



AGENDA

MEETING OF
THE BOARD OF
ADJUSTMENT
DECEMBER 01, 2020 AT 6:00
PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT

Attendance: In response to the State’s declaration of a Public Health Emergency, the Mayor’s Proclamation of Emergency, and the ban on public gatherings of more than five (5) people, the Board of Adjustment meeting will be conducted using Zoom.

Viewing on YouTube: Members of the public may stream the meeting live on the City of Santa Fe’s YouTube channel at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most computers, mobile devices, or smartphones. A video recording of the meeting will be posted on YouTube and available for viewing after the meeting.

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted on the City of Santa Fe’s Calendar of Events website at least seventy-two (72) hours before the meeting: <https://www.santafenm.gov/events>. The direct Zoom link is: <https://us02web.zoom.us/j/83138050511?pwd=UlhueHUwd2VLUG5JM1c4RURFZ1NKdz09> and use password: 349362.

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:

US: 1 346 248 7799 or 1 669 900 6833 or 1 253 215 8782 or 1 312 626 6799 or 1 929 205 6099 or 1 301 715 8592

Webinar ID: 831 3805 0511

Public Comment:

- By video: A person attending the Zoom meeting by using a computer, mobile device, or smart phone may provide public comment during the meeting. Attendees should use the “Raise Hand” function to be recognized by the chair to speak at the appropriate time.
- By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting but **must** provide advance notice to City staff. Please



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contact Noah Berke (505-490-5930, nlberke@santafenm.gov) at least seventy-two (72) hours in advance of the meeting and provide your **full name, address, and the phone number** you will be using to call in to the teleconference. Without your phone number, the chair will not be able to recognize you to speak at the meeting.

- In writing: A person may submit written public comments in at least seventy-two (72) hours in advance of the meeting via the virtual comment “button” at <https://santafe.primegov.com/public/portal>.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES:

1. November 3, 2020

E. APPROVAL OF FINDINGS/CONCLUSIONS

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2020-2774. 3216 Richards Lane, Unit B, Special Use Permit.** Andrew Neighbour, Agent, for Desert Verde Farm, LLC, Owner, requests approval of a special use permit for an indoor aquaponics farm in an existing 5,700 square foot building. The property is located at 3216 Richards Lane, Unit B, and is zoned I-1 (Light Industrial). (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325)

H. STAFF COMMUNICATIONS

MATTERS FROM THE BOARD

I. ADJOURN



City of Santa Fe

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Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

Board of Adjustment
November 03, 2020

Item	Motion/Description	Page
Call to Order	Gary Friedman, Chair of the Board of Adjustment called the meeting to order at 11:03 a.m. via virtual meeting	1
Roll Call	A quorum was established with roll call.	1
Approval of the Agenda	Approved	1
Approval of the Minutes from October 6, 2020 and October 20, 2020	Approved Approved	1 1-2
Approval of Findings/Conclusions		2
1) Case 2020-2494 113 Washington Ave. Variance to Height	Approved	
2) Case 2020-2638 113 Washington Ave. Variance to Stepback	Approved	
Old Business	None	2
New Business	None	2
Staff Communications	None	2
Matters from the Board	None	2
Adjourn	With all business conducted for the Board of Adjustment, the meeting was adjourned at 11:10 a.m.	2

Board of Adjustment
City Councilors' Conference Room
Via Virtual Meeting
Tuesday November 3, 2020

A. CALL TO ORDER

Gary Friedman, Chair of the Board of Adjustment called the meeting to order at 11:03 a.m. via virtual meeting due to the current health restrictions. A quorum was established with roll call.

ROLL CALL

Present:

Gary Friedman, Chair
Donna Reynolds
Coleen Dearing
Patricia Hawkins
Daniel Werwath
Doug Maahs

Absent:

Rachel Winston, Vice Chair

Staff and Others Present:

Noah Berke, City Land Use
Eli Isaacson, City Land Use
Linda Vigil, Stenographer

B. PLEDGE OF ALLEGIANCE

NOTE: All items in the packet for all agenda items were incorporated herewith by reference. The original packet is on file with the City Land Use Staff. Any additional attachments will be labeled as exhibits.

C. APPROVAL OF AGENDA

MOTION: Mr. Werwath moved to approve the agenda with a second from Ms. Dearing.

ROLL CALL VOTE: All members voted in favor of approval (6-0), motion passed.

D. REVIEW AND APPROVAL OF MINUTES FROM October 6, 2020 and October 20, 2020

MOTION: Mr. Maahs moved to approve the minutes from October 6, 2020 with a second from Ms. Hawkins.

ROLL CALL VOTE: All members voted in favor of approval (6-0), motion passed.

MOTION: Mr. Werwath moved to approve the minutes of October 20, 2020 with a second from Ms. Reynolds.

ROLL CALL VOTE: All members voted in favor of approval (5-0), Mr. Maahs abstained.

E. APPROVAL OF FINDINGS/CONCLUSIONS

1) Case 2020-2494 113 Washington Ave. Variance to Height

MOTION: Ms. Dearing moved to approve the findings of fact and conclusions of law for Case # 2020-2494 with a second from Ms. Dearing.

ROLL CALL VOTE: All members voted in favor of approval (5-0), Mr. Maahs abstained.

2) Case 2020-2638 113 Washington Ave. Variance to Stepback

MOTION: Mr. Werwath moved to approve the findings of fact and conclusions of law for Case # 2020-2638 with a second from Ms. Hawkins.

ROLL CALL VOTE: All members voted in favor of approval (5-0), Mr. Maahs abstained.

F. OLD BUSINESS

None.

G. NEW BUSINESS

None.

H. STAFF COMMUNICATIONS

None.

I. MATTERS FROM THE BOARD

J. ADJOURN

With all business conducted for the Board of Adjustment, the meeting was adjourned at 11:10 a.m.

SIGNATURES

Gary Friedman, CHAIR

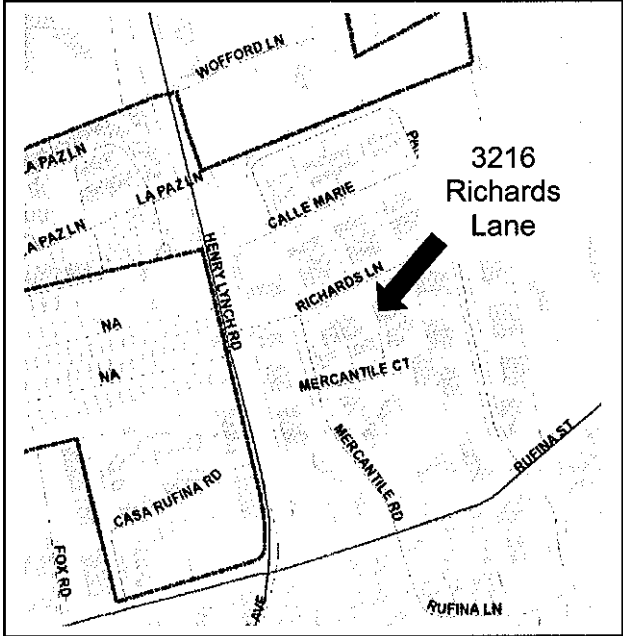


Linda Vigil, Stenographer



Land Use Department Board of Adjustment Staff Report

Case No: 2020-2774
 Hearing Date: December 1, 2020
 Applicant: Andrew Neighbor
 Request: Special Use Permit
 Location: 3216 Richards Lane
 Case Mgr.: Donna Wynant, AICP
 Zoning: I-1 (Light Industrial)
 Overlay: None
 Pre-app Mtg: September 10, 2020
 ENN Mtg: October 8, 2020
 Proposal: Special Use Permit for an Indoor Aquaponics Farm in an existing 5,700 square foot building.



Case #2020-2774. 3216 Richards Lane, Unit B, Special Use Permit. Andrew Neighbour, Agent, for Desert Verde Farm, LLC, Owner, requests approval of a special use permit for an indoor aquaponics farm in an existing 5,700 square foot building. The property is located at 3216 Richards Lane, Unit B, and is zoned I-1 (Light Industrial). (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325)

I. RECOMMENDATION:

The Land Use Department recommends **APPROVAL** with the conditions of approval as outlined in this report.

One motion will be required in this case:

- Approve the Special Use Permit subject to the technical corrections recommended by staff.

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval for Case #2020-2774.

#	Condition of Approval	Dept. or Division	To be completed by
1	Shall provide Maximum Allowable Quantities (MAQ) list of hazardous materials if any meeting the requirements of IFC 2015.	Fire	Prior to Board of Adjustment

Following standard practice, redline comments will be provided to the surveyor who shall make any necessary changes to comply with technical corrections, and submit the corrected plat in Mylar. The "technical corrections" that must be made to the plat prior to recordation are found in Exhibit A.

II. EXECUTIVE SUMMARY:

Andrew Neighbour, Agent, for Desert Verde Farm, LLC, Owner, is requesting a Special Use Permit for an indoor aquaponics farm in an existing 5,700 square foot building. The property is located at 3216 Richards Lane, Unit B, and is zoned I-1 (Light Industrial). The Applicant proposes to create an indoor aquaponics farm in the existing vacant structure to grow tilapia fish, leafy greens and fruiting vegetables for commercial sale. Subsection 14-6.2(H)(2) allows agricultural uses for commercial purposes and Subsection 14-6.2(H)(8) allows aquaponics as provided in Table 14-6.1-1 in the I-1 (Light Industrial) district subject to a Special Use Permit.

The Applicant states that he has a strong relationship with a nationally recognized program in Controlled Environment Agriculture established by Santa Fe Community College and will be offering students, interns and graduates employment at the Farm. The overall goal of this business is *"to demonstrate to Santa Feans the feasibility of this approach as a significant enhancement of our food security and that Desert Verde Farm will be the first commercial aquaponics facility of this scale in New Mexico."*

The proposed Aquaponics Indoor Farm Special Use Permit meets all development standards and would not create or increase any non-conformities with Chapter 14. The use of the office/warehouse aquaponics indoor farm is compatible with the adjacent tenant space and surrounding uses in the Richards Avenue business park which is entirely zoned I-1 (Light Industrial) and comprised of a variety of office/warehouse uses.

IV. PROJECT DESCRIPTION AND ANALYSIS

Site and Use of Structure

The aquaponics indoor farm comprises most of the 3217 Unit B space. The business, "Great Ideas" and advertising/branding agency is located at the same address at the rear of the structure in Unit C. The aquaponics indoor farm will utilize four, 900 gallon fish tanks, each containing approximately 250 tilapia at various stages of growth. One tank is harvested every 2-3 months and replaced with juvenile fish. Plants will be grown in Deep Water Culture (DWC) troughs and vertical barrels, maximizing the number of grow spaces. When the system is operating to capacity 2,500-3,000 heads of greens and 50-100 lbs of vegetables will be produced per week year round.

There will be no retail sales at the site. When ready for harvest, the produce is then delivered ready-to eat the same day to local consumers. The Applicant states that customers will be institutions (NM Public Schools, Senior Living Centers and hospitals) and selected restaurants in and around Santa Fe.

Subsection 14-6.2(H)(8) states that aquaponics *"operations must comply with applicable Federal and State regulations for water use and discharge, and for the possession, propagation, culture, sale and disposition of living marine organisms."* The Applicant states that a permit for fish handling will be obtained from the New Mexico Department of Game and Fish once the tanks are installed.

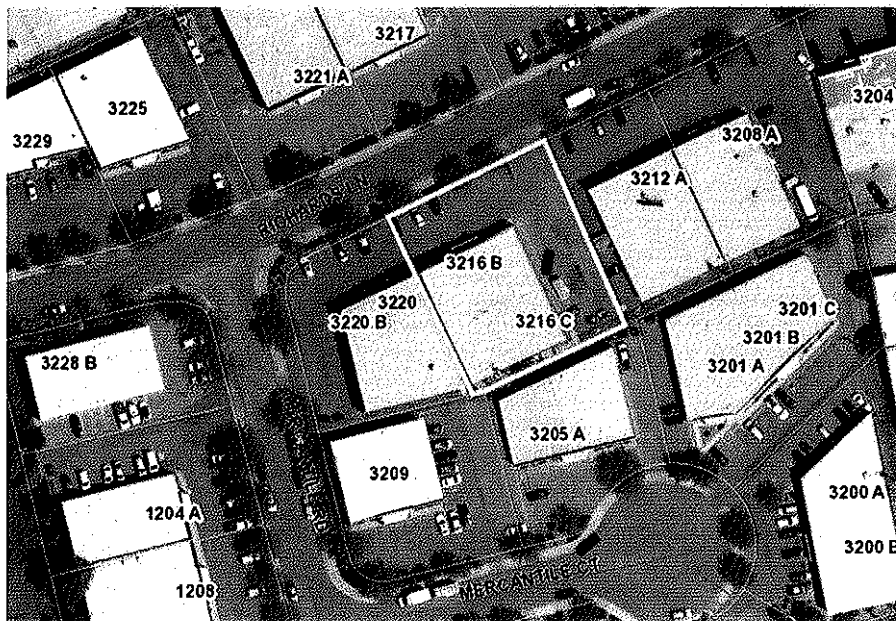
No changes to the exterior of the building are proposed other than replacement of current air conditioner units with evaporative coolers, and addition of a natural gas heater for the warehouse. The system does not generate any noxious odors, the air is exhausted frequently. Fans and pumps are quiet and will generate little if any perceptible noise. Hours of operation will generally be within the 8:00 am to 5:00 pm timeframe, Monday through Friday, with limited access on weekends to monitor operations.

