



Agenda

DATE 9/13/12 TIME 10:00aRECEIVED BY Geraldine Gaurud
[Signature]

PLANNING COMMISSION

Thursday, October 4, 2012 - 6:00pm

City Council Chambers

City Hall 1st Floor - 200 Lincoln Avenue

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: September 13, 2012

FINDINGS/CONCLUSIONS:

Case #2012-91. Arroyo Central Preliminary Subdivision Plat.Case #2012-94. Arroyo Central Development Plan.

- E. OLD BUSINESS
- F. NEW BUSINESS

1. An ordinance relating to the Land Development Code, Chapter 14 SFCC 1987 regarding legal nonconforming uses; amending Section 14-10.2(C) to increase the period of time before a legal nonconforming use may not be resumed and providing that uses of governmental property may be resumed at any time under certain conditions; and making such other stylistic or grammatical changes that are necessary. (Councilor Dominguez) (Matthew O'Reilly)
2. Case #2012-103. Classic Rock Final Subdivision Plat. Morey Walker, agent for Eker Land LLC, requests Final Subdivision Plat approval for 5 lots on 4.38± acres. The property is zoned I-2 (General Industrial) and is located at 2865 Rufina Street. (Donna Wynant, Case Manager)

G. STAFF COMMUNICATIONS

H. MATTERS FROM THE COMMISSION

I. ADJOURNMENT

NOTES:

- 1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
- 2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
- 3) The agenda is subject to change at the discretion of the Planning Commission.
*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.

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CITY OF SANTA FE
PLANNING COMMISSION
October 4, 2012

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**MINUTES OF THE MEETING
OF THE
PLANNING COMMISSION
October 4, 2012**

A regular meeting of the City of Santa Fe Planning Commission, was called to order by Chair Tom Spray, at approximately 6:00 p.m., on Thursday, October 4, 2012, in the City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Commissioner Tom Spray, Chair
Commissioner Michael Harris
Commissioner Signe Lindell
Commissioner Lawrence Ortiz
Commissioner Dan Pava
Commissioner Angela Schackel-Bordegary
Commissioner Renee Villarreal
[Vacancy]

MEMBERS EXCUSED:

Commissioner Lisa Bemis

OTHERS PRESENT:

Matthew O'Reilly, Director, Land Use Department
Tamara Baer, Planner Manager, Current Planning Division – Staff liaison
Kelley Brennan, Assistant City Attorney
Donna Wynant, Land Use Senior Planner, Current Planning Division
Melessia Helberg, Stenographer

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

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Commissioner Schackel-Bordegary moved, seconded by Commissioner Lindell, to approve the Agenda as published.

VOTE: The motion was approved on a voice vote, with Commissioners Harris, Lindell, Ortiz, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES – SEPTEMBER 13, 2012

It was the consensus among the Commission to postpone approval of the minutes to the next meeting on November 1, 2012.

2. FINDINGS/CONCLUSIONS

A copy of the City of Santa Fe Planning Commission Findings of Fact and Conclusions of Law in the Case #2012-91 and Case #2012-94, is incorporated herewith to these minutes as Exhibit "1."

a) CASE #2012-91. ARROYO CENTRAL PRELIMINARY SUBDIVISION PLAT.

MOTION: Commissioner Lindell moved, seconded by Commissioner Harris, to approve the Findings of Fact and Conclusions of Law in Case #2012-91, as presented by staff.

VOTE: The motion was approved on a voice vote, with Commissioners Harris, Lindell, Ortiz, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

b) CASE #2012-94. ARROYO CENTRAL DEVELOPMENT PLAN

MOTION: Commissioner Schackel-Bordegary moved, seconded by Commissioner Pava, to approve the Findings of Fact and Conclusions of Law in Case #2012-94, as presented by staff.

VOTE: The motion was approved on a voice vote, with Commissioners Harris, Lindell, Ortiz, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

E. OLD BUSINESS

There was no old business.

F. NEW BUSINESS

1. **AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987, REGARDING LEGAL NONCONFORMING USES; AMENDING SECTION 14-10.2(C) TO INCREASE THE PERIOD OF TIME BEFORE A LEGAL NONCONFORMING USE MAY NOT BE RESUMED, AND PROVIDING THAT USES OF GOVERNMENTAL PROPERTY MAY BE RESUMED AT ANY TIME UNDER CERTAIN CONDITIONS; AND MAKING SUCH OTHER STYLISTIC OR GRAMMATICAL CHANGES THAT ARE NECESSARY (COUNCILOR DOMINGUEZ). (MATTHEW O'REILLY)**

Mr. Matthew O'Reilly reviewed the proposed Ordinance change, noting the Ordinance does two things: It increases the period of time for which a legal nonconforming use may not be resumed from 180 to 365 days; and provides that the use of governmental property may be resumed any time for governmental purposes.

Speaking to the Request

There was no one speaking for or against this request.

The public testimony portion of the Public Hearing was closed.

The Commission asked questions and commented as follows:

- Commissioner Lindell asked if there has been a specific instance where 180 days wasn't enough time.

Mr. O'Reilly said yes. Recently there was a drive-through use near the corner of Cerrillos Road and St. Francis Drive where the new Starbucks is located, noting there was a drive-through there for many many years. He said it took the property owner more than 180 days to find a new tenant and user for that space. He said, technically, drive-through uses are not permitted in the BCD, and this just inside the perimeter of the BCD. The Applicant was forced to apply for a variance to the BCD standards, and missed the cut-off by less than 30 days, and the BCD DRC granted them that variance, so they were able to continue a drive-through use on that site.

- Commissioner Lindell said in going through Chapter 14, we discussed this. She asked if there is a compelling reason that it should be a year, rather than 6 months, and if they go past the 6 months then come forward for a variance.

Mr. O'Reilly said we're seeing buildings which stay vacant for longer periods of times, uses that are ceasing for longer than 6 months, just because of economy. He said it's true that someone could come forward for a variance each time. However, the Chapter 14 rewrite makes the variance criteria significantly more stringent. The Application for Starbuck's to continue the drive-through use, was made under the old variance criteria. He said, "I would just say that this is a

reflection of the economy and the realities of how long it takes some people to release their commercial property.”

- Commissioner Lindell said on the “other side of the coin,” there may some people who would be happy to see a non-conforming use of a property go away. However, the zoning doesn’t allow for that at this point in time.
- Commissioner Pava asked Mr. O’Reilly for example(s) of situations where a special use might be required by a unit of government – federal, State, local and School District.

Mr. O’Reilly said the old Kaune Elementary School is one example. He said the site has been an elementary school for a very long time. At different times over the past two years, different uses were proposed, one of which was to move Desert Academy to the site. Desert Academy would have been a high school. There was some interest in moving the ATC, a high school, to the site. He said the Code currently provides that certain uses are allowed in residential districts which were simply just allowed under the old Code. That section of the Code was strengthened significantly in favor of neighborhoods. Now, as written, if someone wants to do a school or certain other uses in a residential district, you have to obtain a special use permit.

Mr. O’Reilly said for governmental buildings it is a problem. In the case of Kaune Elementary, the school sat idle for more than 180 days, noting a school under renovation might sit idle for more the 180 days. If the school comes back and wants to use it for elementary or pre-K school uses, if the Code stays as written, it means they would have to come back to the Planning Commission or the Board of Adjustment for a special use permit which would be subject to appeal and the other things which go along with obtaining quasi-judicial approval.

Mr. O’Reilly said it seemed logical to the sponsors of the Ordinance, that if a governmental use, including a school district use, stopped operating as an elementary school, for example, for more than 180 days, that school should be able to reopen as an elementary school in the same building. This is the purpose of this portion of the Ordinance.

- Chair Spray said he assumes the Commission will be voting on making a recommendation to the Governing Body, and Ms. Baer said this is correct.

MOTION: Commissioner Harris moved, seconded by Commissioner Pava, to recommend to the Governing Body to approve the proposed Ordinance as presented by staff.

VOTE: The motion was approved on a roll call vote, [5-1], as follows:

For: Commissioner Harris, Commissioner Ortiz, Commissioner Pava, Commissioner Schackel-Bordegary and Commissioner Villarreal.

Against: Commissioner Lindell.

2. **CASE #2012-103. CLASSIC ROCK FINAL SUBDIVISION PLAT. MOREY WALKER, AGENT FOR EKER LAND, LLC, REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR 5 LOTS ON 4.38± ACRES. THE PROPERTY IS ZONED I-2 (GENERAL INDUSTRIAL), AND IS LOCATED AT 2865 RUFINA STREET. (DONNA WYNANT, CASE MANAGER)**

A Memorandum dated September 20, 2012, with attachments, to the Planning Commission, for the October 4, 2012 meeting, from Donna Wynant, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "2."

A copy of an aerial photograph labeled *2865 Rufina Street – Zoning & Aerial* for a 5-lot subdivision, which replaces Exhibit C-1 in the packet, is incorporated herewith to these minutes as Exhibit "3."

Donna Wynant presented the Staff Report in this matter via overhead from the materials in the Commission packet. Please see Exhibit "2" for specifics of this presentation. Ms. Wynant said, "For the record, I realized that I mislabeled the aerial in the packet as a three-lot subdivision. It's a minor thing, but I'd like for the record to distribute this to the Commission." Ms. Wynant handed out the correct one which replaces Exhibit C-1 in the packet [Exhibit "3"].

