



## Agenda

DATE 6/19/14 TIME 11:20a

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**SUMMARY COMMITTEE**  
**Thursday, July 10, 2014 - 11:00 am**  
**City Council Chambers**  
**City Hall 1<sup>st</sup> Floor - 200 Lincoln Avenue**

- A. **ROLL CALL**
- B. **APPROVAL OF AGENDA**
- C. **APPROVAL OF MINUTES** – May 15, 2014
- D. **OLD BUSINESS**
- E. **NEW BUSINESS**

1. **Case #2014-39.** **1 Ruta Sin Nombre Lot Split.** Morris Apodaca, A-Z Surveying, Inc., agent for Catherine Elizabeth Smith, requests plat approval to divide approximately 2.48 acres into two residential lots. Located in the future Annexation Area, the property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)
2. **Case #2014-40.** **8 Calle Bonita Lot Split.** Morris Apodaca, A-Z Surveying, Inc., agent for Bonita Ann Berry Smith, requests plat approval to divide approximately 2.48 acres into two residential lots. Located in the future Annexation Area, the property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)
3. **Case #2014-48.** **2201 Rancho Siringo Road Lot Split.** Lorenzo E. Dominguez, East Mountain Surveying Co., agent for James W. Baumbach, requests plat approval to divide approximately 1.00 acres into two residential lots. The property is zoned R-2 (Residential-2 dwelling units per acre). (William Lamboy, Case Manager)
4. **Case #2014-49.** **Avenida Rincon/Zócalo Lot Split.** JenkinsGavin Design & Development, Inc., agent for Rincon Investments LLC and Zócalo Condominium Owners Association, requests plat approval to divide approximately 46.43 acres into two tracts. The property is zoned PRC (Planned Residential Community). (William Lamboy, Case Manager)
5. **Case #2014-52.** **1505½ Agua Fria Lot Split & Lot Line Adjustment.** Anna Rodriguez, Rodriguez Family Trust, requests a lot line adjustment and plat approval to divide approximately 0.56 acres into two residential lots. The property is zoned R-5 (Residential-5 dwelling units per acre). (William Lamboy, Case Manager)

**F. STAFF COMMUNICATIONS**  
**G. MATTERS FROM THE COMMITTEE**  
**H. ADJOURNMENT**

**NOTES:**

- 1) Procedures in front of the Summary Committee are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from postponement by a motion and vote of the Summary Committee.
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Summary Committee meeting. This agenda is subject to change at the discretion of the Summary Committee.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

**\*Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

**SUMMARY INDEX  
CITY OF SANTA FÉ  
SUMMARY COMMITTEE  
July 10, 2014**

<b>ITEM</b>	<b>ACTION</b>	<b>PAGES</b>
ROLL CALL	Quorum1	
APPROVAL OF AGENDA	Approved as amended	1
APPROVAL OF MINUTES - May 15, 2014	Approved as amended	1
OLD BUSINESS	None	1-2
NEW BUSINESS		
1. <u>Case #2014-39</u> 1 Ruta Sin Nombre Lot Split	Approved with conditions	2-4
2. <u>Case #2014-40</u> 8 Calle Bonita Lot Split	Withdrawn	4
3. <u>Case #2014-48</u> 2201 Rancho Siringo Road Lot Split	Approved with conditions	4-5
4. <u>Case #2014-49</u> Avenida Rincon/Zócalo Lot Split	Approved with conditions	5-7
5. <u>Case #2014-52</u> 1505½ Agua Fria Lot Split & Lot Line Adjustment	Approved with conditions	7-8
STAFF COMMUNICATIONS	None	8
MATTERS FROM THE COMMITTEE	None	8
ADJOURNMENT	Adjourned at 12:03 p.m.	8-9

**MINUTES OF THE MEETING  
OF THE CITY OF SANTA FÉ  
SUMMARY COMMITTEE  
July 10, 2014**

A regular meeting of the City of Santa Fé Summary Committee was called to order by Michael Harris, Chair, on July 10, 2014 at approximately 11:00 a.m. in the City Council Chambers, City Hall, Santa Fé, New Mexico.

**A. ROLL CALL**

**MEMBERS PRESENT:**

Michael Harris, Chair  
Lawrence Ortiz  
John Padilla

**OTHERS PRESENT:**

Zachary Shandler, Assistant City Attorney  
Tamara Baer, Current Planning Division Manager  
William Lamboy, Land Use Senior Planner  
Zach Thomas, Land Use Senior Planner  
Mr. Carl Boaz, Stenographer

There was a quorum of the membership in attendance for the conducting of official business.

**B. APPROVAL OF AGENDA**

Ms. Baer reported that Case #2014-40, 8 Calle Bonita Lot Split, was withdrawn.

**Commissioner Ortiz moved to approve the agenda as amended with Case #2014-40 withdrawn. Commissioner Padilla seconded the motion and it passed by unanimous voice vote.**

**C. APPROVAL OF MINUTES – May 15, 2014**

Chair Harris requested one correction on page 2 where it should say May 15, not May 1.

**Commissioner Padilla moved to approve the minutes of May 15, 2014 as amended. Chair Harris seconded the motion and it passed by unanimous voice vote.**

**D. OLD BUSINESS**

There was no old business.

## **E. NEW BUSINESS**

1. **Case #2014-39. 1 Ruta Sin Nombre Lot Split.** Morris Apodaca, A-Z Surveying, Inc., agent for Catherine Elizabeth Smith, requests plat approval to divide approximately 2.48 acres into two residential lots. Located in the future Annexation Area, the property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

A memorandum prepared May 21, 2014, for the June 5, 2014 Meeting [July 10, 2014] with attachments to the Summary Committee, from William Lamboy, Senior Planner, Current Planning division, is incorporated herewith to these minutes as Exhibit #1.

### **Staff Report**

The staff report was presented by Ms. Baer, Current Planning Division Manager which is contained in Exhibit #1. Please see Exhibit #1 for specifics of this presentation.

Ms. Baer presented a new Condition of Approval to increase the access easement from 16.5 feet to 19 feet so that a 38 foot total right-of-way could ultimately be acquired when adjacent property gets developed.

### **Recommendation**

The Land Use Department recommended approval with the Conditions of Approval as outline in the Staff Report as well as the additional Condition presented verbally to the Committee.

### **Public Hearing**

**Mr. Morris Apodaca, agent for the owner, was sworn.** Mr. Apodaca stated that they were in agreement with all Conditions of Approval.

Commissioner Padilla noted a correction to Condition #4 and clarified the intent of the requirement for a 19 foot easement.

Commissioner Ortiz questioned the adequacy of the drainage plan on the unimproved road and noted the misspelling of Santa Fe on the Plat.

Chair Harris noted an inconsistent spelling of the applicant's name on the Plat and requested the correct spelling be used on all sheets of the Plat. He further stated that the request was "not for a simple lot split," and questioned what the total impact would be with future lots splits in the area.

Mr. Apodaca stated that he didn't know what the total impact would be.

Chair Harris said he was less concerned by the total number of lots but rather with safety and adequate

drainage on the unimproved roads and ultimately wanted more road improvements.

Mr. Apodaca said he just received the staff report yesterday because it was sent late. He said the lot split was not circumventing the Subdivision Act.

Commissioner Ortiz asked if it was feasible to form a Home Owners' Association to maintain the road.

Commissioner Padilla asked if there were four lots to the east to be developed. He also asked if the road was dirt or unimproved there. He said with the concern about safety, if it was possible to have property owners to the south improve the road.

Ms. Baer said there was the ability to get road improvements from other property owners without entitlement requests.

Chair Harris proposed a condition that at the time of building permit for the two new lots that Ruta sin Nombre be improved as a full street to City standards.

Ms. Baer was not sure the Summary Committee could require off-site improvements for the 19 foot easement that would be on the adjacent property.

Chair Harris said he was still interested in adding that condition of approval.

Mr. Apodaca said he did not want that condition imposed.

Chair Harris said he still wanted assurance that the road improvements would be constructed. He proposed a revised condition that the half road section within the 19 foot easement be constructed to City standards at the time of building permit.

Commissioner Ortiz asked for clarification of the proposed condition and Commissioner Padilla stated that he supported the proposed condition.

**Ms. Bonita Smith, Property Owner, was sworn.** Ms. Smith gave a history of the property, explaining that her mother began transferring portions of the property to the rest of the family in 1999.

Chair Harris asked Ms. Smith if she agreed with the proposed condition of approval.

Ms. Smith said she believed the condition was reasonable.

There were no other speakers from the public regarding this case and Chair Harris closed the public hearing.

#### **Action of the Summary Committee**

**Commissioner Ortiz moved to approve Case #2014-39, 1 Ruta Sin Nombre Lot Split and with**

**conditions of approval recommended by staff and the condition of approval by Chair Harris. Commissioner Padilla seconded the motion and it passed by unanimous voice vote.**

2. **Case #2014-40. 8 Calle Bonita Lot Split.** Morris Apodaca, A-Z Surveying, Inc., agent for Bonita Ann Berry Smith, requests plat approval to divide approximately 2.48 acres into two residential lots. Located in the future Annexation Area, the property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

This case was withdrawn from the agenda under Approval of Agenda.

3. **Case #2014-48. 22-1 Rancho Siringo Road Lot Split.** Lorenzo E. Dominguez, East Mountain Surveying Co., agent for James W. Baumbach, requests plat approval to divide approximately 1.00 acres into two residential lots. The property is zoned R-2 (Residential-2 dwelling units per acre). (William Lamboy, Case Manager)

A memorandum prepared June 21, 2014, for the July 10, 2014 Meeting with attachments to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit #2.

### **Staff Report**

The staff report was presented by Mr. Lamboy, Senior Planner, Current Planning Division which is contained in Exhibit #2. Please see Exhibit #2 for specifics of this presentation.

### **Recommendation**

The Land Use Department recommended approval with the Conditions of Approval as outlined in the Staff Report.

### **Public Hearing**

**Lorenzo E. Dominguez, agent for the owner, was sworn.** Mr. Dominguez stated that the property had been cleaned up and that the unit on the property had been connected to sewer and water city utilities.

Chair Harris acknowledged the clean-up of the property.

**Mary Schruben, neighboring property owner, was sworn.** Ms. Schruben stated that she was in full support of the lot split and was very happy someone had purchased and cleaned up the property.

There were no other speakers from the public regarding this case and Chair Harris closed the public hearing.

Commissioner Padilla thanked the owner for cleaning the property.

Chair Harris acknowledged the work done on the property and said it was good that it was cleaned.

### **Action of the Summary Committee**

Commissioner Ortiz moved to approve **Case 2014-48, 2201 Rancho Siringo Road Lot Split with conditions as recommended by staff in the report. Commissioner Padilla seconded the motion and it passed by unanimous voice vote.**

4. **Case #2014-49. Avenida Rincon/Zócalo Lot Split.** JenkinsGavin Design & Development, Inc., agent for Rincon Investments LLC and Zócalo Condominium Owners Association, requests plat approval to divide approximately 46.43 acres into two tracts. The property is zoned PRC (Planned Residential Community). (William Lamboy, Case Manager)

A memorandum prepared June 21, 2014, for the July 10, 2014 Meeting with attachments to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit #3.

### **Staff Report**

The staff report was presented by Mr. Lamboy, Senior Planner, Current Planning Division which is contained in Exhibit #3. Please see Exhibit #3 for specifics of this presentation.

### **Recommendation**

The Land Use Department recommended approval with the Conditions of Approval as outlined in the Staff Report.

