

## Development Review Team (DRT) Comment Form

Date: 12/9/2024

DRT Member: Dee Beingessner

Dept/Div: Land Use/Engineering

Case No.: **Case #2024-9460 and 2024-9461: Boylan General Plan Amendment and Rezoning.**

Case Planner: Janice Biletnikoff

### Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response:
1. Soil Stockpile without a permit and appropriate sediment control is a violation of City Code and must be remedied before new plat or development can be approved	Prior to Final Plat	
2.		

Technical Corrections:	Must be completed by:	Applicant Response:
1.		
2.		
3.		
4.		

Explanation of Conditions or Corrections (if needed):

# Development Review Team (DRT) Comment Form

Date: 11/26/24

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

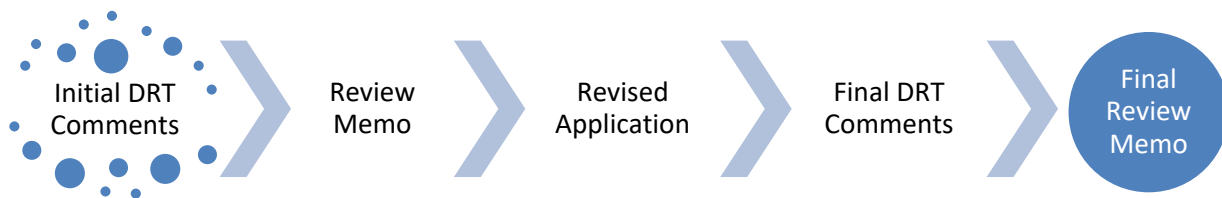
Case No.: Cases #2024-9460 and #2024-9461– Boylan Genal Plan Amendment and Rezoning

Case Planner: Janice Biletnikoff

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## DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

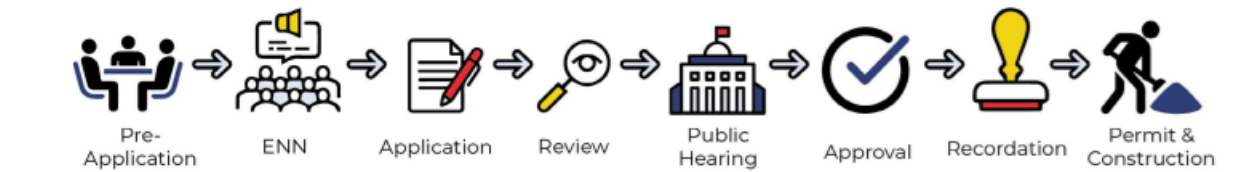


## Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant Response**:
1. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to approval of Development Plan	
2. An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services	Prior to building permit approval	
3. Each lot shall be served by separate City water service at the time of development.	At the time of development	
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1. There is an existing domestic well noted at the mobile home park. Applicant must work with CoSFW Engineering to ensure no cross-connection occurs between the domestic well system and the public water system.	Prior to Water Plan approval	
2.		
3.		
4.		

*\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

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]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

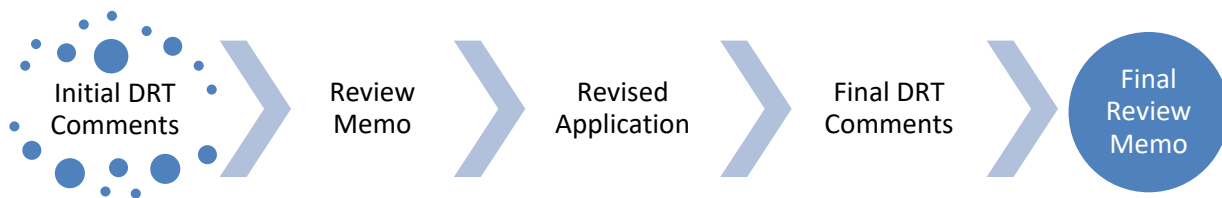
# Development Review Team (DRT) Comment Form

Date: 11/25/2024  
DRT Member: Zoe Isaacson/Melissa McDonald  
Dept/Div: Public Works/Parks and Open Space  
Case No.: Cases #2024-9460 and 2024-9461: Boylan General Plan Amendment and Rezoning  
Case Planner: Janice Biletnikoff, AICP

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## DRT Review Schedule – 9-12+ weeks\*