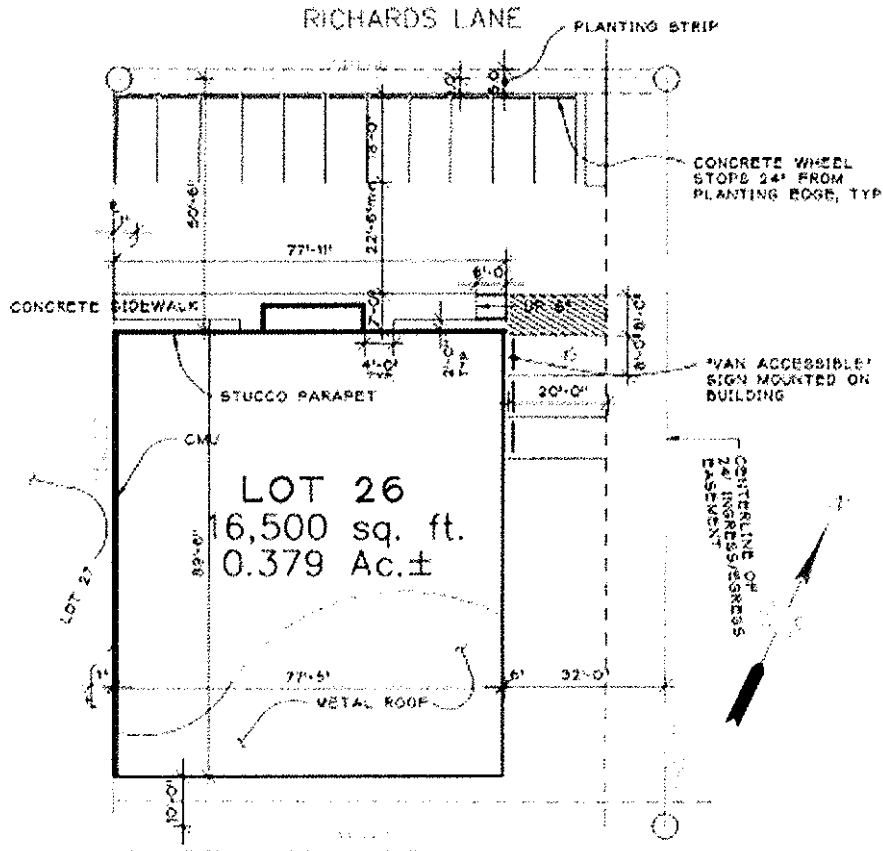
The Applicant describes the aquaponics operation in his letter of application:

*“Aquaponics is a **closed loop system** in which fish are raised in fresh water tanks and fed non-GMO fish food. Their waste is very high in ammonia and this is eventually toxic to them. Thus the water is filtered and then processed by naturally occurring bacteria to convert the ammonia into nitrites, and then nitrates - the ideal natural fertilizer for plants. This nutrient rich water is then used to percolate grow beds in which the plants take up the nitrates making it safe for the fish again. The water is cycled continuously through this closed loop serving fish and plants in turn. Less than 1 percent of the total water volume is added each day to make up for water that is used by the plants or lost through evaporation. No external nutrients in the form of chemical fertilizers are added (unlike hydroponics); herbicides are unnecessary as there are no weeds to control; and pesticides are not used because they would kill the fish.”*

V. EXISTING CONDITIONS:

Direction	Property Address	Zoning
North	3217 & 3221 Richards Lane	I-1 (Light Industrial)
East	3212 & 3208 Richards Lane	I-1 (Light Industrial)
South	3205A Mercantile Ct.	I-1 (Light Industrial)
West	3220 & 3220B Richards Lane	I-1 (Light Industrial)





VI. PROJECT ANALYSIS

Traffic and Access

Access to the Project will be via an existing, full access driveway off of Richards Lane that is shared with tenants currently occupying Units A, C and D of 3216. Other than employees arriving and departing from work, there will be minimal additional traffic. Occasional material deliveries to the east side overhead door will take place. Harvesting and distribution of farm produce will occur on no more than two days per week and will utilize a towed (enclosed) trailer. There will be no on-site retail to the general public.

Water and Sewer

Public water and sewer is provided to serve this existing building and tenant space. The aquaponics farm will be filled with a one-time fill of 8-10,000 gallons of water. Being a closed system, this is never sent to waste. Approximately 1% of this is topped up daily to replenish water lost through evaporation and absorption by growing crops. The Applicant states that they eventually will consider the addition of a rain capture cistern to supplement this supply.

Landscape, Parking and Lighting Plan

The building is well landscaped and no changes will be made to existing landscaping. The property has more than ample parking for employees and occasional visitors. There is no retail or interaction with the general public on site. Ingress and egress is at a minimum. There are 22 parking spaces running in front of the building parallel to Richards Lane, and 8 spaces on the East side, one of which is ADA designated.

The Farm is unlikely to require more than four of these spaces in general operation. No changes to exterior lighting are anticipated. A small sign will be placed in the window of the front entrance door showing our logo and business name. No additional signage is anticipated.

Fire Department

The Fire Marshal’s office requires “Maximum Allowable Quantities (MAQ)” list of hazardous materials, if any, to further evaluate for compliance with the requirements of IFC 2015.

VII. SPECIAL USE PERMIT APPROVAL CRITERIA: SECTION 14-3.6(D)(1)

Subsection 14-3.6(D) governs the authority, procedures and restrictions for a Special Use Permit. Subsection 14-3.7(B)(3)(d) states that “the Planning Commission and the Board of Adjustment have the authority to hear and decide applications for special use permits as authorized by Chapter 14; to decide questions that are involved in determining whether special use permits should be granted; and to grant special use permits with such conditions and safeguards as appropriate under Chapter 14 or to deny special use permits when not in harmony with the intent and purpose of Chapter 14” The following documents the status of the approval criterial:

Status of Approval Criteria for a Special Use Permits

Criterion 1: that Board of Adjustment has the authority and is empowered under the section of Chapter 14 described in the application to grant a special use permit and to approve the plan;	Criterion Met: (Yes/No/N/A) YES
Santa Fe City Code (SFCC) Subsection 14-2.4(C)(2) authorizes the Board of Adjustment to hear and decide applications for special use permits as provided in Section 14-3.6 and Table 14-6.1-1 (Permitted Uses and Use Regulations), unless jurisdiction for such special use permits is specifically reserved to another land use board.	

Criterion 2: that granting the special use permit and approving the plan will not adversely affect the public interest; and	Criterion Met: (Yes/No/N/A) YES
<p>Applicant’s Response: <i>“Granting the Special Use Permit will not adversely affect the public interest. The proposed farm is an extremely low-impact use of this industrially zoned land. The building already exists and no significant changes to the building are proposed. The owner will install two new evaporative cooling units in the rear of the building. The building is well landscaped and no changes will be made to existing vegetation.”</i></p> <p>Staff’s Response: The term <i>“Public Interest”</i> is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. Staff has reviewed the proposed special use permit application in accordance with Subsection 14-6.2(H) <i>“Agricultural Uses”</i>. The proposed special use permit complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.</p>	

<p>Criterion 3: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.</p>	<p>Criterion Met: (Yes/No/N/A) YES</p>
<p>Applicant's Response: <i>"The proposed indoor farm is compatible with the current businesses in the area and will have no impact on their operations. As indicated above, the farm generates minimal waste water or discarded produce. The owner of the property, who is also Chairman of the Business Park Association, has stated that the farm is entirely consistent with the intentions and activities of the park."</i></p> <p>Staff Response: Staff concurs with Applicant's response. The use of the office/warehouse space at 3216 Richards Lane, Unit B as an indoor aquaponics farm is compatible with and adaptable to the adjacent business "Great Ideas" in Unit C, to the rear of the subject space, and compatible to the office/warehouse spaces adjacent and connected to Unit B to the west.</p>	

VIII. EARLY NEIGHBORHOOD NOTIFICATION

An ENN was held for the Special Use Permit October 8, 2020. The three neighbors in attendance were all in support of the proposal and affirmed the importance of a new source of fresh food for our community.

IX. EXPIRATION

Special Use Permits may expire as per Subsections 14-3.6(E) which states that a special use permit that has not been exercised within three years from the date of the approval will expire, but may be extended as provided in Subsection 14-3.19(C). Should the Board of Adjustment approve the Special Use Permit, the expiration date would be December 1, 2023.

X. ABANDONMENT

Agricultural uses allowed under a special use permit have abandonment of use provisions per Subsection 14-6.2(H)(15): "If an agricultural use ceases for any reason for three hundred sixty-five (365) consecutive days without the prior written approval of the land use director, the use shall be deemed to be abandoned." This provision is mentioned here as it applies to agricultural uses, although more likely would apply to land and farm structures that are abandoned that must be returned to their original state rather than an indoor farm operation in an existing tenant space.

ATTACHMENTS:

EXHIBIT A: Technical Corrections

EXHIBIT B: Development Review Team Memoranda

1. Wastewater Division Memorandum, Stan Holland, P.E.
2. Water Engineering Division Memorandum, Brian Snyder
3. Landscape Memorandum, Lawrence Rivera
4. Technical Review email, Dee Beingessner
5. Fire Department Memorandum, Geronimo Griego
6. ADA- Site Review, Jason Kluck
7. Traffic email, Erick Aune
8. Solid Waste email, Eric Lucero

EXHIBIT C: Maps and Photos

1. Future Land Use Map
2. Current Zoning Map
3. Aerial Photo
4. Street View Photo

EXHIBIT D: Early Neighborhood Notification

1. Guidelines & Request for Staff Attendance
2. Meeting Notes 10/8/2020

EXHIBIT E: Applicant Materials

1. Application Submittals
2. Legal Lot of Record

APPROVED BY:

Title	Name	Initials
Land Use Department Director	Eli Isaacson, AICP	<i>ESI</i>
Land Use Planner Manager	Noah Berke, AICP, CFM	<i>NLB</i>
Land Use Department Case Manager	Donna Wynant, AICP	<i>DJW</i>

City of Santa Fe, New Mexico

Board of Adjustment

Exhibit A

Technical Corrections
&
Findings of Fact/Conclusions of Law

Technical Corrections

3216 Richards Lane

Special Use Permit

#	DRT Comments	Dept. or Division	To be completed by:	Applicant Comments
1	An Industrial Pretreatment Sampling Port may be required if wastewater from the Aquaponics Farm process are discharged to the City wastewater system.	Public Utilities/Waste water: Stan Holland	Prior to sign-off for building permit.	No water from the closed aquaponics system will be drained into the sewer as it contains essential nutrients used to grow plants. We will have waste from the two restrooms when used by employees; and some discarded water from sinks used to clean growing tools/trays, etc.
2	14-8.4B(1)(d)(ii) for additions or remodeling of existing nonresidential and multiple-family structures with a construction valuation over one hundred thousand dollars (\$100,000), landscape improvements to comply with this Section 14-8.4, as prioritized by the land use director, shall be required up to a total cost of twenty percent of the construction valuation. Please provide new professional landscape and irrigation design that adds to the existing landscape.	Landscape Review: Lawrence Rivera	Prior to sign-off for building permit.	No construction is being done on the exterior as part of this project, and the existing landscaping provided by the Business Park will be unchanged and unaffected by creation of the indoor farm
3	(Per 11/9/20 email) I have not provided any comments on the 3216 Richards Lane, Unit B, Special Use Permit, Case #2020-2774, because the case is in an existing building that already has a 5/8" water meter for the building and an individual meter will not be required for Unit B. That said, I'd recommend a water budget with the required flow (GPM) be submitted to verify the water meter size is accurate for the proposed water use.	Water Division: Brian Snyder		Initially, the system will be filled with approximately 12,000 gallons of water. Depending on water quality testing, we may have to purchase water from secondary sources than the city. This will be determined after building possession. Daily top-up of the aquaponics system from evaporation or plant uptake will use approx. 60-120 gallons; cleaning of growing materials and tools will utilize less than 100g per day.
4	(per 11/13/20 email) No comments	MPO Erick Aune		
4	(per 11/9/20 email) No comments at this time.	Solid Waste: Eric Lucero		
6	(per 11/9/20 email) I have no comments on this case.	Technical Review Division: Dee Beingssner		

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1. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1)
2. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)
3. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)
5. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.
507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.
6. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)
7. Shall comply with Section D102.1 Access and Loading (75,000 lbs).
8. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)
9. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.
10. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.
11. Shall comply with IFC 2015, Appendix D, Aerial Fire Apparatus Access Roads.
12. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.