### **Presentation of the Applicant**

**Ms. Jennifer Jenkins, JenkinsGavin Design & Development, Inc., agent for Titan Development and Zócalo Condominium Owners Association was sworn.**

She explained that Titan Development acquired the remaining development rights of the Zócalo project and included the second half of phase 4. Part of Phase 4 was developed and a portion was not. They would be breaking ground for Phase 4 B later this summer. They also acquired development rights for Phase 5 to be developed later.

Units in Phase 4-B would be rented pending improvement in the market. Fannie May had strict provisions governing condominiums so the best way was to do a simple lot split so that Phase 4-B would be on its own tract of land. These tracts were still part of Zócalo and still subject to the development plan that governed the development of this property as well as covenants and design standards.

Copies of a number of letters of support are incorporated herewith to these minutes as Exhibit #4.



## **Public Hearing**

**Ms. Elizabeth Versace, 608 Avenida Villa Hermosa, Unit #206 was sworn.** She lived across the street from the proposed construction and was in Phase 4. They had been in living in a part of Zócalo that was unfinished for years and were looking forward for it to be finished. She was apprehensive about rentals since it was difficult to get conventional loans from Fannie May with a high percentage of rentals. She and other residents wanted to make sure that issue was settled before building and they were thrilled with the result with the lot split solution. She was in favor of the lot split as were many other residents so they could get on with their lives there.

**Ms. Frances Parker, 787 Camina Francisca and Chair of the Santa Fe Estates Neighborhood Association was sworn.** She just wanted to voice her concern that the new developers would still honor the discussions they had with the old developers that everything facing the arroyo would be brown in accord with the rest of the neighborhood as the houses facing Zócalo were. The original part was 3 stories all in reds and browns.

She related that in their discussions with Zócalo developers, they agreed to make the center section 1 and 2 story structures in browns. She wanted to make sure the new developer would honor that agreement to have lower stories and browns along the arroyo.

There were no other speakers from the public regarding this case and Chair Harris closed the public hearing.

Chair Harris asked Ms. Jenkins to respond to the concerns expressed by the residents.

Ms. Jenkins said she had been aware of the color schemes on the arroyo and requested permission to confer with her client first before responding.

**Mr. Josh Rogers, Project Manager for Titan Development was sworn.** He stated that Titan Development would follow the same conditions as in Phase 2 which was along the arroyo and the colors that face Santa Fe Estates of brown. The brighter colors would be on the interior and would not face Santa Fe Estates.

Chair Harris asked if that was documented somewhere.

Mr. Rogers said they had an approved permit from the City already. The drawings were submitted to the City approved and those colors were on those drawings.

Chair Harris understood, then, that all of the concerns on the colors with browns on the exterior were in the building permit package that was submitted and reviewed by the City.

Mr. Rogers agreed and said it has been approved.

Chair Harris encouraged Mr. Rogers to meet with the representatives from Santa Fe Estates and

assure them that would happen.

Mr. Rogers said he gave them his card and met with Ms. Parker this morning.

Commissioner Ortiz addressed Ms. Jenkins with reference to the memorandum from Stan Holland regarding the statement in #2 that the sewer line serving Tract 8B and proposed Tract 8B-1 had not been accepted by the Wastewater Division for permanent maintenance and ownership by the City. He asked what the current status was.

Ms. Jenkins said the "as built"s were prepared and transmitted and they had all kinds of documentation. Everyone at the City searched for them but couldn't find them. So they were now redoing them and they were almost done. The surveyor did his part and the civil engineer was finishing up so they would resubmit them in the next week or two. It was plenty of time before this plat would be recorded.

Commissioner Padilla said the plat had a tract 8-B and a tract 8B-2. He asked if they were proposing Phase 4B for this project.

Ms. Jenkins said Tract 4B was the 5.9 acre tract they were creating.

Commissioner Padilla asked if that was identified as Tract 8B-2. Ms. Jenkins agreed.

#### **Action of the Summary Committee**

**Commissioner Padilla moved to approve Case #2014-49, Avenida Rincon/Zócalo Lot Split with conditions of approval as outlined in the staff report. Commissioner Ortiz seconded the motion and it passed by unanimous voice vote.**

- 5. Case #204-52. 1505½ Agua Fria Lot Split & Lot Line Adjustment.** Anna Rodriguez, Rodriguez Family Trust, requests a lot line adjustment and plat approval to divide approximately 0.56 acres into two residential lots. The property is zoned R-5 (Residential-5 dwelling units per acre). (William Lamboy, Case Manager)

A memorandum prepared June 21, 2014, for the July 10, 2014 Meeting with attachments to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit #4.

#### **Staff Report**

The staff report was presented by Mr. Lamboy, Senior Planner, Current Planning Division which is contained in Exhibit #4. Please see Exhibit #4 for specifics of this presentation.

#### **Recommendation**

The Land Use Department recommended approval with the Conditions of Approval as outlined in the

Staff Report.

**Presentation by the Applicant**

**Anna Rodriguez, owner at 1505½ Agua Fria was sworn.** She stated that she had to say was that they were all in agreement with this lot split. She resided in one home and on the other home, her sister and mother lived.

Chair Harris noted there were not many conditions - just adding a signature line and Mr. Morris would take care of that for them. It was very straightforward.

Mr. Morris had nothing to add.

**Public Hearing**

There were no speakers from the public regarding this case and Chair Harris closed the public hearing.

Chair Harris said regarding the curb cut on Agua Fria that he saw the easement had been dedicated to the City and thought everything was fine.

There were no questions from the Summary Committee.

**Action of the Summary Committee**

**Commissioner Ortiz moved to approve Case #2014-52, 1505½ Agua Fria Lot Split & Lot Line Adjustment with conditions of approval as outlined in the report. Commissioner Padilla seconded the motion and it passed by unanimous voice vote.**

**F. STAFF COMMUNICATIONS**

There were no staff communications.

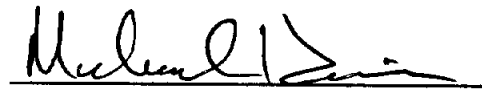
**G. MATTERS FROM THE COMMITTEE**

There were no matters from the Committee.

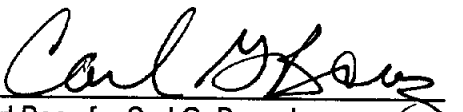
**H. ADJOURNMENT**

The meeting was adjourned at 12:03 p.m.

Approved by:

  
Michael Harris, Chair

Submitted by:

  
Carl Boaz for Carl G. Boaz, Inc.

# City of Santa Fe, New Mexico

# memo

**DATE:** May 21, 2014, for the June 5, 2014 Meeting

**TO:** Summary Committee

**VIA:** Matthew S. O'Reilly, P.E., Director, Land Use Department *MSO*  
Tamara Baer, ASLA, Planning Manager, Current Planning Division *TB*

**FROM:** William Lamboy, AICP, Senior Planner, Current Planning Division *W.L.*

## 1 RUTA SIN NOMBRE LOT SPLIT

**Case #2014-39.** 1 Ruta Sin Nombre Lot Split. Morris Apodaca, A-Z Surveying, Inc., agent for Bonita Ann Berry Smith, requests plat approval to divide approximately 2.50 acres into two residential lots. Located in the Annexation Area, the property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager).

## RECOMMENDATION

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

## BACKGROUND & SUMMARY

The proposed land division would create two lots: Lot 1, 1 Ruta Sin Nombre, containing approximately 1.24 acres; and Lot 2, 3 Calle Sin Nombre, 1.24 acres. Both lots are undeveloped.

The property located off Paseo Nopal in the Phase 3 Annexation area, and is accessed directly from Ruta Sin Nombre, a private, unimproved roadway. The property is not accessible to City utilities. Prior to any new construction on the lot, the owner will be required to obtain a septic system permit from the State of New Mexico Environment Department. Prior to any new construction the owner shall obtain a well permit from the New Mexico State Engineer.

## **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. Clearly label "New Lot Line" on the plat.

## **ATTACHMENTS:**

### **EXHIBIT A: City Staff Memoranda**

1. Fire Marshall Memorandum, Reynaldo Gonzales
2. Waste Water Division Engineer Memorandum, Stan Holland

### **EXHIBIT B: Maps**

1. Aerial View
2. Current Plat

### **EXHIBIT C: Applicant Materials**

1. Letter of Application

### **EXHIBIT D: Photographs**

**City of Santa Fe, New Mexico**

# **Exhibit A**


**City Staff Memoranda**

# City of Santa Fe, New Mexico

## memo

**DATE:** May 13, 2014

**TO:** William Lamboy, Case Manager

**FROM:** Reynaldo Gonzales, Fire Marshal 

**SUBJECT:** Case #2014-39 1 Ruta Sin Nombre 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 these requirements must be met:**

1. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.
2. Fire Department Access shall not be less than 20 feet width to any new construction.
3. Shall meet driveway requirements as per IFC.
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 or install an automatic sprinkler system.



# City of Santa Fe, New Mexico

# memo

**DATE:** May 5, 2014  
**TO:** William Lamboy, Case Manager  
**FROM:** Stan Holland, Engineer, Wastewater Division  
**SUBJECT:** Case #2014-39 1 Ruta Sin Nombre Lot Split

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**The subject property is not accessible 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.**

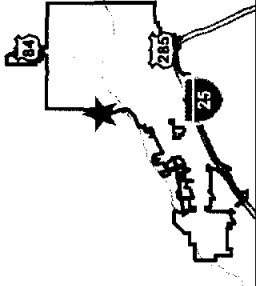
**The Applicant shall add the following note to the plat:**

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, New Mexico**

# **Exhibit B**

**Maps**



**✓ City Limits**

+ Address Points

## Wastewater Collection Pipelines

## Water Pipe Distribution

## Parcels

### Airport Clear Zones

## Santa Fe River

**FEMA Floodplain December 4,  
2012 (100 yr)**

## Zoning

☐ **RR Rural Residential**

☐ R1, (PUD) Single-Family 1dw/ac.

