City of Santa Fe, New Mexico

memo

DATE: February 19, 2016 for the March 3, 2016 Meeting

TO: Summary Committee

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

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

Case # 2016-001. 6472 Dominguez Lane Family Land Transfer. Armijo Surveys, agent for Anthony and Brenda Lucero, requests a family land transfer to divide approximately 2.04 acres into two residential lots (+/-1.02 acres and +/-1.02 acres). The property is zoned R-3 (Residential – 3 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 2.04 acres into 2 residential lots (+/- 1.02 acres and +/- 1.02 acres). The property is zoned R-3 (Residential- 3 dwelling units per acre). The proposal would create two lots: Lot 4-A, consisting of +/- 1.02 acres and Lot 4-B, consisting of +/- 1.02 acres. Currently, Lot 4-A contains a single story dwelling unit, two sheds, a few walls and fences as well as a rain water catchment tank. Lot 4-B is virtually vacant except for some fencing and a stand-alone metal canopy.

The original lot was created as "Lot 4" of the plat titled "A Family Transfer owned by Tom Dominguez Sr.", which was recorded on October 2, 1989. The plat shows a total of 7 lots ranging in size from 1 to 5 acres.

Both of the proposed lots are directly accessible from Dominguez Lane, which is a 40 foot wide road and utility easement. Lot 4-A is connected to city water and is on

a septic system. Lot 4-B will be required, prior to the development or improvement of the property, to obtain a technical sewer evaluation by the City of Santa Fe Wastewater Division. Lot 4-B will also be required to connect to city water at time of development.

Staff has requested compliance with Article 14-8.4 (G)(2) "Street Tree Standards". This section states that street trees will be required every 25-35 feet on average along the proposed lot lines of Lots 4-A and 4-B that front Dominguez Lane.

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. Each individual building on Lots 4-A and 4-B must have separate water meters.
   b. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation by the City of Santa Fe Wastewater Division.
   c. The addresses for Lots 4-A and 4-B shall be assigned prior to plat recordation.
   d. New development shall have water supply that meets fire flow requirements as per IFC or install an automatic sprinkler system.
   e. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
   f. Prior to any new construction or remodeling all Fire Department requirements must be met or automatic sprinkler systems may be required.
   g. Street trees will be required an average of every twenty-five (25) to thirty-five (35) feet as required by Article 14-8.4(G)(2). Where street trees or planting strips are required but not practical, the equivalent area in square feet and amount of plant material may be provided elsewhere on the site, with approval of the Land Use Director and based on existing conditions or design intent.

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. Landscape Memorandum, Somie Ahmed
6. 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
3. Correspondence

City of Santa Fe, New Mexico

Exhibit A

1. Waste Water Division Engineer Memorandum
2. Water Division Memorandum
3. Traffic Engineering Memorandum
4. City Engineer Memorandum
5. Landscape Memorandum
6. Fire Department Memorandum

City of Santa Fe
New Mexico

MEMO

Wastewater Management Division
DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: January 25, 2016

To: Noah Berke, Case Manager

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

Subject: Case 2016-01 6472 Dominguez Lane family Land Transfer

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The subject property is not accessible (within 200 feet) to the City public sewer system. Prior to any new construction on the lot, the owner shall obtain a septic system permit from the State of New Mexico Environment Department.

The following note shall be added to the plat as a condition of approval:

1. Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.

City of Santa Fe

memo

DATE: January 27, 2016

TO: Noah Berke, Case Manager, Land Use Department

FROM: Dee Beingessner, Water Division Engineer

SUBJECT: Case # 2016-01 6472 Dominguez Lane Lot Split

Each lot will require separate water service. There is a 6" main in Dominguez Lane available for water service.

Fire protection requirements are addressed by the Fire Department.

BERKE, NOAH L.

From: KASSENS, SANDRA M.
Sent: Thursday, January 28, 2016 3:43 PM
To: BERKE, NOAH L.
Cc: ROMERO, JOHN J
Subject: 6472 Dominguez Lane LS

Noah,
Re: case 2016-001; Family Land Transfer at 6472 Dominguez Lane

The Traffic Engineering Section has no comments on the above referenced Family Transfer Lot Split.

Sandra Kassens
Engineer Assistant
Engineering Division
Public Works Department
City of Santa Fe
505-955-6697

BERKE, NOAH L.

