



Agenda

SUMMARY COMMITTEE
Thursday, January 3, 2019 - 11:00am
City Council Chambers
City Hall 1st Floor – 200 Lincoln Avenue

- A. ROLL CALL**
- B. APPROVAL OF AGENDA**
- C. APPROVAL OF MINUTES**

October 4, 2018

- D. OLD BUSINESS**
- E. NEW BUSINESS**

1. **Case #2018-105. 2525 South Meadows Lot Split** Monica Montoya, of Montoya Land Use Consulting, Inc., Agent, representing Don Juan's Land, Owner, requests approval of a lot split to divide approximately 9.99 acres to create two lots (+/- 9.44 acres and +/- .55 acres). The property is zoned R-21 (Residential – twenty one dwelling units per acre). (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

- F. STAFF COMMUNICATIONS**
- G. MATTERS FROM THE COMMITTEE**
- H. ADJOURNMENT**

NOTES:

- 1) Procedures in front of the Summary Committee are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from postponement by a motion and vote of the Summary Committee.
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Summary Committee meeting. This agenda is subject to change at the discretion of the Summary Committee.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: 12/14/18

TIME: 2:49 PM

**SUMMARY INDEX
CITY OF SANTA FÉ
SUMMARY COMMITTEE
January 3, 2019**

ITEM	ACTION	PAGES
A. ROLL CALL	Quorum	1
B. APPROVAL OF AGENDA	Approved as presented	1
C. APPROVAL OF MINUTES - October 4, 2018	Approved as presented.	1
D. OLD BUSINESS	None	1
E. NEW BUSINESS		
1. <u>Case #2018-105</u> 2525 South Meadows Lot Split	Approved with conditions.	2-3
F. STAFF COMMUNICATIONS	None	3
G. MATTERS FROM THE COMMITTEE	None	4
H. ADJOURNMENT	Adjourned at 11:15 p.m.	4

**MINUTES OF THE MEETING
OF THE CITY OF SANTA FÉ
SUMMARY COMMITTEE
January 3, 2019**

A regular meeting of the City of Santa Fe Summary Committee was called to order by Commissioner Brian Gutierrez, Chair, on the above date at approximately 11:00 a.m. in the City Council Conference Room, City Hall, Santa Fé, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Brian Gutierrez, Chair
Lee Garcia

MEMBERS EXCUSED:

Sarah Cottrell Propst, Secretary

OTHERS PRESENT:

Noah Berke, Current Planning Division Supervisor and Staff Liaison
Donna Wynant, Planner Senior
Carl Boaz, Stenographer

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

B. APPROVAL OF AGENDA

MOTION: Commissioner Garcia moved, seconded by Chair Gutierrez, to approve the Agenda, as presented. The motion was approved unanimously on a voice vote.

C. APPROVAL OF MINUTES – October 4, 2018

There were minor changes on page 4 to say “Special Findings” instead of “Findings” and a typo on page 26 in the case number in the motion.

MOTION: Commissioner Garcia moved, seconded by Chair Gutierrez, to approve the minutes of the meeting of October 4, 2018, as presented. The motion was approved unanimously on a voice vote.

D. OLD BUSINESS

There was no Old Business.

E. NEW BUSINESS

1. **Case #2018-105. 2525 South Meadows Lot Split.** Monica Montoya, of Montoya Land Use Consulting Inc., Agent, representing Don Juan's Land, Owner, requests approval of a lot split to divide approximately 9.99 acres to create two lots (± 9.44 acres and ± 0.55 acre). The property is zoned R-21 (Residential - twenty-one dwelling units per acre). (Donna Wynant, AICP, Case Manager, djwynant@santaenm.gov, 955-6325).

Staff Report

Ms. Wynant presented the staff report and handed out a packet of additional materials for the case.

A copy of the packet is attached herewith to these minutes as Exhibit 1.

