

City of Santa Fe, New Mexico

memo

DATE: April 24, 2015 for the May 7, 2015 Meeting

TO: Planning Commission

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

FROM: Daniel Esquibel, Land Use Planner Senior, Current Planning Division

2400 AGUA FRIA VARIANCE AND LOT SPLIT

Case #2015-28. 2400 Agua Fria Variance. James Siebert agent for Andrew Roybal requests a Variance to Table 14-9.2-1: "Design Criteria for Street Types" to be allowed to subdivide 0.54+/- acres into two lots. The property is zoned R-5 (Residential-5 dwelling units per acre). (Dan Esquibel, Case Manager)

Case #2015-27. 2400 Agua Fria Road Lot Split. James Siebert agent for Andrew Roybal requests plat approval to subdivide 0.54+/- acres into two lots (Tract E-2A +/- .29 acres and Tract E-2B +/- 2.0 acres). The property is zoned R-5 (Residential-5 dwelling units per acre). (Dan Esquibel, Case Manager)

RECOMMENDATION

The Land Use Department recommends APPROVAL subject to the following conditions in Exhibit A:

I. SUMMARY

The applicant is requesting subdivision plat approval to divide 0.5± acres into 2 residential lots (+/- 0.29 acre and +/- 0.20 acres). The property is zoned R-5 (Residential-5 dwelling units per acre). Each lot would accommodate one of the existing houses on the lot. There would be no potential for additional principal dwelling units on either lot, but an accessory dwelling unit could be added on each lot.

The key issue with the proposed subdivision is emergency access to the proposed lots. However this issue will be mitigated by conditions imposed from the Fire Marshal. Each lot would comply with other development standards, including density.

ACCESS

The property is directly accessed off of an existing 20 foot wide private easement with a 10 foot dirt road called "New Road #3". New Road #3 is a dead end road approximately 1,607 feet long and extends off of Agra Fria Street (approximate 1,170 feet to the property). New Road #3 is a substandard road providing access to 19 dwellings (21 lots - 5 vacant), and should be built to "Lane" standards to support the number of existing dwelling units that access the road. Lane Standards require a 38 to 42 foot wide right-of-way serve up to 30 dwellings. A parking lane would also be required for a street serving a new subdivision.

The applicant is requesting a variance to Table 14-9.2-1: "*Design Criteria for Street Types*" to be allowed to subdivide 0.54+/- acres into two lots. The .54 acre lot contains 2 existing dwelling. The lot split will separate the dwellings onto each lot. This will add one more lot along the road but will not add to the existing dwelling count on New Road #3. Existing development in areas along New Road #3 prevent widening to meet Lane Standards.

No negative comments have been received by the City Traffic Engineer.

UTILITIES

Currently the property is served by city sewer but an onsite well is providing water to the property. City utilities for water and sewer are available to the property and exist within New Road #3. The is proposing to connect to city utilities for water and sewer service to the Tracts. Comments from City Sewer identify that grinder pump will be required for connection and no negative comments were received from City Water.

FIRE MARSHAL

The Fire Marshal's comments identify approval subject to conditions (reference Exhibit B).

DIMENSIONAL CALCULATIONS

Chapter 14-7.1(B)1 "*Net area*" eliminates public and private streets and driveway easements from lot coverage calculations. Both proposed lots will contain enough area to accommodate the existing dwellings and 2 parking spaces each.

Santa Fe City Code 1987 14-3.16(C)(1) through (5) are required to grant a variance for construction of a dwelling in the Ridgetop (reference Exhibit B for Applicant's response to the variance criteria):

II. VARIANCE

Santa Fe City Code 1987 14-3.16(C)(1) through (5) are required to grant a variance to Table 14-9.2-1: Design Criteria for Street Types (reference Exhibit C for Applicant's response to the variance criteria):

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;

Applicant Response

The parcel currently has two homes that are accessed off of the private roadway via Agua Fria St. Since there are several homes on fronting this roadway there is not adequate area to make improvements to the road. When the two homes were placed on the property there was not a requirement to upgrade the road.

