

City of Santa Fe, New Mexico

memo

DATE: April 27, 2015, for the May 7, 2015 Meeting

TO: Summary Committee

VIA: Lisa Martinez, Director, Land Use Department
Greg Smith, AICP, Director, Current Planning Division

FROM: Noah Berke, CFM, Senior Planner, Current Planning Division *NLB*

Case #2015-29, 5488 Agua Fria Lot Split. Gerald A. Sandoval of Zia Surveys, agent for Jesus Diaz and Raul Ledezma, requests a lot split approval to divide approximately 1.07 acres into two residential lots (+/- 0.68 acre and +/- 0.39 acres). The property is zoned R-3 (Residential - 3 dwelling units per acre). (Noah Berke, Case Manager)

RECOMMENDATION

The Land Use Department recommends **Approval** with the Conditions of Approval as outlined in this report.

BACKGROUND & SUMMARY

The applicant is requesting subdivision plat approval to divide 1.07 acres into 2 residential lots (+/- 0.68 acre and +/- 0.39 acres). The property is zoned R-3 (Residential- 3 dwelling units per acre). The proposal would create two lots: Lot 6A, consisting of +/- 0.68 acres and Lot 6B, consisting of +/- 0.39 acres. Currently, both lots are vacant and are accessible through a gate.

The original lot was created as "Lot 6" of the "Dominguez Subdivision No. 1", which was recorded on August 5, 1966. The Dominguez Subdivision No. 1 consisted of 7 lots along Agua Fria Street. The total acreage of the original 7 lot subdivision was 5.24 acres.

Both lots are directly accessible from Agua Fria Street, which is a 50 foot wide public right-of-way. Both Lots 6A and 6B are street facing lots. Public water and sewer are available from Agua Fria Street. The applicant has indicated that both of

the proposed lots will be accessed through a single 20 foot wide access easement.

The Traffic Engineering Division has examined the case and will require that the gate for access to the lots be a minimum distance of 20 feet behind the back of curb along Agua Fria Street and depict the gate open in both the open and closed positions. Also demonstrate that the access easement will provide sufficient space for a vehicle to access Lot 6B by overlaying a turning template for the design vehicle on the plat. Expansion of the proposed access easement may be necessary, as indicated by the turning template, in order for a vehicle to access Lot 6B within the proposed easement.

The Land Use Subdivision Engineer and the Traffic Engineering Division have both indicated that prior to development of either Lot 6A or Lot 6B, the applicant shall construct a 4 inch thick, 5 foot wide sidewalk that runs the distance along both proposed lots along the Agua Fria Street frontage.

Prior to recordation, the applicant shall install a public 8 inch sanitary sewer main line extension from the existing public sewer manhole in Agua Fria Street to a point terminating in a new sewer manhole located within the existing right-of-way and outside the existing roadway, which will be examined and approved by the City of Santa Fe Wastewater Division. The applicant may provide a financial guarantee prior to recordation until this condition is approved and accepted by the City of Santa Fe.

CONDITIONS OF APPROVAL

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.

Following standard practice, redline comments will be provided to the surveyor who shall make any necessary changes and submit the corrected plat in Mylar.

Staff recommends the following conditions of approval:

1. Add the following notes to the plat:
 - a. There shall be only one shared ingress/egress access granted for access to Agua Fria Street from Lots 6A, 6B and/or other lots that may be created through any subsequent division of either Lot 6A or 6B.
 - b. Wastewater Utility Expansion Charges (UEC) shall be paid at the time of construction permit application.
 - c. Each individual building on Lots 6A and 6B must have separate water meters.
 - d. The address for Lot B shall be assigned prior to plat recordation.
 - e. New development shall have water supply that meets fire flow

- requirements as per IFC or install an automatic sprinkler system.
- f. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
 - g. Prior to any new construction or remodeling all Fire Department requirements must be met or automatic sprinkler systems may be required.
 - h. Sidewalk shall be installed along Agua Fria Street. The sidewalk shall be concrete and 4 inches thick with a minimum of 5 feet in width. Sidewalk must meet ADA requirements.
 - i. A public access easement is required and shall be dedicated to the City of Santa Fe for the required sidewalks.
 - j. Install a public 8 inch sanitary sewer main line extension from the existing public sewer manhole in Agua Fria Street to a point terminating in a new sewer manhole located within the existing right-of-way and outside the existing roadway

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Waste Water Division Engineer Memorandum, Stan Holland
2. Water Division Memorandum, Dee Beingessner
3. Traffic Engineering Memorandum, Sandra Kassens
4. City Engineer Memorandum, Risana "RB" Zaxus, PE
5. Fire Department Memorandum, Rey Gonzales

EXHIBIT B: Maps and Photos

1. Zoning and Aerial View
2. Street View of Property Entrance

EXHIBIT C: Applicant Materials

1. Letter of Application
2. Lot Split Plat

Exhibit A

City of Santa Fe, New Mexico

memo

DATE: April 7, 2015
TO: Noah Berke, Case Manager
FROM: Stan Holland, Engineer, Wastewater Division
SUBJECT: Case #2015-26 5488 Agua Fria Lot Split

The subject property is accessible to the City sanitary sewer system.