She indicated that the development of the lot was approved in July 2018. Ms. Monica Montoya represented Mr. Carlos Garcia, owner of the company that owned the property. It is zoned R-21. This is final piece of this development that went through rezoning over last year. Because it has an existing residence on the property, Mr. Garcia asked the City to split the lot to allow the residence to continue.

Ms. Wynant said she had no comments on this case to mention except for noting the standard conditions presented in the packet. The memo promised a half-acre split off according to the code. In the packet was an easement plat for legal access to this lot so it would be in place.

She clarified that this is the final action needed to move the application for development forward. There is access to this easement and as can be seen on the easement plat, it goes straight through to the south to access that lot.

It is a challenging site, but the owner wishes to accommodate Mr. Eli Hernandez and his son, Salvador Hernandez so they can remain in their home. Utilities are available and fire had no concerns about it. Ms. Oralynn Guerrerortiz is the engineer for Mr. Garcia and she is in agreement with these conditions.

Ms. Wynant recommended approval of the lot split.

Applicant's Presentation

Ms. Monica Montoya, 726 Gregory Lane, was sworn. She said this case is straightforward. It is the last piece of the development plan and is being split to fulfill promises made by the developer to transfer the ownership of that lot to Mr. Eli Hernandez and his son, Salvador Hernandez who have lived there for many years, and to provide utilities and easements and fencing to the property line.

Public Comment

Chair Gutierrez opened the public hearing.

There were no speakers from the public regarding this case and the public hearing was closed.

Committee Discussion

Commissioner Garcia asked about the people who live there.

Ms. Montoya explained that they were there when Carlos Garcia bought the property years ago and he had worked with them to determine legal ownership and none could be found. But Mr. Garcia did not want to force them off the property. So, he decided to deed that property to Mr. Hernandez which would require a lot split.

Commissioner Garcia asked at what point Mr. Hernandez would have ownership of that lot.

Ms. Montoya said the documents are already prepared and it is just a matter of filing it with the County, once the lot split is recorded.

Chair Gutierrez commented how great it was that Mr. Garcia decided to allow them to own their property. He asked if the fence will encompass the whole property. Mr. Hernandez needs to get in and out of his property.

Ms. Montoya said the fence will encompass the north and west boundaries but not east and south boundaries. The driveway will be going away because it parallels the east side. So, he will enter and exit off South Meadows Road.

Chair Gutierrez asked Ms. Montoya if the owner agreed with the conditions of approval and technical corrections recommended by Staff.

Ms. Montoya agreed.

Committee Action

Commissioner Garcia moved, seconded by Chair Gutierrez, to approve Case 2018-105, 2525 South Meadows Lot Split, subject to conditions of approval and technical corrections by Staff. The motion was approved on a unanimous voice vote with Commissioner Garcia and Chair Gutierrez voting in the affirmative and none voting against.

F. STAFF COMMUNICATIONS

There were no Staff Communications.

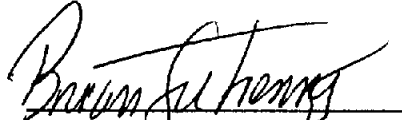
G. MATTERS FROM THE COMMITTEE

There were no Matters from the Committee.

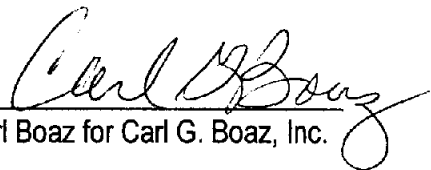
H. ADJOURNMENT

Having no further business to consider, the meeting was adjourned at 11:15 a.m.

Approved by:


Brian Gutierrez, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.

Case #2018-105. 2525 South Meadows Lot Split

Additional Submittals

- Easement Plat

Memos from:

- Reynaldo Gonzales, Fire Marshal
- Joe Barela – LUD Engineer

EXHIBIT "1"

WYNANT, DONNA J.

