

# A G E N D A

**Planning & Zoning Commission  
City Council Chambers – 800 Municipal Drive  
December 15, 2016, at 3:00 p.m.**

<b>Item</b>		<b>Page</b>
<b>1</b>	<b>Call Meeting to Order</b>	
<b>2</b>	<b>Approval of the Agenda</b>	
<b>3</b>	<b>Approval of the Minutes of the November 10, 2016 P&amp;Z Meeting</b>	12
<b>4</b>	<b>Petitions FP 16-102</b> – a request from Joe Kozimor, represented by Cheney-Walters-Echols, Inc., for a final plat for Little Creek Phase VI, a subdivision of 46 lots located on 12.64 acres north of Little Creek Phases IV and V, Starling Lane, and US 64. (Mary Holton)	1
<b>5</b>	<b>Business from:</b> Floor: Chairman: Members: Staff:	
<b>6</b>	<b>Adjournment</b>	

**ATTENTION PERSONS WITH DISABILITIES:**

The meeting room and facilities are fully accessible to persons with mobility disabilities. If you plan to attend a meeting and need an auxiliary aid or service, please contact the City Clerk's office at 599-1101 or 599-1106, prior to the meeting so arrangements can be made.



**COMMUNITY DEVELOPMENT STAFF REPORT**  
**Final Plat – Little Creek Phase VI**  
**Petition FP 16-102**  
**P&Z MEETING DATE: December 15, 2016**

**1. PROJECT INFORMATION**

Applicant	Joe Kozimor
Representative	Cheney Walters Echols Inc.
Date of Application	October 19, 2016
Requested Action	Final Plat approval
Location	Tier 1 of the City's PPJ, North of Little Creek Phase IV & V, Starling Lane
Existing Land Use	Undeveloped Land
Existing Zoning	SF-7 Single Family District
Surrounding Land Uses	<b>North:</b> Unincorporated San Juan County – Vacant <b>South:</b> SF-5 Single-family Residential – Vacant <b>East:</b> SF-7 Single-family Residential District / Single Family Residential <b>West:</b> Unincorporated San Juan County – Vacant
Subdivision Class	Class 1
Notice	Noticing is not required for final plats
Staff Planner	Mary L Holton, AICP, Director

**2. OTHER INFORMATION**

<b>Number of Lots</b>	46
<b>Acres of Land</b>	12.64
<b>Minimum Lot Size</b>	7,000 square feet
<b>Utilities</b>	<b>Water:</b> Per City standards. <b>Sewer:</b> Per City standards <b>Electric:</b> Per FEUS standards
<b>Access &amp; Circulation</b>	The subdivision is to connect to the existing road network by extending Starling Lane as the primary access, and a new loop street (Bluejay Circle) where the lots will take access.
<b>Street Lights</b>	Per City standards
<b>Street Signs</b>	Per City standards
<b>Fire Hydrants</b>	Per City standards
<b>Drainage</b>	Per City standards
<b>Recreation</b>	Per City standards
<b>NBU Mail Box</b>	Owner is required to coordinate with USPS

### 3. STAFF ANALYSIS

#### PROJECT DESCRIPTION

The petitioner requests final plat approval of a Class 1, 46-lot subdivision of 12.64 acres located north of Little Creek Subdivision, Phase V and north of Piedras Street. The City annexed the subject property into the City with SF-7 zoning in 2013 at the owner/developer's request. This zoning requires minimum 7,000 square-foot lots.

#### Process

The UDC requires that preliminary plans be approved by the City Council, after which, a final plat can be submitted to the Planning and Zoning Commission for final approval, provided all conditions and issues are reflected in the final plat.

### 4. HISTORY

The petitioner submitted Preliminary Plan PP 16-65 for the subdivision on July 11, 2016 to Community Development. The petition was approved by the City Council in August 2016.

### 5. ISSUES

**Lisa Hale-Blue Eyes, EIT, CFM/ Project Engineer, Public Works/ Phone: 505-599-1412/ [lhblueeyes@ftnm.org](mailto:lhblueeyes@ftnm.org)**

All my comments from the preliminary plan review have been addressed.

**Luwil Aligarbes/ Senior Distribution Engineer - FEUS/ Phone: 505-599-8321/ [laligarbes@fntn.org](mailto:laligarbes@fntn.org)**

- The Little Creek Subdivision plat shows the 10' utility easement along the front of the property for the underground power line service.

**David Doudy/ Administrative Captain, Farmington Fire Department/ Phone: 505-566-2361/ [ddoudy@firenet.org](mailto:ddoudy@firenet.org)**

- With each phase completed an additional 2525 feet of road are added to this area. The City of Farmington's ISO rating determines needed fire stations based on road miles. The current requirement sets road miles covered by a needed fire station at 91,119.95 feet of roads, or 17.26 miles. The Troy King area is currently at 66,456.56 feet and 12.59 road miles and with this phase of the Little Creek Subdivision this total will increase to 68,981.56 feet and 13.06 miles. This project will leave only 22,176 feet or 4.2 miles of road before an additional fire station is required.

