



Agenda

DATE 11/15/12 TIME 11:42
FILED BY Guadalupe Carrillo
RECEIVED BY 89888

SUMMARY COMMITTEE
Thursday, December 6, 2012 - 11:00am
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

- A. ROLL CALL**
- B. APPROVAL OF AGENDA**
- C. APPROVAL OF MINUTES – November 1, 2012**
- D. OLD BUSINESS**
- E. NEW BUSINESS**

1. **Case #2012-118. 711-715 St. Michaels Drive Lot Split.** Dean L. Shrader, High Desert Surveying, Inc., agent for William Robert Parsons and Carol Lynne Rust, requests plat approval to divide approximately 1.85 acres into two lots. The property is located at 711 and 715 St. Michaels Drive and is zoned I-1 (Light Industrial District). (William Lamboy, Case Manager)
2. **Case #2012-119. 1596 – 1598 San Mateo Lane Lot Split.** Rick Chatroop, agent for New Mexico Psychiatric Services, Inc., requests plat approval to divide approximately 2.17 acres into two lots. The property is located at 1592, 1594, 1596 and 1598 San Mateo Lane, and is zoned I-1 (Light Industrial District). (William Lamboy, Case Manager)
3. **Case #2012-120. 36 Ridgeline Road Lot Split.** Richard A. Morris, P.E., of Morris Surveying Engineering, LLC, requests plat approval to divide approximately 2.50 acres into two residential lots. The property is located at 36 Ridgeline Road and is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)
4. **Case #2012-127. 855 Dunlap St. & 230 N. St. Francis Dr. Lot Split.** Philip B. Wiegel, of Del Rio Surveys, Inc, requests plat approval to divide approximately 1.05 acres into two lots. The property is located at 855 Dunlap Street and 230 N. St. Francis Drive and is zoned R-10 (Residential-10 dwelling units per acre) and C-4 (Limited Office, Retail and Arts and Crafts District). (William Lamboy, Case Manager)

F. BUSINESS FROM THE FLOOR
G. STAFF COMMUNICATIONS
H. MATTERS FROM THE COMMITTEE
I. 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
December 6, 2012

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
APPROVAL OF AGENDA	Approved	1
APPROVAL OF MINUTES – NOVEMBER 15, 2012	Approved [amended]	2
OLD BUSINESS	None	2
<u>NEW BUSINESS</u>		
<u>CASE #2012-118.</u> 711-715 ST. MICHAELS DRIVE LOT SPLIT. DEAN L. SCHRADER, HIGH DESERT SURVEYING, INC., AGENT FOR WILLIAM ROBERT PARSONS AND CAROL LYNNE RUST, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 1.85 ACRES INTO TWO LOTS. THE PROPERTY IS LOCATED AT 711 AND 715 ST. MICHAEL'S DRIVE AND IS ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)	Approved	2-3
<u>CASE #2012-119.</u> 1595-1598 SAN MATEO LANE LOT SPLIT. RICK CHATROOP, AGENT FOR NEW MEXICO PSYCHIATRIC SERVICES, INC., REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 2.17 ACRES INTO TWO LOTS. THE PROPERTY IS LOCATED AT 1592, 1594, 1596 AND 1598 SAN MATEO LANE, AND IS ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)	Approved	3-4
<u>CASE #2012-120.</u> 36 RIDGELINE ROAD LOT SPLIT. RICHARD A. MORRIS, P.E., OF MORRIS SURVEYING ENGINEERING, LLC, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 2.50 ACRES INTO TWO RESIDENTIAL LOTS. THE PROPERTY IS LOCATED AT 36 RIDGELINE ROAD AND IS ZONED R-1 (RESIDENTIAL-1 DWELLING UNIT PER ACRE)	Approved	5-6

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
CASE #2012-127. 855 DUNLAP ST. & 230 N. ST. FRANCIS DRIVE LOT SPLIT. PHILIP B. WIEGEL, OF DEL RIO SURVEYS, INC., REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 1.05 ACRES INTO TWO LOTS. THE PROPERTY IS LOCATED AT 855 DUNLAP STREET AND 230 N. ST. FRANCIS DRIVE AND IS ZONED R-10 (RESIDENTIAL10 DWELLING UNITS PER ACRE AND C-4 (LIMITED OFFICE, RETAIL AND ARTS AND CRAFTS DISTRICT)	Approved	6-10
BUSINESS FROM THE FLOOR	None	11
STAFF COMMUNICATIONS	None	11
MATTERS FROM THE COMMITTEE	None	11
ADJOURNMENT		11

**MINUTES OF THE MEETING
OF THE CITY OF SANTA FE
SUMMARY COMMITTEE
December 6, 2012**

A regular meeting of the City of Santa Fe Summary Committee, was called to order by Acting Chair Angela Schackel-Bordegary, on Thursday, December 6, 2012, at approximately 4:00 p.m., in the City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Lawrence Ortiz
Angela Schackel-Bordegary

MEMBERS EXCUSED:

Michael Harris, Chair

OTHERS PRESENT:

Tamara Baer, Current Planning Division
William Lamboy, 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

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

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

C. APPROVAL OF MINUTES – NOVEMBER 15, 2012.

The following corrections were made to the minutes:

Page 1, under Approval of Agenda, line 2 under Motion, correct as follows: “..the Agenda as presented.”

Page 3, paragraph 2, line 2 under Staff Report, correct as follows: “...and Jaume Blay the Fire...”

Page 2, Item E(1) New Business, a note to correct the caption which was published incorrectly. The Case Manager was Heather Lamboy and not William Lamboy.

MOTION: Commissioner Ortiz moved, seconded by Commissioner Schackel-Bordegary, to approve the minutes of the meeting of November 15, 2012, as amended.

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

D. OLD BUSINESS

There was no Old Business.

E. NEW BUSINESS

1. **CASE #2012-118. 711-715 ST. MICHAELS DRIVE LOT SPLIT. DEAN L. SCHRADER, HIGH DESERT SURVEYING, INC., AGENT FOR WILLIAM ROBERT PARSONS AND CAROL LYNNE RUST, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 1.85 ACRES INTO TWO LOTS. THE PROPERTY IS LOCATED AT 711 AND 715 ST. MICHAEL’S DRIVE AND IS ZONED I-1 (LIGHT INDUSTRIAL DISTRICT. (WILLIAM LAMBOY, CASE MANAGER).**

A Memorandum prepared November 26, 2012 for the Summary Committee Meeting of December 6, 2012, with attachments, to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit “1.”

Staff Report

The staff report was presented by William Lamboy, Current Planning Division, which is contained in Exhibit “1.”

Recommendation: The Land Use Department recommends approval with the conditions of approval as outlined in this report [Exhibit "1"].

Public Hearing

Presentation by the Applicant

Dean Shrader, High Desert Surveying, Inc., agent for the owner, was sworn. Mr. Shrader said they agree with all conditions of approval as recommended by staff, and he has nothing to add.

Speaking to the Request

There was no one speaking for or against this request.

The Public Testimony Portion of the Public Hearing was closed

Questions and Comments from the Committee

Acting Chair Schackel-Bordegary and Commissioner Ortiz said they have no questions.

MOTION: Commissioner Ortiz moved, seconded by Commissioner Schackel-Bordegary, to approve Case #2012-118, 711-715 St. Michaels Drive Lot Split, with all conditions of approval as recommended by staff

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

2. **CASE #2012-119. 1595-1598 SAN MATEO LANE LOT SPLIT. RICK CHATROOP, AGENT FOR NEW MEXICO PSYCHIATRIC SERVICES, INC., REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 2.17 ACRES INTO TWO LOTS. THE PROPERTY IS LOCATED AT 1592, 1594, 1596 AND 1598 SAN MATEO LANE, AND IS ZONED I-1 (LIGHT INDUSTRIAL DISTRICT). (WILLIAM LAMBOY, CASE MANAGER).**

A Memorandum prepared November 26, 2012 for the Summary Committee Meeting of December 6, 2012, with attachments, to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "2."

Staff Report

The staff report was presented by William Lamboy, Current Planning Division, which is contained in Exhibit "2."

Recommendation: The Land Use Department recommends approval with the conditions of approval as outlined in this report [Exhibit "2"].

Public Hearing

Presentation by the Applicant

Richard Chatroop, agent for the New Mexico Psychiatric Services, Inc., was sworn. Mr. Chatroop said they are in agreement with all conditions of approval.

Speaking to the Request

There was no one speaking for against this request.

The Public Testimony Portion of the Public Hearing was closed

Questions and Comments from the Committee

Commissioner Ortiz said there were 4 conditions of approval and Mr. Chatroop said he is in agreement with them. He said extending the easement seemed somewhat complicated.

Mr. Chatroop said that has already been done in the plat.

MOTION: Commissioner Ortiz moved, seconded by Commissioner Schackel-Bordegary, to approve Case #2012-119, 1596-1598 San Mateo Lane Lot Split, with all conditions of approval as recommended by staff.

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

3. **CASE #2012-120. 36 RIDGELINE ROAD LOT SPLIT. RICHARD A. MORRIS, P.E., OF MORRIS SURVEYING ENGINEERING, LLC, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 2.50 ACRES INTO TWO RESIDENTIAL LOTS. THE PROPERTY IS LOCATED AT 36 RIDGELINE ROAD AND IS ZONED R-1 (RESIDENTIAL-1 DWELLING UNIT PER ACRE). (WILLIAM LAMBOY, CASE MANAGER).**

A Memorandum prepared November 26, 2012 for the Summary Committee Meeting of December 6, 2012, with attachments, to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "3."

Staff Report

The staff report was presented by William Lamboy, Current Planning Division, which is contained in Exhibit "3." Mr. Lamboy noted he received a telephone call yesterday from Mr. Solis, expressing concern that a portion of the property wall was encroaching onto his property.

Recommendation: The Land Use Department recommends approval with the conditions of approval as outlined in this report [Exhibit "3"].

Public Hearing

Presentation by the Applicant

Richard Morris, agent for the owner, was sworn. Mr. Morris said the applicant is in agreement with all conditions of approval.

Speaking to the Request

There was no one speaking for against this request.

The Public Testimony Portion of the Public Hearing was closed

Questions and Comments from the Committee

Commissioner Ortiz said this property is in the County and it is before us mainly because of future annexation.

Ms. Baer said the property is in the presumptive City Limits, and therefore within the City's jurisdiction for planning, platting, zoning, subdivision, etc..

Commissioner Ortiz asked if the issue of the wall encroachment has been resolved.

Mr. Morris said Mr. Solis called him. He said, "The wall is on the line, so it starts on the southeast corner. It's entirely within the property, and the wall is on the line. The wall is entirely within the Applicant's property."

Commissioner Ortiz said then we are okay with this issue.

Ms. Baer said it wouldn't affect the lot split in any case, and it would be a private matter between parties.

MOTION: Commissioner Ortiz moved, seconded by Commissioner Schackel-Bordegary, to approve Case #2012-120, 36 Ridgeline Road Lot Split, with all conditions of approval as recommended by staff.

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

4. **CASE #2012-127. 855 DUNLAP ST. & 230 N. ST. FRANCIS DRIVE LOT SPLIT. PHILIP B. WIEGEL, OF DEL RIO SURVEYS, INC., REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 1.05 ACRES INTO TWO LOTS. THE PROPERTY IS LOCATED AT 855 DUNLAP STREET AND 230 N. ST. FRANCIS DRIVE AND IS ZONED R-10 (RESIDENTIAL 10 DWELLING UNITS PER ACRE) AND C-4 (LIMITED OFFICE, RETAIL AND ARTS AND CRAFTS DISTRICT). (WILLIAM LAMBOY, CASE MANAGER).**

A Memorandum prepared November 26, 2012 for the Summary Committee Meeting of December 6, 2012, with attachments, to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "4."