From: Monica Montoya <monica@mnty.com>
Sent: Friday, December 14, 2018 2:33 PM
To: WYNANT, DONNA J.
Subject: Draft Easement Plats
Attachments: Madera Easement1 update 8-22-18.pdf; Madera EAsement2 update 8-22-18.pdf

Monica Montoya
Montoya Land Use Consulting, Inc.
726 Gregory Lane
Santa Fe, NM 87505
PH: (505)412-1016
Email: Monica@mnty.com

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN AND THE NOTES HEREON ARE AN ACCURATE DECLARATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON MAY 15TH, 2018, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP N.M.P.L.S. #11011



NORTH



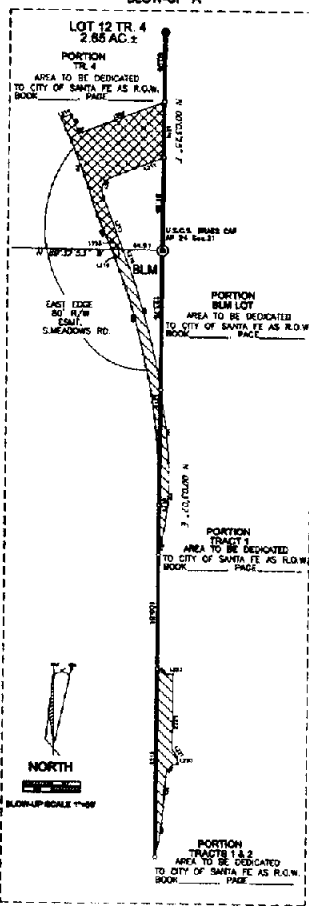
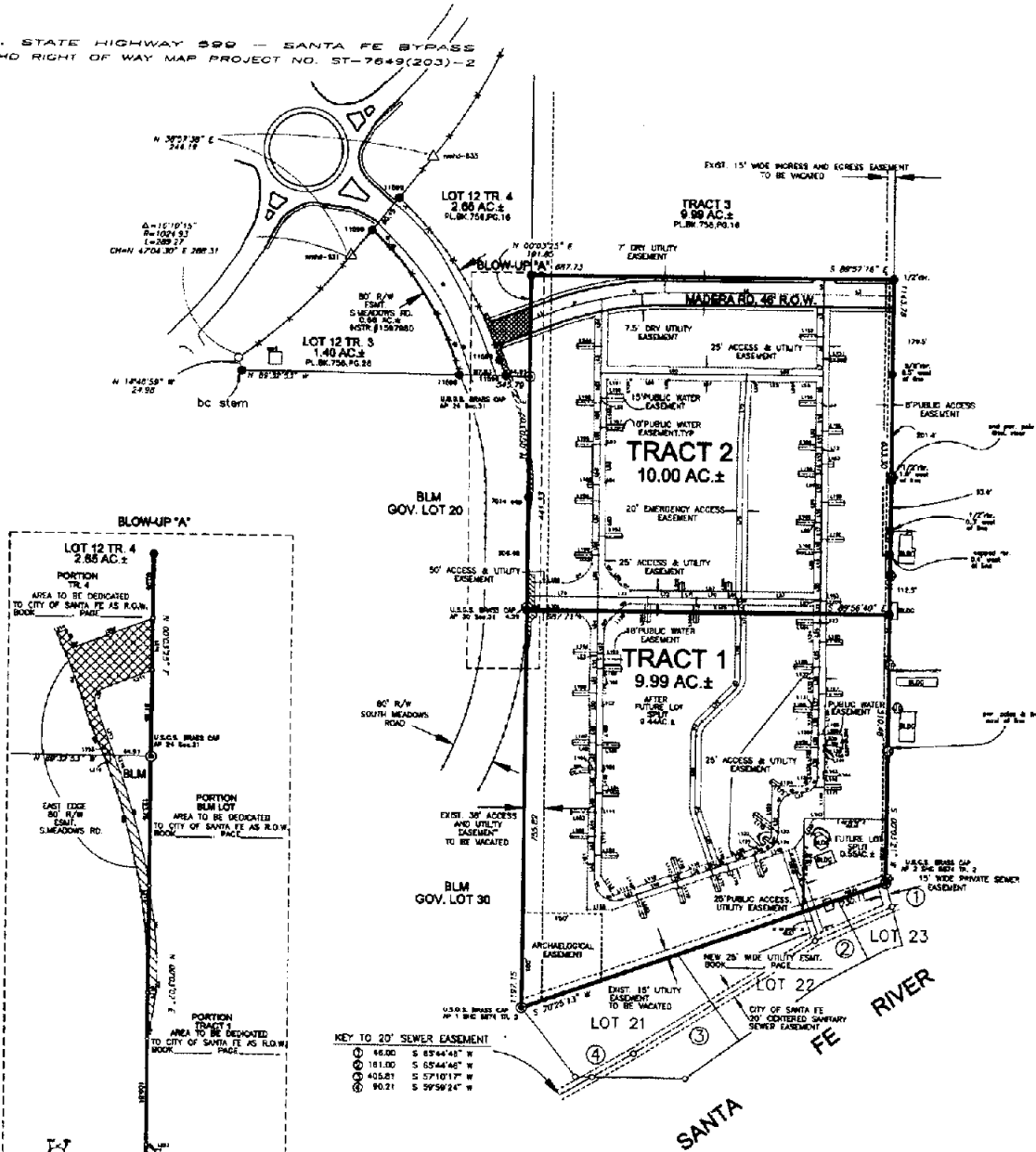
SCALE 1"=100'