- (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;

Applicant Response

City staff has determined that this is a legal lot of record.

- (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

Applicant Response

The road currently provides access to 19 homes and 4 vacant lots. City regulations would require a 42 foot right-of-way with 18 feet of driving surface, 2 foot curb and gutter on each side, 5 foot planter strip and 5 foot sidewalk on each side. Neither the applicant nor the aggregate of land owners can afford these improvements. Many of the existing houses and structures are located within the 42 feet of roadway required by the City code.

- (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).

Applicant Response

The two existing dwellings are non-conforming only in regard to the City requirement for public access. Some lots that were created along the road date back to the early and mid-1950's predating the City Subdivision Regulations.

Staff Response to 1a-1d

The Applicant addressed all of the variance criterion listed under 14-3.16(C)(1). Based on the collective responses provided by the Applicant, Staff believes that the applicant has demonstrated compliance to 14-3.16(C)(1)(b) above.

Staffs review finds that the property, while compliant to density, is legal nonconforming with respect to subdivision infrastructure requirements. Additionally, the proximity of 13 dwelling units along New Road #3 and their setbacks from their front property lines, prevent expansion to width of road to meet City Lane Standards without compromising portions of 7 dwellings and the front yards of all 13 dwellings.

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.

Applicant Response

As pointed out in 1 (c) it would be necessary to improve 1,454 lineal feet of roadway to City standards, which is not financially feasible given the cost of the road improvements and the encroachments to the required 42 foot right-of-way by existing structures.

Staff Response

Financial cost is not a consideration per 14-3.16(C)(2). However, the existing circumstances described 14-3.16(C)(1)(b) above, create conditions preventing compliance with Table 14-9.2-1: “Design Criteria for Street Types”. This circumstance provides a qualifying factor to the criteria specific to 14-3.16(C)(2).

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.

Applicant Response

The applicant is requesting two lots within the R-5 Residential District where the minimum lot size is 4,000 square feet. Each lot will have approximately 11,760 square feet of area. Many of the lots along the road are smaller than two lots that are being proposed.

Staff Response

There is no intensification to the underlying zoning or to the “the extent of development per unit of area” that “impact on surrounding properties such as noise and traffic”. No additional dwelling units are proposed with this request that increase number of dwelling units accessing New Road #3.

The intensity of development will not exceed the intensity of development that is allowed within the area which provides qualifying factors to the criteria specific to 14-3.16(C)(3) above.

4. The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:

While this is a variance to the City's roadway standards it does not change the current circumstances, which is a base course road serving existing dwelling units.

Approval of the variance allows for the reasonable use of the applicants property, including the sale of the lots.

- (a) *whether the property has been or could be used without variances for a different category or lesser intensity of use;*

Applicant Response

The intensity of use is not the issue, considering that the applicant could put 5 dwelling on the property and only two currently exist on the property. The applicant has chosen to limit the density to two dwelling units.

Staff Response

The criterion in 14-3.16(C)(4) asks the question of whether the variance is the “*minimum variance that will make possible the reasonable use of the land or structure*”, taking into consideration if 1) if the “*property has been or could be used without variances*”, 2) a “*lesser category of use*” or 3) a “*less intensity of use*”.

The property is .5± acres zoned R-5 (Residential-5 dwelling units per acre). A less intensity of use or different category would be open space or having one single family dwelling on the property. As it stands, zoning allows a maximum density of 2 dwellings on the property. The existing 2 dwellings identify that the property has reached the maximum density allowed for the acreage within an R-5 District. A division of land would not increase existing density. However, accessory dwellings (guest houses) “*are exempt from the density restrictions set forth in this Chapter 14; provided, however, that only one accessory dwelling unit shall be permitted per legal lot of record*”.

As a single legal lot, one accessory dwelling (“*guest house*”) would be allowed. A division of land would allow one guest house per legal lot. This would be a minor increase in traffic intensity to New Road #3.