Public Hearing

Presentation by the Applicant

Morey Walker, Walker Engineering, 905 Camino Sierra Vista, agent for the applicant, was sworn. Mr. Walker said the applicant is in agreement with the conditions of approval, and thanked the Commission for looking at this site one more time.

Speaking to the Request

There was no one speaking for or against this request.

The Public Testimony Portion of the Public Hearing was Closed

Commissioner Harris said he likes the way Clark Road is headed, noting he compares it to Calle Comercio, the parallel street, which he characterizes as a "free for all." He said the fact that there is parking on one side and they are doing additional landscaping is very good. He said he wants people to know that there is a church on Clark Road. He said, to him, the character of Clark Road is quite different from Calle Comercio, and this will help to improve it. He asked where curb cuts will be, commenting he thought it might be on these documents, but it isn't on any of the exhibits. He said he also thought Mr. Romero would be here to comment. He said on Siler Road, there is an ingress/egress easement, and he assumes there are, or will be, entrances to Lots 1 and 3 coming out of the cul-de-sac. He asked the current thoughts about curb cuts on Clark Road.

Mr. Walker said the issue would be what the person who buys the property wants to do, and where they want to locate their driveway cuts. He said we agree that we need to put them across the street from all of the other driveway cuts, and he has no problem with that. He said he is willing to put that on the plat, if necessary. He said, "Unless someone buys.... lots 2 and 4, these two lots. They might just need one entrance, so we'll just give them one entrance on something like that. They might want a bigger building, just one entrance. Or they might buy even 3 and 4 and just have an entrance. It really depends on who buys it, how they want to do it, and which lots they buy."

Commissioner Harris said it seems to him it would keep things cleaner if we perhaps would have an ingress/egress easement on Clark Road similar to what we have at Siler Lane, noting there is a drop inlet there, and he doesn't know if there is an issue with that. He doesn't know what the tank is that's represented there.

Mr. Walker said the tank is gone. Mr. Walker's remarks here are inaudible because he was away from the microphone.

Chair Spray said, "I believe the curb cuts appear to be in the packet as well."

Mr. Walker said, "Exactly. We're actually thinking about putting one in right now, this one right 'here' to line up exactly 'across there,' so they will... where they're spaced right. And we really don't have a problem with lining them up. We were thinking like a lot 4 might go 'this one,' and here on the right, put one right in the middle. We have the flexibility to put it where we want to."

Commissioner Harris said because the parking is limited to one side, "this" side of Clark Road, his concern would be to keep as much parking on "that" side of Clark Road as possible, and to make the sight lines as easily seen as possible. He said this is his only concern.

Ms. Baer said, "When the development is proposed for any combination of these lots, they'll have to account for all of their parking needs on the property, so hopefully they won't be spilling over into Clark Road. Additionally, at the time that they come forward, assuming that what they propose to construct is less than 10,000 sq. ft., it would go straight to building permit. And then, at that time, there would also be a request for a curb cut and John Romero, or one of his staff would look at where that curb cut would be most beneficially or reasonably placed. And we can't really know that until we know the nature of the development and how it would fit on any particular site or sites."

Commissioner Harris said, "Perhaps. Unless we were to put as a condition an ingress/egress easement, basically in line with that easement there. I don't even know if that's the best solution. I'm willing to defer to Mr. Romero. But, I've been to a memorial service, for instance, at that Church. And the parking spills over into the street, and the business activities that are on Clark Road typically will line cars up and down the street. So, I'll just leave it to staff then to come up with the best solution, but it is an issue there. And anything that can be done to keep as much parking as possible [on site] and to ensure, as much as possible we have a safe atmosphere. Calle Comercio really is not... it's the negative model quite frankly. It's a mess. And that's all I have to say."

MOTION: Commissioner Schackel Bordegary moved, seconded by Commissioner Villarreal, to approve Case #2012-103, with all conditions of approval as recommended by staff.

VOTE: The motion was approved on a voice vote, with Commissioners Harris, Lindell, Ortiz, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

G. STAFF COMMUNICATIONS.

Ms. Baer said she neglected to include the corrected findings from the August meeting on the agenda. She has they have those, and those will be put on the agenda and brought to the next meeting for approval.

Chair Spray said he understands the second meeting in October was canceled.

Ms. Baer said this is correct, and the next Planning Commission meeting will be held on November 1, 2012.

H. MATTERS FROM THE COMMISSION

Long Range Planning Subcommittee

Commissioner Pava reported that yesterday there was a meeting of the Long Range Planning subcommittee, attended by Kim Shanahan, Reed Liming, Richard MacPherson and himself. He said comments were provided by Jim [last name inaudible]. He said they discussed two Chapters of the draft City Plan on which Mr. Liming and Mr. MacPherson have been working. They looked at the Chapter called Water and City Utilities, which includes sewer as well as waste management and recycling. They also discussed the Chapter on Housing and Affordability. He said staff is doing a very effective job of trying to condense and create a template for a City plan that is very readable, and it's a real challenge to do that. He said there are a lot of graphics and it often is hard to capture all of the issues. However, he believes they do a fine job, and the continuing meetings are very helpful, noting staff has said it is helpful to them to have this Commission's input. He is pleased we can do that.

Summary Committee

Commissioner Harris said the Summary Committee met today and considered a particular case which was postponed from a prior Summary Committee meeting after review. He said he really appreciated the support by Ms. Baer, Mr. Lamboy and Ms. Brennan. He said Ms. Brennan was asked to attend, because there was language on common interest which came from a 1951 plat and how it's interpreted these days, which basically is as an easement, but that wasn't clear at the first meeting. The neighbors were involved and had questions in the prior meeting. He said, "We talked it through, and I believe they got a fair hearing, particularly when we postponed it. And the decision was to approve the case and we moved it on."

Re-Mike Redevelopment

Commissioner Villarreal asked if the Commission and staff knew about the Re-Mike Redevelopment events two weekends ago. She said she knew about it because she had friends who were helping to plan it, and she wanted to attend. She said she surprised no one told the Commission about the events, and/or gave the Commission a short presentation about what that would entail. She said in the future she would like Economic Development, especially if they help to fund or sponsor such events, to notify this Commission in advance. She said it was interesting and she attended every day, noting this is her neighborhood. She said she was intrigued, but she thinks more conversations have to happen, noting she saw Angela, Commissioner Schackel-Bordegary and Commissioner Harris.

Miscellaneous

Commissioner Villarreal said we still have a vacancy on the Commission, and asked the status of filling the vacancy.

Mr. O'Reilly the vacancy on the Commission is decided by the Mayor who makes the appointments. He said it is important to have a good geographic distribution of Commissioners from all over the City. He said the Mayor is still searching for the right person to fill that position.

Commissioner Villarreal if the Mayor will take recommendations from the Commission.

Mr. O'Reilly told Ms. Villarreal and the other Commissioners to send any recommendations they may have to him, and he will discuss it with the Mayor.

Commissioner Villarreal said she needs someone to take her place on the Long Range Planning Committee because she is unable to attend the meetings because of her work schedule. She asked if someone from the Committee could fill her position, commenting that she thinks it has to be a Commissioner.

Mr. O'Reilly said the Committee is set up to have 3 Planning Commissioners and 2 at large members, and to do differently would require an ordinance change.

Commissioner Villarreal asked if there is a possibility to hold meetings in locations, other than at City Hall.

Chair Spray said he presumes that would be okay.

Mr. O'Reilly said that is always possible, and asked if there is a stenographer at the meeting.

Mr. Pava said the notes are taken by staff.

Mr. O'Reilly said it could be held anywhere, as long as it was available to the public. He suggested the members discuss this with Reed Liming, commenting he understands the time has been changed which has been helpful for some of the members.

Ms. Brennan reiterated that the site would have to be suitable for public access and hearing.

Commissioner Harris said he understands perhaps the construction drawings are in place for the Railyard Condominium. He said In the past, Mr. O'Reilly had said that the build-out may include space to meet. He asked if this is anticipated.

Mr. O'Reilly said it was anticipated that the Land Use Department and members of other departments which work with the Land Use Department – traffic engineers, fire inspectors and such, would all move to that Railyard space. He said his desire, if that happened, was that a new Planning Commission chambers would be constructed which would be used by other quasi-judicial bodies as well. However, that isn't going to happen, and the Land Use Department will be staying here at City Hall, and the Planning Commission will continue to meet in Council Chambers.

Commissioner Harris said this is unfortunate, because it was an opportunity to consolidate those core departments which need to work and talk with each other almost every day.

Commissioner Harris said he went by the Re-Mike briefly on Friday, Saturday and Sunday. He thought it was great and said it was fun.

Ms. Schackel-Bordegary said the Re-Mike felt like a street party for her, and it really was a nice event. She said she talked to many people from different walks of life. She said she is unsure what they are doing with respect to the St. Michaels corridor. She said she was impressed with the press, except that we, as a Planning Commission didn't know about it. She said it was really well publicized.

Commissioner Harris said he likes that this initiative, with the support of the City, came from the private sector, what is being called the creative class. He would like to know where it goes from here. He said perhaps the Long Range Committee can track that, or perhaps it will come from the creative class.