LEGEND AND NOTES

- DEMOTES POINT FOUND 11011 CAP OR AS NOTED
- DEMOTES POINT SET THIS SURVEY
- DEMOTES POINT CALCULATED
- ⊙ DEMOTES MONUMENT
- △ DEMOTES HMT. DEPT. ALUM. R/W MONUMENT
- DEMOTES EDGE OF EASEMENT
- DEMOTES OVERHEAD LINES
- DEMOTES FENCE LINE

1. BASE OF BEARING TIEON FROM "BOUNDARY SURVEY OF EXTERIOR DATA FOR LOTS AS SHOWN" BY RICHARD A. CHATROOP N.M.P.L.S.#11011 AND FILED IN PLAT BOOK 381, PG. 042 ON MAY 2ND, 1997, IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO. LAST AMENDED ON 3/18/00, AMENDMENT NOT RECORDED.
2. THIS PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND CONDITIONS OF RECORD.

N.M. STATE HIGHWAY 599 - SANTA FE BYPASS
NMSHD RIGHT OF WAY MAP PROJECT NO. ST-7649(203)-2



EASEMENT PLAT FOR
DON JUANS LAND, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY
OF
TRACTS 1 & 2
LYING WITHIN SECTION 31, 11/4, R9E, N10M,
SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-6007 110 WAGON TRAIL RD. CORRALLES, N.M. 87010

DEPOSED INFORMATION FOR THE COUNTY CLERK
DON JUANS LAND, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY
UPON: TRACT 1 1-0-00-07-110-000 TRACT 2 1-0-0-001-100-122
LOCATION: 11/4-00-07-110-000, 11/4, R9E, N10M, SANTA FE COUNTY, NEW MEXICO

COUNTY OF SANTA FE 2018
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 2018 and was duly recorded in book _____ of the records of Santa Fe County.

Witness my Hand and Seal of Office
County Clerk, Santa Fe County, N.M.

