

City of Santa Fe, New Mexico

memo

DATE: May 27, 2015, for the June 4, 2015 Meeting

TO: Summary Committee

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

LSM
GS

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

Case # 2015-38. 1011 Camino Santander Lot Split. Salvador Vigil of Land Surveying Company, agent for Anna Reveles, requests a lot split to divide approximately 1.12 acres into two lots (+/-0.70 acres and +/-0.42 acres). The property is zoned R-5 (Residential- 5 dwelling unit 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 property is zoned R-5 (Residential – 5 dwelling units per acre) and is located in the Historic Design Review District. The proposal would create two lots: Lot 3-A, which consists of +/-0.42 acres and Lot 3-B, which consists of +/-0.70 acres. Lot 3-A does not have any dwelling units on the property and has two rip rap structures and coyote fencing along the western and southern borders. Lot 3-B contains 1 residential dwelling unit and two rip rap structures and coyote fencing along the southern and eastern borders.

The original property is indicated as Lot 3 of the “Tract of Land Subdivided For Santa Fe Inn Company” dated October 28, 1946. This subdivision was by James C. Harvey.

Lot 3-A is accessed from Camino Santander, a 40 foot wide public right-of-way. This lot is addressed as 1015 Camino Santander. Lot 3-B is also accessed from

Camino Santander and is addressed 1011 Camino Santander.

Lot 3-B is serviced by City water and sewer. Lot 3-A is serviced by City water but does not have City sewer. Currently City sewer runs to the northwest corner of Lot 3-A. The City Wastewater Management Division has stated as a Condition of Approval that the applicant "Install a public eight (8) inch sanitary sewer main line extension with a 20 foot sewer easement from the existing public sewer manhole at the northwest corner of the property to a point terminating in a new sewer manhole located in Camino Santander at the southwest corner of the site per a design as approved by the City of Santa Fe Wastewater Division." An easement will also be needed for service of the existing sewer lateral that serves the house on Lot 3-B.

Lot 3-A has some slope issues as identified by the topography and slope analysis provided by the Surveyor, Salvador Vigil. The slope analysis provided was performed at two foot contour intervals and identified areas of natural slopes of 0-20%, 20-30%, and 30% or greater. The applicant has identified a buildable area that satisfies the Terrain Management Regulations. (Exhibit C (3)).

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. Lot 3-A shall be served through a separate sewer service connection to the City's public sewer system.
 - b. Each individual building on each lot must have separate water meters.
 - c. Wastewater Utility Expansion Charges (UEC) shall be paid at the time of construction permit application.
 - d. Fire Department access to any new construction shall not be less than 20 feet in width or greater than a 10% grade. However, a variance to this requirement may be granted by the Fire Department if alternative fire suppression systems are provided.
 - 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. All new construction shall meet the requirements of the Fire Department.

2. Install a public eight (8) inch sanitary sewer main line extension with a 20 foot sewer easement from the existing public sewer manhole at the northwest corner of the property to a point terminating in a new sewer manhole located in Camino Santander at the southwest corner of the site per a design as approved by the City of Santa Fe Wastewater Division
3. Provide easement through Lot 3-A to service lateral sewer connection that serves Lot 3-B.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

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

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
3. Slope Analysis with Buildable Site

Exhibit A



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: May 4, 2015

To: Noah Berke, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case DRT 2015-38 1011 Camino Santander Lot Split

The subject property is accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

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 with a 20 foot sewer easement from the existing public sewer manhole at the northwest corner of the property to a point terminating in a new sewer manhole located in Camino Santander at the southwest corner of the site 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: May 1, 2015
TO: Noah Berke, Case Manager, Land Use Department
FROM: Dee Beingessner, Water Division Engineer 
SUBJECT: Case # 2015-38 1101 Camino Santander Lot Split.

Each lot requires separate water service. There is a 6" main in Camino Santander that is available for water service.

Fire protection requirements are addressed by the Fire Department.

City of Santa Fe, New Mexico

memo

DATE: April 18, 2015

TO: Noah Berke, Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case #2015-38 1011 Camino Santander

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 shall comply with the current code adopted by the governing body.

1. All Fire Department access shall be no greater than a 10% grade throughout.
2. Fire Department Access shall not be less than 20 feet width.
3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC

BERKE, NOAH L.

From: ZAXUS, RISANA B.
Sent: Thursday, May 14, 2015 11:17 AM
To: BERKE, NOAH L.
Subject: Case # 2015-38

Mr. Berke –

With regard to Case # 2015-38, the 1011 Camino Santander Lot Split, the following review comments are to be considered conditions of approval:

*The revised proposed building site is acceptable.

*Terrain and stormwater management requirements of Article 14-8.2 are to be met at the building permit stage.

Risana B "RB" Zaxus, PE
City Engineer

BERKE, NOAH L.

From: KASSENS, SANDRA M.
Sent: Thursday, May 14, 2015 10:19 AM
To: BERKE, NOAH L.
Cc: ROMERO, JOHN J
Subject: 1011 Camino Santander LS

Noah,
The Traffic Engineering Division has no comments on the request for a lot split at 1011 Camino Santander, case #2015-38.

