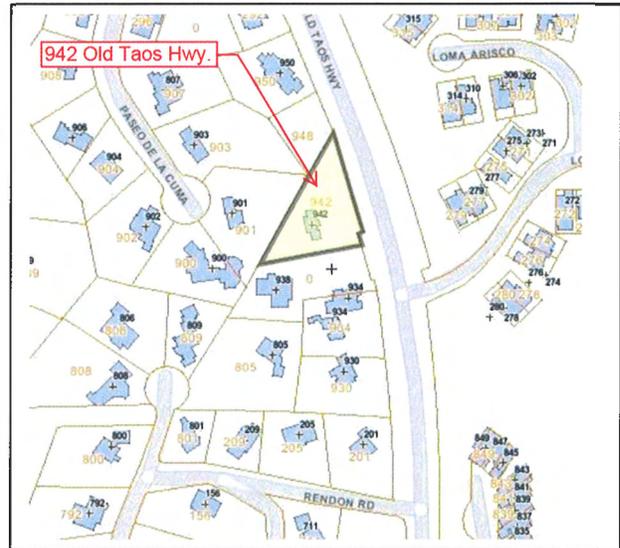




Land Use Department Planning Commission Staff Report

Case No: 2016-112
Hearing Date: November 3, 2016
Applicant: Drew McDermott
Request: Variance to front yard setback
Location: 942 Old Taos Hwy.
Prepared by: Donna Wynant
Zoning: R-3
Proposal: Variance to allow construction of a detached garage 7 feet from the front property line instead of 25 feet as established on the subdivision plat.



Case #2016-112. 942 Old Taos Highway Street Setback Variance. Drew McDermott requests approval of a variance to a subdivision plat front yard setback standard of 25 feet (as stipulated by the Selvista Addition Subdivision Plat on the subject Lot A-1) to allow a detached garage to be located 7 feet from the front property line, which is the standard city setback for garages with vehicle entrances perpendicular to the street. The property is located at 942 Old Taos Highway and is zoned R-3 (Residential, 3 dwellings per acre).

I. RECOMMENDATION

The Commission should **APPROVE** the request. No conditions of approval are recommended by staff.

II. EXECUTIVE SUMMARY

The 25-foot setback from the front property line along Old Taos Highway was the standard front yard setback for all buildings at the time the property was subdivided. The setback rules were amended in the 1980's and 1990's to allow "side entry" garages – where the car does not back into the street – to be set back only seven feet from the street. Since the 25-foot setback is stated on the recorded plat, the applicant must still obtain a variance to build a garage closer than 25 feet. Staff believes construction of a garage on the property as shown on the site plan meets the approval criteria for variances.

III. BACKGROUND

The subject lot was created in 1995 as Lot A-1 which was split off from Lot A-2 within the Selvista Addition Subdivision Plat as shown in Exhibit D (Applicant Materials). Lot A-1 is .59 of an acre in size. The lot is triangular in shape with the house located on the southern portion of the site. No accessory structures currently exist on the property. The applicant proposes to construct a garage and storage/workshop in the northern corner of the site within the 25 foot setback from the property line along Old Taos Highway, as shown on the survey and site plan. The property is bisected by a 20-foot wide drainage easement. In addition, the 25-foot setback makes a large portion of the property undevelopable.

Development of the proposed garage on the site would require a variance from the 25-foot setback as shown on the plat.

The notes on the 1995 lot split also require compliance with provisions of the Escarpment Overlay District, although the property is located roughly one-quarter mile from the nearest district boundary. Preliminary analysis by staff indicates that the proposed garage building would comply with the escarpment development standards.

Lot A-2 of the Selvista Addition Subdivision Plat (on Lot A-2) is located immediately to the south at 938 Old Taos Hwy. A letter of support from the owners of that lot is included in the applicant's materials (see Exhibit C).

IV. GENERAL VARIANCE APPROVAL CRITERIA (14-3.16(C)(1)-(5))

The variance process balances reasonable use of the applicant's property against compliance with the letter and intent of adopted regulations. The property must be consistent with at least one of the circumstances listed in Criteria 1a through 1d, and must be consistent with all of the criteria in Criteria 2 through 5.

The following criteria are required by Subsections 14-3.16(C)(1)-(5) to grant a variance:

Criterion 1: One or more of the following special circumstances applies:	
(a) Unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid; OR	Criterion Met: (Yes/No/conditional/N/A) YES

(b) The parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid; OR	NO
(c) There is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; OR	N/A
(d) The land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).	N/A
<p>Evaluation: The lot was created in 1995, by splitting a lot that was originally created prior to 1975. The subject lot (942 Old Taos Hwy) is Lot A-1 and Lot A-2 is the adjacent property to the south (938 Old Toas Hwy). Both lots are located in the Selvista Addition Subdivision Plat. (See Exhibit C: Applicant Submittals). The lot conforms to current standards for buildable area. The existing house and “bridge” accessory structure appear to comply with current height, setback and other development standards, although the permits for those structures were issued a number of years ago. However, the remaining developable area for a garage or other accessory structure on the subject property is very limited after subtracting out the 20-foot wide drainage easement and the 25-foot setback from the property line along Old Taos Hwy. The proposed garage location identified on the applicant’s site plan minimizes grading and will require little if any removal of trees or shrubs. This combination of physical characteristics of the site meet the Criterion 1(a).</p>	

Criterion 2: The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.	Criterion Met: (Yes/No/conditional/N/A) YES
<p>The 25-foot setback, easement location, etc., make the placement of a garage on the property virtually impossible.</p>	

Criterion 3: The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.	Criterion Met: (Yes/No/conditional/N/A) YES
<p>Most lots in the vicinity accommodate either an attached or detached, two- or three-car garage.</p>	

Criterion 4: The variance is the minimum variance that will make possible the reasonable use of the land or structure.	Criterion Met: (Yes/No/conditional/N/A) YES
The reduction in the required front yard setback from 25 feet to 7 feet is the minimum variance required to place the garage on the flat and open terrain.	

Criterion 4a: Has the property been used or could it be used without variances for a different category or lesser intensity of use?	Criterion Met: (Yes/No/conditional/N/A) YES
The property is residentially zoned and fully developed, and therefore cannot be used for a different category or lesser intensity of use. The request to construct a detached garage as an accessory use represents a negligible increase in the intensity of use of the property. The variance is necessary to allow a garage to be built on the property.	