The existing development of the property without change requires no variance. Also the existing legal lot allows one guest house offering the least increase to intensity. This establishes baring no development or subdivision and taking both factors into consideration, that the requested variance would be *the minimum variance that will make possible the reasonable use of the land or structure* and demonstrating compliance to 14-3.16(C)(1)(b) above.

- (b) *consistency 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.*

Applicant Response

One of the policies of the General Plan is to encourage affordable housing. This property was affordable when the applicant bought it in 1996. Using local labor, the

applicant was able to construct affordable dwellings on the property. There are similar situations in the historic area where dwelling access roadways not in conformance with the City code. This type of land use is part of Santa Fe's character.

Staff Response

The promotion of appropriate infill development and affordable housing together with the required connection to city utilities for the protection of ground water is in keeping the purpose and intent of the General Plan. The requested lot split and variance is not inconsistent with the purpose and intent of Chapter 14 as each qualifying factor and criterion for approval comports to policies and standards necessary for approval.

5. The variance is not contrary to the public interest

Applicant Response

Granting of this variance does not harm the public since no additional burden is placed on the roadway. Neither the public is harmed nor the residents who currently access this roadway.

Staff Response:

Staff does not believe that the public interest is compromised by the granting of this variance. The public interest is not compromised by the impacts of the proposed subdivision since there is no increase in density by the lot split. While the addition of one lot increases the number of lots to the area using New Road #3, the two primary dwelling units that exist on the property will be divided between the lots and represent the maximum numbers allowed for the District relevant to the acreage. This leaves the impacts from an allowed guesthouse on the new lot which is offset by the benefit of connection to city water and the protection of groundwater.

III. CONCLUSION

The proposed subdivision plat was reviewed with due regard to 14-3.7(C) "*Approval Criteria*" for Subdivision of Land. The variance was reviewed relevant to specific to 14-3.16.3(C) "*Approval Criteria*". Staffs review finds no adverse impacts are created by the subdivision of Tract E-2 into two Tracts (E-2A and E-2B). Conditions received by the Development Review Team have been accepted by the applicant and will be solidified as red line corrections prior to recordation.

The Land Use Department recommends APPROVAL subject to Conditions as outlined in Exhibit A.

ATTACHMENTS

Exhibit A- Conditions of Approval

Exhibit B - DRT comments

1. Traffic Engineering Division
2. City Engineer for Land Use Department Terrain Management
3. Waste Water
4. Water
5. Fire

EXHIBIT C- Maps

1. Vicinity

EXHIBIT D- Applicant Materials

1. Variance criteria

Packet Attachment - Plans and Maps

May 7, 2015
Planning Commission
Case #2015-27 and #2015-28
**2400 AGUA FRIA VARIANCE AND LOT
SPLIT**

EXHIBIT A

CONDITIONS

EXHIBIT A
 Conditions of Approval
 Case #2015-27
 2400 Agua Fria Variance And Lot Split

	Condition	Department	Staff
1	<p>Any structure within Tract E-2B which is required to connect to the City's sewer system shall be required to utilize an E-One Grinder Pump or approved equal as determined by the City of Santa Fe Wastewater Division.</p> <p>Prior to any new construction or remodel these conditions would apply</p> <ol style="list-style-type: none"> 1. Shall Comply with International Fire Code (IFC) 2009 Edition. 2. Fire Department Access shall have a minimum of 20 feet driveway width. 3. Fire Department shall have 150 feet distance to any portion of the building on any new construction. 4. Shall have water supply that meets fire flow requirements and fire hydrant distance requirements as per IFC. 5. All Fire Department access shall be no greater than a 10% grade. 6. Shall provide emergency access for any gated driveway. 7. Any driveway with a distance greater than 150 feet from the roadway is required to provide an emergency vehicle turn-around that meets IFC requirements. 	<p>Wastewater Division</p> <p>Fire Marshal</p>	<p>Stan Holland, Engineer, April 6, 2015</p> <p>Reynaldo D Gonzales April 23, 2015</p>
5	<p>Applicant shall connect Tract's E-2A and E-2B to City Water.</p>	<p>Land Use Current Planning</p>	<p>Dan Esquibel</p>

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**2400 AGUA FRIA VARIANCE AND LOT
SPLIT**

EXHIBIT B

DRT

ESQUIBEL, DANIEL A.

