FILE # CU-16-004

THIS ITEM IS SCHEDULED TO BE HEARD AT A
MEETING OF THE SANDOVAL COUNTY PLANNING & ZONING COMMISSION

ON Nov. 30, 2016 *TIME* 6:00 p.m.

SANDOVAL COUNTY PLANNING & ZONING DEPARTMENT

(505) 867-7628

Application for Special Review and Approval

Check one: ✓ Conditional Use Permit _____ Variance

Applicant: Oliver Westerfield

Daytime Phone: (505) 270-7343

Address: P.O. Box 422 Placitas, NM. 87043

Agent (if any): NA
Daytime Phone: _____

Address: NA

Property Address: #9 Dos Hermanitas Placitas NM 87043

Property Legal Description: See attached materials

Nearest City/Town/Village to Property: Placitas

Description of Conditional use or variance applied for (use extra sheet if necessary): family cluster development

Present Zoning of Property: CD-LR

Present Use of Property: –

Residential

Signature of Applicant or Authorized Agent:

Date: 10/19/16

The Required Application Fee must accompany this form.

Applications must be received no later than the Twentieth (20th) day of the month prior to the month that the Planning & Zoning Commission is to hear your request.

ALL MEETINGS OF THE SANDOVAL COUNTY PLANNING & ZONING COMMISSION AND THE BOARD OF COUNTY COMMISSIONERS ARE HELD IN THE COMMISSION ROOM, 1ST FLOOR, SANDOVAL COUNTY COURTHOUSE

FOR OFFICE USE ONLY:

Application Received by: MA. Date: 10/19/16

File Number: 2016000 ~~[illegible]~~ 194 Receipt Number: _____

Planning & Zoning Commission Final Action: _____

Date: _____

Appeal Filed: Yes _____ No _____

If Yes, Date Filed: _____

Board of County Commissioners Final Action: _____

Date: _____

CONDITIONS OF APPROVAL OR BASIS FOR DISAPPROVAL WILL BE SPECIFIED IN LETTER OF NOTIFICATION

Revised June 2001

To: Makita Hill
Sandoval County Planning & Zoning.

I, Oliver Westerfield , am formally requesting a conditional use permit for a family cluster development for the property located at #9 Dos Hermanitas in Linda Placitas subdivision ,Lot 8-A-1 in Placitas NM. 87043.

My mother and I are joint owners of said property. We are proposing to add an addition to an existing structure to create a second dwelling for family use only.

Thanks for your consideration.
Sincerely.
Oliver Westerfield.

(505)270-7343
oliverwesterfield@yahoo.com

PO box 422
Placitas NM
87043

New Mexico Environment Department
Environmental Health Bureau

RECEIVED
AUG 23 2016
NMED
Rio Rancho Field Office

Application for Liquid Waste Permit or Registration

☑ Conventional-New ☐ Conventional Modification ☐ Registration ☐ ATS/ADS - New ☐ ATS/ADS Modification ☐ Commercial

Section I General Information

NMED Use Only

Liquid Waste Processing Number: BE160343

Field Office ID:

Application Date: 8/23/16

ENTERED

Name (Property Legal owner, Inc., LLC, partnership, DBA, full legal name): Spaulding, Linda L.	
Facility Name:	Phone: 867-6147
	E-mail address(es):
System Location: Physical Address, - (if needed, attach directions): 9 Dos Hermanitas	Mailing Address (invoices, permits, official correspondence): PO BOX 459
City: Placitas; State: NM; Zip Code: 87043	City: Placitas; State: NM; Zip Code: 87043
Uniform Property Code: 1028075192117	Date of Record: July/11/1966
Lot Size (0.01 acres): 4.1571	Total No. LW Systems on Property: 2
Total Design Flow on Property: 375	
Subdivision: Linda Placitas	Subdivision Plat Date: July/29/1966
Unit/Phase:	Block:
Lot/Tract: 8A1	Township: 13N
Range: 5E	Section: 22
Water Supply Source: ☑ Onsite ☐ Offsite ☐ Shared ☑ Private ☐ Public	No. Connections: 1
OSE Well Permit No.	Private Water Well Location (long., lat. or physical address, city, state): Same
Public Water System Name:	Irrigation well, flood irrigation area on lot? YES ☐ NO ☑
Enter all LW permit nos. for lot: BE150037	

Section 2 Installer Information

Installer Name: Otto Buron	Phone: 505-344-7667
Installer Company Name: American Service Industries DBA American Pumping Service	☐ Corp., Inc. ☑ LLC ☐ Sole Prop. ☐ LP, LLP, GP
Mailing Address (street / PO Box, City, State, Zip): PO BOX10595 Albuquerque, NM 87184	E-mail address: otto@asiabq.com
CID License Classification: ☐ MM-1 ☐ MM-98 ☐ MS-1 ☑ MS-3 ☐ Homeowner	CID License No.: 350852

Section 3 Authentication / Verification

By signing below, attest that the information in this application is correct and true to the best of my knowledge. I understand the issuing of this permit does not relieve me from the responsibility of complying with all applicable provisions of the New Mexico Plumbing Code and the New Mexico Liquid Waste Disposal and Treatment Regulations. Obtaining this permit does not relieve me from the responsibility of obtaining any permit required by state, city or county regulation or ordinance or other requirements of state or federal law.