Fire Prevention

At the time of any new construction or remodel.

Must comply with applicable Federal and State regulations for water use and discharge, and for the possession, propagation, culture, sale and disposition of living marine organisms.

Land Use Dept.

At time of permit application.

A permit will be obtained from NM Game and Fish for the receipt and raising of Tilapia once the fish tanks are up and running as per State requirements

Approval Comments:

Businesses must comply with the provisions of the ADA Standards to the "maximum extent feasible" with a building alteration. The costs for the added ADA work is considered disproportionate if it is over 20% of the costs of the project. Improvements should be prioritized up to the 20% limit: entrance; route to the primary function area; at least one unisex ADA restroom or one restroom for each sex serving the area; drinking fountains serving the area; other.

1. Restripe existing ADA Van accessible Parking Space to comply with current code. Obliterate existing paint markings prior to restriping as required for any layout modification.

Per the 2015 NM Accessible Parking Checklist, Section 9 (NMBC-1111 Section 1.4 through 1.4.3) the ADA parking space access aisle shall be clearly marked by diagonal pavement striping. "NO PARKING" lettering shall be stenciled in 1 foot high min. and 2 inches wide min. strokes, and located at the drive end of the striped access aisle. The International Symbol of Accessibility (ISA) shall be stenciled at all parking spaces, centered on the space and aligned with the drive end of the parking space striping. All pavement striping and markings shall be stenciled with pavement paint; blue on concrete paving or white on asphalt paving.

2. Provide (1) ADA parking sign with Van Accessible placard.

ADA parking signage shall comply with the New Mexico Accessible Parking Checklist, latest publication. Accessible Signage Detail - Signage with required language per the NM Accessible Parking Checklist is required at ALL ADA Parking spaces. Parking signage height shall be 84" above the floor of the parking space, measured to the bottom of the R7-8 sign in the Public right-of-way, accessible path of travel, pedestrian way or path of the means of egress. Locate Van Accessible Parking signs immediately below the reserved parking sign at wall mounted or other locations not in the pedestrian way. At Van Accessible signs located in the pedestrian way, the R7-8A Van Accessible sign shall be mounted at 84" to bottom of the sign. Wall mounted signs and signs not mounted in the public way shall be 60" (84" is preferred) minimum above the floor of the parking space, measured to the bottom of the sign.

ADA Review

Prior to construction permit application

Photos have been submitted showing that ADA requirements are met as part of the original building construction approval.

3. Provide (6) bicycle parking spaces. New bicycle racks shall comply with Santa Fe Chapter 14 Appendix Exhibit D for bicycle rack standards and dimensions.

*ADA
Review*

On-Site General ADA Compliance Requirements:

Accessibility feature design within the Site shall comply with NMDOT Pedestrian Access Route Details (Serial 608) or demonstrate compliance with applicable ADA regulations by other means as provided in the permitted Construction Documents.

All Sidewalks and Walkways along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Provide detectable warning surfaces at curb ramps and transitions to driveway crossings along the accessible paths of travel as applicable.

Sidewalks and Walkways along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes. Ramps within the site shall have 1:12 (8.33%) running slope and 1:48 (2%) cross slope max. With a max. rise of 30" and with 5' clear length landings where straight. Changes in direction shall comply with 304.3. Landing typical slope is 1.5% and shall not exceed 2% running and cross slope.

Curb Ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction.

Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4)

*ADA
Review*

Provide and maintain 98" vertical clearance at access aisles and routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5)

Accessible path(s) of travel route shall be provided from the accessible parking aisle(s) to accessible building entrance(s) as applicable and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Ensure accessible route(s) from the Public Right-of-Way and accessible parking space aisle(s) to building entrance(s) are provided and maintained. Provide detectable warning surfaces at curb ramps and transitions to the vehicular way along the accessible path of travel routes as applicable.

At time of construction, the Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT, and NM State Statute and Code as applicable.

City of Santa Fe
Board of Adjustment
Findings of Fact and Conclusions of Law

Case #2020-2774

3216 Richards Lane, Special Use Permit

Applicant's Name- Desert Verde, LLC

Agent's Name – Andrew Neighbour

THIS MATTER came before the Board of Adjustment (Board) for hearing on December 1, 2020, upon the application (Application) of Andrew Neighbour for Verde Desert Farm LLC, owner (Applicant).

The Applicant seeks a special use permit to allow an Aquaponics farm in an existing 5,700 square foot building. The property is located at 3216 Richards Lane, Unit B, and is zoned I-1 (Light Industrial).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard reports from staff and received testimony and evidence from the Applicant and members of the public that offered public comment.
2. Table 14-6.1-1 requires approval of a special use permit for an Aquaponics farm, greater than 750 square feet in the I-1 district.
3. Pursuant to Code § 14-2.4(C)(2), the Board has the authority to hear and decide applications for special use permits as provided in Code §§ 14-3.6 (Special Use Permits) and 14-6 (Permitted Uses).
4. Pursuant to Code § 14-3.6(B) the Board has the authority to hear and decide applications for special use permits in accordance with applicable provisions of Chapter 14; to decide questions that are involved in determining whether special use permits should be granted; and to grant special use permits with such conditions and safeguards as appropriate under Chapter 14; or to deny special use permits when not in harmony with the intent and purpose of Code Chapter 14.
5. Pursuant to Code § 14-6.1(C) Table 14-6.1-1, entitled "Table of Permitted Uses", Aquaponics over 750 square feet is a permitted use in the I-1 district with a special use permit
6. Applicant complied with Code Section 14-3.6(C) - procedures to be followed prior to the grant by the Board of a special use permit, including:
 - (a) Approval of a site plan and other site development drawings necessary to document that the Project can be accomplished in conformance with applicable Code standards [Section 14-3.6(C)(1)];
 - (b) Submittal of an application indicating the Code section under which the special use permit is sought and stating the grounds on which it is requested [Section 14-3.6(C)(2)]; and

- (c) A special use permit is required for any change of use to a new or different use category that requires a special use permit as designated in table 14-6.1-1. [Section 14-3.6(C)(3)].
7. Applicant complied with Early Neighborhood Notification Procedures pursuant to § 14-3.1(F)(2)(a)(viii) requiring an early neighborhood notification (ENN) for special use permits.
 8. Applicant complied with Early Neighborhood Notification Procedures pursuant to § 14-3.1(F), and Notice Requirements pursuant to Code Section 14-3.1(H).
 9. An ENN meeting was held on October 8, 2020 by way of a Zoom virtual format.
 10. The ENN meeting was attended by the Applicant and City staff; there were 2 members of the public in attendance and questions were raised regarding the Aquaponics farm, what would be grown and how and to whom it would be distributed. The owner of the subject property, J.R. Damron, was in attendance and stated that on October 1, 2020, the Richards Avenue Business Park Association met and discussed the Project and deemed it to be a permitted use and complied with their Declaration and Bylaws.
 11. The Applicant submitted a site plan and an application indicating the Code section under which the special use permit was being sought and stating the grounds for the request.
 12. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Board with a written report of its findings (Staff Report) together with a recommendation that the special use permit be approved, subject to certain conditions (the Conditions) set out in such report.
 13. The information contained in the Staff Report, along with conditions in Staff's Exhibit A, is sufficient to establish that the Applicable Requirements have been met.
 14. Code Section 14-3.6(D)(1) sets out certain findings that the Board must make to grant a special use permit, including:
 - (a) *That the Board has the authority to grant a special use permit for the Project [Section 14-3.6(D)(1)(a)];* Subsection 14-2.4(B) and Table 14-6.1-1 provide the authority for the Board of Adjustment to grant a special use permit for an Aquaponics farm over 750 square feet in the I-1 district.
 - (b) *That granting the special use permit for the Project does not adversely affect the public interest [Section 14-3.6(D)(1)(b)];* The granting of the special use permit for an Aquaponics farm will not adversely affect the public interest.
 - (c) *That the Project is compatible with and adaptable to adjacent properties and other properties in the vicinity of the Project [Section 14-3.6(D)(1)(c)].* The Aquaponics farm is located immediately next to office/warehouse type uses, including an advertising company "Great Ideas", "New Mexico Safer Now" and "Merry Maids". The proposed use of the project site is compatible with the surrounding uses.
 15. Pursuant to § 14-3.6(D)(2) the Board is authorized to specify conditions of approval for a special use permit to accomplish the proper development of the area and to implement the policies of the general plan.
 16. On December 1, 2020 the Board approved the special use permit to allow an indoor Aquaponics farm in an existing 5,700 square foot building.
 17. The Applicant agrees to all recommended Conditions and Technical Corrections.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the Hearing, the Board CONCLUDES as follows:

1. The Board has the authority under the Code to approve the special use permit requested for the Property.
2. The special use permit application was properly and sufficiently noticed in accordance with Code requirements.
3. The ENN meeting complied with the requirements established under the Code.
4. The Applicable Requirements set forth in Code §14-3.6 for granting the requested special use permits have been met.
5. The special use permits granted herewith are granted for the specific use of the Property and intensity applied for and no change of use or more intense use shall be allowed unless approved by the Board under a new or amended special use permit or as otherwise permitted by applicable Code.

WHEREFORE, IT IS ORDERED ON THE 1st DAY OF DECEMBER 2020 BY THE BOARD OF ADJUSTMENT OF THE CITY OF SANTA FE:

1. That the special use permit is approved as applied for, subject to the Conditions and the technical corrections presented in the Staff Report.
2. The special use permit granted herewith shall expire if (a) it is not exercised within three (3) years of the date these Findings of Fact and Conclusions of Law are adopted by vote of the Board, subject to any right of the Applicant under applicable Code to request an extension of such time or (b) it ceases for any reason for a period of three hundred and sixty five (365) days.

Gary Friedman
Chair

Date:

FILED WITH THE CITY CLERK:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM:

Sally Paez
Assistant City Attorney

Date:

City of Santa Fe, New Mexico

Board of Adjustment

Exhibit B

DRT Memos

1. Wastewater Division Memorandum, Stan Holland, P.E.
2. Water Engineering Division email, Brian Snyder
3. Landscape Memorandum, Lawrence Rivera
4. Technical Review email, Dee Beingessner
5. Fire Dept. Memorandum, Geronimo Griego
6. ADA - Site Review, Jason Kluck
7. Traffic email, Erick Aune
8. Solid Waste email, Eric Lucero

Development Review Team

Comment Form

Date: November 9, 2020

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: Case #2020-2774. 3216 Richards Lane, Unit B, Special Use Permit.

Case Mgr: Donna Wynant, Case Manager



The subject properties are accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:

Must be completed by:

1. None at this time	Prior to Sign Off for Final Subdivision Plat.
----------------------	---

Technical Corrections*:

Must be completed by:

1. An Industrial Pretreatment Sampling Port may be required if wastewater from the Aguaponics Farm process are discharged to the City wastewater system.	Prior to Sign Off for Building Permit.
--	--

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [None]

WYNANT, DONNA J.

From: SNYDER, BRIAN K.
Sent: Monday, November 9, 2020 3:40 PM
To: WYNANT, DONNA J.
Cc: HOOK, ALAN G.; PACHECO, PATRICIO M.
Subject: FW: DRT Final Comments Due Today
Attachments: DRT Final Comments Due Today

Importance: High

Hi Donna,

I hope all is well. I have not provided any comments on the 3216 Richards Lane, Unit B, Special Use Permit , Case #2020-2774, because the case is in an existing building that already has a 5/8" water meter for the building and an individual meter will not be required for Unit B. That said, I'd recommend a water budget with the required flow (GPM) be submitted to verify the water meter size is accurate for the proposed water use.

Thanks, Brian

Development Review Team

Comment Form

Date: 11/13/2020
 Staff person: Lawrence Rivera
 Dept. /Div.: Land Use/Terrain Management- Landscape/Irrigation Review
 Case: Case #2020-2774, 3216 Richards Lane, Unit B, Special Use Permit
 Case Mgr.: Donna J. Wynant



Review by this division/department of the September 2020 plan set has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:

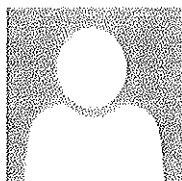
Technical Corrections*:	Must be completed by:
	Prior to permit review
<p>14-8.4B(1)(d)(ii) for additions or remodeling of existing nonresidential and multiple-family structures with a construction valuation over one hundred thousand dollars (\$100,000), landscape improvements to comply with this Section 14-8.4, as prioritized by the land use director, shall be required up to a total cost of twenty percent of the construction valuation. Please provide new professional landscape and irrigation design that adds to the existing landscape.</p>	

*Must made prior to recording and/or permit issuance

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]

Explanation of Conditions or Corrections (if needed):



Mon 11/9/2020 5:24 PM

BEINGESSNER, DEE

DRT Case 2020-2774

To WYNANT, DONNA J.

i You replied to this message on 11/13/2020 2:59 PM.