45' ROW & 25' EASEMENT CENTERLINE

LINE	LENGTH	BEARING
L1	45.27	N89°37'00"W
L2	81.23	S89°37'18"E
L3	15.82	S90°00"00"W
L4	26.84	S90°00"00"W
L5	66.26	S90°00"00"W
L6	41.11	S90°00"00"W
L7	31.78	S90°00"00"W
L8	53.43	S90°00"00"W
L9	33.77	S90°00"00"W
L10	43.02	S90°00"00"W
L11	31.24	S90°00"00"W
L12	4.88	S90°00"00"W
L13	26.27	S90°00"00"W
L14	15.20	S90°00"00"W
L15	53.85	S90°00"00"W
L16	38.30	S90°00"00"W
L17	37.57	S90°00"00"W
L18	74.53	S90°00"00"W
L19	42.91	S90°00"00"W
L20	46.41	S90°00"00"W
L21	3.00	S90°00"00"W
L22	28.44	S90°00"00"W
L23	27.75	S90°00"00"W
L24	27.75	S90°00"00"W
L25	44.73	S90°00"00"W
L26	71.88	S90°00"00"W
L27	30.28	S90°00"00"W
L28	26.42	S90°00"00"W
L29	24.98	S90°00"00"W
L30	56.47	S90°00"00"W
L31	91.81	S90°00"00"W
L32	41.90	S90°00"00"W
L33	4.94	S90°00"00"W
L34	13.84	S90°00"00"W
L35	54.75	S90°00"00"W
L36	23.86	S90°00"00"W
L37	64.64	S90°00"00"W
L38	53.55	S90°00"00"W
L39	8.89	S90°00"00"W
L40	83.32	S90°00"00"W
L41	28.14	S90°00"00"W
L42	46.16	S90°00"00"W
L43	36.17	S90°00"00"W
L44	43.21	S90°00"00"W
L45	37.61	S90°00"00"W
L46	42.86	S90°00"00"W
L47	48.77	S90°00"00"W
L48	4.86	S90°00"00"W
L49	48.18	S90°00"00"W
L50	43.74	S90°00"00"W
L51	17.22	S90°00"00"W
L52	17.44	S90°00"00"W
L53	11.53	S90°00"00"W
L54	10.58	S90°00"00"W
L55	78.07	S90°00"00"W
L56	36.91	S90°00"00"W
L57	25.97	S90°00"00"W
L58	17.72	S90°00"00"W
L59	91.98	S90°00"00"W
L60	46.17	S90°00"00"W
L61	9.82	S90°00"00"W
L62	17.82	S90°00"00"W
L63	49.87	S90°00"00"W
L64	31.43	S90°00"00"W
L65	274.50	S90°00"00"W
L66	144.84	S90°00"00"W
L67	149.18	S90°00"00"W
L68	87.77	S90°00"00"W
L69	16.81	S90°00"00"W
L70	65.53	S90°00"00"W
L71	87.31	S90°00"00"W
L72	65.77	S90°00"00"W
L73	74.86	S90°00"00"W
L74	123.53	S90°00"00"W

20' EMERGENCY ACCESS EASEMENT CENTERLINE

L70	177.31	S90°00"00"W
L76	294.86	S90°00"00"W
L77	39.24	S90°00"00"W
L78	27.27	S90°00"00"W
L79	84.88	S90°00"00"W
L80	136.84	S90°00"00"W
L81	108.94	S90°00"00"W