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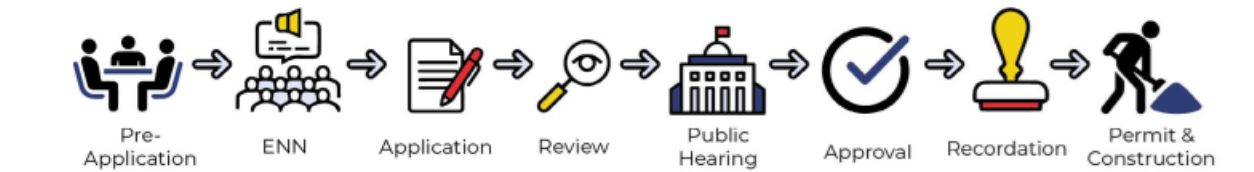


## Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant Response**:
1. N/A: Parks and Open Space has reviewed the proposed rezoning and has no comments.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1. N/A: Parks and Open Space has reviewed the proposed rezoning and has no comments.		
2.		
3.		
4.		

*\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

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]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

**From:** [YNGVE, LEAH X.](#)  
**To:** [BILETNIKOFF, JANICE I.](#)  
**Subject:** Re: Cases #2024-9460 and 2024-9461: Boylan General Plan Amendment and Rezoning  
**Date:** Monday, December 9, 2024 2:28:59 PM

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Hi Janice,

No comments from the MPO at this stage. I apologize for being late, I was confused that 12/5 was called the deadline for additional materials! We used to have one of those in the past, but it seems like the process has been changed.

Thanks!

Leah

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**From:** [Leroy Nicholas Pacheco, PE](#)  
**To:** [BILETNIKOFF, JANICE I.](#)  
**Cc:** [Gallegos, Phil](#); [Luna, Robert](#); [MORROW, JENNIFER L.](#)  
**Subject:** Case #2024-9460 Boylan General Plan Amendment and Rezoning  
**Date:** Thursday, November 14, 2024 5:10:30 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Hi Janet - I am not sure if the developer submitted any traffic engineering related materials for review in what was sent forward to you. If he did, please send them over or send me a link to download. For a zoning change and master plan amendment with unknown development as was described at DRT today, there will not be comments submitted that are related to traffic engineering. If the zone change and master plan amendment are approved by the City, a traffic study for any specific proposed future development plan of the site will be required.

Thanks,

**Leroy Nicholas Pacheco, PE**

Email: [engineer@leroypacheco.com](mailto:engineer@leroypacheco.com)

Phone Number: 505-218-6853

Cell Phone: 505-423-4068

Sent with [Proton Mail](#) secure email.

## LINDQUIST, NATHAN J.

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**From:** VALORA SANDOVAL, SERGIO A.  
**Sent:** Tuesday, August 5, 2025 4:10 PM  
**To:** LINDQUIST, NATHAN J.  
**Subject:** RE: Boylan rezoning - wastewater review

Hello Nathan,

It was a pleasure meeting you.

Regarding the rezoning application for Boylan Circle, the wastewater section has been properly addressed. It is confirmed that the existing 8-inch PVC sewer line is privately owned, and a new public sewer line will need to be proposed at the time of redevelopment.

Our division has no objections to the rezoning as submitted.

Best regards,

Sergio



**Sergio Sandoval, PE**

Engineer Associate  
Wastewater Management Division  
Public Utilities Department

City of Santa Fe  
Phone: (505) 955-4630  
Mobile: (619) 753-1408  
email: [savalorasandoval@santafenm.gov](mailto:savalorasandoval@santafenm.gov)  
73 Paseo Real  
Santa Fe, NM 87507

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**From:** LINDQUIST, NATHAN J. <njlindquist@santafenm.gov>  
**Sent:** Tuesday, August 5, 2025 1:19 PM  
**To:** VALORA SANDOVAL, SERGIO A. <savalorasandoval@santafenm.gov>  
**Subject:** Boylan rezoning - wastewater review

Hi Sergio,

I'm a new planner at the city and Joel gave me your name to contact for development review comments. Attached is the Boylan rezoning app. There is no development plan with it, only a rezoning. Do you have a free minute to chat? Thanks!

**Nathan Lindquist**  
Senior Land Use Planner  
City of Santa Fe  
200 Lincoln Avenue  
E: [njlindquist@santafenm.gov](mailto:njlindquist@santafenm.gov)



We're excited to announce [Santa Fe Forward](#), a visionary plan to prepare our city for a vibrant future through 2050! Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.