From: ZAXUS, RISANA B.
Sent: Monday, February 08, 2016 3:55 PM
To: BERKE, NOAH L.
Subject: Case # 2016-01, 6472 Dominguez Lane Family Land Transfer

Mr. Berke –

I have no review comments on the above-referenced case.

Risana B "RB" Zaxus, PE
City Engineer

City of Santa Fe, New Mexico

memo

DATE: January 27, 2016

TO: Noah Berke, Land Use Planner Senior

FROM: Somie Ahmed, Planner Technician Senior

SUBJECT: Comments for Case #2016-01, 6472 Dominguez Lane Family Land Transfer

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Below are staff's comments for 6472 Dominguez Lane Family Land Transfer. Based on documentation provided, the following are staff's request for additional submittals:

1. Street trees will be required an average of every twenty-five (25) to thirty-five (35) feet as required by Article 14-8.4(G)(2) of the SFCC. Where street trees or planting strips are required but not practical, the equivalent area in square feet and amount of plant material may be provided elsewhere on the site, with approval of the Land Use Director and based on existing conditions or design intent.

City of Santa Fe, New Mexico

memo

DATE: **February 3, 2016**

TO: **Noah Berke, Case Manager**

FROM: **Reynaldo Gonzales, Fire Marshal** RDG

SUBJECT: **Case #2016-001.** 6472 Dominguez Lane Family Land Transfer

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.

1. All Fire Department access shall be no greater that a 10% grade throughout.

2. Fire Department Access shall not be less than 20 feet width to any new/remodel construction or automatic sprinkler systems may be required.

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. If this cannot be met an automatic sprinkler system may be required.

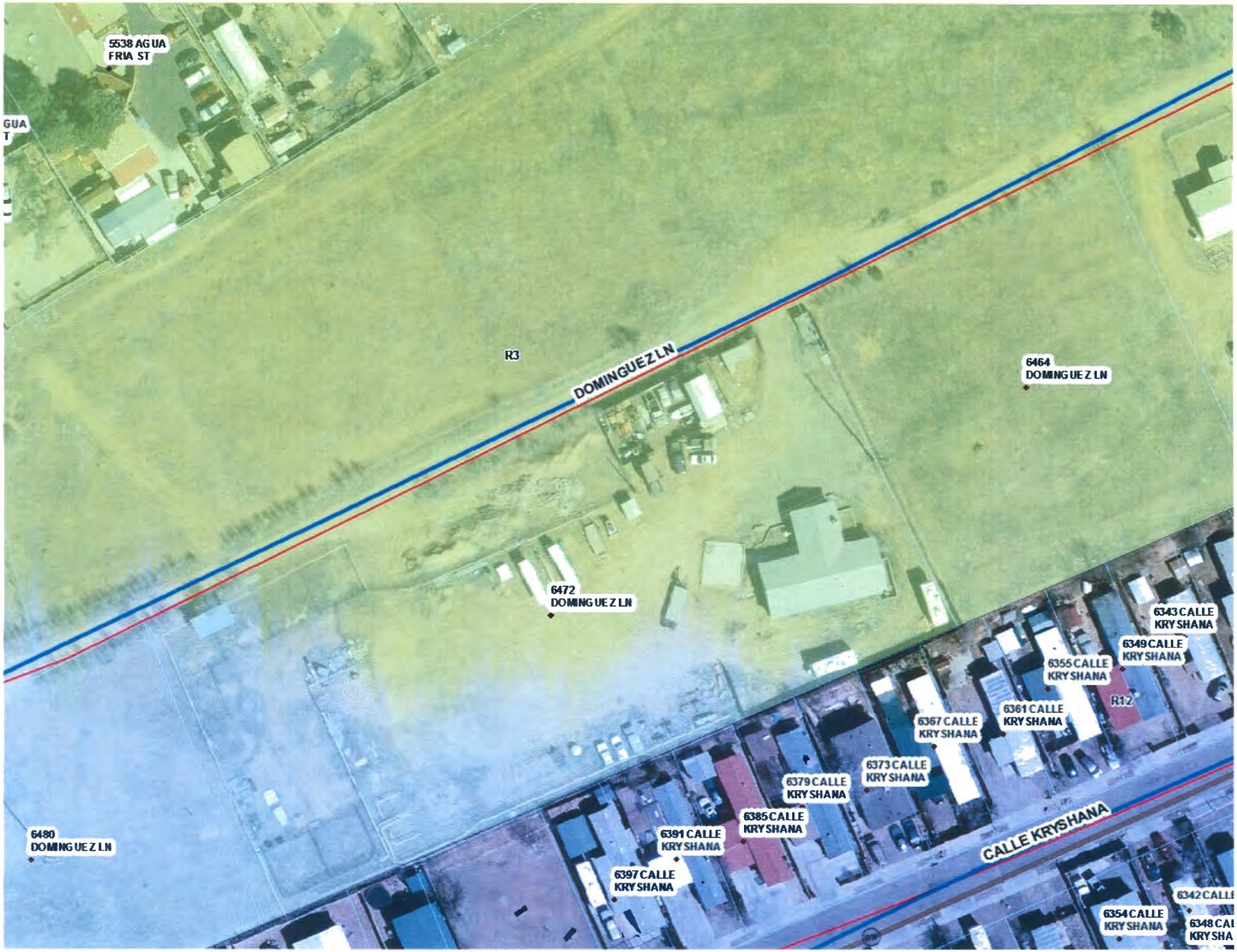
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.

