

A G E N D A

Planning & Zoning Commission
City Council Chambers – 800 Municipal Drive
January 28, 2021 - 3:00 p.m.

This meeting will be held virtually using Zoom at:
<https://us02web.zoom.us/j/83289559856>

Item	
1	Call Meeting to Order
2	Approval of the Agenda
3	Approval of the Minutes of the January 14, 2021 P&Z Meeting
4	Petition No. PP 20-59 (Discussion/Possible Action) - a request from Mike Smith, property owner, represented by Alex Johnson of Johnson Mapping and Surveying, for a preliminary plan review of a six-lot subdivision in Tier 2 of the Planning & Platting Jurisdiction of the City of Farmington. Property is located in Flora Vista, and unincorporated city within San Juan County. (Beth Escobar)
5	Business From: Floor: Chairman: Members: Staff:
6	Adjournment

The recommendation of the Planning and Zoning Commission is scheduled to be considered at the City Council Meeting on Tuesday, February 9, 2021.

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.

Meeting Minutes

Planning & Zoning Commission

January 14, 2021

The Planning & Zoning Commission met in a regular session on January 14, 2020 at 3:00 p.m. in the City Council Chambers, 800 Municipal Drive, Farmington, New Mexico via Zoom at <https://us02web.zoom.us/j/86060354302>.

P&Z Members Present:

Chair-Joyce Cardon
Vice Chair-Clint Freeman
Ryan Brown (via Zoom)
Shay Davis
Elizabeth Lockmiller
Cheryl Ragsdale
Mitch Sewell
Gary Smouse (via Zoom)

P&Z Members Absent:

Cody Waldroup

Staff Present:

Andrea Jones
Beth Escobar
Elizabeth Sandoval

Others Who Addressed the Commission (Via Zoom Virtual Platform):

Robert Echols

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 & Approval of the Agenda

There were no changes to the agenda. A motion was made by Vice Chair Freeman and seconded by Commissioner Sewell. A roll call vote was taken and this motion was approved unanimously by a 7-0 vote.

Approval of the Minutes

A motion was made by Commissioner Sewell and seconded by Commissioner Davis to approve the minutes of the December 10, 2020 P&Z Meeting. A roll call vote was taken and this motion was approved unanimously by a 7-0 vote.

Swearing in of Witnesses

Witnesses were sworn in by Elizabeth Sandoval, Administrative Assistant.

Note

Commissioner Smouse joined the meeting via Zoom.

Petition No. PP 20-56

Beth Escobar, Planning Manager, presented Petition No. PP 20-56, Little Creek Subdivision Phase VII.

Petition from Joe & Stan, LLC - Joe Kozimor, Manager

Representative: Robert Echols, Cheney-Walters-Echols

Location: Parcel No. 2080172214410, located at the north terminus of Sparrowhawk Dr. and Soaring Eagle Dr.

Existing Zoning: SF-7, Single-family residential

The applicant is requesting Preliminary Plan approval per Section 8.8.9.D of the Unified Development Code. The Preliminary Plan review provides for identification of any issues and determination of compliance with all regulations. The Planning & Zoning Commissions is being asked to make a recommendation. Council provides final approval of a Preliminary Plan. The Final Plat may then be submitted.

The petitioner is requesting preliminary plan approval for the Little Creek Subdivision Phase VII, Class 1, a 13-lot subdivision on a 24.15-acre undeveloped parcel located north of the terminus of Sparrowhawk Drive in West Farmington. Lot sizes for Phase VII range from 1.23 acres to 2.31 acres.

The proposed subdivision is an addition to previous Little Creek Subdivisions developed on properties to the south.

Phase VII includes two non-buildable lots, numbers 11 and 12. Lot 12 has an existing gas well and supporting infrastructure as well as a solar array. The topography of Lot 11 is too challenging to support development.

Lot numbers 3, 4 & 6 are impacted by an existing gas line. Buildings must be set back 30 feet from the gas line easement.

Standard review agencies have commented on the plat. Majority of comments have been addressed. Discussion regarding drainage is ongoing.

Staff concludes approval of Petition 20-56, a preliminary plan for Little Creek Subdivision Phase VII, is appropriate, subject to technical and corrective changes as identified.

Staff Recommendation

The Community Works Department recommends approval of Petition 20-56, a request from Joe and Stan, LLC (Joe Kozimor, Manager) represented by Robert Echols of Cheney-Walters-Echols, Inc. for a preliminary plan of a Class 1, 13-lot subdivision on a 24.15-acre undeveloped parcel located north of the terminus of Sparrowhawk Drive in West Farmington. The lot sizes for Phase VII range from 7,000 square feet to 2.53 acres.

All technical corrections to the plat and construction drawings will be finalized and approved prior to submittal of the final plat, including the drainage report.

Discussion

Chair Cardon asked the Commissioners if they had questions of staff.

Commissioner Sewell asked if the easement for the gas line was from the edge of the easement.

Planning Manager Escobar stated that since it is centered it is from both sides.

Commissioner Freeman asked if was it is 30 feet from the gas line or 30 feet easement.

Planning Manager Escobar stated 30 feet from the edge of the easement. The plat does include the setbacks for the lots that are impacted by the gas line. All lots are buildable, except for lot eleven.

Chair Cardon asked if the petitioner or the petitioner's representative were present.

Robert Echols, the petitioner's representative, stated that he is representing Joe and Stan Kozimor and agrees with staff's recommendation for approval.

Chair Cardon asked if the Commissioners had any questions for Mr. Echols.

Chair Cardon asked if there were any interested parties that would like to speak.

There were none.

Chair Cardon asked if there was a Commissioner prepared to make a motion regarding PP 20-56.