Mr. Pava said he would like to announce the meeting of the New Mexico American Planning Association next week in Rio Rancho at the Inn at Rio Rancho, Monday through Wednesday. He asked Commissioners who have interest in attending to call him, and he will provide further details. He said it promises to be a very good conference. He said he will provide much more advance notice on these kinds of events, or other things he knows about, which are happening with APA, or similar events tied into the board. He said there could be good opportunities for Commission education. He said continuing education credits are available for many of the sessions at a reasonable cost.

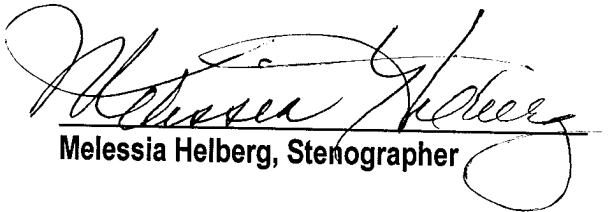
I. ADJOURNMENT

There was no further business to come before the Commission.

MOTION: Commissioner Villarreal moved, seconded by Commissioner Harris, to adjourn the meeting.

VOTE: The motion was approved unanimously on a voice vote, and the meeting was adjourned at approximately 6:45 p.m.

Tom Spray, Chair



Melessia Helberg, Stenographer

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2012-91

Arroyo Central (Tierra Contenta Tract 50) – Preliminary Subdivision Plat

Case #2012-94

Arroyo Central (Tierra Contenta Tract 50) – Development Plan

Owner's Name – Santa Fe Community Housing Trust

Applicant's Name – David Thomas, P.E.

THIS MATTER came before the Planning Commission (Commission) for hearing on September 13, 2012 upon the application (Application) of David Thomas, P.E., as agent for Santa Fe Community Housing Trust (Applicant).

The Applicant seeks the Commission's approval of a preliminary subdivision plat to divide 3.844 acres in Tierra Contenta Phase 2B known as Tract 50 and located at the southwest corner of Plaza Central and Contenta Ridge (Property) into 24 lots for development as single-family housing (Project). The Property is zoned PRC (Planned Residential Community). Development plan approval is also required to ensure that the Project complies with the Tierra Contenta Design Standards for Phase 2B (Design Standards), which were adopted by the Commission in June 2003.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

General

1. The Commission heard reports from staff and received testimony and evidence from the Applicant and other interested parties.
2. Pursuant to Santa Fe City Code (Code) §14-2.3(C)(1), the Commission has the authority to review and approve or disapprove subdivision plats and development plans.
3. Pursuant to Code §14-3.7(A)(1)(b) subdivisions of land must be approved by the Commission.
4. In accordance with the Design Standards, a development plan is required prior to new development on the Property in order to assure that it will comply with the Design Standards.
5. The Project includes new development comprised of 24 single-family houses.
6. A development plan is required for the Project to assure compliance with the Design Standards.
7. Code §14-3.7(B)(1) requires applicants for preliminary plat approval to comply with the pre-application conference procedures of Code §14-3.1(E).
8. Pursuant to Code §14-3.1(E)(1)(a)(ii), pre-application conferences are required prior to submission of applications for subdivisions unless waived.

Exhibit "1"

9. A pre-application conference was held on April 14, 2011, 2012 in accordance with the procedures for subdivisions set out in Code §14-3.1(E)(2)(a) and (c).
10. Code §14-3.7(B)(2) requires compliance with the early neighborhood notification (ENN) requirements of Code §14-3.1(F) for preliminary subdivision plats and provides for notice and conduct of public hearings pursuant to the provisions of Code §§14-3.1 (H), and (I) respectively.
11. Code §14-3.1(F)(2)(a)(v) requires an ENN for preliminary subdivision plats and Code §14-3.8(B)(1) requires an ENN, notice and a public hearing on development plans in accordance with the provisions of Code §§14-3.1(F), (H) and (I).
12. Code §§14-3.1(F)(4) and (5) establish procedures for the ENN.
13. The Applicant conducted an ENN meeting on the Application at 5:30 p.m. on Tuesday, June 12, 2012 at the Southside Library at 6599 Jaguar Drive in accordance with the notice requirement of Code §14-3.1(F)(3)(a).
14. The ENN meeting was attended by the Applicant and City staff; approximately twelve members of the public were in attendance.
15. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report) together with a recommendation that the preliminary subdivision plat and development plan be approved, subject to certain conditions (the Conditions) set out in such report.

The Preliminary Subdivision Plat

16. Code §14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvements plans and other specified supplementary material and in conformance with the standards of Code §14-9 (collectively, the Applicable Requirements).
17. The information contained in the Staff Report is sufficient to establish that the Applicable Requirements have been met.

The Development Plan

18. Code §14-3.8(C)(1) requires applicants for development plan approval to submit certain plans and other documentation that show compliance with applicable provisions of Code (the Submittal Requirements).
19. The Applicant has complied with the Submittal Requirements.
20. Code §14-3.8(D)(1) sets out certain findings that must be made by the Commission to approve a development plan, including:
 - (a) That it is empowered to approve the development plan for the Project [§14-3.8(D)(1)];
 - (b) That approving the development plan for the Project does not adversely affect the public interest [§14-3.8(D)(1)]; and
 - (c) That the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project [§14-3.8(D)(1)].

21. Based upon the analysis contained in the Staff Report and the evidence presented at the public hearing, approving the development plan will not adversely affect the public interest.
22. Based upon the analysis contained in the Staff Report and the evidence presented at the public hearing, the Project is compatible with and adaptable to adjacent properties and to other properties in the vicinity of the Project.
23. Code §14-3.8(D)(2) provides that the Commission may specify conditions of approval that are necessary to accomplish the proper development of area and to implement the policies of the general plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. The proposed preliminary subdivision plat and development plan were properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The Applicant has complied with the applicable pre-application conference and ENN procedure requirements of the Code.

The Preliminary Subdivision Plat

3. The Commission has the authority to review and approve the preliminary plat subject to conditions.
4. The Applicable Requirements have been met.

The Development Plan

5. The Commission has the power and authority under the Code to review and approve the Applicant's development plan.
6. The Applicant has complied with all applicable requirements of the Code with respect to the development plan, including the Submittal Requirements.

WHEREFORE, IT IS ORDERED ON THE _____ OF OCTOBER 2012 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

1. That the preliminary subdivision plat is approved as applied for, subject to the Conditions.
2. That the development plan is approved as applied for, subject to the Conditions.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

Thomas Spray
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM:

Kelley Brennan
Assistant City Attorney

Date:

City of Santa Fe, New Mexico

memo

DATE: Prepared September 20, 2012 for the October 4, 2012 meeting

TO: Planning Commission

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

FROM: Donna Wynant, AICP, Senior Planner, Current Planning Division *DWynant*

CLASSIC ROCK SUBDIVISION

Case #2012-103. Classic Rock Final Subdivision Plat. Morey Walker, agent for Eker Land, LLC, requests Final Subdivision Plat approval for 5 lots on 4.38± acres. The property is zoned I-2 (General Industrial) and is located at 2865 Rufina Street. (Donna Wynant, case manager)

RECOMMENDATION

Staff recommends **APPROVAL** of the Final Subdivision Plat to divide the subject site into five lots, subject to the conditions of approval as outlined in the attached Table, Exhibit A.

I. EXECUTIVE SUMMARY

The applicant is requesting Final Plat approval to subdivide a 4.38± acre tract into five (5) lots. The property is located at 2865 Rufina Street and is zoned I-2 (General Industrial). The site is currently used as the Classic Rock construction material yard. The 5 lots vary in size from 0.80 to 1.0 acres. All utilities are located adjacent to the proposed subdivision. The site will be accessed on three sides: Rufina, Clark and Siler Lane, all public streets.

Preliminary Subdivision approval was granted on August 2, 2012 subject to several conditions (Exhibit E-1, Planning Commission minutes). Findings for that case were approved by the Planning Commission on September 13, 2012 (Exhibit E-2).

Exhibit "2"

II. ANALYSIS

The site is 4.38± acres in size and zoned I-2 (General Industrial) which allows a variety of light and heavy industrial uses. The site is surrounded primarily by automotive related businesses. Zoning to the north, south and west is I-2 and I-1 (Light Industrial) to the east.

Utilities are available to service the site, although the property may require a main extension for fire protection which will be evaluated at the time of development. Sidewalks will be installed along Clark & Rufina Streets with street trees in the planting strip, all as shown on the final plat.

The overall property has an address of 2865 Rufina Street which will be retained by Lot 5 that fronts onto Rufina. The other lot addresses are officially assigned and noted on the plat as follows:

- Lot 1: 2799 Siler Lane
- Lot 2: 1284 Clark Rd
- Lot 3: 2798 Siler Lane
- Lot 4: 1286 Clark Rd

The Final Subdivision Plat conforms substantially to the preliminary plat as approved by the Planning Commission, and staff recommends approval.