5. Shall have water supply that meets fire flow requirements as per IFC

City of Santa Fe, New Mexico

Exhibit B

1. Zoning Aerial Photo
2. Aerial Photo
3. Street View Property Entrance


5538 AGUA FRIA ST
GUA
T
R3
DOMINGUEZ LN
6464 DOMINGUEZ LN
6472 DOMINGUEZ LN
6343 CALLE KRYSHANA
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6355 CALLE KRYSHANA
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6361 CALLE KRYSHANA
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6354 CALLE KRYSHANA
6348 CAL KRYSHA

CORTE CT
CORTE CT
3619 CORTE CT
3610 CORTE CT
3614 CORTE CT
3620 CORTE CT
5432 AGUA FRIA ST
5308 AGUA FRIA ST
5305 AGUA FRIA ST
AGUA FRIA RD
5488 AGUA FRIA ST
5328 AGUA FRIA ST
5338 AGUA FRIA ST
5356 AGUA FRIA ST
5388 AGUA FRIA ST
5378 AGUA FRIA ST
6420 DOMINGUEZ LN
6424 DOMINGUEZ LN
6432 DOMINGUEZ LN
5454 DOMINGUEZ LN
DOMINGUEZ LN
6467 DOMINGUEZ LN
6472 DOMINGUEZ LN
5480 DOMINGUEZ LN
CALLE KRYSHANA
6313 CALLE KRYSHANA
6325 CALLE KRYSHANA
6337 CALLE KRYSHANA
6331 CALLE KRYSHANA
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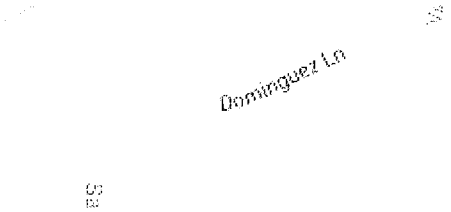
6379 CALLE KRYSHANA
6373 CALLE KRYSHANA
6391 CALLE KRYSHANA
6385 CALLE KRYSHANA
6397 CALLE KRYSHANA
6404 CALLE KRYSHANA
6412 CALLE KRYSHANA
6430 CALLE KRYSHANA
6418 CALLE KRYSHANA
6436 CALLE KRYSHANA

Google Maps 6459 Dominguez Ln

Image capture: Dec 2007 © 2016 Google

Santa Fe, New Mexico

Street View - Dec 2007



City of Santa Fe, New Mexico

Exhibit C

1. Letter of Application
2. Lot Split Plat
3. Correspondence

Armijo Surveys, Inc.

Professional Land Surveying

January 12, 2016

Land Use Department – Current Planning
City of Santa Fe Government
200 Lincoln Ave.
Santa Fe, NM 87501

Re: Proposed Family Transfer Land Division – 6472 Dominguez Lane

Dear City of Santa Fe Land Use Department:

Enclosed is an application for a Family Transfer Land Division. The owners, Anthony T. and Brenda Lucero, wish to divide the 2.04 +/- acre property into two lots. They want to deed one lot to their son, Anthony T. Lucero II.

I previously spoke to Dan Esquibel re: this proposed Family Transfer Land Division on 12/4/15. He advised that the minimum lot size for this property is one acre with City water, based on the R-3 zoning for the lot. The lot is served by City water.

The property currently has one residence which the Lucero's plan to deed to their son. They plan to keep the vacant lot.

