



# Agenda

CITY CLERK'S OFFICE

DATE 7.18.14

TIME 10:30am

STEWARDED BY [Signature]

RECEIVED BY [Signature]

## SUMMARY COMMITTEE

Thursday, August 7, 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 – July 10, 2014
- D. OLD BUSINESS
- E. NEW BUSINESS

1. **Case #2014-42. 2248 West Alameda Street Lot Split.** Chris Felix, owner, requests plat approval to divide approximately 1.29 acres into two residential lots. The property is zoned R-5 (Residential-5 dwelling units per acre). (William Lamboy, Case Manager)
2. **Case #2014-54. 3875 Cerrillos Road Lot Split.** Morris A. Apodaca, A-Z Surveying, Inc., agent for Rosewood Investments, Inc., requests plat approval to divide approximately 1.40 acres into two lots. The property is zoned C-2 (General Commercial District). (William Lamboy, Case Manager)
3. **Case #2014-66. 812 Calle Saragosa Lot Split.** Southwest Mountain Surveys, agent for Saragosa LLC, requests plat approval to divide approximately 0.47 acres into two residential lots. The property is zoned R-29 (Residential-29 dwelling units per acre). (William Lamboy, Case Manager)
4. **Case #2014-67. 402 Rodeo Road Lot Split.** Lloyd & Associates Architects, agent for Vista Living Communities, LLC, requests plat approval to divide approximately 3.27 acres into two lots. The property is zoned C-1 (Office and Related Commercial District). (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  
August 7, 2014**

<b>ITEM</b>	<b>ACTION</b>	<b>PAGES</b>
ROLL CALL	Quorum1	
APPROVAL OF AGENDA	Approved as presented	1
APPROVAL OF MINUTES - July 10, 2014	Approved as amended	1-2
OLD BUSINESS	None	2
NEW BUSINESS		
1. <u>Case #2014-42</u> 2248 West Alameda Street Lot Split	Approved with conditions	2-4
2. <u>Case #2014-54</u> 3875 Cerrillos Road Lot Split	Approved with conditions	4-6
3. <u>Case #2014-66</u> 812 Calle Saragosa Lot Split	Approved with conditions	6-8
4. <u>Case #2014-67</u> 402 Rodeo Road Lot Split	Approved with conditions	8-11
STAFF COMMUNICATIONS	Discussion	11
MATTERS FROM THE COMMITTEE	Discussion	11
ADJOURNMENT	Adjourned at 11:51 a.m.	11

**MINUTES OF THE MEETING  
OF THE CITY OF SANTA FÉ  
SUMMARY COMMITTEE  
August 7, 2014**

A regular meeting of the City of Santa Fé Summary Committee was called to order by Michael Harris, Chair, on August 7, 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, Commissioner  
John Padilla, Commissioner

**OTHERS PRESENT:**

Zachary Shandler, Assistant City Attorney  
Tamara Baer, Current Planning Division Manager  
William Lamboy, 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**

**Commissioner Padilla moved to approve the Agenda as presented. Commissioner Ortiz seconded the motion and it passed by unanimous voice vote.**

**C. APPROVAL OF MINUTES – July 10, 2014**

Chair Harris requested a change to the minutes as follows:

On page 3, 4<sup>th</sup> line, it should say "Ms. Baer said there was no ability to get road improvements from other property owners without entitlement requests."

Commissioner Padilla requested a change to the minutes as follows:

On page 7, just above Action of the Commission, he asked if the tract 8B and 8B-2 were part of the plat the Committee was looking at.

Tamara said both of those were part of phase 1-B.

Commissioner Padilla said okay.

Commissioner Ortiz moved to approve the minutes of July 10, 2014 as amended. Commissioner Padilla seconded the motion and it passed by unanimous voice vote.

#### **D. OLD BUSINESS**

**There was no Old Business.**

#### **E. NEW BUSINESS**

1. **Case #2014-42. 2248 West Alameda Street Lot Split.** Chris Felix, owner, requests plat approval to divide approximately 1.29 acres into two residential lots. The property is zoned R-5 (Residential-5 dwelling units per acre). (William Lamboy, Case Manager)

A Memorandum regarding Case #2014-42, 2248 West Alameda Street Lot Split, from William Lamboy, AICP, Senior Planner, Current Planning Division, prepared July 23, 2014, for the August 7, 2014 Summary Committee Meeting with attachments is incorporated herewith to these minutes as Exhibit #1.

##### **Staff Report**

Mr. Lamboy presented the staff report for this case which is contained in Exhibit #1. Please refer to Exhibit #1 for specifics of this presentation.

##### **Recommendation**

The Land Use Department recommended Approval of Case #2014-42 with Conditions of Approval as outlined in the report.

##### **Applicant's Presentation**

Present and sworn was Mr. Chris Felix, 1708 Early Street, Santa Fe, who said he just wanted to get permission to do the lot split. He said his brother-in-law has lived there since 1990 and Mr. Felix was trying to help him out. He went through bankruptcy and was about to lose his house because he is struggling to make the payments. So Mr. Felix wanted to sell his brother-in-law back that third of an acre and purchase the other acre from him.

##### **Questions from the Committee**

Chair Harris apologized that the Committee didn't intend to get into his personal life

but always want to know if you agree with staff conditions. They made one condition that didn't show up in the plat - regarding a shared well agreement.

Mr. Felix said he knew they would give him permission when he buys that property but he was not the one that lived there now. He explained that the shared well was on his wife's property.

Chair Harris said he would have to provide the signed agreement of those parties and would be required to do that before recordation. The agreement had to be in place before the lot split could occur.

Mr. Felix asked if his name wouldn't be required.

Chair Harris said just the owners had to sign it.

Ms. Baer said it was just the property owner to the north from the Martínez' property and the brother-in-law.

Mr. Felix said they could do that.

Chair Harris said normally they would show the location of that well.

Ms. Baer said they could show that.

Commissioner Padilla asked if Tract B-1 was served by that well through an easement.

Ms. Baer said it was not currently served through the access easement.

Commissioner Padilla said then it needs to have an easement to serve Tract B-1.

Commissioner Padilla asked in the second to last of the notes and conditions (#4) pertained to the undeveloped Tract B-2. Ms. Baer agreed.

Commissioner Padilla reasoned that because it was new construction that they would have water supply that met fire flow requirements or install a sprinkler system. Ms. Baer agreed.

### **Public Comment**

There were no speakers from the public regarding this case and the Public portion was closed.

### **Action of the Committee**

Commissioner Padilla moved to approve Case #2014-42, 2248 West Alameda Street Lot Split, with conditions outlined in the staff report and with the condition added at this meeting [shared well agreement]. Commissioner Ortiz seconded the motion and it passed by unanimous voice vote.

2. **Case #2014-54. 3875 Cerrillos Road Lot Split.** Morris A. Apodaca, A-Z Surveying, Inc., agent for Rosewood Investments, Inc., requests plat approval to divide approximately 1.40 acres into two lots. The property is zoned C-2 (General Commercial District). (William Lamboy, Case Manager)

A Memorandum regarding Case #2014-54, 3875 Cerrillos Road Lot Split, from William Lamboy, AICP, Senior Planner, Current Planning Division, prepared July 23, 2014, for the August 7, 2014 Summary Committee Meeting with attachments is incorporated herewith to these minutes as Exhibit #2.

### **Staff Report**

Mr. Lamboy presented the staff report for this case which is contained in Exhibit #2. Please refer to Exhibit #2 for specifics of this presentation.

### **Recommendation**

The Land Use Department recommended Approval of Case #2014-54 with Conditions of Approval as outlined in the report.