ATTACHMENTS:

EXHIBIT A: Development Review Team Conditions of Approval

EXHIBIT B: DRT Memorandum

1. Technical Review Division – City Engineer memorandum, Risana Zaxus
2. Technical Review Division – Landscape Review memorandum, Noah Berke
3. Fire Marshal memorandum, Reynaldo Gonzales
4. Water Division memorandum, Antonio Trujillo
5. Building Permit Division- Addressing Memorandum, Marisa Sargent

EXHIBIT C: Maps

1. Future Land Use Map & Aerial Photo

EXHIBIT D: Applicant Materials

1. Classic Rock Final Subdivision Plat
2. Classic Rock Final Subdivision Landscape Plan
3. Engineer's Estimate of Probable Construction Costs

EXHIBIT E: Planning Commission Materials

1. Planning Commission Minutes, August 2, 2012
2. Findings of Fact, September 13, 2012

Classic Rock Preliminary Subdivision
Final Subdivision Plat (Case #2012-103)

DRT Conditions of Approval	Department	Staff
Include in the cost estimate: landscaping and revegetation, SW/PP (unless included in "sediment control"), Traffic control (if required), construction staking, material testing, and construction management and engineering.	Tech Review Div/Land Use	Risana Zaxus
1. Shall Comply with International Fire Code (IFC) 2009 Edition. 2. Shall meet water supply requirements prior to construction. 3. Shall have 20 feet road width for fire department access.	Fire Marshal	Reynaldo Gonzales

EXHIBIT

A

City of Santa Fe, New Mexico

memo

DATE: 9/18/12
TO: Donna Wynant, Land Use Planner Senior, Land Use Department
FROM: RB Zaxus
SUBJECT: Case #2012-103 Classic Rock Final Sub Plat

Include in the cost estimate:

- Landscaping and revegetation,
- SWPP (unless included in "sediment control"),
- Traffic control (if required),
- construction staking,
- material testing, and
- construction management and engineering.

City of Santa Fe, New Mexico

memo

DATE: 9/18/12
TO: Donna Wynant, Land Use Planner Senior, Land Use Department
FROM: Noah Berke
SUBJECT: Case #2012-103 Classic Rock Final Sub Plat

Please specify the tree type and size. Also specify the size of the planting strips. Thanks

City of Santa Fe, New Mexico

memo

DATE: August 22, 2012

TO: Case Manager: Donna Wynant

FROM: Reynaldo Gonzales, Fire Marshal *RDG*

SUBJECT: Case #2012-103. Classic Rock Final Subdivision Plat.

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) 2009 Edition. Below are the following requirements that shall be addressed prior to approval by Planning Commission. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

1. Shall Comply with International Fire Code (IFC) 2009 Edition.
2. Shall meet water supply requirements prior to construction.
3. Shall have 20 feet road width for fire department access.

City of Santa Fe
memo

DATE: September 20, 2012
TO: Donna Wynant, Land Use Planner Senior, Land Use Department
FROM: Antonio Trujillo, *A* Water Division Engineer
SUBJECT: Case #'s 2012-103 Classic Rock Final Subdivision Plat

There are no issues with regard to water for the subject case. The fire protection will have to be evaluated at time of development and may require a main extension

EXHIBIT *B-4*

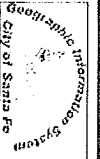
City of Santa Fe, New Mexico

memo

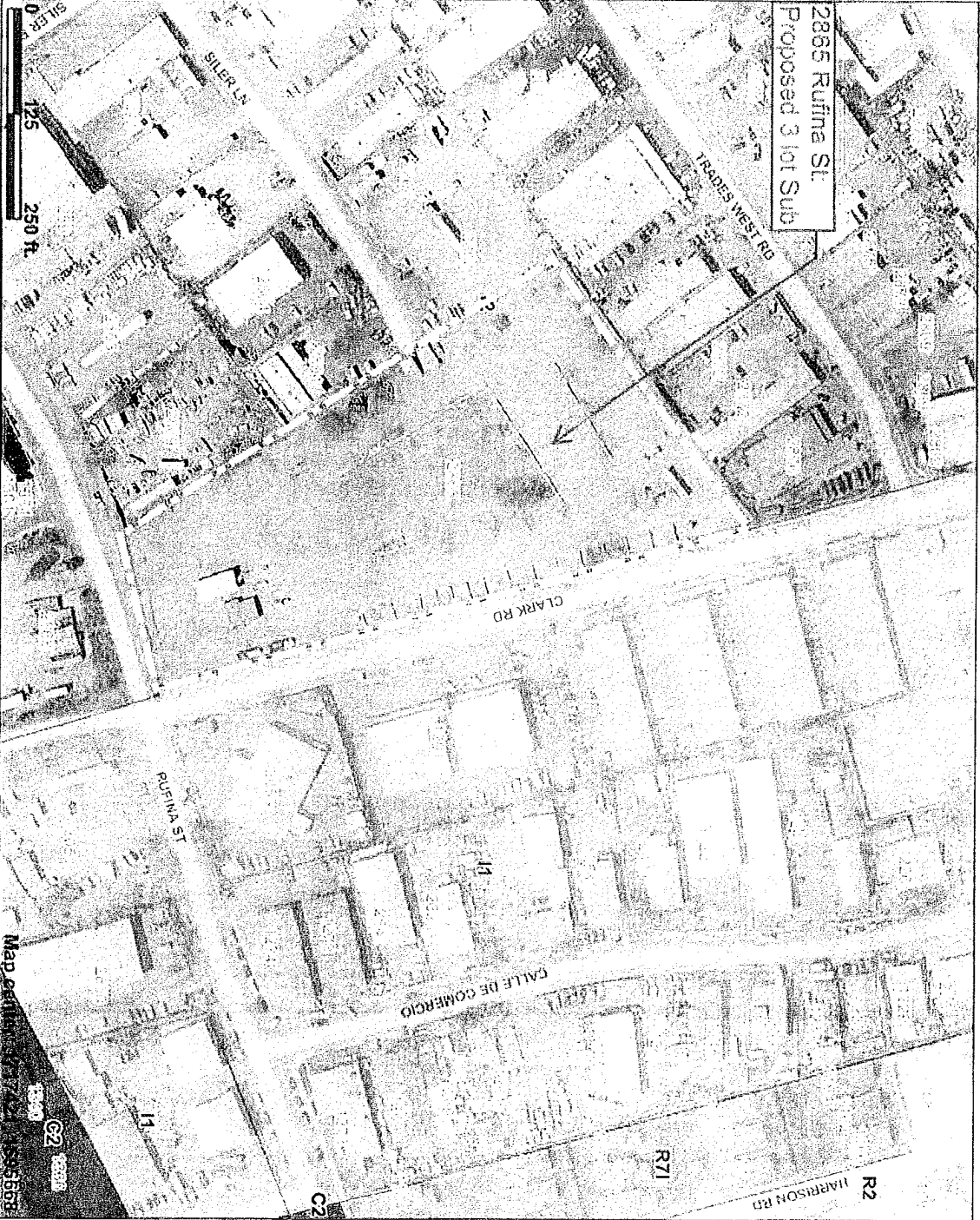
DATE: 9/18/12
TO: Donna Wynant, Land Use Planner Senior, Land Use Department
FROM: Marisa Sargent
SUBJECT: Case #2012-103 Classic Rock Final Sub Plat

Addresses:

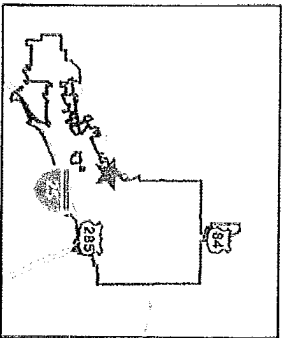
Lot 1: 2799 Siler Lane
Lot 2: 1284 Clark Rd
Lot 3: 2798 Siler Lane
Lot 4: 1286 Clark Rd



2865 Rufina St- Zoning & Aerial



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

Santa Fe River

Zoning

RR Rural Residential

R1, (PUD) Single - Family 10du/ac.

