

# LIAISON Planning Services Inc.

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August 4, 2025

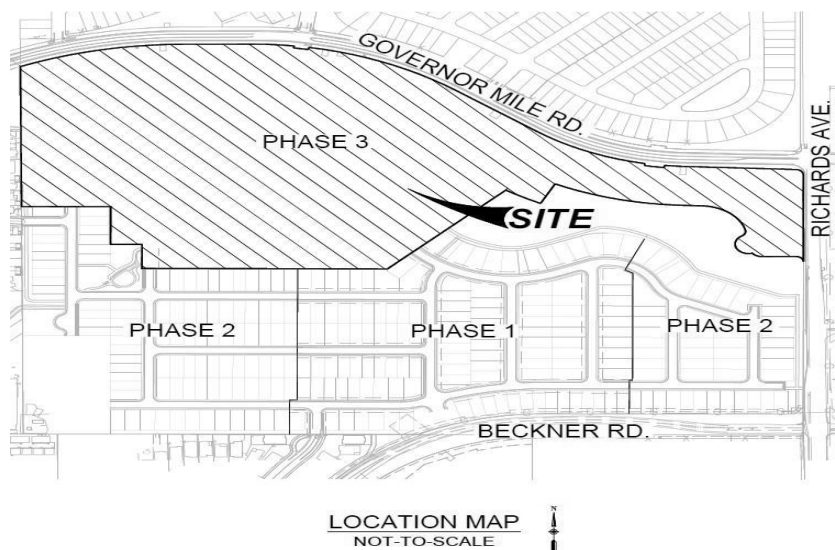
City of Santa Fe Planning Commission  
Land Use Department  
P.O. Box 909  
Santa Fe, NM 87504-0909

## LETTER OF INTENT

Re: Vistas de la Sierra Subdivision Phase 3 Preliminary Plat Application  
Santa Fe, NM

Dear Commissioners,

On behalf of Forestar (USA) Real Estate Group, Inc., please accept this application as a formal request to review and approve a Preliminary Subdivision Plat for a 128-lot residential subdivision located at the SW corner of Richards Avenue and Governor Miles Road, south of Villa Sonata and east of Nava Ade subdivision. Enclosed is the Preliminary Subdivision Plat and all appropriate documentation for your review and approval.



Project Description:

The overall site is comprised 24.423 acres of vacant land and is located south of Governor Miles Road and west of Richards Avenue. The proposed subdivision is made up of 2 separate lots. Tract 3A3 (16.653 acres) and Tract 3A4 (7.77 acres). The land is fairly flat with slopes ranging from 0-20% as depicted on the Slope Analysis Map with some 30% slopes along an arroyo that traverses the north and center of the property between both lots.

The proposed lots meet and exceed current R-5 zoning standards for minimum lot size. Lot coverage will not exceed the allowable standards within this zoning district. Sidewalks and landscape planting strips are proposed along streets and within open space areas. The subdivision will be primarily accessed by Governor Miles to the north.

The applicant perceives this development as subdivision which will allow stick-built homes that meet City standards. Each home will be constructed to meet all required development standards regarding height, setbacks, lighting, landscaping and lot coverage.

Legal Lot of Record:

Attached is a legal lot of record entitled “FINAL SUBDIVISION PLAT VISTAS DE LA SIERRA PHASE 1” Santa Fe NM” Recorded in Bk 882, Pgs 2-5 on September 2, 2021.

Zoning:

Each lot will accommodate a single-family residence meeting the dimensional standards for the R-5 zoning district including front, rear and side yard setbacks, maximum 24 foot height of structures, minimum number of two parking per lot, and will not exceed 40% lot coverage unless private open space is provided. The final subdivision plat meets approval criteria and does not create nor increase any non-conformities with Chapter 14 and is compatible with residential subdivisions in the surrounding area.

School District Notice:

The applicant has submitted a written notice via certified mail of the proposed application to the Santa Fe Public School District. No response from the District has been received.

Terrain Management:

The property slopes from the southeast to the northwest with an overall grade change of approximately 55 feet. An arroyo traverses the northern and center part of the property flowing from east to west. The development will control storm water runoff using a series of onsite storm water detention ponds designed to collect, detain and release storm water

runoff at pre-developed flow rates. Drainage structures will be constructed to release storm water into the arroyo in a stable manner. Structures will be constructed to address existing erosion and slope stability issues and to stabilize the arroyo. The proposed improvements will intercept and redirect these flows and provide the necessary drainageway protection.

Lots will be required to adhere to land development regulations regarding on site ponding requirements per Subsection 14-8.2. The maintenance of these ponds will be the responsibility of the individual homeowner. The proposed development is designed to protect and enhance the natural topography and vegetation, by minimizing soil erosion and sediment transport caused by storms and inclement weather.

This property is located outside of escarpment overlay zones.

Landscaping/ Irrigation, Lighting and Signage:

In order to enhance and beautify the subdivision the applicant will provide landscaping in accordance with development standards as shown on the attached landscape plans. The plans illustrate where shrubs, gravel/mulch and trees will be located along interior streets and within designated open space areas. All disturbed areas will be reseeded with a native grass seed mix. In accordance with §14-8.15(C), parks and open space are being provided as indicated on the attached plans. The plans include an irrigation schedule, irrigation plan, overall planting plan, and landscape details.

Signage will be minimal and meet all design requirements as illustrated on the enclosed plans (sheet C3.01).