**Cory Styron/PRCA Director/ Phone: 505-599-1402/ [cstyron@fntn.org](mailto:cstyron@fntn.org)**

- Staff continues to work with the developer on the park area.

**Mary L Holton, AICP/ CD Director/ Phone: 505-599-1285/ [mholton@fmtn.org](mailto:mholton@fmtn.org)**

- The letter of commitment regarding the future location and use of the drainage pond for the development was submitted prior to the submittal of this petition, as was required in Condition 4 for the preliminary plan. The letter will be recorded with the final plat. A copy of that letter and maps locating the drainage pond and future park referenced by Cory Styron are enclosed.
- The developer needs to confirm that Planning staff needs to prepare an improvement agreement for this subdivision.
- Starling Lane must be open and in use before any residential building permits can be issued in this subdivision.
- The developer is required to pay for street signs for the subdivision.
- The construction of sidewalks shall be required on both sides of local streets adjacent to building sites in Class 1 subdivisions). Widths of sidewalks shall comply with the UDC. A plat note enumerating the same is required.
- A plat note stating that the setbacks shall meet City Standards for SF-7 is required.
- Safe sight triangles must be addressed and anticipated at all intersections pursuant to Section 5.3.6 of the UDC.
- The developer is responsible for coordinating for mail service in the subdivision and a Neighborhood Box Unit arrangement as required by USPS. Easements needed for this purpose are to be shown on the plat.
- Addresses for individual lots have already been assigned by the Planning Division. The surveyor needs to include these addresses on the final plat.

## **6. CONCLUSION**

Staff concludes approval of Petition FP 16-102 is appropriate once all deficiencies and conditions that have been noted in this memo have been resolved or met.

## **7. RECOMMENDATION**

The Community Development Department recommends **approval** of Petition FP 16-102, a request from Joe Kozimor represented by Cheney Walters Echols Inc., for Little Creek Phase VI, subject to the petitioner and/or the surveyor resolving and meeting all noted deficiencies and conditions which have been identified in this report.

# CITY OF FARMINGTON

800 Municipal Drive  
Farmington, NM 87401-2663  
Phone: (505) 599-1308  
Fax: (505) 599-1299  
www.fmtn.org



August 17, 2016

Joe Kozimor  
Joe & Stan LLC  
P. O. Box 629  
Farmington, NM 87499

RE: Request to postpone the dedication, design, and construction of the detention pond to serve Little Creek Phases IV, V, VI, and remaining future phases of the Little Creek Development

The construction of drainage facilities is required pursuant to the conditions of your Subdivision Improvement Agreements for each phase of the Little Creek Development and in accordance with the City of Farmington Unified Development Code. You have requested to postpone the dedication, design, and construction of the detention pond for the subdivisions referenced above, and the provision of full build-out drainage calculations. You have stated that the drainage from these areas is currently accommodated in the general area of the designated "Future Storm Water Pond" on the attached Drainage Plan Maps.

By signing below, it is agreed that you are committing to the City that you or your assigns will dedicate, design, and construct the "Future Storm Water Pond" as approved by the City, as referenced and located on the attached Drainage Plan Maps, and that the City will allow you to postpone such dedication, design, and construction until such a time that the drainage for the referenced area is no longer accommodated as determined by the City or prior to the submittal of a preliminary plat that includes the 200<sup>th</sup> lot in Little Creek Phases IV, V, VI, and remaining future phases, whichever occurs first.

It is noted that the City is relying on your calculations. Should there be flooding due to inadequate drainage, you and your assigns agree to indemnify the City for any costs from the legal actions that the City incurs.

This agreement will be recorded with the San Juan County Clerk.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 17<sup>th</sup> day of Aug., 2016.

By:   
David Sypher  
Public Works Director

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 17 day of August, 2016.