Criterion 4b: The variance is consistent with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.	Criterion Met: (Yes/No/conditional/N/A) YES
Staff evaluation finds that the proposed variance request is consistent with the purpose and intent of Chapter 14 as currently stated in Section 14-7 Building Envelope and Open Space Standards and Section 14-8 Development and Design Standards.	

Criterion 5: The variance is not contrary to the public interest.	Criterion Met: (Yes/No/conditional/N/A) YES
The variance would not be contrary to the public interest.	

V. EARLY NEIGHBORHOOD NOTIFICATION

Variance requests that affect an individual single-family residence do not require formal ENN procedures. The applicant has submitted a letter from the owners of an adjoining property in support of this request.

VI. EXHIBITS:

EXHIBIT A: City Staff Memoranda

1. Fire Department Memorandum, Rey Gonzales
2. Escarpment and Landscape Memorandum, Somie Ahmed

3. Terrain Management Memorandum, RB Zaxus
4. Wastewater Memorandum, Stan Holland
5. Traffic Memorandum, Sandy Kassens
6. Water Division, Dee Beingessner

EXHIBIT B: Maps and Photos

1. General Plan Land Use Designation Map
2. Zoning Map
3. Aerial Photo

EXHIBIT C: Applicant Submittals

1. Application
2. Site Plan
3. Development Plan
4. Floor Plan
5. Elevations
6. Letter of review and approval from neighbors (Lot A-2 of the Selvista Addition)

APPROVED BY:

Title	Name	Initials
Land Use Department Director	Lisa Martinez	
Land Use Current Planning Division Director	Greg Smith	
Land Use Department Case Manager	Donna Wynant	

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

City Staff Memoranda

WYNANT, DONNA J.

From: AHMED, SOAMIYA A.
Sent: Friday, October 14, 2016 4:25 PM
To: WYNANT, DONNA J.
Cc: ZAXUS, RISANA B.
Subject: RE: Request for comments on Variance Request

Hi Donna,
A variance to setbacks will not require any landscape improvements.

Thanks.

From: WYNANT, DONNA J.
Sent: Thursday, October 13, 2016 2:33 PM
To: AHMED, SOAMIYA A.; BEINGESSNER, DEE; GONZALES, REYNALDO D.; HOLLAND, TOWNSEND S.; KASSENS, SANDRA M.; ROMERO, JOHN J; ZAXUS, RISANA B.
Cc: SMITH, GREGORY T.
Subject: Request for comments on Variance Request

Hi all

Please review the attached materials for a street setback variance for 942 Old Taos Highway. This is a pretty simple request. The applicant got his materials and fee in on time, but his proposal was not distributed at the DRT meeting.

Case #2016-112. 942 Old Taos Highway Street Setback Variance. Drew McDermott requests approval of a variance to a subdivision plat front yard setback standard of 25 feet (as stipulated by the Selvista Addition Subdivision Plat on the subject Lot A-1) to allow a detached garage to be located 7 feet from the front property line, which is the standard city setback for garages with vehicle entrances perpendicular to the street. The property is located at 942 Old Taos Highway and is zoned R-3 (Residential, 3 dwellings per acre).

Here's the DRT Transmittal Sheet. Please get me comments on your memo format even if your comments are... "no comment." Thanks!

Development Review Team Comment Form

Date: October 17, 2016
 From: Risana "RB" Zaxus, City Engineer
 Dept/Div: Land Use, Technical Review Division
 Case: Case # 2016-112, 942 Old Taos Highway Street Setback Variance
 Case Mgr: Donna Wynant



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 none	
2	
3	
4	

Technical Corrections*:	Must be completed by:
1 none	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. N/A

Explanation of Conditions or Corrections (if needed):

Development Review Team
Wastewater Management Division

E-Mail Delivery
Comment Form



Date: October 13, 2016
Staff person: Stan Holland, Engineer
Dept/Div: Public Utilities/Wastewater
Case #2016-112 942 Old Taos Highway Street Setback Variance
Case Mgr: Donna Wynant, Senior Planner

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval: Must be completed by:

1. None. No Comment	
---------------------	--

Technical Corrections*: Must be completed by:

1. None. No Comment	
---------------------	--

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team

Comment Form

Date: 10/13/16

Staff person: Dee Beingessner

Dept/Div: Public Utilities/Water Division

Case: 2016-112 Old Taos Highway Street Setback Variance

Case Mgr: Donna Wynant



The Water Division does not have any comments for this variance.

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

1	
2	
3	
4	

Technical Corrections*:

Must be completed by:

1	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Donna,

Re: Case 2016-112,
942 Old Taos Highway Street Setback Variance. We have no comments on this application.

Conditions of Approval:

Must be completed by:

1	NONE	N/A
2		
3		
4		

Technical Corrections:

Must be completed by:

1	NONE	N/A
2		
3		
4		

Sandy

Sandra Kassens

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

City of Santa Fe, New Mexico

Planning Commission

Exhibit B
Maps and Photos

942 Old Taos Highway- Zoning Map



Legend

- City Limits
- Address Points
- Parcels
- Building Footprint
- Santa Fe River

Zoning

- RR Rural Residential
- R1, (PUD) Single- Family 1du/ac.
- R2, (DT), (PUD), (AC) Single - Family 2du/ac
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/ac
- R7, (I), (PUD), R8 Single - Family 7-8du/ac
- RC5, RC5AC Compound 5du/ac
- RC8, RC8AC Compound 8du/ac
- R10, (PUD) Multiple - Family 10du/ac
- R12, (PUD) Multiple - Family 12du/ac
- R21, (PUD) Multiple - Family 21du/ac
- R29, (PUD),(AC) Multiple - Family 29du/ac
- RAC Residential Arts & Crafts

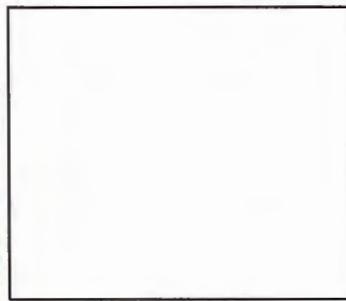
Map center: 1750000, 740300

Scale: 1:5,354

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



942 Old Taos Hwy - Aerial Map



Legend

- City Limits
- Parcels
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets
- 2011 Aerial Photography - 1 foot resolution

