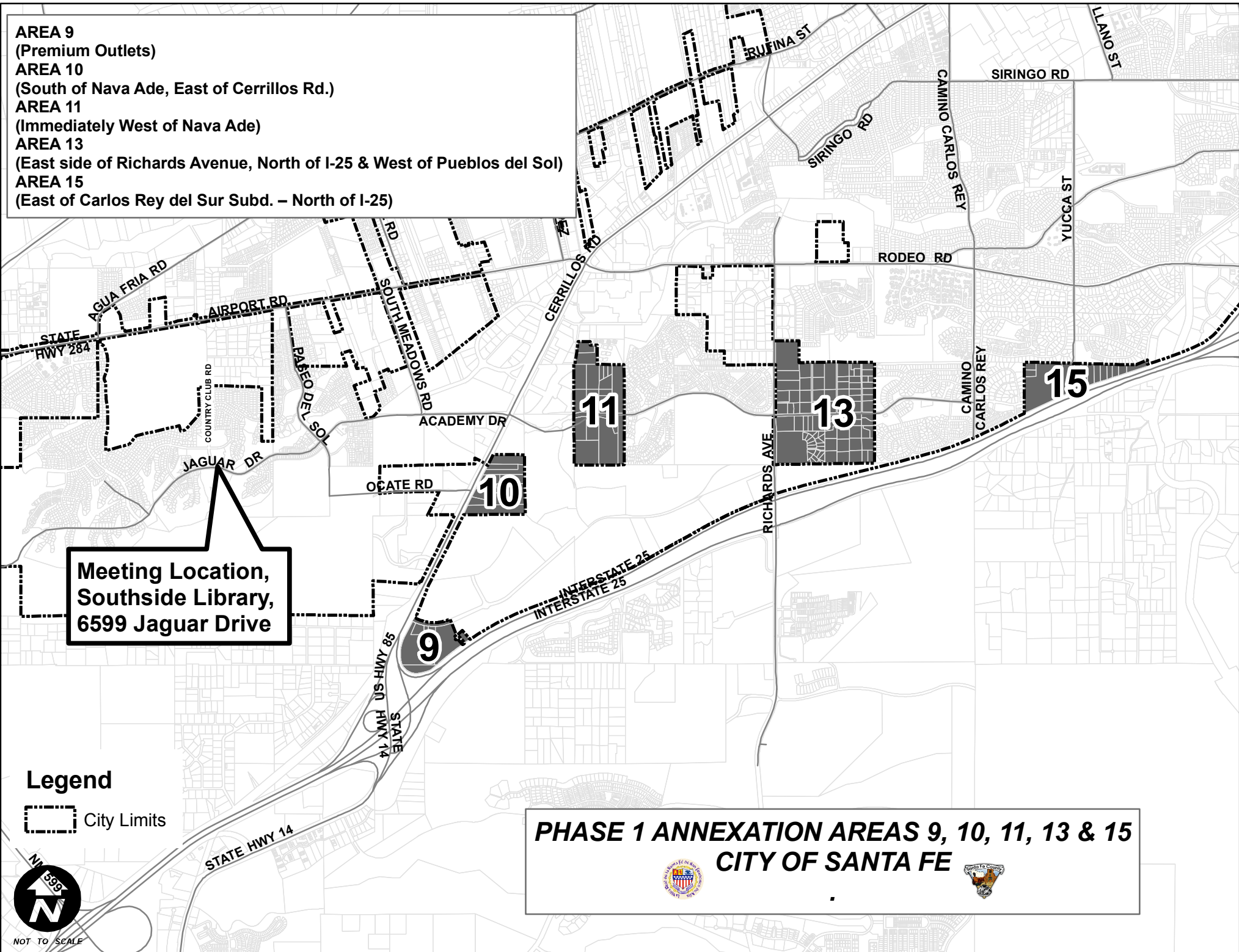
Jennifer Jenkins, Meeting Facilitator  
JenkinsGavin, Consultants  
Ph: (505) 820-7444

*Si necesita esta información en español, favor de llamar a Maria Vigil en la municipalidad de Santa Fé al 955-6625 o mandar e-mail a [mrvigil2@santafenm.gov](mailto:mrvigil2@santafenm.gov).*

MAP ON REVERSE



- AREA 9**  
(Premium Outlets)
- AREA 10**  
(South of Nava Ade, East of Cerrillos Rd.)
- AREA 11**  
(Immediately West of Nava Ade)
- AREA 13**  
(East side of Richards Avenue, North of I-25 & West of Pueblos del Sol)
- AREA 15**  
(East of Carlos Rey del Sur Subd. – North of I-25)



**Meeting Location,  
Southside Library,  
6599 Jaguar Drive**

**Legend**

City Limits

**PHASE 1 ANNEXATION AREAS 9, 10, 11, 13 & 15  
CITY OF SANTA FE**



# City of Santa Fe Annexation Frequently Asked Questions

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## **I am currently on a well and septic system. After annexation, will I have to connect to the City's water and sewer systems?**

No. Current City ordinances do not require properties with existing wells and septic systems to connect to the City water and sewer systems. Municipal ordinance does not allow a new domestic well on a property located within 300 feet of an existing water line. Similarly, new projects must connect to the City sewer system if the property is within 200 feet of a sewer line.