Donna,

I have no comments on the above referenced DRT case.

Dee

Development Review Team

Comment Form

Date: 11/20/2020

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2020-2774: 3216 Richards Lane Special Use Permit- Indoor Hydroponics Farm

Case Mgr: Donna Wynant



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:

Must be completed by:

1. Shall provide Maximum Allowable Quantities (MAQ) list of hazardous materials if any meeting the requirements of IFC 2015.	Prior to Board of Adjustment
--	------------------------------

Technical Corrections*:

Must be completed by:

<ol style="list-style-type: none">1. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1)2. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)3. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)5. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.6. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)	At the time of any new construction or remodel.
--	---

<ol style="list-style-type: none">7. Shall comply with Section D102.1 Access and Loading (75,000 lbs).8. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)9. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.10. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.11. Shall comply with IFC 2015, Appendix D, Aerial Fire Apparatus Access Roads.12. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	
--	--

*Must made prior to recording and/or permit issuance

DEVELOPMENT REVIEW TEAM
COMMENT FORM



Date: 10/27/2020
Staff person: Jason M. Kluck
Dept/Div: Land Use – ADA Site Review
Case: **3216 Richards Lane – Unit B**
Special Use Permit
Case Mgr: Donna Wynant

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:

Must be completed by:

Approval Comments:

Prior to construction permit application

Businesses must comply with the provisions of the ADA Standards to the "maximum extent feasible" with a building alteration. The costs for the added ADA work is considered disproportionate if it is over 20% of the costs of the project. Improvements should be prioritized up to the 20% limit: entrance; route to the primary function area; at least one unisex ADA restroom or one restroom for each sex serving the area; drinking fountains serving the area; other.

1. Restripe existing ADA Van accessible Parking Space to comply with current code. Obliterate existing paint markings prior to restriping as required for any layout modification.

Per the 2015 NM Accessible Parking Checklist, Section 9 (NMBC-1111 Section 1.4 through 1.4.3) the ADA parking space access aisle shall be clearly marked by diagonal pavement striping. "NO PARKING" lettering shall be stenciled in 1 foot high min. and 2 inches wide min. strokes, and located at the drive end of the striped access aisle. The International Symbol of Accessibility (ISA) shall be stenciled at all parking spaces, centered on the space and aligned with the drive end of the parking space striping. All pavement striping and markings shall be stenciled with pavement paint; blue on concrete paving or white on asphalt paving.

2. Provide (1) ADA parking sign with Van Accessible placard.

ADA parking signage shall comply with the New Mexico Accessible Parking Checklist, latest publication. Accessible Signage Detail - Signage with required language per the NM Accessible Parking Checklist is required at ALL ADA Parking spaces. Parking signage height shall be 84" above the floor of the parking space, measured to the bottom of the R7-8 sign in the Public right-of-way, accessible path of travel, pedestrian way or path of the means of egress. Locate Van Accessible Parking signs immediately below the reserved parking sign at wall mounted or other locations not in the pedestrian way. At Van Accessible signs located in the pedestrian way, the R7-8A Van Accessible sign shall be mounted at 84" to bottom of the sign. Wall mounted signs and signs not mounted in the public way shall be 60" (84" is preferred) minimum above the floor of the parking space, measured to the bottom of the sign.

3. Provide (6) bicycle parking spaces. New bicycle racks shall comply with Santa Fe Chapter 14 Appendix Exhibit D for bicycle rack standards and dimensions.

On-Site General ADA Compliance Requirements:

Accessibility feature design within the Site shall comply with NMDOT Pedestrian Access Route Details (Serial 608) or demonstrate compliance with applicable ADA regulations by other means as provided in the permitted Construction Documents.

All Sidewalks and Walkways along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Provide detectable warning surfaces at curb ramps and transitions to driveway crossings along the accessible paths of travel as applicable.

Sidewalks and Walkways along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes. Ramps within the site shall have 1:12 (8.33%) running slope and 1:48 (2%) cross slope max. With a max. rise of 30" and with 5' clear length landings where straight. Changes in direction shall comply with 304.3. Landing typical slope is 1.5% and shall not exceed 2% running and cross slope.

Curb Ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction.

<p>Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4)</p> <p>Provide and maintain 98" vertical clearance at access aisles and routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5)</p> <p>Accessible path(s) of travel route shall be provided from the accessible parking aisle(s) to accessible building entrance(s) as applicable and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Ensure accessible route(s) from the Public Right-of-Way and accessible parking space aisle(s) to building entrance(s) are provided and maintained. Provide detectable warning surfaces at curb ramps and transitions to the vehicular way along the accessible path of travel routes as applicable.</p> <p>At time of construction, the Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT, and NM State Statute and Code as applicable.</p>	
--	--

Technical Corrections*:

Must be completed by:

N/A	Prior to recording
-----	--------------------

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project: As noted above.

Explanation of Conditions or Corrections (if needed): N/A

WYNANT, DONNA J.

From: KLUCK, JASON M.
Sent: Thursday, November 19, 2020 1:05 PM
To: WYNANT, DONNA J.
Subject: RE: ADA Implementation at 3216 Richards Lane

Hi Donna,

Do you know the previous Use? A change of use building permit may be required at minimum and if there are any modifications proposed to the existing building elements, signage, MEP work, etc. those will require permitting and may trigger additional ADA requirements and bicycle parking if not compliant currently.

For ADA Site, the restriping will be required as noted in my comments for compliance with the 2015 NM Accessible Parking Checklist. Additionally, a van accessible placard will be required below the existing ADA parking sign.

Thanks,

Jason

From: WYNANT, DONNA J. <djwynant@santafenm.gov>
Sent: Thursday, November 19, 2020 11:53 AM
To: KLUCK, JASON M. <jmkluck@santafenm.gov>
Cc: Andrew Neighbour <andrewn@cnsf.net>
Subject: Fw: ADA Implementation at 3216 Richards Lane

Hi Jason,

The applicant to the Desert Verde Aquaponics indoor farm proposed at 3216 Richards Lane (Case #2020-2774) took some photos of the property to show ADA compliance in response to your review comments. (See email below). I'm passing these on for your information/review. I also attached the chart that shows your comments and the other DRT comments, which provides a column for Andrew to give his response, just for my information in reporting to the Board of Adjustment when I present this case. Andrew can be reached at 505-474-6308 if you'd like to talk to him directly.

Also attached is the floor plan. **Andrew said he does not anticipate having to obtain building permits for his indoor farm... but just want to make sure if there's anything he should anticipate with the building code.** Chapter 14 allows an aquaponics operation in the I-1 Light Industrial district subject to the approval of a Special Use Permit. Also Subsection 14-6.2(H)(8) states that aquaponics operations...
"must comply with applicable Federal and State regulations for water use and discharge, and for the possession, propagation, culture, sale and disposition of living marine organisms."

The Applicant states that a permit for fish handling will be obtained from the New Mexico Department of Game and Fish once the tanks are installed.

The third attachment is their letter of application which shows a photo of the grow beds and towers set up at the SF Community College, similar to what he'll have with this proposed indoor farm.

If you would please copy me with any communications regarding this case, I'd greatly appreciate it.

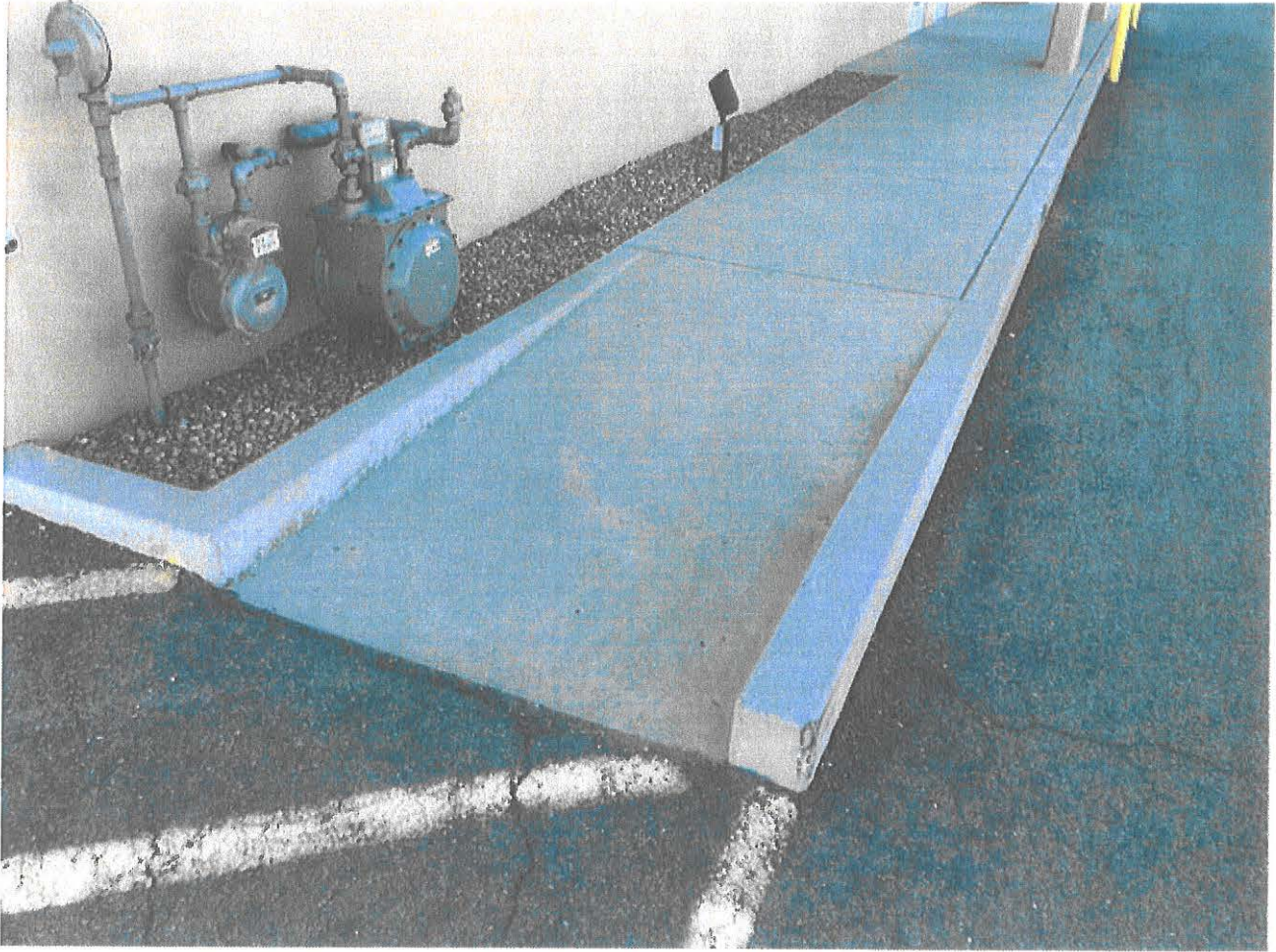
Thank you,

Donna J. Wynant, AICP

Land Use Senior Planner
City of Santa Fe Land Use Department
200 Lincoln Ave., Box 909
Santa Fe, NM 87504-0909
(505) 955-6325
djwynant@santafenm.gov
[Click here for Zoning Code Information](#)
[Click here for Property Information](#)

From: Andrew Neighbour <andrewn@cnsf.net>
Sent: Tuesday, November 17, 2020 9:47 AM
To: WYNANT, DONNA J. <djwynant@santafenm.gov>
Subject: ADA Implementation at 3216 Richards Lane