A motion was made by Vice Chair Freeman and seconded by Commissioner Ragsdale to **approve** Petition No. PP 20-56, a request from Joe and Stan, LLC (Joe Kozimor, Manager) represented by Robert Echols of Cheney-Walters-Echols, Inc. for a preliminary plan of a Class 1, 13-lot subdivision on a 24.15-acre undeveloped parcel located north of the terminus of Sparrowhawk Drive in West Farmington. The lot sizes for Phase VII range from 7,000 square feet to 2.53 acres. Also including that all technical corrections to the plat and construction drawings will be finalized and approved prior to submittal of the final plat, including the drainage report.

A roll call vote was taken and this motion was approved unanimously by an 8-0 vote.

Chair Cardon stated that this petition will move forward to City Council and will be heard at the January 26, 2021 City Council meeting.

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: Planning Manager Escobar stated that two more preliminary plans have been submitted to the Planning Division and will be brought forward to the Planning & Zoning Commission.

Adjournment: With no further business and a motion by Commissioner Sewell and seconded by Commissioner Ragsdale, the Planning & Zoning Commission meeting of January 14, 2021 was adjourned at 3:18 p.m. A roll call vote was taken and this motion to adjourn was approved by an 8-0 vote.

Joyce Cardon
Chair

Elizabeth Sandoval
Administrative Assistant

**COMMUNITY WORKS
STAFF REPORT
SCALES SUBDIVISION
Petition No. PP 20-59**

A. STAFF REPORT, January 28, 2021

PROJECT INFORMATION

Applicant	Michael L. Smith
Representative	Alex Johnson with Johnson Mapping and Surveying
Date of Application	December 17, 2020
Requested Action	Preliminary Plan Approval
Location	Parcel # R0010977, Flora Vista. West of County Road 3450
Existing Zoning	Unincorporated San Juan County
Surrounding Zoning and Land Use	N/A Surrounding properties are developed as residential
Subdivision Class	Class 3, Tier 2
Notice	Preliminary Plans do not require notice
Staff Planner	Beth Escobar, Planning Manager

SUBDIVISION INFORMATION

Number of Lots	6 lots
Acres of Land	8.67 acres
Minimum Lot Size	1 acre
Utilities	Water: Flora Vista Mutual Domestic Water Association Sewer: Private Septic Systems Electric: Per FEUS Engineering
Access & Circulation	Per City Standards
Street Lights	Per City Standards
Street Sign	Per City Standards
Fire Hydrants	Per City Standards
Drainage	Per City Standards
P & R's Fees	Per City Standards
NBU Mail Box	Coordinate with USPS

GENERAL INFORMATION

The petitioner is requesting preliminary plan approval for the Scales Subdivision, a proposed subdivision of an 8.67-acre parcel located in Flora Vista, an unincorporated area of San Juan County.

The petitioner is submitting this as an exemption plat to San Juan County. Newly created lots will be transferred to family members of the petitioner in accordance with New Mexico Statute 47-6-2.L.9.

The subject property is located in Tier 2 of the City of Farmington's Planning and Platting Jurisdiction. Subdivisions in Tier 2 are subject to all of the regulations in Chapter 6 – Subdivision Standards of the UDC except for the following:

The requirements of section 6.4, subdivision design standards, shall apply to all rural residential subdivisions, with the following modifications.

6.5.2 Blocks. Block length shall not exceed 1,500 feet in rural residential subdivisions. In blocks over 800 feet in length, accessways, as defined herein, may be required near the center of the block and at the end of a cul-de-sac to facilitate pedestrian traffic movement.

6.5.3 Streets and alleys.

- A. Streets shall comply with the requirements of section 6.4.7; provided, however, that streets Class 2 and 3 subdivisions shall have:
 - (1) All weather, gravel or crushed stone base;
 - (2) Road surfaces with not less than a double penetration chip seal surface; and
 - (3) Road surface width of not less than 24 feet; and
 - (4) Eight-foot shoulder on each side.
- B. Minimum rights-of-way width shall be 52 feet; provided, however, that minimum rights-of-way for all thoroughfares, as shown on the City of Farmington Major Thoroughfare Plan, which cross or form a subdivision boundary, shall be in accordance with the requirements of subsection 6.4.7J., geometric standards—street design criteria.

6.5.4 Pedestrian, biking and multi-use facilities.

- A. Sidewalks are not required on residential and collector streets that are wholly contained within rural residential subdivisions. If sidewalks are provided or required, they shall meet all regulations in section 6.4.8, pedestrian, biking and multi-use facilities, and shall be constructed away from the roadway surface to provide adequate safety for pedestrians.
- B. Sidewalks are required on all collectors and arterials that will continue beyond the rural residential subdivision(s) and are required to be constructed in accordance with the requirements of section 6.4.7, streets and alleys. Sidewalks on these streets shall comply with the requirements of section 6.4.8, pedestrian facilities.
- C. Biking facilities are not required.

Lots #5 and #6, as shown on the Preliminary Plan, are encumbered by a ditch easement and gas well infrastructure including a wellhead and gas pipeline for Lumen Technologies.

The plat shows potential building envelopes for these lots.

Tier 2 properties are within 3 miles of the City boundaries. Although no specific study for potential annexation in this area has been conducted, it is reasonable to assume that annexation of the Flora Vista area is a possibility. It is important therefore to control development to prevent the inheritance of problem areas. This is the purpose of the State assigned Planning and Platting Jurisdiction (PP & J).

Both the 2002 Farmington Comprehensive Plan and the 2040 Draft Comprehensive Plan reflect concerns about development in fringe areas that do not provide adequate infrastructure.