Map center: 17333, 3720162

Scale: 1:818

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

City of Santa Fe, New Mexico

Planning Commission

Exhibit C
Applicant Submittals



PLANNING COMMISSION
VARIANCE APPLICATION

SUBDIVISION OR DEVELOPMENT PLAN STANDARDS

Parcel Information

Project Name: McDERMOTT GARAGE
Address: 942 OLD TAOS HIGHWAY Property Size: 25,100 SQ FT
Zoning: R3 Proposed Use of Land: SINGLE FAMILY
Does this project have a Final Development Plan approval? YES NO Case Number: _____
Early Neighborhood Notice (ENN) meeting date: _____ Uniform Parcel Code Number: _____
Preapplication Conference Date: _____

Property Owner Information

Company Name: _____
Name: DREW McDERMOTT
First Last
Address: 942 OLD TAOS HIGHWAY
Street Address Suite/Unit #
SANTA FE NEW MEXICO 87501
City State ZIP Code
Phone: (505) 920-5300 E-mail Address: modernpathlights@comcast.net

Applicant/Agent Information (if different from owner)

Company Name: _____
Name: _____
First Last
Address: _____
Street Address Suite/Unit #

City State ZIP Code
Phone: () _____ E-mail Address: _____

Correspondence Directed to: Owner Applicant Both

Affidavit to Authorize Agent (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____
I/We authorize _____ to act as my/our agent to execute this application.
Signed: _____ Date: _____
Signed: _____ Date: _____

September 21, 2016

Planning Commission
Santa Fe, New Mexico

Dear Sir or Madam:

I am applying for a variance to adjust the front yard setback at my property at 942 Old Taos Highway (Lot A-1 of the Selvista Addition) so that I can build a garage. I currently have a twenty five-foot front yard setback and would like to reduce it to the city standard of seven feet for garages with entrances perpendicular to the access street.

I believe my project meets the approval criteria set forth in the land development code Section 14-3.16

14-3.16 C 1.a. The two arroyos and accompanying drainage easements determine the only viable location on which to build the garage

14-3.16 C 2. The arroyos and accompanying drainage easements limit vehicular access to one spot along the access road

14-3.16 C 3. Garages are typical for the existing zoning. The neighboring properties have the less restrictive front yard set back allowing garages to be built seven feet from the front property line.

14-3.16 C 4. The existing arroyos and accompanying drainage easements determine the only vehicular access point to the property and the variance would allow for the minimum reasonable use of the land.

14-3.16 C 5. The variance is not contrary to the public interest.

14-3.16 C 6. No additional requirements have been required by staff.

I have attached the following documents and drawings for your review;

Legal Lot of Record and Warranty deed

Site Plan

Development Plan

Floor Plan

Elevations

Letter of review and approval from neighbors (Lot A-2 of the Selvista Addition)

Please do not hesitate to contact me should you have any questions.

Sincerely,



Drew McDermott

942 Old Taos Highway

Santa Fe New Mexico

5059205306

WARRANTY DEED

JOSE P. LUJAN and ERMA H. LUJAN, his wife
for consideration paid, grant (S)
to DREW EDWARD MCDERMOTT and CHRISTINE MCDERMOTT, husband and wife
as Joint Tenants
whose address is

the following described real estate in SANTA FE County, New Mexico:

All of Lot A-1 as shown and delineated on plat of survey
entitled "SELVISTA ADDITION LOT SPLIT PLAT OF SURVEY FOR JOE
LUJAN.", filed for record as Document No. 905882 in Plat Book
305 at page 004, records of Santa Fe County, New Mexico.

SUBJECT TO: Restrictions, reservations and/or easements of record.



COUNTY OF SANTA FE
STATE OF NEW MEXICO
1053 1998 732
I hereby certify that this instrument was filed for
record on the 16 day of December AD
19 98 at 4:10 o'clock PM
and recorded in book 579 page
of the records of Santa Fe County.
Witness my Hand and Seal of Office
Rebecca Budapante
County Clerk, Santa Fe County, NM
Deputy

with warranty covenants.
WITNESS our hand (S) and seal (S) this 16th day of December, 1998.

Jose P. Lujan (Seal) Erma H. Lujan (Seal)
JOSE P. LUJAN ERMA H. LUJAN
(Seal) (Seal)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
) SS.
COUNTY OF SANTA FE)
This instrument was acknowledged before me on December 16, 1998
by JOSE P. LUJAN and ERMA H. LUJAN
My commission expires: 08/19/00
(Seal) Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO)
) SS.
COUNTY OF SANTA FE)
This instrument was acknowledged before me on 19
by
(Name of Officer)
of
(Name of Corporation Acknowledging)
a corporation, on behalf of said corporation.
My commission expires:
(Seal) Notary Public

SELVISTA ADDITION

**LOT SPLIT PLAT OF SURVEY FOR
JOE LUJAN**

LYING AND BEING SITUATE IN LOT A OF THE REPLAT OF LOTS A AND B OF THE SELVISTA ADDITION TO THE CITY OF SANTA FE, PLAT RECORDED UNDER RECEPTION NO. 314,024 IN THE SANTA FE COUNTY CLERK'S OFFICE, NEW MEXICO.
TOTAL AREA = 1.30 ACRES, MORE OR LESS.

ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
3°	2814.54'	208.29'	208.24'	S 14° 39' 51" E
15°	2805.00'	210.5'	74.28'	S 15° 33' 01" E
2°	2805.00'	210.5'	74.28'	S 14° 32' 02" E
43°	2815.18'	210.5'	210.5'	S 10° 55' 16" E

DESCRIPTIONS

LOT A-1

BEGINNING AT A POINT FOR THE FORT MARCY U.S. COAST AND GEODETIC AZIMUTH MARK, MARKED BY A 1945 BRASS CAP, THENCE N 09° 30' 27" E A DISTANCE OF 3467.94 FEET TO THE TRUE POINT AND PLACE OF BEGINNING, THE SOUTHWEST CORNER OF LOT 2-1 DESCRIBED HEREON, MARKED BY A No. 4 REBAR WITH CAP, THENCE N 30° 10' 00" E A DISTANCE OF 309.89 FEET TO THE MOST NORTHERLY CORNER OF LOT A-1, POINT ON CURVE, MARKED BY A 3/4 INCH IRON PIPE, THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF THE OLD TAOS HIGHWAY ON A 2,035' CURVE (RADIUS 2814.54 FEET) THRU AN ARC OF 0° 02' 43" TO THE RIGHT A DISTANCE OF 208.29 FEET, THENCE S 75° 05' 48" W A DISTANCE OF 9.94 FEET, THENCE SOUTHERLY ON A 2,042' CURVE (RADIUS 2805.00 FEET) TO THE SOUTHEAST CORNER OF LOT A-1, MARKED BY A No. 4 REBAR WITH CAP, THENCE S 79° 06' 00" W, A DISTANCE OF 209.38 FEET TO THE TRUE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 0.53 OF AN ACRE, MORE OR LESS.