## **Will I be able to re-drill my domestic well after my property is annexed?**

The city does not prohibit the re-drilling of domestic wells. A property owner with an existing domestic well that needs to be re-drilled would make the necessary application through the Office of the State Engineer (OSE), Water Rights Division, District 6, 827-6120.

## **Will my property taxes go up after annexation?**

Yes, your property taxes will increase slightly after annexation. The current City tax rate is \$50 more per \$100,000 of assessed value for residential properties, and \$82 more per \$100,000 of assessed value for commercial properties than current County tax rates.

## **What will my zoning be?**

The City is establishing zoning for the lands to be annexed, taking into account existing land uses, current project approvals, and the City's General Plan. A map of the proposed zoning will be available at the Early Neighborhood Notification Meeting.

## **Can I build a guesthouse or add a manufactured home on my property?**

In the City, most residential lots are permitted one guesthouse. Check with the City Land Use Department for specific rules and regulations as they apply to your property.

Manufactured homes are permitted by City code. You must obtain a preliminary City zoning approval and building permit before adding a manufactured home. The New Mexico State Manufactured Housing Division is responsible for issuing building, plumbing, and electrical permits. Please visit [www.rld.state.nm.us](http://www.rld.state.nm.us) for more information on manufactured homes.

## **Will the City take over and maintain County roads? What about my private road?**

Public roads in the County will become City-maintained public streets after annexation. Private roads will continue to remain privately owned and maintained. Any new roads or streets will have to be built to City standards.

## **What number will I call in case of an emergency?**

You will still call 911. All 911 calls are routed to a regional dispatch center. Fire protection and EMT services are coordinated between the City and the County by mutual agreement, and the



# City of Santa Fe Annexation Frequently Asked Questions

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units that respond to emergencies are typically the personnel and equipment closest to the location requiring assistance. Police protection will be enhanced by additional officers specifically assigned to the annexed areas.

## **Will the City collect my trash and recyclables after annexation?**

Yes. Private solid waste haulers are not allowed to provide services to residences within the City limits. The City's residential solid waste collection fee is \$12.78/month (including recyclables), while a private hauler, such as Waste Management, charges around \$30.00/month.

## **What City council district will I be in after annexation, and who will be my elected representatives?**

Your district will depend on the location of your residence. The City has four council districts with two councilors serving each district. It is unknown at this time if it will be necessary to modify district boundaries as a result of the Phase 1 Annexation. A current district map will be available for viewing at the Early Neighborhood Notification Meeting. A preliminary review suggests that the Phase 1 annexation areas may be located within the following City Council Districts:

- Annexation Areas 3, 6 & 8: Council District 3 (Councilors Miguel Chavez and Carmichael Dominguez)
- Annexation Areas 9, 10, 11, 13 & 15: Council District 4 (Councilors Matthew Ortiz and Ronald Trujillo)
- Annexation Areas 16 & 17: Council District 2 (Councilors Rebecca Wurzbarger and Rosemary Romero).

## **Can I still keep livestock and horses on my property?**

Yes. The City does not prohibit farm animals within the City limits, as long as the animals do not create a public nuisance or health hazard.

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For additional information, please contact the appropriate City Department using the contact list below or visit [www.santafenm.gov](http://www.santafenm.gov):

| <i>Division/Department</i> | <i>Phone Number</i> | <i>Division/Department</i> | <i>Phone Number</i> |
|----------------------------|---------------------|----------------------------|---------------------|
| Office of the Mayor        | 955-6590            | Public Works               | 955-6621            |
| Constituent Services       | 955-6949            | Streets                    | 955-3000            |
| City Clerk                 | 955-6521            | Public Utilities           | 955-4233            |
| Fire Department            | 955-3110            | Solid Waste                | 955-2200            |
| Land Use                   | 955-6925            | Wastewater (Sewer)         | 955-4650            |
| Historic Preservation      | 955-6577            | Water Division             | 955-4202            |
| Inspections/Enforcement    | 955-6689            | Short-Term Rentals         | 955-6001            |
| Police Department          | 955-5010            | Fire Inspections           | 955-3110            |