A copy of the proposed Land Division Survey Plat prepared by Del Rio Surveys, Inc., dated October 22, 2012, entered for the record by Philip Wiegel, is incorporated herewith to these minutes as Exhibit "5."

Staff Report

The staff report was presented by William Lamboy, Current Planning Division, which is contained in Exhibit "4."

Recommendation: The Land Use Department recommends approval with the conditions of approval as outlined in this report [Exhibit "4"].

Public Hearing

Presentation by the Applicant

Philip B. Wiegel, agent for the owner, was sworn. Mr. Wiegel said the access easement about which Mr. Lamboy spoke has been a little difficult to run down. He said, "However, we finally yesterday, kind of eleventh hour, found a recorded Final Development Plan for the property at 228 St. Francis. It is the north adjoining property, which is where their access lies, and we do now have an actual... there is a utility and access easement present on that property on that recorded development plan, which is a City approved Development Plan and recorded at the Count, which is what we found on that so far, out there, but it exists, an access. And we now have that shown on the plat. I do have copies of Plat that do reflect that access easement, if you would like, I can bring those to each of you."

Responding to the Chair, Ms. Baer said as long as they have it for the record, it would satisfy that condition that Mr. Lamboy spoke about. She said, "We would just ask that mr. Wiegel show that access on the new plat, which I believe what he is proposing to do, along with reference to the document on which it has been recorded and approved."

Acting Chair Schackel-Bordegary asked if that is included in the conditions of approval as outlined in the Staff Report.

Ms. Baer said yes, and that would satisfy that condition.

Speaking to the Request

Elizabeth Sandoval, 902 Dunlap, was sworn. Ms. Sandoval said, "I live at 902 Dunlap, which is almost across the street from this 855 Dunlap. My house faces Montoya Street. I'm against this, and the reason why is because the traffic right now is pretty bad, and the traffic's going to get a lot worse. If there's going to be an entrance to this address through Montoya, and I guess you're saying that it's not going to be on Montoya, it's going to be on St. Francis, if I understand it."

Okay, that will be better because my house faces Montoya Street and I do not like to see cars coming and going all day long."

Ms. Sandoval continued, "I am against this. I've spoken to a lot of people in the neighborhood and they are not for this either. I'm surprised that no one is here but me. A lot of them said, you know, well the City's going to whatever they want. The local people, the people that have been there, don't have any say-so, so I don't know. This is the first time I've done this. I grew up in this house in this neighborhood. My parents are passed away, and have left this property to me and my 5 siblings."

Ms. Sandoval continued, "I would like to know, it's a one acre lot with 10 units. There might even be two-story in this, and the people that live right behind this property are totally against this, because for one thing, if it's a two-story, they are going to be looking at [inaudible] right there in their own backyard. The traffic on St. Francis is already horrible. Sometimes if I'm going north and I want to take a left on Dunlap for St. Francis Drive... the lights on Agua Fria when they turn red, the traffic backs up, so I can't take a left. I have to wait until the light turns green and let all those people go. By the time the back traffic gets by, the light turns red again, and sometimes I have to wait for two lights to change on Agua Fria before I can take a left onto Dunlap from St. Francis Drive. That just an idea of how bad the traffic is right there. Accidents all the time. Car accidents all the time. We wake up with the lights flashing in our windows, because cops pull over people and they pull off to that street on Dunlap, right away. That happens every night, and sometimes on busy weekends or whatever, it's two times a night."

Ms. Sandoval continued, "If this does go through, I'd like to who's going to do the work, what company. And maybe I'm out of line, but I would like to see the City hire local people and not hire the high construction companies from Arizona, California, New York or whatever. The local people here in Santa Fe need jobs and I would like to see locals being employed if this goes through. When construction's going on where are all the workers park. Because on Dunlap Street, when we park in front of our house, we are getting tickets all the time, and we have to pay tickets. The workers aren't going to have a place to park, so they're going to park on Dunlap Street and it's pretty close to St. Francis Drive and it's going to be right next to where they're going to be working. Are they going to get tickets as we do for parking in front of our houses. That's all I have to say for right now."

Acting Chair Schackel-Bordegary thanked Ms. Sandoval for her comments and for coming here today.

The Public Testimony Portion of the Public Hearing was closed

Questions and Comments from the Committee

Acting Chair Schackel-Bordegary said she understands the purview of this Committee is to review the case for adherence with City Code with respect to lot splits. This is a lot that is zoned, per the Staff Report, R-10 which is residential which allows 10 dwelling units per acre, and C-4 which includes limited office, retail and arts and crafts district. She said, "Our purview is to look at lot splits only at this juncture, and any future plans for development would come under a need for a review of the development plan, and I'm going to ask if staff could explain that process a little better than I can, just to make that clear for today's decision and matter at hand."

Ms. Baer said, "I'd like to start by saying that it is our understanding that the purpose of this lot split is to separate out the residential portion where there is already an existing house. It is our understanding that there is no anticipated construction at this time. It's really just to separate the commercial use from the residential use as a stand-alone lot. I'd also like to point out that's there's no access from Montoya Street onto what would become the larger property that also contains the offices. The only access on Montoya, is the existing access, which is for the house that's at the corner of Dunlap and Montoya. And as far as we know, there's no proposal or anything to change that."

Ms. Baer continued, "As of... our understanding and perhaps Mr. Wiegel can verify this. On the record, there is no anticipated construction at all at this time, and there would be no change in terms of what would happen, in terms of traffic or access from Montoya or Dunlap Streets. The only access to the offices, as we discussed earlier is off of St. Francis, and it would remain as it is. So if there is any anticipated construction, we're not aware of it. We were told that the purpose of the lot split is to separate off, as a stand alone lot, the existing residence at 855 Dunlap Street."

Ms. Baer continued, "I would add, in answer to your question then, Madam Chair that, depending on what, if anything, were proposed for construction or development in the future, the process would depend entirely on what proposed. If it were a single family house on Montoya Street, that could be a building permit only. If they wanted to develop additional offices on the portion of the property that is currently vacant, I believe they would have to follow through with a rezoning which is a public hearing, and then a development plan would be required if there were over 10,000 sq. ft. of construction. Otherwise, it would be again, just a building permit. But I would ask that for everyone's reassurance that we have Mr. Wiegel verify that what I've said is correct, so that everyone has the same understanding."

Acting Chair Schackel-Bordegary asked Mr. Wiegel if it is possible for him to provide that assurance to us.

Mr. Wiegel [previously sworn] said, "As Ms. Baer stated, that is exactly the intent here. It is just to divide off the residential portion of this property which is currently tied up, actually unbeknownst to my client here. She's always thought they were separated and they were at one time a long time ago, but there was a lot consolidation that joined these. And when she purchased the property, she was under the assumption that those had been divided separately. And financing has been accordingly. So kind of in an eleventh hour type of issue over here, she obviously needs to have the residential property separated from the commercial properties out there. So at this time, there is no plan for further development in the properties. Traffic will remain exactly the same as it has been, and access to the larger property only comes in off of St. Francis. No further additional traffic should be planned in the immediate future for that, nor off of Dunlap or Montoya Street."

Acting Chair Schackel-Bordegary asked if staff or the applicant have anything to add in response to the neighbor's comments.

Ms. Baer said staff would happy to give Ms. Sandoval a copy of the plat.

Acting Chair Schackel-Bordegary said that would be good, noting she has aerial photographs for Ms. Sandoval to help her picture the traffic pattern as it is. She said, as problematic as the traffic may be, it will stay that way for now. She said Ms. Sandoval will have the opportunity to respond to changes in the future which may be proposed.

Commissioner Ortiz said he has no further questions, commenting he believes everything has been answered to his satisfaction.

Acting Chair Schackel-Bordegary said she would be happy to provide today's Committee packet to Ms. Sandoval if she would like to have it, and Ms. Sandoval said she would like the packet.

MOTION: Commissioner Ortiz moved, seconded by Commissioner Schackel-Bordegary, to approve Case #2012-127, 855 Dunlap St. & 230 N. St. Francis Dr., Lot Split, with all conditions of approval as recommended by staff.

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

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. STAFF COMMUNICATIONS

There were no staff communications.

H. MATTERS FROM THE COMMITTEE

There were no staff communications.

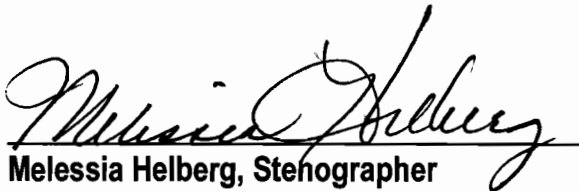
I. ADJOURNMENT

There was no further business to come before the Committee.

MOTION: Commissioner Ortiz moved, seconded by Commissioner Schackel-Bordegary, to adjourn the meeting.

VOTE: The motion was approved unanimously on a voice vote, and the meeting was adjourned at 11:30 a.m.

Michael Harris, Chair



Melessia Helberg, Stenographer

City of Santa Fe, New Mexico

memo

DATE: November 26, 2012, for the December 6, 2012 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*

711-715 ST. MICHAELS DRIVE LOT SPLIT

Case #2012-118. 711-715 St. Michaels Drive Lot Split. Dean L. Shrader, High Desert Surveying, Inc., agent for William Robert Parsons and Carol Lynne Rust, requests plat approval to divide approximately 1.85 acres into two lots. The property is located at 711 and 715 St. Michaels Drive and is zoned I-1 (Light Industrial 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 I-1, Light Industrial District. The lot split request is intended to separate ownership between two different parties.

The proposed land division would create two lots: Lot 1, 711 St. Michaels Drive, containing approximately 0.68 acres; and Lot 2, 715 St. Michaels Drive, 1.18 acres. Both lots are currently developed. Lot 1 contains a Shell service station and car wash. Lot 2 houses Payne's plant nursery and greenhouses.

Lot 1 has direct access to Saint Michaels Drive and Pacheco Street. Lot 2 is accessed from St. Michaels Drive. The lots are inside the City's service area and connected to water and wastewater. The GIS maps attached show a series of

Exhibit "1"

internal lot divisions which are for the County's Tax Assessor valuation purposes and do not represent existing or proposed subdivision.

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.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.
2. Clearly identify and label "New Lot Line."

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Fire Marshal Memorandum, Rey Gonzales
2. City Engineer for Land Use Memorandum, R. B. Zaxus
3. Waste Water Division Engineer Memorandum, Stan Holland

EXHIBIT B: Maps

1. Zoning
2. Aerial View

EXHIBIT C: Applicant Materials

1. Letter of Application

City of Santa Fe, New Mexico

Exhibit A


City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: October 24, 2012

TO: William Lamboy , Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case # 2012-118 711-715 St. Michaels Drive Lot Split.

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) 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).
2. Fire Department Access shall not be less than 20 feet width to any new construction.

City of Santa Fe, New Mexico

memo

DATE: November 1, 2012

TO: William Lamboy, Case Manager

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

RE: 711-715 St. Michaels Drive Lot Split
Case # 2012-118

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

- Provide addresses for both lots.



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: October 24, 2012

To: William Lamboy, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case 2012-118 711-715 St. Michaels Drive Lot Split

The Wastewater Division has no review comments for the Applicant to address.