☐ R2, (DT), (PUD), (AC) Single - Family  
2dw/ac

R3, (PUD) Single - Family 3du/ac

☐ R4 Single - Family 4du/ac

☐ R5, (DT), (PUO), (AC), R6 Single -  
Family 5-6du/ac

**R7 (I), (PUD), RA Single - Family 7-2du/2c**

RC5, RC5AC Compound 5du/ac

RCB, RCAC Compound Sdu/ac

R10, (PUD) Multiple - Family 10du/ac

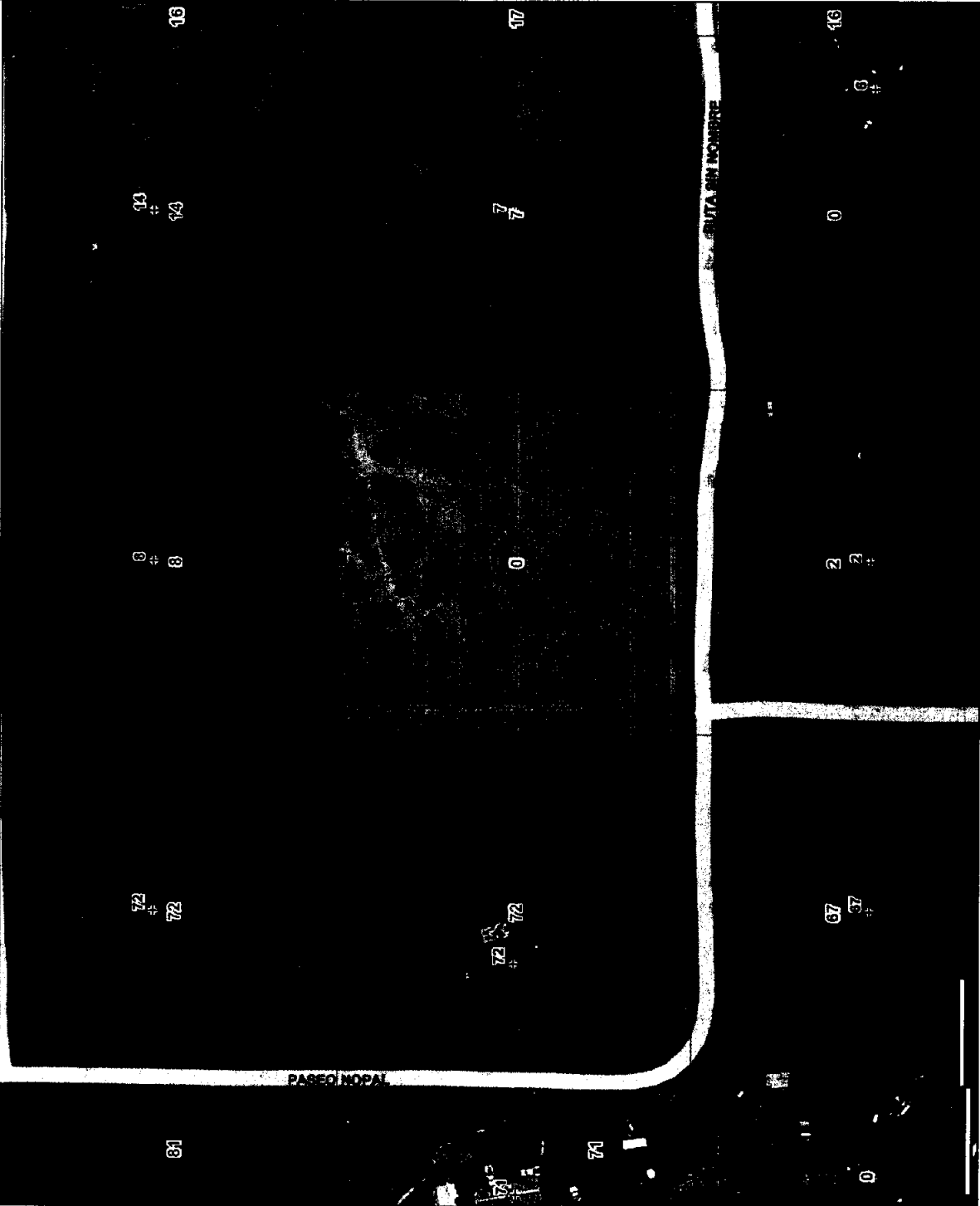


**Scale: 1:1,700**

**Map center: 1717848, 1706203**



# 1 Ruta Sin Nombre - 2011 Aerial



### Legend

- City Limits
- Address Points
- Wastewater Collection Pipelines
- Water Pipe Distribution
- Parcels
- Airport Clear Zones
- Santa Fe River
- FEMA Floodplain December 4, 2012 (100 yr)
- Major Roads and Highways
- Other Roads and Streets
- 2011 Aerial Photography - 1 foot resolution

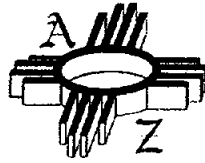
Scale: 1:1,700

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**

# **Exhibit C**

**Applicant Materials**



**A - Z SURVEYING INC.**  
PROFESSIONAL LAND SURVEYORS

April 2, 2014


Mr. William Lamboy  
Land Use Senior Planner  
City of Santa Fe  
P.O. Box 909  
Santa Fe, New Mexico

RE: A-Z Surveying, Inc. Project No. L13-023, Lot Split for Catherine Elizabeth Smith, ET.AL.,  
No. 1, Ruta Sin Nombre, Santa Fe, New Mexico. (Lot 74, Sec. 21, T174N, R9E, N.M.P.M.)

Dear Mr. Lamboy;

We are submitting for your review, three (3) prints, one electronic copy in pdf form,  
three copies of the plat as well as a check for \$280.00 and Summary Committee  
Lot Split application.

We are requesting that we placed on the agenda for the Next Summary Committee meeting.

  
Morris Apodaca  
President  
A-Z Surveying Inc.

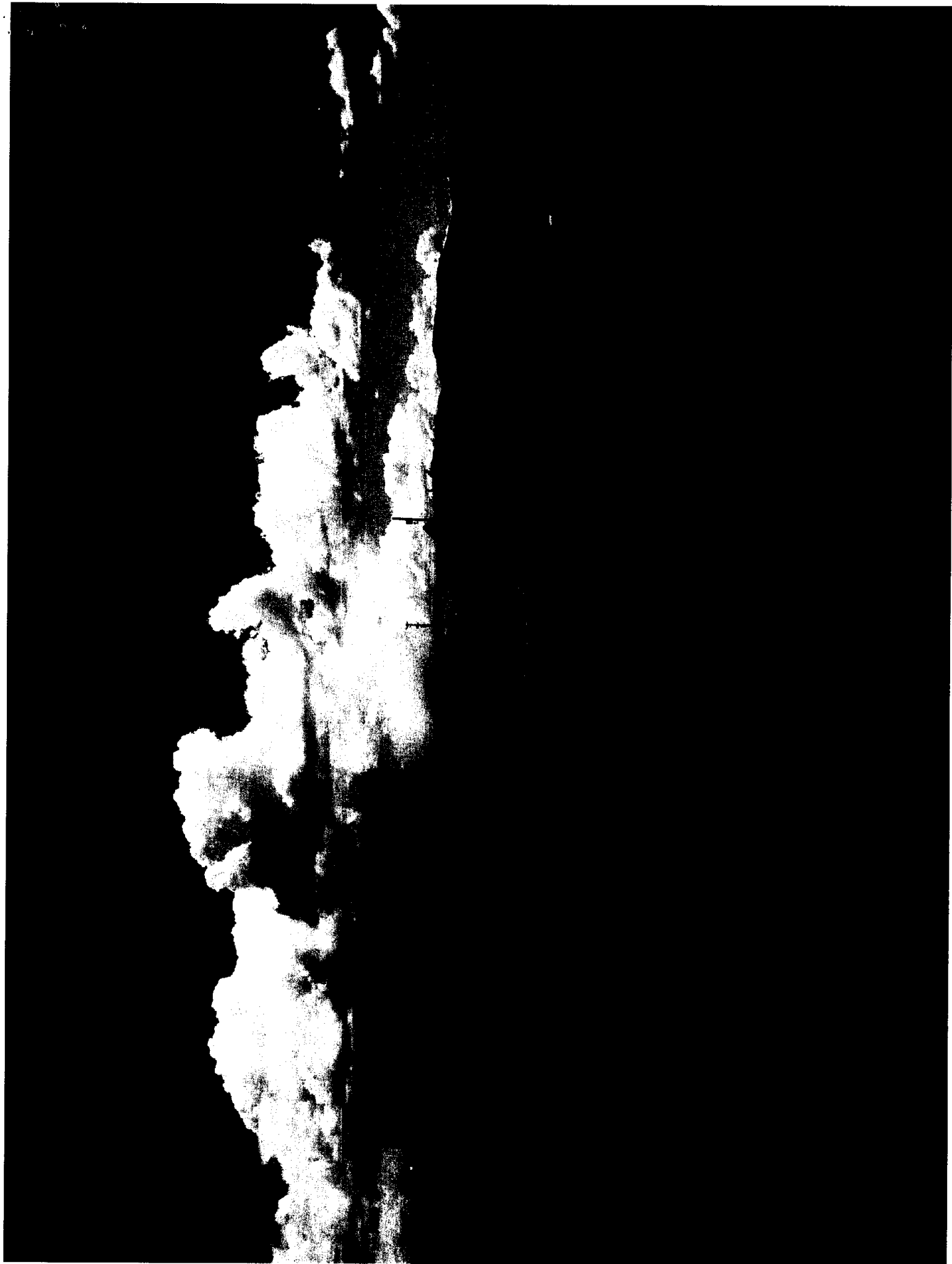
(505) 471-3366

E-Mail [A\\_Zsurveying/inc@yahoo.com](mailto:A_Zsurveying/inc@yahoo.com)

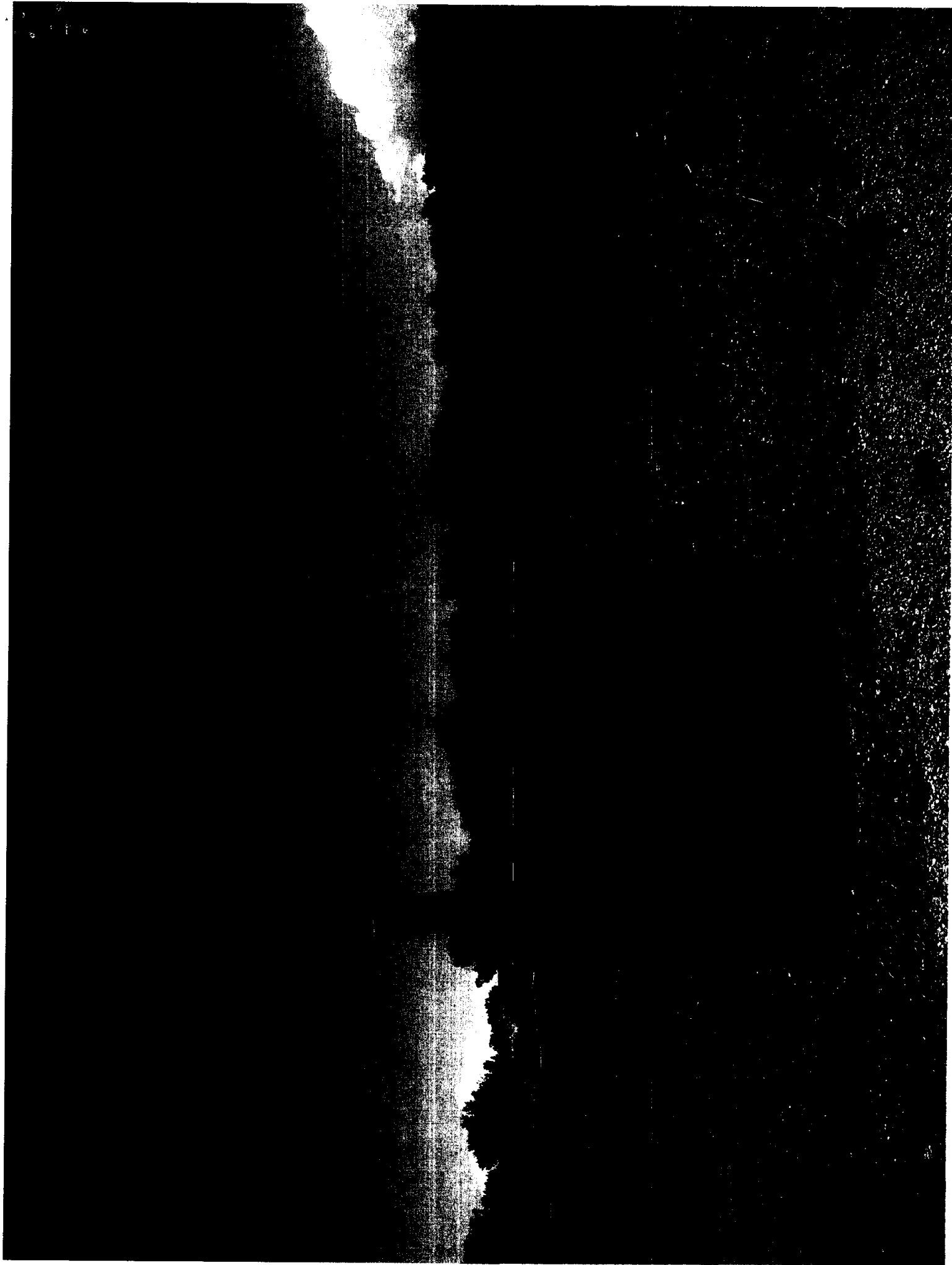
**City of Santa Fe, New Mexico**

# **Exhibit D**

**Photographs**







# City of Santa Fe, New Mexico

# memo

**DATE:** June 21, 2014, for the July 10, 2014 Meeting

**TO:** Summary Committee

**VIA:** Matthew S. O'Reilly, P.E., Director, Land Use Department   
Tamara Baer, ASLA, Planning Manager, Current Planning Division 

**FROM:** William Lamboy, AICP, Senior Planner, Current Planning Division 

## **2201 RANCHO SIRINGO ROAD LOT SPLIT**

**Case #2014-48. 2201 Rancho Siringo Road Lot Split.** Lorenzo E. Dominguez, East Mountain Surveying Co., agent for James W. Baumbach, requests plat approval to divide approximately 1.0 acres into two residential lots. The property is zoned R-2 (Residential-2 dwelling units per acre). (William Lamboy, 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-2 (Residential-2 dwelling units per acre). The proposed land division would create two tracts: Tract 2-A, 2195 Rancho Siringo Road, containing approximately 0.50 acres; and Tract 2-B, 2201 Rancho Siringo Road, 0.50 acres. Tract 2-A is undeveloped. Tract 2-B accommodates a single family residence.