By:   
Joe Kozimor  
Joe & Stan, LLC

SEAL



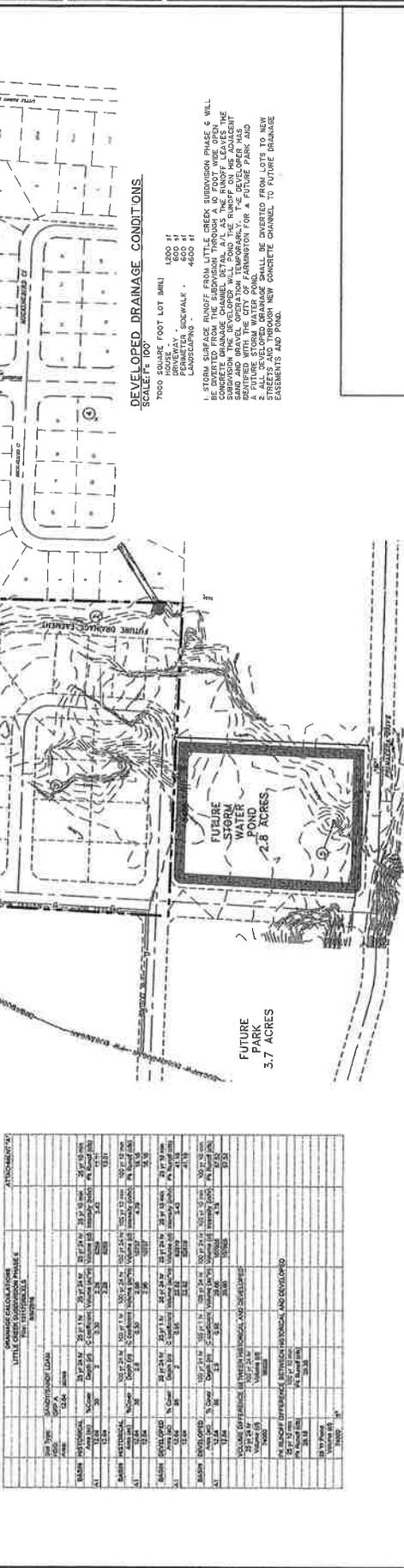
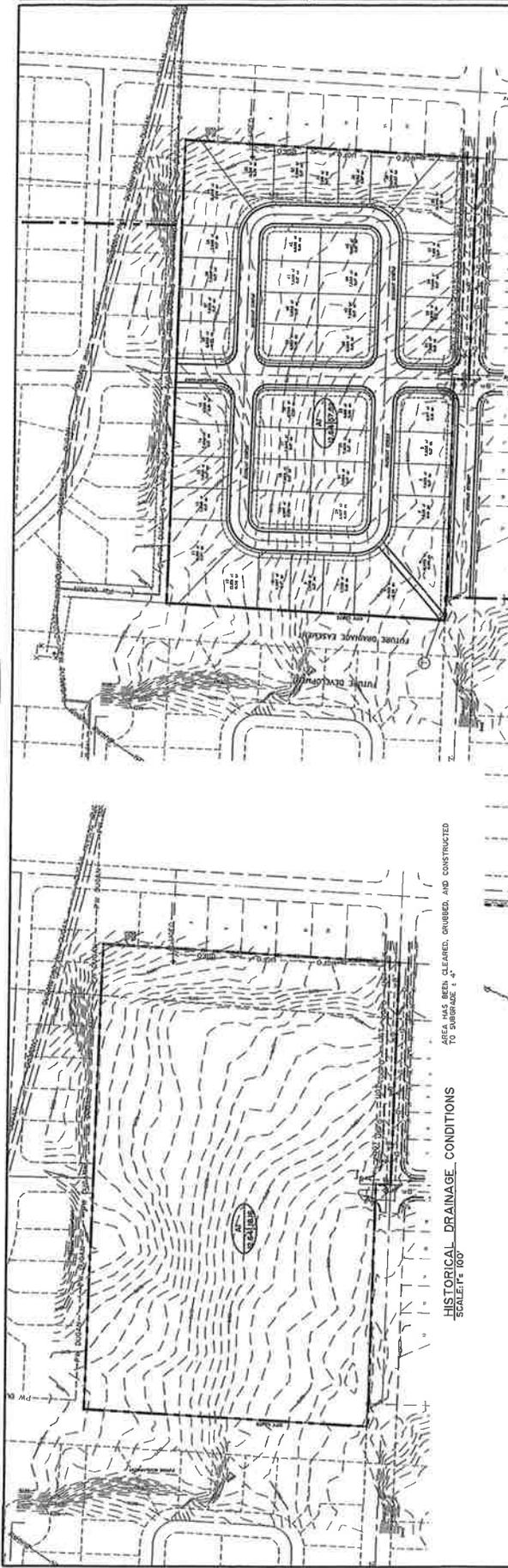
SEAL



ATTEST:

  
Notary

## PUBLIC WORKS



**DEVELOPED DRAINAGE CONDITIONS.**  
 SCALE: 1" = 100'

7000 SQUARE FOOT LOT MIN!  
 HOUSE FOOTPRINT - 4000 SF  
 PERMITSER SIDEWALK - 4600 SF  
 LANDSCAPING -

1. STORM SURFACE RUNOFF FROM LITTLE CREEK SUBDIVISION PHASE 6 WILL BE COLLECTED AT THE END OF CONCRETE DRAIN CHANNELS. STORM SURFACE RUNOFF FROM THE CONCRETE DRAINAGE CHANNEL DETAIL A/L AS THE RUNOFF LEAVES THE CHANNEL SHALL BE COLLECTED IN A 24" DIA. CONCRETE MANHOLE. THE MANHOLE SHALL BE INSTALLED SAID AND GRAVEL OPERATION TEMPORARILY DURING CONSTRUCTION. THE CITY OF FARMINGTON FOR A FUTURE PARK AND DEVELOPED DRAINAGE AS SHOWN IN THIS PLAN. ALL DEVELOPED DRAINAGE SHALL BE DIVERTED FROM LOTS TO NEW DRAINAGE CHANNELS. THE NEW CONCRETE CHANNEL TO FUTURE DRAINAGE EASEMENTS AND POND.