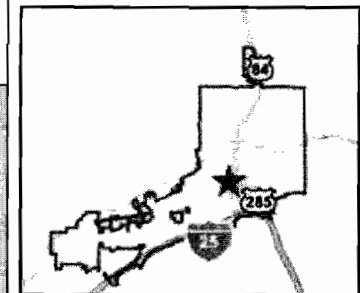
City of Santa Fe, New Mexico

Exhibit B

Maps



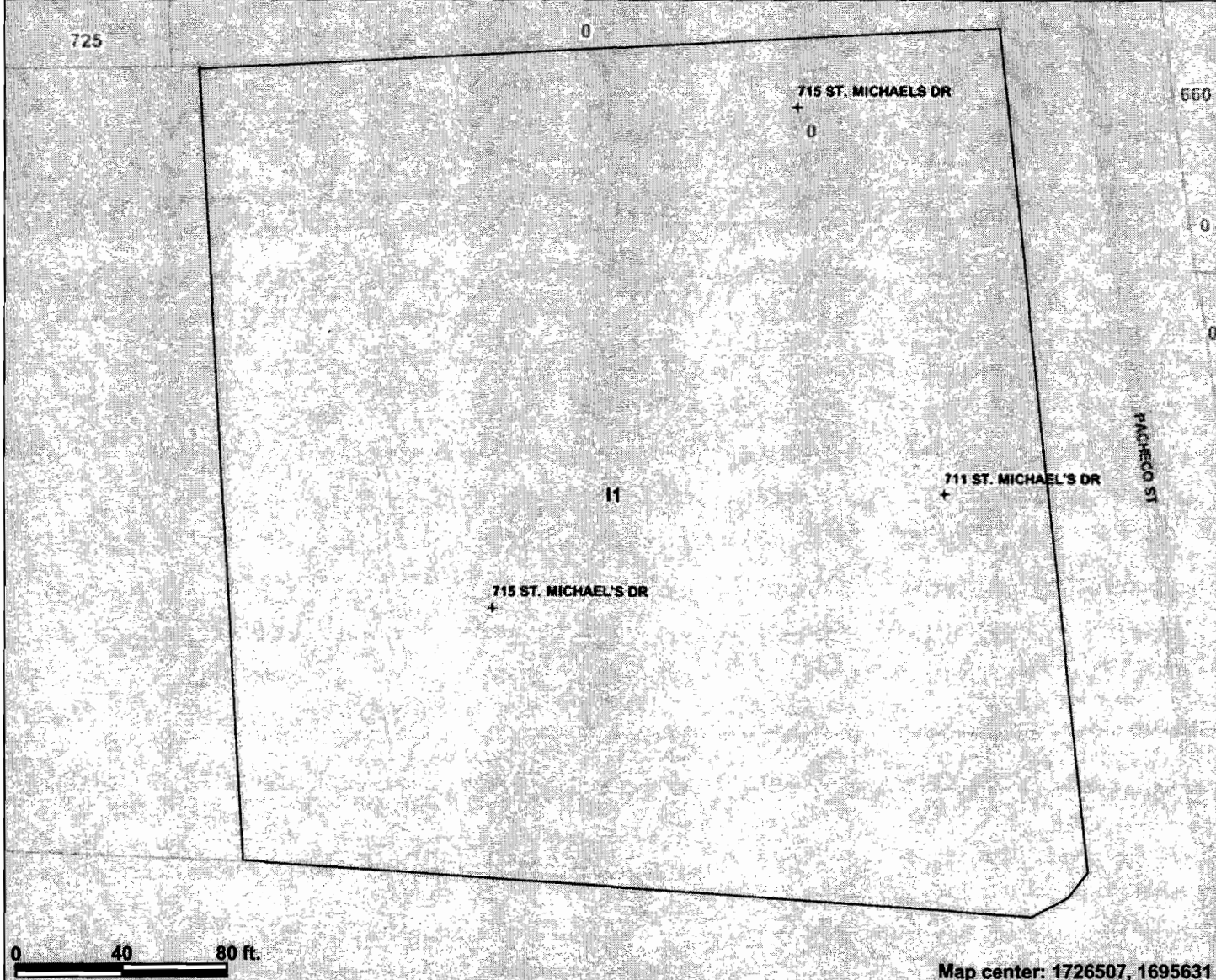
711-715 St. Michaels Drive - Zoning



Legend

- City Limits
- Full Address Labels
- Address Points
- Parcels
- Airport Clear Zones
- Santa Fe River
- Zoning**
- RR Rural Residential
- R1, (PUD) Single - Family 1du/ac.
- R2, (DT), (PUD), (AC) Single - Family 2du/ac
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/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

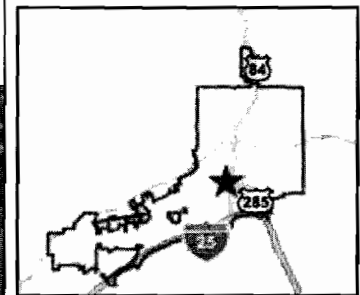
Scale: 1:709



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.



711-715 St. Michaels Drive - Aerial



Legend

- City Limits
- Full Address Labels
- Parcels
- Airport Clear Zones
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets
- 2008 Aerial Photography - 6 inch resolution



Scale: 1:945



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

City of Santa Fe
Technical Review Department
Lincoln Ave.
Santa Fe, NM 87501

October 15, 2012

To: Staff;

Re: Summary Committee Lot Split application for William Parsons and Carole Rust

On behalf of our clients, Mr. Parsons and Mrs. Rust, we are submitting a Subdivision Plat for their property at 711 & 715 St. Michaels Drive. Our clients wish to subdivide said property as shown on the attached Plat. The resulting Tracts will be known as Lot 1 (711 St. Michaels Drive) and Lot 2 (715 St Michaels Drive). Both properties are well developed with a Shell Gas Station on the corner Lot 1 and Payne's Nursery on Lot 2. Lots are served from Rights of Way for Pacheco St and St Michaels Drive.

The properties do not lie within the Escarpment Overlay District or Areas of Mountainous Terrain. As I read the Zoning Map the properties are currently zoned I-1; Light Industrial District.

We were quoted an application Fee of \$310.00. There is a check for that amount to the City of Santa Fe in the submittals packet.

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

Thank you,

Dean Shrader, PS
President, High Desert Surveying, Inc.

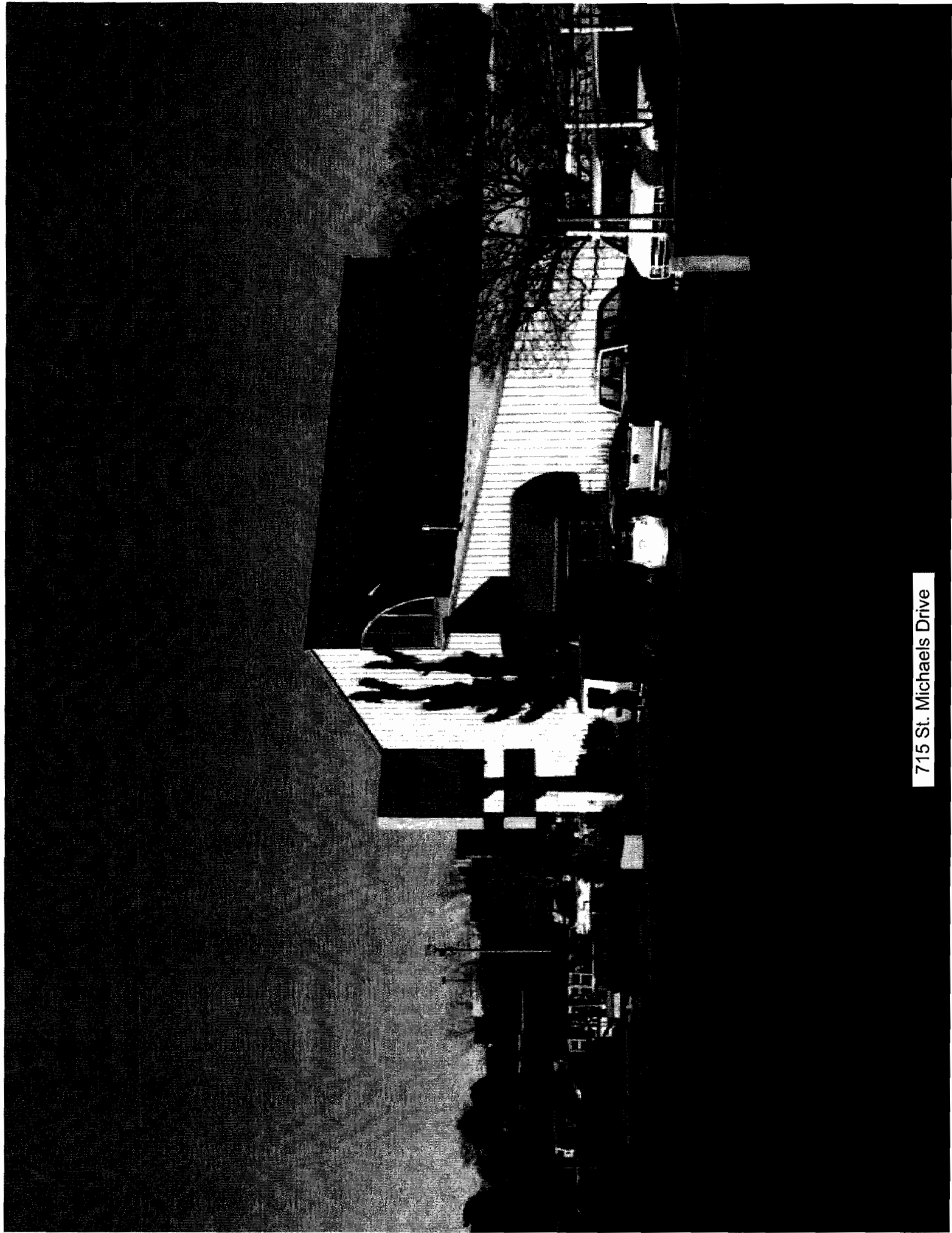
City of Santa Fe, New Mexico

Exhibit D

Photographs



711 Saint Michaels Drive



715 St. Michaels Drive

City of Santa Fe, New Mexico

memo

DATE: November 26, 2012, for the December 6, 2012 Meeting

TO: Summary Committee

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

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

1596-1598 SAN MATEO LANE LOT SPLIT

Case #2012-119. 1596 – 1598 San Mateo Lane Lot Split. Rick Chatroop, agent for New Mexico Psychiatric Services, Inc., requests plat approval to divide approximately 2.173 acres into two lots. The property is located at 1592, 1594, 1596 and 1598 San Mateo Lane, and is zoned I-1 (Light Industrial 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 I-1, Light Industrial District. The entire property has been for sale for a while. The lot split is in response to a prospective buyer's specific request. No additional divisions are anticipated.

The proposed land division would create two lots: Tract A Lot 1, 1596, 1594, and 1592 San Mateo Lane, containing approximately 1.70 acres; and Tract A Lot 2, 1598 San Mateo Lane, 0.46 acres. Both lots are currently developed with 4 office buildings.

The lots are accessed directly from San Mateo Lane a public roadway that terminates at the property. From Tract A Lot 2 to Tract A Lot 1 a 38-foot access

Exhibit "2"

and utility easement is being created through this plat. The lots are inside the City's service area and connected to water and wastewater.

The Wastewater easement depicted on the plat does not conform to the City's minimum 20 foot width for public sewer lines. As a condition of the lot split approval, the Wastewater Division requires, that the Applicant grant an additional 5 feet of sewer easement to the existing 15-foot easements to create a total 20 foot wide sewer easement within both lots.

The International Fire Code requires a minimum distance of 600 feet between a fire-hydrant and a non-residential structure. In this case the distance exceeds 1,000 feet; therefore, at the time of building permit application, the applicant will be required to sprinkler any new construction or provide a water supply system for fire protection.

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.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.
2. Shall provide sprinkler systems, or a water supply for fire protection.
3. The applicant shall grant an additional 5 feet of sewer easement to the existing 15 foot easements to create a total 20 foot wide sewer easement within both lots on the plat.
4. On the plat, show distance from each building (1598 and 1596 San Mateo Lane) to the new lot line.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Fire Marshal Memorandum, Rey Gonzales
2. City Engineer for Land Use Memorandum, R. B. Zaxus
3. Waste Water Division Engineer Memorandum, Stan Holland

EXHIBIT B: Maps

1. Zoning
2. Aerial View

EXHIBIT C: Applicant Materials

1. Letter of Application

City of Santa Fe, New Mexico

Exhibit A


City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: October 24, 2012

TO: William Lamboy , Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case # 2012-119 1596-1598 San Mateo Lane

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) 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.
2. Shall provide fire department turn around; drive way exceeds 150 feet, as per IFC 2009.
3. Shall provide sprinkler systems, or a water supply for fire protection
4. Shall clear 38 feet access easement from designated parking areas.