Enclosed are the following revised documents:

- The signed Application for Family Transfer Subdivision; and
- Plat Book 202, pg. 50, DN 689131 showing legal lot of record status;
- Three 24x36 copies of the draft Survey and one CD with a pdf copy.

Please advise if you have any questions or require anything further. Thank you.

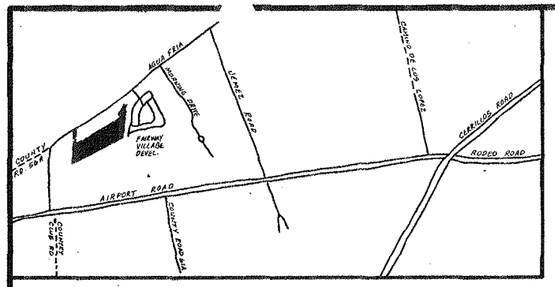
Sincerely,

Paul A. Armijo

Paul A. Armijo, Land Surveyor
NM 13604

Enclosures as cited

P.O. Box 24438 Santa Fe, NM 87502 p: (505) 471-1955 f: (866) 376-9506 www.ArmijoSurveys.com



VICINITY MAP

NOT TO SCALE

LEGEND

- ● POINTS FOUND THIS SURVEY
- ○ POINTS SET THIS SURVEY
- ⊙ U.S.G.L.O. BRASS CAP
- △ WATER METER

NOTES

1) UPON DEVELOPMENT, LOTS 3,5, and 6 ARE SUBJECT TO UTILIZING THE REGIONAL WATER SYSTEM (SANGRE DE CRISTO).
2) MAINTENANCE OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE USERS.
3) BEARING BASED ON PLAT OF SURVEY BY CIPRIANO MARTINEZ FOR TOM DOMINGUEZ.

SUBDIVISION DEVELOPMENT PLAN TERMS AND CONDITIONS FILED IN BOOK 660, AND PAGE 744, AND DOC.# 689,144

WATER WELL WITHDRAWL ON LOTS [illegible] AND 6 RESTRICTED BY COVENANTS FILED IN SAID OFFICE OF THE COUNTY CLERK IN BOOK 660 AND PAGE 740-743 AND DOC.# 689,144

STATE OF NEW MEXICO)
) SS.
COUNTY OF SANTA FE)

DECLARATION OF INTENT

" The owner of the land platted hereon certifies that he does not intend to sell or lease one of the five lots retained lots (lots 5 & 7) by this plat or lots created from the Tom Dominguez land division which is situated within the same "area of land", but certifies that he intends to keep a lot for personal use. Upone the sale or lease of the fifth lot, the owner agrees to file an Affidavit as required by Section 47-6-6B, NMSA 1978. However, if the fifth lot is sold within three years, the owner acknowledges that he shall be subject to all applicable subdivision regulations and agrees that he will inform the Santa Fe County Land Use administrator that he has created a subdivision."

Tom Dominguez Sr. — Tom Dominguez Sr. Owner
Dolores C. Dominguez — Dolores C. Dominguez