LOT A-2

BEGINNING AT A POINT FOR THE FORT MARCY U.S. COAST AND GEODETIC AZIMUTH MARK, MARKED BY A 1945 BRASS CAP, THENCE N 09° 30' 27" E A DISTANCE OF 3467.94 FEET TO THE TRUE POINT AND PLACE OF BEGINNING, THE NORTHWEST CORNER OF LOT A-2, MARKED BY A No. 4 REBAR WITH CAP, THENCE N 79° 06' 00" E A DISTANCE OF 209.38 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE OLD TAOS HIGHWAY, POINT ON CURVE, MARKED BY A No. 4 REBAR, THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE ON A 2,042' CURVE (RADIUS 2805.00 FEET) THRU AN ARC OF 1° 31' 02" TO THE RIGHT A DISTANCE OF 74.28 FEET, THENCE N 77° 01' 15" E A DISTANCE OF 10.17 FEET, THENCE SOUTHERLY ON A 2,035' CURVE (RADIUS 2815.18 FEET) THRU AN ARC OF 0° 02' 43" TO THE RIGHT A DISTANCE OF 210.5 FEET TO THE SOUTHEAST CORNER OF LOT A-2, MARKED BY A 1" IRON PIPE, THENCE S 79° 05' 19" W A DISTANCE OF 152.30 FEET, THENCE S 03° 20' 15" W A DISTANCE OF 49.50 FEET, THENCE N 89° 33' 27" W, A DISTANCE OF 159.90 FEET TO THE SOUTHWEST CORNER OF LOT A-2, MARKED BY A No. 4 REBAR WITH CAP, THENCE N 30° 10' 00" E A DISTANCE OF 147.66 FEET TO THE TRUE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 0.68 OF AN ACRE, MORE OR LESS.

UTILITY SIGNATURES

Conrad J. Gans 2-1-95
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

Felipe Gonzalez 1-31-95
GAS COMPANY OF NEW MEXICO DATE

J. Walcott 1-31-95
U.S. WEST COMMUNICATIONS DATE

Emilio B. Dolanman 2-1-95
SANGRE DE CRISTO WATER COMPANY DATE

APPROVED BY SUMMARY COMMITTEE AT THEIR MEETING OF 4-5-95

Walter CHAIRPERSON 4/15/95
Edna Mate SECRETARY 4/15/95



905 882
SANTA FE, NEW MEXICO } as that this instrument was filed on 12/22/94 day of December, 1994 at 11:21 a.m. in the records of Santa Fe County, New Mexico, by Hand and Seal of Office JONIA G. ARMijo CLERK SANTA FE COUNTY, N.M.

INDEXING INFORMATION FOR COUNTY CLERK

OWNERS
JOE LUJAN
SECTION, TOWNSHIP, RANGE
LOT A-1 OFF OF OLD TAOS HWY.
SUBDIVISION
SELVISTA ADDITION

STATEMENT

WE, THE UNDERSIGNED OWNERS, DO STATE HEREON THAT THIS PLATTING WAS PREPARED AT OUR INSTANCE AND DEPICTS THE LOT SPLIT IN ACCORDANCE TO OUR INSTRUCTIONS, INTENTIONS WISHES AND DESIRES. THAT NO NEW EASEMENTS ARE CREATED BY THIS PLATTING. THAT ALL EXISTING EASEMENTS ARE TO REMAIN IN FORCE. EASEMENTS ARE HEREBY GRANTED TO ALL EXISTING UTILITIES AT THEIR PRESENT LOCATION. THAT THE TWO LOTS SHALL BE KNOWN HEREAFTER AS LOT A-1 AND LOT A-2 OF THE SELVISTA ADDITION TO THE CITY OF SANTA FE, NEW MEXICO. ALSO, THAT THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

305004

Joe P. Lujan
JOE P. LUJAN

Erma H. Lujan
ERMA H. LUJAN



COUNTY OF SANTA FE }
STATE OF NEW MEXICO } ss
The foregoing instrument was acknowledged before me on this 17th day of January, 1995, by JOE P. LUJAN AND ERMA H. LUJAN.

My Commission Expires 7/1/96

Salvador E. Vigil
NOTARY PUBLIC

DOCUMENTS REFERED TO

1. REPLAT OF LOTS A & B RECORDED UNDER RECEPTION #314,024
2. W.G. TO JOSE P. LUJAN AND ERMA H. LUJAN RECORDED IN BK. 305, PG. 279
3. NEW MEXICO HIGHWAY R.O.W. MAP PROJ. No. F.A.P. No. 14A

NOTES

1. MERIDIAN IS BASED ON THE WEST BOUNDARY LINE OF LOT "A" OF THE SELVISTA ADDITION TO THE CITY OF SANTA FE, COUNTY OF SANTA SANTA FE, STATE OF NEW MEXICO, (M.30°10"E). PLAT: BOOK 13, PAGE 61
2. * DESIGNATES EXISTING SURVEY MONUMENT FOUND AND USED, UNLESS OTHERWISE NOTED.
3. O DESIGNATES POINT SET BY THIS SURVEY, A No. 4 REBAR W/CAP.
4. —o— DESIGNATES POWER POLE WITH OVERHEAD UTILITY LINE.
5. —x— DESIGNATES FENCE LINE.
6. () DESIGNATES RECORD DATA AS PER PLAT MENTIONED IN NOTE NO. 1.
7. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES, AT THEIR PRESENT LOCATION.
8. AREA IS DETERMINED TO BE AN AREA OF MINIMAL FLOODING. (ZONED C) AS PER FEMA MAP PANEL NO. 350070 0005 B.

