Case No: 2017-49  
Hearing Date: July 6, 2017  
Applicant: Ricardo Borrego, Agent for Placido Borrego  
Request: Lot Split  
Location: 3487 West Alameda Street  
Case Mgr.: Noah Berke  
Zoning: R-1 (Residential- one dwelling unit per acre)  
Overlay: None  
Proposal: A lot split of approximately 4.70 +/- acres to create two lots of 2.35 +/- acres in an R-1 zoning district.

Case #2017-49. 3487 West Alameda Street Lot Split. Ricardo Borrego, agent for Placido Borrego, requests approval of a lot split plat creating parcels of approximately 2.35 acres and 2.35 acres. The property is zoned R-1 (Residential- one dwelling unit per acre). (Noah Berke, Case Manager)

I. RECOMMENDATION:

The Land Use Department recommends APPROVAL with the conditions of approval as outlined in this report (Section IV).

II. EXECUTIVE SUMMARY:

The property is zoned R-1 (Residential- one dwelling unit per acre). The proposal would create two lots. Lot 2-A1 (3487 West Alameda) would consist of approximately 2.35 acres and Lot 2-A2 (not addressed) will consist of approximately 2.35 acres.

This property is located in the "Phase 3" of the annexation which was passed in 2009 by the Governing Body. This is known as Ordinance 2009-01 and shows all phases of the annexation. According to the Settlement Agreement, which was passed in 2013, this area is technically not in the City of Santa Fe; however the City of Santa Fe is required to administer land use authority in this area. If the City does not formally annex "Phase 3", according to the Settlement Agreement, the area would revert back to Santa Fe County for land use authority.
Tract 2-A was originally created in 1984 as part of the Borrego Subdivision, which was approved under the joint city-county extraterritorial zoning and subdivision process. The current Tract 2-A configuration was created by the plat “Survey Plat Requested By: Placido M Borrego Small Holding Claim No. 421, Lot 2, Township 17 North, Range 9 East, Sections 28 & 33, of the New Mexico Principal Meridian, Santa Fe County, New Mexico,” and was approved by the extraterritorial process in 1984.

Lot 2-A1 is directly accessible from West Alameda Street, a public right-of-way. Lot 2-A2 is accessible from a private driveway access easement that connects through the property, 3401 B West Alameda Street, directly to the west. This driveway then connects to West Alameda Street, which is a public right-of-way.

There are no immediate plans to connect to a private water easement that is located adjacent to the east boundary of the property, on adjacent land that is owned by other members of the Borrego family, and which services the Cielo Lumbré Subdivision located to the north.

Any development on Lot 2-A2 will be required to connect to city wastewater. Development of Lot 2-A2 will also be required to obtain a Well Permit through the State of New Mexico.

The proposed lot split meets all development standards and would not create or increase any non-conformities with Chapter 14. Further development on either lot will be required to comply with applicable regulations of the Land Use Development Code.

### III. EXISTING CONDITIONS:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Property Address</th>
<th>Zoning</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>3531 West Alameda</td>
<td>R-1 (Residential- one dwelling unit per acre)</td>
</tr>
<tr>
<td>East</td>
<td>3401 B West Alameda</td>
<td>R-1 (Residential- one dwelling unit per acre)</td>
</tr>
<tr>
<td>South</td>
<td>1330 Borrego Pass</td>
<td>R-1 (Residential- one dwelling unit per acre)</td>
</tr>
<tr>
<td>West</td>
<td>3531 West Alameda</td>
<td>R-1 (Residential- one dwelling unit per acre)</td>
</tr>
</tbody>
</table>

Lot 2-A1 is developed with a 1-story stucco home that features two portals, a carport, rock walls, fences, a barn with an attached carport and two concrete pads. Lot 2-A2 is undeveloped and has a dirt road that runs across it.

City wastewater is available to both Lots 2-A1 and 2-A2. With the provisions of city, the minimum lot size for the R-1 district is 1 acre.

### IV. CONDITIONS OF APPROVAL:

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.
Following standard practice, redline comments will be provided to the surveyor who shall make any necessary changes and submit the corrected plat in Mylar. The conditions listed below are considered “technical corrections” that must be made to the plat prior to recordation in order to comply with routine code requirements.

Staff recommends the following conditions of approval:

1. Add the following notes to the plat:
   a) All new development shall comply with all applicable regulations of the current Land Development Code.
   b) All Fire Department access shall be no greater that a 10% grade throughout. (Appendix D 103.2)
   c) Fire Department Access shall not be less than 26 feet width on with any buildings that exceed 30 feet in height, and no less than 20 feet width on all other roads. (Appendix D Table D103.4)
   d) All new construction shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)
   e) Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1)
   f) New development shall provide water supply that meets fire flow requirements as per IFC. (Appendix B section B105)
   g) All development shall meet all requirements set forth by the IFC 2009 edition or the code adopted by the governing body at the time of submitting for permit.
   h) Wastewater UEC fees shall be due at the time of connection to the City sewer system.

