



City of Santa Fe, New Mexico

Memorandum



Date: May 28, 2026

To: Victoria Dalton,
Dalton Land Insights
RZX Self Storage

From: Levi Newell, Water Resource Analyst
City of Santa Fe Water

RE: Approval of RZX Self Storage Development Water Budget

ITEM: RZX Self Storage Development Water Budget

BACKGROUND AND SUMMARY: On May 26, 2026, Dalton Land Insights provided a development water budget of 0.461 acre feet per year (AFY), including irrigation water demand and a 9.8% contingency fee.

ACTION REQUESTED: City of Santa Fe Water staff approves the water budget for the RZX Self Storage Development in the amount of 0.461 acre feet per year as provided by Dalton Land Insights to meet the requirements of City Code Chapter 14, Section 8.13 (B)(2). This approval is void upon any changes to the development plan that affect water use prior to issuance of a building permit.

ATTACHMENTS:

1. May 26, 2026, Dalton Land Insights, Utility Service Application for RZX Self Storage
2. May 26, 2026, Dalton Land Insights, Irrigation Budget Calculation

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

- Check one only:**
- Water Service Technical Evaluation Request
 - Agreement for Metered Service (AMS)
 - Agreement to Construct and Dedicate Public Improvements (ACD)
 - Annexation Application Water Budget
 - Water Offset Program/Water Rights Compliance Evaluation Request
 - Sewer Service Technical Evaluation Request

WORK ORDER # _____

Applicant Name: RZX Properties LLC _____

Project Address: 27698 (Lot 1) & 27700 (Lot 2) I-25 W. Frontage Rd. _____

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

Plat Filing Information: Year 2018 Book 828 Page 41 Township, Range, Section: T16N, R8E, Sec 24

Location: (check one only) Inside Corporate City Limits _____ Outside Corporate City Limits _____

Property Uniform Property Code: 1048093320238 & 1048093355252 **Existing Well:** Yes _____ No

Legal Description including lot size: Lot 1 (2.84 acres) and Lot 2 (2.075 acres) Within section 24, Township 16N

Short Description of Project: Mini self storage and climate control storage unit development

Construction Start Date: July 2026

***RESIDENTIAL PROJECT - Complete the following**

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments) _____
2. Total number of lots approved on final plat/development plan: _____
3. Total number of homes existing or under construction: _____
4. Size of service requested: (5/8", 3/4", 1" or 2") _____

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT ---

**Number of
Lots or Units**

- _____ Single Family Dwelling Unit, lot size less than 6,000 sq. ft.
- _____ Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft.
- _____ Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.
- _____ Mobile Home (in Mobile home park)
- _____ Guest house (detached)
- _____ Apartment/Condominium
- _____ Senior Complex

_____ **Total**

--- COMPLETED BY STAFF ---

<u>Water Use Factors</u>	<u>Annual Water Demand</u>
.15 afy per d.u.	_____
.17 afy per d.u.	_____
.25 afy per d.u.	_____
.17 afy per d.u.	_____
.09 afy per d.u.	_____
.16 afy per d.u.	_____
.12 afy per d.u.	_____

Total Residential Water Demand _____ **AFY**

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

***COMMERCIAL PROJECT - Complete the following**

Type of Project: (i.e. Office, Retail, Mixed, etc.) Self storage development

Total gross floor area of building: 29,920 square feet

Total area of lot, tract or parcel: 4.915 acres

Automatic Fire Sprinkler System: Yes ✓ No

Building Construction Type: Type II-B

Building Square Footage: 29,920

Site Plan Attached: ✓ Yes No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

