**Agenda** **Regular Meeting of the Planning Commission**
**March 5, 2026 at 6:00 PM**
**Council Chambers, City Hall**
**200 Lincoln Avenue**

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## Procedures for Planning Commission Meeting

**AMENDED**

**Viewing**: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at https://www.youtube.com/user/cityofsantafe . The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

**Live Public Comment:** Members of the public may provide public comment in person during the public comment portion of the public hearing.

**Virtual Public Comment:** Members of the public may provide public comment virtually during the public comment portion of the public hearing by joining the Zoom meeting by internet or phone using the following link: https://santafenm-gov.zoom.us/j/85309915775

**By phone:**+1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 719 359 4580 US +1 253 205 0468 US +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago)
**Webinar ID:** 853 0991 5775

**Written Comment:** Members of the public may submit public comments by 5 p.m. on the Monday before the meeting via https://santafenm.gov/land-use/current-planning/public-comment. Comments will then be published after this deadline. The agenda and packet for the meeting will be posted at https://santafenm.portal.civicclerk.com/

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Consent Agenda
6. Approval of Minutes

a. December 18, 2025

b. February 5, 2026

7. Approval of Findings/Conclusions

   a. **Case #2025-11386.** 214 Camino de los Marquez. **(TO BE POSTPONED TO APRIL 2, 2026)**

   b. **Case #2025-11380.** 1000, 1101, and 1103 Cerrillos Road Development Plan.

8. Consent

9. Old Business

10. New Business

    a. **Case #2025-11270. 875 Camino Don Emilio Family Transfer Subdivision.** NM Land Solutions, "Agent" for Nancy Hoffman, Owner and Applicant ("Applicant"), requests approval of a Family Transfer Subdivision to subdivide 4.59-acres into three (3) lots (Lot 1=2.087-acres and Lots 2 and 3 = 1.25-acres each). The property is zoned R-1 (Residential, 1 Dwelling Unit per Acre) and located within the Suburban Archaeological Review District. (Alexa Hempel Case Manager, anhempel@santafenm.gov).

    b. **Case #2026-11784. 315 Sena St Certificate of Compliance.** Charles Henry of Friedman Walcott Henry & Winston, LLC, Agent, for Christopher Alden Olsen Revocable Trust, Owner, requests approval of a Certificate of Compliance per SFCC §14-2.1.E.XI.b., for a lot that is non-compliant with City Subdivision Review requirements at 315 Sena St. The property is zoned R-21 (twenty-one residential units per acre) and consists of a 4,006 square foot lot with one dwelling unit and ADU, within the Don Gaspar Area Historic District. (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

11. Staff Communications

    a. Presentation on water development by Alan Hook, City Water Resources Coordinator

12. Matters from the Commission

13. Adjourn

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

City of Santa Fe

# MINUTES

**REGULAR MEETING OF THE PLANNING COMMISSION**
**December 18, 2025, AT 6:00 PM**

**Commissioners Present:**
Chair Janet Clow
Vice Chair Peter Smith
Commissioner Thomas (TJ) Rieland
Commissioner Piper Kapin
Commissioner Scott Barber
Commissioner Kelly McReynolds
Commissioner Matt Embry

**Staff Present:**
Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Planning and Land Use Director
Rebecca Mnuk-Herrmann, Assistant City Attorney
Janice Biletnikoff, Long-Range Strategic Planner
Nathan Lindquist, Senior Planner

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF AGENDA**

**MOTION:** Commissioner Kapin moved, seconded by Commissioner Embry, to approve the agenda.

**VOTE:** The motion was approved on the following Roll Call vote:

**For:**
Commissioner Barber
Commissioner McReynolds
Commissioner Rieland
Vice Chair Smith
Chair Clow
Commissioner Kapin
Commissioner Embry

**Abstain:** None

## 5. APPROVAL OF CONSENT AGENDA

No action was taken.

## 6. APPROVAL OF MINUTES OF DECEMBER 4, 2025 MEETING

The motion was made by Commissioner Barber, and seconded by Commissioner Kapin, to approve the minutes from the December 4, 2025 meeting.