R2, (DT), (PUD) Single - Family 20du/ac

R3, (PUD) Single - Family 30du/ac

R4 Single - Family 40du/ac

R5, (DT), (PUD), (AC), R6 Single - Family 50du/ac

R7, (PUD), R8 Single - Family 70du/ac

RCS, ACRC5 Compound 50du/ac

RCS, ACRC8 Compound 80du/ac

RM10, (PUD) Multiple - Family 100du/ac

RM10D, (PUD) Multiple - Family 120du/ac

RM1, (PUD) Multiple - Family 210du/ac

RM2, (PUD) Multiple - Family 280du/ac

RAC Residential Arts & Crafts

MHP Mobile Home Park

C1, (PUD) Office and Related Commercial

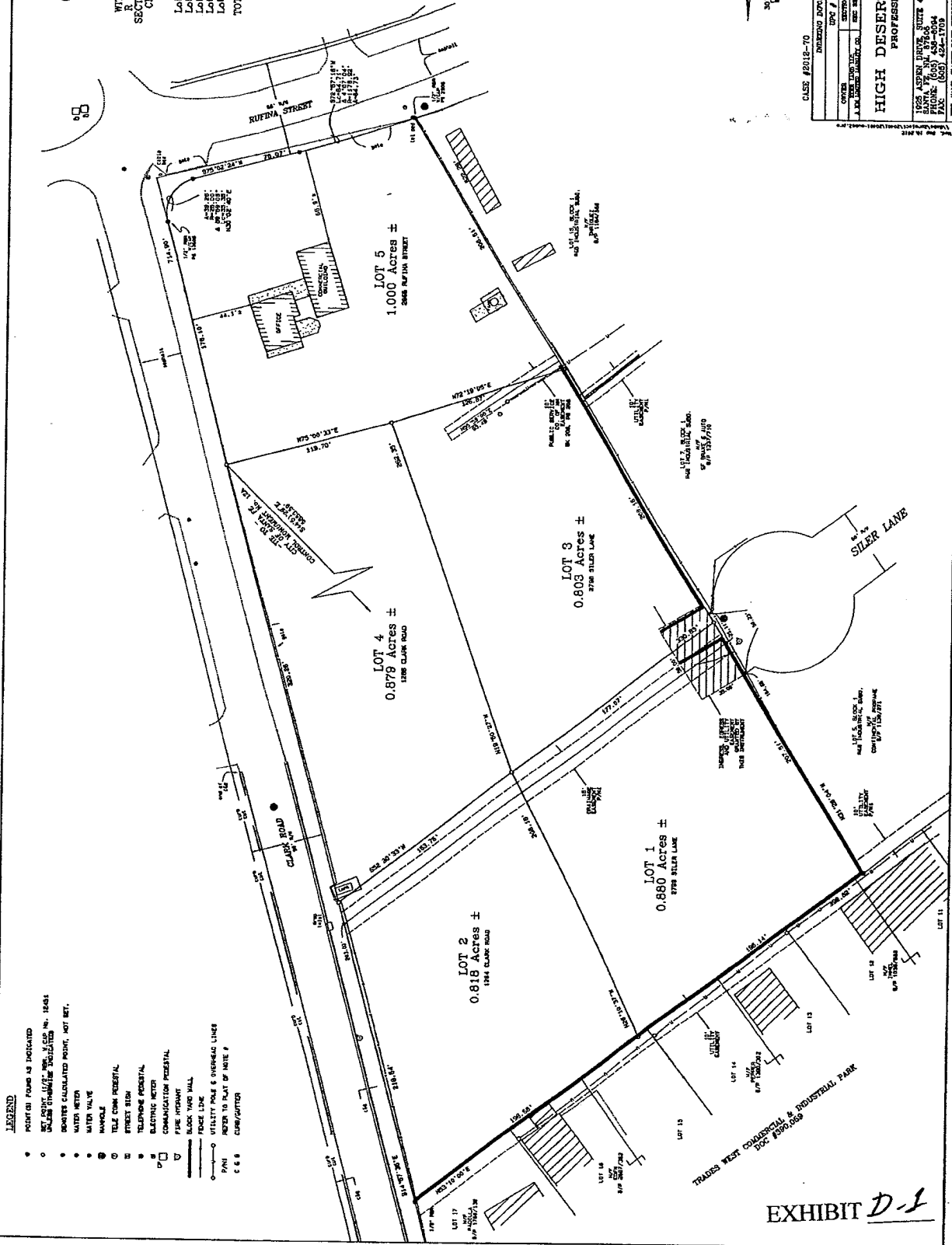
Scale: 1:2,212

Final Plat for the

CLASSIC ROCK SUBDIVISION

LYING & BEING SITUATE
WITHIN LOT 8, BLOCK OF THE
R. & B. INDUSTRIAL SUBDIVISION,
SECTION 33, T. 17 N., R. 9 E., N.M.P.M.,
CITY & COUNTY OF SANTA FE,
NEW MEXICO

Lot 1 containing 0.880 Ac. ±
Lot 2 containing 0.818 Ac. ±
Lot 3 containing 0.803 Ac. ±
Lot 4 containing 0.878 Ac. ±
Lot 5 containing 1.000 Ac. ±
TOTAL = 4.380 Acres ± Ac. ±



CASE #2018-70

INFORMING INFORMATION FOR COUNTY CLERK

OWNER	DEVELOPER	SECTION	DATE
TRADES WEST COMMERCIAL & INDUSTRIAL PARK	TRADES WEST COMMERCIAL & INDUSTRIAL PARK	17 N 9 E	04/11/2018
1925 ALPINE DRIVE, SUITE 401	1925 ALPINE DRIVE, SUITE 401	PHONE: (505) 438-8004	FAX: (505) 434-1709

HIGH DESERT SURVEYING, INC.

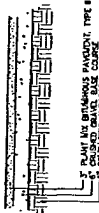
PROFESSIONAL SURVEYING

PROJECT NO. 2401-1870

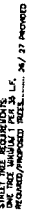
SHEET 2 of 2



EXHIBIT D-1

STREET TREE NOTE



RUFINA STREET PAVING SECTION



DTs	Symbol From	Sensitivity Name	Common Name	ML	Included Size	Water Seal	Water Use	DTs Structures
13		Gasoline	Motoroline Heavy Luboil	2" Col 5-10"	30"/20"	Motor +	8-2 gal	
14		Water	Drainage	3" Col 2"	25"/10"	Masonry +	8-1 gal	

WALKER ENGINEERING
905 Camino Sierra Vista, Santa Fe NM 87505

Engineer's Estimate of Probable Construction Costs

Project: Classic Rock Subdivision - Roadway Improvements

Date: 18-Sep-12

Item No.	Item Description	Unit	Quantity	Cost	Total
1	Mobilization	LS.	1	\$500.00	\$500.00
2	Clearing and Grubbing	LS.	1	\$500.00	\$500.00
3	Subgrade Preparation	Sq.Yd.	135	\$2.00	\$270.00
4	6" Base Course	Sq.Yd.	135	\$8.80	\$1,188.00
5	Asphalt Paving	Sq.Yd.	135	\$15.00	\$2,025.00
6	Street Trees/Landscaping/Revegation	Ea.	27	\$100.00	\$2,700.00
7	5' Concrete Sidewalk	Sq. Yd..	512	\$45.00	\$23,040.00
8	Curb and Gutter	Lin. Ft.	605	\$25.00	\$15,125.00
9	Sediment Control (SWPPP)	LS.	1	\$1,200.00	\$1,200.00
10	Construction Staking	Lin. Ft.	610	\$5.00	\$3,050.00
11	Traffic Control	LS.	1	\$3,000.00	\$3,000.00
Subtotal					\$52,598.00
Inspection, Testing, Proj. Mgmt., Engineering					\$5,259.80
10% Contingencies					\$5,785.78
Subtotal					\$63,643.58
NMGRT @ 8.1875%					\$5,210.82
TOTAL					\$68,854.40

Note: Prices exclude

- 1) Charges for dry utilities (telephone, cable, etc....)
- 2) Any utility expansion charge


9/19/12

EXHIBIT D3

Chair Spray asked Mr. Romero to come forward. Do we have any places in the city where we have something of a similar nature before a development could go forward?

Mr. Romero: I am not aware of any situation like Aggie Road, although when Phase III does come about if we could determine that the property owner does have access rights to Aggie Road, we would plan to do so. If he doesn't than it will work having a cul-da-sac. It would be preferred from the connectivity and the Master Plan to do it complete, but the cul-da-sac will work.

Chair Spray: Mr. Pacheco, do you have a backup plan?

Mr. Pacheco: If we would be unsuccessful, the property would still lend itself to medical offices.

Ms. Baer: I would clarify for your vote under consideration that the rezoning requires either a preliminary or a final development plan. You don't have to vote on them separately but if you do vote to approve the rezoning you would be approving what we are calling the preliminary development plan.


Chair Spray: Thank you.

Commissioner Harris moved to recommend approval of Case #2012-39 with conditions, second by Commissioner Lindell, motion carried by unanimous voice vote.

2. **Case #2012-40. La Luz Health Complex Rezoning to MU.** James W. Siebert, agent for Sandra Pacheco, requests rezoning of 6.36± acres of land from MHP (Mobile Home Park) to MU (Mixed Use). The application includes a Preliminary Development Plan for a medical complex consisting of a medical clinic, assisted housing for the elderly and medical offices. The property is located south of Rufina Street extending to Aggie Road. (Dan Esquibel, Case Manager) (POSTPONED FROM JUNE 7, 2012 and JULY 5, 2012)

Commissioner Villarreal moves to recommend for approval Case #2012-40 with staff conditions, second by Commissioner Bemis, motion carried by unanimous voice vote.

F. NEW BUSINESS

- 
1. **Case #2012-70. Classic Rock Preliminary Subdivision Plat.** Morey Walker, agent for Eker Land LLC, requests Preliminary Subdivision Plat approved for 5 lots and 4.38± acres. The property is zoned I-2 (General Industrial) and is located at 2865 Rufina Street. (Donna Wynant, Case Manager)

(Exhibit: Power Point Presentation attached)

The site is located in an industrial area. Primarily in this area you are going to find automotive businesses which are I-1 and I-2. Note that numbering is not correct in the 5 lot industrial subdivision plat, corrected plat provided as (Exhibit B). Lots front public streets; (Clark Road, Rufina St. and Siler Ln.)

We are recommending approval based on the conditions of approval and sidewalks are required.