---- COMPLETED BY APPLICANT ----

<u>Check Type of Use</u>	<u>Gross Floor Area</u>
<u> </u> Office (non-medical)	<u> </u>
<u> </u> Office (medical/analytical lab)	<u> </u>
<u> </u> Office (City/State)	<u> </u>
<u> </u> Large Retail Store	<u> </u>
<u> </u> Grocery Store	<u> </u>
<u> </u> Restaurant (full service)	<u> </u>
<u> </u> Restaurant (limited service)	<u> </u>
<u> </u> Gasoline Station w/ Car Wash	<u> </u>
<u> </u> Gasoline Station w/o Car Wash	<u> </u>
<u> </u> Car Wash (full service/conveyor)	<u> </u>
<u> </u> Car Wash (self-service/manual)	<u> </u>
<u> </u> Wholesale, Warehousing	<u> </u>
<u> </u> Industrial, Manufacturing	<u> </u>
<u> </u> Church w/ day care or school)	<u> </u>
<u> </u> Church w/o day care or school)	<u> </u>
<u> </u> Lodging (Hotel/full service) No. of rooms <u> </u>	
<u> </u> Lodging (Motel/limited service) No. of rooms <u> </u>	
<u> </u> School, Elementary	
<u> </u> School, Middle or Junior High	
<u> </u> School, Senior High	
<u> ✓ </u> Other (not listed above) Please attach water demand calculations and assumptions used	

Ordinance 2025-60 includes water use for self storage

---- COMPLETED BY STAFF ----

<u>Water Use Factors</u>	<u>Annual Water Demand</u>
(0.70 afy per 10,000 s.f.)	<u> </u>
(0.72 afy per 10,000 s.f.)	<u> </u>
(0.58 afy per 10,000 s.f.)	<u> </u>
(0.45 afy per 10,000 s.f.)	<u> </u>
(1.27afy per 10,000 s.f.)	<u> </u>
(.02 afy per Seat)	<u> </u>
(1.63 afy per Site)	<u> </u>
(6.56afy per Site)	<u> </u>
(0.88 afy per Site)	<u> </u>
(5.66 afy per Site)	<u> </u>
(0.94 afy per Wash Bay)	<u> </u>
(0.4 afy per 10,000 s.f.)	<u> </u>
(applicant estimate of water use)	<u> </u>
(1.3 afy per Site)	<u> </u>
(0.6 afy per Site)	<u> </u>
(.13 afy per room)	<u> </u>
(.09 afy per room)	<u> </u>
(0.8 afy per 100 students)	<u> </u>
(3.2 afy per 100 students)	<u> </u>
(2.7 afy per 100 students)	<u> </u>
(with attachment)	<u>0.13 afy/site</u>
first 3yrs landscape irr.	<u>+ 0.29</u>

Total Floor Area <u> </u>	Total Commercial Water Demand <u>0.42</u> AFY
	x 9.8 line loss contingency
	Total Residential Water Demand <u> </u> AFY
	TOTAL PROJECT WATER DEMAND <u>0.461</u> AFY

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

<p>OWNER: RZX Property LLC _____</p> <p>Mailing Address: 1420 Mystic Valley _____ Medford, MA _____</p> <p>Phone Number: _____</p> <p>Mobile Number: _____</p>	<p>*Only If Applicable</p> <p>AGENT: Peter Bond or Victoria Dalton _____</p> <p>Title: Agent(s) _____</p> <p>Mailing Address: 915 Mercer Street _____</p> <p>Phone Number: Peter (505) 992-0500 or _____</p> <p>Mobile Number: Victoria (505) 983-5588 _____</p>
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Information Provided By: Check one: Owner _____ Agent

Signature: Victoria Dalton **Date:** May 21, 2026

Technical Evaluation to be Sent to: Check one: Owner _____ Agent

COMMENTS: _____

APPLICANTS, PLEASE NOTE:

- **Ordinance 2008-53, prohibits new connections outside the Presumptive City limits unless specific conditions are met. Applications for service outside the Presumptive City limits must include documentation showing these conditions are met or the application will be rejected.**

For applications from outside the presumptive city limits, please provide the following:

- **Cover letter stating which Section of Ordinance 2008-53 is applicable.**
- **Provide supporting documentation for request.**
- **Applicant is responsible for complying with all the provisions and requirements of City of Santa Fe Ordinance No. 2002-29, "Annual Water Budget Ordinance".**
- **Applicant must obtain a water allocation prior to extension of a water main or metered service connection.**