**KEYED NOTES.**

1. STORM SURFACE RUNOFF FROM LITTLE CREEK SUBDIVISION PHASE 6 WILL BE COLLECTED AT THE END OF CONCRETE DRAIN CHANNELS. STORM SURFACE RUNOFF FROM THE CONCRETE DRAINAGE CHANNEL DETAIL A/L AS THE RUNOFF LEAVES THE CHANNEL SHALL BE COLLECTED IN A 24" DIA. CONCRETE MANHOLE. THE MANHOLE SHALL BE INSTALLED SAID AND GRAVEL OPERATION TEMPORARILY DURING CONSTRUCTION. THE CITY OF FARMINGTON FOR A FUTURE PARK AND DEVELOPED DRAINAGE AS SHOWN IN THIS PLAN. ALL DEVELOPED DRAINAGE SHALL BE DIVERTED FROM LOTS TO NEW DRAINAGE CHANNELS. THE NEW CONCRETE CHANNEL TO FUTURE DRAINAGE EASEMENTS AND POND.
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3. FUTURE DRAINAGE EASEMENT FOR STORM WATER IMPROVEMENTS.
4. FUTURE AREA FOR DEVELOPMENT.
5. LITTLE CREEK SUBDIVISION PHASE 5 COMPLETED.
6. EXISTING DRAIN STRUCTURE  
 60" DIA. 36" CHD • 5448.65  
 48" DIA. 36" CHD • 5448.00  
 36" DIA. 36" CHD • 5448.00

**LEGEND**

- DRAIN BASIN BOUNDARY
- STORM WATER PIPE
- STORM WATER PIPE LABEL

**SCALE: 1" = 100'**

ATTACHMENT #17		DRAINAGE CALCULATIONS	
LITTLE CREEK SUBDIVISION PHASE 6		STORM WATER	
NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	LOT 1	10,000	10.00%
2	LOT 2	10,000	10.00%
3	LOT 3	10,000	10.00%
4	LOT 4	10,000	10.00%
5	LOT 5	10,000	10.00%
6	LOT 6	10,000	10.00%
7	LOT 7	10,000	10.00%
8	LOT 8	10,000	10.00%
9	LOT 9	10,000	10.00%
10	LOT 10	10,000	10.00%
11	LOT 11	10,000	10.00%
12	LOT 12	10,000	10.00%
13	LOT 13	10,000	10.00%
14	LOT 14	10,000	10.00%
15	LOT 15	10,000	10.00%
16	LOT 16	10,000	10.00%
17	LOT 17	10,000	10.00%
18	LOT 18	10,000	10.00%
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22	LOT 22	10,000	10.00%
23	LOT 23	10,000	10.00%
24	LOT 24	10,000	10.00%
25	LOT 25	10,000	10.00%
26	LOT 26	10,000	10.00%
27	LOT 27	10,000	10.00%
28	LOT 28	10,000	10.00%
29	LOT 29	10,000	10.00%
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38	LOT 38	10,000	10.00%
39	LOT 39	10,000	10.00%
40	LOT 40	10,000	10.00%
41	LOT 41	10,000	10.00%
42	LOT 42	10,000	10.00%
43	LOT 43	10,000	10.00%
44	LOT 44	10,000	10.00%
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90	LOT 90	10,000	10.00%
91	LOT 91	10,000	10.00%
92	LOT 92	10,000	10.00%
93	LOT 93	10,000	10.00%
94	LOT 94	10,000	10.00%
95	LOT 95	10,000	10.00%
96	LOT 96	10,000	10.00%
97	LOT 97	10,000	10.00%
98	LOT 98	10,000	10.00%
99	LOT 99	10,000	10.00%
100	LOT 100	10,000	10.00%



# PLANNING MEMO COMMENTS SUMMARY

## FP 16 102 LITTLE CREEK SUBDIVISION PHASE VI

Deadline: 10/27/16

### City of Farmington Departments

CD	Director – M. Holton	Comments will be incorporated into the staff memo.
CD	Addressing – Planning Division	
CD	Chief Building Official – D. Childers	No comment
CD	Long Range Planner	
CD	MPO – D. Garcia	
CD	Oil & Gas Inspector – L. Simms	
CITY	City Manager's Office – J. Baird	No comment
ELEC	Customer Care Manager – L. Richardson	
ELEC	Electrical Engineering – L. Aligarbes	The Little Creek Subdivision plat shows the 10' utility easement along the front of the property for the underground power line service. Can sign plat any time.
ELEC	T & D – R. Romero	
FIRE	Fire Captain – D. Doudy	With each phase completed an additional 2525 feet of road are added to this area. The City of Farmington's ISO rating determines needed fire stations based on road miles. The current requirement sets road miles covered by a needed fire station at 91,119.95 feet of roads, or 17.26 miles. The Troy King area is currently at 66,456.56 feet and 12.59 road miles and with this phase of the Little Creek Subdivision this total will increase to 68,981.56 feet and 13.06 miles. This project will leave only 22,176 feet or 4.2 miles of road before an additional fire station is required.
FIRE	Fire Marshall – B. Vega	
LEGAL	City Attorney – J. Breakell	
LEGAL	Deputy City Attorney – R. Frost	
POLICE	Code Compliance – T. Johnston	
POLICE	Sergeant – P. Flores	
PRCA	Director - C. Styron	Continue to work on the park area in the subdivision plan
PW	City Engineer – N. Westerling	
PW	Engineering – T. Sitta	No comment
PW	Streets Superintendent – J. Couch	
PW	Traffic Engineer – C. Trask	
PW	Water/Waste Water – M. Tso	No comment