City of Santa Fe, New Mexico

memo

DATE: October 30, 2012

TO: William Lamboy, Case Manager

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

RE: 1596-1598 San Mateo Lot Split
Case # 2012-119

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

- Revise note 6 to properly refer to the 2/18/11 FIRM and to be in concordance with the correctly identified FIRM noted in the crosshatched area.
- Identify the linear concrete feature that extends north/south along the western portion of all lots.



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: October 24, 2012

To: William Lamboy, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case 2012-119 1596-1598 San Mateo Lane Lot Split

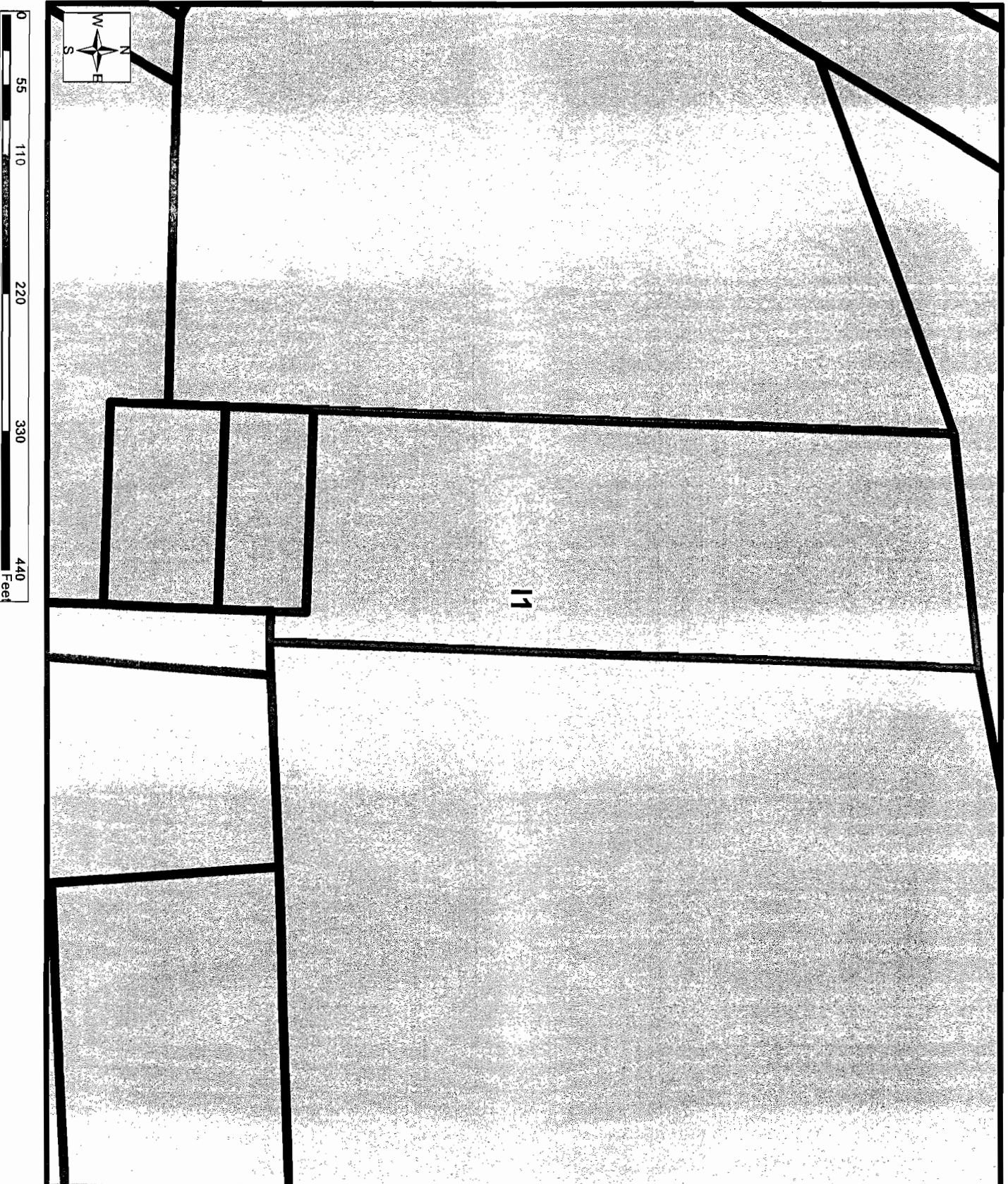
The existing public sewer line easement in the Lot(s) is 15 feet in width as noted when the lot was replatted in 1975. This easement width is less than the City's minimum 20 foot width for public sewer lines. The Wastewater Division is requesting as a condition of the lot split approval that the Applicant grant an additional 5 feet of sewer easement to the existing 15 foot easements to create a total 20 foot wide sewer easement within both lots. Site inspection and aerial data indicates the grant of this additional easement width does not impact any existing structures. The Wastewater Division has consistently requested additional easement grants whenever possible to increase the older 15 foot standard to the current 20 foot standard.

City of Santa Fe, New Mexico

Exhibit B

Maps

1598 SAN MATEC LANE - ZONING



1598 SAN MATEO LANE - AERIAL



City Planning and Review
Santa Fe City
William Lamboy
Senior Planning Tech

Oct. 15th, 2012

Dear William:

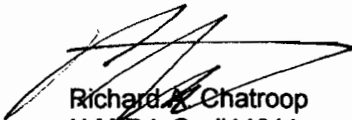
On behalf of New Mexico Psychiatric Services Inc., I am submitting the following Lot split of tract A for review and approval. These lots lie at the end of San Mateo Ln. within projected Section 35, T17N, R9E, NMPM, City of Santa Fe, New Mexico. And contains 2.173 acres which we are proposing to one 0.468 acre lot and one 1.705 acre lot at this time.

Attached please find:

- 3 copies of "Lot split of tract A for New Mexico Psychiatric Services Inc"
- 1 cd of project in pdf form
- City approved Previous survey for "Replat of Santa Fe Electric Laundry Co. Subdivision and other Lands"
- Development application.

This property lies within L1 zoning and is in compliance with all current zoning criteria as determined at the pre-application meeting with City Staff.

Thank you for your consideration.



Richard A. Chatroop
N.M.P.L.S. #11011
(505) 470-0037

City of Santa Fe, New Mexico

memo

DATE: November 26, 2012, for the December 6, 2012 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.*

36 RIDGELINE ROAD LOT SPLIT

Case #2012-120. 36 Ridgeline Road Lot Split. Richard A. Morris, P.E., of Morris Surveying Engineering, LLC, requests plat approval to divide approximately 2.50 acres into two residential lots. The property is located at 36 Ridgeline Road and is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

RECOMMENDATION

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

BACKGROUND & SUMMARY

The property is zoned R-1, (Residential-1 dwelling unit per acre) and is located in Phase II of the Annexation Agreement.

The proposed land division would create two residential lots: Lot 1-A, 36 Ridgeline Road, containing approximately 1.39 acres; and Lot 1-B, 34 Ridgeline Road, 1.11 acres. Lot 1-A is occupied by a residence and several accessory structures. Lot 1-B houses one farm building structure.

The lots are accessed directly from Ridgeline Road, a private, unimproved roadway within a 38-foot access easement.

There are no City services in the immediate vicinity. Lot 1-A is served by an existing water well. A 15-foot wide private utility easement, intended for the infrastructure water distribution lines for the City water system, runs along all property lines of all the lots in the subdivision. The property owner proposes a shared well between both lots. The 15-foot easement connects the existing well with the new lot. A shared well agreement will be required prior to recordation of the plat. The property is located in the La Cienega Watershed. *La Cienega Watershed Conditions* is a plan to create an improvement district to get all homes north of the Santa Fe Racetrack to connect to County water. Water Division staff and the City attorney have reviewed and revised the La Cienega Watershed Conditions shown on the plat. Prior to new construction on either lot, a septic system from the State Environment Department will be 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.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.
2. Prior to recordation of the plat, a shared well agreement shall be executed to serve both resulting lots.
3. Prior to any new construction, the owner shall obtain a well permit from the New Mexico State Engineer.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Fire Marshal Memorandum, Rey Gonzales
2. City Engineer for Land Use Memorandum, R. B. Zaxus
3. Waste Water Division Engineer Memorandum, Stan Holland

EXHIBIT B: Maps

1. Zoning
2. Aerial View
3. Floodplain & Topography

EXHIBIT C: Applicant Materials

1. Letter of Application

City of Santa Fe, New Mexico

Exhibit A


City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: October 24, 2012

TO: William Lamboy , Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case # 2012-120 36 Ridgeline Road Lot Split.

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) 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.
2. Shall provide fire department turn around; drive way exceeds 150 feet, as per IFC 2009.
3. Shall provide sprinkler systems, or a water supply for fire protection
4. Shall maintain 10% grade for fire department access road.
5. Shall maintain 20 feet width access on a drivable surface for fire department apparatus.

City of Santa Fe, New Mexico

memo

DATE: November 1, 2012

TO: William Lamboy, Case Manager

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

RE: 36 Ridgeline Road Lot Split
Case # 2012-120

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

- Provide address for Lot 1-B.
- Contact the City Water Division, and if applicable, the Santa Fe County Utility Department to review the "La Cienega Watershed Conditions," and revise water service notes and conditions as necessary.

City of Santa Fe



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: October 24, 2012

To: William Lamboy, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case 2012-120 36 Ridgeline Road Lot Split

The subject property is not accessible to the City public sewer system. Prior to any new construction on the lot, the owner shall obtain a septic system permit from the State of New Mexico Environment Department (505-827-1840).

The Applicant shall add the following note to the plat:

1. Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.