**For:**
Commissioner Barber
Commissioner McReynolds
Commissioner Rieland
Vice Chair Smith
Chair Clow
Commissioner Kapin
Commissioner Embry

**Against:** None

## 7. APPROVAL OF FINDINGS/CONCLUSIONS

### a. Case #2025-11526. Tierra Contenta Final Subdivision Plat.

The motion was made by Commissioner Kapin, and seconded by Commissioner Reiland, to approve the Findings/Conclusions of the Tierra Contenta Final Subdivision Plat.

**For:**
Commissioner Barber
Commissioner McReynolds
Commissioner Rieland
Vice Chair Smith
Chair Clow
Commissioner Kapin
Commissioner Embry

**Against:** None

**8. CONSENT**
No action was taken.

**9. OLD BUSINESS**
No action was taken.

**10. NEW BUSINESS**
No action was taken.

**11. STAFF COMMUNICATIONS**

**a. Study Session with the Technical Working Group ("TWG") for the General Plan Update ("Santa Fe Forward") on Scenario Planning Phase**

**12. MATTERS FROM THE COMMISSION**

**13. ADJOURN**

The study session of the Planning Commission adjourned at 8:01 PM.

_____ _____

Liaison Chair Janet Clow

Submitted by:

_____

City of Santa Fe

# MINUTES

**REGULAR MEETING OF THE PLANNING COMMISSION**
**February 5, 2026, AT 6:00 PM**

## A. ROLL CALL

**Commissioners Present:**
Chair Janet Clow
Vice Chair Peter Smith
Commissioner Thomas (TJ) Rieland
Commissioner Sasha McGhee
Commissioner Gurushabad (Sheb) Mirando
Commissioner Kelly McReynolds
Commissioner Scott Barber

## B. PLEDGE OF ALLEGIANCE

## C. APPROVAL OF AGENDA

**MOTION:** 1. Commissioner Mirando moved, seconded by Vice Chair Smith, to approve the agenda with the amendment to hear Staff Communications ahead of New Business. The amendment included switching the order of New Business to Case # 2025-11380, 1000, 1101, and 1103 Cerrillos Road Development Plan, being heard first and Case #2025-11386. 214 Camino de los Marquez, heard second.

**VOTE:** The motion was approved on the following Roll Call vote:

**For:**
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Sheb Mirando Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

**Against:** None

**Abstain:** None

## D. APPROVAL OF MINUTES

1. December 18, 2025

**MOTION:** Vice Chair Smith moved, seconded by Commissioner Rieland, to approve the minutes with changes to show Chair Clow did not vote on matters from Planning Commission meeting on December 18, 2025 .

**VOTE:** The motion was approved on the following Roll Call vote:

**For:**
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sheb Mirando Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

**Against:** None

**Abstain:** Commissioner Sasha McGhee

## E. STAFF COMMUNICATIONS

### 1. Affordable Housing Presentation – Faviola Chavez

## F. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2026-11807. 7261 Airport Road Development Plan Time Extension.** Orion-West, LLC, Agent, MBR 7261 Airport Road LLC, Applicant (Buyer), Request Development Plan approval to construct 261,000 square feet of new construction for a 221-unit multi-family apartment complex. The project is a 7.96-acre lot zoned C-2 (General Commercial) within the Airport Road Overlay and River and Trails Archaeological Review District. (Claudia Kath, Case Manager, cmkath@santafenm.gov).

**MOTION:** Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Findings for Case #2026-11807 subject to conditions of approval and technical corrections.

**VOTE:** The motion was approved on the following Roll Call vote:

**For:**
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Sheb Mirando Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

**Against:** None

**Abstain:** None

## G. NEW BUSINESS

2. **Case #2025-11380. 1000, 1101, and 1103 Cerrillos Road Development Plan.** JenkinsGavin, Inc., Agent, for Titan Land Development, on Behalf of Gilliam Land Trust, owner and applicant ("Applicant"), requests approval of a Development Plan, for a 79,491 square foot, four-story,150-room AC Marriott hotel. The subject properties comprise 3.40 +/- acres and are located within the Suburban Archaeological Review District and Cerrillos Road Highway Corridor (Zone 1) and zoned C-2 (General Commercial) (Claudia Kath, Case Manager, cmkath@santafenm.gov)

**MOTION:** Commissioner Mirando moved, seconded by Commissioner Smith, to approve Case #2025-11380, subject to conditions of approval, technical corrections, the applicant will work with staff to architecturally soften the 4th story corner deck, and the property owner have good faithe to mitigate/ help the Gunnison Prairie Dogs.