ISSUES IDENTIFIED DURING INITIAL REVIEW

Fire Department – Kipp Rix: (505) 566-2361 and krix@firenet.org

- International Fire Code (IFC)
- 503.2.1 - Fire access roads shall have width of not less than 20' and a vertical clearance of not less than 13' 6"
- Appendix "D"
- D103 - Drive surface capable of supporting at least 75,000 lbs
- D103.2 - Roads not exceed 10 percent grade
- D103.4 - Dead end roads in excess of 150' shall have an approved turn around

Engineering Staff –Toni Sitta: 599-1399 and tsitta@fmtn.org

- The proposed preliminary plan does not meet City of Farmington Subdivision standards for a Class 3, Major Subdivision in the Tier II Planning and Platting Jurisdiction (UDC 6.4.5; 6.4.3; 13.1.12, etc.).
- Each lot must front upon a public street with a right of way width of not less than 50 feet (UDC 6.4.5).
- Streets that serve Class 2 and Class 3 subdivisions shall have: All weather, gravel or crushed stone base; road surfaces with not less than a double penetration chip seal surface; and road surface width of not less than 24 feet; and eight foot shoulder on each side.
- Minimum right of way shall be 52 feet in rural residential subdivisions (Tier 2).
- Please submit a contour map of the proposed subdivision and a drainage report in accordance with UDC 13.2.12 (F) & (L). *(This has been received.)*
- The existing 25-foot Hillside Dr. public street has not been constructed. The City requires that the developer construct the access and street (Walnut Ave and Hillside Dr.) in accordance to subdivision standards per the City UDC.
- What is the feasibility of Lots 5 and 6 for development? It appears that the fenced area is all wellsite, with wellsite equipment. Has this equipment been removed? Please show the building envelope and area on the two lots. *(These building envelopes are indicated in the revised plan.)*

Water/Wastewater-Manuel Tso 599-1315 and mtso@fmtn.org

- Recommend showing Access and Utility Easement for Lot 5 & 6. *(This comment is addressed in the revised version of the Preliminary Plan.)*

Per Section 8.8.4 of the Unified Development Code, all subdivisions shall comply with the following minimum standards:

- A. Design and improvement standards. All subdivisions shall be designed and constructed in accordance with applicable requirements of:
- (1) Article 5, development standards; and
 - (2) Article 6, subdivision design and improvements.

Staff Comments: Through staff review, the plat as presented does **not** meet the following development standards and design and improvement requirements of the UDC:

1. Section 6.4.5.2: Each lot must front upon a public street with a right-of-way width of not less than 50 feet.
 - a. Lots 1, 2, 3 & 4 front South Hillside a 25-foot wide public street.
 - b. Lots 5 and 6 front an undedicated portion of County Road 3450.
2. Section 6.5.3.A: Streets in Tier 2 for Class 3 subdivisions shall be all weather, gravel or crushed stone base. Double penetration chip seal surface with a road surface width of not less than 24 feet and an eight-foot shoulder on each side.
 - a. South Hillside is currently undeveloped, with a dirt surface.

- B. Waivers. The commission may recommend and the council may approve, approve with conditions, or deny waivers of the standards in section 6.4, subdivision design standards, during the platting process.

Staff Comments: The petitioner is requesting waivers to the above listed requirements of Section 6.4.5.2 & 6.5.3.A of the UDC.

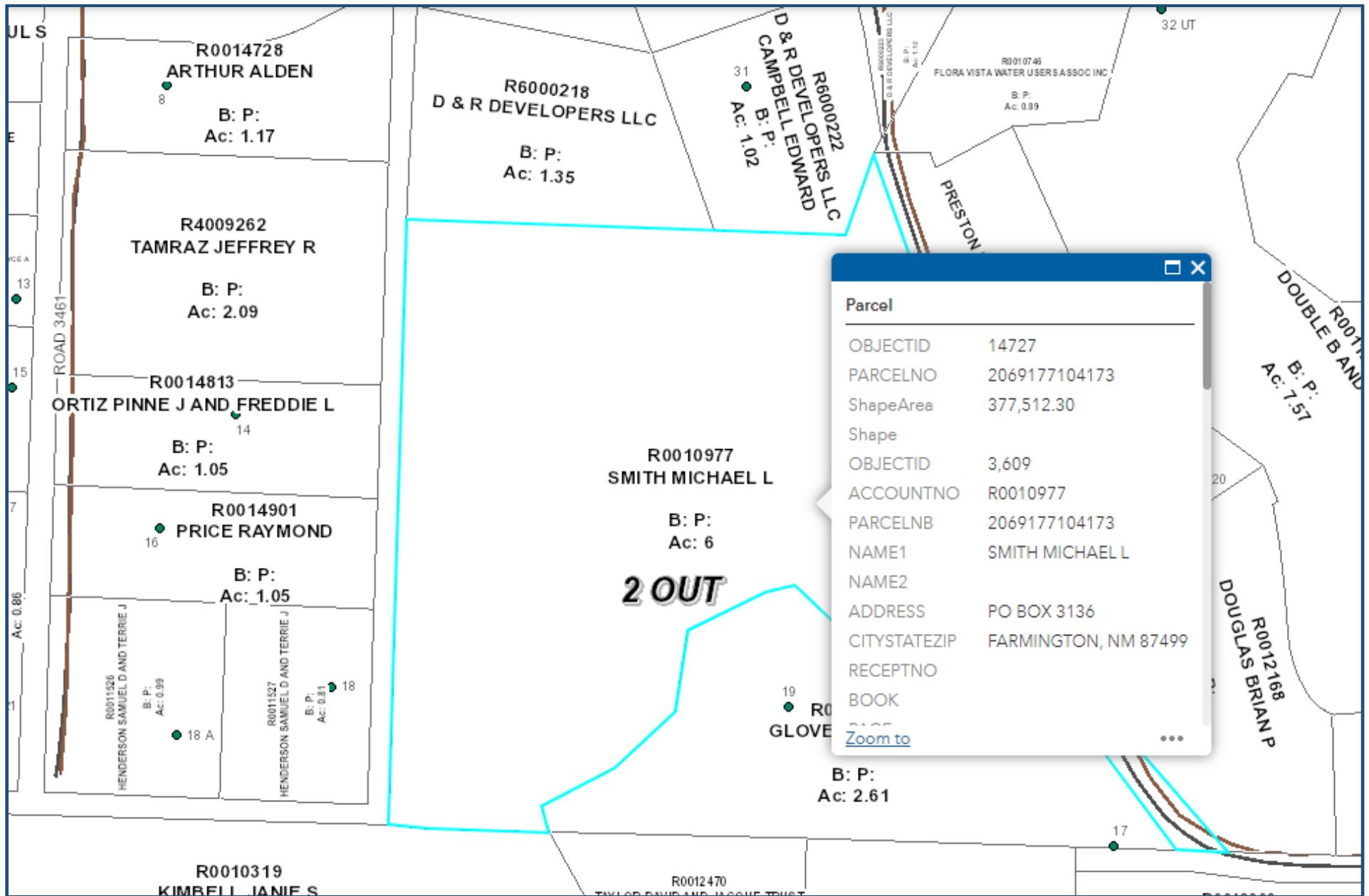
The proposed access for lots 1-4, Hillside Drive, is 25 feet wide which does meet fire code requirements. The southern terminus of Hillside Drive would be required to have an approved turnaround.