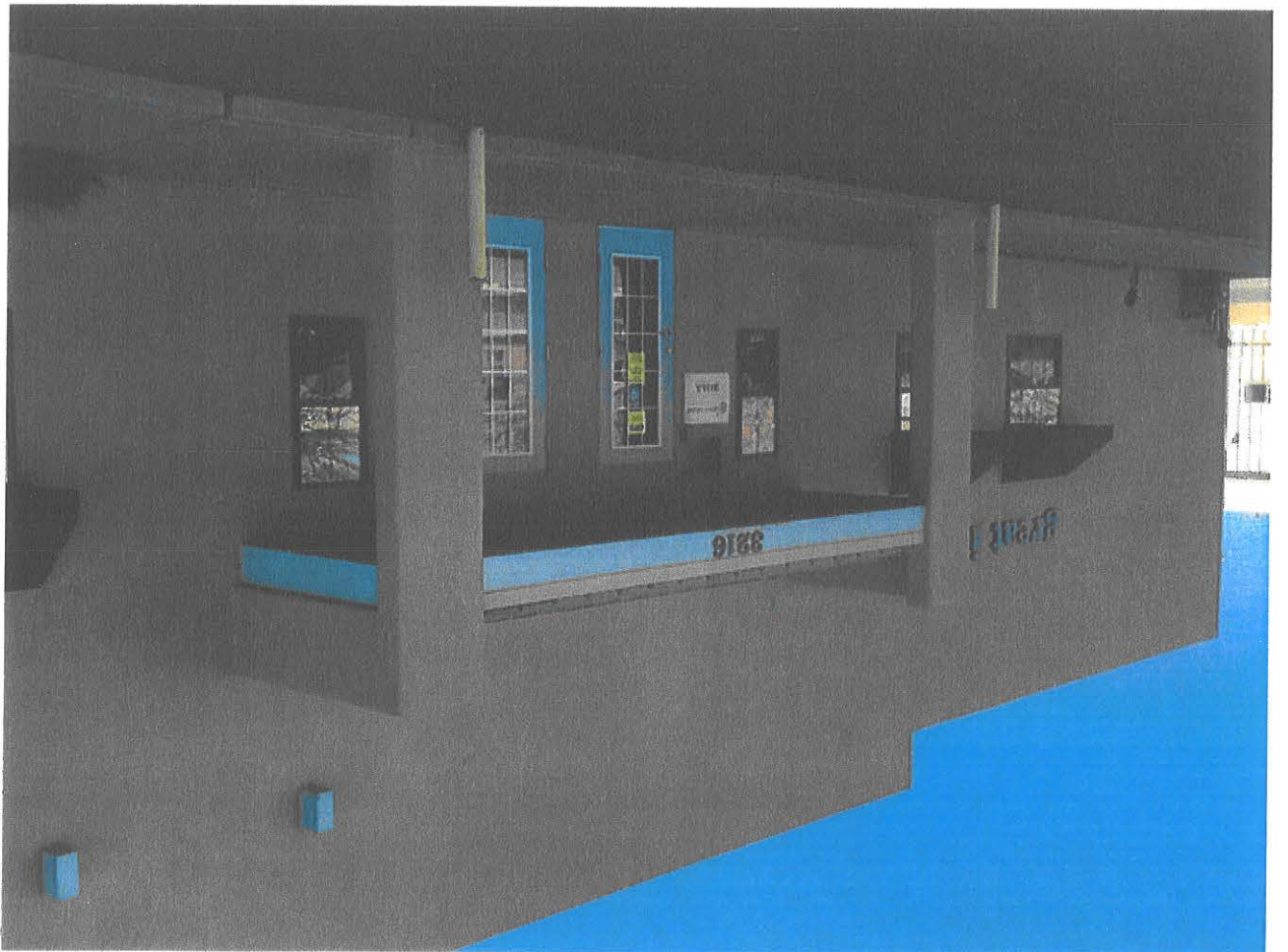
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.











Delete

Response

Quick Steps

1x

Move

Tags



Fri 11/13/2020 3:34 PM

AUNE, ERICK J.

Re: DRT item: Aquaponics Farm, 3216 Richards Lane- Unit B

To: WYNANT, DONNA J.

Cc: YNGVE, LEAH X.

i You replied to this message on 11/13/2020 3:38 PM.

If there are problems with how this message is displayed, [click here to view it in a web browser.](#)

Donna,

There is nothing regarding transportation that need attention from our end on this project.

Sounds pretty cool.

Erick



Erick J. Aune

Santa Fe MPO Officer

505.330.8483

www.santafempo.org

Click below and discover Francis' Santa Fe Street Story



WYNANT, DONNA J.

From: LUCERO, ERIC J.
Sent: Monday, November 9, 2020 12:30 PM
To: WYNANT, DONNA J.
Subject: Final DRT Comments

Good afternoon Donna,

In regards to Case #2020-2774. 3216 Richards Lane, Unit B, Special Use Permit. Andrew Neighbor, Agent, for Desert Verde Farm, LLC, Owner, requests approval of a special use permit for an indoor aquaponics farm in an existing 5,700 square foot building. The property is located at 3216 Richards Lane, Unit B, and is zoned I-1 (Light Industrial).

I have no comments at this time.

Thanks,

Eric J Lucero
Operations Manager
City of Santa Fe
Environmental Services Division

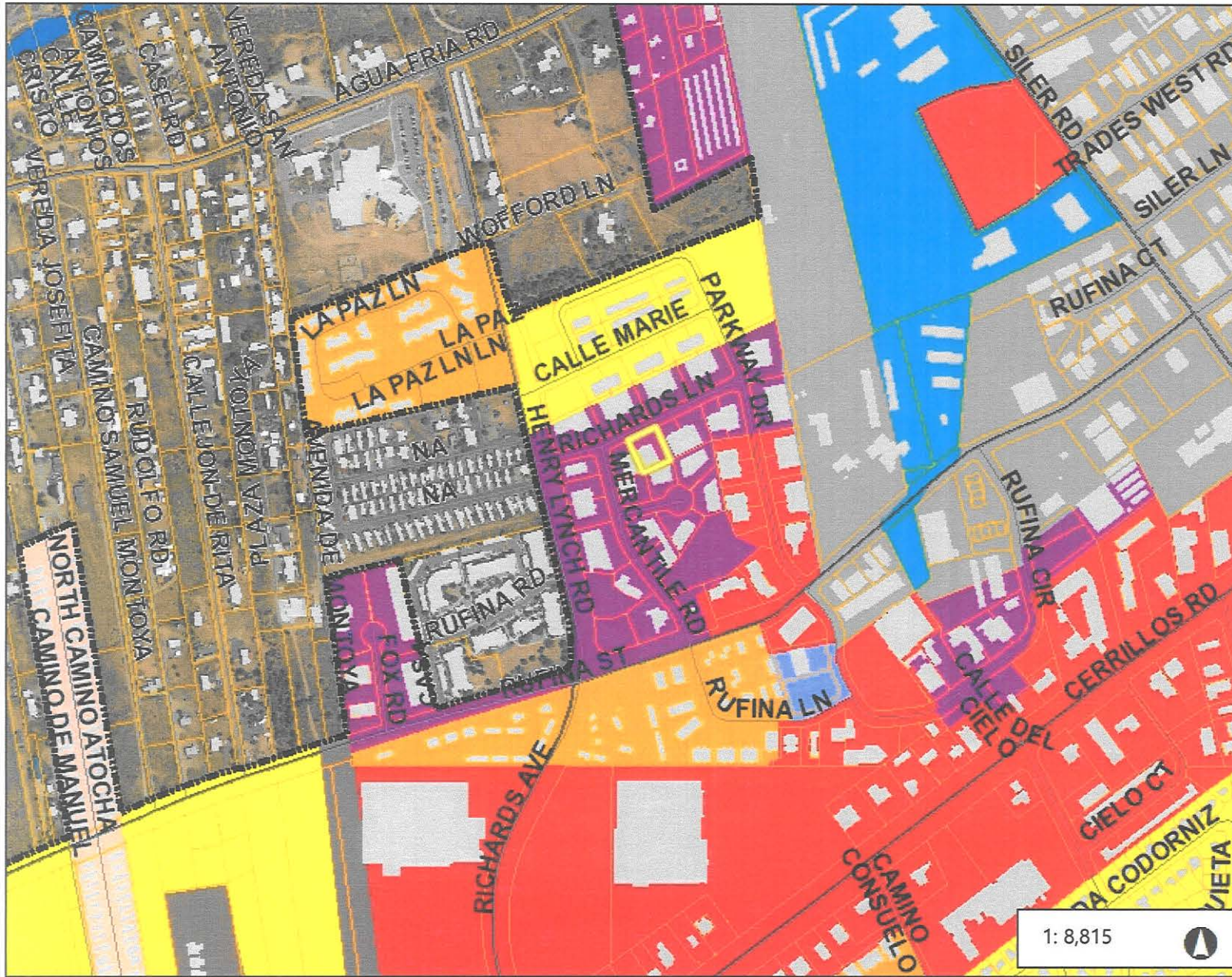
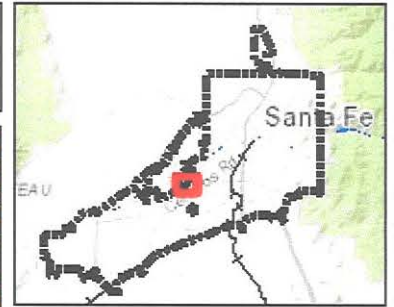
City of Santa Fe, New Mexico

Board of Adjustment

Exhibit C

Maps and Photos

1. Future Land Use Map
2. Current Zoning Map
3. Aerial Photo
4. Google Street Views



Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- + Rail Road
- Future Land Use
- 1 dwelling per acre
- 1-3 dwellings per acre
- 3-7 dwellings per acre
- 7-9 dwellings per acre
- 7-12 dwellings per acre
- 12-29 dwellings per acre
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutional
- Open Space
- Parks

Notes

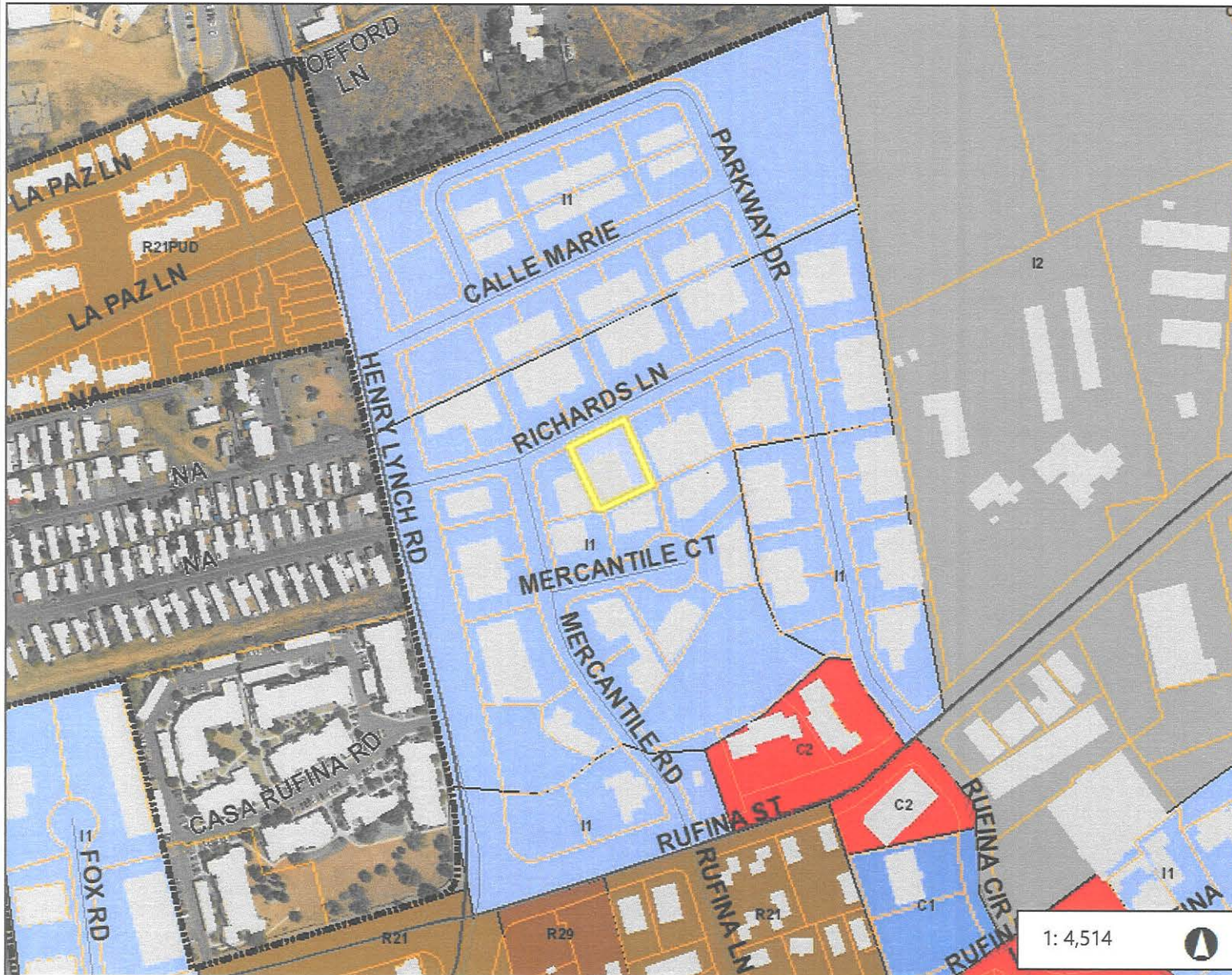
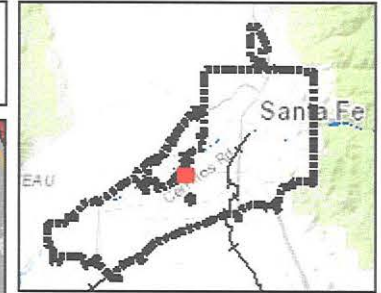
© Latitude Geographics Group Ltd.