2. Obtain address verification for Lot 2-A1 and a new address for Lot 2-A2 from the City of Santa Fe Land Use Department.

3. Provide easement language and dedication for the “Access and Waterline Easement” on the plat.

4. Construction of new buildings on either lots will require separate water service. Lot 2-A2 will require an easement to have their private water service line through Lot 2-A1.

5. The original lot is accessible to the City public sanitary sewer system through a 20 foot sanitary sewer easement. As this condition exists for the original lot, connection to the City’s public sewer system is mandatory for lots 2-A1 and 2-A2 at the time when either property is being developed or improved. The connections to the City’s public sewer system shall be made through private sewer service lines. The private sewer service lines are the responsibility of the property owner for maintenance, repair and replacement. This condition of approval shall be noted on the plat.

6. A sewer easement through lot 2-A2 for the benefit of lot 2-A1 shall be shown on the plat. The Wastewater Division recommends a minimum 10-foot width for this easement.

V. ATTACHMENTS:

EXHIBIT A: Development Review Team Memoranda

1. Traffic Engineering Division Memorandum, James Martinez, P.E.
2. Wastewater Division Memorandum, Stan Holland, P.E.
3. Water Engineering Division Memorandum, Dee Beingessner
4. Technical Review Memorandum, RB Zaxus, P.E.
5. Fire Department Memorandum, Reynaldo Gonzales

EXHIBIT B: Maps and Photos
1. Future Land Use Map
2. Current Zoning Map
3. Aerial Photo
4. Street View Photo

EXHIBIT C: Applicant Materials

1. Application Submittals
2. Legal Lot of Record
3. Proposed Lot Split Plat

APPROVED BY:

<table>
<thead>
<tr>
<th>Title</th>
<th>Name</th>
<th>Initials</th>
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<tbody>
<tr>
<td>Land Use Department Director</td>
<td>Lisa Martinez</td>
<td></td>
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<tr>
<td>Land Use Current Planning Division Director</td>
<td>Greg Smith</td>
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<tr>
<td>Land Use Department Case Manager</td>
<td>Noah Berke</td>
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City of Santa Fe, New Mexico

Exhibit A

Development Review Team

1. Traffic Engineering Division Memorandum
2. Wastewater Division Memorandum
3. Water Engineering Division Memorandum
4. Technical Review Division Memorandum
5. Fire Department Memorandum
BERKE, NOAH L.

From: MARTINEZ, JAMES A.
Sent: Monday, June 26, 2017 1:45 PM
To: BERKE, NOAH L.; GURULE, GERALDINE A.
Cc: KASSENS, SANDRA M.
Subject: RE: 3487 West Alameda Lot Split

Re: 3487 West Alameda Lot Split – Case # 2017-49

Noah,

Mr. Ricardo Borrego has provided the revised plat on 6/26/17 with corrections requested. PWD has no comments or requests for approval for the 3487 West Alameda Lot Split.

Please accept this email notification as official approval for the conditions listed on the May 31, 2017 memo.

Thanks,

James A. Martinez Jr., P.E.
Traffic Engineer

From: BERKE, NOAH L.
Sent: Wednesday, June 21, 2017 4:03 PM
To: MARTINEZ, JAMES A.
Subject: RE: 3487 West Alameda Lot Split

I requested it. You can put a condition of approval as well if we don’t get it in time for your memo

Noah Berke, CFM
Planner Senior
City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, NM 87504
Work: (505) 955-6647
Cell: (505) 490-5930
Fax: (505) 955-6829

From: MARTINEZ, JAMES A.
Sent: Wednesday, June 21, 2017 3:32 PM
To: BERKE, NOAH L.
Subject: RE: 3487 West Alameda Lot Split

Noah,

Can you provide me a pdf of the revised plat for the file. I will get going on a revised memo to you.

