



Agenda

CITY CLERK'S OFFICE

 DATE 12/14/12 TIME 9:45
 SERVED BY [Signature]
 RECEIVED BY [Signature]

SUMMARY COMMITTEE
Thursday, January 10, 2013 - 11:00am
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

- A. **ROLL CALL**
- B. **APPROVAL OF AGENDA**
- C. **APPROVAL OF MINUTES** – December 6, 2012
- D. **OLD BUSINESS**
- E. **NEW BUSINESS**

1. **Case #2012-134. 1315 Potencia Street Lot Split.** Robert E. Martinez, representative for the Estate of Eloisa G. Baca, requests plat approval to divide approximately 2.34± acres into two residential lots. The property is located at 1315 Potencia Street / 1401 Avenida Cristóbal Colón and is zoned R-5 (Residential-5 dwelling units per acre). (William Lamboy, Case Manager)
2. **Case #2012-145. 4262 Agua Fria Street Lot Split (Aguafina).** JenkinsGavin Design and Development, agent for Aguafina Development, LLC, requests plat approval to divide approximately 9.06± acres. The property is located at 4262 Agua Fria Street and has two zoning categories, R-5 (Residential, 5 dwelling units per acre) and R-1 (Residential, 1 dwelling unit per acre). (Heather 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
January 10, 2013

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
APPROVAL OF AGENDA	Approved	1
APPROVAL OF MINUTES – DECEMBER 6, 2012.	Approved	1
OLD BUSINESS	None	2
<u>NEW BUSINESS</u>		
<u>CASE #2012-54. 1315 POTENCIA STREET LOT SPLIT. ROBERT E. MARTINEZ, REPRESENTATIVE FOR THE ESTATE OF ELOISA G. BACA, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 2.34± ACRES INTO TWO RESIDENTIAL LOTS. THE PROPERTY IS LOCATED AT 1315 POTENCIA STREET/1401 AVENIDA CRISTOBAL COLON AND IS ZONED R-5 (RESIDENTIAL – 5 DWELLING UNITS PER ACRE)</u>	Approved	2-3
<u>CASE #2012-145. 4262 AGUA FRIA STREET LOT SPLIT (AGUAFINA). JENKINS GAVIN DESIGN AND DEVELOPMENT, AGENT FOR AGUAFINA DEVELOPMENT, LLC, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 9.06± ACRES. THE PROPERTY IS LOCATED AT 4262 AGUA FRIA STREET AND HAS TWO ZONING CATEGORIES, R-5 (RESIDENTIAL, 5 DWELLING UNITS PER ACRE) AND R-1 (RESIDENTIAL, 1 DWELLING UNIT PER ACRE)</u>	Approved	3-8
BUSINESS FROM THE FLOOR	None	8
STAFF COMMUNICATIONS	None	8
MATTERS FROM THE COMMITTEE	None	8
ADJOURNMENT		8

**MINUTES OF THE MEETING
OF THE CITY OF SANTA FE
SUMMARY COMMITTEE
January 10, 2013**

A regular meeting of the City of Santa Fe Summary Committee, was called to order by Chair Michael Harris, on Thursday, January 10, 2013, at approximately 11:00 a.m., in the City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Michael Harris, Chair
Lawrence Ortiz

MEMBERS ABSENT:

Angela Schackel-Bordegary

OTHERS PRESENT:

Tamara Baer, Current Planning Division
William Lamboy, Current Planning Division
Heather 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 Harris, to approve the Agenda as presented.

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

C. APPROVAL OF MINUTES – DECEMBER 6, 2012.

MOTION: Commissioner Ortiz moved, seconded by Commissioner Harris, to approve the minutes of the meeting of December 6, 2012, as presented.

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

D. OLD BUSINESS

There was no Old Business.

E. NEW BUSINESS

1. **CASE #2012-54. 1315 POTENCIA STREET LOT SPLIT. ROBERT E. MARTINEZ, REPRESENTATIVE FOR THE ESTATE OF ELOISA G. BACA, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 2.34± ACRES INTO TWO RESIDENTIAL LOTS. THE PROPERTY IS LOCATED AT 1315 POTENCIA STREET/1401 AVENIDA CRISTOBAL COLON AND IS ZONED R-5 (RESIDENTIAL – 5 DWELLING UNITS PER ACRE). (WILLIAM LAMBOY, CASE MANAGER).**

A Memorandum prepared January 2, 2013, for the Summary Committee Meeting of January 10, 2013, 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, with condition of approval as stated by

Public Hearing

Gilbert Martinez, 1315 Potencia, agent for the owner, was sworn. Mr. Martinez said he understands the conditions of approval, and has nothing to add.

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

Chair Harris and Commissioner Ortiz said they had no questions of the applicant or staff, commenting it is a straightforward case, and the staff report explained the case very well.

MOTION: Commissioner Ortiz moved, seconded by Commissioner Harris, to approve Case #2012-134, 1315 Potencia Street Lot Split, with all conditions of approval as recommended by staff.

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

2. **CASE #2012-145. 4262 AGUA FRIA STREET LOT SPLIT (AGUAFINA). JENKINS GAVIN DESIGN AND DEVELOPMENT, AGENT FOR AGUAFINA DEVELOPMENT, LLC, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 9.06± ACRES. THE PROPERTY IS LOCATED AT 4262 AGUA FRIA STREET AND HAS TWO ZONING CATEGORIES, R-5 (RESIDENTIAL, 5 DWELLING UNITS PER ACRE) AND R-1 (RESIDENTIAL, 1 DWELLING UNIT PER ACRE). (HEATHER LAMBOY, CASE MANAGER).**

A Memorandum prepared December 21, 2012 2013 for the Summary Committee Meeting of January 10, 2013, with attachments, to the Summary Committee, from Heather L. Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "2."

A power point presentation *Aguafina Case #2012-145: Lot Split*, is incorporated herewith to these minutes as Exhibit "3."

A one page sheet of color photographs of the intersections for the proposed access[s] in this case, entered for the record by Cheryl Odom, is incorporated herewith to these minutes as Exhibit "4."

Staff Report

The staff report was presented by Heather Lamboy, Current Planning Division, via power point. Please see Exhibit "3" for specifics of this presentation.

Recommendation: The Land Use Department recommends approval with the conditions of the proposed lot split. [Exhibit "2"]

Public Hearing

Jennifer Jenkins, 130 Grant Avenue, Suite 101, Agent for the owner, was sworn. Ms. Jenkins said she does not have a lot to add, noting Ms. Lamboy's presentation was very thorough. She said she was here last month with respect to a rezone application. She said to proceed with the Planning Commission's recommendation for R-3 zoning, this process is mandatory, because we can't have split zoning on the same tract of land. So this is the next step coming out of the Planning Commission's decision for R-3 zoning. She said they are in compliance with the Planning Commission's recommendation so they can move forward to the City Council with the zoning request for R-3 for the southern portion of the tract. She said she will be happy to answer any questions.

Speaking to the Request

All those speaking were sworn en masse.

Sydney Davis, 1220 Senda del Valle, Apartment A [previously sworn], said she owns her apartment and she is here to speak on behalf of the Homeowners Association for both Senda del Valle Compounds 1 and 2, noting Compound 2 is at 1220 Senda del Valle, and Compound 1 is at 1222 Senda del Valle. She also is a member of the Las Acequias Neighborhood Association. She said they have already "put on record," that they are opposed to the zoning to the south of their properties which currently is R-1. However, in the December 6, 2012 meeting of the Planning Commission, it was agreed that the zoning should be changed to R-3.

Ms. Davis continued, "However, I just want to put this on the record again that there currently has not been a traffic study and the Traffic Engineer in the notes has said that when you get more people, you get more babies, you get more traffic, you get more cars, as if this couldn't be engineered. You know, this is how I read what he said and how I heard what he said that day. However, I do believe that an engineering study of the traffic is very important at this time. I've lived at my address for going on 8 years now. I've lived in Santa Fe for 28 years, and in the last 5 years of my time there, I've noticed there is a significant increase in noise, congestion and pollution. I've witnessed gridlock with increasing regularity at Lopez and Calle Atajo. No traffic study, as I said has been made at this point. Increasing the units per acre will exacerbate this problem, and I believe that, without a traffic study, we really aren't going to be able to give the Commission or the City Council a really good picture of what it's like for those of us that live there day to day."

Ms. Davis continued, "Also, the families that cross from Rufina to Senda del Valle to access the park are having more and more difficulty because cars go by at dangerous speeds, which makes it hard for people to access the park. And with more traffic, this will obviously worsen that condition. The park has fallen into disrepair as a result of increased use, which is not the issue today. However, I'm saying it, because we're being impacted by the rise in populations on this side of town. And, for instance, I personally have a physical disability. I bought my property there specifically so that I could walk across the street to the park so I wouldn't have to drive to a place to walk. And in the summers, there is so much traffic, so many cars, and the narrow walkways which are in need of maintenance make it difficult to even have two people pass each other side by side. Then we add to this, volleyball, soccer which are all great things, but we're just packed in there. So this is another piece of the puzzle that I want the Commission to understand."