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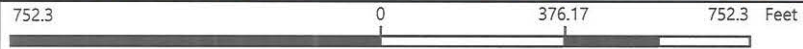
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- City Limits
 - Address Points
 - Building Footprint
 - Roads
 - Major Roads
 - Santa Fe County Parcels
- Zoning**
- RR Rural Residential
 - R1, (PUD) Single-Family 1du/ac.
 - R2, (DT), (PUD), (AC) Single-Fami
 - R3, (PUD) Single-Family 3du/ac
 - R4 Single-Family 4du/ac
 - R5, (DT), (PUD), (AC), R6, (PUD) 5
 - R7, (I), (PUD), R8 Single-Family 7
 - RC5, RC5AC Compound 5du/ac
 - RC8, RC8AC Compound 8du/ac
 - R10, (PUD) Multiple-Family 10du/
 - R12, (PUD) Multiple-Family 12du/
 - R21, (PUD) Multiple-Family 21du/
 - R29, (PUD), (AC) Multiple-Family 2
 - RAC Residential Arts & Crafts
 - MHP Mobile Home Park
 - C1, (PUD) Office and Related Com
 - C2, (PUD) General Commercial
 - C4 Limited Office and Retail
 - HZ Hospital Zone

1: 4,514

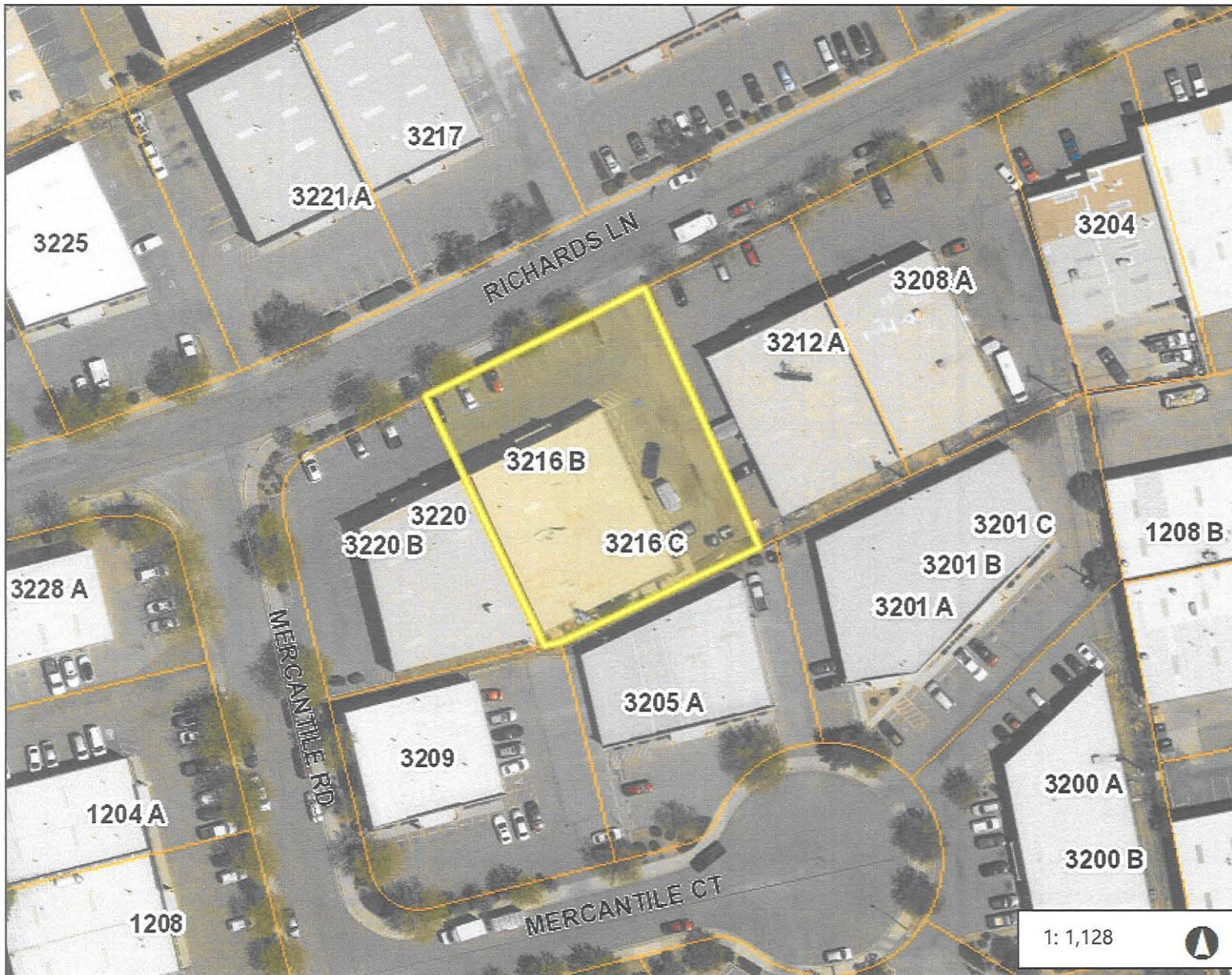
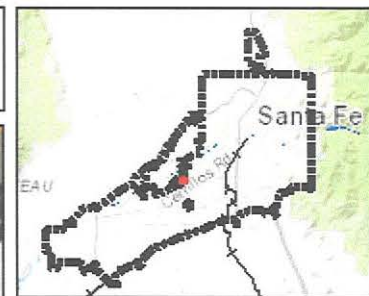


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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
© Latitude Geographics Group Ltd.



Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- + Rail Road

Notes

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188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

3216 Richards Lane
(Google Street View)



City of Santa Fe, New Mexico

Board of Adjustment

Exhibit D

Early Neighborhood Notification Materials

1. Guidelines & Request for Staff Attendance
2. Meeting Notes 10/8/2020



ENN GUIDELINES

Applicant Information

Project Name: **DESERT VERDE FARM**

Name: **Neighbour** [Philip] **Andrew**

Last *First* *M.I.*

Address: **3216 Richards Lane** **Unit B**

Street Address *Suite/Unit #*

Santa Fe **NM** **87507**

City *State* *ZIP Code*

Phone: (505) 474-6308

E-mail Address: andrewn@cnsf.net

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.*

There will be no effect since the exterior of the building will remain unchanged. There will be no significant entrance or egress by employees or the public.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

No effect on the physical environment: Aquaponics is a CLOSED-LOOP ecosystem - with minimal waste production. Some discarded plant material will be composted; there is no intentional release of water from the system, apart from minimal washing and cleaning of tools and growing trays. No hazardous materials are used, no chemical pesticides, herbicides or fertilizers are added to the system or discarded at any time.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

No Impact

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

No changes

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

The building has more than ample parking for employees and occasional visitors. There is no retail or interaction with the general public on site. Ingress and egress is at a minimum.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

Primary goal is to develop and provide workplace opportunities for young farmers, particularly those trained at the Santa Fe Community College in soil-less agriculture. There is a significant shortfall in locally produced food. This farm will supply a significant amount of much needed fresh, healthy leafy greens, vegetables, herbs, etc., to local institutions and end-consumers.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS *For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.*

No impact

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

The farm will use existing infrastructure in a highly environmentally stable manner. Aquaponics uses 95% of the water consumed by conventional soil-based farming, occupies less than 10% of the space, and has no significant run-off into the ground or sewer systems.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

The aquaponics farm will be filled with a one-time fill of 8-10,000 gallons of water. Being a closed system, this is never sent to waste. Approximately 1% of this is topped up daily to replenish water lost through evaporation and absorption by growing crops. Eventually, we will consider the addition of a rain capture cistern to supplement this supply.

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

The project brings fresh and nutritious vegetables and fruit to the community, thereby enhancing their food security

(k) EFFECT ON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.*

No impact.

(l) ADDITIONAL COMMENTS (optional)

We will be occupying and using the building with no external modification to the structure. Similarly, apart from landlord-repairs to certain internal components, there will be nonsignificant change to interior facilities or utilities.



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information	
Project Name:	DESERT VERDE FARM LLC
Address:	3216 Richards Lane, Unit B, Santa Fe, NM 87507
Parcel Size:	5,700 sq ft
Zoning:	I-1
Future Land Use:	Aquaponics Farm
Preapplication Conference Date:	September 10, 2020
Detailed Project Description:	Lease of existing warehouse and office space to establish a commercial aquaponics farm to produce nutritious leafy greens Vegetables, and fruits for local community consumption.
Property Owner Information	
Name:	J.R. Damron
Address:	PLAINS EAGLE CORP, PO BOX 5798, SANTA FE, NM 87502
Phone:	505.983-.4986
E-mail Address:	Brant@landseermanagement.com
Applicant/Agent Information (if different from owner):	
Name:	P. Andrew Neighbour
Address:	20 Via Del Vaquero, Santa Fe, NM 87508
Phone:	505.474.6308
E-mail Address:	andrewn@cnsf.net
Agent Authorization (if applicable):	
I am/We are the owner(s) and record title holder(s) of the property located at:	
I/We authorize	Andrew Neighbour
to act as my/our agent to execute this application.	
Signature:	See attached Signature Page
Date:	

Signature: _____	Date: _____
------------------	-------------

Proposed ENN Meeting Dates:		
<i>Provide 2 options:</i>	<i>Preferred Option</i>	<i>Alternative</i>
DATE:	October 8th	
TIME:	5:30 pm	
LOCATION:	Zoom Meeting	



City of Santa Fe Land Use Department Early Neighborhood Notification Meeting Notes

<i>Project Name</i>	Indoor Aquaponics Farm
<i>Project Location</i>	3216 Richards Lane
<i>Project Description</i>	Special use permit for an indoor aquaponics farm in an existing 5,700 square foot office/warehouse building.
<i>Applicant / Owner</i>	Andrew Neighbour / Desert Verde Farm, LLC
<i>Agent</i>	N/A
<i>Pre-App Meeting Date</i>	September 10, 2020
<i>ENN Meeting Date</i>	October 8, 2020
<i>ENN Meeting Location</i>	Zoom meeting
<i>Application Type</i>	Special Use Permit
<i>Land Use Staff</i>	Donna Wynant
<i>Other Staff</i>	N/A
<i>Attendance</i>	2 neighbors, 1 city staff person, Applicant and property owner, JR Damron

Notes/Comments:

Zoom meeting opened at 5:30 pm with the applicant, Andrew Neighbour, introducing himself and city staff, Donna Wynant and gave an introduction of how aquaponics is different from hydroponics. He described how things would be generally arranged in the office/warehouse located at 3216 Richards Lane, Unit B. Mr. Neighbor said that the Richards Lane Business Park association held a meeting on October 1st to discuss how the proposal would fit with their Declaration and Bylaws for the business park. Businesses involving animals were not permitted, but the association determined that the use of fish (tilapia) did not fall into that category of prohibited uses and therefore approved it as a permitted use.

Mr. Neighbor pointed out the types of produce to be grown in the aquaponics farm such as tomatoes, cucumbers, herbs, strawberries, etc.; and the various entities who would receive them such as local restaurants, schools, nursing homes, etc.

Those in attendance expressed their enthusiasm, interest, and support for the proposal. Meeting adjourned at 6:15 pm.

City of Santa Fe, New Mexico

Board of Adjustment Exhibit E

Applicant Submittals

1. Letter of Application
2. Site Vicinity Map & Floor Plan
3. Legal Lot of Record

October 16, 2020

Noah Berke, Planner Manager
Current Planning Division
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

RE: 3216 Richards Lane, Unit B - Special Use Permit Application

Dear Noah:

This letter is submitted on behalf of Desert Verde Farm, LLC in application for a Special Use Permit for an existing Warehouse and Office space for consideration by the Board of Adjustment at their meeting on December 1, 2020. Our intention is to create an indoor aquaponics farm in the existing structure to grow tilapia fish, leafy greens and fruiting vegetables for commercial sale. The 5,700 square foot subject property is located at 3216 Richards Lane, Unit B. The vacant property is zoned I-1, Light Industrial. City Code specifically requires a Special Use Permit for aquaponics farms in this zone.

Project Description

Climate change, tariffs, border disputes and Southwest drought have put a new focus on food security. In New Mexico, eight-five percent of our water is used to support conventional agriculture, and only five percent of the food we consume is grown here.