County Road 3450, providing access to lots 5 & 6, is also 25 feet wide.

Surfaces for both roads would need to be confirmed for adequacy by the Fire Department.

- C. Zoning consistency. All subdivisions and the resulting lots shall be consistent with the requirements of the applicable underlying zone district.

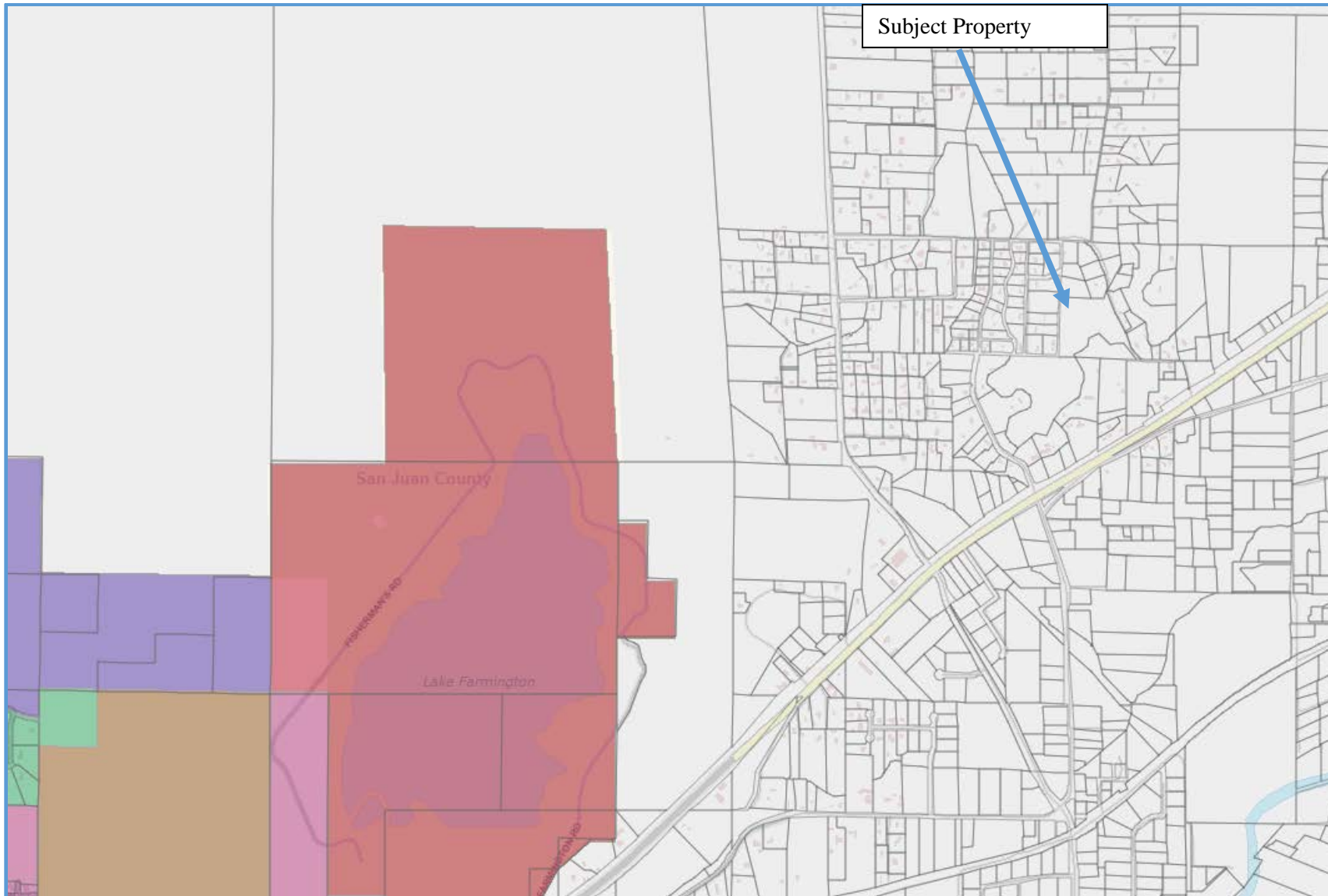
Staff Comments: San Juan County does not have zoning regulations. Single-family residential development is consistent with existing zoning in the area.