**Other Entities**

New Mexico Gas Company – R. Owens	
CenturyLink – D. Willato	No comment
Enterprise Field Services	
Comcast Cable – M. Johnson	
CH2MHILL OMI – R. Rosen	
Field Services	
Farmington School District – C. Lyons	

# PETITION APPLICATION



Incomplete applications will not be accepted.

Return completed application to:

**Planning Division**  
**Community Development Dept.**  
**City of Farmington**  
**800 Municipal Drive**  
**Farmington, NM 87401**  
**(505) 599-1317**  
**(505) 599-1299 (fax)**

**PROJECT TYPE (Check Those Applicable)**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Annexation and / or Zoning<br><input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plan | <input type="checkbox"/> Summary Plat<br><input type="checkbox"/> Special Use Permit<br><input type="checkbox"/> Variance (ARB) | <input type="checkbox"/> Zone Change to _____ District<br><input type="checkbox"/> Temporary Use Permit<br>Proposed Length of Use: _____ |
|---|---|--|

**INFORMATION**

Applicant's Name: Joe Kozimor	Project Location: Piedras Street / Bluejay Circle
Address: P.O. Box 629, Farmington, NM, 87499	Existing Use: <b>Vacant</b>
E-Mail: <b>joek@consolidatedconst.com</b>	Proposed Use: <b>Residential</b>
Telephone: (505) 326-7771	Current Zoning: <b>SF-7</b>
Relationship to Property Owner:	Assessor's Parcel I.D. and/or Tax I.D. Number: <b>Z-080-172-198-462</b>

Legal Description of Subject Property: *See Attached Plat*

Is Property subject to deed restrictions, covenants, or homeowners' association agreements? Yes  No   
 If Yes, please provide copy with application.

**REPRESENTATIVE / CONTACT PERSON (if other than applicant)**

Name: George T. Walters	Email: gtw@c-w-e.com
Phone: (505) 327-3303	Address: 909 West Apache, Farmington, NM, 87401

**OWNERSHIP**

<b>PROPERTY OWNER</b> (Identify General Partners, Managing Partner, Corporation President and Secretary. Specify type of ownership interest: Fee, Real Estate Contract, Option to Purchase)	<b>MORTGAGE HOLDERS</b> (if any)
Name: Joe Kozimor	Name:
Phone: (505) 326-7771	Phone:
Address: P.O. Box 629, Farmington, NM, 87499	Address:

**OWNER CERTIFICATION**

\* (Physical and Mailing)

I certify that I am an owner and the information and exhibits herewith are true and correct to the best of my knowledge in filing this application, I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the City of Farmington or Planning and Zoning Commission to enter the premises described in this application. I understand applications will generally be reviewed by City Council at their first regular session following the P&Z review.

Name: Joe Kozimor	Address: P.O. Box 629, Farmington, NM, 87499
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Owner's Signature: <i>Joe Kozimor</i>	Phone / Email: 326-7771
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**\*\*\*\* STAFF USE ONLY \*\*\*\***

Received By <u>  KW  </u> Time _____ Date <u>  10/19/16  </u> Fee Received <u>  \$92  </u> Project File No. <u>  FP 102  </u> Date of Hearing/Meeting: <u>  12/15/16 - PE 2  </u>	<input type="checkbox"/> Blueline Copies of Plans _____ <input type="checkbox"/> Ownership Report (subject and surrounding properties) <input type="checkbox"/> Legal Description _____ <input type="checkbox"/> Detailed Statement of Proposed Use _____
--	--

**LITTLE CREEK SUBDIVISION PHASE VI  
LYING IN THE  
NW1/4 & NE1/4  
of SECTION 11, T29N R14W, N.M.P.M.,  
FARMINGTON, SAN JUAN COUNTY, NEW MEXICO**

KNOW ALL MEN BY THESE PRESENTS:

That Joe and Stan, LLC a New Mexico Domestic Limited Liability Company, being sole Owner and Proprietor of the land above described, has made a subdivision of said land, and that said subdivision is named and shall be known as:

LITTLE CREEK SUBDIVISION, PHASE VI

That the said subdivision, as shown on this plat, is with the consent and in accordance with the desire of said Owner, and the streets and easements shown are dedicated for public use as such, together with easements for public utilities, including easements for overhead or buried service wires with the right to include necessary maintenance of the same, and right of ingress and egress to and from said easements.