### **Applicant's Presentation**

Present and sworn was Mr. José Varela López, P.O. Box 1529, Santa Fe, who said he agreed with the conditions of approval but needed someone to clarify the condition that the 15' landscape is only between Lot 2b and the shelter and the other portion of that landscape strip on lot 2a would be of lesser width. Mr. Lamboy agreed.

He also explained regarding the 20' minimum ingress easement that the ingress and egress are currently separated and to meet that requirement if they could do that on the rear of lot 2b as well, depending on how it is configured.

### **Questions from the Committee**

Chair Harris said he had the same questions.

Commissioner Padilla said regarding the cross access easement from 2a. He noted that it was not defined so he asked if that meant it would be on this plat.

Mr. Lamboy agreed and said staff was asking that a note be placed on the plat to that effect.

Commissioner Padilla asked if that access easement continued at a 20' width on 2b.

Mr. Lamboy said it would only go to the property line of the new lot.

Commissioner Padilla asked if this easement was to access San Isidro Village and how that was determined.

Mr. Lamboy said it would be determined at the time when San Isidro Village develops that property.

Commissioner Padilla asked if it said that in the conditions and notes.

Mr. Lamboy said it was in the conditions of the Traffic Engineering Department. They wanted to see it on the plat.

Commissioner Padilla asked if the landscape buffer strip required on 2a was on the east property line.

Mr. Lamboy said it was sort of northeast and basically an extension of what was there adjacent to the sidewalk but was not required to be 15' there.

Commissioner Padilla asked if on the north property line it runs parallel to the adjoining property.

Mr. Lamboy said it would run perpendicular to Cerrillos Road.

Chair Harris asked what the dimensions of the existing landscaping were.

Mr. López said it was 5' by 7'.

Chair Harris asked if that would still leave room for the 20' width for the access easement.

Mr. López said it would not and currently it was not 20' wide. The ingress is separate from the egress and together they would total more than 20'.

Chair Harris asked what the situation was with the drainage easement on rear of lot 2b and where the water would go.

Mr. López said it went from SE to NW and to a ponding area at the northwest on lot 2b.

Chair Harris asked if that was adjacent to San Isidro

Mr. López agreed. It was north of it and east of the Starbucks property.

Chair Harris asked Ms. Baer if the improvement plan would require drainage on there.

Ms. Baer said they would have to determine how to do it and there were a number of options.

### **Public Comment**

There were no speakers from the public regarding this case and the Public portion was closed.

### **Action of the Committee**

**Commissioner Ortiz moved to approve Case #2014-54, 3875 Cerrillos Road Lot Split, subject to conditions of approval outlined in the staff report. Commissioner Padilla seconded the motion and it passed by unanimous voice vote.**

- 3. Case #2014-66. 812 Calle Saragosa Lot Split.** Southwest Mountain Surveys, agent for Saragosa LLC, requests plat approval to divide approximately 0.47 acres into two residential lots. The property is zoned R-29 (Residential-29 dwelling units per acre). (William Lamboy, Case Manager)

A Memorandum regarding Case #2014-66, 812 Calle Saragosa Lot Split, from William Lamboy, AICP, Senior Planner, Current Planning Division, prepared July 23, 2014, for the August 7, 2014 Summary Committee Meeting with attachments is incorporated herewith to these minutes as Exhibit #3.

### **Staff Report**

Mr. Lamboy presented the staff report for this case which is contained in Exhibit #3. Please refer to Exhibit #3 for specifics of this presentation.

### **Recommendation**

The Land Use Department recommended Approval of Case #2014-66 with Conditions of Approval as outlined in the report.

### **Applicant's Presentation**



Present and sworn was Ms. Desiree Romero, 1114 Hickox Street, who said she agreed with the conditions of approval but had a question on wastewater. They are all serviced separately so she asked staff to please clarify that condition.

Mr. Lamboy said it is general requirement but he could discuss it with wastewater staff.

### **Public Comment**

There were no speakers from the public regarding this case and the Public portion was closed.

### **Questions from the Committee**

Commissioner Padilla asked about a condition for approval labeled item #C [which was not in the packet] and asked why it was there.

Mr. Lamboy said it was a standard condition.

Commissioner Padilla noted that the survey indicated it required 9 parking spots and identified a 10<sup>th</sup> one straddling the property line on north side of tract A and encroached into the right-of-way. He asked if that caused a concern or if there was no need to flag that.

Ms. Baer said there was no need.

Chair Harris asked Mr. Lamboy to speak to the nonconformity.

Mr. Lamboy said the property overlaps unit 6 and they tried to put an access in there but it encroached. The problem was with the setbacks. He suggested Ms. Romero might answer.

Ms. Romero said they would move it 5 feet to the north to meet the setback requirement.

Chair Harris asked then if she would just replat it.

Ms. Romero agreed.

Chair Harris said the Committee had a situation recently where a lot split occurred and not all members of the condo association were involved so they had to go back and address it. He wanted to be sure on this one that there were signature lines for the condo association here and that it would include all properties on this plat - 8-12 - for the condo tract.

Ms. Romero agreed.

Chair Harris noted lines for the condo association president sign off and two owners for unit 6.

Ms. Baer said they would remove those signature lines to deal with the encroachment because Ms. Romero solved in another way so those lines were not needed.

Chair Harris asked about the ownership of Tract 2a.

Ms. Baer said Ms. McCaffrey is the new owner.

Chair Harris said those are apartments and not part of the condo association. Ms. Romero agreed.

Ms. Baer will add a line for her signature.

Commissioner Padilla asked if in the staff recommendations they needed to change the language in Conditions #5. Mr. Lamboy agreed.

Commissioner Padilla said it should say that to avoid nonconformity, they would adjust the property line to avoid encroachment.

Ms. Baer said on #5 the first sentence should be deleted and keep the second sentence.

Chair Harris said okay.

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

**Commissioner Padilla moved to approve Case #2014-66, 812 Calle Saragosa Lot Split with conditions in the staff report and modifications made at this meeting. Commissioner Ortiz seconded the motion and it passed by unanimous voice vote.**

- 4. Case #2014-67. 402 Rodeo Road Lot Split.** Lloyd & Associates Architects, agent for Vista Living Communities, LLC, requests plat approval to divide approximately 3.27 acres into two lots. The property is zoned C-1 (Office and Related Commercial District). (William Lamboy, Case Manager)

A Memorandum regarding Case #2014-67, 402 Rodeo Road Lot Split, from William Lamboy, AICP, Senior Planner, Current Planning Division, prepared July 23, 2014, for the August 7, 2014 Summary Committee Meeting with attachments is incorporated herewith to these minutes as Exhibit #4.

## **Staff Report**

Mr. Lamboy presented the staff report for this case which is contained in Exhibit #4. Please refer to Exhibit #4 for specifics of this presentation.

## **Recommendation**

The Land Use Department recommended Approval of Case #2014-67 with Conditions of Approval as outlined in the report.

## **Applicant's Presentation**

Present and sworn was Mr. Dean Schrader, 1925 Aspen Drive, who said they read and agreed to all conditions of approval but they would like a clarification of the Memo from Dee Beingessner which he read into the record: "The property is currently served by a 1½" meter off of an 8" water main on Rodeo Road. It appears that the water line serving the existing building crosses through the second lot. The plat will have to show an easement for this water line. The property also has an existing well. If the well is to be shared for irrigation, the plat will have to reference a shared well agreement and easement. The plat must also contain a statement that the well must be physically separated from all water supply to buildings on the properties."

He explained that the applicant would like, down the road with the existing Alzheimer facility and do the assisted living facility, to have the well serve existing building and city water for the new building. He understood the City would not make them disconnect that well.

Ms. Baer nodded in agreement.

## **Public Comment**

There were no speakers from the public regarding this case and the Public portion was closed.

## **Questions from the Committee**

Chair Harris asked Ms. Baer to address the applicant's question.