The property is accessed directly from Rancho Siringo Road, a public, City maintained roadway, and is accessible to City water and waste water. Connection to City utilities is required.

In the past, weeds, dirt and trash have been allowed to accumulate and encroach

upon the public sidewalk, forcing pedestrians to walk on the street. As a condition of approval, the property owner is required to clear all plants, weeds, debris and trash from the sidewalk and restore it to a safe, clean, walkable state along the length of the property.

## **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. Prior to plat recordation, shall clear out all plants, debris and trash from the sidewalk and restore sidewalk to a safe, clean, walkable state along the length of the entire property.

## **ATTACHMENTS:**

### **EXHIBIT A: City Staff Memoranda**

1. Fire Marshal Memorandum, Rey Gonzales
2. Waste Water Division Engineer Memorandum, Stan Holland

### **EXHIBIT B: Maps**

1. Zoning
2. Aerial View

### **EXHIBIT C: Applicant Materials**

1. Letter of Application

### **EXHIBIT D: Photographs**

**City of Santa Fe, New Mexico**

# **Exhibit A**

**City Staff Memoranda**

# City of Santa Fe, New Mexico

## memo

**DATE:** June 5, 2014

**TO:** William Lamboy , Case Manager

**FROM:** Reynaldo Gonzales, Fire Marshal 

**SUBJECT:** Case #2014-48 2201 Rancho Siringo Road 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 these requirements must be met:**

1. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.
2. Fire Department Access shall not be less than 20 feet width to any new construction.
3. Shall meet driveway requirements as per IFC.
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 or install an automatic sprinkler system.

# City of Santa Fe, New Mexico

# memo

**DATE:** June 11, 2014  
**TO:** William Lamboy, Case Manager  
**FROM:** Stan Holland, Engineer, Wastewater Division  
**SUBJECT:** Case #2014-48 – 2201 Rancho Siringo Lot Split

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The subject properties are accessible to the City sanitary sewer system.

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

1. Wastewater Utility Expansion Charges shall be paid at the time of building permit application

**City of Santa Fe, New Mexico**

# **Exhibit B**

**Maps**



## ■ Airport Clear Zones

## Zoning

☐ R1, (PUD) Single- Family 1dw/ac.

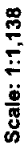
**R3. (PUB) Single - Family 3dw/ac**

**Family 5-6dw/ac**

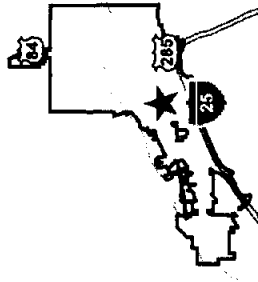
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R29. (PLUT) (AC) Multitools - Family


**MHP Mobile Home Park**





### Legend

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



**Scale: 1:1,138**



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**City of Santa Fe, New Mexico**

# **Exhibit C**

**Applicant Materials**

EAST MOUNTAIN SURVEYING CO.

P.O. BOX 1607  
MORIARTY, NM 87035  
(505) 832-1731

May 26, 2014

**William Lamboy**  
**City of Santa Fe**  
**200 Lincoln Ave.**  
**PO Box 909**  
**Santa Fe, NM 87504**

Dear Mr. Lamboy,

On behalf of my client, James Baumbach, I am herewith submitting a request for a Lot Split to be heard at the meeting of the Summary Committee scheduled for July 10, 2014.

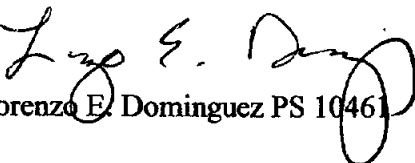
Please find attached the following:

1. Copy of the previous survey.
2. Copy of Warranty Deed
3. Copy of Development Review Application
4. 2 copies of the proposed Lot Split

The property is located at 2201 Rancho Siringo Rd. and is Zoning R-2.  
This request is to divide 1 Acre into two ½ Acre tracts of land.

If you have any questions or concerns I can be reached at 505-450-2097.