**VOTE:** The motion was approved on the following Roll Call vote:

**For:** Vice Chair Peter Smith No
Commissioner TJ Rieland No
Commissioner Sasha McGhee Yes
Commissioner Sheb Mirando Yes
Commissioner Scott Barber No
Commissioner Kelly McReynolds Yes
Chair Clow (tie) Yes

**Against:** None

**Abstain:** None

3. **Case #2025-11386. 214 Camino de los Marquez.**
JenkinsGavin, Agent, forSanta Fe Opera, Owner and Applicant ("Applicant"), requests approval of a Development Plan for up to 83 multifamily residential units. The property is located with the Suburban Archaeological and River and Trails Archaeological Review Districts and consists of +/-2.5-acre, zoned R-29 (Residential).(Nathan Lindquist, Case Manager, njlindquist@santafenm.gov).

**MOTION:** Commissioner Barber moved, seconded by Commissioner Rieland, to approve Case #2025-11386, subject to conditions of approval and technical corrections.

**VOTE:** The motion was approved on the following Roll Call vote:

**For:** Commissioner Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Recused
Commissioner Sheb Mirando Yes
Commissioner Scott Barber Yes
Commissioner Kelly McReynolds
Chair Clow Recused

**Against:** None

**Abstain:** None

## H. MATTERS FROM THE COMMISSION

## I. ADJOURNMENT

**10:00 P.M.**

Liaison

Chair

# City of Santa Fe
# Planning Commission
# Findings of Fact and Conclusions of Law

**Case # 2025-11380**
**1000, 1101 & 1103 Cerrillos Road Development Plan**
**Owner's/Applicant's Name -** Titan Land Development
**Agent's Name -** Jenkins/Gavin

THIS MATTER came before the Planning Commission (Commission) for public hearing on February 5, 2026 (Hearing) upon the development plan application (Application) of Jenkins/Gavin Planning as Agent for Titan Land Development (Applicant).

The Application pertains to the property located at 1000, 1101 & 1103 Cerrillos Road totaling approximately 3.40 +/- acres (Property). The Applicant requests approval of a development plan for a 79,491-square-foot, four-story, 150-room "Antonio Catalan" Marriott hotel (Project). The property is zoned C-2 (General Commercial) and is within the Suburban Archaeological Review District and the Cerrillos Road Highway Corridor (Zone 1).

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

## FINDINGS OF FACT

### General

1. The Applicant requested approval of a development plan for a four story, 150-room, AC Marriott hotel totaling 79,491 square feet.
2. At the hearing, the Commission received reports from the City's Land Use Staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
3. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation: (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
4. The Applicant attended a pre-application conference on August 14, 2025, with City Land Use Department Staff (City Staff).
5. The Applicant conducted an ENN meeting for this project. The Applicant gave notice of the ENN meetings to neighbors and neighborhood associations within 300 feet of the subject property and posted posters on the subject property.
6. The Applicant held the virtual ENN meeting on September 30, 2025. The ENN meeting was attended by members of the Applicant team, City Staff, and approximately 31 members of the public.
7. City staff reviewed the Application, as well as the related materials and information submitted by the Applicant for conformity with applicable SFCC requirements. Staff also provided the Planning Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.

8. Staff recommended that the Commission approve the development plan, subject to certain conditions (the Conditions) and the technical corrections set forth in the Staff Report and Attachments.
9. Pursuant to SFCC 1987 Section 14-2.3(C)(1), the Commission has the authority to review and approve development plans.

Development Plan

1. Under SFCC 1987 Section 14-3.8(B)(3)(a), a new development with a gross floor area of thirty thousand (30,000) square feet or more requires approval of a development plan.
2. SFCC 1987 Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).
3. SFCC 1987 Section 14-3.8(C)(1) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC (Submittal Requirements).
4. SFCC 1987 Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a development plan.
5. Pursuant to SFCC 1987 Section 14-3.8(D)(2), the Commission "may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan."
6. The Commission finds that the Conditions and technical corrections set forth in the Staff Report and attachments are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

## CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.

Development Plan

1. Pursuant to SFCC 1987 Section 14-2.3(C)(1) and Section 14-3.8(B)(4), the Commission has authority to review and approve this final development plan.
2. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
3. Pursuant to SFCC 1987 Section 14-3.8(C)(1), the Applicant met the applicable Submittal Requirements.
4. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(a), the Commission finds that it has the authority to review the Development Plan under SFCC 1987 Sections 14-2.3(C)(1), 14-3.8(B)(4), and Table 14-2.1-1.

5. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(b), the Commission finds that the Development Plan will not adversely affect the public interest. The Governing Body has implemented the General Plan and ordinances to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. This project serves the public interest through the provision of much-needed housing.
6. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(c), the Commission finds that the hotel 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.
7. The Commission approves the Development Plan subject to the conditions and technical corrections recommended by Staff because all applicable code requirements and criteria for preliminary development plan approval have been met.

**WHEREFORE, IT IS ORDERED ON THE 5th DAY OF MARCH, 2026 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:**

Considering the foregoing findings and conclusions, the Commission approves the development plan for the Property, as requested in the Application for Case # 2025-11380, subject to the Conditions and the technical corrections attached herewith. The development plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6). If the development plan approval expires, approval of any corresponding preliminary development plan expires simultaneously pursuant to SFCC 1987 Section 14-3.19(B)(4).

_____ _____
Janet Clow, Chair Date

FILED:

_____ _____
Geralyn F. Cardenas Date
City Clerk

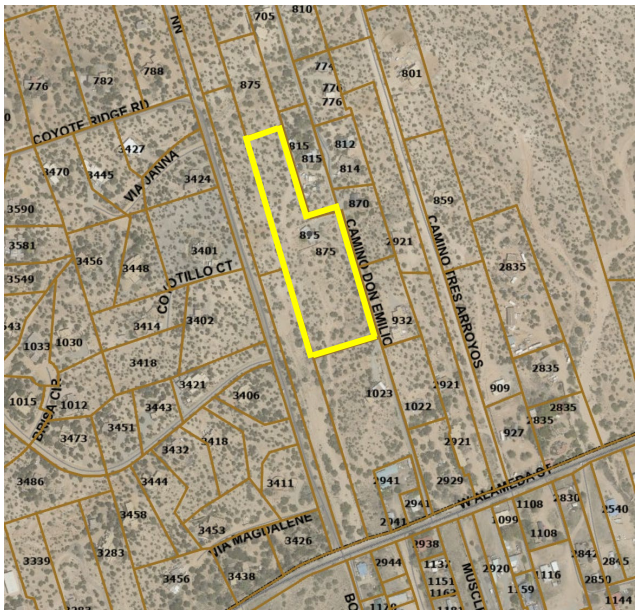
APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

CITY OF SANTA FE
PLANNING & LAND USE

# Planning and Land Use Department
# Planning Commission Staff Report

| | |
|---|---|
| **Case Number** | #2025-11270 |
| **Hearing Date** | March 5, 2026 |
| **Agent** | NM Land Solutions |
| **Applicant** | Nancy Hoffman |
| **Request** | Family Transfer Subdivision |
| **Location** | 875 Camino Don Emilio, Santa Fe, NM 87507 |
| **Case Manager** | Alexa Hempel |
| **Zoning** | R-1 (Residential, 1 Dwelling Unit per Acre) |
| **Overlay** | Suburban Archeological Review District |
| **Pre-App Meeting** | April 24, 2025 |
| **ENN Meeting** | August 19, 2025 |
| **Proposal** | The Applicant requests approval of a family transfer subdivision to subdivide the 4.59-acre lot into 3 lots, gifting the 2 new lots to her children for future residential development. |




**Site Map**

**Case #2025-11270. 875 Camino Don Emilio Family Transfer Subdivision.** NM Land Solutions, "Agent" for Nancy Hoffman, Owner and Applicant ("Applicant"), requests approval of a Family Transfer Subdivision to split the existing 4.59-acre lot at 875 Camino Don Emilio into 3-lots, gifting the 2 created lots to her children. The property is zoned R-1 (Residential, 1 Dwelling Unit per Acre). (Alexa Hempel Case Manager, anhempel@santafenm.gov).

***This application was reviewed under the previous Land Development Code. SFCC 1987 Ch.14***

## I. RECOMMENDATION:

Staff recommends the Planning Commission **APPROVE** Case #2025-11270, "*875 Camino Don Emilio Family Transfer Subdivision,*" subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of this report.