Ms. Baer said the development would come to the Planning Commission. This is preliminary. The City does not require closing existing wells but the new development must connect to City Water so what he asked for was allowable.

Commissioner Padilla noted in the memo it said, "If the well is shared for irrigation" but he understood this was a domestic water supply and asked if that was correct.

**subject to conditions in the report. Commissioner Padilla seconded the motion and it passed by unanimous voice vote.**

## **F. STAFF COMMUNICATIONS**

Ms. Baer announced that Mr. Lamboy was leaving City employment and moving to Denver Colorado.

Chair Harris wished him well.

## **G. MATTERS FROM THE COMMITTEE**

Chair Harris said he was late to this meeting because he talked with Mr. Berke in the Mayor's Office beforehand. He really thought the Planning Commission should have the election of officers in September. To get new commissioners in place. He had stepped in when Commissioner Spray left but he couldn't be at the October meeting.

Ms. Baer thought that would be good. The Planning Commission agenda tonight is so full. So that sounds okay so just a motion to postpone elections would be okay. It is on the agenda tonight.

Chair Harris said to forget his comment then. That's good. He was just responding to Mr. O'Reilly's comment that we should wait until we have new commission members.

## **H. ADJOURNMENT**

Having completed the agenda and with no further business to come before the Summary Committee, the meeting was adjourned at 11:51 a.m.

Approved by:

  
Michael Harris, Chair

Submitted by:



  
Carl Boaz for Carl G. Boaz, Inc.


# City of Santa Fe, New Mexico

# memo

**DATE:** July 23, 2014, for the August 7, 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 

## 2248 WEST ALAMEDA STREET LOT SPLIT

**Case #2014-42.** **2248 West Alameda Street Lot Split.** Chris and Bernadette Felix, owners, request plat approval to divide approximately 1.29 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 tracts: Tract B-1, 2248 West Alameda Street, containing approximately 0.33 acres; and Tract B-2, 2252 West Alameda Street, 0.96 acres. Tract B-1 is developed with a single-family manufactured home. Tract B-2 is undeveloped. The intent of the lot split is to transfer ownership of Tract B-1 to Richard Gonzales and his family. Mr. Gonzales is Bernadette Felix's brother; he has lived on the property since 1992.

The property is accessed from Alameda Street, via a 20-foot wide access and utility easement. Tract B-1 is connected to City waste water and shares a well with the property at 2250 West Alameda Street. Tract B-2 will be required to connect to the City's water and sewer services at the time of development.

## **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. Provide executed shared-well agreement between 2248 and 2250 West Alameda Street 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:** May 13, 2014

**TO:** William Lamboy, Case Manager

**FROM:** Reynaldo Gonzales, Fire Marshal 

**SUBJECT:** Case #2014-42 2248 West Alameda Street 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:** July 15, 2014  
**TO:** William Lamboy, Case Manager  
**FROM:** Stan Holland, Engineer, Wastewater Division  
**SUBJECT:** Case #2014-42 2248 West Alameda Lot Split

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**The subject property is accessible to the City sanitary sewer system. The Santa Fe River trunk sewer line is located along the south boundary of the property:**

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

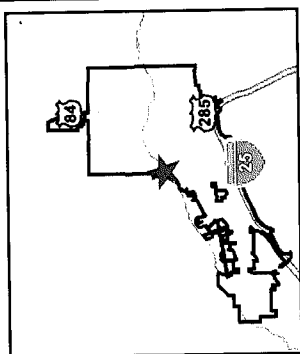
- No fences, walls, or other obstructions shall be placed or constructed across or within public sanitary sewer or utility easements
- Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. 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 of building permit application
- Each lot shall be served by its own separate sewer service line connected to the City public sewer system

# City of Santa Fe, New Mexico

## **Exhibit B**

### **Maps**

# 2248 W. Alameda - Zoning



**Legend**

City Limits

Address Points

Parcels

Airport Clear Zones

Santa Fe River

FEMA Floodplain December 4, 2012 (100 yr)

**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

RC5, RC5AC Compound 5du/ac

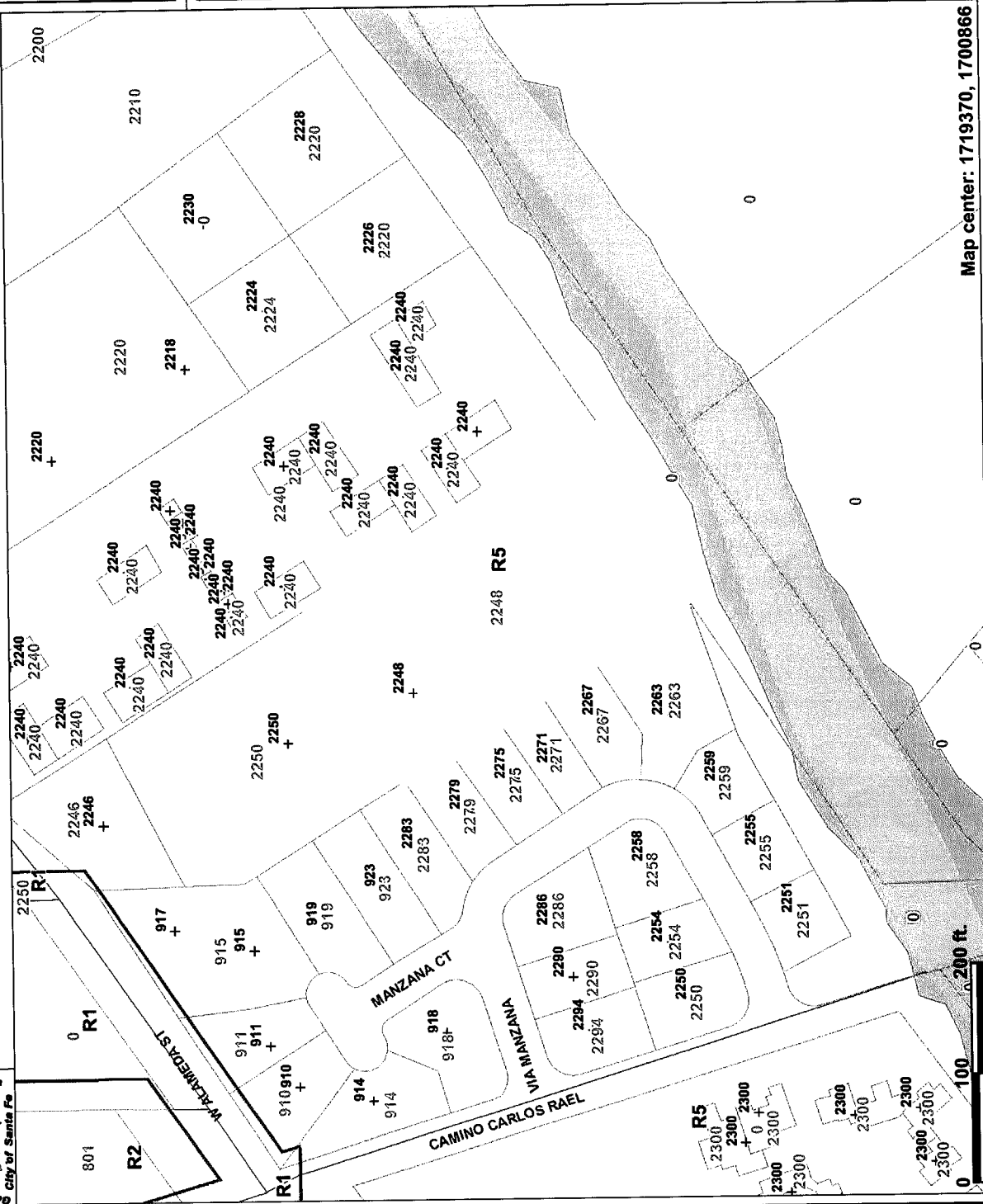
RC8, RC8AC Compound 8du/ac

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

R12, (PUD) Multiple - Family 12du/ac

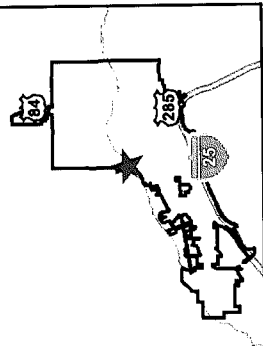
R21, (PUD) Multiple - Family 21du/ac

Scale: 1:1,665



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.