In witness whereof, we have caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Joe Koztmor, Manager

AFFIDAVIT

Now comes Joe and Stan, LLC a New Mexico Domestic Limited Liability Company, first duly sworn upon his oath and states that the subdivision shown hereon lies wholly within the mutual planning and plaiting jurisdiction of the City of Farmington and San Juan County, New Mexico.

Joe Koztmor, Manager

State of New Mexico )  
County of San Juan ) ss:

The foregoing dedication and affidavit were acknowledged before me by Joe Koztmor, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

ACCEPTANCE

Approved pursuant to major subdivision procedure of the City of Farmington UDC.

Date: \_\_\_\_\_

City of Farmington Planning Commission

By: \_\_\_\_\_

Chairman

Notary Public

Farmington Electrical Utility

CenturyLink

New Mexico Gas Company

City Engineer

Enterprise Field Services, LLC

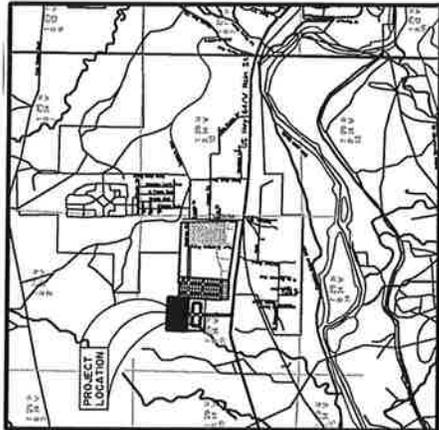
Water and Wastewater O & M Manager

CERTIFICATION

I, George T. Walters, a New Mexico Professional Surveyor certify that I conducted a field and office survey for this Subdivision Survey Plat, that this Subdivision Survey Plat meets the Minimum Standards for Surveying in New Mexico, and that this Subdivision Survey Plat meets the Minimum Standards for Surveying in New Mexico.

Date

George T. Walters  
Professional Land Surveyor No. 6189  
State of New Mexico



**DESCRIPTION**

A tract of land lying in the Northwest Quarter and the Northeast Quarter (NW1/4 & NE1/4) of Section 11, T29N, R14W, N.M.P.M., Farmington, San Juan County, New Mexico, being more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 11 and S55°37'07"E for a distance of 209.16 feet; and the True Point of Beginning;

THENCE: S88°03'15"E for a distance of 945.84 feet; S03°27'22"W for a distance of 598.19 feet; and ALONG the west boundary of Little Creek Subdivision Phase 3 as recorded in B1570, P425, on March 17, 2014 and Little Creek Subdivision Phase 1 in B152, P466 on August 4, 2014 to the Northeast Corner of Little Creek Subdivision Phase 4 as recorded in B1572, P655, on May 13, 2014;

ALONG the north boundary line of said Little Creek Phase 4 Subdivision N86°03'11"W for a distance of 452.45-feet-to the northwest corner of said Little Creek Phase 4 Subdivision and a point on the east boundary line of Little Creek Phase 5 Subdivision as recorded in B1590, P525 on 08/04/2015;

THENCE: LEAVING said Little Creek Phase 4 Subdivision and ALONG the east boundary line to the northeast corner of said Little Creek Phase 5 Subdivision and N01°05'E for a distance of 30.00 feet;

THENCE: ALONG the north boundary line of said Little Creek Phase 5 Subdivision and the north right of way line of Piedra Street and N86°03'15"W for a distance of 492.20 feet;

THENCE: N03°27'28"E for a distance of 568.18 feet and back to the point of beginning. Said tract of land contains 12.64 acres, more or less.

**WATER RIGHTS DISCLAIMER**

CHENEY-WALTERS-ECHOLS, INC. HAS MADE NO DETERMINATION OF WATER RIGHTS FOR THIS PROPERTY. IF WATER RIGHTS ARE ADJUDICATED TO THIS PROPERTY THE OWNER RESERVES SAID WATER RIGHTS.

**MONUMENT NOTE:**

ALL INTERIOR MONUMENTS SHALL BE SET ACCORDING TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, TITLE 12 CHAPTER 8 PART 216.

**TELEPHONE AND ELECTRICAL NOTE:**

CHENEY-WALTERS-ECHOLS, INC. ASSUMES NO RESPONSIBILITY FOR THE INSTALLATION OF TELEPHONE AND ELECTRICAL SERVICES.

**GAS LINE DISCLAIMER**

CHENEY-WALTERS-ECHOLS, INC. DOES NOT GUARANTEE THAT THE GAS LINES SHOWN ARE ALL LINES ON THE PROPERTY AND THOSE SHOWN ARE LOCATED FROM EXISTING MARKERS ASSUMED TO BE CENTERLINE OF THE PIPELINE AND FROM EASEMENT DESCRIPTIONS FURNISHED BY THE PROPERTY OWNER.

**SETBACK DISCLAIMER**

BUILDING SETBACKS FROM GAS WELLS AND GAS LINES MUST BE DETERMINED BY THE OWNER PRIOR TO ANY CONSTRUCTION.

**DATE OF FIELD SURVEY**

JULY 21, 2015.