From: KASSENS, SANDRA M.
Sent: Friday, April 17, 2015 5:57 PM
To: ESQUIBEL, DANIEL A.
Cc: ROMERO, JOHN J
Subject: 2400 Agua Fria Variance and Lot Split

Dan,
The Traffic Engineering Division has no comments on the request for a Variance and Lot split at 2400 Agua Fria Street, case numbers 2015-27 and 28.

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

Phone: 505-955-6697

ESQUIBEL, DANIEL A.

From: ZAXUS, RISANA B.
Sent: Friday, April 17, 2015 9:45 AM
To: ESQUIBEL, DANIEL A.
Subject: 2400 Agua Fria Variance and Lot Split

Mr. Esquibel –

With regard to Cases # 2015-28 and # 2015-27, the 2400 Agua Fria Variance and Lot Split, I understand that a variance is requested to allow access to be of less width than the 38' ROW, 18' paved roadway with curb and gutter which is required by Article 14-9.2-1.

There are two existing buildings on the property, and the proposed Lot Split would create two lots, each with a building.

Because there is no new development proposed, I am not opposed to the variance requested.

Risana B "RB" Zaxus, PE
City Engineer

City of Santa Fe, New Mexico

memo

DATE: April 6, 2015
TO: Dan Esquibel, Case Manager
FROM: Stan Holland, Engineer, Wastewater Division
SUBJECT: Case #2015-27 & 28 – 2400 Agua Fria Road Variance and Lot Split

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

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

1. The public sewer line serving Tract E-2B is a public low pressure sewer line. Any structure within Tract E-2B which is required to connect to the City's sewer system shall be required to utilize an E-One Grinder Pump or approved equal as determined by the City of Santa Fe Wastewater Division.

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memo

DATE: April 8, 2015
TO: Dan Esquibel, Land Use Planner, Land Use Department
FROM: Dee Beingessner, Water Division Engineer 
SUBJECT: #2015-27 Agua Fria Road Lot Split

It appears that 2400A Agua Fria is served by a well. 2400B Agua Fria has an existing water meter. If 2400A does utilize the well then there are no issues with water service for the subject case. Water is available in the street in front of this property. Fire protection requirements are addressed by the Fire Department.

City of Santa Fe, New Mexico

memo

DATE: April 24, 2015
TO: Case Manager: Dan Esquibel
FROM: Reynaldo D Gonzales, Fire Marshal 
SUBJECT: Case #2015-27, 28 2400 Agua Fria Lot Split

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) 2009 Edition. Recommend final approval subject to the following conditions being met. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction or remodel these conditions would apply

1. Shall Comply with International Fire Code (IFC) 2009 Edition.
2. Fire Department Access shall have a minimum of 20 feet driveway width.
3. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
4. Shall have water supply that meets fire flow requirements and fire hydrant distance requirements as per IFC.
5. All Fire Department access shall be no greater than a 10% grade.
6. Shall provide emergency access for any gated driveway.
7. Any driveway with a distance greater than 150 feet from the roadway is required to provide an emergency vehicle turn-around that meets IFC requirements.

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EXHIBIT C

Maps

May 7, 2015
Planning Commission
Case #2015-27 and #2015-28
**2400 AGUA FRIA VARIANCE AND LOT
SPLIT**

EXHIBIT D

Applicant Material

Prepared by:
James W. Siebert & Assoc., Inc.
January 15, 2015

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), are required to grant a variance.