# 2248 W. Alameda - 2011 Aerial



- Legend**
- City Limits
  - Address Points
  - 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: 1:1,665



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

1708 3<sup>rd</sup> Street  
Santa Fe, NM 87505

cwfelix@comcast.net  
(505) 491-1459  
Fax: (505) 820-6010

April 29, 2014

City of Santa Fe Planning and Land Use Department  
Attn: Mr. Bill Lamboy  
PO Box 909  
Santa Fe NM 87504-0909

Dear Mr. Lamboy

This letter is a formal request for proposed Lot Split for CHRIS W. FELIX and BERNADETTE H. FELIX  
2248 W. Alameda Street TRACT- B City of Santa Fe Santa Fe County

If you have any further questions please do not hesitate to contact, Chris W. Felix at (505) 490-1459 or Associated Surveys  
Michael V. Trujillo (505) 690-4542

Sincerely,

Chris W. Felix

# City of Santa Fe, New Mexico

## Exhibit D

Photographs





# City of Santa Fe, New Mexico

# memo

**DATE:** July 23, 2014, for the August 7, 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.*

## 3875 CERRILLOS ROAD LOT SPLIT

**Case #2014-54.** 3875 Cerrillos Road Lot Split. Morris A. Apodaca, A-Z Surveying, Inc., agent for Rosewood Investments, Inc., requests plat approval to divide approximately 1.40 acres into two lots. The property is zoned C-2 (General Commercial District). (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 C-2 (General Commercial District). The proposed land division would create two commercial lots: Lot 2-A, 3875 Cerrillos Road, containing approximately 0.77 acres; and Lot 2-B, 3863 Cerrillos Road, 0.63 acres. Lot 2-A is developed with an 8,400 square-foot, single story commercial building. Lot 2-B is undeveloped.

The De Arcos Center has been at this location for approximately 40 years. The Center is currently home to a restaurant, a liquor store and a mini-mart. The property is accessed directly from Cerrillos Road. The new lot will be accessed from Cerrillos Road via an access easement. Additionally, to ensure connectivity, the Applicant is required to provide cross access easements to several San Isidro Village tracts. Lot 2-A is required to provide 34 parking spaces to meet City parking

standards; it currently has 42 spaces. Lot 2-B abuts a residential enclave – St. Elizabeth's Shelter - and consequently must provide a continuous landscaped buffer strip not less than 15 feet wide.

The property is accessible to City Water and Waste Water services. Lot 2-B will be required to connect to the City's water and sewer services at the time of development.

## **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. At the time of development of Lot 2-B shall extend Lot 2-A's landscaping strip along the length of the northern property line from Cerrillos Road to the new lot line.
2. Delete either Note 4 or Note 7.
3. Delete duplicate "Notes" on the lower right hand corner of the plat.
4. Dedicate and label a 20-foot minimum-width ingress and egress easement from Cerrillos Road to Lot 2-B.
5. Add "Landscaped" to 15' Wide Buffer Strip.

## **ATTACHMENTS:**

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

1. Fire Marshal Memorandum, Rey Gonzales
2. City Engineer for Land Use Memorandum, Risana Zaxus
3. Waste Water Division Engineer Memorandum, Stan Holland
4. Traffic Engineering Division Memorandum, Sandra Kassens

### **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 #2014-54 3875 Cerrillos 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.

DATE: March 13, 2014

TO: Bill Lamboy  
Case Manager

FROM: Risana "RB" Zaxus, PE  
City Engineer for Land Use Department

RE: Case # 2014-54  
3875 Cerrillos Road Lot Split

---

The following review comments are to be considered conditions of approval:

\*Add addresses to all lots.

\*Provide access easement to Lot 2-B.

# City of Santa Fe, New Mexico

# memo

**DATE:** June 11, 2014  
**TO:** William Lamboy, Case Manager  
**FROM:** Stan Holland, Engineer, Wastewater Division  
**SUBJECT:** Case #2014-54 – 3875 Cerrillos Road Lot Split

---

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

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

- Each lot shall be served through separate sewer service connections to the City's public sewer system
- Wastewater Utility Expansion Charges shall be paid at the time of building permit application.

**Additional Comments:**


- A 10 foot wide sewer line easement is shown going through the site. This easement needs to be identified as an existing (with book and page) or proposed sewer easement.
- A private sewer easement appears to be needed to provide access through proposed lot 2-A for the benefit of proposed lot 2-B for access to the existing public sewer line in Cerrillos Road.
- A sewer service technical evaluation request shall be submitted to the Wastewater Division.


# City of Santa Fe, New Mexico

## memo

**DATE:** June 17, 2014

**TO:** William Lamboy, Land Use Division

**VIA:** John J. Romero, Traffic Engineering Division Director 

**FROM:** Sandra Kassens, Engineer Assistant 

**SUBJECT:** 3875 Cerrillos Road Lot Split. (Case# 2014-54)

---

### ISSUE:

Morris A. Apodaca, A-Z Surveying, Inc., agent for Rosewood Investments, Inc., requests plat approval to divide approximately 1.40 acres into two lots. The property is zoned C-2 (General Commercial District).

### RECOMMENDED ACTION:

Review comments are based on submittals received on May 28, 2014. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittal unless otherwise noted:

1. The Developer shall add the following notes to the plat:
  - a. Place the following note within the perimeter of Lot "2-A" of the De Arcos Subdivision:

"Cross access easements are hereby granted throughout for the benefit of Lot '2-B' of the De Arcos Subdivision; and Tracts 'N'; 'M-2'; 'M-3' and 'W' of the San Isidro Village."
  - b. Place the following note within the perimeter of Lot "2-B" of the De Arcos Subdivision:

"Cross access easements are hereby granted throughout for the benefit of Lot '2-A' of the De Arcos Subdivision; and Tracts 'N'; 'M-2'; 'M-3' and 'W' of the San Isidro Village."
  - c. These cross access easements are intended to permit access from the De Arcos Subdivision to Zafarano Drive through the San Isidro Village and in a reciprocal manner allow access from the San Isidro Village to Cerrillos Road through the De Arcos Subdivision.

If you have any questions or need any more information, feel free to contact me at 955-6697. Thank you.