Respectfully,

  
Lorenzo E. Dominguez PS 10461

**City of Santa Fe, New Mexico**

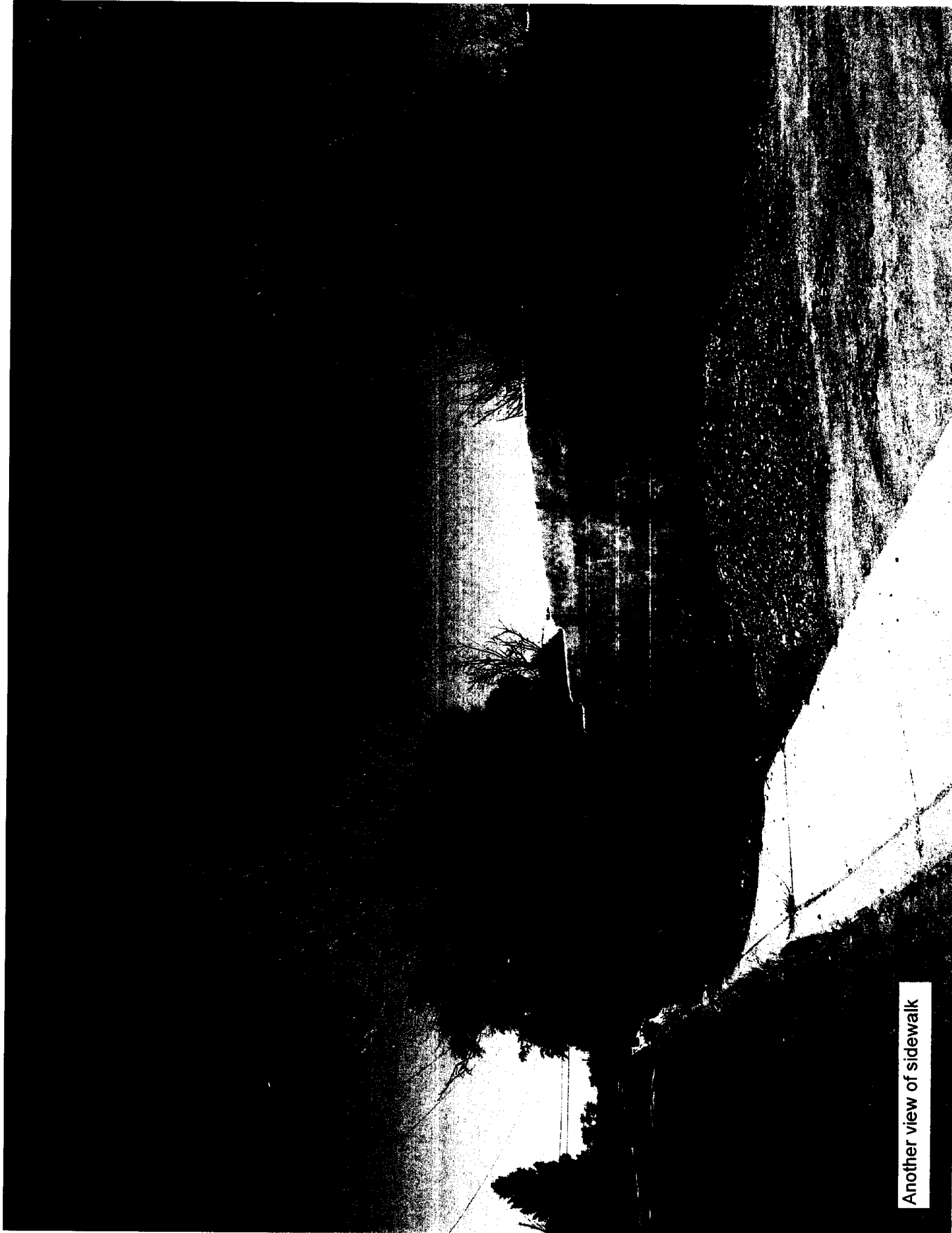
# **Exhibit D**

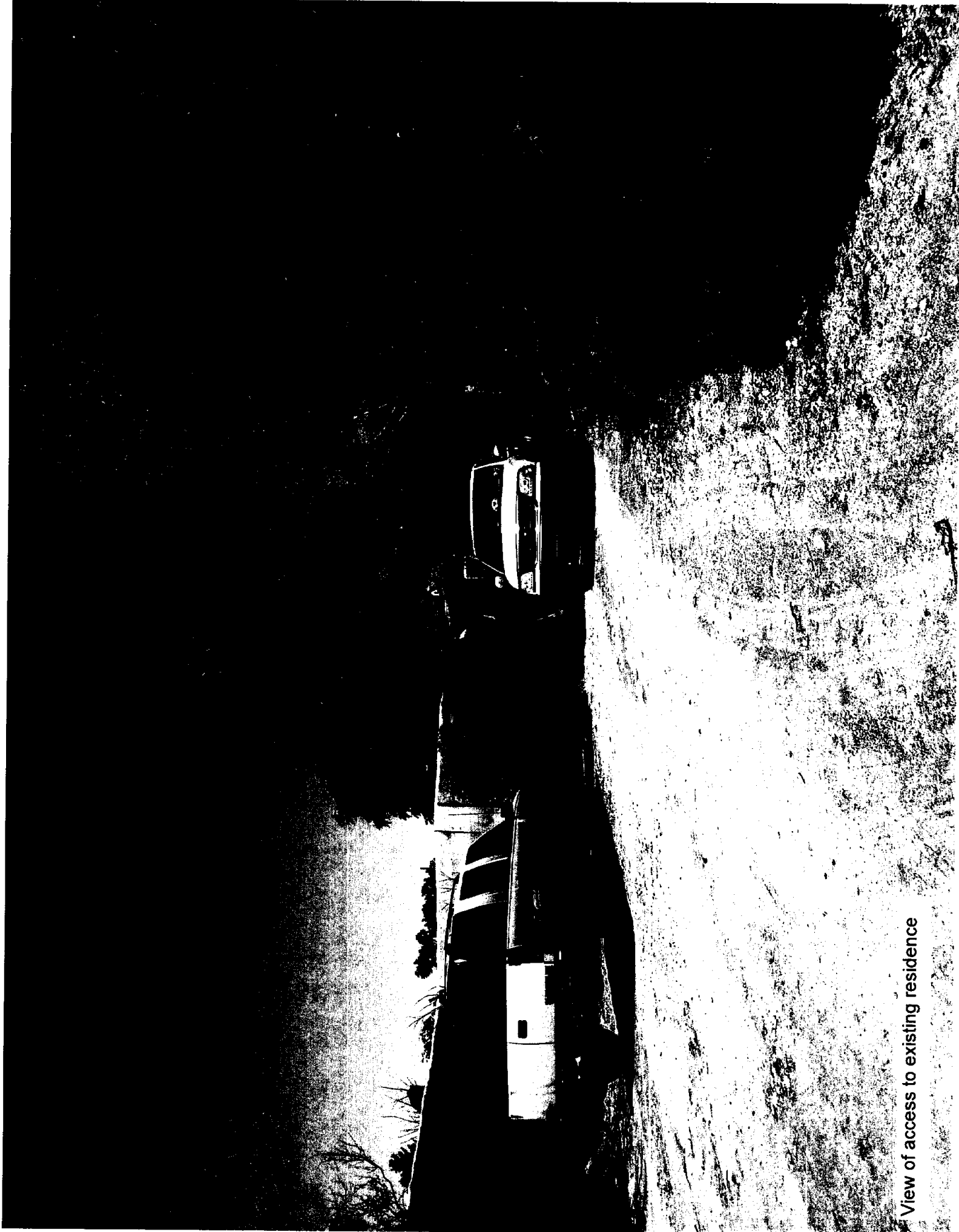
**Photographs**

View of sidewalk blocked by overgrowth & debris



Another view of sidewalk





View of access to existing residence

View of access to new lot





# City of Santa Fe, New Mexico

# memo

**DATE:** June 21, 2014, for the July 10, 2014 Meeting

**TO:** Summary Committee

**VIA:** Matthew S. O'Reilly, P.E., Director, Land Use Department *MSO*  
Tamara Baer, ASLA, Planning Manager, Current Planning Division *TB*

**FROM:** William Lamboy, AICP, Senior Planner, Current Planning Division *W.L.*

## **AVENIDA RINCON/ZOCALO LOT SPLIT**

**Case #2014-49. Avenida Rincon / Zócalo Lot Split.** JenkinsGavin Design & Development, Inc., agent for Rincon Investments LLC and Zócalo Condominium Owners Association, requests plat approval to divide approximately 46.43 acres into two tracts. The property is zoned PRC (Planned Residential Community). (William Lamboy, 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 PRC (Planned Residential Community). According to 14-§4.3(l)(1): *"The purpose of the PRC district is to provide for the comprehensive and coordinated planning of large-scale residential developments that allows for a phasing of development that will take place over a long period of time."* Originally platted as Tract 8B of Santa Fe Estates, Zócalo's phased Development Plan was approved in 2001. Construction of most phases is complete and it is expected that construction on Phase 4-B will commence summer of 2014.

The Zócalo Development Plan was approved for 323 units at build-out. Thus far 191 units have been completed through Phase 4. Phase 4B is projected to consist of 54 units and Phase 5 of 60 additional units, for a total of 305 units at build-out.

The developer proposes to rent the 54 units of Phase 4B until such time that market conditions allow for their sale. In order to protect Zócalo's Fannie Mae status, the Applicant requests to separate Phase 4B from the rest of the Zócalo property. Notwithstanding the land division, both tracts will remain subject to the terms, conditions, and design criteria of the Zócalo Development Plan.

The property is accessed directly from Avenida Rincon. The tracts are accessible and connected to City water and waste water. The public sewer line serving the tracts has been constructed, received preliminary approval, and there are homes connected to the line; however, the line has not been accepted by the Wastewater Division. Completion and acceptance of the sewer system is required prior to recordation of the lot split.

### **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. Shall complete the sewer system for Tracts 8B and 8B-1 and receive acceptance by the City's Wastewater Division prior to recordation of the lot split.
2. The amendment to the Condominium Declaration for Zocalo Condominium shall be executed and recorded prior to recordation of the lot split plat.

### **ATTACHMENTS:**

#### **EXHIBIT A: City Staff Memoranda**

1. Fire Marshal Memorandum, Rey Gonzales
2. Waste Water Division Engineer Memorandum, Stan Holland

#### **EXHIBIT B: Maps**

1. Zoning
2. Aerial View

#### **EXHIBIT C: Applicant Materials**

1. Letter of Application

#### **EXHIBIT D: Photographs**

**City of Santa Fe, New Mexico**

# **Exhibit A**


**City Staff Memoranda**

# City of Santa Fe, New Mexico

## memo

**DATE:** June 5, 2014

**TO:** William Lamboy , Case Manager

**FROM:** Reynaldo Gonzales, Fire Marshal 

**SUBJECT:** Case #2014-49 Avenida Ricon/Zocalo 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.

1. Shall comply with IFC 2009 edition.

# City of Santa Fe, New Mexico

# memo

**DATE:** June 11, 2014  
**TO:** William Lamboy, Case Manager  
**FROM:** Stan Holland, Engineer, Wastewater Division  
**SUBJECT:** Case #2014-49 Avenida Rincon/Zocalo Lot Split

---

The subject properties are accessible to the City sanitary sewer system.

The following items shall be completed as a condition of approval for the requested lot split:

1. The addition of an approval signature line to the plat for the Wastewater Division.
2. The existing public sewer line serving Tract 8B and proposed Tract 8B-1 has been constructed and received preliminary approval but has **not** been accepted by the Wastewater Divisions for permanent maintenance and ownership by the City. In addition, there are currently homes connected to this sewer line. The Wastewater Division is requiring the completion and acceptance process of the sewer system for Tract 8B and 8B-1 to be completed by the Developer prior to recordation of the lot split.

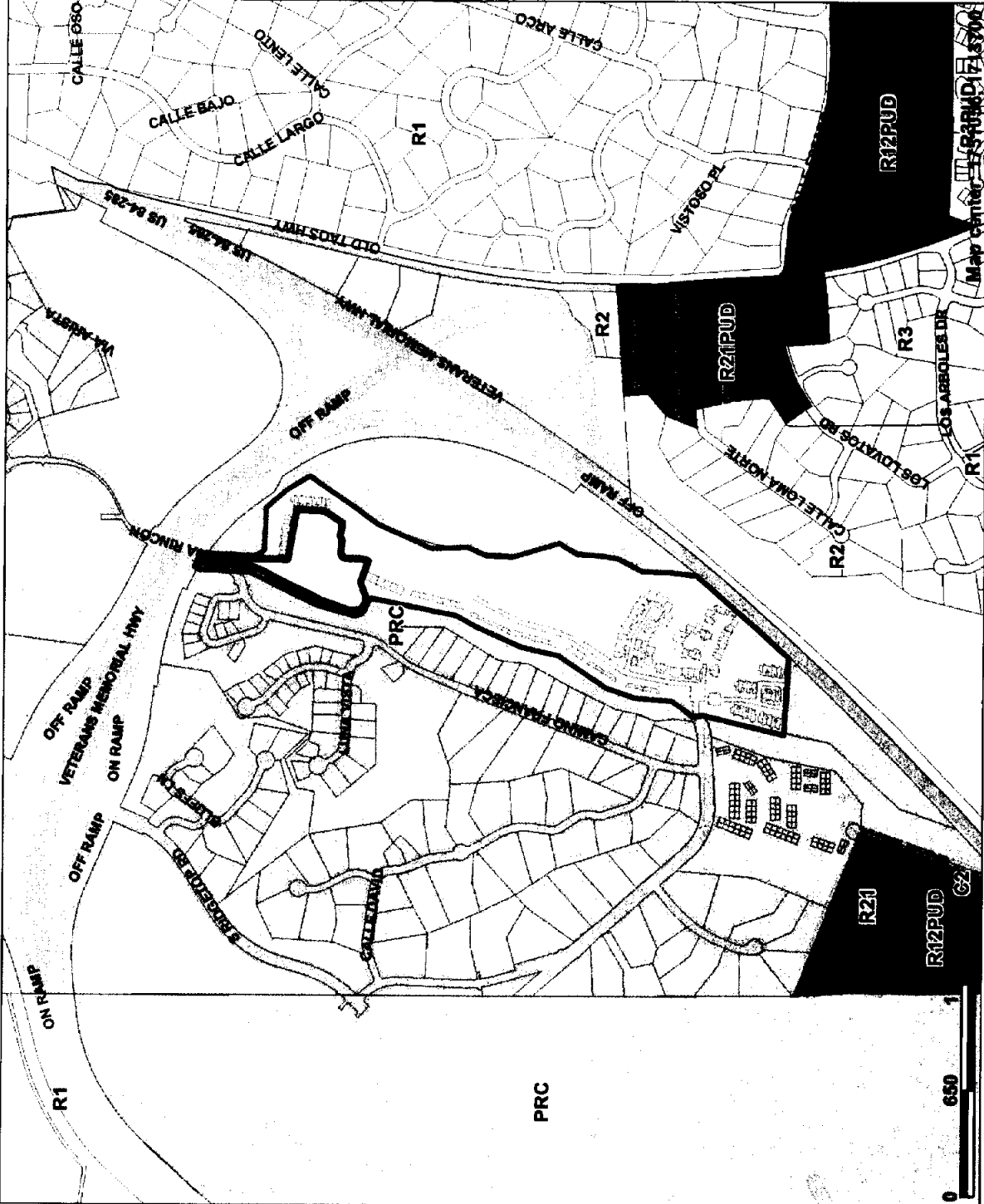
**City of Santa Fe, New Mexico**

# **Exhibit B**

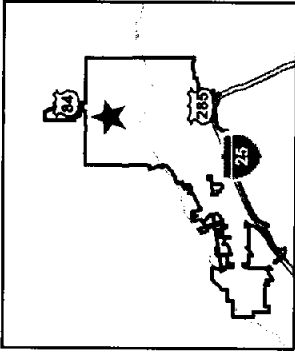
## **Maps**



## Zocalo - Zoning



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.



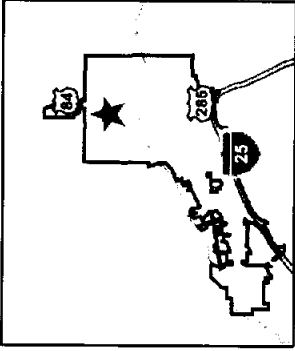
### Legend

- City Limits
- Parcels
- Airport Clear Zones
- 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 5du/ac
  - R7, (I), (PUD), R8 Single - Family 7-8du/ac
  - RC3, RC5AC Compound 5du/ac
  - RC9, RC8AC Compound 8du/ac
  - R10, (PUD) Multiple - Family 10du/ac
  - R12, (PUD) Multiple - Family 12du/ac
  - R21, (PUD) Multiple - Family 21du/ac
  - R28, (PUD), (AC) Multiple - Family 28du/ac
  - RAC Residential Arts & Crafts
  - MHP Mobile Home Park