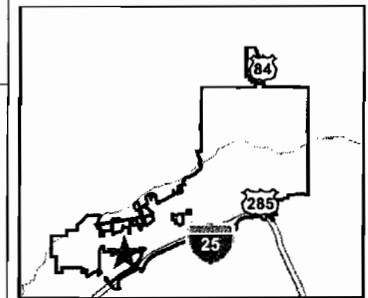
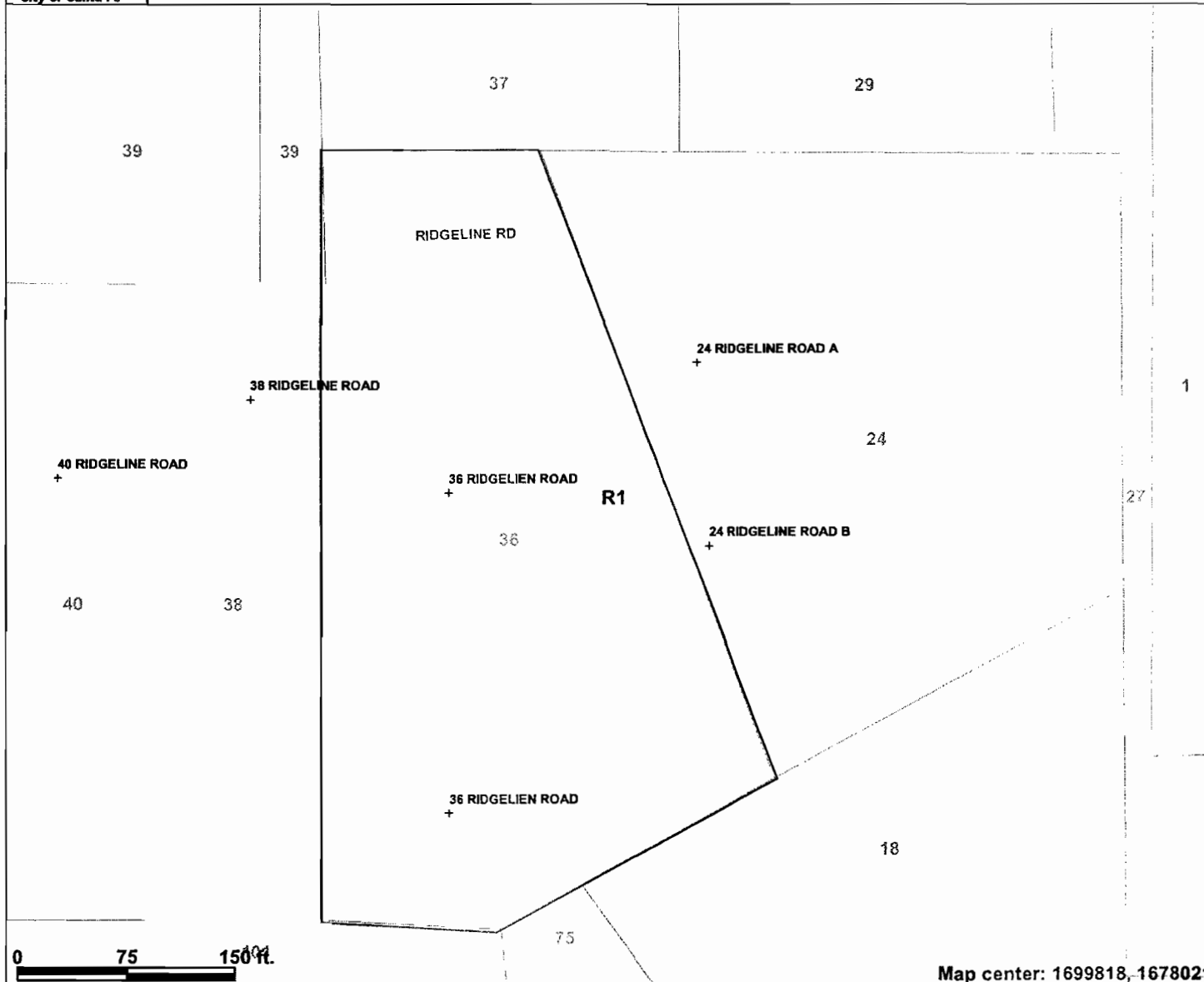
City of Santa Fe, New Mexico

Exhibit B

Maps



36 Ridgeline Road - Zoning



Legend

City Limits

Full Address Labels

Parcels

Airport Clear Zones

Santa Fe River

Zoning

RR Rural Residential

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

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

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

R4 Single - Family 4du/ac

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

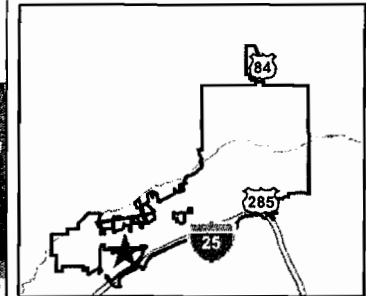
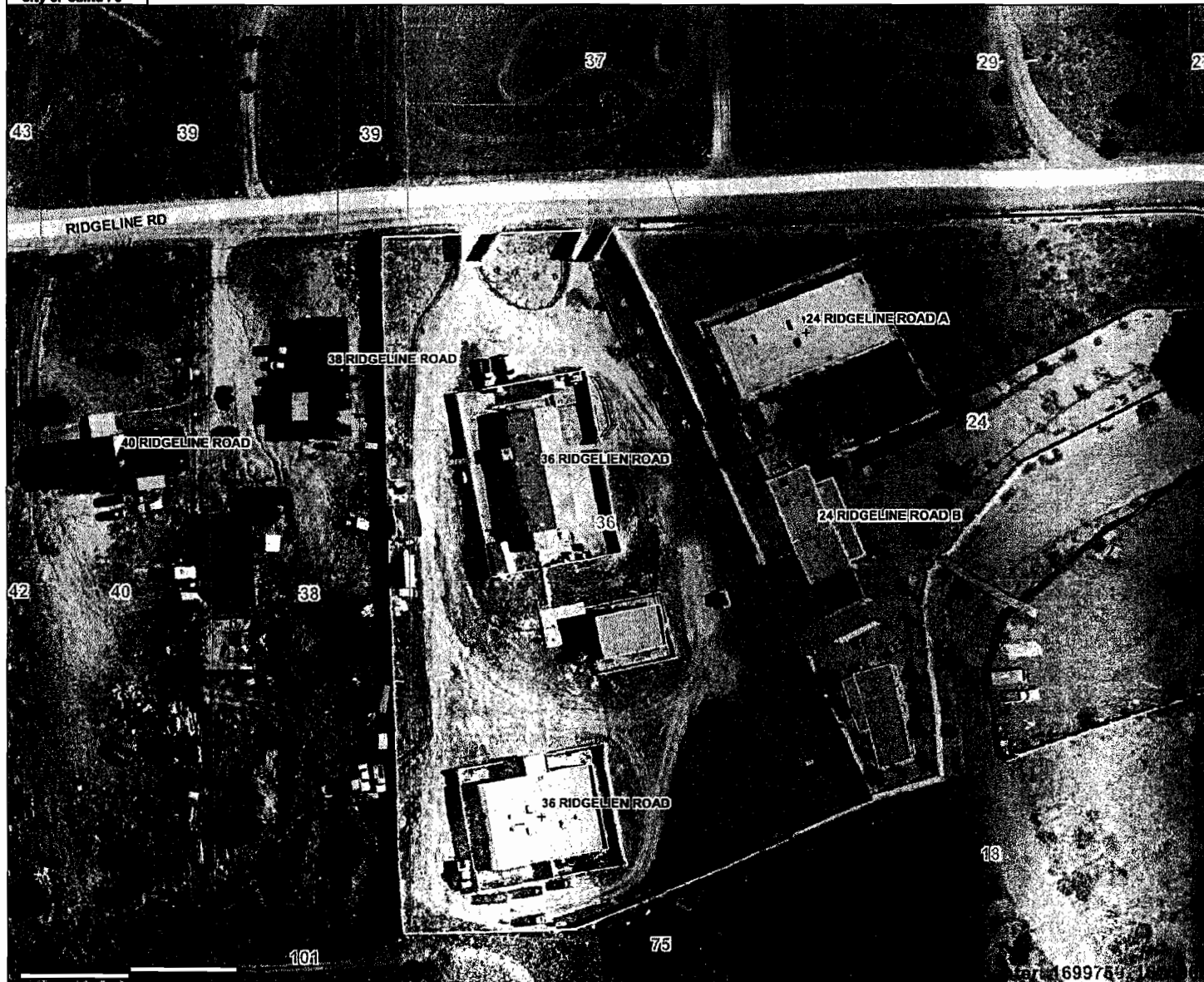
RAC Residential Arts & Crafts



Scale: 1:1,288

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36 Ridgeline Road - Aerial



Legend

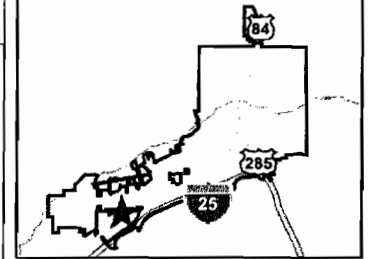
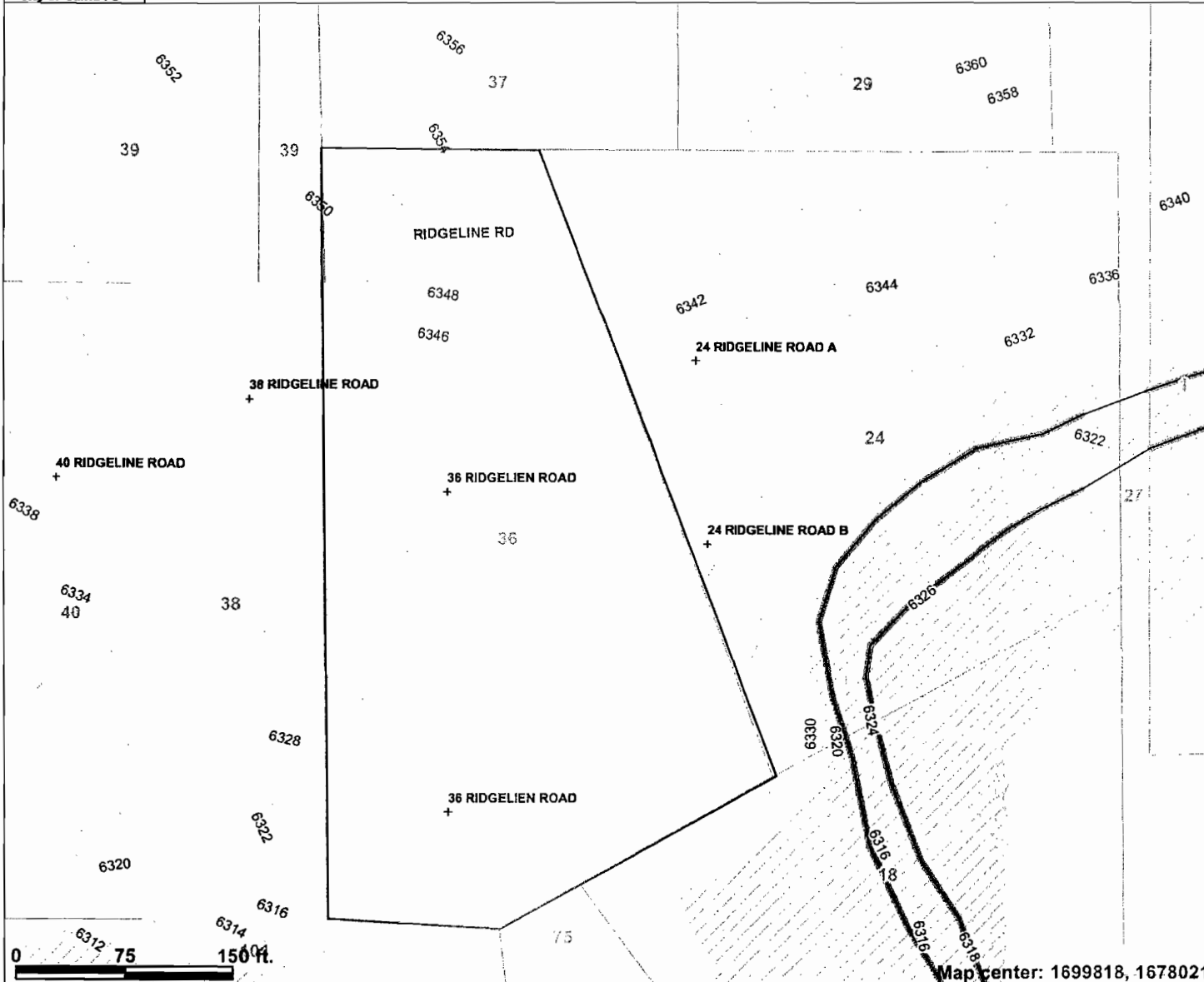
- City Limits
- Full Address Labels
- Parcels
- Airport Clear Zones
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets
- 2008 Aerial Photography - 6 inch resolution



Scale: 1:1,196

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.

36 Ridgeline Road - Floodplain & Contours



Legend

- City Limits
- Full Address Labels
- Arroyos
- Hydrology
- Contours - 2 foot
- Parcels
- Airport Clear Zones
- Santa Fe River
- FEMA Preliminary Floodplain February 18, 2011 (100 yr)
- Major Roads and Highways
- Other Roads and Streets



Scale: 1:1,288

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City of Santa Fe, New Mexico

Exhibit C

Applicant Materials



MORRIS
surveying | engineering

October 15, 2012

Mr. William Lamboy
Planner Tech Senior
Permit and Development Review Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

**RE: Request for Lot Split – 36 Ridgeline Road, Lot 1, as shown on Land Division
for Alfonso Duran of Tract A, SW ¼ of Section 13, T.16.N, R.8.E**

Dear Mr. Lamboy:

Morris Surveying Engineering, LLC hereby submits documents in support of approval for a Lot Split of the above referenced Lot into two (2) Lots: Lot 1-A (1.396 Acres) and Lot 1-B (1.112 Acres). This land is owned by Andrea and Daniel Caldera and is located at 36 Ridgeline Road in the SW ¼ of Section 13, T.16N., R8E., N.M.P.M.