Parcel	
OBJECTID	14727
PARCELNO	2069177104173
ShapeArea	377,512.30
Shape	
OBJECTID	3,609
ACCOUNTNO	R0010977
PARCELNB	2069177104173
NAME1	SMITH MICHAEL L
NAME2	
ADDRESS	PO BOX 3136
CITYSTATEZIP	FARMINGTON, NM 87499
RECEPTNO	
BOOK	
Zoom to	

2 OUT





Preliminary Plat Sheet 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, MICHAEL L. SMITH BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED HEREON, HAVE MADE A SUBDIVISION OF SAID LAND, AND THAT SAID SUBDIVISION IS HEREON AND SHALL BE KNOWN AS:

SCALES SUBDIVISION

THAT THE SAID MAJOR SUBDIVISION, AS SHOWN ON THIS PLAT, IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS, AND THE STREETS AND EASEMENTS SHOWN ARE DEDICATED FOR PUBLIC USE AS SUCH, TOGETHER WITH EASEMENTS FOR PUBLIC UTILITIES, INCLUDING EASEMENTS FOR OVERHEAD OR SERVICE LINES OF POLE TOP UTILITIES, AND EASEMENTS FOR UNDERGROUND OR BURIED SERVICE LINES WITH THE RIGHT TO INCLUDE NECESSARY MAINTENANCE OF THE SAME, AND RIGHT OF EGRESS AND ACCESS TO AND FROM SAID EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

MICHAEL L. SMITH

OWNERS CERTIFICATE OF INTENT

I, MICHAEL L. SMITH, CLASH AN EXCEPTION FROM THE REQUIREMENTS OF THE NEW MEXICO SUBDIVISION ACT AND THE SAN JUAN COUNTY SUBDIVISION REGULATIONS FOR THE FOLLOWING REASONS: I CERTIFY THAT THIS TRANSACTION INVOLVES:

THE DIVISION OF LAND TO CREATE A PARCEL THAT IS SOLD OR DONATED AS A BEFT TO AN IMMEDIATE FAMILY MEMBER; HOWEVER, THIS EXCEPTION SHALL BE LIMITED TO ALLOW THE SELLER OR DONOR TO SELL OR GIVE NO MORE THAN ONE PARCEL PER TRACT OF LAND PER IMMEDIATE FAMILY MEMBER.

I FURTHER CERTIFY THAT THE INFORMATION PROVIDED BY ME IN THIS CLASH OF EXCEPTION IS TRUE AND CORRECT AND THAT ALL DOCUMENTS ATTACHED TO OR ENCLOSED WITH THIS CLASH OF EXCEPTION ARE ORIGINALS OR TRUE, COMPLETE AND CORRECT COPIES OF THE ORIGINALS.

MICHAEL L. SMITH

APPRAISAL OF FAMILY RELATIONSHIP

I, MICHAEL L. SMITH, AM CLAIMING AN IMMEDIATE FAMILY EXCEPTION UNDER THE SAN JUAN COUNTY SUBDIVISION REGULATIONS. I HEREBY SWEAR AND DECLARE UNDER PENALTY OF PERJURY THAT: SUSAN L. SMITH IS MY LEGAL WIFE AND IS RECEIVING LOT 4; THAT SUSAN A. SMITH IS MY SISTER AND IS RECEIVING LOT 3; THAT LARRY A. SMITH IS MY BROTHER AND IS RECEIVING LOT 4; THAT MARLE L. SMITH IS MY SON AND IS RECEIVING LOT 2; THAT JUSTIN LEONARD IS MY STEP SON AND IS RECEIVING LOT 4.

MICHAEL L. SMITH DATE _____

APPRAISAL OF JURISDICTION

HOW COMES MICHAEL L. SMITH FIRST DULY SWORN UPON HIS OATH AND STATES THAT THE SURVEY SHOWN HEREON LIES WITHIN THE MUTUAL PLANNING AND PLATTING JURISDICTION OF THE CITY OF FARMINGTON AND SAN JUAN COUNTY, NEW MEXICO.

MICHAEL L. SMITH

STATE OF NEW MEXICO) 368
COUNTY OF SAN JUAN)

THE FOREGOING DEDICATION, OWNERS CERTIFICATE OF INTENT, AFFIDAVIT OF FAMILY RELATIONSHIP AND AFFIDAVIT OF JURISDICTION WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY MICHAEL L. SMITH.

MY COMMISSION EXPIRES: _____
NOTARY

SCALES SUBDIVISION
A CITY OF FARMINGTON CLASS 2 MAJOR SUBDIVISION
AND A SAN JUAN COUNTY EXEMPTION SURVEY
FOR MICHAEL L. SMITH
LOCATED IN NE/4SE/4 SECTION 15, T-30-N, R-12-W, N.M.P.M.
SAN JUAN COUNTY, NEW MEXICO
SHEET 1/2

BASIS OF BEARING

CITY OF FARMINGTON 8/83 GRID SYSTEM AS MEASURED BETWEEN FARMINGTON 8/83 GRID MONUMENT # 18 AND THE EAST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 12 WEST, N.M.P.M. AS SHOWN HEREON.
LINE BEARS N 11°04' 28" E A DISTANCE OF 2028.85 FEET.