REVIEWED BY CITY OF SANTA FE, NEW MEXICO:

Dana C. McKim 4/7/95
PERMIT AND DEVELOPMENT REVIEW DIVISION DATE

David Cox 5/25/95
PUBLIC WORKS DIRECTOR DATE

Andy Luvathan 4/7/95
CITY PLANNER DATE

CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AND THE NOTES HEREON WERE PREPARED FROM A FIELD SURVEY PREFORMED UNDER MY DIRECTION IN AUGUST 1994. THAT THE PURPOSE OF THIS PLATTING IS TO SPLIT LOT A OF THE SELVISTA ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, INTO TWO LOTS TO BE KNOWN HEREAFTER AS LOTS A-1 AND A-2 OF THE SELVISTA ADDITION TO THE CITY OF SANTA FE, NEW MEXICO. THAT THE PERIMETER DEPICTED HEREON IS WITH RESPECT TO FOUND SURVEY MONUMENTS, RECORD DATA AND ACTUAL FIELD MEASUREMENTS. THAT THIS PLAT MEETS THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO.

Salvador E. Vigil DATE 1-30-95
SALVADOR E. VIGIL Registered Professional Surveyor N.M.L.S. No. 4405

NO.	DATE	BY	SCALE	1" = 30'
1	5-18-95	S.E.V.	CHECKED BY	JAL
2	3-15-96	W.M.L.	APPROVED BY	JAL
SHEET OF			PROJECT NO.	D1-705

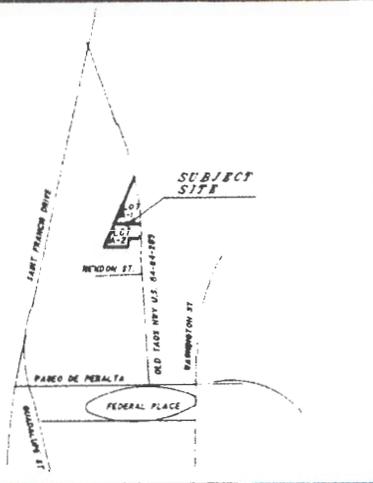
SALVADOR E. VIGIL (505) 471-8783
FAX# 471-8784
L.A.S. LAND & AERIAL SURVEYS
BOUNDARY SURVEYS, SUBDIVISIONS and PHOTOGRAMMETRY
NM - AZ - NV - CO - CA
1314 APACHE AVENUE, P.O. BOX 5132
SANTA FE, NEW MEXICO 87502

CITY STAFF REQUIRED NOTES:

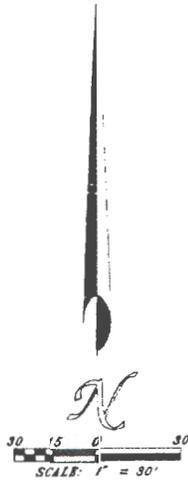
- A. EACH LOT SHALL BE SERVED BY CITY SEPERATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
- B. TERRAIN MANAGEMENT REGULATIONS, SFDC 14-90, SHALL BE COMPLIED WITH AT TIME OF BUILDING PERMIT APPLICATION.
- C. PROPERTY SHALL COMPLY WITH THE ESCARPMENT OVERLAY DISTRICT REGULATIONS AT THE TIME OF DEVELOPMENT.
- D. PURSUANT TO SFDC 14-95, A CAPITAL IMPACT FEE HAS BEEN ASSESSED ON THIS PROPERTY. ANYONE INTENDING TO BUILD SHOULD CONTACT STAFF AT CITY HALL.

LINE	BEARING
L1	S.03°1'
L2	S.75°0'
L3	N.77°0'

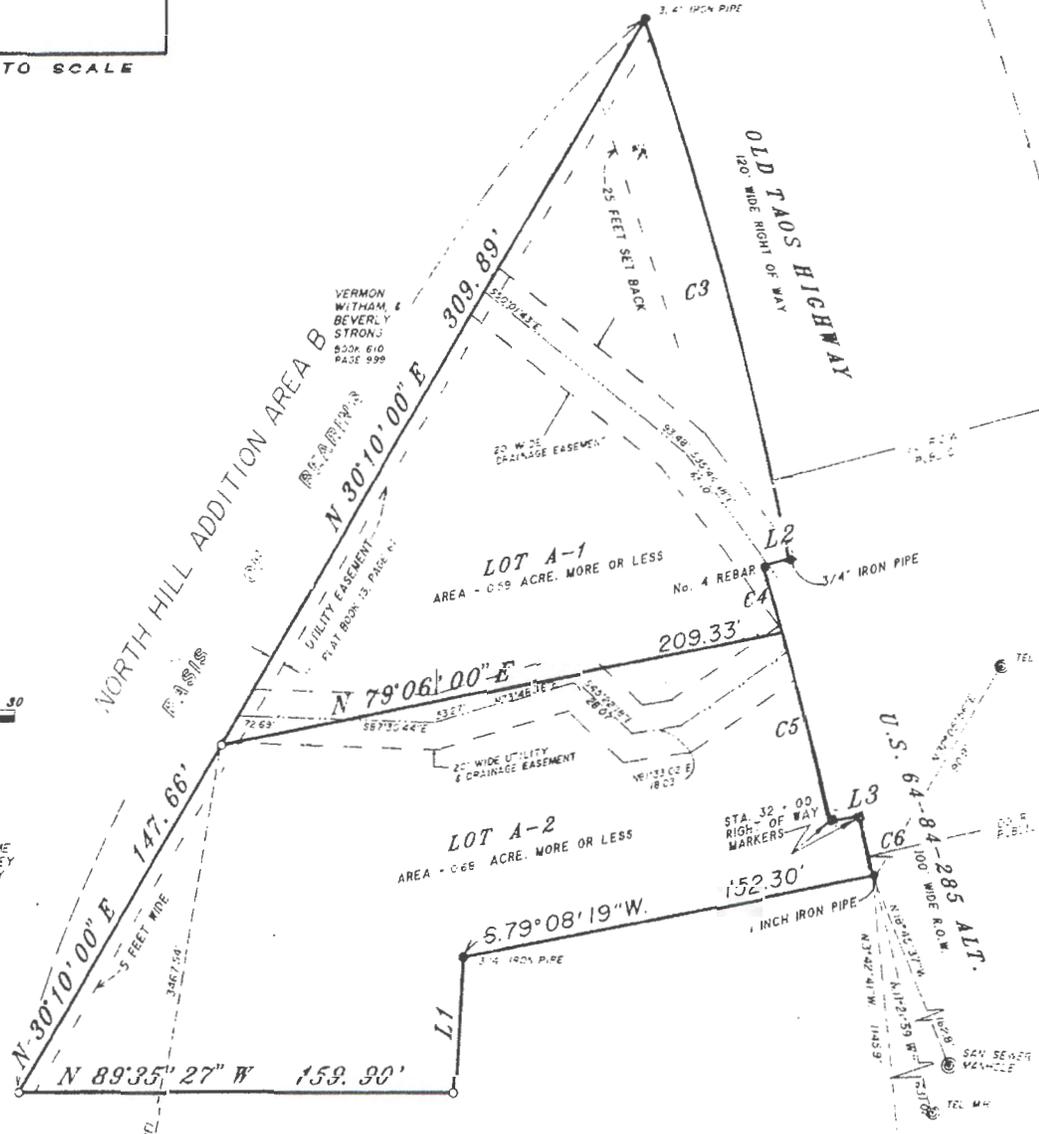
CURVE	DELTA
C3	04°1'
C4	00°3'
C5	07°3'
C6	00°0'