Ms. Davis continued, "And lastly, I just wanted to say that if the goal, after rereading all the notes and the minutes, if the goal is to preserve character of the Las Acequias neighborhood, I believe that a traffic study is required. In addition, the planning for increased green spaces would be in keeping with maintaining this character. With increasing populations, the goal of preserving our neighborhood's character is in jeopardy. As some of the proposed development borders on the Camino Rael, it behooves

the Committee to give attention to managing the increasing population, traffic pollution and allocating green spaces, or else lose that character altogether. Thank you very much."

Katy Douthett, 1080 Avenida Linda in Las Acequias, member of Las Acequias Neighborhood Association [previously sworn], said she is here to speak mostly about increased traffic the Aguafina development goes through. She said she lives right behind Las Acequias Park, noting Power Line Road is between her and the park. She said these are small lots and the main impact for her would be the traffic proposed for Power Line Road, which is a very small, little dirt road, really someone's driveway at the moment. She said if Aguafina is approved and they access Power Line Road, it will create an extremely bad situation for her and other people to live right there. She said the traffic has already gotten crazy at the Las Acequias Park area. She said the whole of the Airport Road area uses their park, so there is a huge amount of traffic in the summer and fall timelines. She said if you add more traffic on Power Line Road, then there will be cut through traffic to Airport, to Rufina, and it will be a complete disaster in terms of traffic, and their quality of life will be impacted. She has lived in her house for 7 years and she doesn't plan to move any time soon.

Cheryl Odom, 1152 Vuelta de las Acequias, in the Las Acequias neighbor and is a member of the Association [previously sworn], said they didn't get together and say they were going to talk about traffic today, but "all of us are." Ms. Odom provided color photographs of the intersections that she had taken for the record [Exhibit "4"].

Ms. Odom continued, "I took pictures of the intersections on Rufina where the proposed street that empties onto Rufina is going to be. And I also took pictures of the intersection of Calle Atajo and Rufina. I'm a motorist, as well as a pedestrian. I probably cross that street at least once a day on Calle Atajo, and as you will notice, if you look at the bottom photo, it is a blind corner. There is no signage for traffic to caution them that they are coming up to a blind intersection. If I cross that street with my dog, as a pedestrian, I have to be very careful, constantly looking to my right, because cars on a green light, come swinging around that corner and I've nearly been hit a number of times. I'm aware there is no traffic study for this area, and I'm also aware because I walk up and down Rufina Street every day, but there are a lot of yellow signs going up for other developments on Rufina. So to me, this is only the beginning of what is a potential problem. Also if you look at the proposed exit onto Rufina, which I believe is the top picture, you can see, if you look toward the top, the blind corner that is Calle Atajo coming down that street. And I'm not a traffic engineer, but it seems if that is going to be used, at least a four-way stop needs to be there of some kind. I think it's a right turn only is what's been proposed, but even that's going to create a traffic problem farther down the way. So that's my input."

Elizabeth Wilde, 1130 Senda de Valle [previously sworn], said she lives adjacent to where they are planning the Rufina opening, noting she lives on the corner. She said she would comment and agree that traffic is an issue. She said she is an environmentalist as well, and has seen Santa Fe grow having

been in the area for some time. She said as this is annexed, she would like to see that things she sees in other parts of town are considered for this area if it is going to be in the City – trails, walkways and things like that as well, for people who aren't dependent on homes with several cars. She said it is difficult to get onto the road in her car, noting people speed through the school zone. She said people cross continually in her back yard. She said if this develops, people will be crossing there if there are streets and it might be worse. She would like to join neighborhoods with trails and greenbelts rather than with cars in neighborhoods in packed houses. She wants to see that in the future. She said it would be nice to look at a City Map to see "how to get from here to here on a bicycle or walking my dog, or doing something other than creating more pollution or traffic and what is that teaching my children." She is a single mom of 3 children, and finally bought a house, and wants to keep it nice for her children so they'll want to stay in Santa Fe.

Kathryn Carter, 1220 Senda del Valle was sworn, said there has been an uptick in the traffic, the parking is getting more difficult. She believes there should be a study of the traffic patterns and what could be done to make it safer. She said she's been in Santa Fe for 11 years and she loves it. She is really against the development, commenting it is already very dense there.

Linda Flatt, 950 Vuelta del Sur, in Las Acequias, and a member of the Board, [previously sworn], said as you can hear from all the people who have spoken, they want to be on the record. She said they realize this is just a lot split and the Committee probably is wondering why they are talking about all of this. She said you can see that we are very concerned, and understand there probably is going to be a community there, but they do have concerns and goals for the level of that community. She said their main concern is traffic. They know a lot split will happen and it will be in two different sections, and they want to be sure that it will be maintained as an 11.5 acre project. She said Ms. Jenkins did speak about that. She said, "We want to make sure that the level of the covenants and the rules and regulations, and what they require for the housing would be at a nice level, that it would be consistent with our neighborhood, stick built homes. If it is a full community, that would be what our goal and concern would be.

Ms. Flatt continued, "The second part is the 58 feet that you are requiring, or that the Fire Department is requiring for Power Line Road, and Heather indicated that it was called, what did you change today, you said the 58 feet was changing to a dedicated, was that the word."

Ms. Lamboy said, "The Power Line Road is currently a 58 foot easement in Las Acequias, but it is not dedicated on that subject property. And so, right now, there's just a 20 foot wide utility easement. And what John [Romero] wanted to ensure was that the other property owner, the Tapias, had full access to their property through the development."

Ms. Flatt said then that's why Ms. Lamboy changed the term to "dedicated," and Ms. Lamboy said that is correct.

Ms. Flatt said Power Line Road is one of their main concerns. She said the Fire Department has requested a two-part access, two entrances. Power Line Road is right in the "smack dab middle of and right beside the Park," which is where all the traffic occurs, especially in the summer. She said, "The main concept for us would be, is that we recognize that a community will be there. We are asking that it be of high quality. We're asking that it be a total community, that they have high covenant rules and regulations and it be stick built homes."

Ms. Jenkins said, for clarification, "With respect to the Planning Commission's recommendation for R-3 zoning was a direct, based on what I heard that night, was a direct response to concern about traffic. We were absolutely going to be required to perform a traffic study, obviously we will be required. It is in our conditions of approval with respect to the rezone and the staff report from John Romero. That's at the subdivision stage, when we actually know how many lots we are talking about, how many dwellings we are talking about. We're not at that stage yet. We need that level of detail in order to perform a traffic study. And the one thing that's important to recognize about Rufina, is John Romero is on record, multiple times, Rufina has huge capacity as a roadway. It is nowhere near its capacity as a roadway. However, where improvements are required as growth occurs is at our intersections. It is at the intersections where we experience bottleneck and we experience issues."

Ms. Jenkins continued, "And so that is what the traffic study will demonstrate is what intersection improvements will this project be required to construct in order to ensure that we have safe passage through that area of Rufina. Rufina, like I said, this is documented, easily accessible information, has significant capacity. Intersection improvements currently are required and will be required over time, as these properties and the annexations continue and these properties in this corridor develop. The intersections are robust enough to accommodate the turning movements, and we then maintain a high level of service, and yes, we will be conducting a traffic study to ascertain what our improvements need to be. This lot split enables us to... without it, we can't request R-3 zoning."

Ms. Jenkins said this was the request at the ENN – please do R-3, not R-5, but they were backed into a corner because 2/3 of the property already was R-5, so they were looking to maintain consistency, commenting that they are happy with R-3, commenting the lot split is a brilliant approach and accomplishes a lot.

Susan Criner, 1051 Calle don Roberto, was sworn. Ms. Criner said she has lived in Las Acequias for 18 years. She said traffic is an issue, but the issue for her is congestion – over-populated schools. She would like to limit the number of houses that can be put into lots, and be sure the lots are big enough so they aren't making trailer parks because that makes more congestion, the schools are more crowded, and the streets are more crowded. She said she wants to make sure that there's not more congestion than there already is, by limiting the number of houses.

The Public Testimony Portion of the Public Hearing was closed

Questions and Comments from the Committee

Councilor Ortiz said, "I actually had a couple of questions earlier. I want to thank you Ms. Jenkins for a good explanation. You clarified the R-3 and R-5 scenario. Certainly I understand, as we move forward, it's absolutely essential to have a traffic study. We will have that. I know that's something the staff required of you and it's something that will happen. And I understand this is a lot split now to move forward in the process. These are my comments. I have no questions."