There is a growing trend in the food supply chain towards the use of new technologies that mitigate the need for large areas of arable land and extensive water supplies. This is especially true in the Southwest where large managed greenhouse complexes are changing the way we produce our food. Within these buildings, soil-less processes such as aquaponics and hydroponics are being used to bring local produce to market while at the same time reducing our energy and carbon footprint and managing water usage and waste more sustainably.

Aquaponics is a **closed loop system** in which fish are raised in fresh water tanks and fed non-GMO fish food. Their waste is very high in ammonia and this is eventually toxic to them. Thus the water is filtered and then processed by naturally occurring bacteria to convert the ammonia into nitrites, and then nitrates - the ideal natural fertilizer for plants. This nutrient rich water is then used to percolate grow beds in which the plants take up the nitrates making it safe for the fish again. The water is cycled continuously through this closed loop serving fish and plants in turn. Less than 1 percent of the total water volume is added each day to make up for water that is used by the plants or lost

through evaporation. No external nutrients in the form of chemical fertilizers are added (unlike hydroponics); herbicides are unnecessary as there are no weeds to control; and pesticides are not used because they would kill the fish.

By housing the aquaponics system in a warehouse building with a well controlled heating and cooling system, plants such as leafy greens, herbs, tomatoes, squash, peppers, etc., can be grown, ripened and harvested year round. When ready for harvest they can then be delivered ready-to-eat the same day to local consumers, restaurants, supermarkets etc. They have a longer shelf life, shorter growth cycles, they taste better, are healthier, and available regardless of the season. And, of course, local delivery means a reduction in cost and the pollution caused by long-distance hauling.

We will utilize four 900 gallon fish tanks each containing approximately 250 tilapia at various stages of growth. One tank is harvested every 2-3 months and replaced with juvenile fish. Plants will be grown in Deep Water Culture (DWC) troughs and vertical barrels, maximizing the number of grow spaces. When the system is operating to capacity we will produce 2,500-3,000 heads of greens and 50-100 lbs of vegetables per week year round. Example illustrations are attached below.

Our customers will be institutions (NM Public Schools, Senior Living Centers and hospitals) and selected restaurants in and around Santa Fe. There will be no retail sales at the site.

A permit for fish handling will be obtained from the New Mexico Department of Game and Fish once the tanks are installed.

Finally, an overall goal of this business is to demonstrate to Santa Feans the feasibility of this approach as a significant enhancement of our food security. Desert Verde Farm will be the first commercial aquaponics facility of this scale in New Mexico.

The Santa Fe Community College (SFCC) has established a nationally recognized program in Controlled Environment Agriculture and offers both Certificates and Associate Degrees in alternative soil-less farming methods such as aquaponics. I have a strong relationship with that program and will be offering students, interns and graduates employment at the Farm. Lead faculty have extensive expertise in these areas and have agreed to serve on my Advisory Board.

There will be no changes to the exterior of the building other than replacement of current air conditioner units with evaporative coolers, and addition of a natural gas heater for the warehouse. The system does not generate any noxious odors, the air is exhausted frequently. Fans and pumps are quiet will generate little if any perceptible noise.

Hours of operation will generally be within the 8am to 5pm timeframe Monday through Friday with limited access on weekends to monitor operations.

Landscape, Parking and Lighting Plan

The building is well landscaped and no changes will be made to existing vegetation or plant beds. There are 22 parking spaces running in front of the building parallel to Richards Lane, and 8 spaces on the East side, one of which is ADA designated. The Farm is unlikely to require more than four of these spaces in general operation. No changes to exterior lighting are anticipated. A small sign will be placed in the window of the front entrance door showing our logo and business name. No additional signage is anticipated.

Terrain Management

There will be no changes to the building that would affect the surrounding terrain.

Traffic

Access to the Project will be via an existing, full access driveway off of Richards Lane that is shared with tenants currently occupying Units A, C and D of 3216. Other than employees arriving and departing from work, there will be minimal additional traffic. Occasional material deliveries to the East side overhead door will take place. Harvesting and distribution of farm produce will occur on no more than two days per week and will utilize a towed trailer (enclosed). There will be no on-site retail to the general public.

Archaeology

Not applicable

Special Use Permit Approval Criteria

Outlined below are our responses to the Special Use Permit approval criteria from Santa Fe Land Development Code §14-3.6(D)(1)(b) and §14-3.6(D)(1)(c).

§14-3.6(D)(1)(b) – That granting the special use permit does not adversely affect the public interest.

Granting the Special Use Permit will not adversely affect the public interest. The proposed farm is an extremely low-impact use of this industrially zoned land. The building already exists and no significant changes to the building are proposed. The owner will install two new evaporative cooling units in the rear of the building. The building is well landscaped and no changes will be made to existing vegetation.

§14-3.6(D)(1)(c) – That the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.

The proposed indoor farm is compatible with the current businesses in the area and will have no impact on their operations. As indicated above, the farm generates minimal waste water or discarded produce. The owner of the property, who is also Chairman of the Business Park Association, has stated that the farm is entirely consistent with the intentions and activities of the park.

Early Neighborhood Notification

An Early Neighborhood Notification meeting was held on September 8, 2020. All present supported the proposal and affirmed the importance of a new source of fresh food for our community.

In support of this request, the following documentation is submitted herewith for your review:

- Special Use Permit Application
- Letters of Owner Authorization
- Warranty Deed & Lot of Record Plat
- Site and Vicinity Plan
- Fees in the amount of \$410.00: Special Use Permit - \$350.00; and 2 public notice posters \$60.00.

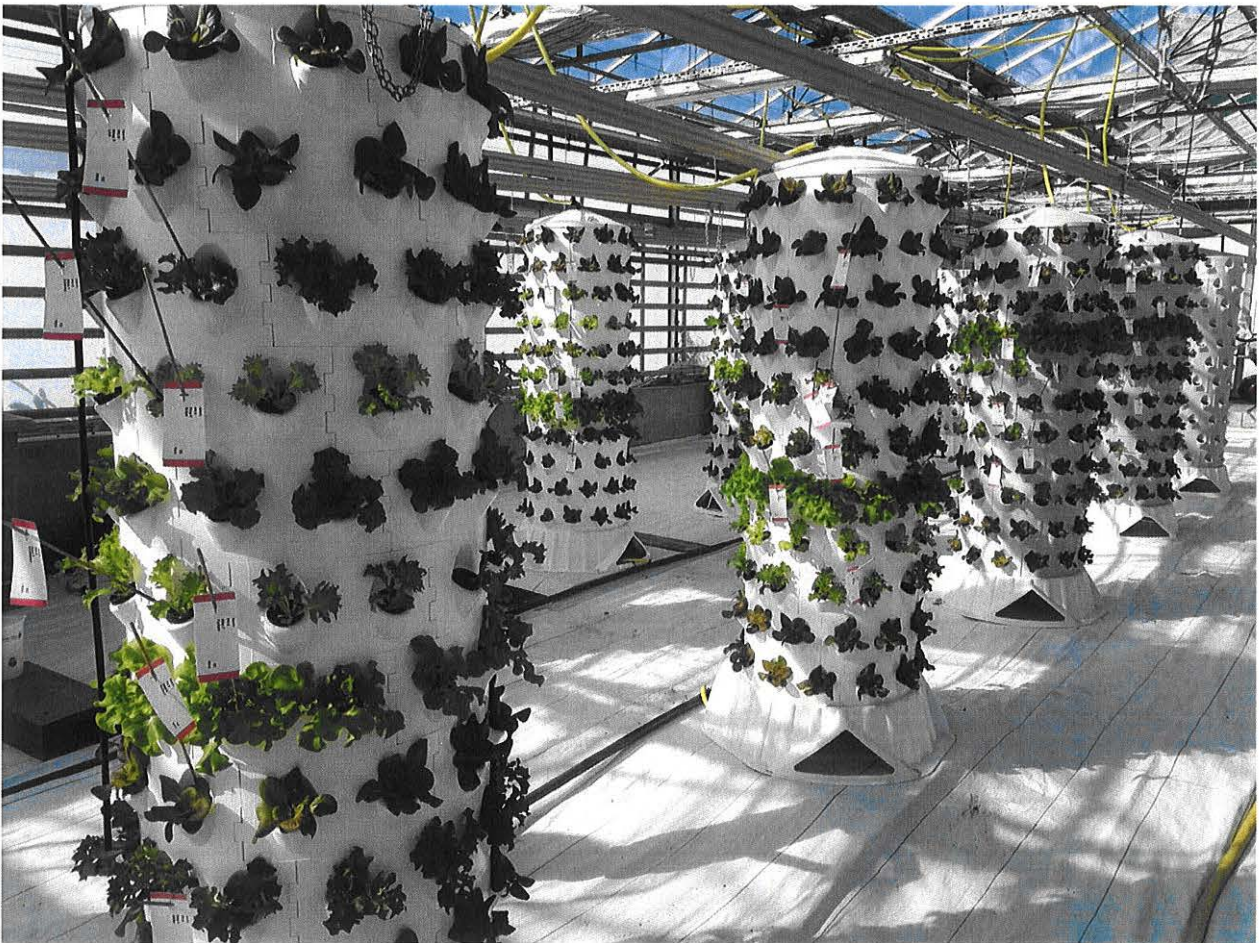
Your assistance with this request is greatly appreciated. Please do not hesitate to contact me should you have any questions or require additional information.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Andrew Neighbour", with a long horizontal flourish extending to the right.

Andrew Neighbour, Ph.D

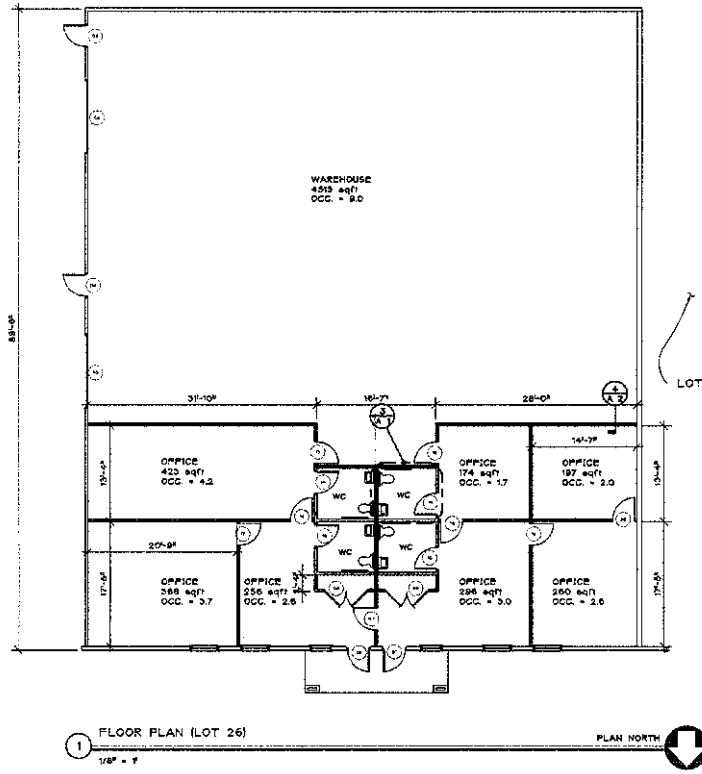
**Aquaponics Illustrations:
Vertical Barrels**





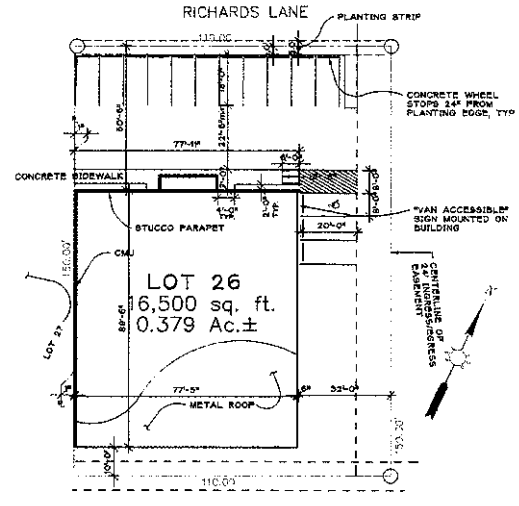
Horizontal grow beds with lettuce and basil

[Image courtesy Santa Fe Community College]

