



Agenda

DATE 5/11/11 TIME 3:40p
 SERVED BY Guadalupe Gurolo
 RECEIVED BY [Signature]

SUMMARY COMMITTEE
Thursday, June 2, 2011 - 11:00am
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

- A. **ROLL CALL**
- B. **APPROVAL OF AGENDA**
- C. **APPROVAL OF MINUTES – May 5, 2011**
- E. **OLD BUSINESS**
- F. **NEW BUSINESS**

1. **Case #2011-31. Andrew and Ilia L. Bradbury and Derek Gordon Lot Split.** Derek Gordon, owner, representing himself and Andrew & Ilia L. Bradbury, requests plat approval to divide 3.08 ± acres into two tracts. The property is located at Tano Road, Lot #33, and is zoned PRC (Planned Residential Community). (Chris Martinez, Case Manager) **(POSTPONED FROM MAY 5, 2011)**
2. **Case #2011-43. James Baumbach & Dioly Piedrahita Lot Split.** Lorenzo Dominguez, agent for James Baumbach & Dioly Piedrahita requests plat approval to divide ± 1.853 acres into two lots. The property is located at the corner of Camino Carlos Rey and Arroyo de los Chamisos and is zoned R-5 (Residential, five dwelling units per acre). (Chris Martinez, Case Manager)

- G. **STAFF COMMUNICATIONS**
- 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 FE
SUMMARY COMMITTEE
June 2, 2011

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
CALL TO ORDER/ROLL CALL	Quorum	1
APPROVAL OF AGENDA	Approved [amended]	1
APPROVAL OF MINUTES – May 5, 2011	Approved	2
OLD BUSINESS	None	2
<u>NEW BUSINESS</u>		
<u>CASE 2011-31.</u> ANDREW AND ILIA L. BRADBURY AND DEREK GORDON LOT SPLIT. DEREK GORDON, OWNER, AGENT, REPRESENTING HIMSELF AND ANDREW & ILIA L. BRADBURY, REQUESTS PLAT APPROVAL TO DIVIDE 3.08± ACRES INTO TWO TRACTS. THE PROPERTY IS LOCATED AT TANO ROAD, LOT #33 AND IS ZONED PRC (PLANNED RESIDENTIAL COMMUNITY)	Approved	2-4
<u>CASE #2011-43.</u> JAMES BAUMBACH & DIOLY PIEDRAHITA LOT SPLIT. LORENZO DOMINGUEZ, AGENT FOR JAMES BAUMBACH & DIOLY PIEDRAHITA REQUESTS PLAT APPROVAL TO DIVIDE ±1.853 ACRES INTO TWO LOTS. THE PROPERTY IS LOCATED AT THE CORNER OF CAMINO CARLOS REY AND ARROYO DE LOS CHAMISOS AND IS ZONED R-5 (RESIDENTIAL, FIVE DWELLING UNITS PER ACRE)	Postponed to July 7, 2011	4
STAFF COMMUNICATIONS	None	4
ADJOURNMENT		5

**MINUTES OF THE MEETING
OF THE CITY OF SANTA FE
SUMMARY COMMITTEE**

June 2, 2011

A regular meeting of the City of Santa Fe Summary Committee, was called to order by Tom Spray, Chair, on June 2, 2011, at approximately 11:00 a.m., in the City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Tom Spray, Chair
Mike Mier
Lawrence Ortiz

OTHERS PRESENT:

Tamara Baer, Current Planning Division
Chris Martinez, Current Planning Division
Melessia Helberg, Stenographer

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

B. APPROVAL OF AGENDA

Ms. Baer said staff would like to postpone Case #2011-43 to the meeting of July 7, 2011.

MOTION: Commissioner Mier moved, seconded by Commissioner Ortiz, to approve the Agenda, as amended.

VOTE: The motion was approved unanimously on a voice vote.

C. APPROVAL OF MINUTES – May 5, 2011

MOTION: Commissioner Mier moved, seconded by Commissioner Ortiz, to approve the minutes of the meeting of May 5, 2011, as submitted.

VOTE: The motion was approved unanimously on a voice vote.