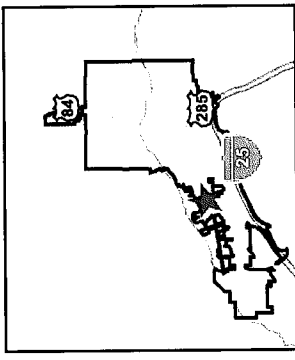
# **City of Santa Fe, New Mexico**

## **Exhibit B**

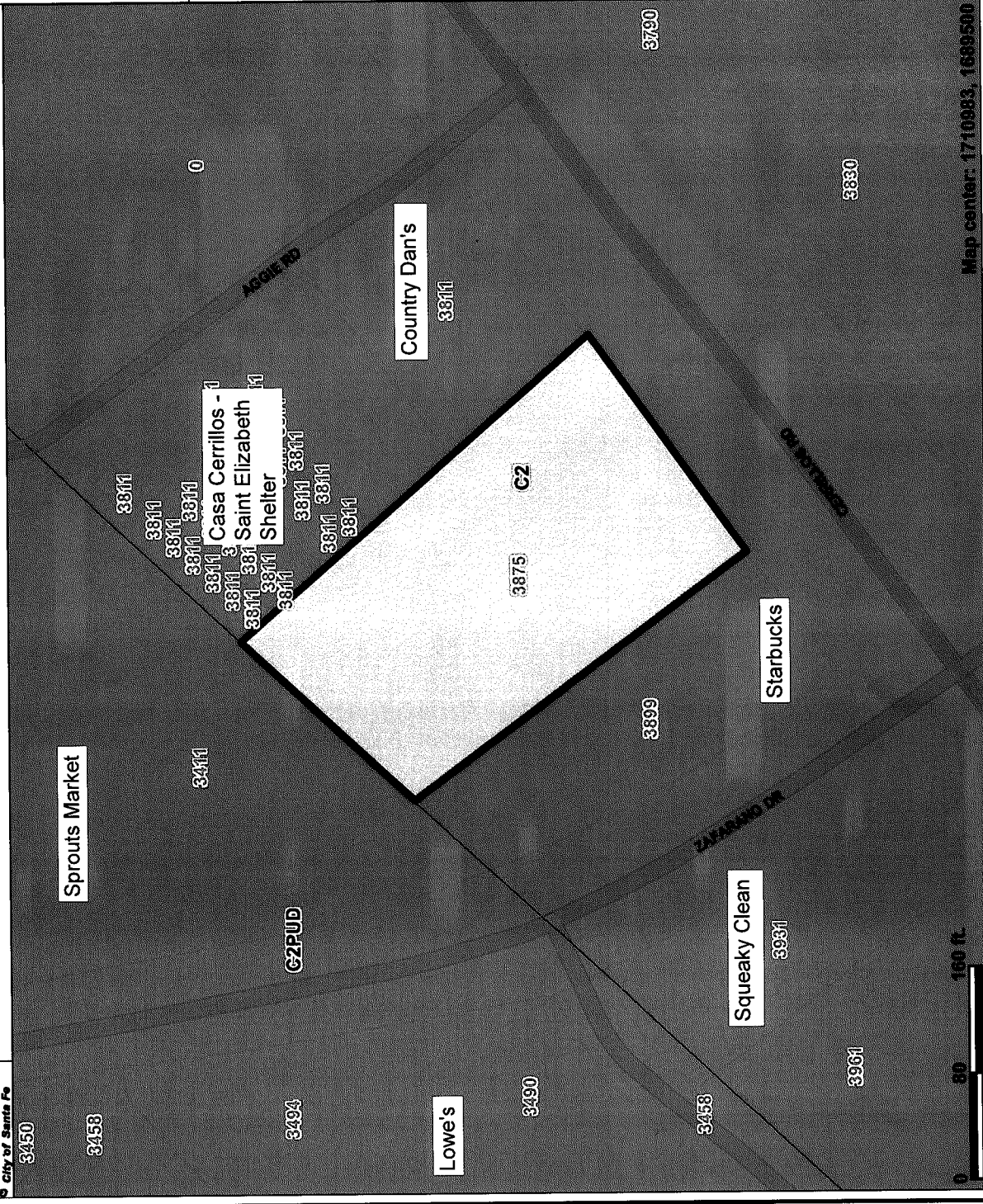
### **Maps**



# 3875 Cerrillos Road - Zoning



**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 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, (I), (PUD), R8 Single - Family 7-8du/ac  
RC3, 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  
Map Center: 1710983, 1699500  
Scale: 1:1,375



# 3875 Cerrillos Road - 2011 Zoning



## Legend

- 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



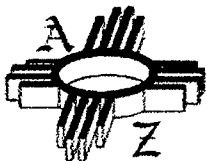
Scale: 1:1,375

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

May 19, 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. L13-013, Commercial Lot Split for Rosewood Investment Inc. 3875 Cerrillos Road, Santa Fe, New Mexico.

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 be placed on the agenda for the Next Summary Committee meeting.

Thank you

  
Morris Apodaca  
President  
A-Z Surveying Inc.

(505) 471-3366

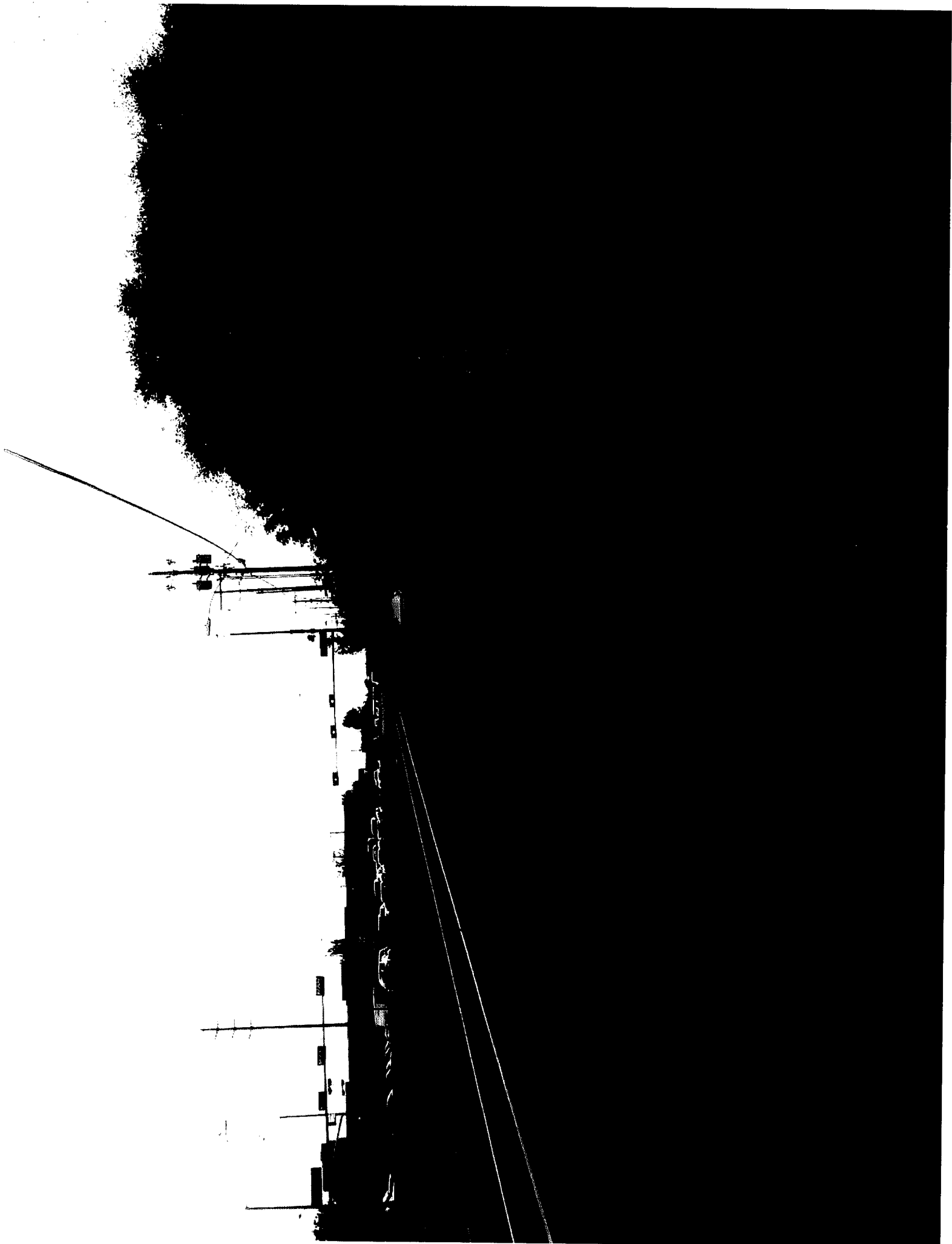
E-mail: [A\\_Zsurveyinginc@yahoo.com](mailto:A_Zsurveyinginc@yahoo.com)

# **City of Santa Fe, New Mexico**

## **Exhibit D**

**Photographs**





# City of Santa Fe, New Mexico

# memo

**DATE:** July 23, 2014, for the August 7, 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.*

## 812 CALLE SARAGOSA LOT SPLIT

**Case #2014-66.** 812 Calle Saragosa Lot Split. Southwest Mountain Surveys, agent for Saragosa LLC, requests plat approval to divide approximately 0.47 acres into two residential lots. The property is zoned R-29 (Residential-29 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-29 (Residential-29 dwelling units per acre). The New Tract "A" comprising approximately 0.15 acres contains a six-unit apartment building. The Condominium Tract, comprising 0.32 acres, contains 7 individually owned condominium units. Both tracts are built-out.