Chair Harris thanked Councilor Ortiz for his remarks. He said, "I don't have too much to add. Unfortunately, I wasn't at the December 6, 2012, Planning Commission meeting. I have read the minutes of that meeting, so I know there was a lot of discussion. And what comes across is a little bit of a compromise down to an R-3. I appreciate the comments that were made, particularly by yourself Ms. Flatt. I thought that yours was a very clear understanding of where the neighborhood stands and what the future may hold. And you acknowledged that you are long-standing members of the community as Commissioner Ortiz and I are, and actually Mr. Ortiz and I both are southside neighbors. So we understand the traffic issues. And even without living in the south side of the community, from previous cases, we know that traffic is an ongoing issue on Rufina. I do think that there's some attention being given to the southwest part of town, hopefully it's not too late, I don't think it is too late. But whether it's parks in the new southwest being discussed, or the Airport Road overlay that's getting so much attention these days, and the ongoing discussion regarding Rufina, there are a whole series of yellow signs that have appeared over the past year, and there's going to be more. So I appreciate all that you've said, and I know you will continue to monitor, not only this development but others, and I encourage you to do so."

Chair Harris continued, "As Commissioner Ortiz said and Ms. Jenkins acknowledged, there are many steps between now and construction. And there's quite a list of issues, both technical and otherwise that have to be developed to get to the point of a subdivision. I think many of your concerns about what can and be built there will be addressed during that process."

Chair Harris continued, "But where we are right now, is a request for a simple lot split, for the reasons that Ms. Jenkins outlined, to essentially be able to take that rezoning to the Governing Body, and for them to consider the previous recommendation from the Planning Commission. So I don't have too much more to add. I do appreciate everybody's attendance today. With that, I'm going to consider a motion."

MOTION: Commissioner Ortiz moved, seconded by Commissioner Harris, to approve Case #2012-145, 4262 Agua Fria Street Lot Split (Aguafina), 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 matters from the Committee.

I. ADJOURNMENT

There was no further business to come before the Committee.

MOTION: Commissioner Ortiz 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 11:45 a.m.


Michael Harris, Chair


Melessia Helberg, Stenographer

City of Santa Fe, New Mexico

memo

DATE: January 2, 2013, for the January 10, 2013 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.*

1315 POTENCIA STREET LOT SPLIT

Case #2012-134. 1315 Potencia Street Lot Split. Robert E. Martinez, representative for the Estate of Eloisa G. Baca, requests plat approval to divide approximately 2.34± acres into two residential lots. The property is located at 1315 Potencia Street / 1401 Avenida Cristóbal Colón and is zoned R-5 (Residential-5 dwelling units per acre). (William Lamboy, Case Manager)

RECOMMENDATION

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

BACKGROUND & SUMMARY

The property is zoned R-5, (Residential-5 dwelling units per acre). The lot split is intended to fulfill the desires of the applicant's late mother by creating one lot for each son.

The proposed land division would create two residential lots: Tract B, 1401 Avenida Cristóbal Colón, containing approximately 2.02 acres; and Tract B-1, 1315 Potencia Street, 0.32 acres. Tract B is undeveloped while Tract B-1 contains a single family residence and an accessory building.

Both tracts are accessed directly from Avenida Cristóbal Colón / Potencia Street via a single 25-foot wide shared ingress and egress easement.

Exhibit "1"

The tracts are inside the City's service area. Tract B-1 is connected to water and wastewater, and any future development on Tract B will require separate connections 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.

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
4. Water Division Engineer, Antonio Trujillo
5. Traffic Division Engineer, John Romero

EXHIBIT B: Maps

1. Zoning
2. Aerial View

EXHIBIT C: Photographs

City of Santa Fe, New Mexico

Exhibit A


City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: December 12, 2012

TO: William Lamboy , Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case #2012-0134 1315 Potencia Street 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. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.
2. Fire Department Access shall not be less than 20 feet width to any new construction.
3. Shall have a fire department turn around as per IFC 2009 edition if driveway exceeds 150ft or sprinkle any new construction in Lot 2A-1
4. Shall have a drivable surface that will bear the weight of a fire engine and kept maintain in all weather like conditions.

City of Santa Fe, New Mexico

memo

DATE: December 19, 2012

TO: William Lamboy, Case Manager

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

RE: 1315 Potencia Street Lot Split
Case #2012-134

All previous comments listed in my request for additional submittals have been addressed. I have no further conditions of approval for this lot split.

City of Santa Fe, New Mexico

memo

DATE: December 3, 2012
TO: William Lamboy, Senior Planner
FROM: Stan Holland, Engineer, Wastewater Division
SUBJECT: Case #2012-134 1315 Potencia Street Lot Split

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

Additional Comments:

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

City of Santa Fe
memo

DATE: December 12, 2012
TO: Bill Lamboy, Land Use Planner Senior, Land Use Department
FROM: Antonio Trujillo, *A* Water Division Engineer
SUBJECT: Case # 2012-134 1315 Potencia Street

There is no issues with regard to City water infrastructure. The rezoning of the property does not impact water infrastructure. The property is currently served with a 5/8-in metered service connection. The second lot will be required to comply with requirements for metered service connections.

City of Santa Fe, New Mexico

memo

DATE: December 11, 2012

TO: William Lamboy, Planning and Land Use Department

VIA: John Romero, Traffic Engineering Division Director *JR*

FROM: Sandra Kassens, Traffic Engineering Division *SK*

SUBJECT: 1315 Potencia Street Lot Split. Case # 2012-134.

ISSUE

Robert E. Martinez, representative for the Estate of Eloisa G. Baca, requests plat approval to divide approximately 2.34± acres into two residential lots. The property is located at 1315 Potencia Street/1401 Cristobal Colon and is zoned R-5 (Residential-5 dwelling units per acre).

RECOMMENDED ACTION:

Review comments are based on submittals received on November 28, 2012. The comments below should be considered as Conditions of Approval to be addressed prior to final approval unless otherwise noted:

1. Access to Tracts B and B-1 shall be through a shared access from Potencia Street.
2. Clearly label the 25 ft. Ingress and Egress easement on the plat to specify that access is being provided to Tract B-1.

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

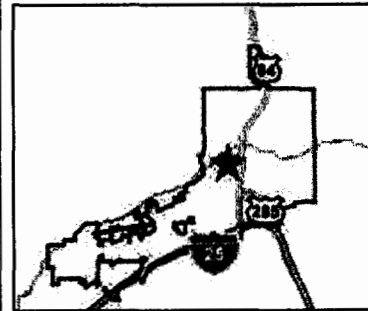
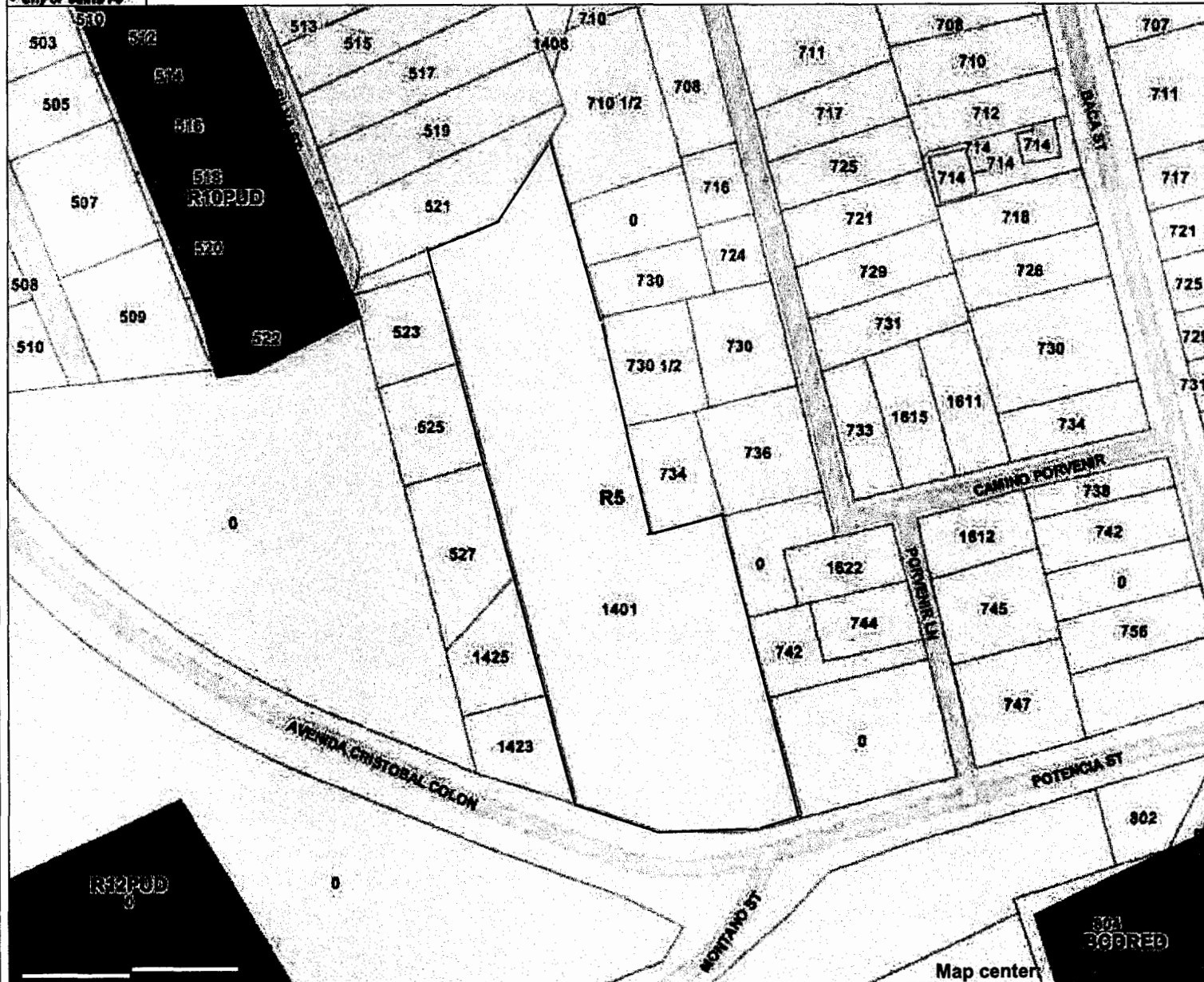
City of Santa Fe, New Mexico