LEGAL DESCRIPTION SCALES SUBDIVISION

PORTIONS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 12 WEST, N.M.P.M., SAN JUAN COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3.25" BRASS CAP FOUND FOR THE EAST QUARTER CORNER OF SAID SECTION 15 THENCE S 88°12' 01" W A DISTANCE OF 866.48 FEET TO A WASHER MARKED N/1/4S 21663 POUND FOR A ANGLE POINT ON THE EAST LINE OF LOT 8 OF ANELMIN ESTATES SUBDIVISION AS SHOWN ON PLAT FILED AS BOOK 1894, PAGE 190 IN THE RECORDS OF SAID COUNTY, SAID WASHER BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE S 18°42' 14" E A DISTANCE OF 305.12 FEET;
THENCE S 40°38' 14" E A DISTANCE OF 86.00 FEET;
THENCE S 28°42' 14" E A DISTANCE OF 211.00 FEET;
THENCE S 11°57' 48" W A DISTANCE OF 95.00 FEET;
THENCE S 87°40' 24" W A DISTANCE OF 78.00 FEET;
THENCE S 79°59' 28" W A DISTANCE OF 60.00 FEET;
THENCE N 44°03' 28" W A DISTANCE OF 181.00 FEET;
THENCE S 76°50' 28" W A DISTANCE OF 37.00 FEET;
THENCE S 65°50' 28" W A DISTANCE OF 68.00 FEET;
THENCE S 87°44' 28" W A DISTANCE OF 87.00 FEET;
THENCE S 48°44' 28" W A DISTANCE OF 100.00 FEET;
THENCE S 48°44' 28" W A DISTANCE OF 90.00 FEET;
THENCE S 14°40' 28" E A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 AS SHOWN ON PLAT FILED AUG. 8, 1987 IN THE RECORDS OF SAID COUNTY;

THENCE N 1°43' 20" E ALONG THE EAST LINE OF SAID ROUND VALLEY SUBDIVISION A DISTANCE OF 701.82 FEET;
THENCE S 88°52' 17" E A DISTANCE OF 7.87 FEET TO A 5/8" REBAR WITH CAP MARKED N/1/4S 21663 POUND FOR THE SOUTHWEST CORNER OF SAID ANELMIN ESTATES SUBDIVISION;
THENCE S 88°52' 17" E A DISTANCE OF 452.32 FEET TO A 5/8" REBAR WITH CAP MARKED N/1/4S 21663 POUND FOR THE SOUTHWEST CORNER OF SAID ANELMIN ESTATES SUBDIVISION;
THENCE N 18°14' 49" E A DISTANCE OF 31.28 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 8.26 ACRES MORE OR LESS.

CERTIFICATION

I, DAVID A. JOHNSON, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND THAT THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED CONFORM TO THE "MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO".

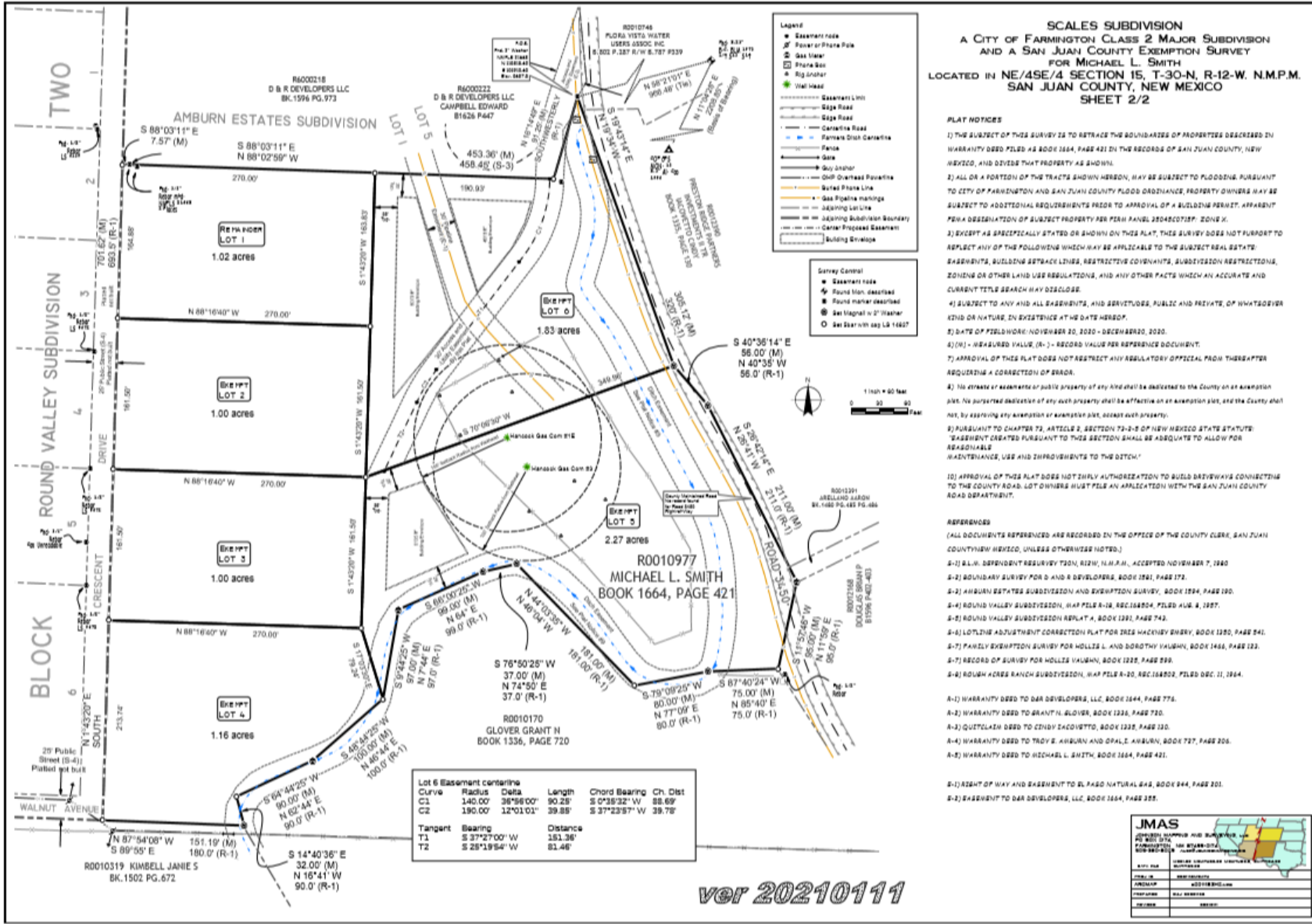
I FURTHER CERTIFY THAT THIS IS A SUBDIVISION OR A LAND DIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