One motion will be required for this case:

- **APPROVE** or **DENY** Case #2025-11270, "*875 Camino Don Emilio Family Transfer Subdivision,*" subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

## II. EXECUTIVE SUMMARY

The subject property is located at 875 Camino Don Emilio, northeast of the intersection at Alameda St and Siler Rd. The Property is 4.59-acres with one existing home.

The Applicant requests approval of a family transfer subdivision to split the existing residential lot into 3 lots. Lot 1, where the Applicant currently lives, will become 2.087-acres. Lots 2 and 3 will each become approximately 1.25-acres and be given to the Applicant's two (2) children. Both new lots will be serviced through an extension of the existing driveway off Camino Don Emilio and will use the existing private well through a well-share agreement. Both new properties will install their own private septic systems at the time of development.

This application was received on September 9, 2025. This date is prior to the adoption of phase 1 of the Land Development Code Update and therefore is subject to the regulations of the previous version of Chapter 14, SFCC 1987. Any future applications or building permits at this property, except the driveway extension, will be governed by the new Land Development Code, effective January 1, 2026 via Ord. No. 2025-25.

The Property is within Annexation Phase 3 of the City of Santa Fe. Phase 3 has not been annexed into the City yet but is governed by the Santa Fe Extraterritorial Land Use Authority Subdivision, Platting, Planning, and Zoning Ordinance (SPPaZO) (Santa Fe County Ordinance 2009-01). SPPaZO gives the City of Santa Fe Land Development Code authority over regulation of zoning, subdivision, planning, and platting of properties within the Areas to be Annexed (See Figure 1 and Attachment D).

The Applicant has complied with SFCC 1987 Sections 14-3.1(E) "*Pre-Application Conferences*", 14-3.1(F) "*Early Neighborhood Notification Procedures,*" and 14-3.1(H) "*Notice Requirements*."

Staff's analysis finds that the Applicant has addressed the necessary findings per Section 14-3.7(C) "*Approval Criteria*" and recommends **APPROVAL** subject to conditions identified in Attachment A "*Conditions of Approval" & "Technical Corrections*."