Page must be attached for each proposed system on lot	Contractor Authorized Rep. Home Owner	Printed Name: Otto Buron	Signature:	Date Signed: 8-22-16

NMED USE ONLY

NMED Permit to Construct

Granted ☑ Granted with conditions ☐ Denied ☐ Cancelled ☐

Conditions or Reasons for Denial:

NMED Permit to Construct No.: BE160343

NMED Inspector Name Printed: Michael Ponell

NMED Inspector Signature:

Date: 8/23/16

NMED Liquid Waste Fees

☐ Conventional-New $100	☐ Conventional Modification $50	☐ Registration $100	☐ ATS/ADS - New $150	☐ ATS/ADS Modification $75	☐ Commercial $150	☐ Variance $50
Total Fee Paid:		Date Paid:		Payment Received By:		

Final Inspection of LW System

Final Inspection Conducted by NMED	Final Inspection Date:	NMED Inspector Name Printed:	☐ Installation Approved ☐ Installation Approved with Conditions (see inspection form for conditions) ☐ Installation Not Approved
Contractor photo Inspection authorized:	Photo Inspection date::	Date photos and Completed Form Received by NMED::	

NMED Permit to Operate

A permit for operation of the Liquid Waste system described herein is hereby: ☐ Granted ☐ Denied ☐ Cancelled

Conditions or Reasons for Denial:

NMED Permit to Operate No.:

NMED Inspector Name Printed:

NMED Inspector Signature:

Date:

Sandoval County Received
SEP 09 2016
P & Z DEPT.

New Mexico Environment Department
Environmental Health Bureau

Application for Liquid Waste Permit or Registration

If your lot has more than one LW system, you must fill out a separate application for each system. The site plan drawing must show all liquid waste systems located on your lot. Existing permitted systems must be identified with their LW Permit #. New, modified or unpermitted systems must be clearly labelled on the site plan. NMED agents are not authorized to amend or complete any portion of this application.

Liquid Waste Processing Number: BE160343

Total No. LW Systems on Property:

System ID Letter:

Treatment & Disposal System Design

Section 1 Design Flow, Hydrology and Soil Description

A. Wastewater Sources & Design Flow Calculations

Facility	Units (enter number)	(Q) Flow, calculated: gpd
☑ Single Family Residence	Bedrooms: 3	Total flow: 375
☐ Multiple Family Units — No. Units:	Calculation Sheet Attached: YES NO	Total flow:
☐ Commercial / Institution (type): ☐ Other:	Method of Design Flow Calculation: ☐ Table 201.1 ☐ PE (Calc. Sheet) ☐ Water Meter Data Attached	Total flow:
☐ Cluster ☑ Other (type): 2 Bedroom home (existing)	No. Units:	Total flow: 300
Total Flow for this LW System:	Q	375

B. Hydrology Data

Depth from ground surface to:	Feet
Seasonal High Water table	400
Bedrock, caliche, tight clay	20+
Gravel, cobbles, highly permeable soil	20+

Test Hole / Soil Borings Used: ☐ YES NO ☑

Soil Classification Methodology used: ☐ Jar Test ☐ Laboratory: ☐ Other: ☐ Hand Sampling ☐ Sieve

C. Soil Description:

Type	AR
☐ Type Ia: Coarse Sand (or up to 30% gravel)	1.25
☐ Type Ib: Medium Sand, Loamy Sand	2.0
☑ Type II: Sandy Loam, Fine Sand, Loam	2.0
☐ Type III: Silt, Silt Loam, Clay Loam, Silty Clay Loam, Sandy Clay Loam	2.0
☐ Type IV: Sandy Clay, Silty Clay, Clay	5.0

Section 2 Treatment Unit and Pump Design

1	Primary Treatment Unit ☑ Septic Tank(s)	No. Septic Tank(s): 1	Manufacturer: Infiltrator	Series / Model / Certification No.: NM 11-03-100	Capacity (gallons): 1060	Burial Depth: 2'
2	PUMP ☐ Pump Tank	Manufacturer:		Series / Model:	Capacity (gallons):	Burial Depth:
	☐ Pump ☐ Dual Pump	Manufacturer:		Series / Model:	Pump Curve Attch'd: YES ☐ NO ☐	Effluent Pump: YES ☐ NO ☐
3	ATS ☐ Secondary ☐ Tertiary	☐ Standard ☐ Conditional ☐ Experimental	☐ Required ☐ Voluntary	Manufacturer:	Series / Model:	Capacity (gallons): / Burial Depth:
	☐ Disinfection	☐ UV ☐ Ozone ☐ Chlorine	☐ Required ☐ Voluntary	Manufacturer:	Series / Model:	