We have attached two (2) copies of the existing plat of record and three (3) copies of the proposed preliminary plat. An electronic copy in PDF format of these documents will be delivered to you via email. Also attached are the land division application, a copy of the deed, and a copy of a check for the fee in the amount of \$280.00.

The proposed Lot Split lies within R-1 zoning and would be in compliance with this zoning.

We appreciate your consideration and attention regarding this matter. If you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard A. Morris". The signature is fluid and cursive, written over a horizontal line.

Richard A. Morris, P.E., P.S.
Owner
Agent for Andrea and Daniel Caldera

Attachments

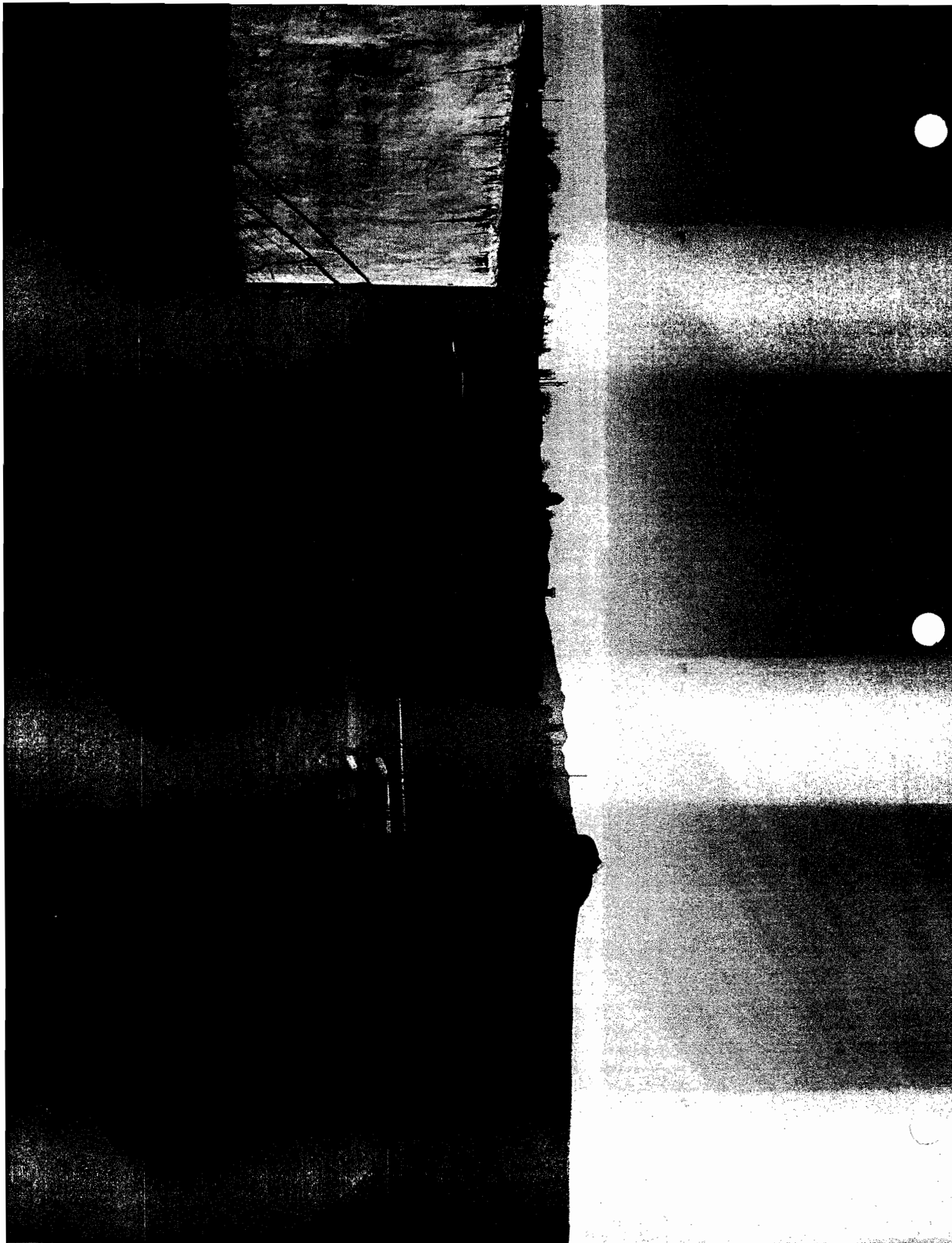
City of Santa Fe, New Mexico

Exhibit D

Photographs

Ridgeline Rd





City of Santa Fe, New Mexico

memo

DATE: November 26, 2012, for the December 6, 2012 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.*

855 DUNLAP & 230 N. ST. FRANCIS DRIVE LOT SPLIT

Case #2012-127. 855 Dunlap St. & 230 N. St. Francis Dr. Lot Split. Philip B. Wiegel, of Del Rio Surveys, Inc, requests plat approval to divide approximately 1.05 acres into two lots. The property is located at 855 Dunlap Street and 230 N. St. Francis Drive and is zoned R-10 (Residential-10 dwelling units per acre) and C-4 (Limited Office, Retail and Arts and Crafts 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-4, (Limited Office, Retail and Arts and Crafts District) along Saint Francis Drive and R-10 (Residential-10 dwelling units per acre) along Dunlap and Montoya Streets. The C-4 limited office, retail and arts and crafts district provides a specific area for limited office, retail and arts and crafts commercial uses of a nature not likely to generate heavy vehicular traffic. The R-10 residential district is meant to serve a wide range of household needs at medium and high-density levels. The proposed lot split is intended to separate the residential use from the commercial uses and follows approximately along the zoning districts line.

The proposed land division would create two lots: Tract 1, 230 North St. Francis Drive, containing approximately 0.56 acres; and Tract 2, 855 Dunlap Street, 0.13 acres. Tract 1 contains offices and parking; Tract 2 a single family residence.

Tract 1 is accessed via an access easement through the property immediately north (228 North St. Francis Drive). Tract 2 is accessed directly from Montoya Street, a public roadway. The lots are inside the City's service area and separately connected to water and wastewater.

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.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.
2. Access easement documentation shall be provided prior to recordation of the plat.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Fire Marshal Memorandum, Rey Gonzales
2. City Engineer for Land Use Memorandum, R. B. Zaxus
3. 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: Photos

City of Santa Fe, New Mexico

Exhibit A


City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: November 20, 2012

TO: William Lamboy , Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case # 2012-127 855 Dunlap St. & 230N St. Francis Dr.

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) 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.
2. Shall be required to provide Fire Department ingress, egress to Lot 2 that meets IFC 2009 code.
4. Shall maintain 10% grade for fire department access road.
5. Shall maintain 20 feet width access on a drivable surface for fire department apparatus.

City of Santa Fe, New Mexico

memo

DATE: October 31, 2012
TO: William Lamboy, Senior Planner
FROM: Stan Holland, Engineer, Wastewater Division
SUBJECT: Case #2012-127 855 Dunlap St. & 230 N. St. Francis Lot Split

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

Additional Comments:

1. Add note to the plat that each lot shall be served by a separate sewer and water service line.

DATE: November 6, 2012
TO: William Lamboy, Case Manager
FROM: Risana B "RB" Zaxus, PE
City Engineer for Land Use Department
RE: 855 Dunlap St. & 230 N. St. Francis Dr. Lot Split
Case # 2012-127

The following review comment is to be considered a condition of approval:

- Revise Note 3 to reference 2/18/11 FIRM panel.

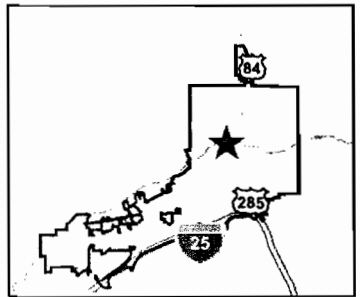
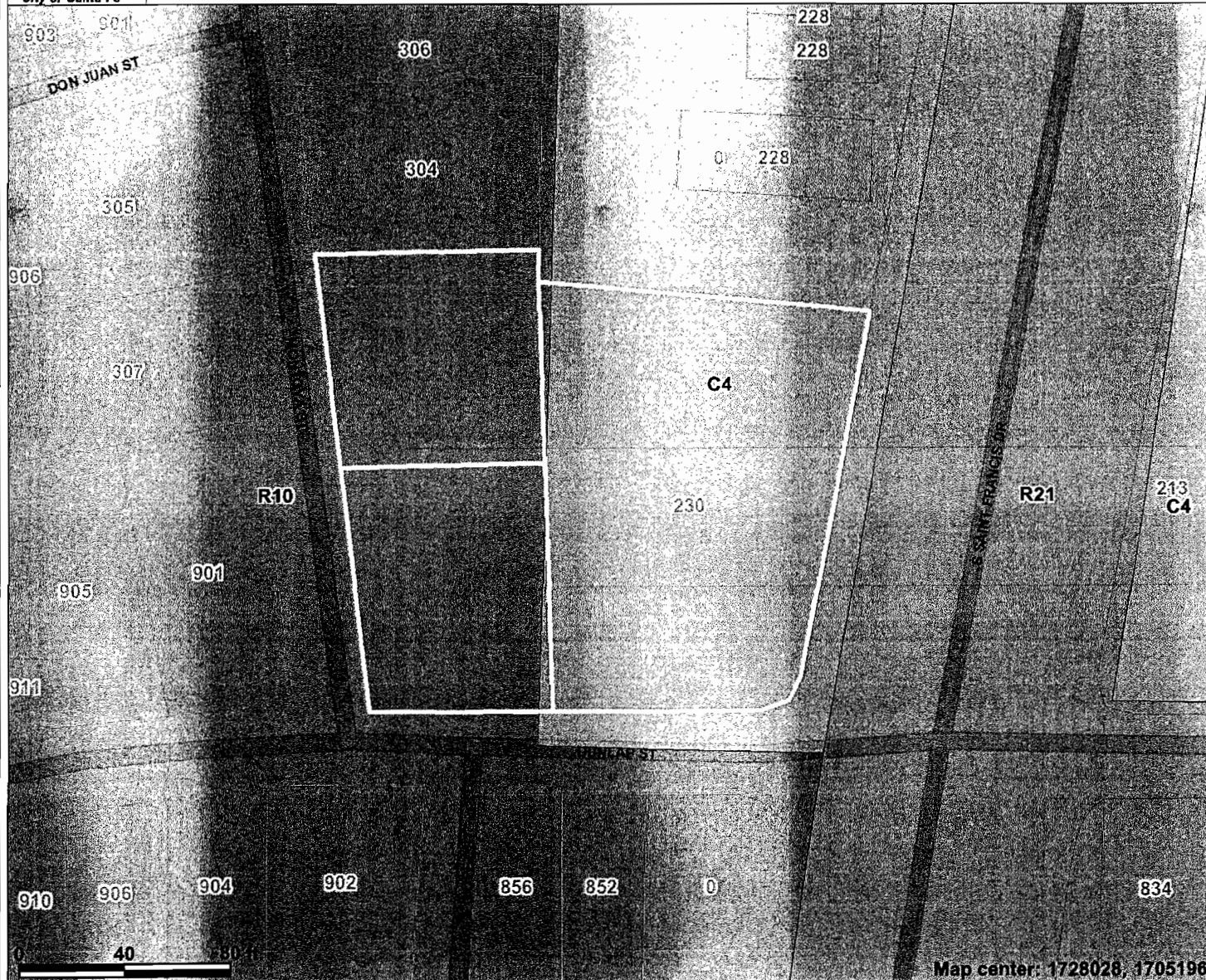
City of Santa Fe, New Mexico