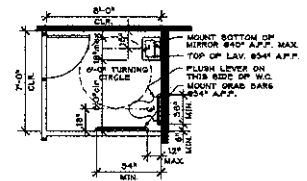


1 FLOOR PLAN (LOT 26)
1/8" = 1'

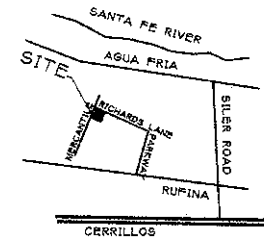
PLAN NORTH



2 SITE PLAN
NO NEW SITE WORK
1" = 20'

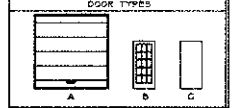


3 ENLARGED BATHROOM (TYP)
1/4" = 1'



4 SITE VICINITY MAP
NOT TO SCALE

DOOR SCHEDULE						
NO.	TYPE	MAT.	WIDTH	HGT.	FINISH	REMARKS
01	S	METAL	-	-	-	EXISTING
02	S	METAL	-	-	-	EXISTING
03	C	WOOD	-	-	-	EXISTING
04	A	METAL	-	-	-	EXISTING
05	C	WOOD	-	-	-	EXISTING
06	A	METAL	-	-	-	EXISTING
07	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	W/ CLOSER & HM FRAME
08	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	W/ CLOSER & HM FRAME
09	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	BI-OLD LOUVERED
10	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	EXISTING
11	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	EXISTING
12	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	W/ CLOSER & HM FRAME
13	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	W/ CLOSER & HM FRAME
14	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	W/ CLOSER & HM FRAME
15	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	W/ CLOSER & HM FRAME
16	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	W/ CLOSER & HM FRAME
17	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	W/ CLOSER & HM FRAME
18	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	W/ CLOSER & HM FRAME
19	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	W/ CLOSER & HM FRAME
20	C	WOOD	3'-0"	8'-0"	1'-3/4" T.H.R.	W/ CLOSER & HM FRAME



INTERIOR WORK ONLY
NO CHANGE TO EXTERIOR ELEVATIONS

C O D E R E Q U I R E M E N T S

OCCUPANCY TYPE: B-2
TYPE OF CONSTRUCTION: V-N
EXIT / OCCUPANT LOAD: 28.8
NUMBER OF EXITS REQUIRED/PROVIDED: 2/4
ALLOWABLE FLOOR AREA: 8000 sq ft
FLOOR AREA PROVIDED: 6585 sq ft
FIRE RATED CONSTRUCTION: 1 HOUR WALL
OFFICE/WAREHOUSE SEPARATION AND TENANT DEMISING WALL
4 HOUR WALL ON PROPERTY LINE
AUTOMATIC SPRINKLER SYSTEM: NONE REQUIRED
PLUMBING FIXTURES REQUIRED FOR EMPLOYEE USE PER TENANT:
2 WATER CLOSETS & 2 LAVATORIES
PLUMBING FIXTURES PROVIDED:
WATER CLOSETS: 4; LAVATORIES: 4
ALL ACCESSIBLE FIXTURES

ZONING: I-1 SETBACKS: FRONT: 15'
SIDE: 0' or 10'
REAR: 10'
LOT AREA: 16,500 sq ft; BUILDING AREA: 7034 sq ft
MAX. LOT COVERAGE: 50%; ACTUAL COVERAGE: 43%
ACTUAL BUILDING HEIGHT: 20'-8"
PARKING REQUIRED: 13.7 > 14
OFFICE: 1844 sq ft @ 1:550 = 4.7
WAREHOUSE: 4513 sq ft @ 1:600 = 8.0
PARKING PROVIDED: 14 SPACES TOTAL
ONE SIZE PITS ALL: 15 ACCESSIBLE: 1

DORMAN and BREEN
LAURENCE BREEN A.J.A.
RICHARD DORMAN P.A.L.A.
ALBUQUERQUE, NM 800-289-5040 SANTA FE, NM 505-985-9108

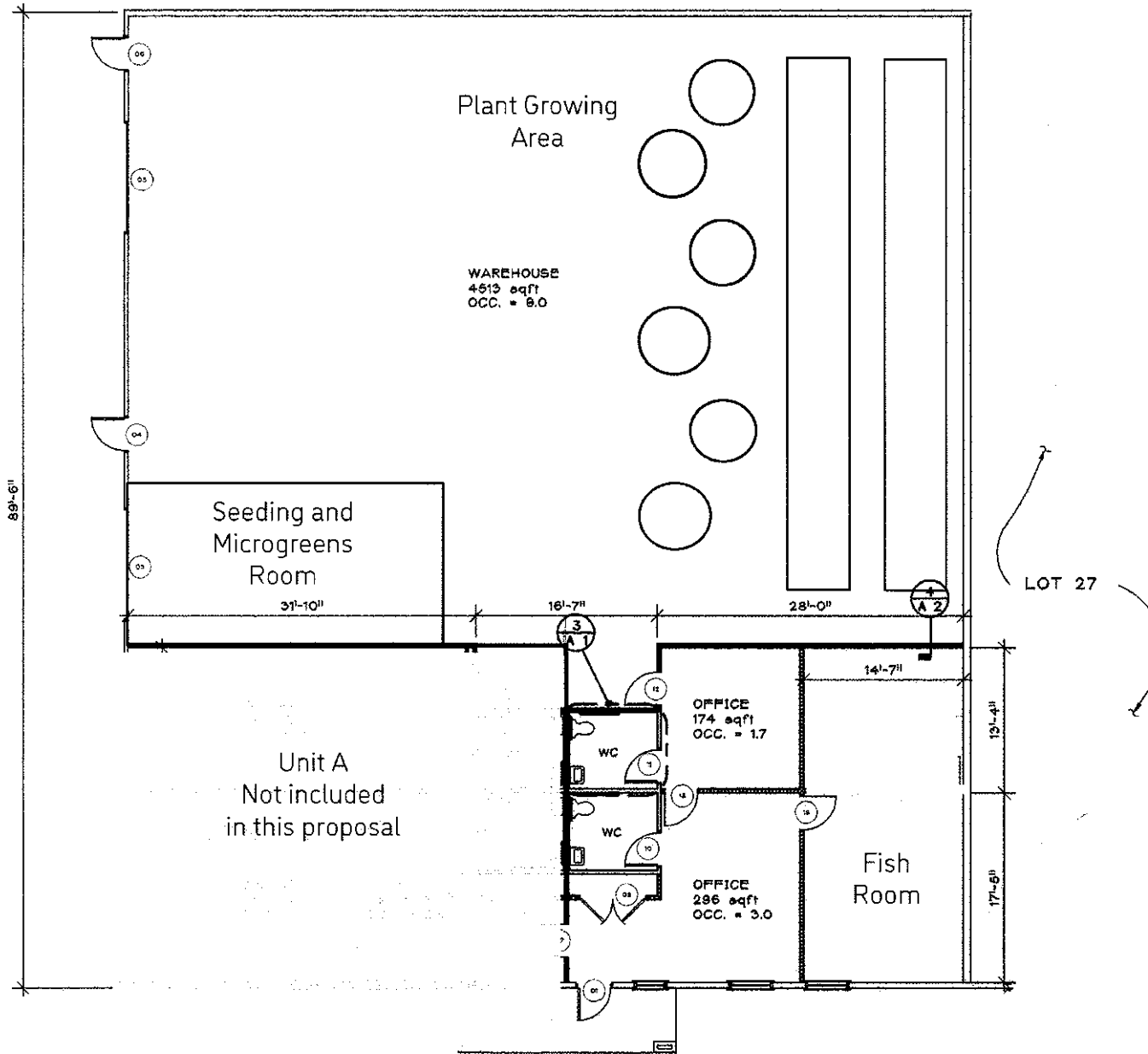
MYCOGENESIS - 2
3216 RICHARDS LANE
LOT 26
SANTA FE, NM



FLOOR PLAN
SITE PLAN
CODE INFO

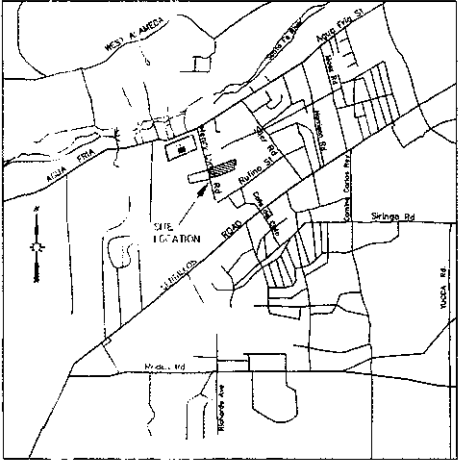
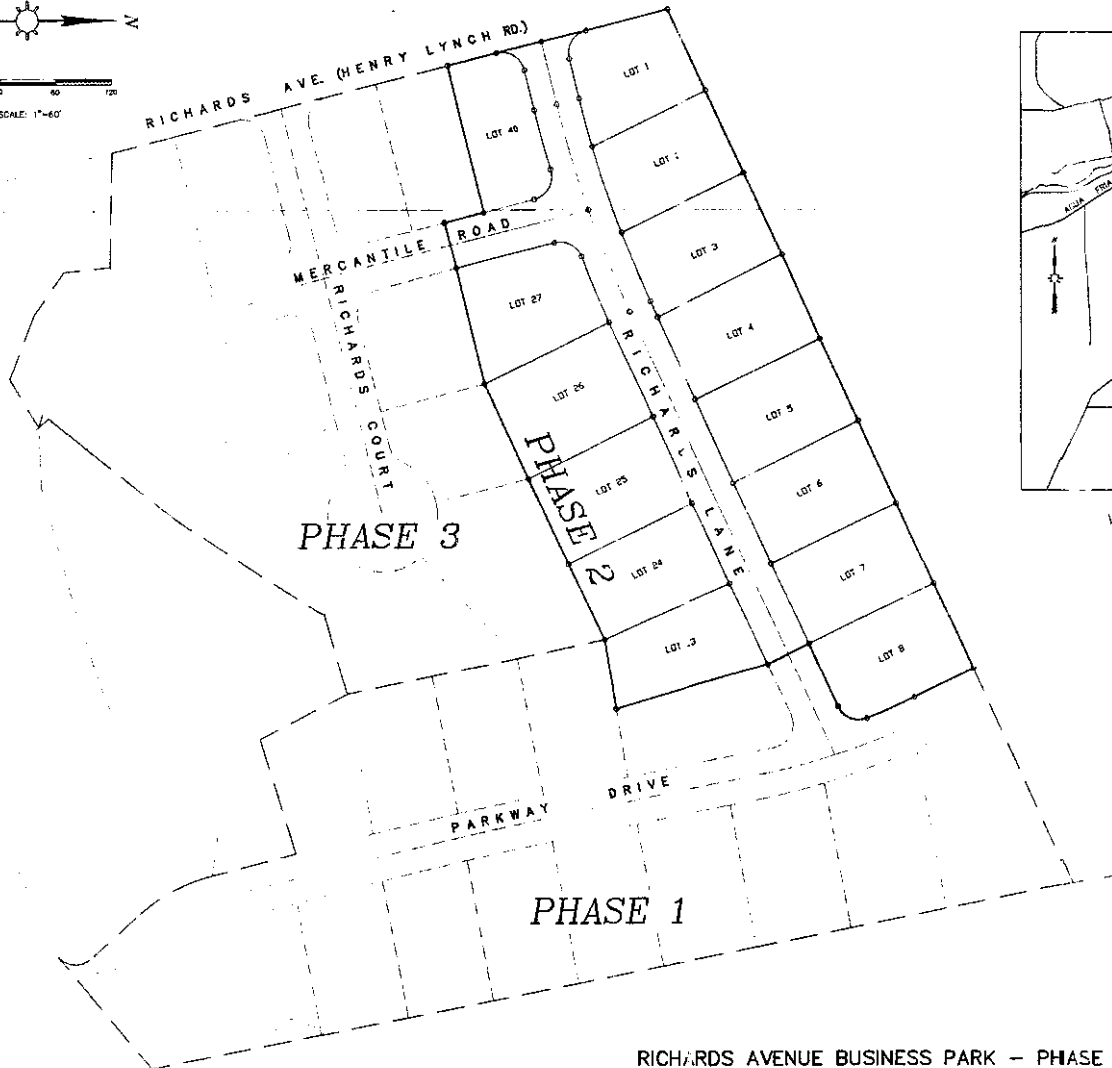
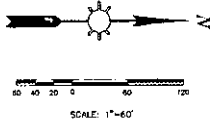
9 8 2 5
05.06.98

A-1



1 FLOOR PLAN (LOT 26)
1/8" = 1'





VICINITY MAP

RICHARDS AVENUE BUSINESS PARK - PHASE 2
WITHIN SECTIONS 32 & 33, T.17 N., R.9 E. N.M.P.M.
SANTA FE COUNTY, NEW MEXICO



COUNTY OF SANTA FE) SS 878-309
STATE OF NEW MEXICO)
I HEREBY CERTIFY THAT THIS INSTRUMENT
WAS FILED FOR RECORD ON THIS 2 DAY OF
11/20/11 A.D. 19 2011 AT 10:11
O'CLOCK A.M. AND WAS DULY RECORDED IN
BOOK 252 PAGE 0202 OF THE RECORDS OF
SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
JONAS G. ARRILO
COUNTY CLERK, SANTA FE COUNTY, NM
Maggie Duran
DEPUTY