Section 3 Disposal System Design, Components and Calculations

A. Minimum Required absorption area, calculated (Multiply Design Flow (Q) times Application Rate (AR)): Q 2 X AR 375 = Min. Sq. Ft. Required: 750

B. Design Components: ☐ Distribution Box ☑ Tee ☐ Drop Box ☐ Alternating Drainfield Valve ☐ Other:

Conventional Disposal	Trench Width:	Depth Gravel Below Pipe:	Total Linear Feet:	No. of Trenches:	Trench Depth:	Length, each trench:	Trench Spacing (ft):	Proposed Sq. Ft.:
☐ Pipe & Gravel								
☐ Chamber ☑ Synthetic Agg. ☐ Other:	Mfr. Model No & Sizing Credit (sf/lf, or unit): EX-Flow 1204V		Total Linear Feet: 110	No. of Units: 11@1'x4'x10'	Trench Depth: 6	Length, each trench: 110	Trench Spacing (ft): N/A	Proposed Sq. Ft.: 770
☐ Seepage Pit ☐ Absorption Bed	Dimensions (L x W):		Depth below Invert:	Proposed Sq. Ft.:	Trench Depth:	Notes:		

Section 4 Alternative Disposal System (ADS) Design, Components and Calculations

For all ADS's - calculation sheets & site plan drawings (plan view with cross section views) must be submitted with this permit application.

Alternative Disposal System					
(Subsurface) ☐ Wisconsin Mound	☐ Elevated System	☐ Untined ET Bed	Effluent Irrigation ☐ Re-use	Sand-Lined Trench Sand ASTM Specs Attached? YES ☐ NO ☐	Bottomless Sand Filters Sand ASTM Specs Attached? YES ☐ NO ☐
☐ LPD	☐ LPP	☐ Graywater	Drip Irrigation ☐		
☐ Split Flow (complete holding tank section & septic tank & conventional disposal section)			☐ Wetland Capacity:	Other (description):	
(Non-Subsurface) Holding Tank ☐ — No. of Tank(s)	Manufacturer:	NM Certification No.:		Burial Depth:	High Water Alarm at 80%? YES NO
☐ Lined ET Bed Sand ASTM Specs Attached? YES ☐ NO ☐	Liner Material & Thickness (mils):	Dimensions (L x W) & sq. ft.:	Lined Lagoon ☐	Liner Material & Thickness (mils):	Dimensions (L x W) & sq. ft.:
Vault ☐	Privy (outhouse) ☐	Other (description): ☐			

Setbacks / Site Plan & Attachments (checklist below)