Morrie Walker, 905 Camino Sierra Vista, Santa Fe, NM (sworn in)

This property was cleaned up when they purchased it and they realize they don't need this much land for their business and therefore are requesting the lot splits. The lot sizes proposed are pretty close to what is out there right now. We recommend access for the lots as designated, Lots 2-4 through Clark Rd. and the others through Siler Lane. We accept all the conditions of the approval. We did not know about the sidewalks request; we would like to do the improvement to the lots before we put in the sidewalks.

Public Hearing

Samuel L. Jaramillo, 2804 Siler Lane, SFNM (work address) Sworn in.

The lot split and the egress/ingress to Siler Lane is a concern to me. Siler Lane is a dead end road. The city finally came in and provided us chipping. I have a concern about what industry might purchase lots 1 & 3 and what type of traffic that will bring to Siler Lane. With the changes on Siler Road, the bike lane, it is very difficult to make a left hand turn to Siler Road from Siler Lane. There are a lot of pot holes in that area.

Public Hearing

No comments. Public Hearing Closed.

Commissioner Harris question to Mr. Romero:

In your review of this project, we last talked about connectivity. When I looked at the proposed Plat, first I thought it was a roadway and then I realized there is an egress/ingress easement off the side of Siler Lane. What is your view about connectivity from Siler Lane to Clark Road; is this a preferred solution?

Mr. Romero: When we look for connectivity it is either in the context of residential development or major road with connectivity. We also look to see if provides alternative access points for people. For instance, if this subdivision would be approved and they were to access the frontage of Clark Rd., if they had no other means to get to Siler Road, than we would advocate for connectivity. But they do have a very reasonable access to Siler Rd. via Rufina.

Commissioner Harris: Do you know if there are any future improvements to Siler Road?

Mr. Romero: The CIP money we received does not indicate any improvements to Siler Road. When doing the site inspection of the area, the businesses that are there now are over utilized, they are mostly automotive and you see the vehicles that need to be worked on parked in their lots or on the street. It would be difficult to require the applicant to be responsible for what is happening across the street.

Commissioner Villarreal: I am concerned about Siler Lane, can you, Mr. Romero, explain who maintains it?

Mr. Romero: I do not know if the city maintains it. The lots do have access to Siler Lane.

Ms. Baer stated that Siler Lane is a public street and is maintained by the city. It has a 50' right-of-way which would allow for parking.

Chair Spray referred back to the suggested sidewalk being constructed at the time the lots are developed.

Commissioner Lindell moved to approve Case #2012-70 with staff conditions, second by Commissioner Pava, motion carried by unanimous voice vote.

Recess: 3 minutes

Chair Spray called the meeting back to order.

2. **Case #2012-72. Christ Church Santa Fe Special Use Permit.** JenkinsGavin Design and Development Inc., agents for Christ Church Santa Fe, request a Special Use Permit for Religious Assembly. The property is zone R-1 (Residential, one dwelling unit per acre) and is located at 1213 Don Gaspar. (Dan Esquibel, Case Manager)

Two cases, 2012-72 and 2012-73.

Mr. Esquibel: Property is located at the corner of Cordova Road and Don Gaspar. There are three buildings totaling 17,846 square feet. The Shed, Education Building and main building and they are situated on 5 blocks total, 5.46 acres. Plan is to demolish the shed and education building and in its place they are going to construct a 20,640 square foot addition. The property is zoned in an R-1 district, this is a ¼ mile buffer to identify the religious institutions in the general area. Staff recommends approval subject to conditions.

Swearing In: (Group)

Jennifer Jenkins, 130 Grant Avenue, Santa Fe, NM

The property was purchased about 5 years ago, and a church has been in this location for many years. (Overhead presentation) - Main Building and Education Building. The Education Building has 4 classrooms, library and serves as a day care. They have grown and they are in need of Sunday school classrooms and Adult Education. They are in need of additional office space. The rendering is a little over 5.5 acres. They are proposing a small intimate chapel and a larger education building with offices. The intent is to focus on areas of the property that are already disturbed and they will maintain the space that is preserved. In addition to the new educational facility we would add a parking area; code requires 118 and we will have 142 spaces. Once the addition is constructed from Cordova Road the education building would be on the north area and the chapel on the side of the Church.

ITEM # 12-0825

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2012-70

Owner's Name – Eker Land, LLC

Applicant's Name – Morey E. Walker, P.E., for Morey Walker & Associates Engineering, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on August 2, 2012 upon the application (Application) of Morey E. Walker, P.E., for Morey Walker & Associates Engineering, Inc. on behalf of Eker Land, LLC (Applicant).

The Applicant seeks the Commission's approval of the preliminary subdivision plat to divide 4.38± acres at 2865 Rufina Street (Property) into 5 lots. The Property is zoned I-2 (General Industrial).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant and other interested parties.
2. Pursuant to Santa Fe City Code (Code) §14-2.3(C)(1) the Commission has the authority to review and approve or disapprove subdivision plats.
3. Code §14-3.7(B)(1) requires applicants for preliminary plat approval to comply with the pre-application conference procedures of Code §14-3.1(E).
4. Pursuant to Code §14-3.1(E)(1)(a)(ii), pre-application conferences are required prior to submission of applications for subdivisions unless waived.
5. A pre-application conference was held on January 26, 2012 in accordance with the procedures for subdivisions set out in Code §14-3.1(E)(2)(a) and (c).
6. Code §14-3.7(B)(2) requires compliance with the early neighborhood notification (ENN) requirements of Code §14-3.1(F) for preliminary subdivision plats and provides for notice and conduct of public hearings pursuant to the provisions of Code §§14-3.1 (H), and (I) respectively.
7. Code §14-3.1(F)(2)(a)(v) requires an ENN for preliminary subdivision plats and Code §§14-3.1(F)(4) and (5) establish procedures for the ENN.
8. The Applicant conducted an ENN meeting on the Application on May 31, 2012 at the Genoveva Chavez Community Center in accordance with the notice requirement of Code §14-3.1(F)(3)(a).
9. The ENN meeting was attended by the Applicant and City staff; approximately three members of the public were in attendance.
10. Code §14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvements plans and other specified

EXHIBIT E-2

supplementary material and in conformance with the standards of Code §14-9 (collectively, the Applicable Requirements).

11. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report) together with a recommendation that the preliminary subdivision plat be approved, subject to certain conditions (the Conditions) set out in such report.
12. The information contained in the Staff Report is sufficient to establish that the Applicable Requirements have been met.

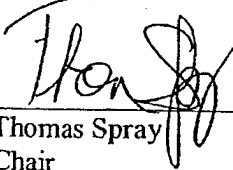
CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the public hearing, the Commission CONCLUDES as follows:

1. The Commission has the authority to review and approve the preliminary plat subject to conditions.
2. The Applicant has complied with the applicable pre-application conference and ENN procedure requirements of the Code.
3. The public hearing was properly noticed and conducted pursuant to applicable Code requirements.
4. The Applicable Requirements have been met.

WHEREFORE, IT IS ORDERED ON THE 13TH OF SEPTEMBER 2012 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

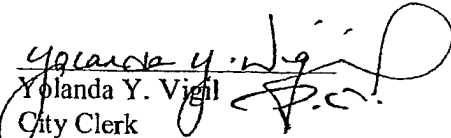
That the preliminary subdivision plat for the Property is approved, subject to the Conditions.



Thomas Spray
Chair

9/13/12
Date:

FILED:

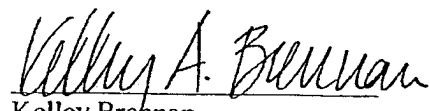


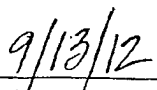
Yolanda Y. Vigil
City Clerk

9.17.12
Date:

[REMAINING SIGNATURES ON FOLLOWING PAGE]











APPROVED AS TO FORM:

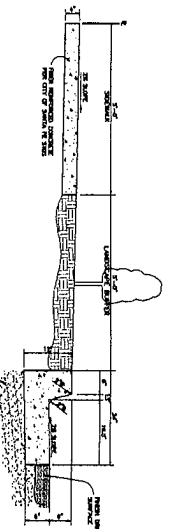

Kelley Brennan
Assistant City Attorney


Date: 9/13/12

Size	Material Type	Available Name Schedule 40 Schedule 80 Heavy Tapered	Available Size In.	Max. Wt. Lbs.	Weight Lbs.	Capacity Cups
13	Circle	Circle Square Heavy Tapered	1 1/2 2 2 1/2 3	30/35 30/35 30/35 30/35	30/35 30/35 30/35 30/35	6-2 gals
14	Circle	Circle Square Heavy Tapered	2 2 1/2 3 3 1/2	30/35 30/35 30/35 30/35	30/35 30/35 30/35 30/35	6-2 gals