The proposed land division would separate the rental apartments from the individually owned units in order to facilitate traditional financing for the condominium units. The property developed organically over a couple of decades, beginning with the conversion of several structures into dwelling units. In 2004, the property was consolidated and in 2006 a three-story structure containing the 6 apartment units was built. The units range in size from 648 square feet to 1,045 square feet. Based on the size of the apartment units, 9 parking spaces are required.



The property is accessed directly from Calle Saragosa a public street with a 40-foot right of way. The tracts are accessible to City Water and Waste Water services. Prior to recordation of the lot split plat, the property owner must provide proof, or request field verification, to demonstrate that the apartment building in New Tract "A" is served by separate water meters. In addition, the Wastewater Division recommends a shared utility service agreement for each new lot.

## **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. The current water meter numbers and addresses do not match the units listed on the plat. Field verification of each unit is required if other proof of individual service cannot be verified.
2. Clearly label new address for New Tract "A" on the plat: 810 Calle Saragosa.
3. Execute and record Condominium Dissolution documents or amend the Condominium Declarations prior to recordation of the lot split plat.
4. Prior to recordation of the lot split plat provide a shared waste water utility service agreement for each new lot identifying how each residence is served by sewer service and delineating the responsibility for each with respect to the portions of the sewer services that are shared and common with other residences and those portions only serving the single residence.
5. In order to avoid creating a non-conformity, reconfigure the portal to eliminate encroachment or adjust the property line to avoid the encroachment. Make necessary changes to the plat to eliminate the need for easement.

## **ATTACHMENTS:**

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

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

### **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:** July 19, 2014

**TO:** William Lamboy , Case Manager

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

**SUBJECT:** Case #2014-66 812 Calle Saragosa 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:** July 7, 2014  
**TO:** William Lamboy, Case Manager  
**FROM:** Stan Holland, Engineer, Wastewater Division  
**SUBJECT:** Case #2014-66 – 812 Calle Saragosa Lot Split

---

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

The Applicant shall address the following comments;

1. Delete note "J" which references using septic.
2. The Wastewater Division recommends a shared utility service agreement for each new lot. As part of this agreement it shall identify how each residence is served by sewer service and delineate the responsibility for each with respect to the portions of the sewer services that are shared and common with other residences and those portions only serving the single residence. This agreement should be referenced on the plat.

*City of Santa Fe*  
**memo**

**DATE:** July 2, 2014  
**TO:** Bill Lamboy, Land Use Planner, Land Use Department  
**FROM:** Dee Beingessner, Water Division Engineer Associate  
**SUBJECT:** Case # 2014-66 Saragosa Street Lot Split

---

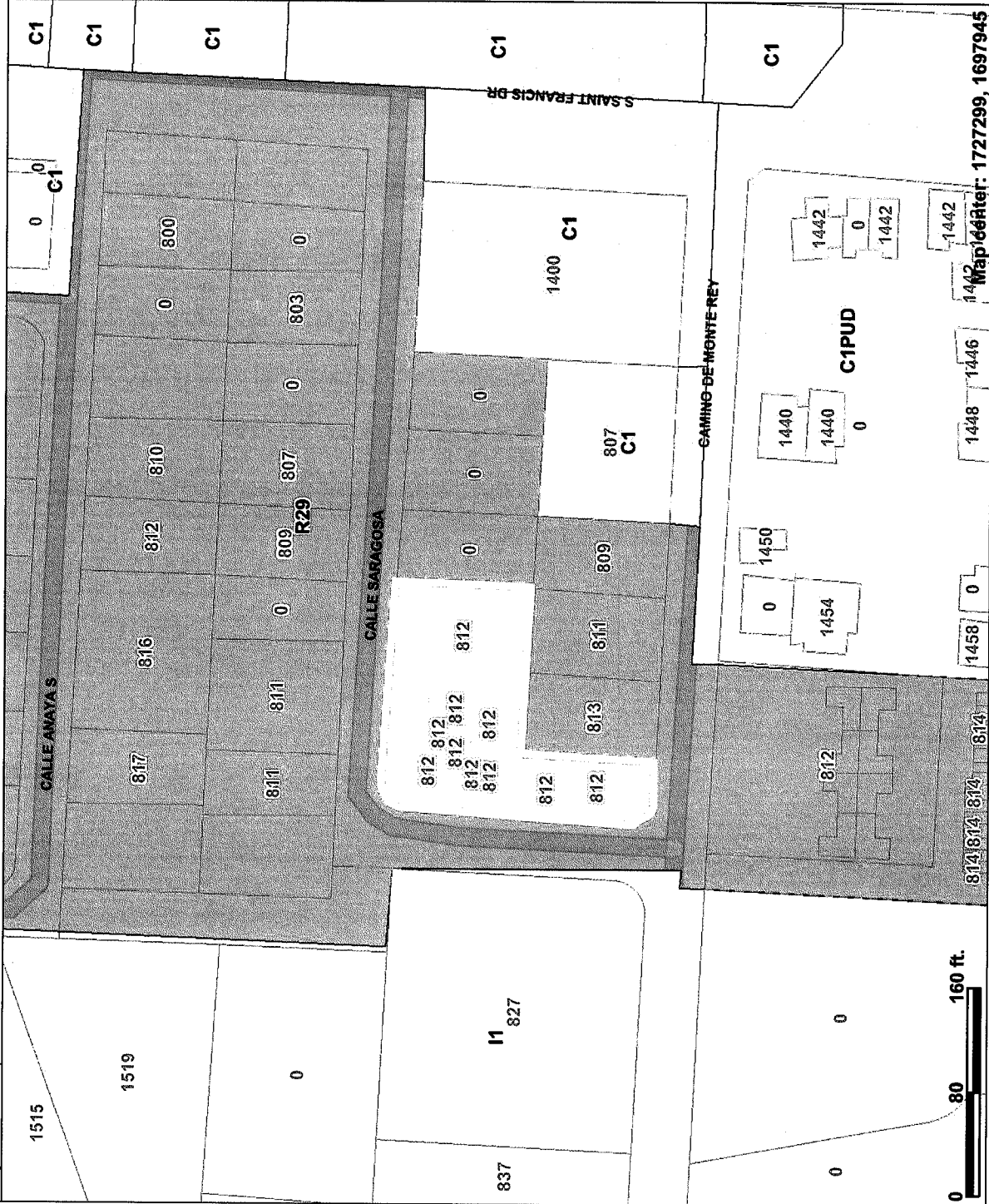
The Water Division was unable to verify which water meters serve the portions of the building to be split. The current meter numbers and addresses do not match the units listed in the plat. The portions of the building to be split must be served by separate water meters. Field verification of each unit may be required if other proof of individual service cannot be verified. Access must be provided to each unit in the building to turn on the water and verify which meter is active for each unit.