Exhibit B

Maps



1315 Potencia Street - Zoning



Legend

- City Limits
- Parcels
- Airport Clear Zones
- Santa Fe River
- Zoning
 - RR Rural Residential
 - R1, (PUD) Single - Family 1dualac
 - R2, (DT), (PUD), (AC) Single - Family 2dualac
 - R3, (PUD) Single - Family 3dualac
 - R4 Single - Family 4dualac
 - R5, (DT), (PUD), (AC), R6 Single - Family 5dualac
 - R7, (T), (PUD), R8 Single - Family 7-8dualac
 - RCS, RCBAC Compound 8dualac
 - RCS, RCBAC Compound 8dualac
 - R10, (PUD) Multiple - Family 10dualac
 - R12, (PUD) Multiple - Family 12dualac
 - R21, (PUD) Multiple - Family 21dualac
 - R28, (PUD),(AC) Multiple - Family 28dualac
 - RAC Residential Arts & Crafts
 - MHP Mobile Home Park

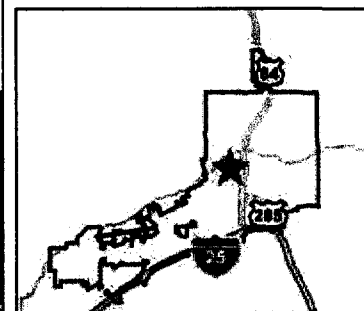


Scale: 1:1,692

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.



1315 Potencia Street - Aerial



Legend

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



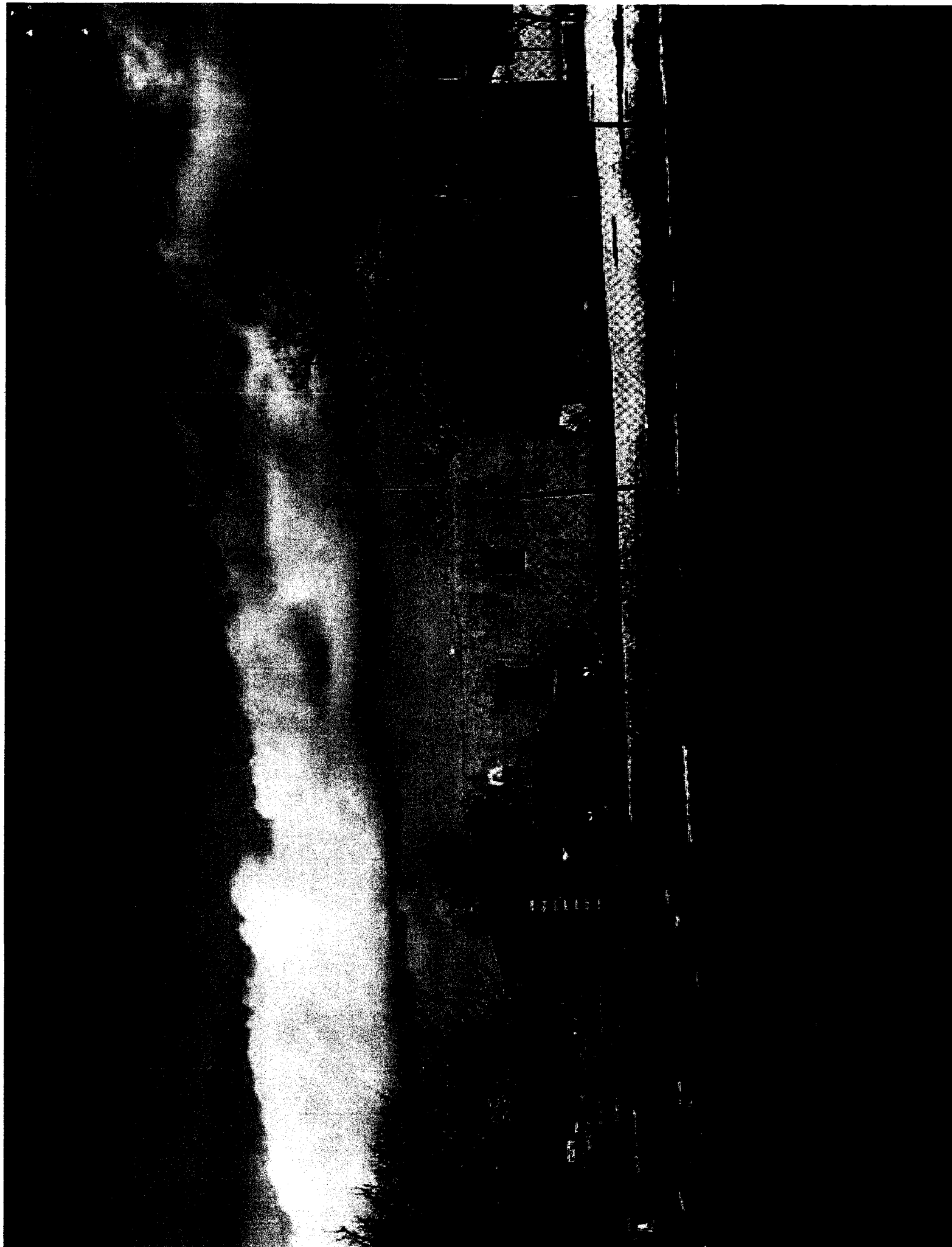
Scale: 1:1,692

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

Photographs



City of Santa Fe, New Mexico

memo

DATE: December 21, 2012 for the January 10, 2013 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: Heather L. Lamboy, AICP, Senior Planner, Current Planning Division *HL*

AGUAFINA LOT SPLIT

Case #2012-145. 4262 Agua Fria Street Lot Split (Aguafina). JenkinsGavin Design and Development, agent for Aguafina Development, LLC, requests plat approval to divide approximately 9.06± acres. The property is located at 4262 Agua Fria Street and has two zoning categories, R-5 (Residential, 5 dwelling units per acre) and R-1 (Residential, 1 dwelling unit per acre). (Heather Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **APPROVAL WITH CONDITIONS** of the proposed lot split.

BACKGROUND & SUMMARY

The property is located on a tract of land between Agua Fria Road and Rufina Street immediately west of the Las Acequias neighborhood. Approximately two-thirds of the 9.06± acre tract is located within the Phase 2 Annexation area, and currently the zoning on the tract is split, with R-5, (Residential, 5 dwelling units per acre) zoning on the northern two-thirds of the property, and R-1 (Residential, 1 dwelling unit per acre) zoning on the southern one-third.

The purpose of this proposed lot split is to recognize the split zoning on the tract and to preserve the R-5 entitlements on the northern portion of the tract. A related case was heard by the Planning Commission at the December 6, 2012 meeting (Case #2012-104,

Exhibit "2"

Aguafina Rezoning) requesting rezoning of the R-1 portion of the lot to R-5. At that meeting, the public expressed concern regarding the request to rezone the entire tract to R-5 and commented that it would be too large an impact for the neighborhood and the roadway infrastructure. In response, the Planning Commission recommended a lower zoning category of R-3 to the City Council. The City Council public hearing on that request is scheduled for January 30, 2012. The applicant is requesting the lot split in order to separate the existing R-5 zoned area from the area of the rezoning request (See Maps, Exhibit B).

The entire property will be accessed from Rufina Street and from an extension of Powerline Road. An additional access point is proposed from Agua Fria Road for emergency purposes only. In response to comments from the Traffic Engineering Division, the applicant has agreed to dedicate 58 feet of right-of-way across the subject property for the extension of Powerline Road.

City water and sewer are available and are located both in Agua Fria Road and Rufina Street (Exhibit A).

The Fire Department has commented that two points of access are required by the International Fire Code (IFC) 2009 Edition Section 503.1.2 – which states that more than one fire apparatus road is required based on the potential for impairment of a single road by vehicle congestion, conditions of terrain, climatic conditions or other factors that could limit access. The applicant has complied with this request by providing access through Rufina Street, Powerline Road, and an emergency access off Agua Fria Road.