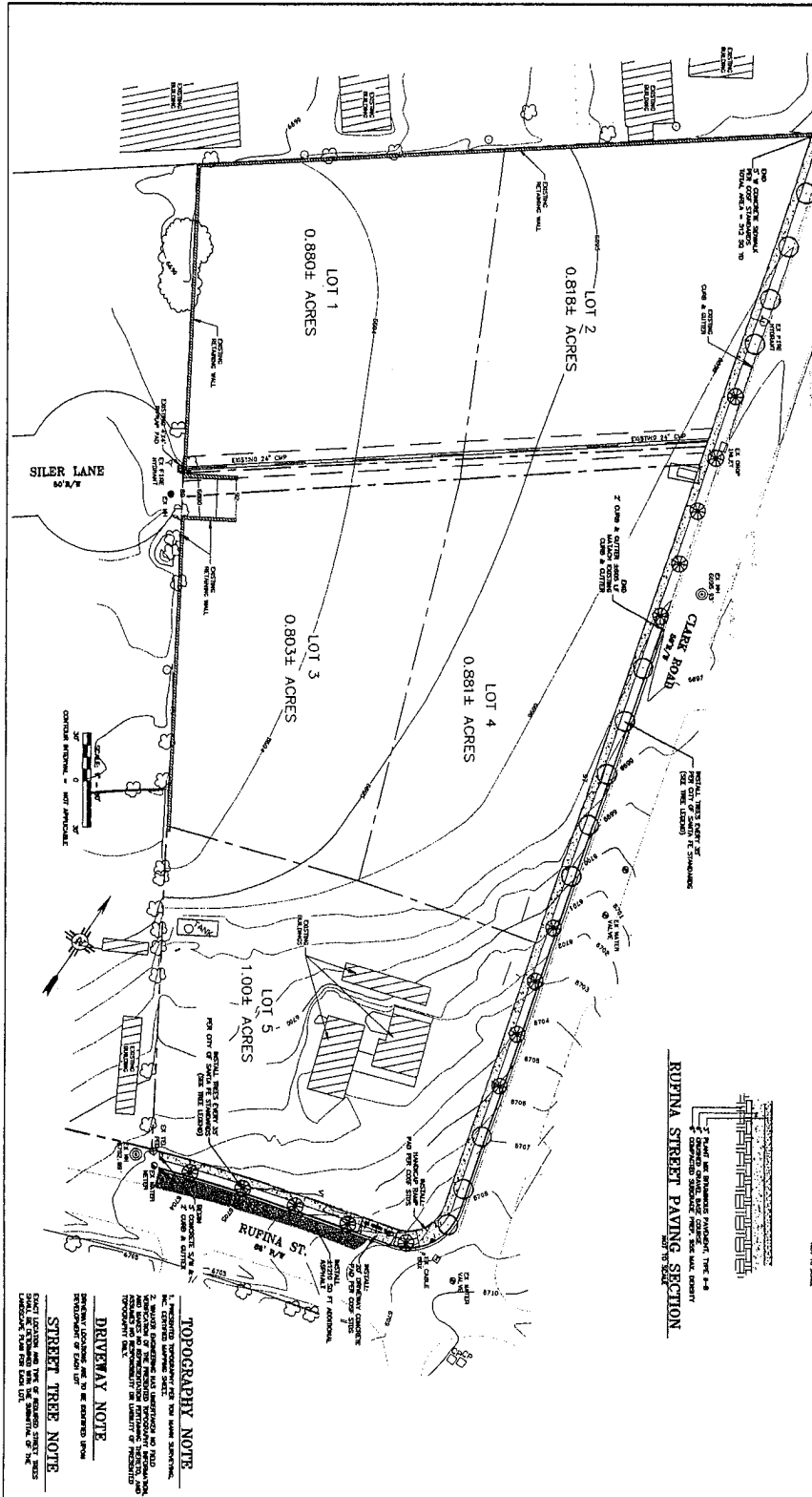
APPENDIX 1

	EXTINGUISHING
	ARMED EXPLOSIVES
	SAFE BOMBING
	SHOT BLOWN
	PROPOSED SCENARIUM
	NOT ASSAULT
	DOMESTIC CRIES AND OUTRIES
	PROPOSED CRIES AND OUTRIES
	LOVE BOMBING
	CRIMINAL RETURNING WALL



SIDEWALK WITH LANDSCAPE BUFFER & CURB & GUTTER

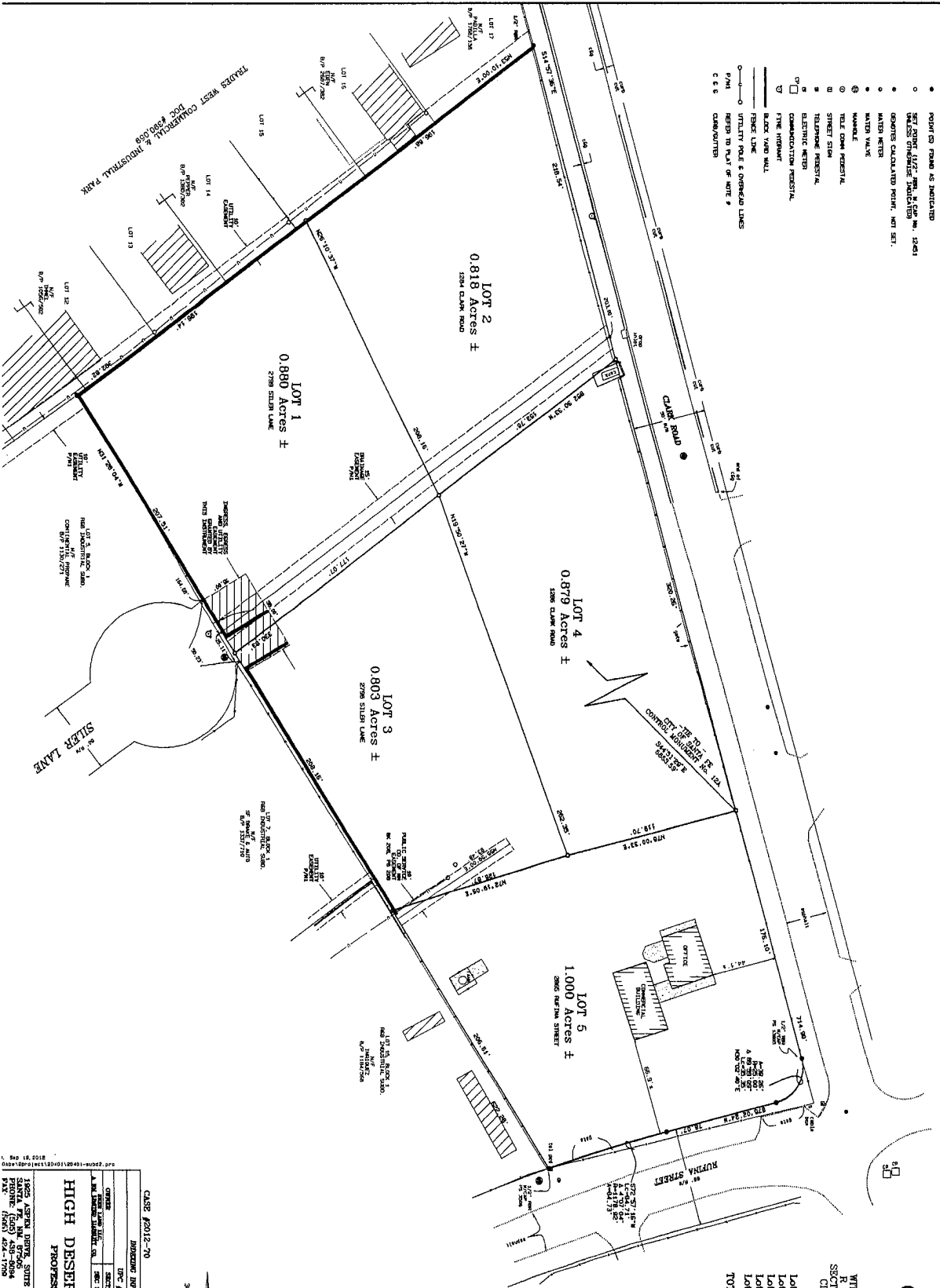
ROFINA STREET PAVING SECTION
NOT TO SCALE

[illegible][illegible]

Case #2012-103

LEGEND

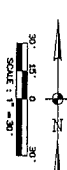
- PROPOSED FENCED AS INDICATED
- NET ACRES 117.77 ±, 1/4 SEC. 10, T. 10 N., R. 10 E., S. 10 E.
- POINTS CALCULATED FROM NET SET.
- WATER METER
- WATER VALVE
- MANHOLE
- FIELD CORNER
- STREET SIGN
- TELEPHONE
- ELECTRIC METER
- COMMUNICATIONS
- FIRE HYDRANT
- BLACK WIRE WALL
- PIECE LINE
- UTILITY POLE & OVERHEAD LINES
- P.V.M. REFER TO PLAN OF NOTE 4
- C.C.S. COUNTER



Final Plat for the CLASSIC ROCK SUBDIVISION

LYING & BEING SITUATE
WITHIN LOT 6, BLOCK 1 OF THE
R & B INDUSTRIAL SUBDIVISION,
SECTION 10, T. 10 N., R. 10 E., S. 10 E.,
COUNTY OF SANTA FE,
NEW MEXICO

Lot 1 containing 0.880 Ac. ±
Lot 2 containing 0.818 Ac. ±
Lot 3 containing 0.803 Ac. ±
Lot 4 containing 0.879 Ac. ±
Lot 5 containing 1.000 Ac. ±
TOTAL = 4.380 Acres ± Ac. ±



CASE #2012-70

SHEET 2 of 2

PROPOSED INFORMATION FOR COUNTY CLERK

CITY	SECTION	TOWNSHIP	RANGE	SERIES	STREET NAME
SANTA FE	10	10 N.	10 E.	10 E.	2798 SILVER LAKE

LOCAL ADDRESS: 2798 SILVER LAKE

PROFESSIONAL SURVEYING, Inc.