Exhibit B

Maps



855 Dunlap/230 St. Francis - Zoning



Legend

- City Limits
- Parcels
- Airport Clear Zones
- Santa Fe River
- Zoning**
 - RR Rural Residential
 - R1, (PUD) Single-Family 1du/ac.
 - R2, (DT), (PUD), (AC) Single-Family 2du/ac
 - R3, (PUD) Single-Family 3du/ac
 - R4 Single-Family 4du/ac
 - R5, (DT), (PUD), (AC), R6 Single-Family 5-6du/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
 - RAC Residential Arts & Crafts
 - MHP Mobile Home Park

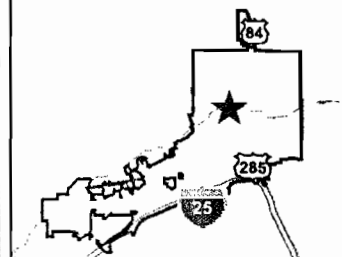
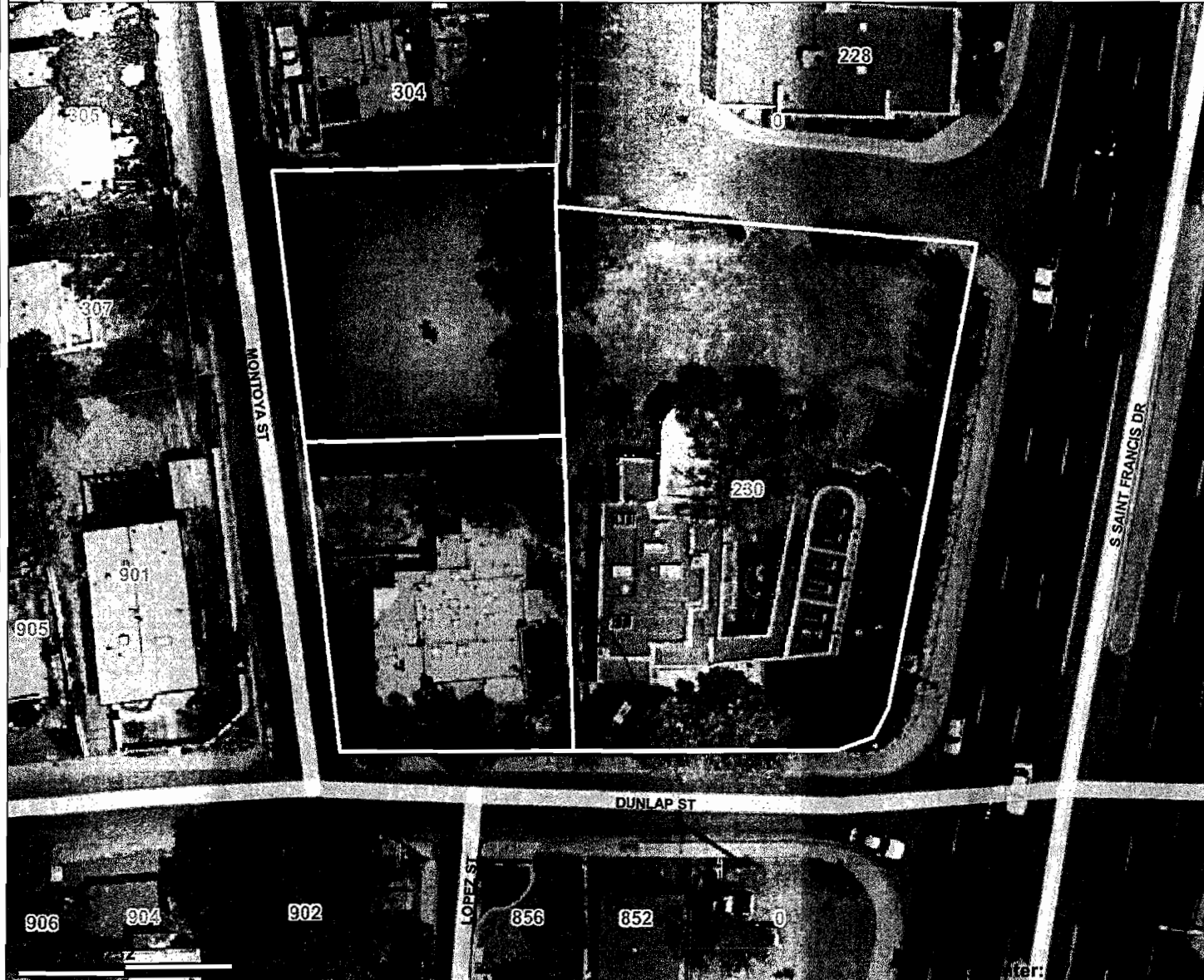


Scale: 1:697

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855 Dunlap/230 St. Francis - Aerial



Legend

- City Limits
- Parcels
- Airport Clear Zones
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets
- 2008 Aerial Photography - 6 inch resolution



Scale: 1:551

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City of Santa Fe, New Mexico

Exhibit C

Applicant Materials

PO Box 22773
Santa Fe, NM 87502



Email: drs-surveys@qwest.net
(505) 820-9200
Fax: (505) 820-1600

October 23, 2012

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

SUBJECT: PROPOSED LOT SPLIT FOR MARGARET AUGUSTINE CREATING LOT 1, BLOCK A AND TRACT 2, FINE LINE SUBDIVISION, SITUATE WITHIN THE SOUTHEAST ¼, SECTION 23, T 17 N, R 9 E, N.M.P.M., AS PROJECTED INTO THE SANTA FE GRANT, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

Dear Mr. Lamboy:

This letter is a formal request for a lot split on the above-referenced property.

The proposed request is for review and approval to divide the lot creating lot 1, Block A and Tract 2 within the Fine Line Subdivision, situate within the Southeast ¼, Section 23, T 17 N, R 9 E, N.M.P.M., as projected into the Santa Fe Grant, City of Santa Fe, Santa Fe County, NM.

Attached please find:

- Lot Split Application
- Filing Fee
- 3 (24" x 36") copies of the proposed plat.
- Legal lot of record documentation

If you have further questions regarding this matter, please do not hesitate to contact me or BernaDette Sanchez-Wiegel at the above-referenced number.