# **City of Santa Fe, New Mexico**

## **Exhibit B**

### **Maps**

# 812 Calle Saragosa - 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.

0 80 160 ft.

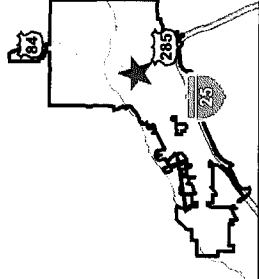
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Scale: 1:1,404

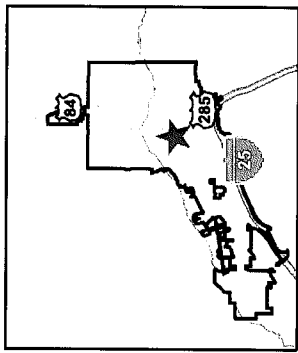
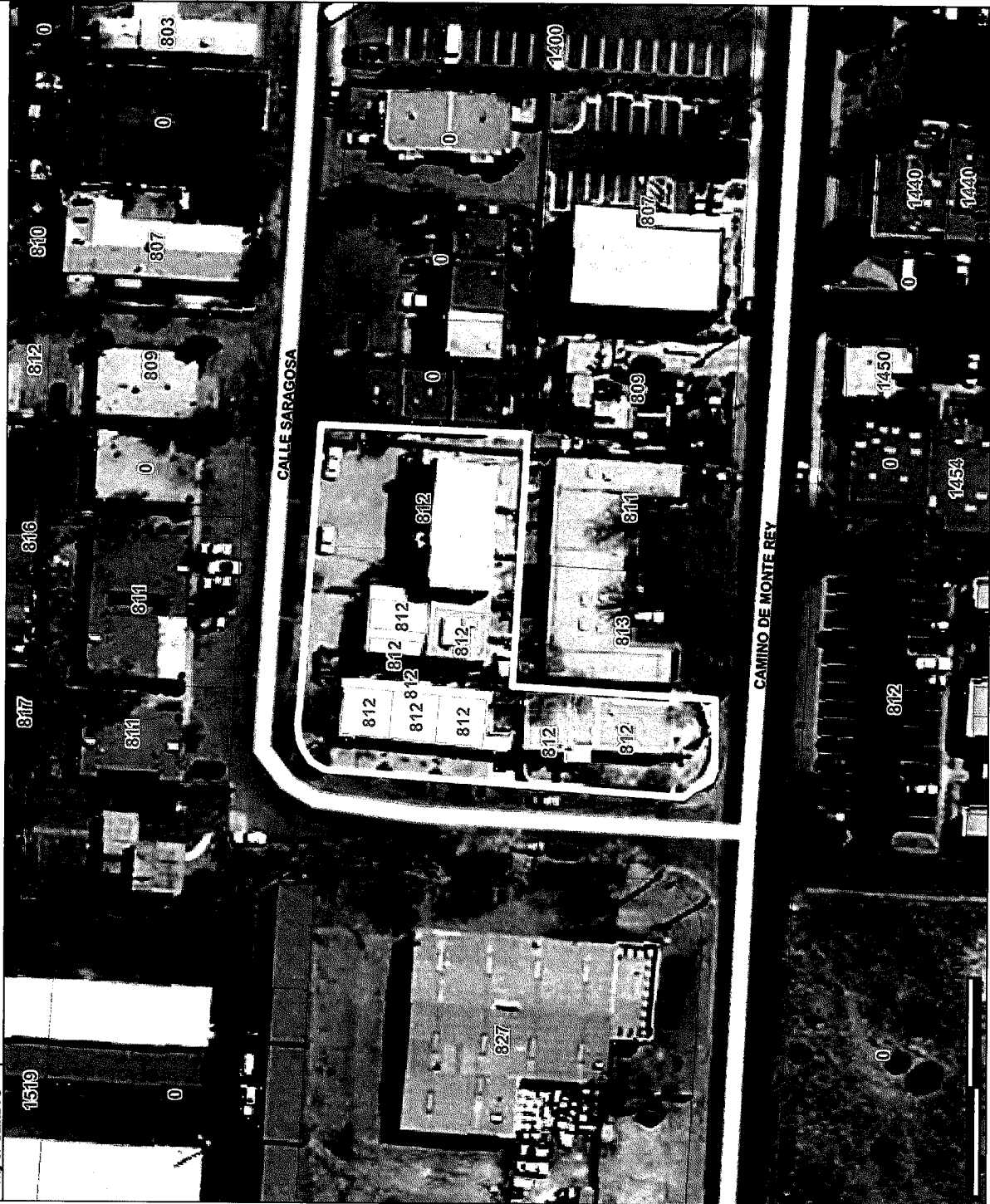


## Legend

- City Limits
- Parcels
- Airport Clear Zones
- Santa Fe River
- FEMA Floodplain December 4, 2012 (100 yr)
- Zoning**
  - RR Rural Residential
  - R1 (PUD) Single-Family 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
  - 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



# 812 Calle Saragosa - 2011 Aerial



## Legend

- 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: 1:918

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# City of Santa Fe, New Mexico

## Exhibit C

Applicant Materials

*Southwest Mountain Surveys*

*1114 Hickox Street  
Santa Fe, New Mexico 87505  
(505) 982-9429*

June 26, 2014

City of Santa Fe  
Permit and Development Review Division  
200 Lincoln Avenue  
Santa Fe, New Mexico 87501  
Attn: Bill Lamboy

Dear Mr. Lamboy,

On behalf of our client, Saragosa LLC, we are submitting a Development Permit Application for a Lot Split of their existing tract creating two lots, Declarant Condominium Tract and New Tract A.

Legal Description: Section 35, T.17 N., R.9 E., N.M.P.M., 812 Calle Saragosa.

If you have any questions, please do not hesitate to contact me at the above listed number.

Sincerely,



Desiree Romero  
Southwest Mountain Surveys

# City of Santa Fe, New Mexico

## Exhibit D

Photographs







# City of Santa Fe, New Mexico

# memo

**DATE:** July 23, 2014, for the August 7, 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 

## 402 RODEO ROAD LOT SPLIT

**Case #2014-67. 402 Rodeo Road Lot Split.** Lloyd & Associates Architects, agent for Vista Living Communities, LLC, requests plat approval to divide approximately 3.27 acres into two lots. The property is zoned C-1 (Office and Related Commercial District). (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 C-1 (Office and Related Commercial District). The proposal would create two lots: Lot A-1, 400 E. Rodeo Road, comprising 1.83 acres and Lot A-2, 402 E. Rodeo Road containing 1.43 acres. Lot A-2 is developed with a single-story Alzheimer's assisted living facility. Lot A-1 is undeveloped; however, the applicant is considering development of an assisted living facility accommodating up to 40 units on the site.

The site is nestled between Interstate highway right-of-way on two sides, a church to the west and Rodeo Road along the north. Both lots are accessed - via a 20-foot wide shared-access easement - from Rodeo Road, a public roadway with an 80-foot right of way. The lots are beyond the distance required for connection to City waste water services; however, the applicant has expressed readiness to connect

to City Sewer at time of development. An existing well is located on Lot A-1. If the well is to be shared for irrigation, a shared well agreement and plat easement are required.

## **CONDITIONS OF APPROVAL**

*Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.*

**Following standard practice, redline comments will be provided to the surveyor who shall make any necessary changes and submit the corrected plat in Mylar.**

Staff recommends the following conditions of approval:

1. Add the following notes to the plat:
  - a. The well must be physically separated from all water supply to buildings on the property.