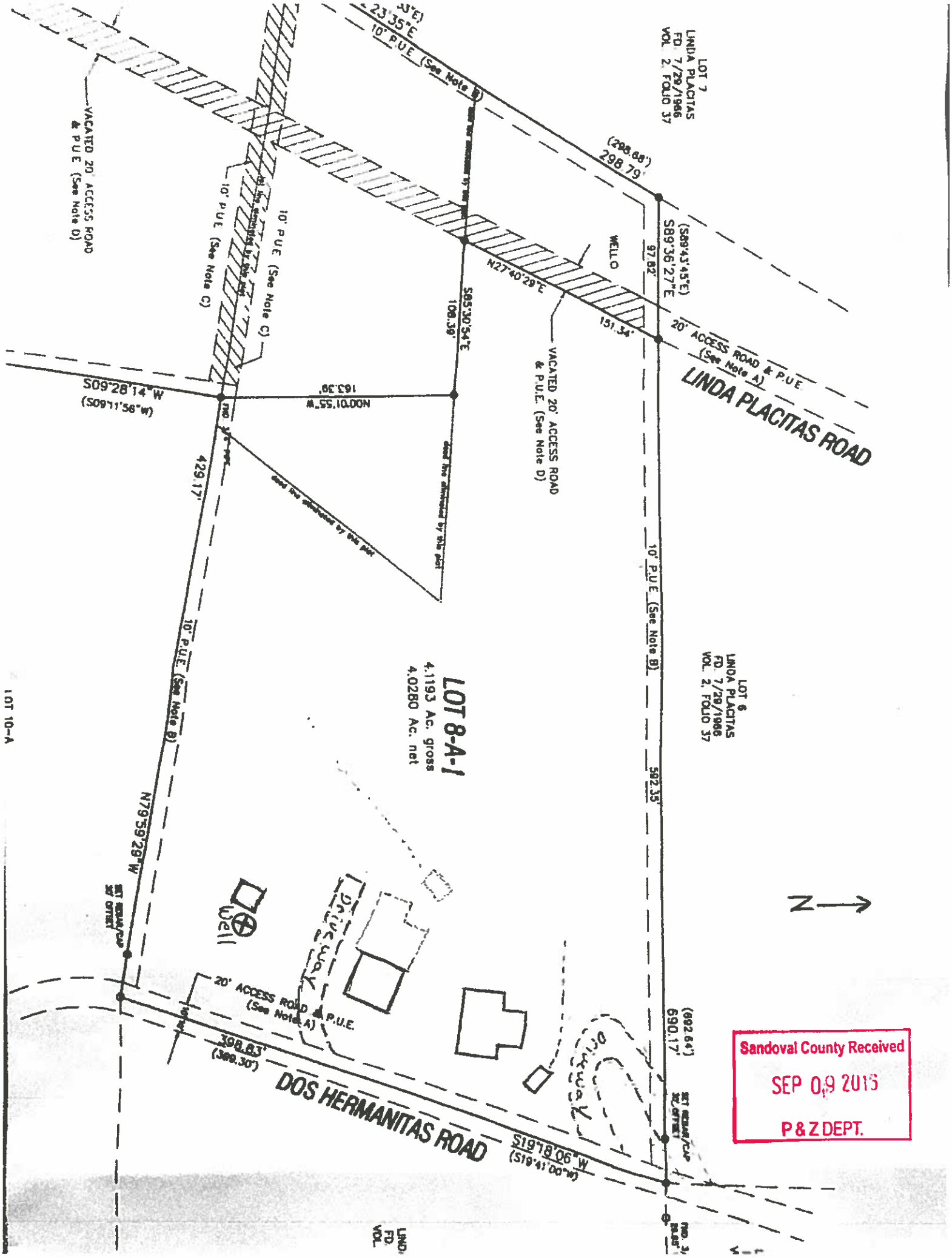
YES ☑	NO ☐	1. Does proposed system meet all setbacks required per Table 302.1?
YES ☑	NO ☐	2. Site plan attached which shows all structures, LW systems, and wells / waters within 200' with all setbacks clearly shown?
N/A ☑ YES ☐	NO ☐	3. If ATS or ADS, all requirements under section 403 are submitted, including calculations and drawings?

Supporting Documents: ☑ Floorplan ☑ Survey ☑ Plat ☑ Warranty Deed ☑ Tax Bill ☐ Other:

Correspondence Preference: ☐ Mail ☑ E-mail ☐ Other:

Sandoval County Received SEP 09 2015 P&Z DEPT.

Sandoval County Received
SEP 09 2015
P & Z DEPT



Sandoval County Received
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Site Plan

690.17'

SET REBAR/CAP
30' OFFSET

592.35'

N

1 inch
40'

Drain field

Existing Septic

Existing Dwelling 1195 sqft

S19°18'06"W
(S19°41'00"W)

DOS HERMANITAS ROAD

#9

overhead service

Proposed Septic

Drainfield

Proposed Addition 1900 sqft

Existing Structure 750 sqft

Electric Service

Buried Service

Driveway

20' ACCESS ROAD & P.U.E.
(See Note A)

398.83'
(399.30')

shed

Well

10' 10'

N79°59'29"W

SET REBAR/CAP

Sandoval County Received
SEP 09 2015
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Property Record Card

Sandoval

SPAULDING, LINDA &
WESTERFIELD, OLIVER

PO BOX 459
PLACITAS, NM 87043
UNITED STATES OF AMERICA

Account: R182790
Tax Area: 802HL_R - 802HL_R
Acres: 4.119

Parcel: 1-028-075-192-117
Situs Address:
35 LINDA PLACITAS
PLACITAS, 87043

Value Summary

Value By:	Market	Override
Land (1)	$32,954	N/A
Residential (1)	$83,793	N/A
Extra Feature (1)	$26,199	N/A
Total	**$142,946**	**$142,946**

Legal Description

Legal: S: 22 T: 13N R: 5E Subd: LINDA PLACITAS Lot: 8A1

Land Occurrence 1

Property Code 0100 - RESIDENTIAL LAND

SubArea		ACTUAL	EFFECTIVE	FOOTPRINT	HEATED
Acres		4.1193	4.1193	4.1193	4.1193
Total		4.1193	4.1193	4.1193	4.1193
	Value	Rate	Rate	Rate	Rate
	$32,954	7,998.54	7,998.54	7,998.54	7,998.54

Residential Occurrence 1

Property Code 0120 - RESIDENTIAL IMPROVEMENT

SubArea	ACTUAL	EFFECTIVE	FOOTPRINT	HEATED
COP				
DECK				
ECP			293.4	