Scale: 1:11,307



# Zocalo - 2011 Aerial



## Legend

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



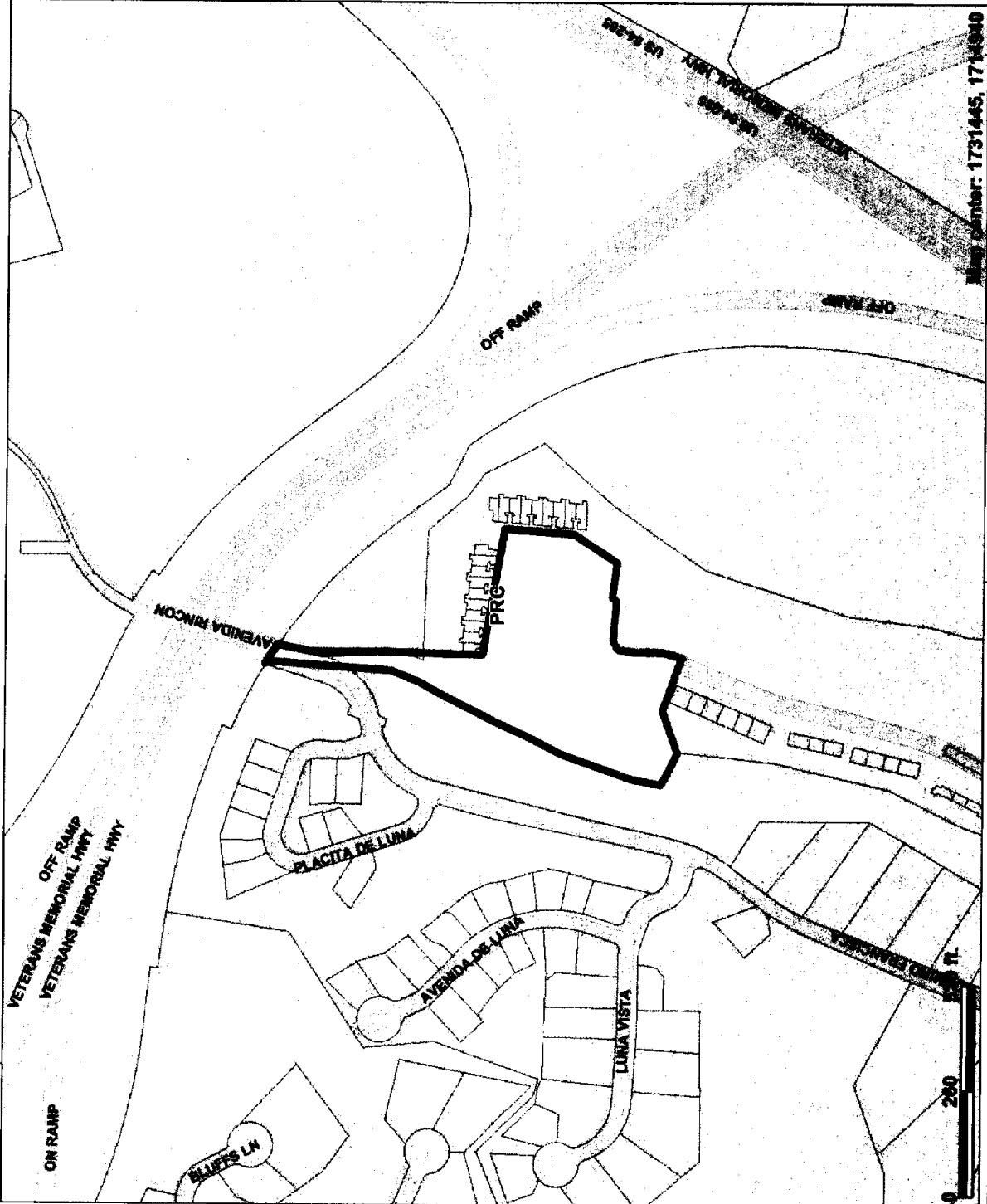
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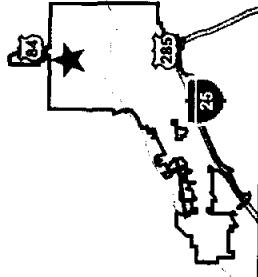




## Proposed Tract 8B-2 - Zoning



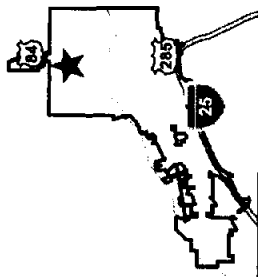
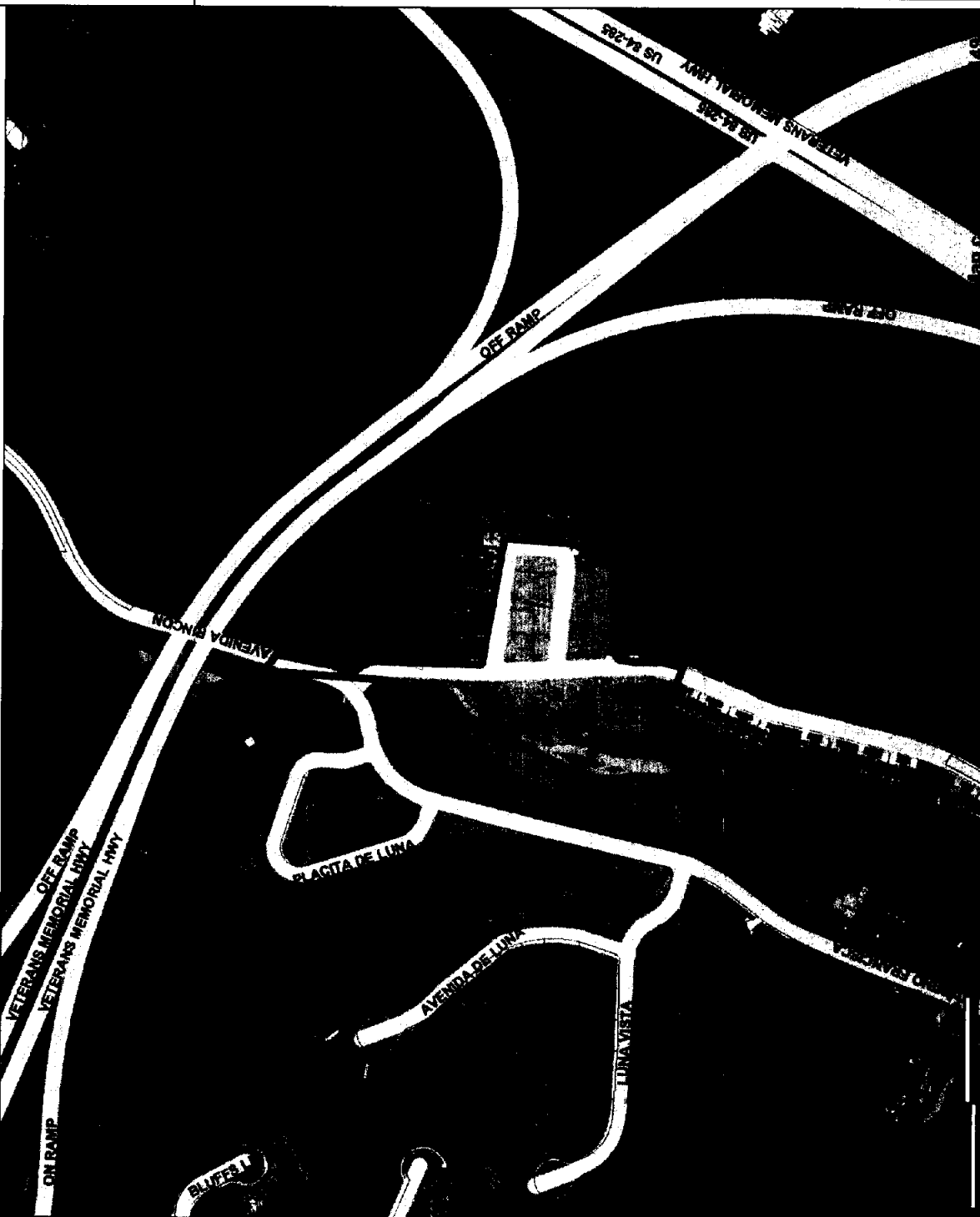
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### Legend

- City Limits
- Parcels
- Airport Clear Zones
- 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 5-8du/ac
  - R7, (PUD), R8 Single - Family 7-8du/ac
  - RCS, RCSAC Compound 8du/ac
  - RCS, RCSAC 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
  - MLP Mobile Home Park

Scale: 1:4,557



**City Limits**

## Parcels

## Airport Clear Zones

**Santa Fe River**

## Major Roads and Highways

## Other Roads and Streets

### 2011 Aerial Photography - 1 foot resolution



**Scale: 1:4,557**

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**City of Santa Fe, New Mexico**

# **Exhibit C**

**Applicant Materials**



May 27, 2014

Tamara Baer, Planning Manager  
City of Santa Fe Current Planning Division  
200 Lincoln Ave.  
Santa Fe, NM 87501

**RE: Letter of Application  
Zocalo Lot Split**

Dear Tamara:

This letter is respectfully submitted on behalf of Zocalo Condominium Owners Association and Rincon Investments, LLC in application for a Lot Split of the 46.43-acre Zocalo property for consideration by the Summary Committee on July 10, 2014. The lot split will create two tracts: Tract 8B, totaling 40.53± acres, and Tract 8B-2 totaling 5.90± acres.

Background Summary

The subject property is zoned PRC, Planned Residential Community. The original Zocalo Development Plan was recorded in 2001, followed by several amendments that were approved throughout the development process. Construction is complete on all phases up through Phase 4A. The remaining development rights for the final two phases, Phase 4B and Phase 5, were acquired by Rincon Investments, LLC and construction will commence on Phase 4B this summer.

Due to current market conditions, the 54 units that comprise Phase 4B will be held by Rincon and rented until the market improves and the units can be sold to individual owners. Some current Zocalo residents expressed concern that the condominium will lose its eligibility for Fannie Mae financing due to restrictions on the number of "developer controlled" units and the overall quantity of rental units. In order to protect Zocalo's status as a Fannie Mae approved project, we are requesting a lot split to separate Phase 4B from the rest of the Zocalo property. This phase will also be withdrawn from the Zocalo Condominium regime. However, both tracts will remain subject to the terms, conditions, and design criteria of the Zocalo Development Plan and subsequent amendments and will continue to function as a unified community.

In support of this request, the following documentation is submitted herewith for your review and consideration:


- Lot Split Application
- Letters of Owner Authorization
- Warranty Deed
- Legal Lot of Record
- Draft Condominium Declaration Amendment
- Lot Split Plat – 3 copies
- Application fees in the amount of \$280.00 (\$250.00 application fee; \$30.00 poster fee)

Please let us know if you have any questions or need additional information.

Thank you.

Sincerely,

**JenkinsGavin Design & Development, Inc.**

A handwritten signature in black ink, appearing to read 'Jennifer Jenkins', with a stylized, cursive script.

Jennifer Jenkins

**City of Santa Fe, New Mexico**

# **Exhibit D**

**Photographs**



**Zócalo General View of Area being Subdivided**

# City of Santa Fe, New Mexico

# memo

**DATE:** June 21, 2014, for the July 10, 2014 Meeting

**TO:** Summary Committee

**VIA:** Matthew S. O'Reilly, P.E., Director, Land Use Department   
Tamara Baer, ASLA, Planning Manager, Current Planning Division 

**FROM:** William Lamboy, AICP, Senior Planner, Current Planning Division 

## 1505 AGUA FRIA STREET LOT SPLIT

**Case #2014-52.** 1505 ½ Agua Fria Lot Split & Lot Line Adjustment. Anna Rodriguez, Rodriguez Family Trust, requests a lot line adjustment and plat approval to divide approximately 0.56 acres into two residential lots. The property is zoned R-5 (Residential-5 dwelling units per acre). (William Lamboy, 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). The proposed land division would create two residential lots: Lot 2A, 1505 ½ Agua Fria Street, containing approximately 0.39 acres; and Lot 2B, 2101 Rancho Siringo Road, 0.17 acres. Both lots are developed with single family homes and several accessory buildings. The property is in a trust administered by two sisters, Anna Rodriguez and Helen Valdez. The former resides on future Lot 2A, and the latter on future Lot 2B. In addition, the Applicant is requesting a lot line adjustment between Lot 2B and Lot 1A to modify existing encroachments.