Thanks,
The subject properties are accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

Review by this division/department has determined that this application will meet applicable standards if the following are met:

<table>
<thead>
<tr>
<th>Conditions of Approval</th>
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<tr>
<td>1. The original lot is accessible to the City public sanitary sewer system through a 20 foot sanitary sewer easement. As this condition exists for the original lot, connection to the City’s public sewer system is mandatory for lots 2-A1 and 2-A2 at the time when either property is being developed or improved. The connections to the City’s public sewer system shall be made through private sewer service lines. The private sewer service lines are the responsibility of the property owner for maintenance, repair and replacement. This condition of approval shall be noted on the plat.</td>
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<td>3. A note shall be added to the plat indicating that Wastewater UEC fees shall be due at the time of connection to the City sewer system</td>
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Technical Corrections*: Must be completed by:

*Must made prior to recording and/or permit issuance
Development Review Team

Comment Form

Date: 5/31/17

Staff person: Dee Beingessner

Dept/Div: Public Utilities/Water

Case: **Case #2017-49. 3487 West Alameda Lot Split**

Case Mgr: Noah Berke

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:

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<td>1</td>
<td>There is no water available nearby for this property.</td>
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Technical Corrections*:

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*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):
Development Review Team

Comment Form

Date: May 26, 2017
From: Risana “RB” Zaxus, City Engineer
Dept/Div: Land Use, Technical Review Division
Case: Case #2017-49, 3487 West Alameda Lot Split
Case Mgr: Noah Berke

Review by this division/department has determined that this application will meet applicable standards if the following are met:

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<tr>
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**Technical Corrections***:  

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</table>

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Meet all conditions for building permit if development is to occur.

Explanation of Conditions or Corrections (if needed):
Development Review Team
Comment Form

Date: May 31, 2017
Staff person: Fire Marshal Reynaldo Gonzales
Dept/Div: Fire
Case: **Case #2017-49 3487 West Alameda Street Lot Split**
Case Mgr: Noah Berke

Review by this division/department has determined that this application will meet applicable standards if the following are met:

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1. All Fire Department access shall be no greater that a 10% grade throughout. (Appendix D 103.2)

2. Fire Department Access shall not be less than 26 feet width on with any buildings that exceed 30 feet in height, and no less than 20 feet width on all other roads. (Appendix D Table D103.4)

3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)

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5. Shall have water supply that meets fire flow requirements as per IFC (Appendix B section B105)

6. Shall meet all requirements set forth by the IFC 2009 edition or the code adopted by the governing body at the time of submitting for permit.

*Must made prior to recording and/or permit issuance*
The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:
Exhibit B

Maps and Photos

1. Future Land Use Map
2. Current Zoning Map
3. Aerial Photo
4. Street View Photo
Exhibit C

Applicant Materials

1. Application Submittals
2. Legal Lot of Record
3. Proposed Lot Split
May 22, 2017

Ricardo R. Borrego
3056 Agua Fria St.
Santa Fe, NM 87507

Greg Smith
Director Current Planning Division
PO Box 909, 200 Lincoln Avenue
Santa Fe, NM 87504

RE: 3487 West Alameda, Santa Fe, NM 87507

Dear Mr. Smith:

On behalf of Placido M. Borrego I am submitting a request for a Summary Lot Split for 3487 West Alameda, Santa Fe, NM. The request is to split the existing 4.709 ac. lot into two 2.356 ac. lots.

Access to the new lot will be via an existing driveway and access easement. Sewer access is available on the north side of the new lot and there is an easement in place to access the existing public sewer line. Mr. Stan Holland of the City of Santa Fe Wastewater Management Division has confirmed that sewer service to the property is available (see attached letter).

The following material is submitted prior to or with this transmittal letter:

- Completed application form
- Copy of warranty deed
- Paper & electronic copy of recorded plat
- 3 paper & electronic copy of proposed plat for the Summary Lot Split
- Receipt for payment of the application fee in the amount of $280.

Please schedule this request for the July 6th Summary Committee meeting, and let me know if any additional information is required.

Sincerely,

Ricardo R.
Borrego

Ricardo R. Borrego
Agent for Placido M. Borrego

XC: Noah Berke, CFM
March 9, 2016

Mr. Ricardo Borrego
3056 Agua Fria Street
Santa Fe, New Mexico 87507

Subject: Sewer Service for 3487 West Alameda Street

Dear Mr. Borrego:

This letter is in response to your sewer service technical evaluation application request to obtain sewer service for the property at 3487 West Alameda Street shown as Lot 2-A on the plat prepared by Ector Alvarado recorded in Book 162, Page 015 with the Santa Fe County Clerk. City sanitary sewer service is available to serve this property. The property is located on the north side of W. Alameda Street and east of the Siler Road intersection.

The Wastewater Management Division will provide sewer service to the subject property within a reasonable time, provided, however, that the owner of this property complies with the requirements of service set forth in the attached sewer service technical evaluation report and all applicable ordinances, rules and regulations now or hereinafter in effect.

Please contact the Wastewater Management Division at 955-4650, if you have any questions.

Sincerely,

[Signature]
Stan Holland, PE
Wastewater Management Division

cc: File
    Doug Flores
City of Santa Fe
New Mexico

Wastewater Management Division Sewer Service Technical Evaluation Report

Issued Date: March 9, 2016

Applicant's Name: Placido Borrego

Agent: Ricardo Borrego

Location of Property: The property is located on the north side of W. Alameda Street and east of the Siler Road intersection with the address of 3487 West Alameda.