PHONE: (505) 438-4084

MAIL: 438-4084

FAX: (505) 438-4084

[illegible]

DOON USA, LLC
a New Mexico limited liability company
Owner: Lot 1, Lot 2, Lot 3, Lot 4, Lot 5
87- DOON ROAD, Mesquite
STATE OF NEW MEXICO
COUNTY OF SAGUA FE
} SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 2012
MY COMMISSION EXPIRES _____

[illegible]

EXTRA LAND, LLC
a New Mexico limited liability company
Owner: Lot 1, Lot 2, Lot 3, Lot 4, Lot 5
By: DON DYER, Manager
STATE OF NEW MEXICO
COUNTY OF SANTA FE } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 2012
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

[illegible]

I-2 DEVELOPMENT STANDARDS:

Lift Coverage	60%
Driveway	
Front	15'
Side	9'
Rear	10'
Parking	See Ex. K, Table 1 and Ex-1
Min. Lot Size	Parking & Loading Requirements
Max. Mass Weight	no str.
	65'

31. REFERS TO TWO "A & B" INDUSTRIAL SURVEYS, "A" AND "B" CONDUCTED BY GEORGE B. HARRIS, JR., IN 1964. THE RESULTS OF THE SURVEYS ARE RECORDED IN BUREAU OF RESEARCH DOCUMENT NO. 572, 058. DATA SHOWN IN SINGLE () PARENTHESES FROM SAID DOCUMENT.

32. REFERS TO A "PLAN OF BOUNDARY SAVING LOT 6, BLOCK 1, A & B INDUSTRIAL SECTOR," PREPARED BY ALAN S. CARTER, JR. 15000, ON 02/28/1999.

FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
REFER TO FEMA FIRM MAP PANEL #370-00C DATED 2/18/2011.

City of Santa Fe Review
APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION
UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 34-
3.8(7.)

CITY ENGINEER FOR LAND USE	DATE
CITY PLANNER	DATE

CITY OF SANTA FE
Approved by the City of Santa Fe Planning Commission
at their meeting of _____, 2012.

PLANNING COMMISSION CHAIRPERSON	Date
PLANNING COMMISSION SECRETARY	Date

PUBLIC UTILITY EASEMENTS

[illegible]

AND WHICH ARE NOT SHOWN ON THE

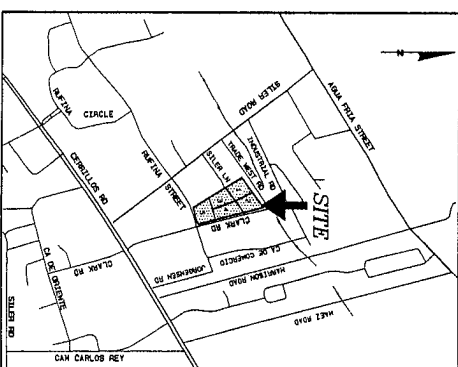
Utilities Approvals:

NEW MEXICO GAS COMPANY (gas)	DATE
PUBLIC SERVICE COMPANY OF NM (elec.)	DATE
CONSENT LINK (phone)	DATE
COMCAST CABLE CO.	DATE
CITY OF SANTA FE WATER DIVISION (water)	DATE

*Final Area
for the*
**CLASSIC ROCK
SUBDIVISION**

LYING & BEING SITUATE
WITHIN LOT 6, BLOCK 1 OF THE
R & B INDUSTRIAL SUBDIVISION
SECTION 33, T 17 N, R 9 E, NMPM
CITY & COUNTY OF SANTA FE,
NEW MEXICO

Lot 1 containing	0.880 Ac. ±
Lot 2 containing	0.818 Ac. ±
Lot 3 containing	0.803 Ac. ±
Lot 4 containing	0.679 Ac. ±
Lot 5 containing	1.000 Ac. ±
TOTAL = 4.380 Acres ± Ac. ±	



Vicinity Map
not to scale

CASE 2012-70

SHEET 1 of 2

INDEXING INFORMATION FOR COUNTY CLERK

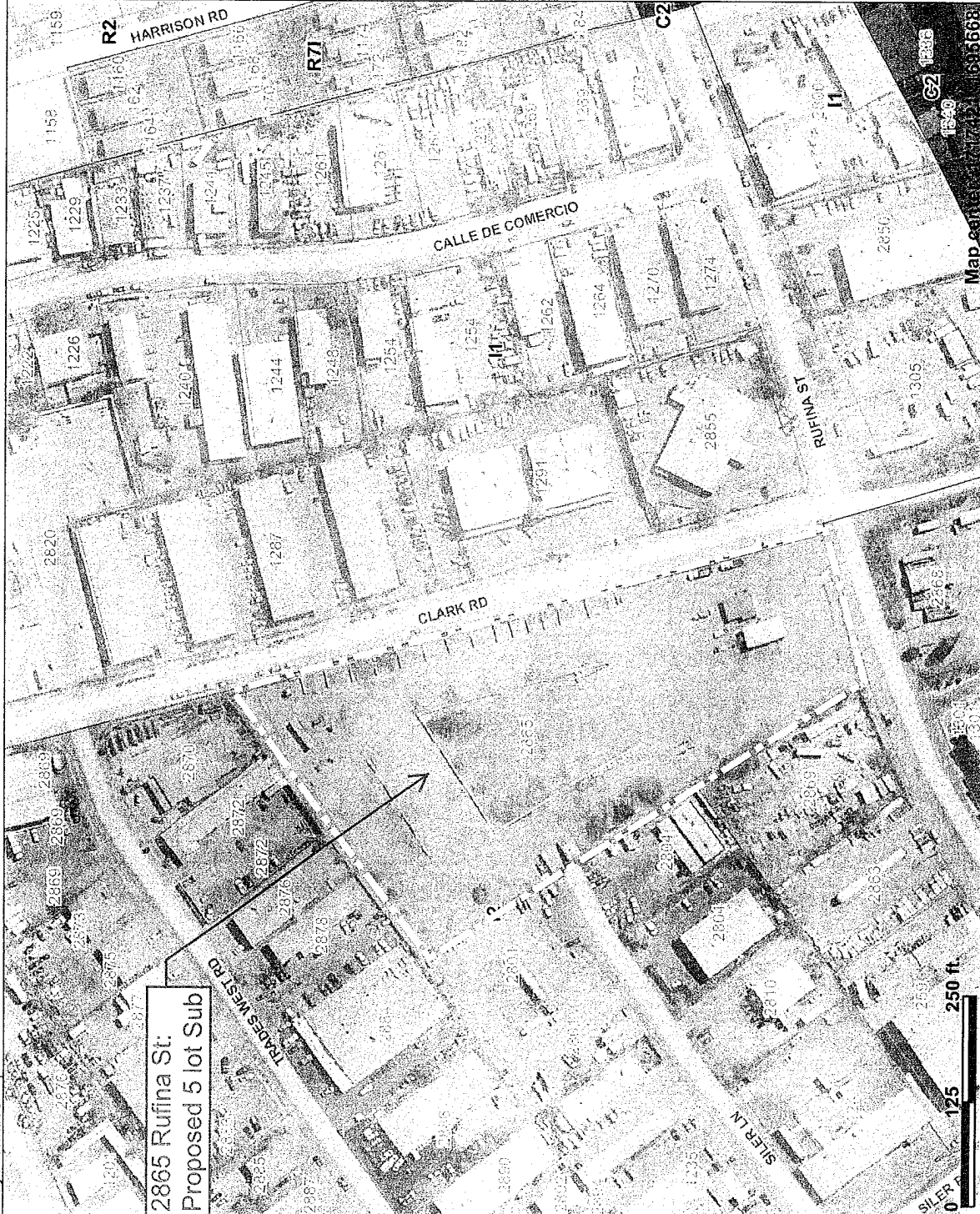
OWNER	SECTION	TOWNSHIP	RANGE	SHEET VALUE
ARMER LAND LLC PO BOX 10000 MILWAUKEE, WISCONSIN 53210	SEC. 33	T. 17 N.	R. 9 E.	\$7000.00

HIGH DESERT SURVEYING, Inc
PROFESSIONAL SURVEYING

[illegible]

THE KANSAS CLASSIC ROCK SUBDIVISION PROJECT No. 20401-SUB

2865 Rufina St- Zoning & Aerial



2865 Rufina St:
Proposed 5 lot Sub

City Limits
 Parcels
 Santa Fe River
 Zoning

Legend

RR Rural Residential

R1, (PUD) Single- Family 1du/ac.

R2, (DT), (PUD) Single - Family 2du/ac

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

R4 Single - Family 4du/ac

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

R7, (I), (PUD), R8 Single - Family 7-8du/ac

RC5, ACRCS Compound 5du/ac

RC8, ACRCS Compound 8du/ac

RM10, (PUD) Multiple - Family 10du/ac

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

RM1, (PUD) Multiple - Family 21du/ac

RM2, (PUD) Multiple - Family 29du/ac

RAC Residential Arts & Crafts

MHP Mobile Home Park

C1, (PUD) Office and Related Commercial

Scale: 1:2,212

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.