The property is accessed directly from Agua Fria Street, a public, City maintained roadway. Access to Lot 2A is via a 20-foot ingress, egress and utility easement



shared with Lot 3. The lots are accessible and separately connected to City water and waste water.

## **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. Signature lines and date for Owners Consent 20' Wide Ingress, Egress & Utility Easement required as follows:
  - a. Owner Lot 2A
  - b. Owner Lot 2B
  - c. Owner Lot 3

## **ATTACHMENTS:**

### **EXHIBIT A: City Staff Memoranda**

1. Fire Marshal Memorandum, Rey Gonzales
2. Waste Water Division Engineer Memorandum, Stan Holland

### **EXHIBIT B: Maps**

1. Zoning
2. Aerial View

### **EXHIBIT C: Applicant Materials**

1. Letter of Application

### **EXHIBIT D: Photographs**

**City of Santa Fe, New Mexico**

# **Exhibit A**

**City Staff Memoranda**

# City of Santa Fe, New Mexico

## memo

**DATE:** June 5, 2014

**TO:** William Lamboy , Case Manager

**FROM:** Reynaldo Gonzales, Fire Marshal 

**SUBJECT:** Case #2014-52 1505 ½ 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 these requirements must be met:**

1. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.
2. Fire Department Access shall not be less than 20 feet width to any new construction.
3. Shall meet driveway requirements as per IFC.
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 or install an automatic sprinkler system.

# City of Santa Fe, New Mexico

# memo

**DATE:** June 11, 2014  
**TO:** William Lamboy, Case Manager  
**FROM:** Stan Holland, Engineer, Wastewater Division  
**SUBJECT:** Case #2014-52 1505 ½ Agua Fria Lot Split & Lot Line Adjustment

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The subject properties are accessible to the City sanitary sewer system.

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

1. Each lot shall be served through separate sewer service connections to the City's public sewer system

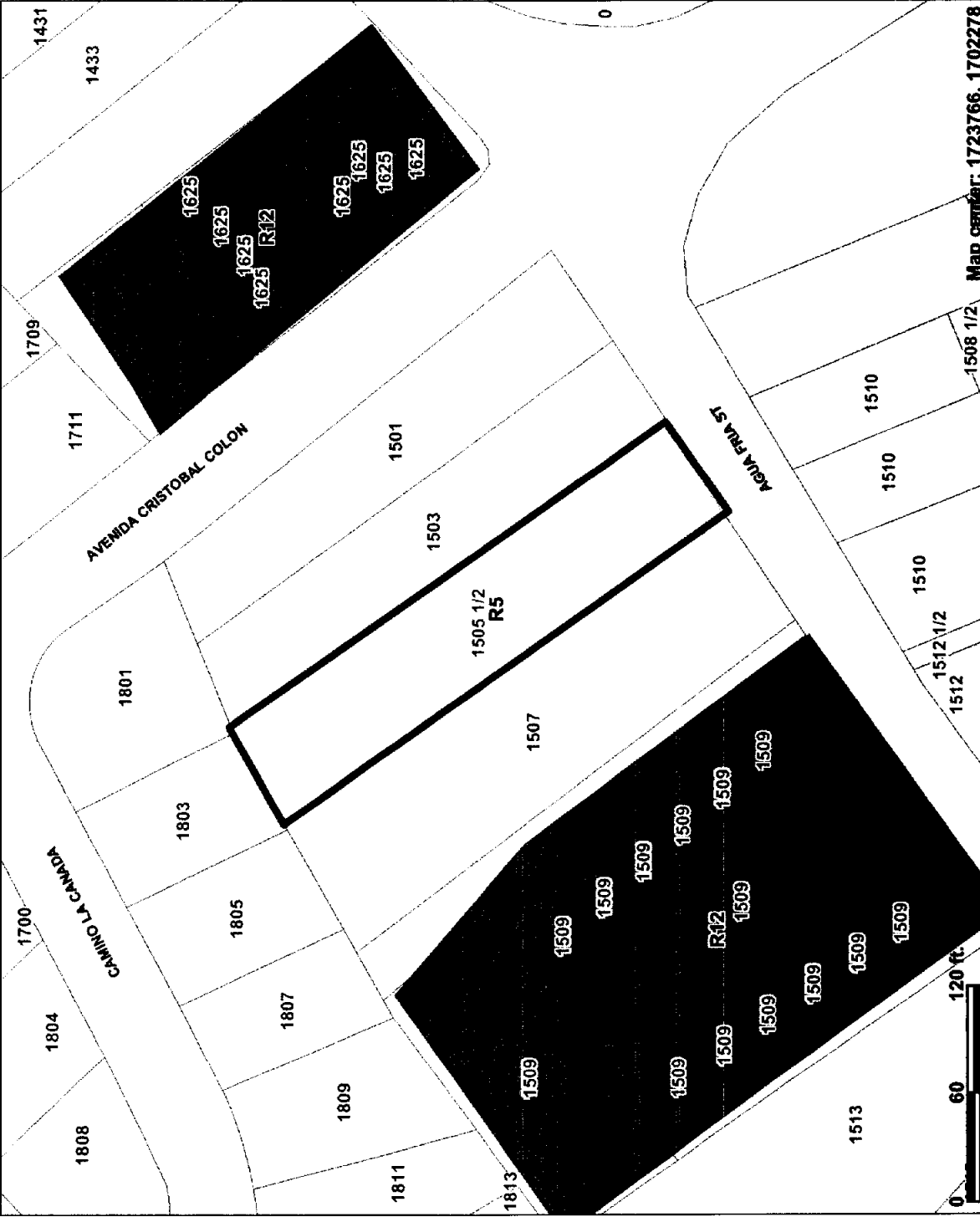
**City of Santa Fe, New Mexico**

# **Exhibit B**

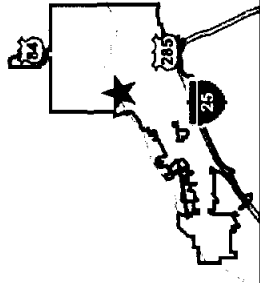
**Maps**



# 1505 Agua Fria Street - Zoning

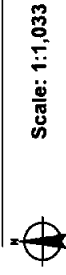


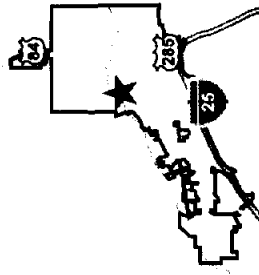
This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



## Legend

- City Limits
- Parcels
- Airport Clear Zones
- Santa Fe River
- FEMA Floodplain December 4, 2012 (100 yr)
- Zoning
  - RR Rural Residential
  - R1, (PUD) Single-Family 1 du/ac
  - R2, (DT), (PUD), (AC) Single - Family 2 du/ac
  - R3, (PUD) Single - Family 3 du/ac
  - R4 Single - Family 4 du/ac
  - R5, (DT), (PUD), (AC), R6 Single - Family 5 du/ac
  - R7, (I), (PUD), R8 Single - Family 7 du/ac
  - RCS, RCSAC Compound 5 du/ac
  - RCS, RCSAC Compound 8 du/ac
  - R10, (PUD) Multiple - Family 10 du/ac
  - R12, (PUD) Multiple - Family 12 du/ac
  - R21, (PUD) Multiple - Family 21 du/ac
  - R29, (PUD), (AC) Multiple - Family 29 du/ac





**✓ City Limits**

## Parcels

## Airport Clear Zones

**Santa Fe River**

**FEMA Floodplain December 4,  
2012 (100 yr)**

## Major Roads and Highways

## Other Roads and Streets

**2011 Aerial Photography - 1 foot resolution**



**Scale: 1:1,033**

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**

# **Exhibit C**

**Applicant Materials**





**MORRIS**  
surveying | engineering

May 27, 2014

Mr. Chris Martinez  
Planner Technician Senior  
Current Planning Division  
City of Santa Fe  
P.O. Box 909  
Santa Fe, NM 87504

**RE: Land Division/Lot Line Adjustment – 1505 Agua Fria Street and 1507 Agua Fria Street, Santa Fe, New Mexico**

Dear Mr. Martinez,

Morris Surveying Engineering, LLC (MSE) hereby submits for review: a Land Division/Lot Line Adjustment for the Rodriguez Family Trust located at 1505 Agua Fria Street, Lot 2A and Lot 2B and at 1507 Agua Fria Street, Lot 1A, Santa Fe, New Mexico. The preliminary plat divides Lot 2 creating Lot 2A (7567 Sq. Ft) and Lot 2B (16967 Sq. Ft) and adjusts the boundary between two legal lots of record (Lot 2 and Lot 1) creating the adjusted Lot 1A (21944 Sq Ft). The property is located just southwest of the intersection of Agua Fria Street and Avenida Cristobal Colon, within projected Section 27, T.17N., R.9E., N.M.P.M.

We are enclosing with this transmittal letter an application, a check for \$200.00, three folded copies of the proposed Land Division/Lot Line Adjustment, one CD with a pdf of the preliminary plat, a copy of the warranty deeds and a copy of the previous plat.

The proposed land division and lot line adjustment would be in compliance with the respective zoning.

We appreciate your consideration and attention regarding this matter. If you have any questions or need additional information, please call me.

Sincerely,

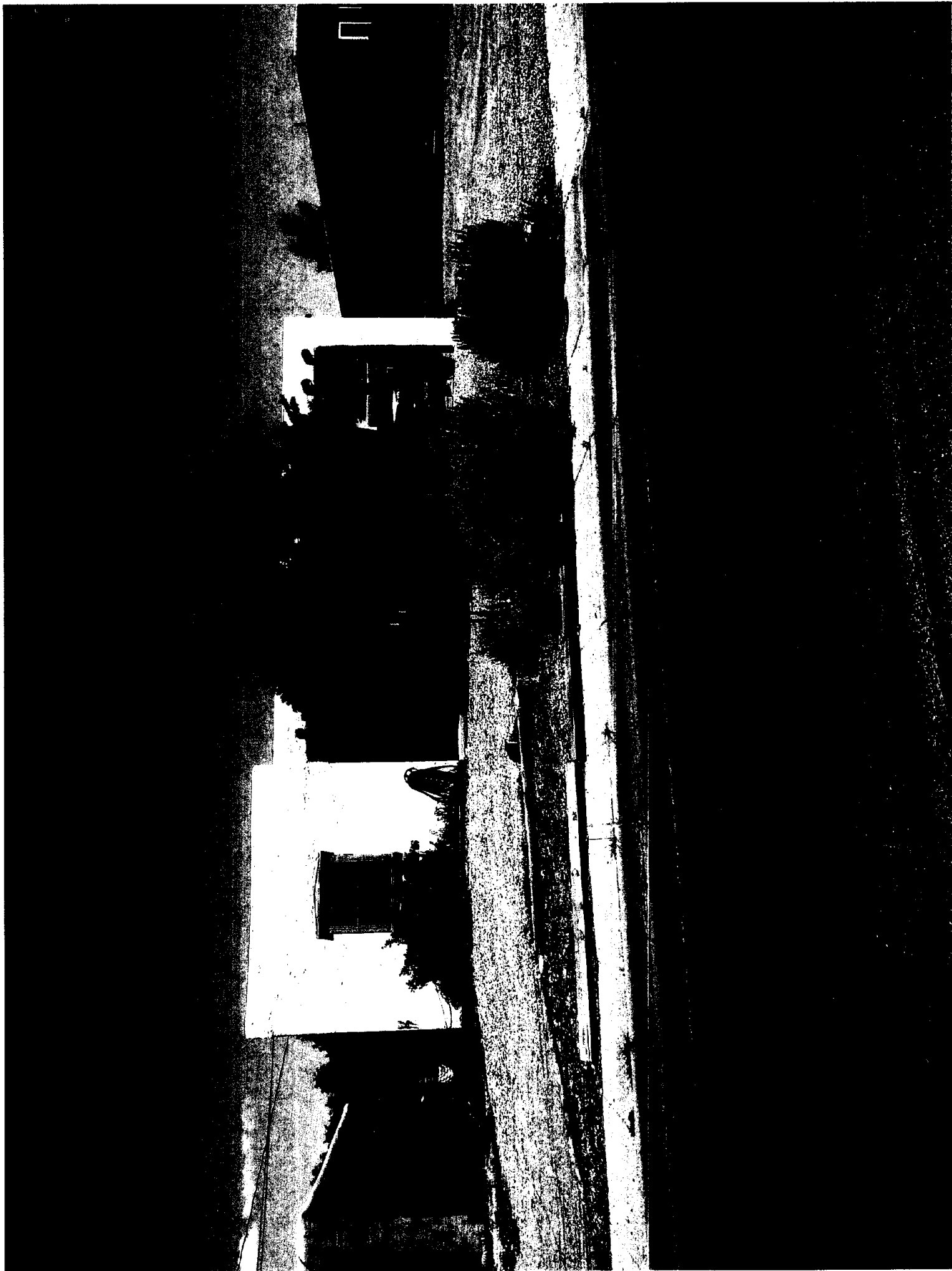
Richard A. Morris, P.E., P.S.  
Owner, MSE  
Agent for