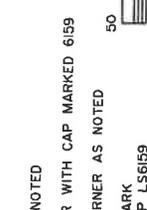
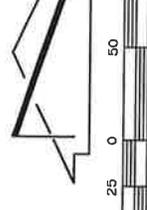
**RESIDENTIAL FINISH FLOOR ELEVATIONS**

CWE ASSUMES NO LIABILITY AND/OR RESPONSIBILITY FOR ESTABLISHING INDIVIDUAL FINISH FLOOR ELEVATIONS. LOT OWNERS ARE RECOMMENDED TO REVIEW COF DETAIL D-612 TITLED "ELEVATION RESIDENTIAL DRAINAGE" WHICH DISCUSSES FINISH FLOOR ELEVATION 18" ABOVE DRIVEWAY FLOW LINE.

NUMBER	R =	L =	D =	T =	LC =	CD =
C1	25.00	39.61	90°46'40"	25.34	35.59	N46°33'25"E
C2	25.00	38.93	89°13'20"	24.66	35.11	S43°26'35"E
C3	25.00	38.93	89°13'20"	24.66	35.11	N43°26'35"W
C4	25.00	39.61	90°46'40"	25.34	35.59	S46°33'25"W
C5	25.00	39.61	90°46'40"	25.34	35.59	N46°33'25"E
C6	25.00	38.93	89°13'20"	24.66	35.11	S43°26'35"E
C7	25.00	38.93	89°13'20"	24.66	35.11	N43°26'35"W
C8	25.00	39.61	90°46'40"	25.34	35.59	S46°33'25"W
C9	25.00	38.93	89°13'20"	24.66	35.11	N43°26'35"E
C10	25.00	39.61	90°46'40"	25.34	35.59	N46°33'25"E
C11	25.00	39.27	90°00'00"	25.00	35.36	S46°56'45"W
C12	50.00	78.54	90°00'00"	50.00	70.71	S46°56'45"W
C13	75.00	117.81	90°00'00"	75.00	106.07	S46°56'45"W
C14	75.00	5.52	4°12'49"	2.76	5.51	S04°03'10"W
C15	75.00	49.76	38°00'47"	25.83	48.85	S25°09'58"W
C16	75.00	49.93	38°08'43"	25.93	49.02	S63°14'43"W
C17	75.00	12.60	9°37'40"	6.32	12.59	S87°07'55"W
C18	75.00	39.27	90°00'00"	25.00	35.36	S43°03'15"E
C19	50.00	78.54	90°00'00"	50.00	70.71	S43°03'15"E
C20	75.00	117.81	90°00'00"	75.00	106.07	S43°03'15"E
C21	75.00	12.60	9°37'40"	6.32	12.59	S83°14'25"E
C22	75.00	49.93	38°08'43"	25.93	49.02	S59°21'31"E
C23	75.00	49.76	38°00'47"	25.83	48.85	S21°16'28"E
C24	75.00	5.52	4°12'49"	2.76	5.51	S00°09'40"E
C25	25.00	39.61	90°46'40"	25.34	35.59	N46°33'25"E
C26	50.00	78.22	90°46'40			

# LITTLE CREEK SUBDIVISION PHASE VI LYING IN THE NW1/4 & NE1/4 of SECTION 11, T29N R14W, N.M.P.M., FARMINGTON, SAN JUAN COUNTY, NEW MEXICO

R-1  
JOE AND STAN LLC  
B1504, P272



SCALE: 1" = 50'  
FUTURE DEVELOPMENT

**LEGEND**  
 ○ = FOUND REBAR AS NOTED  
 ⊙ = SET 1/2"x18" REBAR WITH CAP MARKED 6159  
 ⊕ = FOUND SECTION CORNER AS NOTED  
 ⊕ = PROJECT BENCH MARK  
 ⊕ = 1/2" REBAR WITH CAP L56159  
 N = 91456.4250  
 E = 93427.7440  
 EL = 5483.07



R-1  
JOE AND STAN LLC  
B1504, P272

**PIAT NOTES:**  
 1. LOTS NO. 1-5 AND 24-28 SHALL NOT HAVE DRIVE ACCESS TO PIEDRAS STREET.  
 2. LOTS NO. 1, 2, 16, 17, 31, 39, 46 AND 24 SHALL NOT BE ADJACENT TO STARLING LANE.  
 3. ALL LOTS MUST ACCESS BLUEJAY CIRCLE.  
 4. SIGHT LINE SAFETY TRIANGLES AT CORNER LOTS SHALL BE TO CITY STANDARDS.