(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;*

The parcel currently has two homes that are accessed off of the private roadway via Agua Fria St. Since there are several homes on fronting this roadway there is not adequate area to make improvements to the road. When the two homes were placed on the property there was not a requirement to upgrade the road.

(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;*

City staff has determined that this is a legal lot of record.

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The road currently provides access to 19 homes and 4 vacant lots. City regulations would require a 42 foot right-of-way with 18 feet of driving surface, 2 foot curb and gutter on each side, 5 foot planter strip and 5 foot sidewalk on each side. Neither the applicant nor the aggregate of land owners can afford these improvements. Many of the existing houses and structures are located within the 42 feet of roadway required by the City code.

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The two existing dwellings are non-conforming only in regard to the City requirement for public access. Some lots that were created along the road date back to the early and mid-1950's predating the City Subdivision Regulations.

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As pointed out in 1(c) it would be necessary to improve 1,454 lineal feet of roadway to City standards, which is not financially feasible given the cost of the road improvements and the encroachments to the required 42 foot right-of-way by existing structures.

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(a) whether the property has been or could be used without variances for a different category or lesser intensity of use;

The intensity of use is not the issue, considering that the applicant could put 5 dwelling on the property and only two currently exist on the property. The applicant has chosen to limit the density to two dwelling units.

(b) consistency 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.

One of the policies of the General Plan is to encourage affordable housing. This property was affordable when the applicant bought it in 1996. Using local labor, the applicant was able to construct affordable dwellings on the property. There are similar situations in the historic area where dwelling access roadways not in conformance with the City code. This type of land use is part of Santa Fe's character.

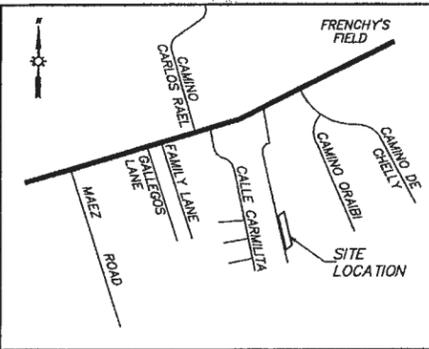
(5) The variance is not contrary to the public interest.

Granting of this variance does not harm the public since no additional burden is placed on the roadway. Neither the public is harmed nor the residents who currently access this roadway.

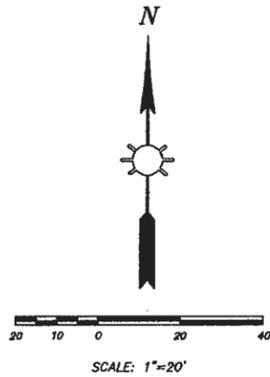
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**2400 AGUA FRIA VARIANCE AND LOT
SPLIT**

APPLICANT ATTACHMENTS

SUBDIVISION ATTACHMENTS



VICINITY MAP



LEGEND

- INDICATES POINTS FOUND AS NOTED
- INDICATES 1/2" REBAR W/CAP SET THIS SURVEY
- INDICATES CALCULATED POINT NOT SET
- INDICATES MANHOLE
- U — INDICATES UTILITY POLE W/OVERHEAD UTILITY LINES

REFERENCE AND BASIS OF BEARINGS:

BEARINGS AND DISTANCES IN PARENTHESIS FROM PLAT OF SURVEY BY CIPRIANO MARTINEZ, DATED OCTOBER 29, 1966, AND AMENDED MARCH 31, 1978, TITLED "PLAT OF SURVEY FOR LUIS MAES, WARD No.3, SANTA FE, NEW MEXICO" PROJECT No. 66E275-174.

PLAT OF SURVEY BY EDWARD YTUARTE, P.E.&L.S. No.8040, DATED SEPT. 1986, TITLED "REPLAT OF SURVEY FOR GENARO B. LOPEZ, SANTA FE, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON NOVEMBER 14, 1986, IN PLAT BOOK 168, PAGE 029.

WARRANTY DEED - LUIS TOMMY MAES TO ANDREW R. ROYBAL, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON MAY 9, 2000, IN BOOK 1296, PAGE 557.