SUBCRIBED AND SWORN to me before this 7th day of September,

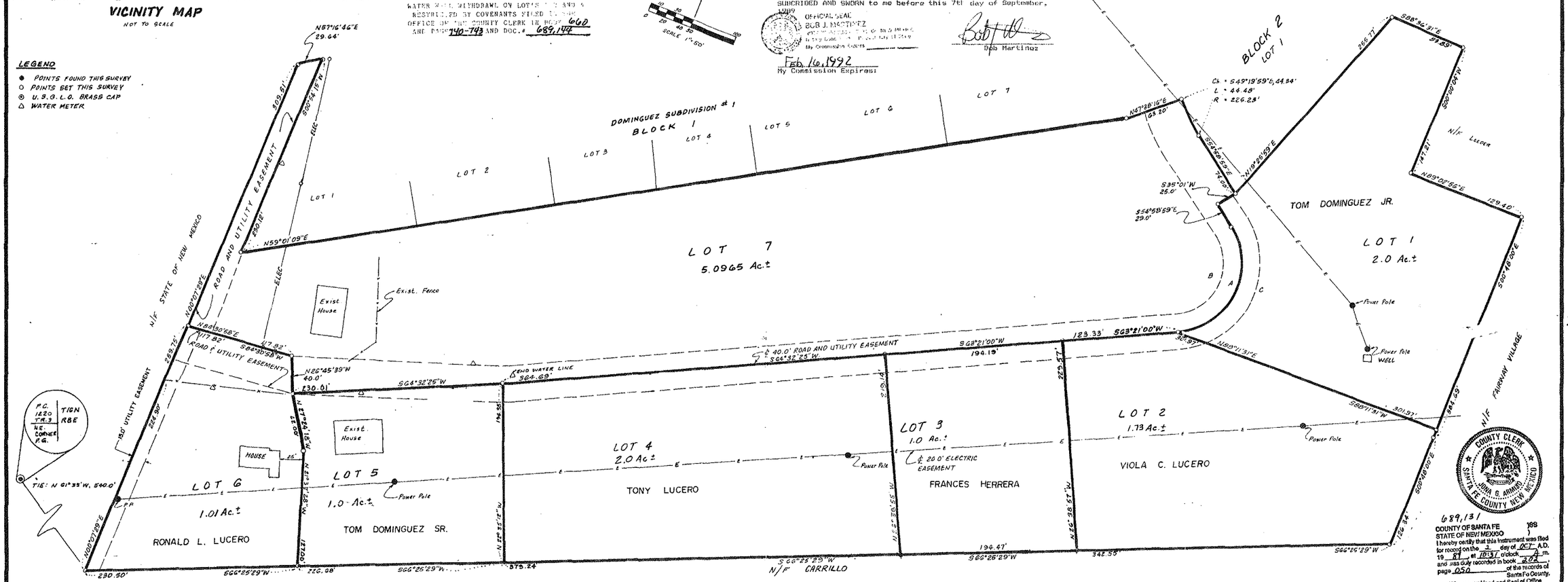
OFFICIAL SEAL
BOB J. MARTINEZ
My Commission Expires: Feb. 16, 1992

Bob Martinez

CURVE DATA

	RADIUS	DELTA	Chord Bearing and Distance
A.	75.00'	118°19'59"	S 04°11'00"W, 128.80'
B.	55.00'	118°19'59"	
C.	95.00'	118°19'59"	

202,050



689,131
COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 2 day of OCT A.D. 19 89 at 10:37 o'clock A m. and was duly recorded in book 202 page 050 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jena G. Armijo
County Clerk, Santa Fe County, N.M.
Veronica Clayton
Deputy

COUNTY CLERK JENA G. ARMIJO SANTA FE COUNTY NEW MEXICO

CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE A GRAPHIC REFLECTION OF A FIELD SURVEY PERFORMED BY ME IN THE FIELD DURING THE MONTH OF JULY 1989 AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT THIS PLAT MEETS THE NEW MEXICO STATE STANDARDS FOR SURVEYS.

LORENZO "LARRY" E. DOMINGUEZ, R.P.S. No. 10261

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER (S) HAVE CAUSED TO BE SUBDIVIDED THE LANDS SHOWN HEREON, LYING AND BEING SITUATE WITHIN THE PLANNING AND PLATTING JURISDICTION OF SANTA FE COUNTY, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER (S). UTILITY EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

THIS PROPERTY LIES WITHIN THE PLANNING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M. THE UNDERSIGNED DO HEREBY GRANT EASEMENTS FOR EXISTING UTILITIES.

Tom S. Dominguez Sr. — TOM DOMINGUEZ SR. (OWNER)
Dolores C. Dominguez

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE

OFFICIAL SEAL
BOB J. MARTINEZ
My Commission Expires

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF JULY 1989.

NOTARY PUBLIC — MY COMMISSION EXPIRES Feb. 16, 1992

APPROVALS

EXTRATERRITORIAL ZONING COMMISSION
CHAIRMAN — 8-10-89 DATE

SANTA FE COUNTY
Judy A. McGowan for Tom Wilson — 10-2-89 DATE
LAND USE ADMINISTRATOR 89-939

UTILITIES
GAS COMPANY OF NEW MEXICO — 8-4-89 DATE
SANGRE DE CRISTO WATER COMPANY — 8-4-89 DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO — 8/17/89 DATE
MOUNTAIN STATES TELEPHONE COMPANY — 8-4-89 DATE

A FAMILY TRANSFER AND DIVISION OF LAND OWNED BY TOM DOMINGUEZ SR.

LYING AND BEING SITUATE WITHIN SECTION 1, T.16N., R.8E., N.M.P.M. SANTA FE COUNTY NEW MEXICO

PREPARED BY: SANTA FE PLATS & PLANS
707 DUNLAP ST. 989-9819
SANTA FE, NEW MEXICO