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

1. **CASE 2011-31. ANDREW AND ILIA L. BRADBURY AND DEREK GORDON LOT SPLIT. DEREK GORDON, OWNER, AGENT, REPRESENTING HIMSELF AND ANDREW & ILIA L. BRADBURY, REQUESTS PLAT APPROVAL TO DIVIDE 3.08± ACRES INTO TWO TRACTS. THE PROPERTY IS LOCATED AT TANO ROAD, LOT #33 AND IS ZONED PRC (PLANNED RESIDENTIAL COMMUNITY). (CHRIS MARTINEZ, CASE MANAGER)**

A Memorandum prepared May 17, 2011, with attachments, for the Summary Committee Hearing of June 2, 2011, to the Summary Committee, from Chris Martinez, Planner Technician Senior, Current Planning Division, is incorporated herewith to these minutes as Exhibit "1."

Staff Report

The staff report was presented by Tamara Baer, Manager, Land Use Department, which is contained in Exhibit "1."

Recommendation: Land Use Department staff recommends approval with conditions as outlined in the Staff Report [Exhibit "1"]

Public Hearing

Presentation by the Applicants

All those speaking were sworn en masse

Derek Gordon, co-owner [previously sworn], said he couldn't sum-up things any better than Ms. Baer. He said they have been in negotiations with Chapman Builders, who own the land next to them, for about 10 years, and the current building site would put a house within 5 feet of his boundary, and very close to the Bradburys as well. He said they made the decision to buy the property from the Chapmans to preserve their views and space. He said now that they have purchased the property, they want to split the property as explained by Ms. Baer.

Andrew Bradbury, co-owner [previously sworn], said he would like to confirm everything that Ms. Baer has said.

Ilia L. Bradbury, co-owner [previously sworn], said this has been a long process, and they arrived at a perfect agreement, and request approval by this Committee.

Speaking to the Request

There was no one speaking for or against the request.

The Public Hearing was closed

Questions and Comments from the Committee

Commissioner Mier asked if there are there plans to build on Lot 33A, because that is the lot that can be developed.

Mr. Baer said there are no specific plans to build, but in the future, the intent is that the lot will be built on.

Commissioner Mier asked if there are restrictions if the property is developed, in terms of what kinds of houses can be built, and such.

Ms. Baer said there would be restrictions, but those would be in conformance with the zoning, as well as in conformance with any Las Estrellas Master Association controls.

Commissioner Mier asked if Lot 33A is developed, if it can be sold at a later date as a parcel unto itself, or would it be part of the larger parcel.

Mr. Baer said it will be a separate stand-alone parcel, and can be sold separately, but the restriction for no building on Lot 33B would remain.

Commissioner Mier said then Lot 33A can be developed and sold as a separate parcel.

Ms. Baer said yes, but it would continue to be part of Las Estrellas.

MOTION: Commissioner Mier moved, seconded by Commissioner Ortiz, to approve Case # 2011-31, with all conditions as recommended by staff.

VOTE: The motion was approved unanimously on a voice vote.

2. **CASE #2011-43. JAMES BAUMBACH & DIOLY PIEDRAHITA LOT SPLIT. LORENZO DOMINGUEZ, AGENT FOR JAMES BAUMBACH & DIOLY PIEDRAHITA REQUESTS PLAT APPROVAL TO DIVIDE ±1.853 ACRES INTO TWO LOTS. THE PROPERTY IS LOCATED AT THE CORNER OF CAMINO CARLOS REY AND ARROYO DE LOS CHAMISOS AND IS ZONED R-5 (RESIDENTIAL, FIVE DWELLING UNITS PER ACRE). (CHRIS, CASE MANAGER)**

A Memorandum dated May 26, 2011, for June 2, 2011 Meeting, with attachment, to the Summary Committee, from Chris Martinez, CZO, Planner Technician, Current Planning Division, is incorporated herewith to these minutes as Exhibit "2."

G. STAFF COMMUNICATIONS

There were no Staff Communications.

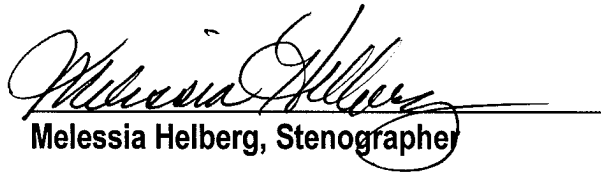
H. ADJOURNMENT

There was no further business to come before the Committee.

MOTION: Commissioner Mier moved, seconded by Commissioner Ortiz, to adjourn the meeting.

VOTE: The motion was approved unanimously on a voice vote, and the meeting was adjourned at approximately 11:15 pm.

Tom Spray, Chair



Melessia Helberg, Stenographer