NOTES:

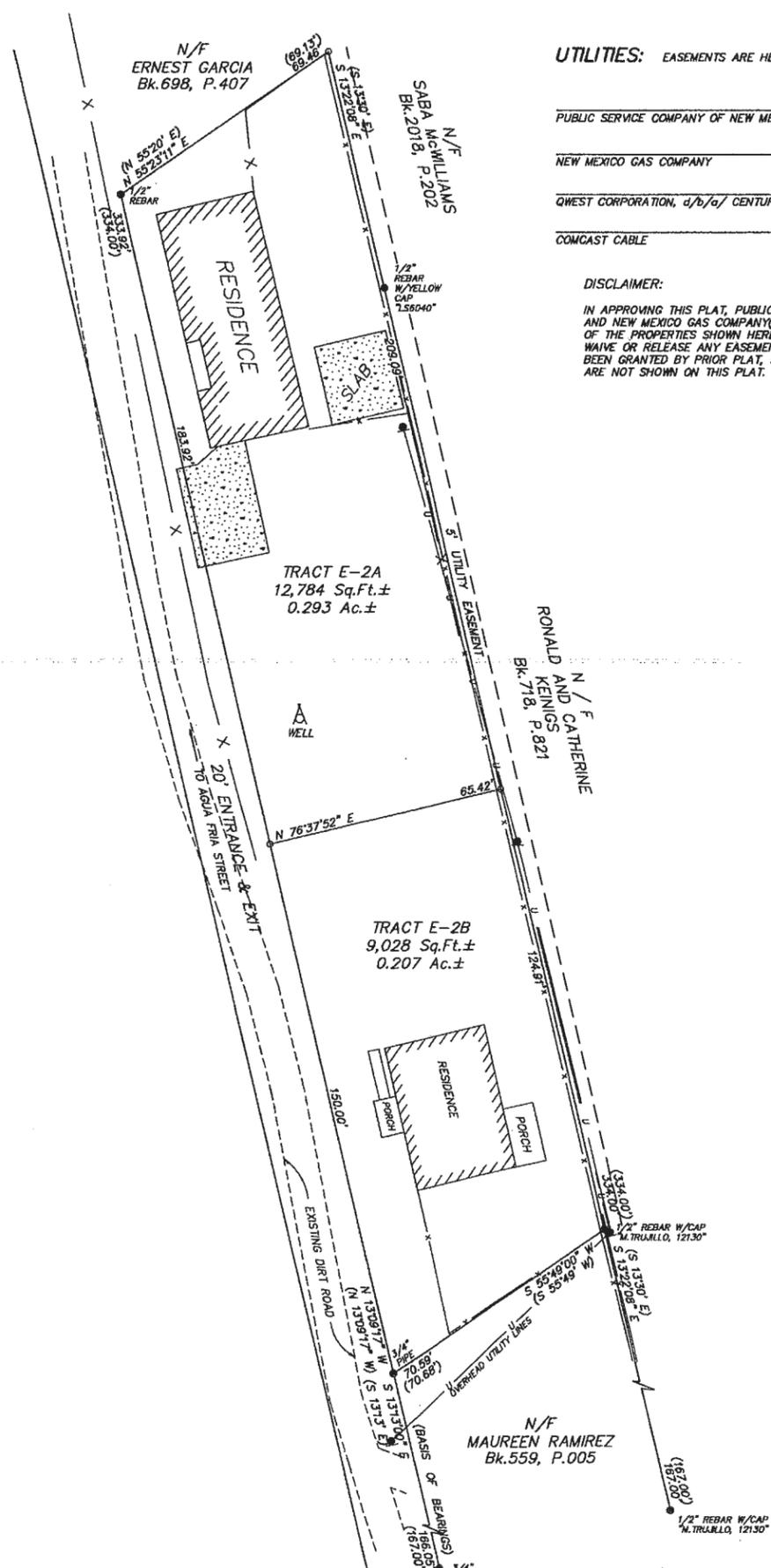
1. PROPERTY IDENTIFICATION MAP No.1-051-087-505-463 FOR THIS PROPERTY.
2. THESE PARCELS OF LAND ARE SUBJECT TO ALL EASEMENTS, COVENANTS AND RIGHTS OF RECORD.
3. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON AND WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE WAS FURNISHED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL OF LAND.