25' EASEMENT EDGE TO LOCATE 15' SHFT OFF OF CENTERLINE AS SHOWN AND TO LOCATE EDGE CHANGES NOT RELATED TO CENTERLINE

L82	1.51	N90°00"00"E
L83	78.23	N90°00"00"E
L84	1.50	S90°00"00"E
L85	263.78	S90°00"00"E
L86	84.15	S44°44'30"E
L87	346.91	N69°10'00"E
L88	132.83	N90°00"00"E
L89	1.50	S90°00"00"E
L90	72.33	N90°00"00"E
L91	1.50	N90°00"00"E
L92	192.45	N90°00"00"E
L93	44.87	S90°00"00"E
L94	1.50	S90°00"00"E
L95	75.07	N90°00"00"E
L96	1.50	N90°00"00"E
L97	164.53	N90°00"00"E
L98	1.50	N90°00"00"E
L99	72.33	N90°00"00"E
L100	1.50	S90°00"00"E
L101	44.78	N90°00"00"E
L102	128.58	S90°00"00"E
L103	53.79	S90°00"00"E
L104	42.78	N90°00"00"E
L105	1.50	S90°00"00"E
L106	72.33	S90°00"00"E
L107	1.50	N90°00"00"E
L108	128.58	S90°00"00"E
L109	53.79	S90°00"00"E
L110	42.78	N90°00"00"E
L111	1.50	S90°00"00"E
L112	172.44	S90°00"00"E
L113	44.86	S77°34'30"E
L114	41.85	N90°00"00"E
L115	1.50	N90°00"00"E
L116	72.33	N90°00"00"E
L117	1.50	S90°00"00"E
L118	101.18	S90°00"00"E
L119	1.50	S90°00"00"E
L120	72.33	N90°00"00"E
L121	1.50	N90°00"00"E
L122	11.84	N90°00"00"E
L123	82.32	N90°00"00"E
L124	54.31	S90°00"00"E
L125	1.50	N90°00"00"E
L126	84.75	N90°00"00"E
L127	8.88	S90°00"00"E
L128	61.81	N90°00"00"E
L129	1.50	S90°00"00"E
L130	43.81	N90°00"00"E
L131	1.50	S90°00"00"E
L132	78.23	N90°00"00"E
L133	1.50	N90°00"00"E
L134	117.06	N90°00"00"E
L135	348.91	N90°00"00"E
L136	28.11	S44°44'30"E
L137	73.86	S90°00"00"E
L138	74.66	S90°00"00"E
L139	1.50	N90°00"00"E
L140	11.21	S90°00"00"E
L141	1.50	N90°00"00"E
L142	43.50	S90°00"00"E
L143	1.50	S90°00"00"E
L144	11.81	S90°00"00"E
L145	1.50	N90°00"00"E
L146	74.44	S90°00"00"E
L147	18.63	N90°00"00"E
L148	67.83	S90°00"00"E
L149	48.88	S90°00"00"E
L150	46.51	S90°00"00"E
L151	79.23	S90°00"00"E

CENTERLINE 10' PUBLIC WATER EASEMENT

EXCEPT WHERE SHOWN ON SHEET 1

LINE	LENGTH	BEARING
L152	44.22	S90°00"00"E
L153	35.24	N90°00"00"E
L154	44.44	N90°00"00"E
L155	23.17	N90°00"00"E
L156	44.44	N90°00"00"E
L157	44.32	N90°00"00"E
L158	44.86	N90°00"00"E
L159	44.32	N90°00"00"E
L160	44.86	N90°00"00"E
L161	44.32	N90°00"00"E
L162	21.24	N90°00"00"E
L163	21.24	N90°00"00"E
L164	44.86	N90°00"00"E
L165	44.86	N90°00"00"E
L166	47.28	N90°00"00"E
L167	44.86	N90°00"00"E
L168	44.86	N90°00"00"E
L169	44.86	N90°00"00"E
L170	44.32	S90°00"00"E
L171	53.25	S90°00"00"E
L172	46.27	N90°00"00"E
L173	37.48	N90°00"00"E
L174	23.14	N90°00"00"E
L175	44.22	S90°00"00"E
L176	70.97	S90°00"00"E
L177	14.26	S90°00"00"E
L178	44.22	S90°00"00"E
L179	44.26	S90°00"00"E
L180	66.71	S90°00"00"E
L181	44.58	N90°00"00"E
L182	44.86	N90°00"00"E
L183	44.86	N90°00"00"E
L184	44.86	N90°00"00"E
L185	1.50	N90°00"00"E
L186	44.86	N90°00"00"E
L187	44.32	N90°00"00"E
L188	44.32	N90°00"00"E
L189	46.73	N90°00"00"E
L190	45.44	N90°00"00"E
L191	44.28	N90°00"00"E
L192	44.28	N90°00"00"E
L193	44.86	N90°00"00"E
L194	44.86	N90°00"00"E
L195	21.89	N90°00"00"E
L196	44.52	N90°00"00"E
L197	44.86	N90°00"00"E
L198	44.86	N90°00"00"E
L199	44.86	N90°00"00"E
L200	44.86	N90°00"00"E
L201	16.56	S90°00"00"E
L202	63.99	N90°00"00"E
L203	66.62	N90°00"00"E
L204	35.19	S90°00"00"E
L205	38.19	S90°00"00"E
L206	13.19	S90°00"00"E
L207	10.75	S90°00"00"E
L208	2.88	N90°00"00"E