## **ATTACHMENTS:**

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

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

### **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:** July 19, 2014

**TO:** William Lamboy , Case Manager

**FROM:** Reynaldo Gonzales, Fire Marshal 

**SUBJECT:** Case #2014-67 402 Rodeo 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.

1. Emergency easement will be required to access Lot A-1, which may require a turn-around for emergency vehicles to meet the 150 feet distance for a driveway.

**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:** July 16, 2014  
**TO:** William Lamboy, Land Use Division  
**VIA:** John J. Romero, Traffic Engineering Division Director *JR*  
**FROM:** Sandra Kassens, Engineer Assistant *SK*  
**SUBJECT:** 402 Rodeo Road Lot Split. (Case# 2014-67)

---

**ISSUE:**

Lloyd & Associates Architects, agent for Vista Living Communities, LLC, requests plat approval to divide approximately 3.27 acres into two lots. The property is zoned C-1. (Office and Related Commercial District).

**RECOMMENDED ACTION:**

Review comments are based on submittals received on July 2, 2014. The comments below should be considered as Conditions of Approval to be addressed prior to final approval unless otherwise noted:

1. Add the following note to the plat:
  - a. "Access from Lot A-1 to Rodeo Road shall be via the 40' and 20' wide Ingress and Egress easements granted through Lot A-2; no other access to Rodeo Road shall be allowed except for an emergency access if and only if required by the Fire Department."

If you have any questions or need any more information, feel free to contact me at 955-6697. Thank you.

*City of Santa Fe*  
**memo**

**DATE:** July 9, 2014  
**TO:** Bill Lamboy, Land Use Planner, Land Use Department  
**FROM:** Dee Beingessner, Water Division Engineer Associate  
**SUBJECT:** Case # 2014-67 402 Rodeo Road Lot Split

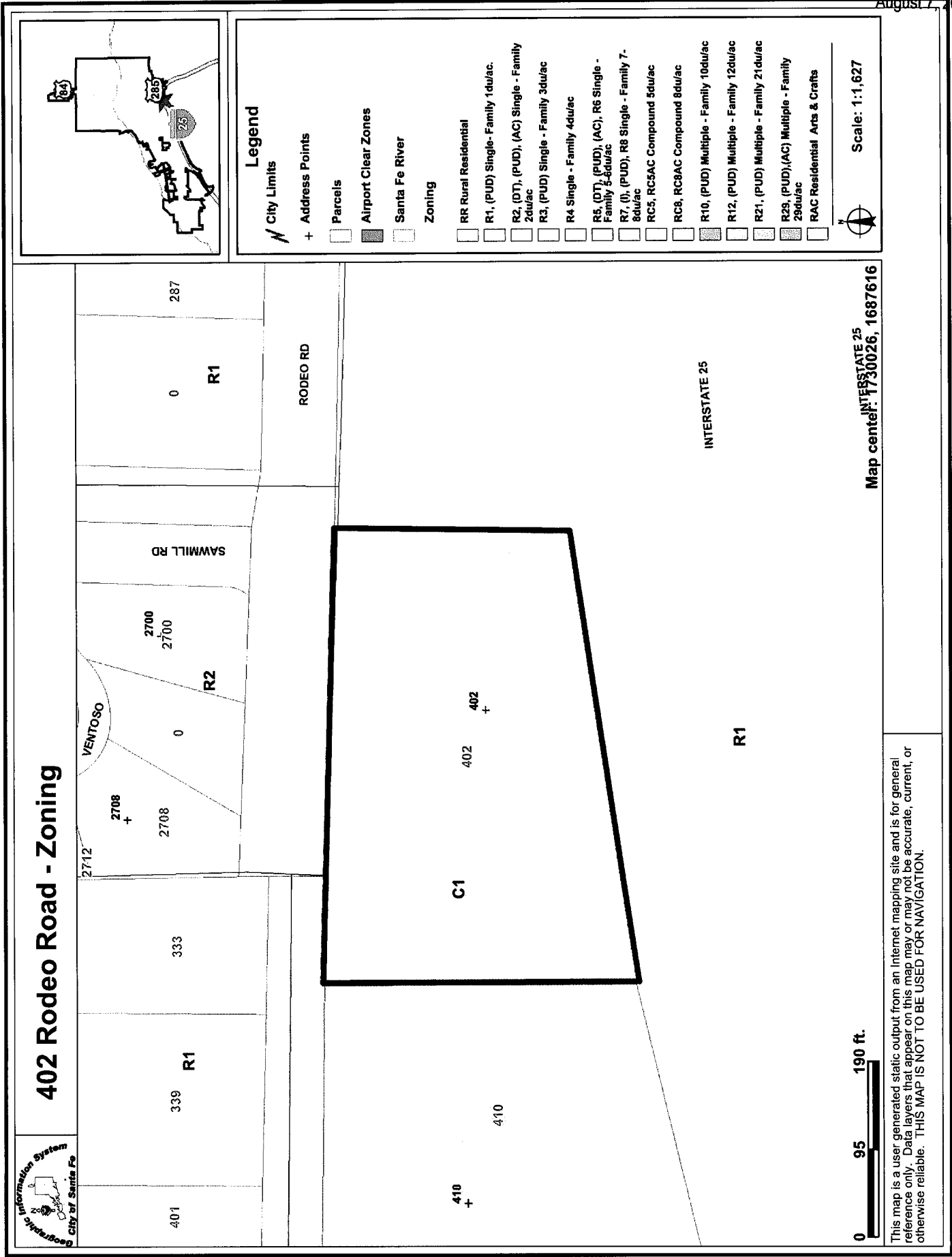
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The property is currently served by a 1-1/2" meter off of an 8" water main on Rodeo Road. It appears that the water line serving the existing building crosses through the second lot. The plat will have to show an easement for this water line. The property also has an existing well. If the well is to be shared for irrigation, the plat will have to reference a shared well agreement and easement. The plat must also contain a statement that the well must be physically separated from all water supply to buildings on the properties.

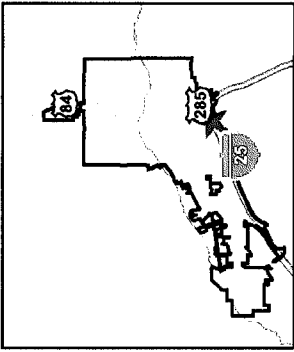
# **City of Santa Fe, New Mexico**

## **Exhibit B**

### **Maps**



# 402 Rodeo Road - 2011 Aerial



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

Scale: 1:1,627

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**

# **HIGH DESERT SURVEYING, INC.**

Dean Shrader, P.S. 12451



1925 Aspen Drive, Ste. 401 • Santa Fe, N.M. 87505 • Phone: (505) 438-8094 • Fax: (505) 424-1709 • [hidesert@newmexico.com](mailto:hidesert@newmexico.com)

---

City of Santa Fe

Technical Review Department

Lincoln Ave.

Santa Fe, NM 87501

June 26, 2014

To: Case Manager,

Re: Planning Commission Application Lot Split

For: Vista Living Communities, LLC an Ohio Limited Liability Company.

On behalf of our client, Vista Living Communities, LLC, we are submitting a Lot Split plat of their property at 402 E. Rodeo Road. The resulting acreage for Lot A-1 is 1.837 Acres +/-; and Lot A-2 is 1.435 Acres +/-.

This property is zoned C1, Office and Related Commercial District. The property lies completely outside the Foothill Sub-district of the Escarpment Overlay District and Areas of Mountainous Terrain.

We are submitting this Lot Split in conjunction with the architect Wayne Lloyds' Development plan submittal for the Planning Commission meeting dated 8/7/14.

Please feel free to contact us with any additional submittal requests or questions.

Thank you,

  
Dean Shrader, PS

President, High Desert Surveying, Inc.

sub13103.doc





**City of Santa Fe, New Mexico**

# **Exhibit D**

**Photographs**