SURVEYOR'S CERTIFICATION

I, MICHAEL V. TRUJILLO, NEW MEXICO PROFESSIONAL SURVEYOR No. 12130, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL V. TRUJILLO, N.M.P.S. No.12130

DATE



UTILITIES: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
QUEST CORPORATION, d/b/a/ CENTURYLINK QC	DATE
COMCAST CABLE	DATE

DISCLAIMER:

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO(PNM) AND NEW MEXICO GAS COMPANY(NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER HAS CAUSED TO BE ADJUSTED, THE LANDS SHOWN HEREON. THIS LOT SPLIT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER. THIS PROPERTY LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES

ANDREW R. ROYBAL
 STATE OF NEW MEXICO }
 COUNTY OF SANTA FE } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 2014.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC

REVIEWED BY:

SUMMARY COMMITTEE CHAIR _____ DATE _____
 SUMMARY COMMITTEE SECRETARY _____ DATE _____
 SANTA FE COUNTY TREASURER _____ DATE _____
 CASE No. _____
 APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF _____

CITY OF SANTA FE NOTES AND CONDITIONS

- NO FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN PUBLIC SANITARY SEWER OR UTILITY EASEMENTS.
- 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.
- WASTEWATER UTILITY EXPANSION CHARGES FOR EACH LOT SHALL BE DUE TO THE CITY OF SANTA FE AT TIME BUILDING PERMIT APPLICATION.
- EACH LOT SHALL BE SERVED BY ITS OWN SEPARATE SEWER SERVICE LINE CONNECTED TO THE CITY PUBLIC SEWER SYSTEM.
- ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN A 10% GRADE THROUGHOUT AND MAINTAIN 20' MIN. WIDTH.
- FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20 FEET WIDTH TO ANY NEW CONSTRUCTION.
- SHALL MEET DRIVEWAY REQUIREMENTS AS PER IFC.
- FIRE DEPARTMENT SHALL HAVE MINIMUM 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
- SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
- MUST BRING REFUSE AND OR RECYCLING TO A STREET THAT IS CURRENTLY BEING SERVED BY THE CITY OF SANTA FE SOLID WASTE DIVISION.

COUNTY OF SANTA FE }
 STATE OF NEW MEXICO } SS
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M., AND WAS DULY RECORDED IN BOOK _____ PAGE _____ OF THE RECORDS OF SANTA FE COUNTY

WITNESS MY HAND AND SEAL OF OFFICE
 GERALDINE SALAZAR
 COUNTY CLERK, SANTA FE COUNTY, NM
 _____ DEPUTY

CASE# 2015-27
 2015-28

INDEXING INFORMATION FOR COUNTY CLERK

ASSOCIATED SURVEYS MICHAEL V. TRUJILLO N.M.P.S. No.12130	SECTION(s) 33 (PROJECTED)	LOT SPLIT FOR ANDREW ROYBAL	SCALE 1" = 20'
	TOWNSHIP T. 17 N.		DATE DEC. 20, 2014
1120 CAMINO CONSUELO SANTA FE, NEW MEXICO 87507 PH. 424-1395	RANGE R. 9 E.	TRACT E-2 "PLAT OF SURVEY FOR LUIS MAES" 2400A AGUA FRIA STREET SANTA FE, NEW MEXICO	DRAWN-BY M.V.T.
	GRANT SANTA FE N.M.P.M.		CHECKED-BY M.V.T.
			PROJECT No. M96-73A L-192

2400 Agua Fria - Variance & Lot Split