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 changes on the plat:

1. Illustrate the dedication of the 58-foot wide Powerline Road right-of-way across the property.
2. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.
3. Correct the County's Clerk's Information on the recording information to state, "Office of Geraldine Salazar..." Valerie Espinoza is no longer Santa Fe County Clerk.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Traffic Engineering Division Memoranda, John Romero
2. Waste Water Division Engineer, Stan Holland
3. Fire Marshal Memorandum, Rey Gonzales
4. Technical Review Division, RB Zaxus

EXHIBIT B: Maps

1. Future Land Use
2. Zoning
3. Aerial

EXHIBIT C: Applicant Materials

1. Letter of Application
2. Proposed Lot Split dated 12-28-12

City of Santa Fe, New Mexico

Exhibit A

Development Review Team Memoranda

City of Santa Fe, New Mexico

memo

DATE: December 20, 2012

TO: Heather Lamboy, Planning and Land Use Department

VIA: John Romero, Traffic Engineering Division Director *JR*

FROM: Sandra Kassens, Traffic Engineering Division *SK*

SUBJECT: 4262 Agua Fria Street Lot Split (Aguafina). (Case #2012-145)

ISSUE

JenkinsGavin Design and Development, agent for Aguafina Development, LLC, requests plat approval to divide approximately 9.06± acres. The property is located at 4262 Agua Fria Street and has two zoning categories, R-5 (Residential, 5 dwelling units per acre) and R-1 (Residential, 1 dwelling unit per acre).

RECOMMENDED ACTION:

The following review comments are based on submittals received on December 14, 2012. The comments below should be considered as Conditions of Approval to be addressed prior to final plat approval unless otherwise noted:

1. The Developer shall provide future road connectivity and access to Tract C-1 and the Tapia property (located at the northwest corner of Tract C-2 and identified as Adjoiner 5 on the plat submittal) by means of:

An irrevocable offer to dedicate R-O-W that will extend the alignment and maintain the width of the existing 58' wide ROW (a.k.a. Powerline Road) across Tract C-2

2. At such time that Developer(s) of either Tract C-1 or C-2 shall initiate the development process, they shall proceed in such a manner as to conform to the requirements listed in the attached staff report concerning Aguafina Rezoning dated August 22, 2012.

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

City of Santa Fe, New Mexico

memo

DATE: December 17, 2012
TO: Heather Lamboy, Senior Planner
FROM: Stan Holland, Engineer, Wastewater Division
SUBJECT: Case #2012-145 4262 Agua Fria 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 separate sewer service lines.

City of Santa Fe, New Mexico

memo

DATE: August 22, 2012

TO: Case Manager: Heather Lamboy

FROM: Reynaldo Gonzales, Fire Marshal *RDG*

SUBJECT: Case #2012-104. Aguafina Rezoning to R-5.

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 fire department access for R-5 zoning as per IFC 2009 edition, and have two points of access.
3. Shall meet fire protection requirements for R-5 zoning as per IFC 2009 edition.

** staff note: Comments did not change for lot split (Case # 2012-145).*

LAMBOY, HEATHER L.

From: ZAXUS, RISANA B.
Sent: Monday, December 17, 2012 3:39 PM
To: LAMBOY, HEATHER L.
Subject: Case 2012-145, Agua Fria Street Lot Split

Heather,

I have no review comments on the Aguafina Lot Split.