DAVID A. JOHNSON
NEW MEXICO LICENSE NO. 14887

ver 20210111

THIS IS THE TRUE AND CORRECT COPY OF THE COUNTY CLERK'S OFFICE RECORD FOR SECTION 15, TOWNSHIP 30 NORTH, RANGE 12 WEST.

SAN JUAN COUNTY TREASURER OR CLERK DATE _____



SCALES SUBDIVISION
 A CITY OF FARMINGTON CLASS 2 MAJOR SUBDIVISION
 AND A SAN JUAN COUNTY EXEMPTION SURVEY
 FOR MICHAEL L. SMITH
 LOCATED IN NE/4SE/4 SECTION 15, T-30-N, R-12-W, N.M.P.M.
 SAN JUAN COUNTY, NEW MEXICO
 SHEET 2/2

- PLAT NOTICES**
- 1) THE SUBJECT OF THIS SURVEY IS TO RETRACE THE BOUNDARIES OF PROPERTIES DESCRIBED IN WARRANTY DEED FILED AS BOOK 1664, PAGE 421 IN THE RECORDS OF SAN JUAN COUNTY, NEW MEXICO, AND DIVIDE THAT PROPERTY AS SHOWN.
 - 2) ALL OR A PORTION OF THE TRACTS SHOWN HEREON, MAY BE SUBJECT TO FLOODING PURSUANT TO CITY OF FARMINGTON AND SAN JUAN COUNTY FLOOD ORDINANCE. PROPERTY OWNERS MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS PRIOR TO APPROVAL OF A BUILDING PERMIT. APPARENT PERMITS DESIGNATION OF SUBJECT PROPERTY ARE PERMITS 28048C0187, ZONE X.
 - 3) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, EGRESS EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - 4) SUBJECT TO ANY AND ALL EASEMENTS, AND SERVITUDES, PUBLIC AND PRIVATE, OF WHATSOEVER KIND OR NATURE, IN EXISTENCE AT THE DATE HEREOF.
 - 5) DATE OF FIELDWORK: NOVEMBER 20, 2020 - DECEMBER 20, 2020.
 - 6) (M) = RECORDED VALUE; (R-1) = RECORD VALUE PER REFERENCE DOCUMENT.
 - 7) APPROVAL OF THIS PLAT DOES NOT RESTRICT ANY REGULATORY OFFICIAL FROM THEREAFTER ACQUIRING A CORRECTION OF ERROR.
 - 8) NO INTEREST OR EASEMENTS OF PUBLIC PROPERTY OF ANY KIND SHALL BE DEDICATED TO THE COUNTY OR AN AGENCIES AND NO DEDICATED OR INTEREST OF ANY SUCH PROPERTY SHALL BE AFFECTION ON AN AGENCIES AND, AND THE COUNTY AND ITS, BY ACCEPTING ANY AGENCIES OF AGENCIES JUST, ACCEPT ANY PROPERTY.
 - 9) PURSUANT TO CHAPTER 72, ARTICLE 2, SECTION 72-2-2 OF NEW MEXICO STATE STATUTE: EASEMENT CREATED PURSUANT TO THIS SECTION SHALL BE ADEQUATE TO ALLOW FOR REASONABLE MAINTENANCE, USE AND IMPROVEMENTS TO THE DETENT.
 - 10) APPROVAL OF THIS PLAT DOES NOT IMPLY AUTHORIZATION TO BUILD DRIVEWAYS CONNECTING TO THE COUNTY ROAD. LOT OWNERS MUST FILE AN APPLICATION WITH THE SAN JUAN COUNTY ROAD DEPARTMENT.

- REFERENCES**
 (ALL DOCUMENTS REFERENCED ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK, SAN JUAN COUNTY, NEW MEXICO, UNLESS OTHERWISE NOTED.)
- 2-1) B.L.W. SEPARATE RESURVEY T201, R12W, N.30.0N, ACCEPTED NOVEMBER 7, 1960
 - 2-2) BOUNDARY SURVEY FOR D AND R DEVELOPERS, BOOK 1261, PAGE 172.
 - 2-3) AMBURN ESTATES SUBDIVISION AND EXEMPTION SURVEY, BOOK 1294, PAGE 190.
 - 2-4) ROUND VALLEY SUBDIVISION, MAP FILE 4-16, REC.164804, FILED AUG. 4, 1987.
 - 2-5) ROUND VALLEY SUBDIVISION REPLAT A, BOOK 1282, PAGE 742.
 - 2-6) LOTLINE ADJUSTMENT CORRECTION PLAT FOR DRES HACKNEY SURVEY, BOOK 1280, PAGE 241.
 - 2-7) PARCEL EXEMPTION SURVEY FOR HOLLES L. AND DOROTHY VAUGHN, BOOK 1464, PAGE 123.
 - 2-8) RECORD OF SURVEY FOR HOLLES VAUGHN, BOOK 1225, PAGE 259.
 - 2-9) ROUND HORN RANCH SUBDIVISION, MAP FILE 4-20, REC.164802, FILED DEC. 31, 1964.
 - 4-1) WARRANTY DEED TO DAR DEVELOPERS, LLC, BOOK 1644, PAGE 776.
 - 4-2) WARRANTY DEED TO GRANT H. GLOVER, BOOK 1236, PAGE 720.
 - 4-3) QUITCLAIM DEED TO CINDY FACOVITTO, BOOK 1235, PAGE 120.
 - 4-4) WARRANTY DEED TO TROY E. AMBURN AND OPAL E. AMBURN, BOOK 727, PAGE 206.
 - 4-5) WARRANTY DEED TO MICHAEL L. SMITH, BOOK 1664, PAGE 421.
 - 2-1) RIGHT OF WAY AND EASEMENT TO EL PASO NATURAL GAS, BOOK 244, PAGE 201.
 - 2-2) EASEMENT TO DAR DEVELOPERS, LLC, BOOK 1664, PAGE 225.