AREA TO BE DEDICATED AS ROW TO CITY OF SANTA FE

L209	76.87	N90°00"00"E
L210	49.25	S90°00"00"E
L211	19.18	N90°00"00"E
L212	50.74	N90°00"00"E
L213	8.82	N90°00"00"E
L214	8.82	N90°00"00"E
L215	8.82	N90°00"00"E
L216	9.82	N90°00"00"E
L217	10.75	S90°00"00"E
L218	145.21	N90°00"00"E
L219	166.07	S90°00"00"E
L220	8.82	N90°00"00"E
L221	8.82	N90°00"00"E
L222	64.77	N90°00"00"E
L223	4.47	N90°00"00"E

45' ROW & 25' EASEMENT CENTERLINE

CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	56.85	428.64	373.414141'	98.74	170°20'
C2	187.77	488.64	384.003840'	187.88	114°47'45"
C3	24.45	248.00	189.974189'	30.96	90°00'00"
C4	26.67	338.00	164.281642'	34.60	90°00'00"
C5	15.32	348.00	177.084040'	15.19	25°00'00"
C6	38.89	318.00	132.094818'	36.13	64°30'00"
C7	29.19	388.00	159.412151'	28.29	30°30'00"
C8	18.41	388.00	154.452151'	18.32	30°30'00"
C9	34.38	404.7	170.473414'	38.44	71°32'45"
C10	21.92	468.00	119.421194'	21.65	34°24'00"

20' EMERGENCY ACCESS EASEMENT CENTERLINE

C11	18.98	65.00	N85°41'36"W	12.89	11°27'00"
C12	23.85	36.00	N82°30'00"E	23.84	48°00'00"
C13	23.85	36.00	S82°30'00"E	23.84	48°00'00"
C14	12.62	38.00	S90°00"00"E	12.61	81°00'00"

25' EASEMENT EDGE

TO LOCATE 15' SHFT OFF OF CENTERLINE AS SHOWN AND TO LOCATE EDGE CHANGES NOT RELATED TO CENTERLINE

C15	22.14	48.86	S91°47'37"E	21.94	22°15'27"
C16	22.14	48.86	S91°14'43"E	21.92	22°33'44"
C17	62.13	37.45	N90°00"00"E	62.14	67°37'05"
C18	67.58	57.89	N56°28'56"W	64.14	67°04'00"
C19	11.87	26.88	S78°27'56"W	11.88	20°04'07"
C20	23.34	25.86	N49°18'37"E	23.41	78°25'15"
C21	23.85	17.25	N48°00'00"E	23.88	48°00'00"
C22	22.14	48.86	S91°14'43"E	21.92	22°33'44"
C23	22.14	48.86	S91°47'37"E	21.94	22°15'27"