RB Zaxus

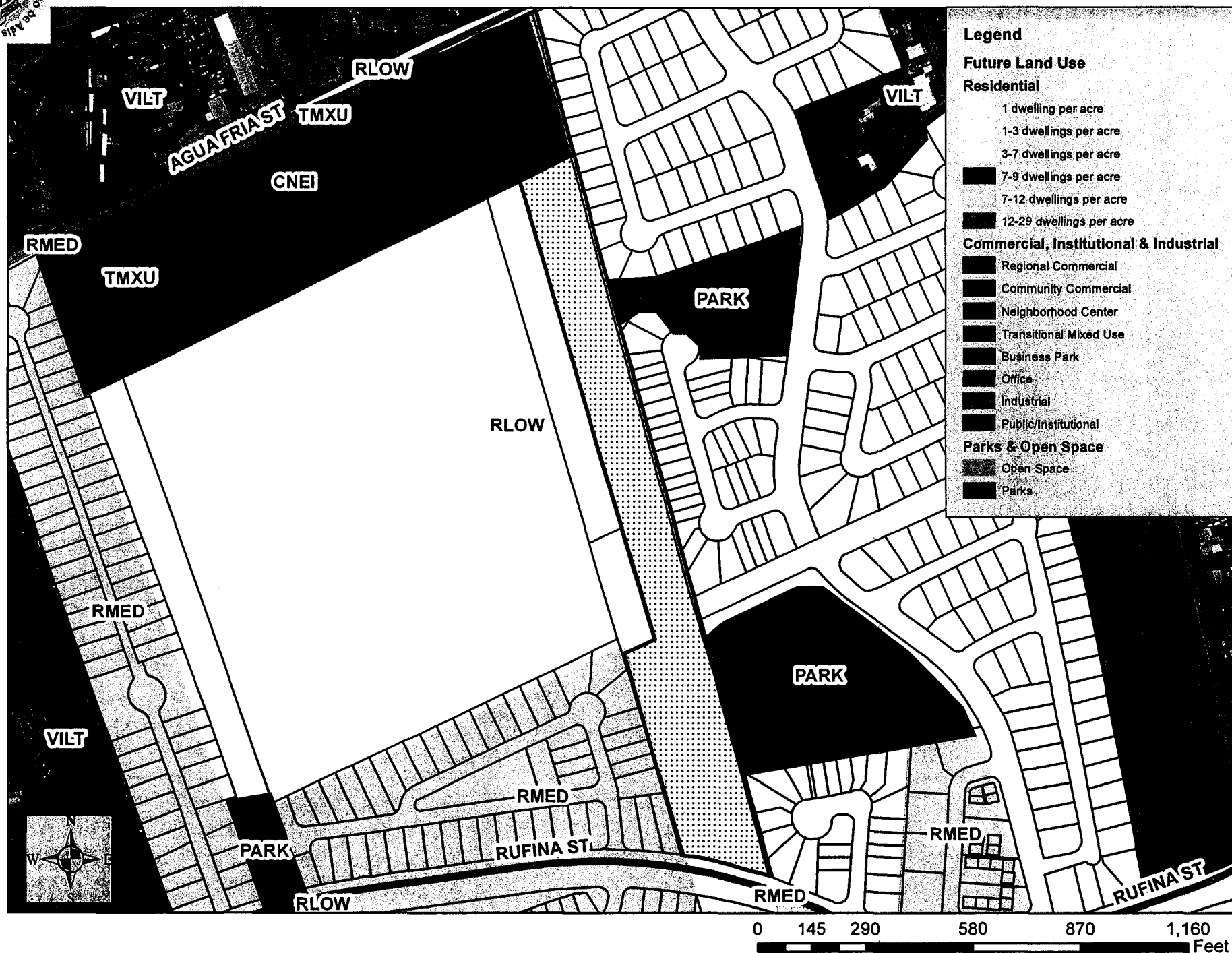
City of Santa Fe, New Mexico

Exhibit B

Maps



Case #2012-145: Aguafina Lot Split Future Land Use Map



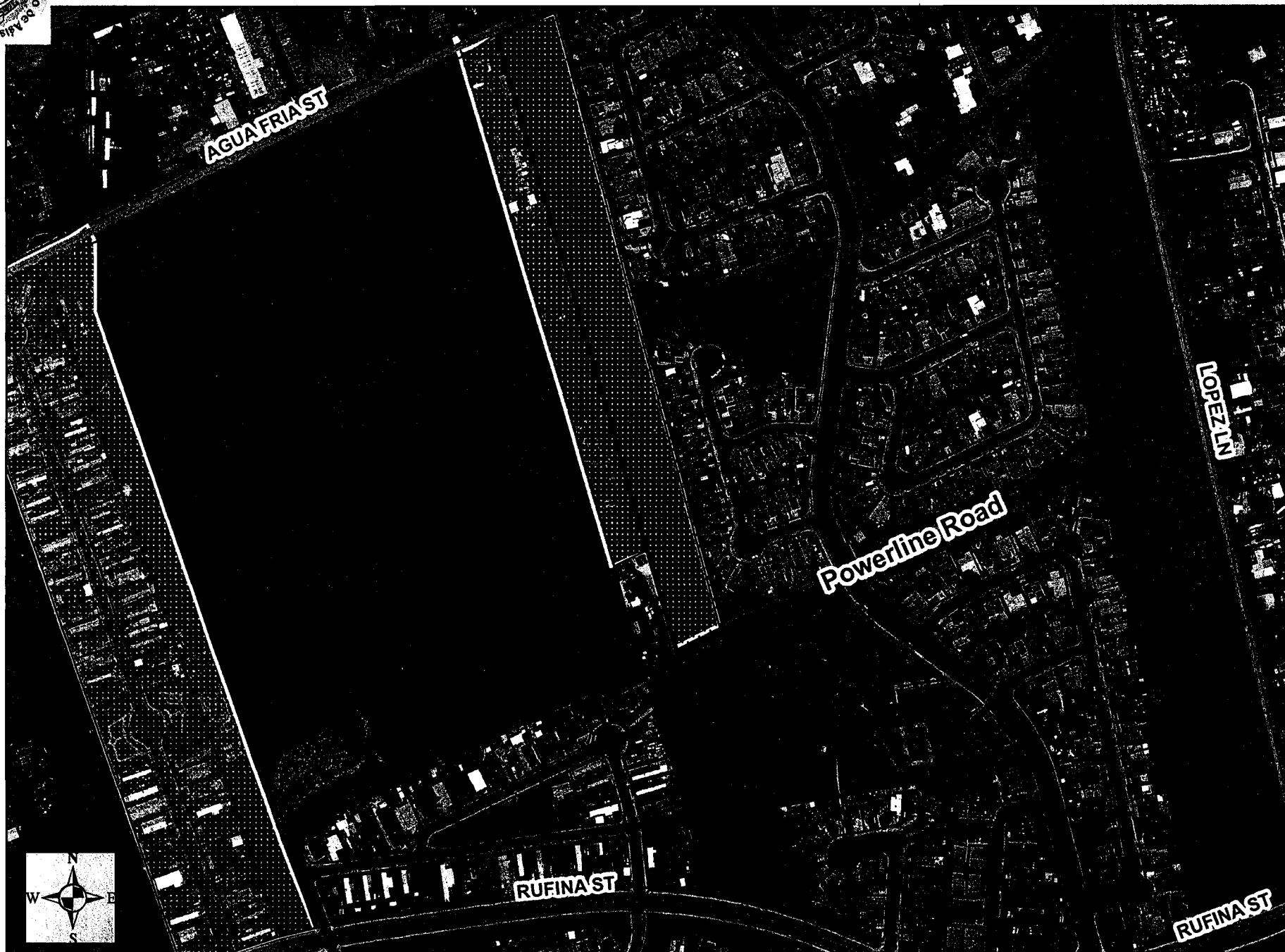


Case #2012-145: Aguafina Lot Split





Case #2012-145: Aguafina Lot Split Aerial



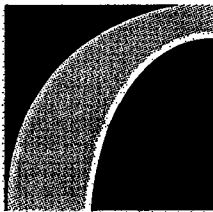
Annexation Area Phase 2 Highlighted in yellow.
Proposed lot split highlighted in red.

0 145 290 580 870 1,160
Feet

City of Santa Fe, New Mexico

Exhibit C

Applicant Submittals



jenkinsgavin
DESIGN & DEVELOPMENT INC

December 17, 2012

Heather Lamboy, Senior Planner
City of Santa Fe Current Planning Division
200 Lincoln Ave.
Santa Fe, NM 87501

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

Dear Heather,

This letter is respectfully submitted on behalf of Aguafina Development, LLC in application for a lot split for the property at 4262 Agua Fria Street (Tract C, totaling ± 9.06 acres), for consideration by the Summary Committee on January 10, 2013. The lot split will create two tracts: Tract C-1, totaling ± 5.63 acres, and Tract C-2, totaling ± 3.43 acres.

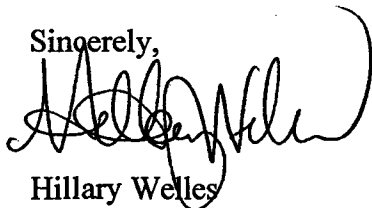
Tract C currently has split zoning; the northern portion of the tract is zoned R-5 (5 dwelling units per acre), while the southern portion is zoned R-1 (one dwelling unit per acre). The proposed lot split will address the split zoning issue, with Tract C-1 zoned R-5 and Tract C-2 zoned R-1.

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

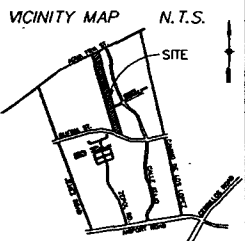
- Lot Split Application
- Letter of Owner Authorization
- Warranty Deed
- Lot of Record
- Zoning Map
- Application fees in the amount of \$340.00 (\$250.00 application fee; \$90.00 for 3 posters)

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

Sincerely,

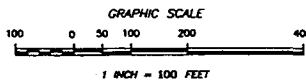


Hillary Welles



LEGEND

MARKERS SET THIS SURVEY 1/2" REBAR WITH CAP 5300
 MARKERS FOUND USED AND NOTED THIS SURVEY
 U.S.G.L.O. BRASS CAP
 SANITARY SEWER MANHOLE
 POWER POLE
 FENCE
 OVERHEAD UTILITY LINE



GENERAL NOTES

SURVEY IS BASED ON THE FOLLOWING:

- REFERENCE PLAT OF SURVEY BY MORRIS A. APDACA MAPS NO. 5300, DATED MARCH 30, 2012 ENTITLED "BOUNDARY OF REMAINT PARCEL, ESTATE OF CECILIA M. BACHCHA (DECEASED), PORTION OF S.L.C. 433 TRACT 3 WITHIN SECTIONS 8 & 7 T16N, R9E, ALM.P.M. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 743 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
- PLAT OF SURVEY BY CIPRIANO MARTINEZ MAPS NO. 3985, DATED JANUARY 17, 1975 ENTITLED "LANDS CLAIMED BY CECILIA BACHCHA PORTION OF S.L.C. 433, TRACT 3 & LOTS 8 & 19 OF SECTIONS 8 & 7 T16N, R9E, ALM.P.M." RECORDED IN PLAT BOOK 30 PAGE 024 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
- WARRANTY DEED FROM CECILIA M. BACHCHA TO CITY OF SANTA FE, DATED NOVEMBER 28, 1994, RECORDED IN DEED BOOK 1133, PAGE 391, IN THE RECORDS OF THE SANTA FE COUNTY CLERK'S OFFICE.
- FINAL JUDGMENT AND DECREE, DATED MAY 25, 1979 (NO. 9777-043), DISTRICT COURT, COUNTY OF SANTA FE STATE OF NEW MEXICO, RECORDED JUNE 11, 1979, IN BOOK 381, PAGE 779, IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 35049C 03940, DATED JUNE 17, 2009, THIS PROPERTY LIES OUTSIDE THE LIMITS OF THE 100-YEAR (1%) FLOOD PLAIN, IN ZONE X. THIS DESIGNATION DOES NOT GUARANTEE THAT THE PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES. ALSO FLOOD PLAIN DIRM PANEL 35049C03940, DATED 02/18/11.

DEVELOPMENT NOTES

- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFDC 1987 AND SUBSEQUENT AMENDMENTS.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDED WITH THE COUNTY CLERK OR SUBMITTED FOR BUILDING PERMIT.
- ANY DEVELOPMENT ON THE PROPERTY SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2009 EDITION.
- THE PROPERTY SHALL HAVE A FIRE DEPARTMENT TURN AROUND AS PER IFC 2009 EDITION IF DRIVEWAY EXCEEDS 150FT OR ANY NEW CONSTRUCTION SHALL HAVE A FIRE PROTECTION SYSTEM THROUGH AN INTERNAL SPRINKLER SYSTEM.
- THE PROPERTY SHALL HAVE A DRAINABLE SURFACE THAT WILL BEAR THE WEIGHT OF A FIRE ENGINE AND MAINTAINED IN ALL-WEATHER CONDITIONS.
- EACH LOT SHALL BE SERVED BY SEPARATE WATER AND SEWER CONNECTIONS.
- NO FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED ON CONSTRUCTED ACROSS OR WITHIN PUBLIC SANITARY SEWER EASEMENTS.
- WASTEWATER UTILITY EXPANSION CHARGES (WEC) SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
- PRIOR TO BUILDING PERMIT APPLICATION, THE APPLICANT SHALL SUBMIT A SEWER SERVICE TECHNICAL EVALUATION FOR THE PROPERTY TO THE WASTEWATER DIVISION.
- PROPERTIES INSIDE THE CITY LIMITS: WHEN THE CITY SEWER SYSTEM IS ACCESSIBLE, CONNECTION TO THE CITY PUBLIC SEWER SYSTEM IS MANDATORY AT TIME OF DEVELOPMENT OR IMPROVEMENT.