R-2  
LITTLE CREEK SUB PH 4  
B1572, P655

R-3  
LITTLE CREEK SUB PH 5  
B1597, P274

R-4  
LITTLE CREEK SUB PH 6  
B1572, P655

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R-173  
LITTLE CREEK SUB PH

**MINUTES**  
**PLANNING & ZONING COMMISSION**

**November 10, 2016**

The Planning and Zoning Commission met in a regular session on November 10, 2016 at 3:00 p.m. in the City Council Chambers, 800 Municipal Drive, Farmington, New Mexico

P&Z Members Present:

Chair-Joyce Cardon  
Ryan Brown  
Shay Davis  
Clint Freeman  
Kristin Langenfeld  
Cheryl Ragsdale  
Paul Thompson  
Cody Waldroup  
Del Washburn

P&Z Members Absent:

Dacia Yazzie

Staff Present:

Jennifer Breakell  
Derrick Childers  
Teri Clashin  
Mary Holton  
Cindy Lopez  
Toni Sitta  
Karen Walker

Others Who Addressed the Commission:

Ireke Cooper  
Doug Dykeman  
John McNeill  
Derald Polston

**Call to Order**

Chair Joyce Cardon called the meeting to order at 3:00 p.m. There being a quorum present the following proceedings were duly had and taken.

**Presentation of the Agenda**

There were no changes to the agenda.

### **Approval of the Minutes**

A motion was made by Commissioner Davis and seconded by Commissioner Waldroup to approve the minutes of the September 15, 2016 P&Z Meeting. This motion was approved unanimously by a 9-0 vote.

## **COMMUNITY DEVELOPMENT PETITION REPORT**

### **Petition No. FP 100 & 101**

### **Final Plat – L & V Subdivision**

#### **Planning & Zoning Commission Discussion of Petitions FP 100 & 101, 2016 on November 10, 2016**

Director Mary Holton presented the staff report for FP 100 & 101, a request from Vernon Gladden, represented by Cheney-Walters-Echols, Inc. for 2 final plats for L & V Subdivision #1 and #2, located at CR 6480 and Road 6478 north of Kirtland.

The petitioner requests final plat approval of two (2) Class 2 subdivisions, each containing five (5) residential lots. The legal descriptions for each subdivision indicate that each consists of 4.73 acres. Ms. Holton said that both final plats are originally part of a 1973 survey tract layout for Geoff McMahon. There are still some issues remaining with the final plat. Those issues will be worked out with Mr. Gladden and Mr. George Walters.

Staff recommends approval subject to resolving deficiencies and conditions noted in the Staff Report for November 10, 2016. Those issues will be worked out between the petitioner, the representative, and staff.

Vernon Gladden, who resides at 7 Road 6447 in Kirtland stated that he was not aware of the issues prior to the meeting. Mr. Gladden said he is positive that the issues will be resolved.

#### **Planning & Zoning Commission Action of Petition FP 100 & 101 on November 10, 2016**

A motion was made by Commissioner Davis and seconded by Commissioner Waldroup to **approve** Petitions FP 100 & 101, a request from Vernon Gladden, represented by Cheney-Walters-Echols, Inc. for 2 final plats for L & V Subdivision #1 and #2, located at CR 6480 and Road 6478 north of Kirtland subject to recommendations by staff.

AYE: Chair Cardon, Commissioners Brown, Davis, Freeman, Langenfeld, Ragsdale, Thompson, Waldroup, and Washburn.

NAY: None

Abstained: None

Absent: Commissioner Yazzie.

**Motion passed 9-0**

**Quasi-Judicial and Open Meetings Act - Jennifer Breakell**

Jennifer Breakell, Farmington City Attorney, presented a Power Point presentation on the rules of quasi-judicial meetings and the role of Commissioners. Ms. Breakell discussed issues that can arise when Commissioners discuss petitions with other people or visit petition sites. This presents unfair knowledge that other Commissioners are not privy to and could possibly result in a skewed decision on a petition. Quasi-Judicial proceedings require that all parties have the opportunity to hear all of the facts and are able to cross examine. All facts are required to be heard at a public hearing that has been noticed. Several Commissioners present asked questions of Ms. Breakell concerning this topic.

Ms. Breakell also presented a Power Point presentation on the Open Meetings Act. She explained state statute on noticing, minutes, and reasonable time for final decisions.

**Unified Development Code Refresher Course - Cindy Lopez**

Cindy Lopez, Community Development Senior Planner, presented a Power Point presentation on where Commissioners can find answers to planning and zoning questions in the UDC, Unified Development Code. Ms. Lopez pointed out the Comprehensive Plan and the Piñon Hills Boulevard Corridor Plan that guides planners when presenting petitions. Several Commissions present asked questions of Ms. Lopez concerning this topic.

**Existing Building Code Informational Training - Derrick Childers**

Derrick Childers, Community Development Chief Building Official, gave a presentation based on the IEBC, International Existing Building Code. The code is used statewide and attempts to make it less cost prohibitive to remodel older buildings.

**Business from the Floor:** There was no business from the Floor.

**Business from the Chair:** There was no business from the Chair.

**Business from the Members:** There was no business from the Members

**Business from Staff:** Ms. Lopez mentioned that December 15, 2016 is the last meeting for this year.

**Adjournment:** With no further business and a motion by Commissioner Davis and seconded by Commissioner Langenfeld, the Planning and Zoning Commission meeting November 10, 2016 was adjourned at 4:34 p.m.

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Joyce Cardon  
Chair

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Karen Walker  
Administrative Assistant