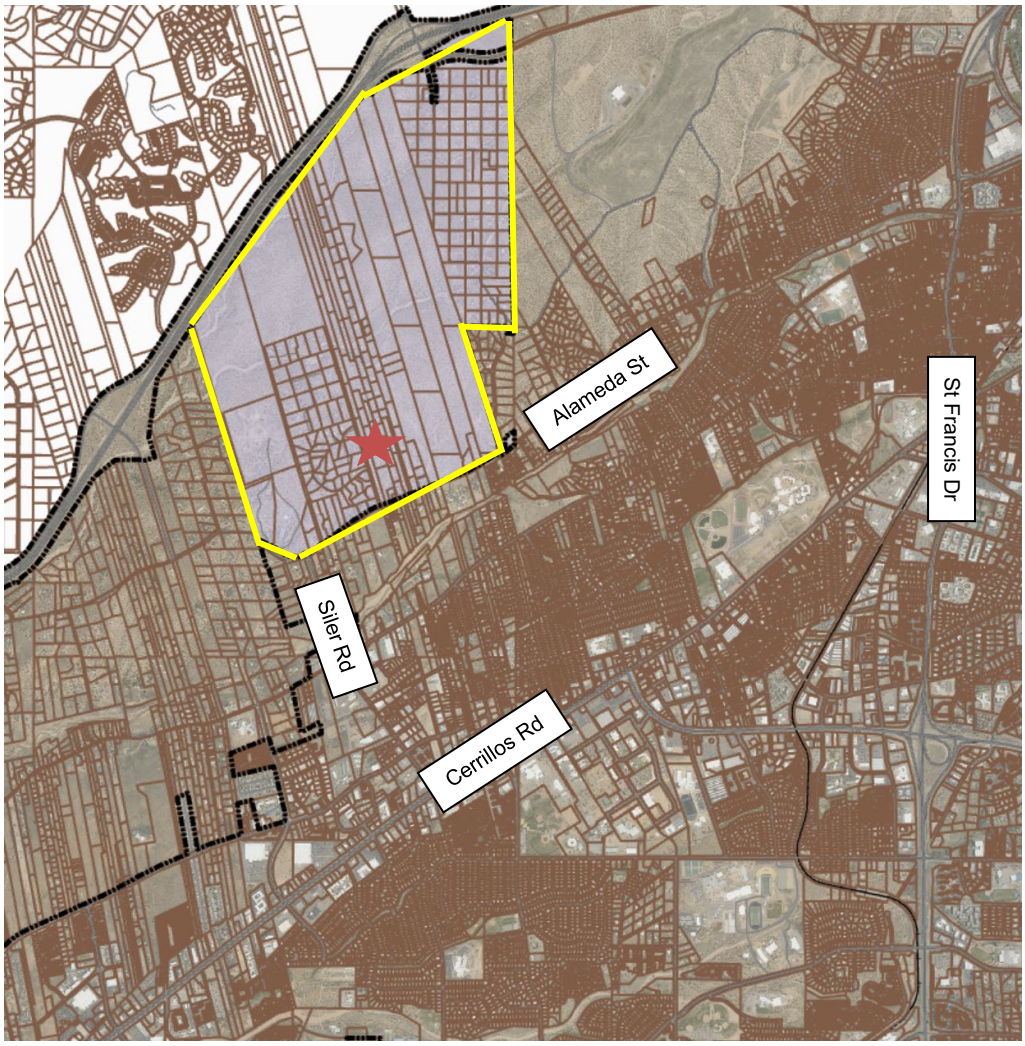


Figure 1: Annexation Phase 3 area outlined in yellow. Property approximated with red star.

## III. PROJECT ANALYSIS: FAMILY TRANSFER SUBDIVISION

### Property

The Property is located off a private street, Camino Don Emilio. The Applicant will retain the existing driveway off this street, extending it further into the property to provide access for the two (2) new lots created via the subdivision. The subdivision will split the existing 4.59-acre lot into the following three lots, all remaining zoned R-1 (Residential, 1 Dwelling Unit per Acre), with intention of the construction of one single-family dwelling on both new lots. One accessory dwelling unit per legal lot of record is also permitted.

- Lot 1: 2.087-acres, Nancy Hoffman
- Lot 2: 1.254-acres, Julia Hoffman
- Lot 3: 1.250-acres, Jordan Hoffman

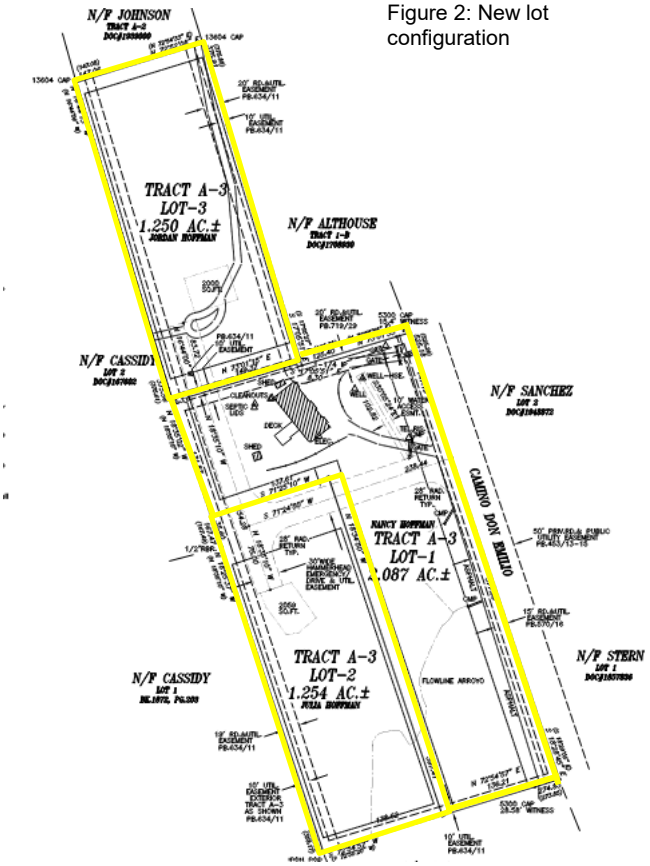



Figure 2: New lot configuration

### Zoning & Land Use

The 875 Camino Don Emilio site and all properties surrounding it are zoned R-1 (Residential, 1 dwelling unit per acre) (Figure 3). All lots on the Property will be serviced through well and septic, which creates a minimum lot size of 1.25-acres via family transfer (SFCC 1987 Section 14-7.2-1, Note 16). This subdivision complies with the minimum lot size required.