VICINITY MAP NOT TO SCALE

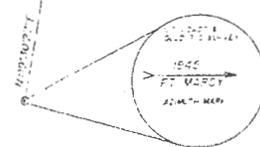


J. JEROME & SHIRLEY MCNALLY
BOOK 566
PAGE 342



LOT B
RICHARD DORMAN
BOOK 331
PAGE 848

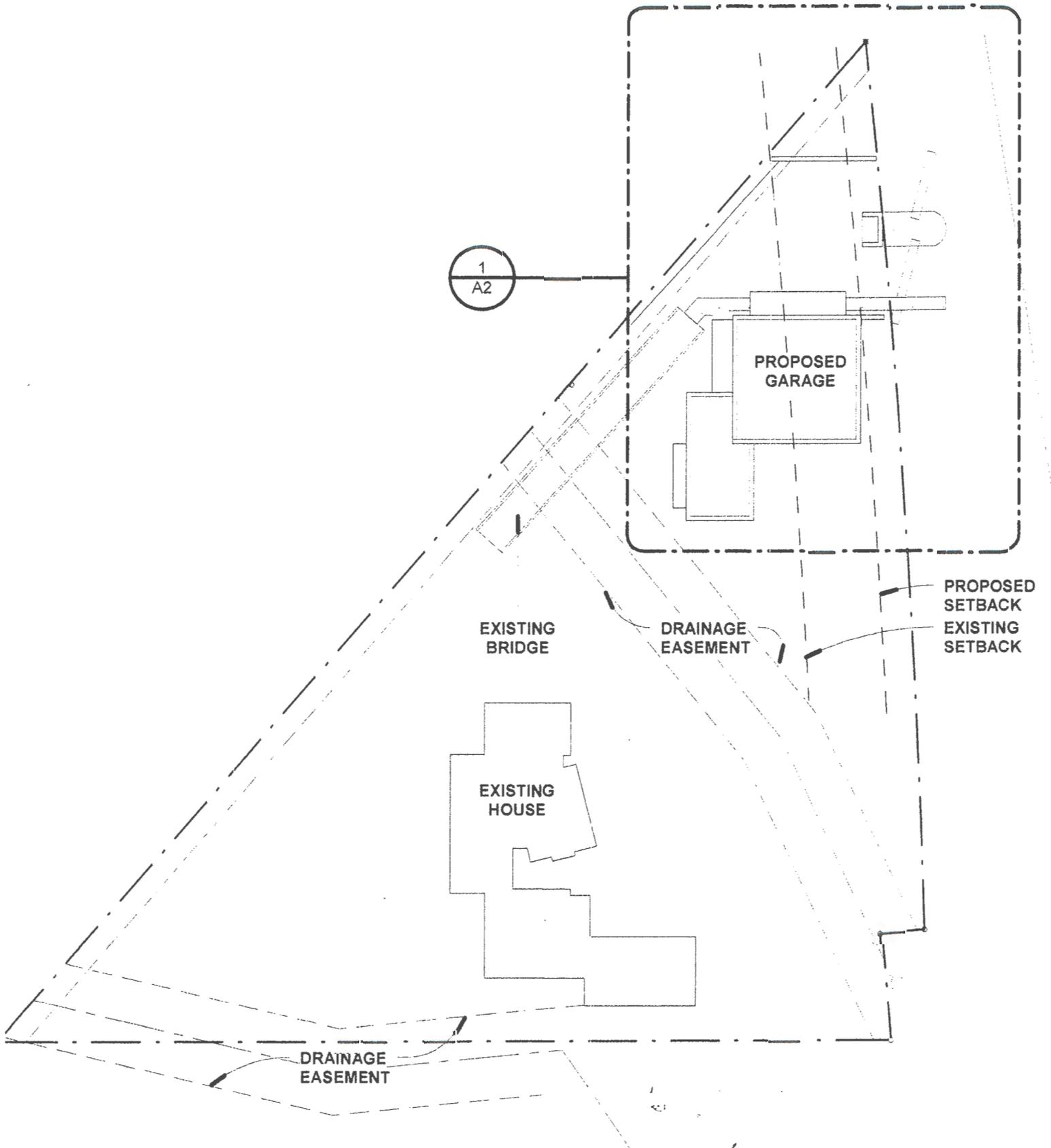
LOCATE IN FRONT OF THE MAIN POST OFFICE 1000 E. 1ST ST. FEDERAL PLACE



MAN HERE PARTIALLY COVERED UNABLE TO IDENTIFY

COUNTY OF STATE OF I hereby certify for record of 1895 of and was duly page 664

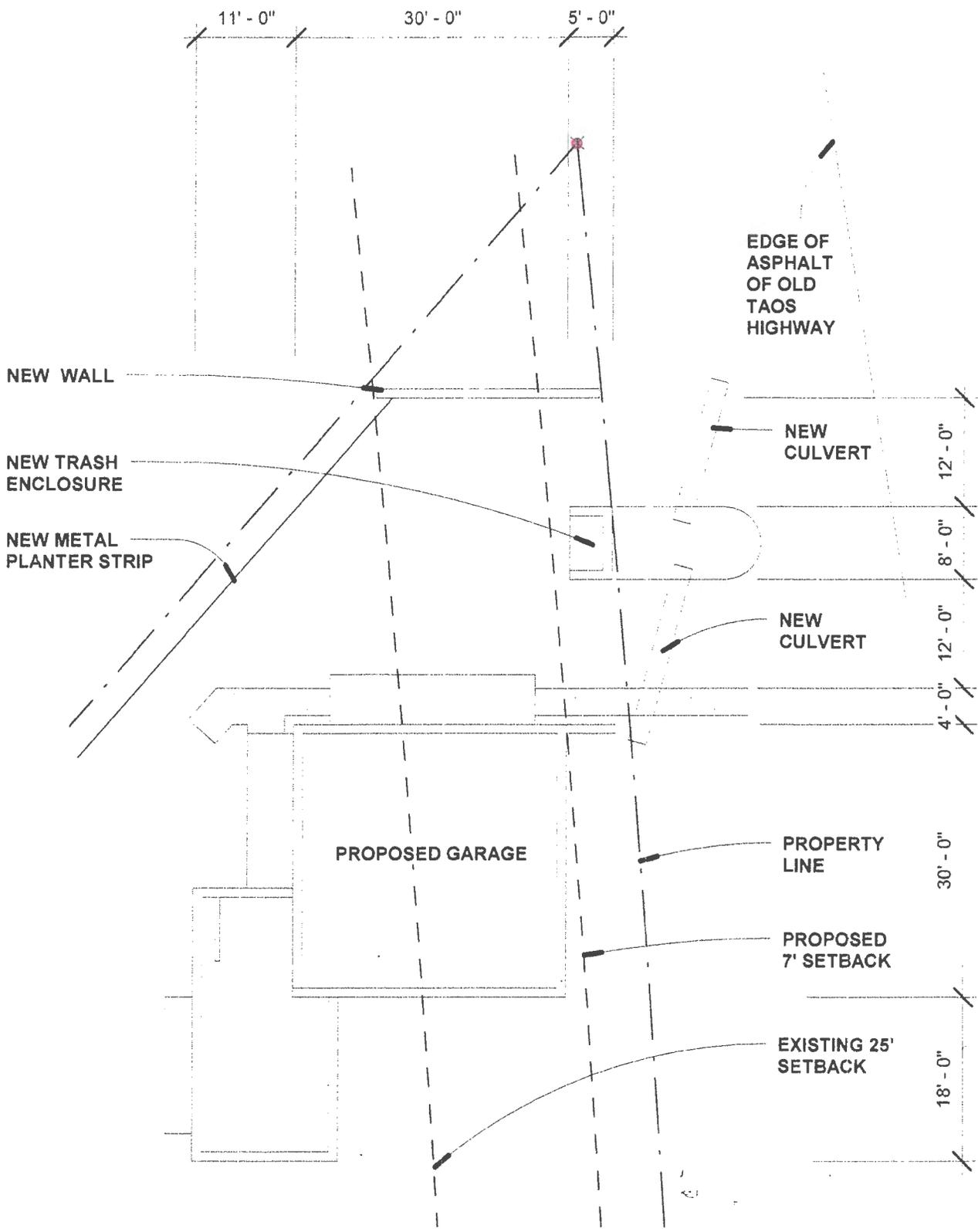
Marcel

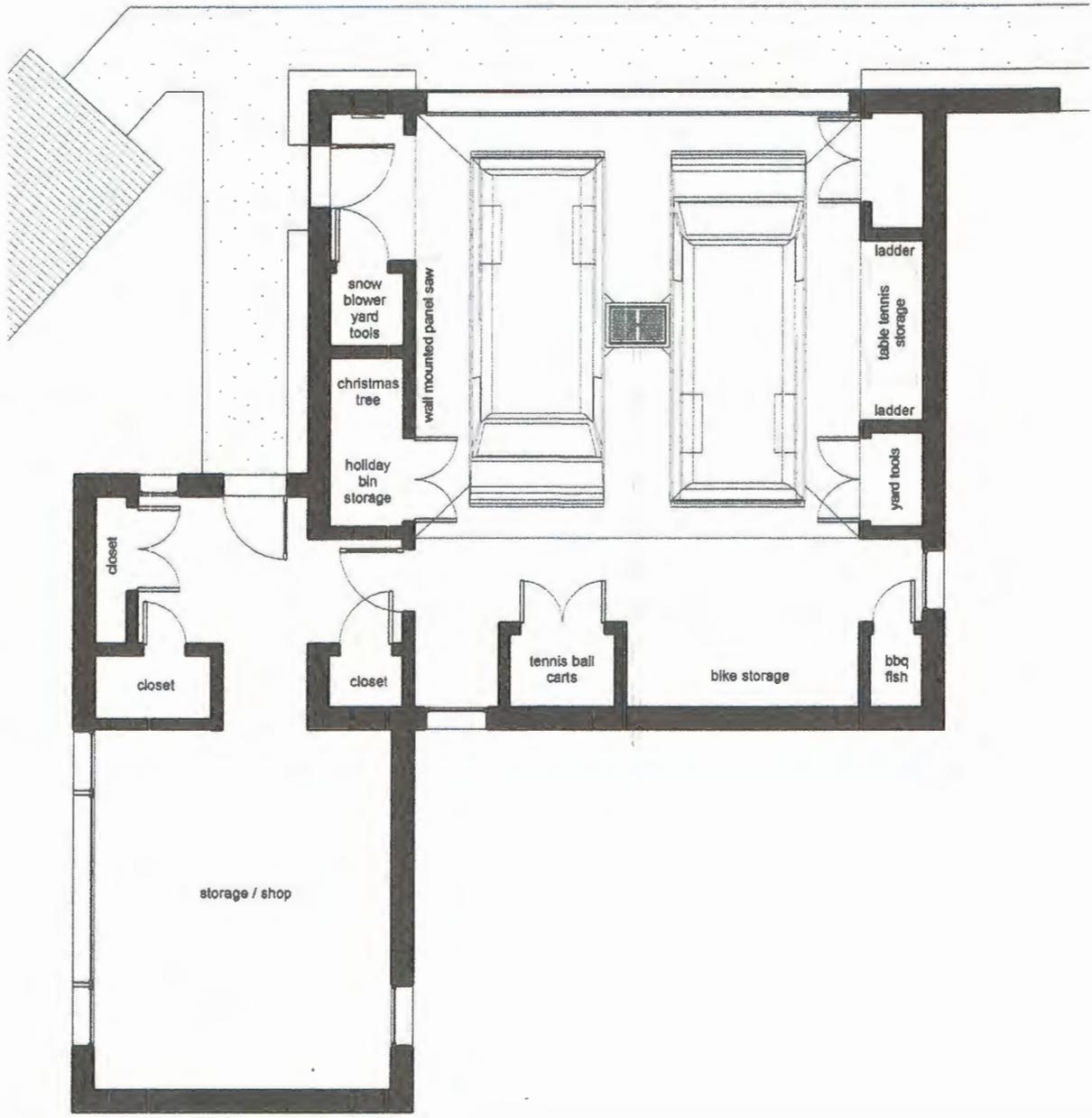


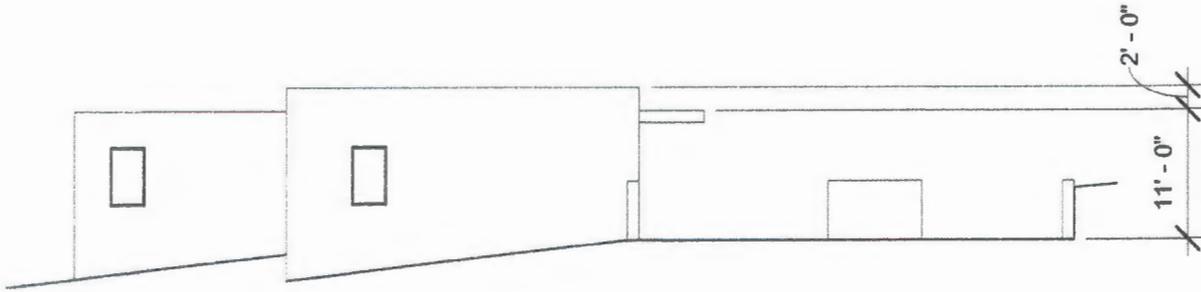