OWNERS CONSENT AND AFFIDAVIT

THE UNDERSIGNED OWNERS DO HEREBY CONSENT TO THE LOT LINE ADJUSTMENT AND GRANTING OF PUBLIC UTILITY EASEMENTS AND PUBLIC UTILITY EASEMENT AS SHOWN HEREON. ALL AS SHOWN HEREON IS IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE OWNERS' SIGNED BELOW. EASEMENTS SHOWN HEREON ARE EITHER OF RECORD, UNRECORDED, OR GRANTED WITH THIS PLAT. LANDS SHOWN HEREON ARE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

DATE
 DATE
 DATE
 DATE

COUNTY OF SANTA FE } ss
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS DATE

NOTARY PUBLIC MY COMMISSION EXPIRES ON

CHAIR OF THE SUMMARY COMMITTEE DATE

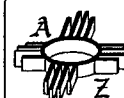
SECRETARY OF THE SUMMARY COMMITTEE DATE

STATE OF NEW MEXICO } ss
 COUNTY OF SANTA FE } ss INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE DAY OF _____, 2013, AT _____ O'CLOCK _____ M. AND WAS DULY RECORDED IN PLAT BOOK _____ PAGE _____ OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
 WITNESS MY HAND AND SEAL OF THE OFFICE OF VALERIE ESPINOZA, THE SANTA FE COUNTY CLERK.

DEPUTY, SANTA FE COUNTY CLERK'S OFFICE, STATE OF NEW MEXICO

PURPOSE:
 TO CREATE TWO LOTS



A - Z
 SURVEYING
 INC.
 5538 AQUA FIRMA ROAD
 SANTA FE - NM 87507
 TELEPHONE (505) 471-3366
 FAX (505) 471-3368

RECORDING FOR COUNTY CLERK		
LOT SPLIT FOR		
AGUA FIRMA DEVELOPMENT LLC		
UPC: 1-048-096-310-364		
PORTION OF S.L.C. 433 TRACT 3		
WITHIN SECTION 8,		
T16N, R9E, ALM.P.M.		
SANTA FE COUNTY, NEW MEXICO		
CHECKED BY:	DATE: 2012	SURVEY NO.
SCALE: 1"=100'	DECEMBER	L12-035

ADJOINERS			
NO.	NAME	1/4	PRICE
1	ROBERT HOBBS	1873	363
2	PTI SANTA FE LIMITED INC	639	740
3	WANDA B. HARRIS LOPEZ	460	132
4	ONE ONE FORTYSEVEN TRACT	313	784
5	STEVE C. LAMMONGA	1791	807
6	DAVID & MARIA PEDRO	1085	748
7	JOE KAPLAN	1975	833
8	RODOLFO & MARIA MOORE	144219	
9	JULIE & BILLY BROWN	1130	748
10	JOHN A. MICHAELS	1128	078
11	MICHAEL & BRENDA BECKMAN	1127	285
12	WANDA HARRIS	2145	210
13	ERIC & ROSEMARY HELLER	161920	
14	STEVEN FREDERICKS	2902	395
15	JOHN BUSTAMANTE	1089	897
16	WILLIAM, SON OF ALVARO		
17	RODOLFO C. GARCIA	1501	884
18	JOHN MICHAELS	1815	699
19	WANDA HARRIS	1125	040
20	WANDA HARRIS	1126	001
21	JOHN HALLER	1756	381
22	ELEANORA BACHCHA	1124	879
23	MARTIN HARRIS	129224	
24	THOMAS JONES	1124	226
25	JOHN ORLANDO RICHARD	1189	807
26	JOHN C. BOWMAN	1124	440
27	JOHN HARRIS	1402677	
28	TERESA TRUJILLO	1124	895
29	JOE HARRIS	1126	831
30	JOHN HARRIS	2901	808
31	JOHN HARRIS	1894	186
32	NO INFO FOUND		
33	JOE TRUJILLO	1703	831
34	ROSEMARY HARRIS	1714	918
35	WILLIAM BELLAN	1890	244
36	JEFFERY BOWMAN	1688	322
37	EDUARDO BOWMAN	1402688	
38	ROSEMARY HARRIS LLC	PLAT BK. 462 PG 21-32	
39	JOSEPHINE HARRIS	2548	542
40	EDUARDO BOWMAN	2108	231
41	ALEJANDRO CORNEJO	2128	141
42	JOHN HARRIS	2122	822
43	JOHN HARRIS	2049	045
44	JOHN HARRIS	2121	814
45	JOHN A. HARRIS	2211	814

CITY SIGNATURES

CITY ENGINEER FOR LAND USE DATE
 CITY PLANNER DATE



CERTIFICATE

I, MORRIS A. APDACA, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT ON DECEMBER 1, 2011, I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY. THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO.

MORRIS A. APDACA P.L.S. 5300 DATE



Aguafina

Case #2012-145: Lot Split



Exhibit "3"

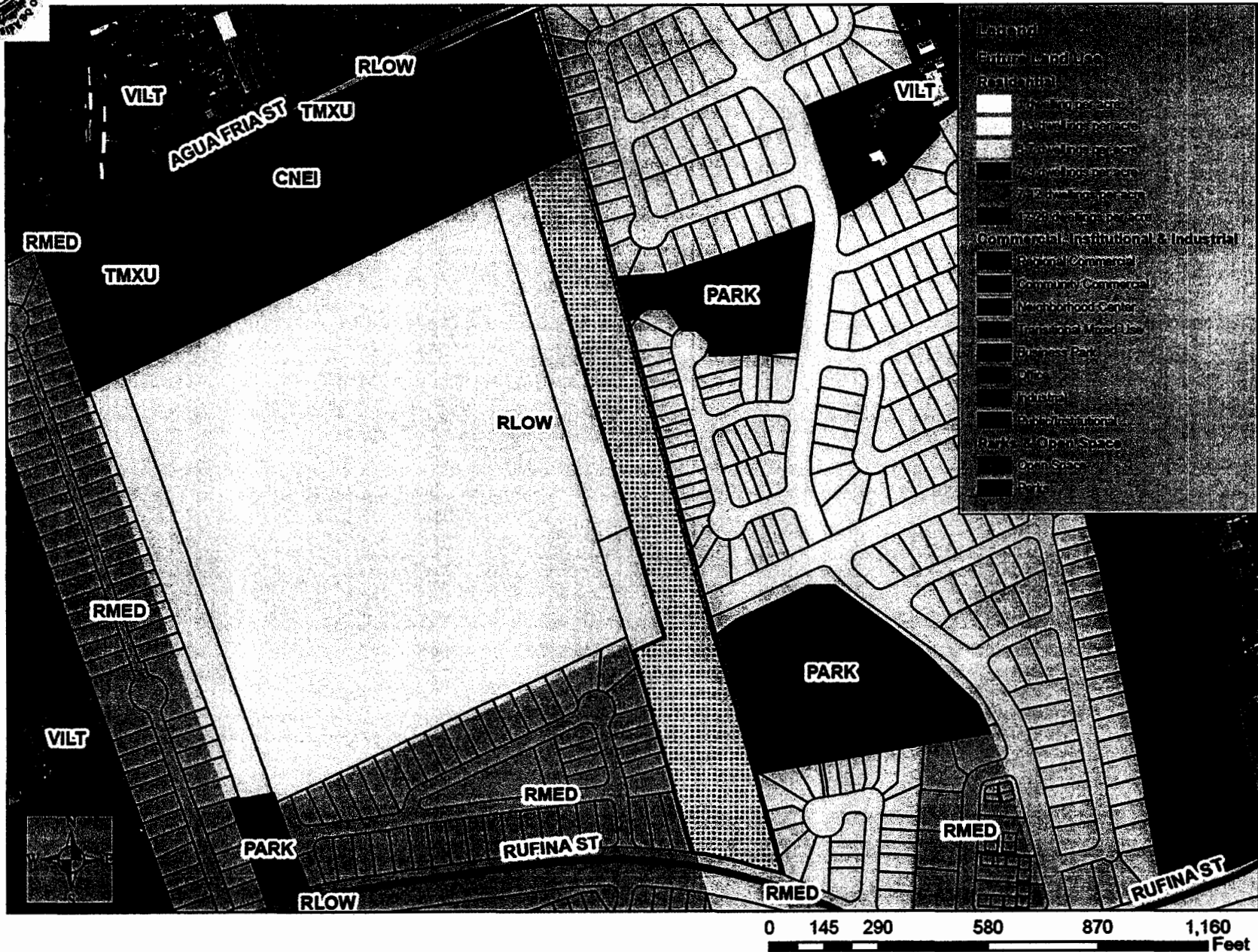


Request:

- Located west of Calle Atajo (Las Acequias Neighborhood) between Agua Fria and Rufina Street
- Southwest Master Plan Area
- Split 9.06± acres



Case #2012-145: Aguafina Lot Split Future Land Use Map





Case #2012-145: Aguafina Lot Split





Case #2012-145: Aguafina Lot Split Aerial



Annexation Area Phase 2 Highlighted in yellow.
Proposed lot split highlighted in red.