The following are conditions of approval:

1. Prior to recordation of the plat the property owner shall be required to;
 - Install a public eight (8) inch sanitary sewer main line extension from the existing public sewer manhole in Agua Fria Road to a point terminating in a new sewer manhole located within the existing ROW and outside the existing roadway per a design as approved by the City of Santa Fe Wastewater Division.
 - In lieu of installing the sewer line prior to recordation of the plat, the owner shall provide a financial guarantee with the City for the design and installation of a public sanitary sewer line extension as approved by the City of Santa Fe Wastewater Division.
2. Add note to the plat that Wastewater Utility Expansion Charges (UEC) shall be paid at the time of building permit application.

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DATE: April 27, 2015
TO: Noah Berke, Case Manager, Land Use Department
FROM: Dee Beingessner, Water Division Engineer 
SUBJECT: Case # 2015-26 5488 Agua Fria Street Lot Split

There are currently no existing water meters to the proposed lots. There is water service available in Agua Fria in front of both lots. Each lot will require separate water service when the properties are developed.

Fire protection requirements are addressed by the Fire Department.

City of Santa Fe, New Mexico

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DATE: April 17, 2015
TO: Noah Berke, Land Use Division
VIA: John J. Romero, Traffic Engineering Division Director *JR*
FROM: Sandra Kassens, Engineer Assistant *SNK*
SUBJECT: 5488 Agua Fria Street Lot Split. (Case# 2015-26)

ISSUE:

Gerald A. Sandoval of Zia Surveys, agent for Jesus Diaz and Raul Ledezma, requests a lot split to divide approximately 1.07 acres into two lots (± 0.68 acres and ± 0.39 acres). The property is zoned R-3 (Residential – 3 units per acre) and is located at 5488 Agua Fria Street.

RECOMMENDED ACTION:

Review comments are based on submittals received on April 1, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to final sign-off unless otherwise noted:

1. The Applicant shall make the following changes to the plat to be approved of by the Public Works Department prior to final signoff:
 - a. Show the location of the new gate for the shared driveway at a minimum of 20 feet behind the back of curb; and depict the gate(s) in both the open and closed positions;
 - b. Demonstrate that the easement will provide sufficient space for a vehicle to access Lot 6B by overlaying a turning template for the design vehicle (a passenger car) on the plat;
 - c. Expand the proposed access easement if necessary as indicated by the turning template, (part 1b above) in order that a vehicle may access Lot 6B within the proposed easement; and
 - d. Show a 5' wide concrete sidewalk; offset 5' behind the back of curb (to provide the required landscape buffer) along Agua Fria Street for the extents of Lot 6A and Lot 6B where these lots front the Agua Fria Street Right-of-Way, and dedicate additional R-O-W or grant a public sidewalk easement if the sidewalk extends into the Applicant(s) property.
 - e. Add the following note to the plat: "There shall be only one shared ingress/egress access granted for access to Agua Fria Street from Lots 6A, 6B and/or other lots that may be created through any subsequent division of either lot 6A or 6B."
2. The applicant shall construct a 4" thick, 5' wide sidewalk, as described above in part 1.d that shall comply with the current edition of the New Mexico Department of Transportation's Standard Specifications for Highway and Bridge Construction; and shall be inspected by and accepted by the City of Santa Fe Public Works Department prior to final signoff and recordation of the plat.

If you have any questions or need any more information, feel free to contact me at 955-6697.

DATE: April 16, 2015
TO: Noah Berke, Case Manager
FROM: Risana B "RB" Zaxus, PE
City Engineer
RE: 5488 Agua Fria Lot Split
Case # 2015-26

The following review comments are to be considered conditions of approval of this Lot Split:

*Obtain and add addresses for both proposed lots.

*Add a note that: "Prior to development on either of these lots, sidewalk must be constructed along the Agua Fria frontage for BOTH LOTS, in accordance with Article 14-9.2 (E)."

City of Santa Fe, New Mexico

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DATE: April 18, 2015

TO: Noah Berke, Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case #2015-26 5488 Agua Fria Lot Split.

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction or remodel the current code adopted by the governing body would need to be met.

Exhibit B

CORTE CT

MU

3601
CORTE CT

3608
CORTE CT

AGUA FRIA RD

AGUA FRIA

DOMINGUEZ LN

5432 AGUA
FRIA ST

5488 AGUA
FRIA ST

5526 AGUA
FRIA ST

R3

5538 AGUA
FRIA ST

DOMINGUEZ LN





CORTE CT

3601
CORTE CT

3608
CORTE CT

AGUA FRIA RD

DOMINGUEZ ST

5432 AGUA
FRIA ST

5488 AGUA
FRIA ST

5526 AGUA
FRIA ST

5538 AGUA
FRIA ST

DOMINGUEZ LN



Exhibit C

Gerald A. Sandoval, P.S.

122C Jimenez St. Santa Fe, New Mexico 87501 phone & fax 505-989-7401 cell 470-4654

**To: City of Santa Fe
Summary Review Committee**

**Fr: Gerald A. Sandoval, P.S.
Surveyor and Agent for Jesus Diaz, and Raul Ledezma**

**Re: Intent to divide a parcel of land (Lot Split) located at 5488 Agua Fria Road, Santa Fe,
New Mexico**

Dear Committee,

The parties/applicants indicated above are seeking to divide a parcel of land (Lot Split) located at 5488 Agua Fria Road. The parcel, as it exists today is 1.017 acres in size. The parties are seeking to create 2 Lots.

Lot 1 will be 0.679 acres in size; Lot 2 will be 0.338 acres in size. Both Lots will share one access directly into Agua Fria Road.

The parties/applicants are willing to comply with all pertinent City of Santa Fe Zoning Ordinances, and conditions of approval.

Your positive consideration of this request will be most appreciated.

Thank you.