McDERMOTT RESIDENCE
942 OLD TAOS HIGHWAY
LOT A1 SELAVISTA ADDITION
APRIL 20 2016

SITE PLAN

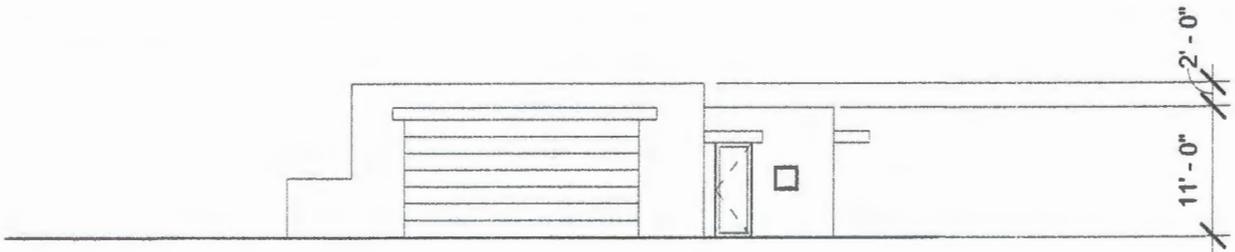
A1



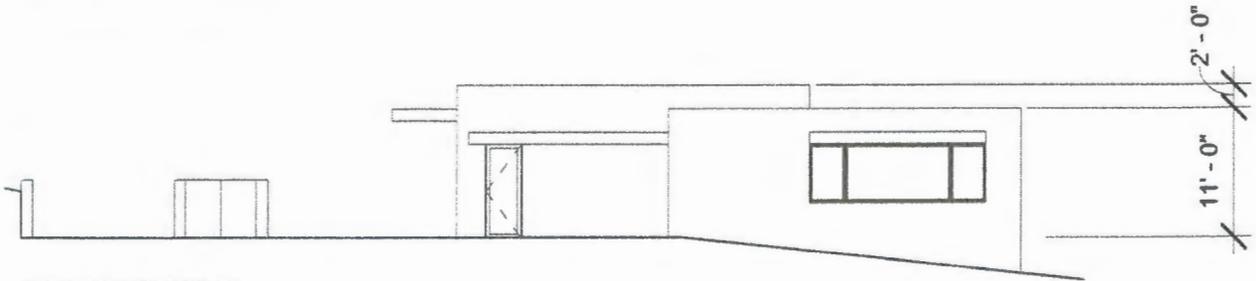




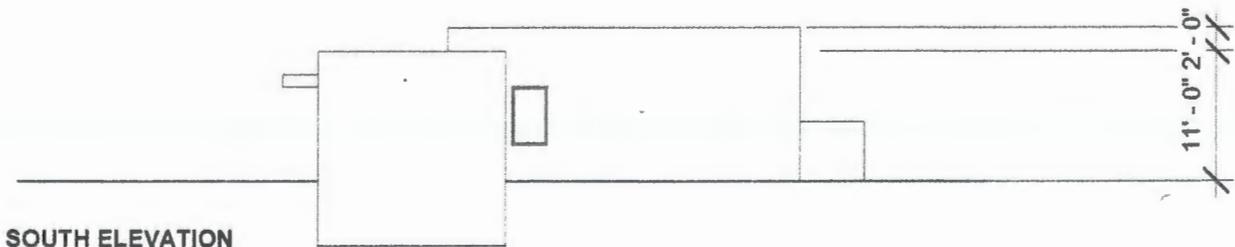
EAST ELEVATION (entry elevation off of old taos highway)



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Mary A. Lauritano & Bert L. Raschke

938 Old Taos Highway Santa Fe, NM 87501

September 19, 2016

Re: Variance for McDermott Residence

To whom it may concern:

We are the southern neighbors of the McDermott's and on the same side of Old Taos Highway. We reside at 938 Old Taos Highway. As regards to Mr. McDermott's application for a variance, submitted to the City of Santa Fe's Planning Commission on April 22, 2016, please know that:

- 1) We have thoroughly looked over Mr. McDermott's construction plans for an addition to his house; and
- 2) We are fine with the plan and construction if performed according to the plan submitted to your body on April 22, 2016.

Sincerely,



Mary A. Lauritano

Bert L. Raschke