Future construction of homes on the lots created will require compliance with the current zoning standards in Ch. 14 of the adopted City Code (Ord. No 2025-25, as amended). This includes height, lot coverage, and setbacks.

*Table 1: R-1 Dimensional Standards (SFCC 1987 Section 14-3.2.C.2, as adopted in Ord. No. 2025-25)*

| Requirement | R-1* |
|---|---|
| Height | 26' maximum for residential structures<br>38' maximum for nonresidential structures |
| Lot Coverage | 40% maximum, may increase to 50% if private open space is provided |
| Setbacks | Street: 7 feet<br>Rear: 15 feet<br>Side: 5 feet |

**Refer to SFCC Section 14-3.2(C)(2) for more detailed information*

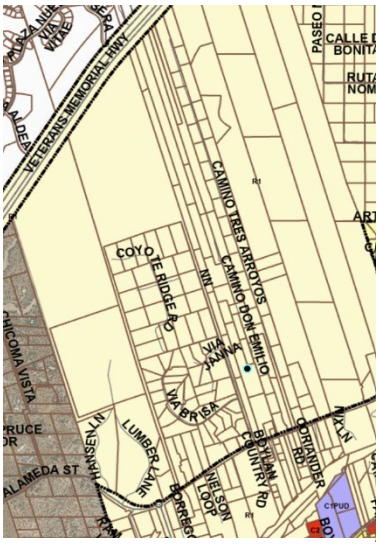



Figure 3: R-1 zoning in light yellow

The General Plan's Future Land Use Map ("FLUM") proposes that this Property and surrounding properties remain 1 dwelling unit per acre. The

subdivision proposed complies with this designation.

**Access and Traffic**

The current home on the Property is serviced via a driveway off Camino Don Emilio. The two (2) additional lots created through this subdivision will utilize the same driveway, through an easement, extended via a hammerhead to reach the new lots. The extended driveway will be a 20-foot wide gravel surface.

Camino Don Emilio is a private paved street that has a 50-foot-wide private access and utility easement. This street does not meet the City's Street Improvement and Design Standards in SFCC 1987 Section 14-9.2, however; the current design was approved by the Extraterritorial Zoning Commission and Santa Fe County Board of Commissioners in 1999 and 2000 as part of the Eco-Seco Subdivision (See Attachment C-1). County approval classified this street as a 'cul-de-sac' and allowed for service of up to 30 dwelling units. With the creation of 2 additional lots to become dwelling units in the future, Camino Don Emilio will remain under the 30 dwelling units permitted. This subdivision therefore does not increase the extent of the nonconformity of the street, requiring the City to recognize the County's approval under the SPPaZO Ordinance Section 7(D):

> *"Permits and approvals granted by the Extraterritorial Zoning Authority and the Extraterritorial Zoning Commission prior to enactment of this ordinance for which rights have vested (whether or not the permit or approval conforms to City Land Development Code) shall be recognized by the City and the County."*

City traffic review also found that this subdivision would create minimal impacts to the intersection with public infrastructure at W. Alameda, estimating two (2) additional peak hour trips using ITE Trip Generation LUC 2010 for each of the lots.