0 145 290 580 870 1,160 Feet

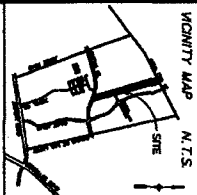
Aguafina

+ Rezoning Hearing on 12/6/12:

- Planning Commission recommended R-3 to the Governing Body for southern half of property
- North of Powerline Road the zoning would remain R-5

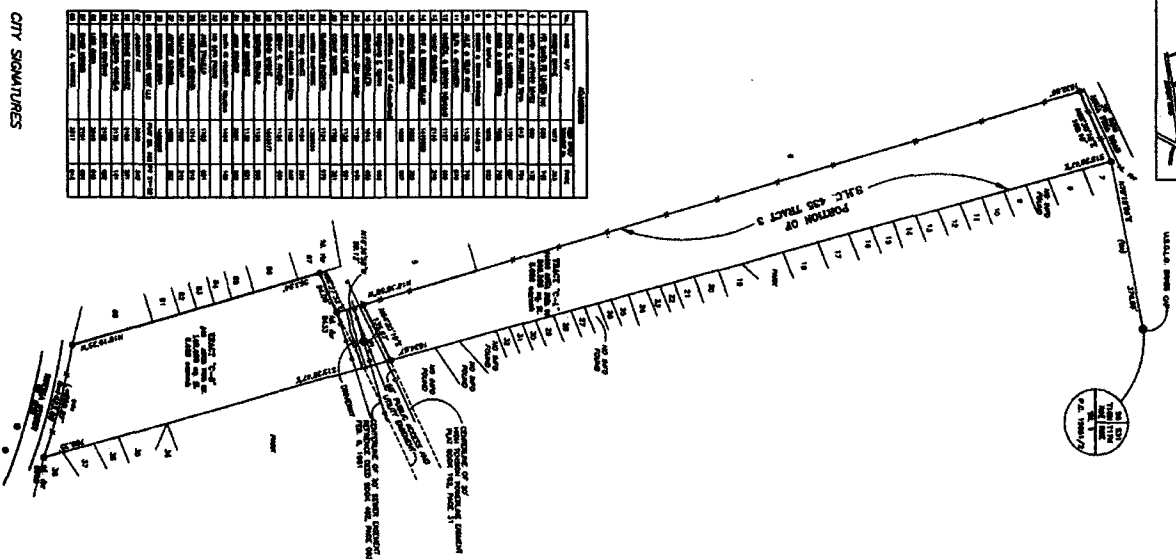


Staff recommends CONDITIONAL Approval to the Planning Commission



LEGEND
 - SITE
 - EXISTING ROAD
 - PROPOSED ROAD
 - EXISTING UTILITY LINE
 - PROPOSED UTILITY LINE

GRAPHIC SCALE
 0 100 200 300
 1 inch = 500 feet



CITY SIGNATURES

CITY MANAGER

CITY CLERK

GENERAL NOTES

1. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
2. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
3. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
4. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
5. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
6. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
7. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
8. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
9. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
10. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.

DEVELOPMENT NOTES

1. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
2. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
3. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
4. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
5. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
6. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
7. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
8. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
9. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.
10. THE CITY OF SANTA FE, NEW MEXICO, IS THE OWNER OF THE LAND SHOWN ON THIS MAP.

OWNER'S CONSENT AND AFFIDAVIT

I, the undersigned, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

CITY OF SANTA FE, NEW MEXICO

CITY MANAGER

CITY CLERK

CITY MANAGER

CITY CLERK

CITY MANAGER

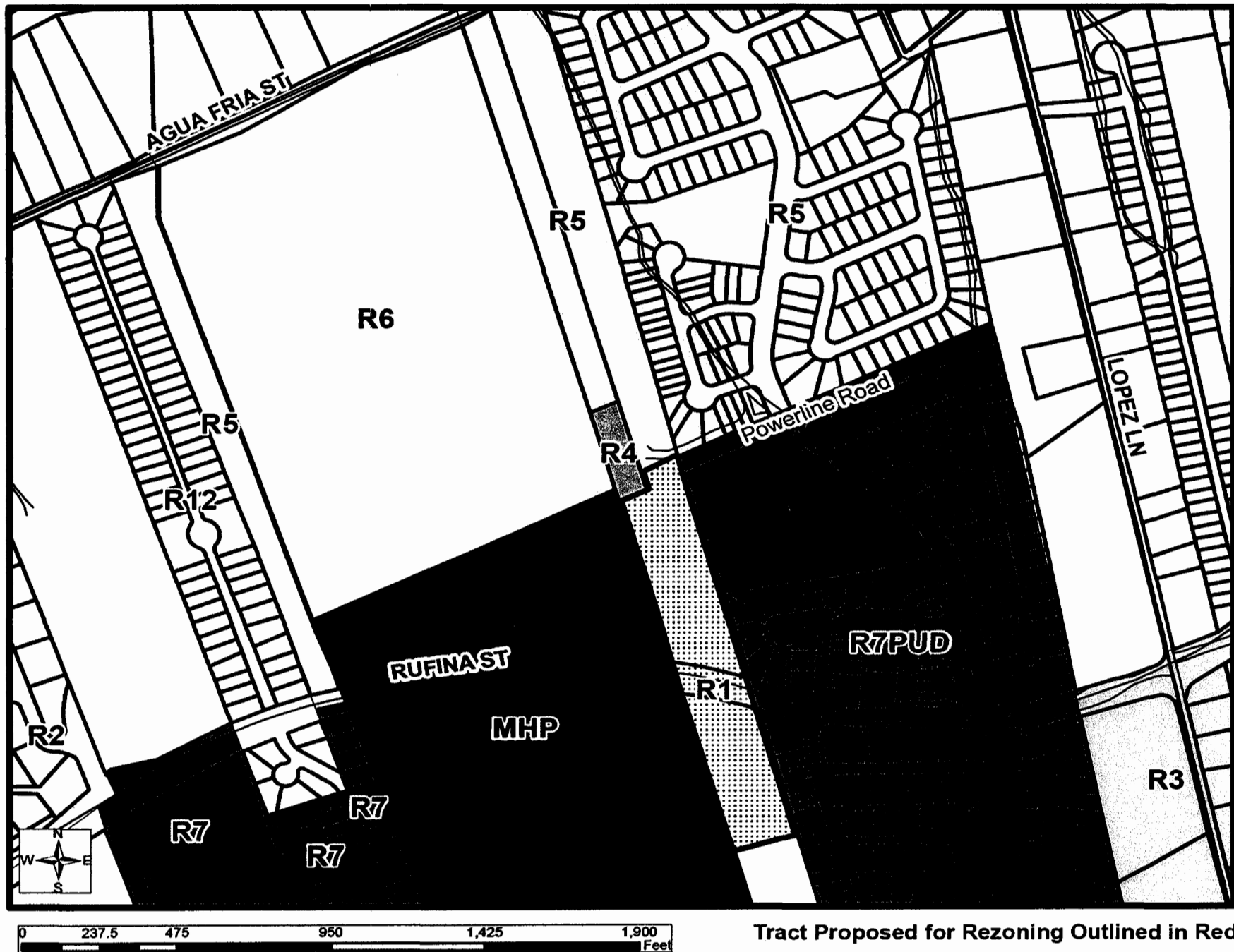
CITY CLERK

CITY MANAGER

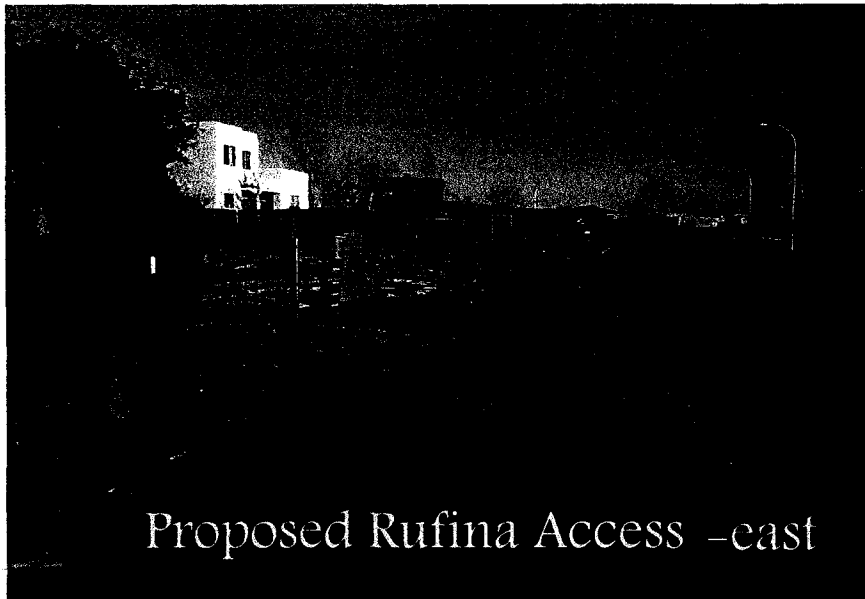
CITY CLERK

PURPOSE:
TO CREATE TWO LOTS

AGUAFINA ZONING



Tract Proposed for Rezoning Outlined in Red



Proposed Rufina Access -east



Rufina/Calle Atajo intersection-east



Rufina/Calle Atajo intersection-west