Sincerely,

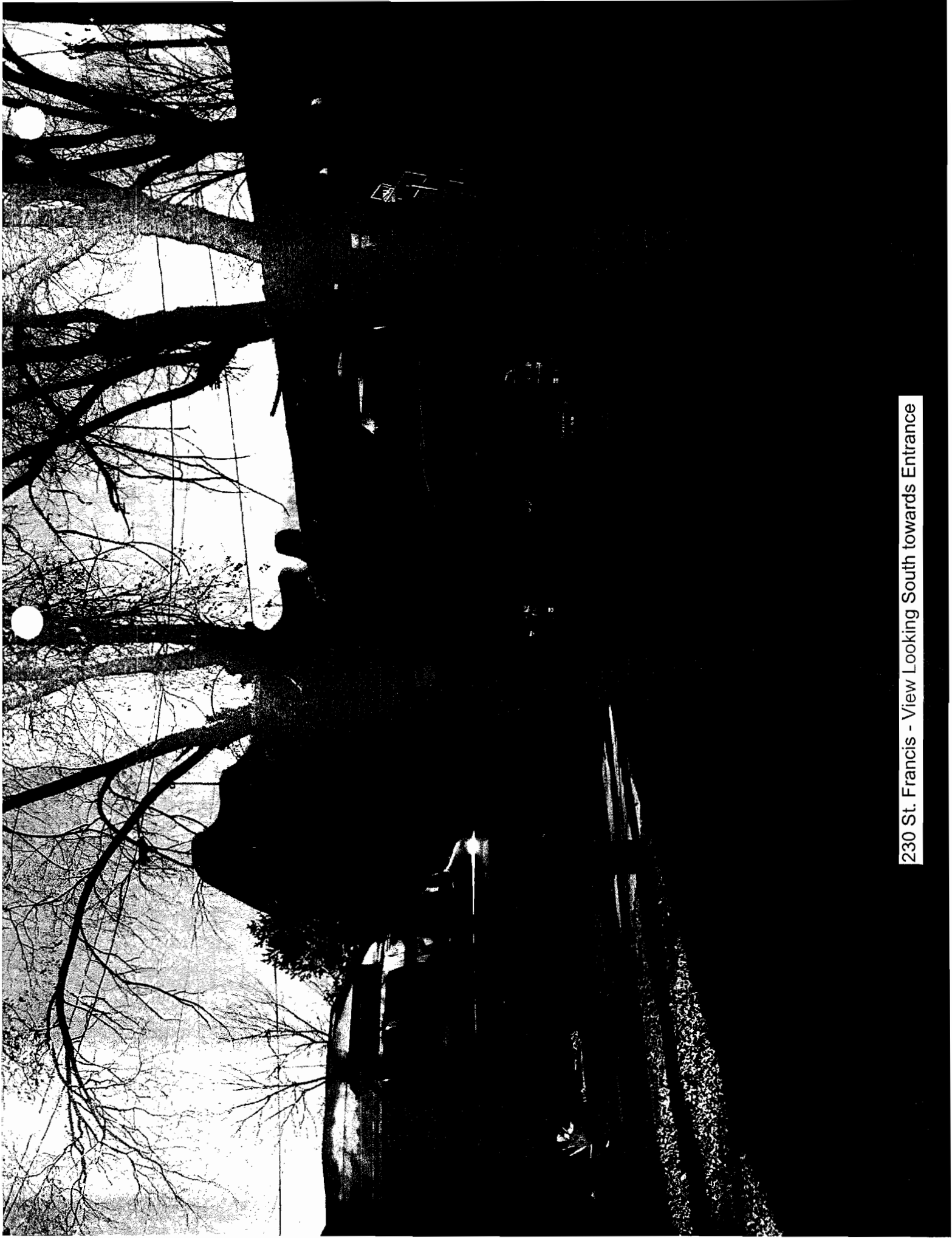
Philip B. Wiegel
NMPS No. 9758

Cc: Project File 12100592


City of Santa Fe, New Mexico

Exhibit D

Photographs



230 St. Francis - View Looking South towards Entrance

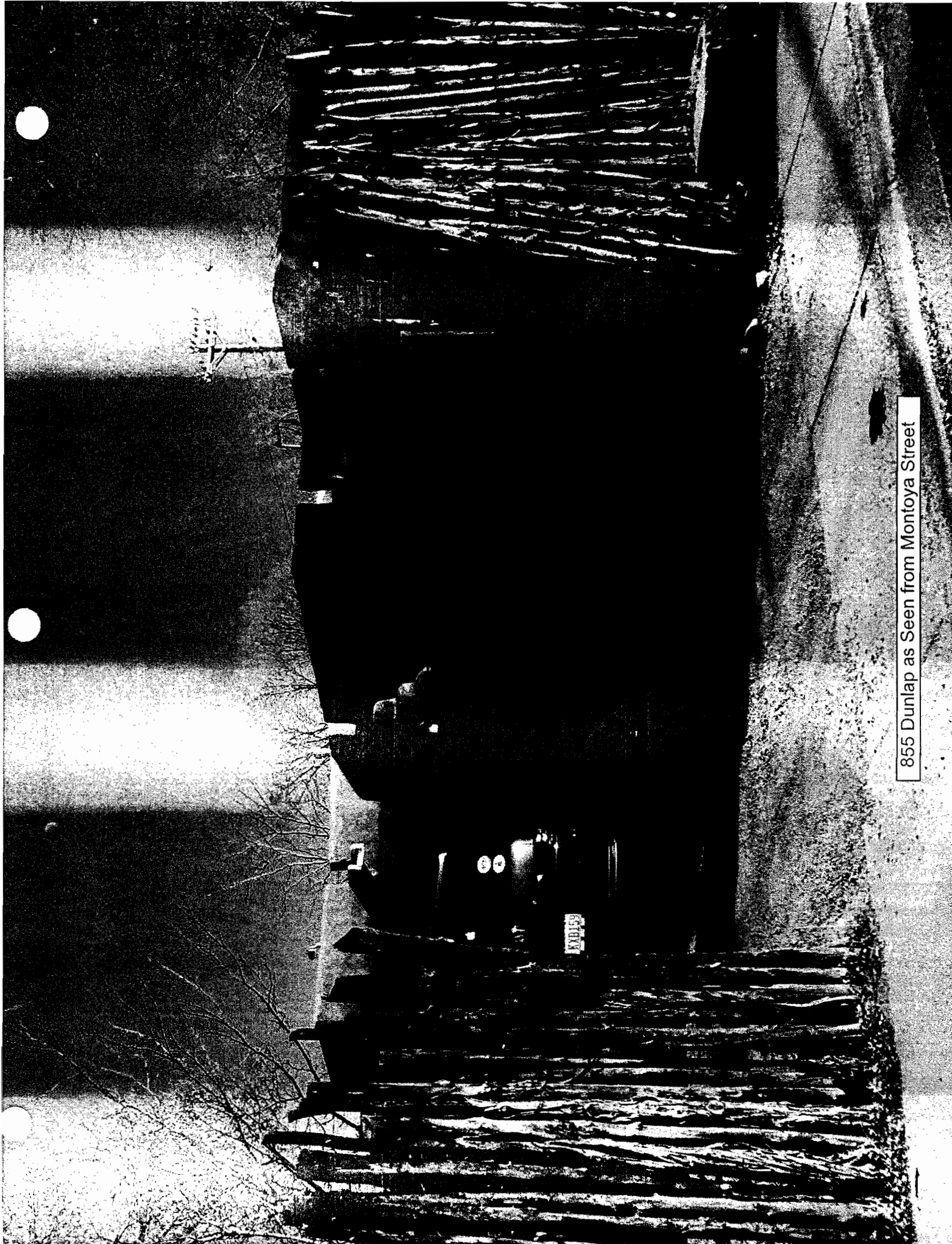


Parking Area North of 855 Dunlap

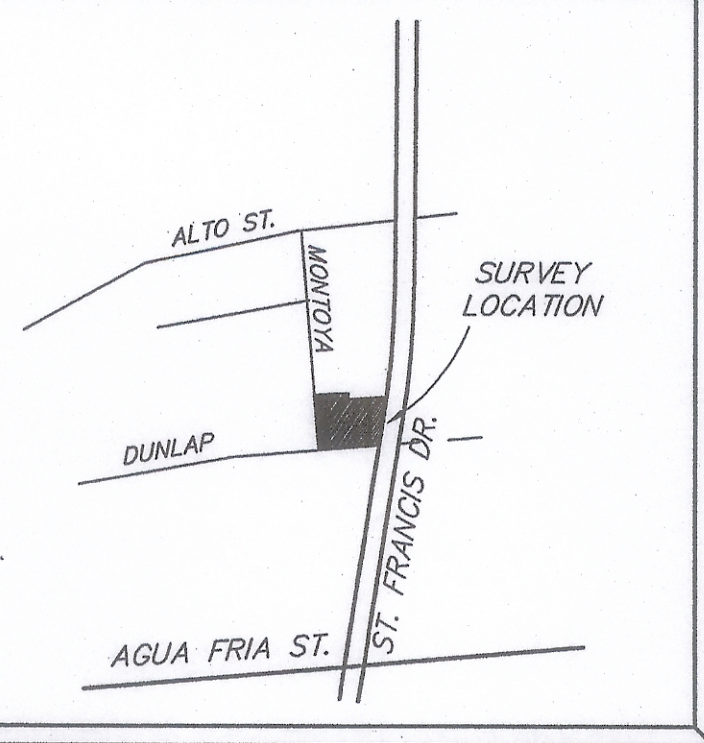


View of 855 Dunlap from 230 St. Francis

855 Dunlap as Seen from Montoya Street



CASE NO. 2012-12/
CASE TITLE: 855 DUNLAP ST. & 230 N. ST. FRANCIS DR. LOT SPLIT



VICINITY MAP



SCALE: 1"=20'



LEGEND

- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

1. BASE OF BEARING: PLAT OF SURVEY FOR "FINE LINE, INC.", BY ROBERT BENAVIDES, PS 5824, DATED NOVEMBER, 1981, FILED IN PLAT BOOK 124 AT PAGE 008, RECORDS OF SANTA FE COUNTY, NM. WEST R/W LINE OF ST. FRANCIS DRIVE, (S 10°40'22" W).
2. THIS SURVEY IS BASED ON THE ABOVE MENTIONED PLAT AND THE FOLLOWING REFERENCE PLATS. BEARINGS AND DISTANCES IN () ARE FROM SAID PLATS.
CONSOLIDATION PLAT FOR FINE LINE, INC. BY ROBERT BENAVIDES, DATED SEPTEMBER & DECEMBER, 1984, FILE NO. D-196.
PLAT SHOWING LAND TRADE BETWEEN FINE LINE, INC. & THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, FILED IN PLAT BOOK 151 AT PAGE 029 RECORDS OF SANTA FE COUNTY, NEW MEXICO.

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

PRELIMINARY

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.



AFFIDAVIT
THE FOREGOING SURVEY AND LAND DIVISION WAS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

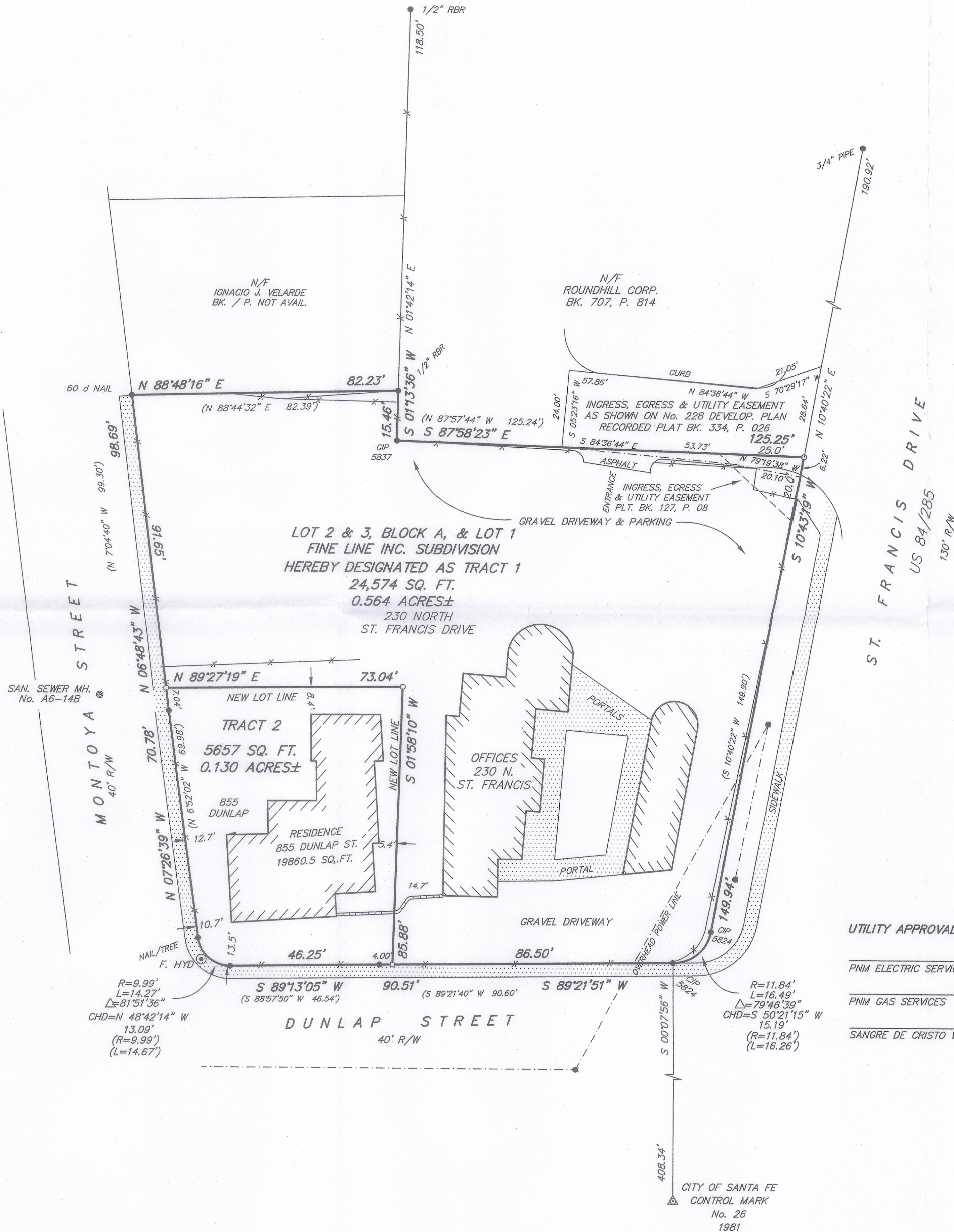
MARGARET AUGUSTINE _____ DATE _____

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

ME THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



UTILITY APPROVALS

PNM ELECTRIC SERVICES _____ DATE _____

PNM GAS SERVICES _____ DATE _____

SANGRE DE CRISTO WATER CO. _____ DATE _____

SUMMARY REVIEW LAND DIVISION
FOR

MARGARET AUGUSTINE

CREATING TRACT 1 & TRACT 2
FINE LINE SUBDIVISION, SITUATE WITHIN
THE SOUTHEAST 1/4, SECTION 23,
T 17 N, R 9 E, N.M.P.M., AS PROJECTED
INTO THE SANTA FE GRANT, CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO.

PURPOSE OF THIS PLAT IS TO CREATE ONE
RESIDENTIAL LOT AND ONE COMMERCIAL LOT

CITY OF SANTA FE NOTES & CONDITIONS

CASE #2012-127
APPROVED BY THE SUMMARY COMMITTEE AT THEIR
_____ MEETING.

SUMMARY COMMITTEE CHAIR _____ DATE _____

SUMMARY COMMITTEE SECRETARY _____ DATE _____

CITY OF SANTA FE

REVIEWED:

CITY PLANNER _____ DATE _____

CITY ENGINEER FOR LAND USE _____ DATE _____

3. FIRM PANEL No. 35049C0412E, ZONE X, NOT IN A DESIGNATED
FLOOD PLAIN.

4. a.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY
WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND
DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

b.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE
PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED
PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH
THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT
APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14,
LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT
AMENDMENTS.

c.) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED
AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN
THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN
HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

5. EACH LOT SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC)
2009 EDITION.

6. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE.

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed for
record on the _____ day of _____ A.D.
20____ at _____ o'clock _____ m., and was duly
recorded in Book _____ Page _____ of the
records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico

Deputy

INDEXING INFORMATION FOR COUNTY CLERK
LAND DIVISION SURVEY

OWNER: MARGARET AUGUSTINE
LOCATION: 230 NORTH ST. FRANCIS DRIVE,
855 DUNLAP STREET, SANTA FE
SE 1/4 SECTION 23, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
UPC: 1-053-099-300-153
SUBDIVISION: FINE LINE SUBDIVISION
SANTA FE COUNTY, N.M.

DEL RIO SURVEYS, INC.

PO BOX 22773 SANTA FE, NM 820-9200

Project No. 12100592 Dwg. PW Date 10/22/12
CHK. DV REV. 1

Exhibit "5"