Curve	Radius	Delta	Length	Chord Bearing	Ch. Dist
C1	140.00'	36°56'00"	90.25'	S 0°26'32" W	88.69'
C2	190.00'	12°01'03"	39.85'	S 37°23'57" W	39.78'

Tangent	Bearing	Distance
T1	S 37°27'00" W	151.36'
T2	S 25°19'54" W	81.48'

ver 20210111

JMAS
 JAMES M. SMITH, REGISTERED SURVEYOR
 10000 N. 10TH ST. SUITE 100
 FARMINGTON, NM 87401
 505-887-4114

DATE	11/20/20
PROJECT	SCALES SUBDIVISION
PREPARED BY	JAMES M. SMITH
CHECKED BY	ARNDT

STAFF CONCLUSION

Staff concludes approval of Petition 20-59, Scales Subdivision is **not** appropriate as the application is not in compliance with the City of Farmington development standards, subdivision regulations and fire code requirements.

STAFF RECOMMENDATION

The Community Works Department recommends denial of Petition 20-59, a request from Michael Smith for preliminary plan approval for the Scales Subdivision, a proposed subdivision of a 8.67-acre lot located in Flora Vista, and unincorporated area of San Juan County.

PLANNING MEMO COMMENTS SUMMARY
PP 20-59 SCALES SUBDIVISION
Deadline: 12-29-2020

City of Farmington Departments

CW	Planning Manager – B. Escobar	
CW	Addressing – Planning Division	
CW	Chief Building Official – D. Childers	No Comment
CW	Long Range Planner	
CW	MPO	
CW	Oil & Gas Inspector	
CITY	City Manager’s Office – J. Baird	No Comment
ELEC	Customer Care Manager – L. Richardson	
ELEC	Electrical Engineering – Roberto Ga	<p>"The plat does not show Overhead Electrical (OHE) line easements. I will send you my final comment on the "Comment Page" as soon as I receive the plats showing those OHE lines.</p> <p>1/19/21 – No Comment</p>
ELEC	T & D – Field Op – L. Lugenbeel	
FIRE	Fire Captain – K. Rix	<p>International Fire Code (IFC) 503.2.1 - Fire access roads shall have width of not less than 20' and a vertical clearance of not less than 13' 6"</p> <p>Appendix "D" D103 - Drive surface capable of supporting at least 75,000 lbs D103.2 - Roads not exceed 10 percent grade D103.4 - Dead end roads in excess of 150' shall have an approved turn around</p>
FIRE	Fire Marshall – B. Vega	
LEGAL	City Attorney – J. Breakell	
LEGAL	Deputy City Attorney – E. Wayne	No Comment
POLICE	Code Compliance – M. Romero	No Comment
POLICE	Sergeant – S. Goodsell	
PRCA	S. Reeves / R. Crosby	No Comment
PRCA	ORII – W. Unsicker	
CW	City Engineer – N. Westerling	
CW	Engineering – T. Sitta	1) The proposed preliminary plan does not meet City of Farmington Subdivision standards for a Class 3, Major Subdivision in the Tier II Planning and Platting Jurisdiction (UDC 6.4.5; 6.4.3; 13.1.12, etc.).

	<ul style="list-style-type: none"> a. Each lot must front upon a public street with a right of way width of not less than 50 feet (UDC 6.4.5). b. Streets that serve Class 2 and Class 3 subdivisions shall have: All weather , gravel or crushed stone base; road surfaces with not less than a double penetration chip seal surface; and road surface width of not less than 24 feet; and eight foot shoulder on each side. c. Minimum right of way shall be 52 feet in rural residential subdivisions (Tier 2). d. Please submit a contour map of the proposed subdivision and a drainage report in accordance with UDC 13.2.12 (F) & (L). <p>2) The existing 25 foot Hillside Dr. public street has not been constructed. The City requires that the developer construct the access and street (Walnut Ave and Hillside Dr.) in accordance to subdivision standards per the City UDC.</p> <p>3) What is the feasibility of Lots 5 and 6 for development? It appears that the fenced area is all wellsite, with wellsite equipment. Has this equipment been removed? Please show the building envelope and area on the two lots.</p>
<p>CW Streets Superintendent – C. Fuller</p>	
<p>CW Traffic Engineer – I. BlueEyes</p>	
<p>CW Water/Waste Water – M. Tso</p>	<p>1) Recommend showing Access and Utility Easement for Lot 5 & 6.</p>

Other Entities

<p>New Mexico Gas Company – R. Castillo</p>	
<p>CenturyLink – D. Willato</p>	<p>No Comment</p>
<p>Enterprise Field Services – M. Waszut</p>	
<p>Comcast Cable – M. Johnson</p>	
<p>JACOBS CH2MHILL OMI</p>	
<p>Surface Land Negotiator for BP – M. Venzara</p>	
<p>Farmington School District – C. Lyons</p>	