CENTERLINE CURVE 10' WIDE & PORTIONS PUBLIC WATER EASEMENT

C24	34.88	134.28	S84°38'49"W	34.79	14°46'59"
C25	24.9	88.81	N79°29'48"W	24.9	109°20'00"
C26	21.88	78.01	N79°29'48"W	21.88	109°20'00"
C27	3.08	11.54	N74°44'00"E	3.07	20°00'00"
C28	56.16	12.74	S84°37'30"W	18.02	90°00'00"
C29	38.28	68.28	N67°41'35"W	38.10	97°05'53"
C30	76.26	68.08	N67°30'11"W	76.20	74°15'15"
C31	17.87	697.50	N61°43'00"W	17.87	178°36'
C32	119.24	114.00	N67°28'37"W	119.90	118°11'
C33	23.45	45.78	N61°18'36"W	23.697	114°34'11"
C34	64.16	64.95	N61°45'47"W	64.11	97°00'00"
C35	78.77	248.50	N61°23'18"E	78.90	161°38'00"
C36	11.90	223.50	S11°18'20"W	11.90	97°00'00"
C37	44.8	874.98	N68°34'49"E	44.86	97°00'00"
C38	26.13	748.00	N61°18'30"E	26.25	87°15'
C39	17.41	12.90	S48°00'00"E	17.41	79°42'18"
C40	10.76	12.90	S55°19'44"E	10.64	49°28'54"

AREA TO BE DEDICATED AS ROW TO CITY OF SANTA FE

C41	2.89	11.54	N76°46'30"E	2.87	137°34'41"
C42	20.41	18.74	S84°07'30"W	18.06	98°30'00"
C43	18.18	69.05	N93°18'18"W	18.18	148°55'
C44	91.36	666.00			

Development Review Team

Comment Form

Date: December 12, 2018
Staff person: Reynaldo Gonzales, Fire Marshal
Dept/Div: Fire
Case: 2018-105 South Meadows Lot Split
Case Mgr: Donna Wynant



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

Conditions of Approval:
by:

Must be completed

	Prior to planning commission.
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Technical Corrections*:

Must be completed by:

<p>Prior to any new construction</p> <ol style="list-style-type: none">1. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1)2. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2009 Section 503.2.1)3. Shall Comply with Section 507.5. Fire hydrant system. Complying with Sections 507.501-507.5.64. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)5. Shall comply with Section D102.1 Access and Loading (75,000 lbs).6. 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)7. Shall comply with IFC 2009 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.8. Shall comply with IFC 2009 Section D103.5 Fire apparatus access road gates.9. Shall comply with IFC 2009, Appendix D, Aerial Fire Apparatus Access Roads.	<p>Prior to any new construction or remodel.</p>
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10. Shall meet the IFC code requirements 2009 edition or the most current edition the governing body has adopted at the time of permitting.	
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*Must made prior to recording and/or permit issuance

WYNANT, DONNA J.

From: JOE B Barela <joeengineering@msn.com>
Sent: Thursday, January 3, 2019 9:10 AM
To: WYNANT, DONNA J.
Subject: Re: Your voice mail message

Donna,

This is in reference to to the Lot split at 2525 South Meadows.

My Comments are as follows:

Chapter 14, Section 14-8 Development and Design Standards and Section 14-9 Infrastructure Design, Improvement and Dedication Standards shall apply at the time of development or building permit application.

Sorry for the delay.

Thank you.

Joe

From: WYNANT, DONNA J. <djwynant@ci.santa-fe.nm.us>
Sent: Monday, December 31, 2018 4:37 PM
To: joeengineering@msn.com
Subject: Your voice mail message

Hey Joe,

Got your message you left this morning about a "lot split on Airport Road."

I have a lot split at 2525 South Meadows and the thing on Airport Road must have been about the email I sent out regarding the Development Plan Amendment for the Airport Road Storage facility (which is really on Academy Road, off Airport Road.)

I attached the report that I wrote before my last day in the office regarding the lot split. I'll submit any comments/DDRT memo to the Summary Committee you have next Thursday.

The storage facility is an administratively reviewed Development Plan Amendment that will not go to the Planning Commission (similar process as the River Trail Lofts with the shipping containers - i.e. no public review.)

Thanks Joe and have a Very Happy New Year!

Donna Wynant
955-6325 (office)
603-0661 (personal cell)