*Sandra Kassens
Traffic Engineering Division
Public Works Department
City of Santa Fe
PO Box 909
Santa Fe, New Mexico 87504*

Phone: 505-955-6697

Exhibit B



1009 CAMINO SANTANDER

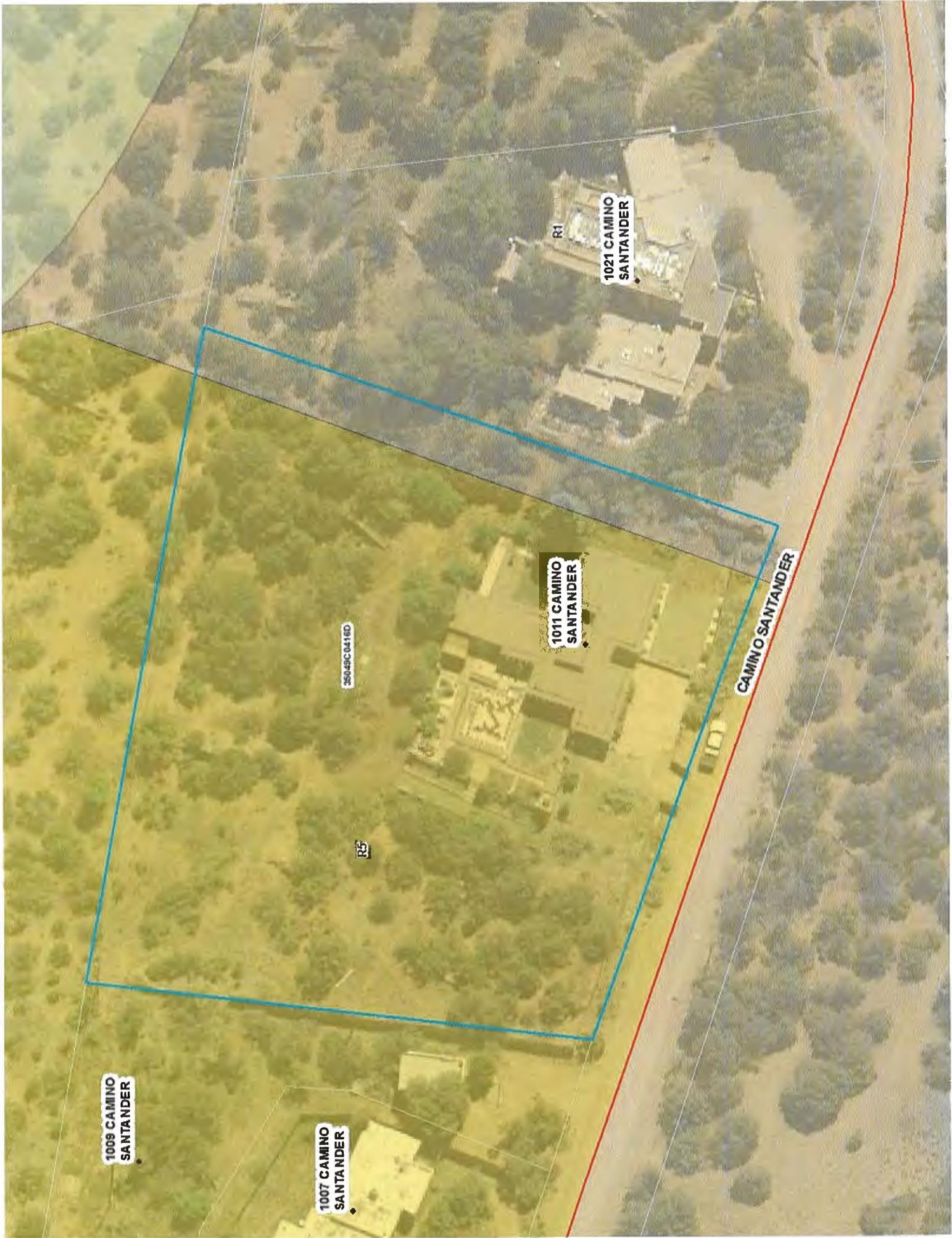
1007 CAMINO SANTANDER

35045C0415D

1011 CAMINO SANTANDER

1021 CAMINO SANTANDER

CAMINO SANTANDER



1009 CAMINO
SANTANDER

1007 CAMINO
SANTANDER

35045C04160

R5

1011 CAMINO
SANTANDER

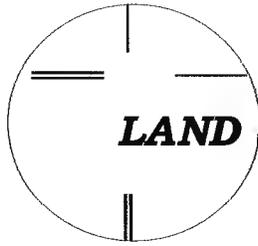
R1

1021 CAMINO
SANTANDER

CAMINO SANTANDER



Exhibit C



LAND SURVEYING COMPANY, LLC

PO Box 4384
Santa Fe, NM 87502
Phone: 505.473.0003
Fax: 505.471.9050
Email: svs@vigil@msn.com

April 16, 2015

City of Santa Fe Technical Review
P.O. Box 909
Santa Fe, New Mexico 87504-0909

RE: Lot Split / Land Division for the Estate of Isabel Standard, Anna Marie Reveles
Administrator to the Estate.

Attention: Noah Berke, CFM

Mr. Berke:

Submitted are three 24" x 36" copies of a Plat depicting a Lot Split / Land Division Plat
prepared for the Estate of Isabel Standard, (Anna Marie Reveles Administrator to the
Estate.)

We would like to request a technical review of the plat depicting the Lot Split / Land
Division for the Estate of Isabel Standard (Anna Marie Reveles Administrator to the
Estate).

You may reach me at 505-603-1511
Or 505-473-0003

Respectfully


Salvador I. Vigil, N.M.P.S.
Salvador I. Vigil, NMPS 10988