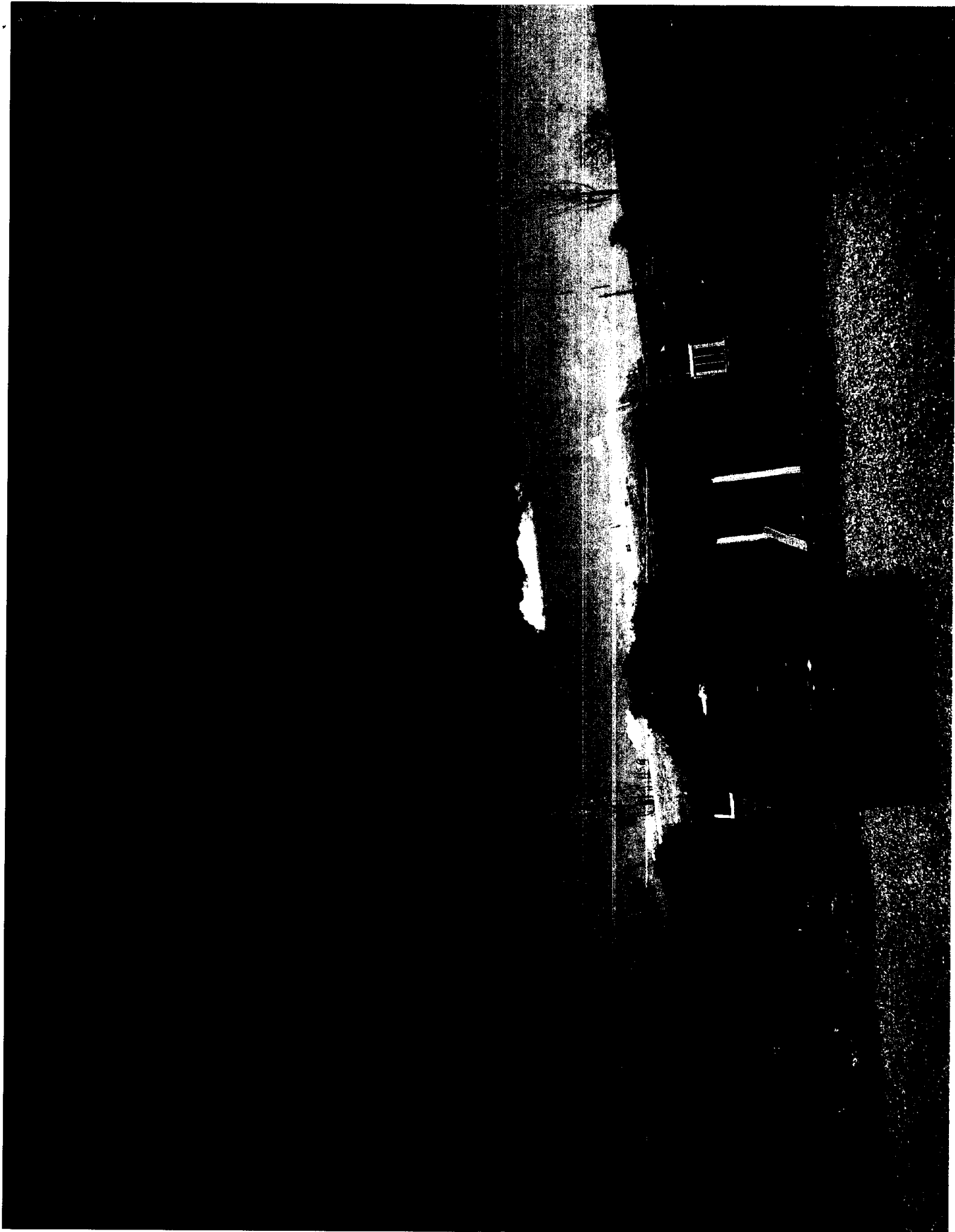
Attachments

**City of Santa Fe, New Mexico**

# **Exhibit D**

**Photographs**





# City of Santa Fe, New Mexico

# memo

**DATE:** July 10, 2014

**TO:** Summary Committee

**FROM:** William Lamboy, AICP, Senior Planner, Current Planning Division

---

The following correspondence was received after the distribution of the packets.

**2014-49 AVENIDA RINCON/ZOCALO LOT SPLIT**

1. Letter from Ruth Greenberger dated July 7, 2014
2. Email from Harry Miller dated July 9, 2014
3. Letter from Thomas Lehn dated July 8, 2014
4. Letter from Lisa Versace dated July 9, 2014

Ruth Greenberger  
1440 Avenida Rincón, Unit 103  
Santa Fe, NM 87506

July 7, 2014

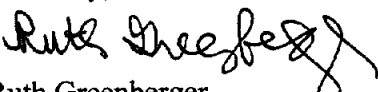
To Whom It May Concern,

As a Zocalo homeowner (2 units), I would like to express my full support for the land split that is being considered on July 10, 2014. It is my understanding that such a split will allow current and potential homeowners to be able to obtain conventional mortgages if such a split is granted.

Please approve this request as the ability to get conventional mortgages is VERY important for present and future homeowners here.

Thank you for your consideration.

Sincerely,

  
Ruth Greenberger

**From:** Josh Rogers  
**To:** Hillary Welles ([hillary@jenkinsgavin.com](mailto:hillary@jenkinsgavin.com))  
**Subject:** FW: Zocalo Lot Split support letters  
**Date:** Wednesday, July 09, 2014 11:19:10 AM

---

Josh Rogers  
Development Project Manager  
(O) 505-998-0163  
(M) 505-362-6047

**From:** Harry L Miller [<mailto:hlm.advisory@gmail.com>]  
**Sent:** Wednesday, July 9, 2014 11:17 AM  
**To:** Josh Rogers  
**Cc:** Erik Garcia  
**Subject:** Re: Zocalo Lot Split support letters

As an original owner and resident of Zocalo in Santa Fe, NM, my wife and I are in full support of the lot split proposal (case number 2014-49) to protect Zocalo residents ability to secure conventional loans. This furthers the plans to complete the Zocalo project and will be a credit to the community, city and county.

On Jul 7, 2014, at 1:36 PM, Josh Rogers <[jrogers@titan-development.com](mailto:jrogers@titan-development.com)> wrote:

<StaffReport-Zocalo07.10.14.pdf>

Harry L Miller, CFA  
[hlm.advisory@gmail.com](mailto:hlm.advisory@gmail.com)

**THOMAS  
LEHN**

609 AVENIDA CELAYA  
SANTA FE, NM 87506

P (505) 414-6767  
E Thomas@ThomasLehnDesigns.com  
W ThomasLehnDesigns.com

July 08, 2014

City of Santa Fe, NM  
City Planning Board

CO: Mr. Drew Dolan, President  
Mr. Josh Rogers, Project Manager  
Titan Development  
6300 Riverside Plaza Ln. NW, Suite 200  
Albuquerque, NM 87120

Project: Zocalo Phase IVB

Re: Zocalo Lot Split Support

tTo whom it may concern,  
My wife and I have lived here in the Zocalo for 14 years. We were one of the first residents when it first opened. We are in total support for the lot split being proposed by Titan Development. By doing this lot split we can protect the Zocalo resident's ability to secure conventional loans.

Best,





# Lisa Versace

608 Avenida Villahermosa, Santa Fe, NM 87506  
[lisaversace@yahoo.com](mailto:lisaversace@yahoo.com) 505-954-1335

Attn: William Lamboy, AICP, Senior Planner, Current Planning Division  
City of Santa Fe

From: Lisa Versace, Zocalo Resident

July 9, 2014

Dear Mr. Lamboy,

I am a Zocalo resident and my condo is directly across the street from the upcoming construction site where the lot split is happening.

Along with the majority of residents in Zocalo, I am in full support of the lot split. We have all been advised of the details during a series of meetings and communications from the developer.

The lot split is an answer to resident concerns about protecting the ability for future buyers to secure conventional loans when buying in Zocalo and you will find a great deal of support for it within our community.

Thank you so much. We are anxious to get the construction started so it can be completed in a timely fashion.

Sincerely,  
*Lisa Versace*  
Lisa Versace



**Z O C A L O**

DESIGNED BY RICARDO LEGORRETA

*A New Santa Fe Condominium Community*

**July 8, 2014**

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

**From: Erik Garcia, President, Zocalo Association, Inc.**

**Re: Zocalo Lot Split**

**To Whom It May Concern:**

I am writing on behalf of the Zocalo Association to express our full support for the lot split that is being considered on July 10, 2014. We understand that if the lot split is not approved, it would affect owners ability to secure conventional financing. The approval is very important for the success of the Zocalo Project.

Thank you for your consideration.

Sincerely,

**Erik Garcia  
President, Board of Directors  
Zocalo Association, Inc.**

Ruth Greenberger  
1440 Avenida Rincón, Unit 103  
Santa Fe, NM 87506

July 7, 2014

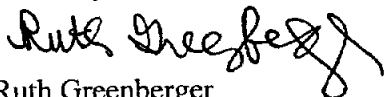
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Please approve this request as the ability to get conventional mortgages is VERY important for present and future homeowners here.

Thank you for your consideration.

Sincerely,

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Ruth Greenberger

**THOMAS  
LEHN**

609 AVENIDA CELAYA  
SANTA FE, NM 87506

P (505) 414-6767  
E Thomas@ThomasLehnDesigns.com  
W ThomasLehnDesigns.com

July 08, 2014

City of Santa Fe, NM  
City Planning Board

CO: Mr. Drew Dolan, President  
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Titan Development  
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[lisaversace@yahoo.com](mailto:lisaversace@yahoo.com) 505-954-1335

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City of Santa Fe

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Sincerely,  
*Lisa Versace*  
Lisa Versace

**From:** Harry L Miller [<mailto:hlm.advisory@gmail.com>]

**Sent:** Wednesday, July 9, 2014 11:17 AM

**To:** Josh Rogers

**Cc:** Erik Garcia

**Subject:** Re: Zocalo Lot Split support letters

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Harry L Miller, CFA  
[hlm.advisory@gmail.com](mailto:hlm.advisory@gmail.com)