Jurisdiction: City of Santa Fe

Use of Property: Residential

Legal Description: Lot 2-A on the plat prepared by Ector Alvarado recorded in Book 162, Page 015 with the Santa Fe County Clerk.

Surveyor: Ector Alvarado

Number of Lots: 1

Acreage of property: Lot 2-A = 4.709 Acres +/-

**Infrastructure Requirements for Sewer Service:** Upon your request, the Wastewater Division has determined that City sanitary sewer service may be available to serve this property. There is an existing City public sewer line located outside the 3487 West Alameda property on its west side. The property may be served by a private sewer service line that connects to this existing public sewer line. Connection of the private sewer service line to a sewer manhole is not allowed. The Wastewater Division is not able to confirm the existence of the required easements to allow for the extension of the private sewer service line through the adjacent property. Additional easements may be required.

**It is noted that the Owner/Developer is responsible for obtaining all proper sewer easements for sewer service. The Wastewater Division has not confirmed the existence of the necessary easements for the property referenced above to connect to the City’s sewer system.**

\~WW-SVR-1\WasteWater\$EngDeptDocs\Sewer Files\SAS Availability Statements (TER)\2016 TERs\3487 W Alameda-Borrego.doc
Please note that each lot shall be served through separate sewer service connections.

Any future lot splits or sewer service connections for the property referenced in this evaluation shall require review and approval by the Wastewater Management Division.

Additionally it is noted that as a condition of approval, the City of Santa Fe sewer utility expansion charges (UEC) shall be paid. The UEC charges will be due at the time of permit application for the construction of the new sewer service line extension. Please contact Stan Holland @ 955-4637 with the Wastewater Division to assist you with the payment of the UEC charges and any questions you may have.

READ THE FOLLOWING GENERAL REQUIREMENTS CAREFULLY SINCE THESE REQUIREMENTS APPLY TO PUBLIC SEWER EXTENSIONS

The general requirements for a sanitary sewer connection or main extension are as follows:

- **Financial:**
  The owner/developer must be financially responsible for all design and construction costs plus applicable Sewer Impact Fees and service connection charges.

- **Inspection:**
  The owner/developer shall be responsible for providing inspection by a professional engineer during the construction of the sanitary sewer. The owner/developer will provide the City with the following immediately upon completion of a sanitary sewer main extension:

  **Record drawings** (as-built drawings) for the development, certified by an engineer registered in the State of New Mexico.

  **Certification** by a NM professional engineer that the lines and manholes were constructed in accordance with plans and specifications and in accordance with relevant standards. The engineer will certify that he/she has conducted site inspections and reviewed test results during the installation of the sanitary sewer.

  **Television inspection.** The owner/developer shall provide a certified copy of sewerline inspection and record tapes at his/her own expense.

- **Design and Construction:**
  All lines and connections into existing lines must be designed and certified by a professional engineer registered in the State of New Mexico. The design must be performed in compliance with applicable local and state design standards and approved by the city staff prior to construction. The Wastewater Management Division's standards shall be incorporated into the completed plans. The Wastewater Management Division must approve engineering plans for all sanitary sewer main extensions.

  Construction must be performed by a licensed utility contractor. The construction contractor must include the appropriate bonds and guarantees to ensure the facilities
are completed and remain in compliance with the design for a period of one year after being accepted by the city. The owner and/or contracting agent shall be responsible for any damage during construction to the existing sewer system.

Sanitary sewer service line connections (lateral lines) constructed as part of the main extension shall not become operational until such part of the main sewer line has been accepted by the Wastewater Management Division.

- **Easements:**
  All public sanitary sewer lines must be installed within public rights-of-way or the appropriate legally recorded sanitary sewer easements. The Owner/Developer is responsible for obtaining all sewer easements needed for service. The book and page and recording date for the easements must be provided. Easements must have adequate vehicle access from public rights-of-way and must be 20' wide for sanitary sewer only and 25' wide when other approved utilities are included within the easement. The dedication statement relating to a sewer easement shall make it clear that any obstruction that encroaches upon the easement is placed there at the owner’s risk.

- **Limiting Conditions:**
  This statement of availability applies exclusively to the property described above. This document verifies that at the time it was issued sufficient capacity was available in the receiving line. It does not guarantee capacity through the life of the sanitary sewer. Any zoning or conceptual changes made to the development area will require our re-evaluation of the sanitary sewer availability and our re-issuing of this statement. This technical evaluation report will be valid for a period of one year from the date of issue date.

Reviewed by: [Signature]

Date: 3-09-16