Per SFCC §14-8.9 outdoor illumination levels and uniformity shall be in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA). Additionally, outdoor luminaires (bulbs) will be designed, installed, located, and maintained such that nuisance glare onto adjacent properties or streets shall be minimized to the greatest extent practicable (see sheets SL-01 and SL-02)

Fire Protection:

The IFC section D107, One-or Two-Family Residential Developments, that exceed 30 units, shall provide two separate and approved fire apparatus access roads. The applicant is proposing 10 fire hydrants to be located along streets as required and shown on the attached plans. An emergency access road is proposed on Cielo Hermosa Street Tract 3A4 to Richards Avenue as shown on the enclosed site plan. The access point will be gated and equipped with Opticom strobe (sheets FP1 and FP2).

Sewer:

The applicant will utilize existing trunk lines to construct a sanitary sewer in accordance with the City of Santa Fe Wastewater Division. Details and specifications and details are provided on the enclosed water and sewer utility plans.

Water (Budget):

The subject property will be improved with City water to each lot. The proposed lines have been engineered to meet City standards for installation and maintenance. All water main lines shall be installed 4' minimum below flow line grade of curb and gutter as noted on the attached utility plans.

Water Budget:

0.15 ac. ft. (less than 6,000 sf) x 128 lots =	19.2 ac. ft.
Average Landscaping	<u>.13 ac. ft.</u>
Total	19.33 ac. ft.

*Minus Affordable Housing* 0.15 ac. ft. x 25 d.u. = 3.75 ac.ft.

Total 15.58 ac. ft.

Dry Utilities:

Each lot will be serviced by electricity and gas and installed by a licensed contractor.

Solid Waste:

The proposed subdivision shall be served by the City of Santa Fe Solid Waste Management Division.

Santa Fe Homes Program:

The applicant has entered into an agreement with the Santa Fe Homes Affordable Housing program and will provide **25** affordable housing units (see attached Agreement).

Access/Traffic/Interior Roads and Parking:

The Governor Miles access will be constructed in this phase and the lots north of the arroyo will be served with an emergency-only drive connecting the cul-de-sac to Richards Ave on Cielo Hermosa Tract 3A4 (see site plan). The subdivision roads will be built to sub-collector standards within 50, 60 and variable foot rights-of-way with parking, generally on one side of the street (sheets C2.20- C2.24)

Per the requirements of SFCC Table 14-8.6-1: Parking and Loading Requirements, a minimum of two off-street parking spaces will be provided for each dwelling unit.

Early Neighborhood Notification:

An Early Neighborhood Notification (ENN) meeting was held on July 22, 2025. The notes from the ENN meeting are included in the application packet.

Homeowners Association and Private Covenants:

Homeowners Association (HOA) assessments will pay for community expenses for maintaining common areas such as the retention pond, drainage facilities, and park areas. The applicant will provide the Homeowners Association (HOA) documents prior to recordation.

Subdivision Approval Criteria:

- (1) In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.

*All lots will be required to adhere to land development regulations regarding on site ponding, landscaping, open space and lot coverage. Runoff will be controlled and setbacks and landscaping will be maintained. The subdivision has been designed to provide each individual lot owner their own private open space, located outside of buildable areas. This will ensure each property owner has their own private area as desired by this housing type. In order to promote a harmonious development, create quality of life and develop a community; trees will be planted and maintained along the roadways and within the open space. The Project shows due regard for natural features and enhancement of community assets through the provision of open space, and public trail improvements. In addition, bank stabilization and erosion mitigation measures are being constructed along the arroyo to address potential flood hazards for downstream properties.*

- (2) The planning commission shall give due regard to the opinions of public agencies and shall not approve the *plat* if it determines that

in the best interest of the public health, safety or welfare the land is not suitable for *platting* and *development* purposes of the kind proposed. Land subject to *flooding* and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be *platted* for *residential* occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate *erosion* or *flood* hazard. Such land shall be set aside within the *plat* for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).

***The applicant has demonstrated that all proposed improvements meet requirements for utilities, buildable areas, open space, landscaping, setbacks and easements. Each lot has building areas no more than the required 40% allowable and each individual lot will meet regulations for maintaining runoff onsite. Homes will not be built within areas subject to runoff accumulation. A minor arroyo crosses the property, bisecting the property into north and south usable parcels. The overall site is gently sloped and suitable for development.***

- (3) All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

***The proposed subdivision plat meets all standards of Chapter 14, Article 9 regarding infrastructure design, improvements and dedication standards. The proposed design illustrates a subdivision that meets all regulatory standards. The applicants have made every effort to address all issues.***

- (4) A *plat* shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the *plat*.

***The property is vacant, no non-conformities exist. There is no request for a variance.***

- (5) A *plat* shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the *plat*.

***There are no requests for an exception.***

The proposed subdivision is in keeping with governing rules and regulations within the zoning district. Your consideration for approval is greatly appreciated.

Sincerely,

*Dolores I. Vigil*

Liaison Planning Services Inc.

Attachments:           Application and Letter of Authorization  
                                  Archeological Clearence  
                                  ENN Meeting Notes  
                                  Fire Access Plan  
                                  Housing Agreement  
                                  Landscape and Irrigation Plans  
                                  Legal Lot of Record  
                                  Phasing Plan  
                                  Prairie Dog Certification  
                                  Preliminary Subdivision Plat  
                                  Signage Plan and Specifications  
                                  Site Plan  
                                  Street Details  
                                  Street Lighting Plan  
                                  Terrain Management  
                                  Traffic Impact Study  
                                  Utility Plan (Water and Sewer)  
                                  Water Utility Service Application