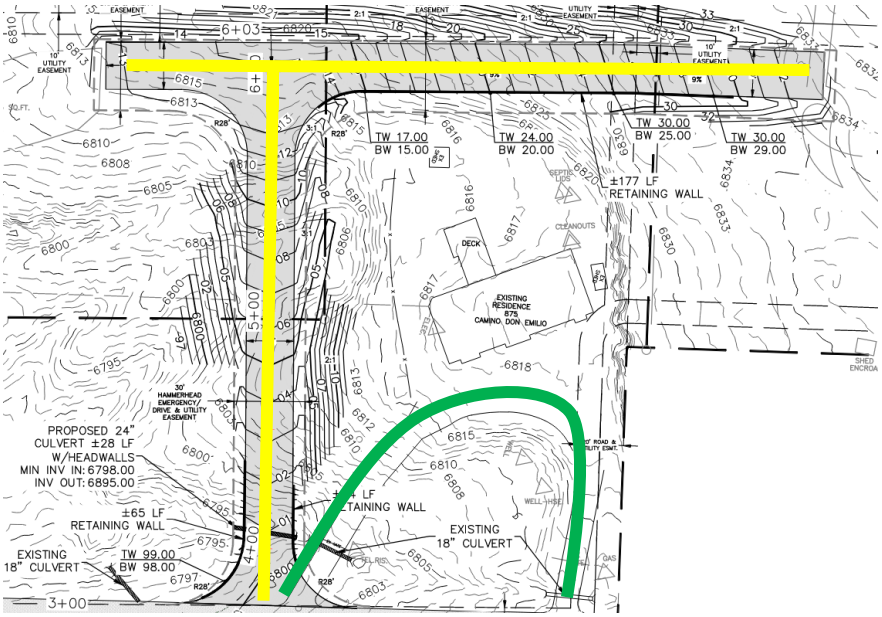



Figure 4: Existing driveway in green. Proposed hammerhead driveway extension to reach the 2 new lots in yellow.

**Terrain Management & Landscaping**

The Property slopes down from north to southwest with an overall grade change of approximately sixty (60) feet. There are areas of natural 30% or greater slopes on the property but their disturbance will be minimized in this subdivision and are not included in the buildable areas for the two (2) new lots. Sections of natural and manmade 30% or greater slopes will be disturbed for the extension of the driveway to access the new lots in accordance with SFCC 1987 Section 14-8.2(D)(2)(b). The disturbance will be mitigated via retaining walls and cut and fill slopes and will require site reclamation in accordance with SFCC 1987 Section 14-8.2(D)(5).

There are no floodplains on site but there are natural dry water courses which will be directed to culverts in the new driveway construction. All future development of the lots will require stormwater management measures governed by SFCC 1987 Section 14-8.2, as amended.

The property houses a combination of evergreen trees and shrubs, and the applicant understands requirements for preservation, replacement, and landscaping in SFCC 1987 Section 14-8.4. Landscaping and irrigation plans will be required at time of building permit in accordance with SFCC 1987 Section 14-9.6.

Terrain management and landscaping conditions can be found in Attachment A, "*Conditions of Approval & Technical Corrections*."



Figures 5 and 6: Existing conditions site photos. Left shows Lot 3, right shows the existing driveway and surroundings

## Utilities

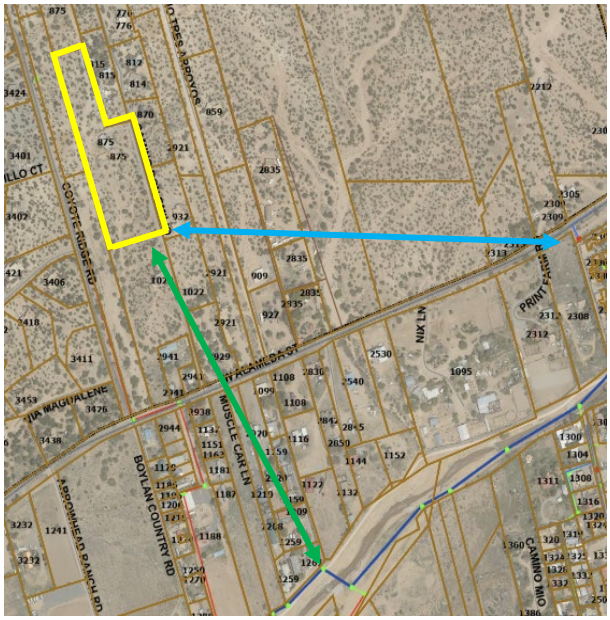



Figure 7: Blue arrow represents the closest water distribution line, approximately 2,000 linear feet from the property. Green arrow represents the closest wastewater collection pipe, approximately 1,700 linear feet from the property.

The Property is currently serviced by a private well and private septic system. Electric, gas, telephone, and cable exist within the Camino Don Emilio road infrastructure.

The two (2) new lots created with this family transfer subdivision will utilize the well at the existing home on Lot 1, via a well-share assurance from the State of New Mexico (Draft of this agreement is included in Attachment C-1). When homes are built on the new lots, individual septic systems will be installed in accordance with SFCC Ch. 22 and State of New Mexico regulations.

Well and septic are permitted on the subject property due to public water and sewer infrastructure being over 300 feet from the site (see Figure 7).

## Archaeology

The Property is within the Suburban Archaeological Review District; however, no further review is required unless utility plans exceed 550-linear feet of utility lines.

## IV. SUBDIVISION APPROVAL CRITERIA SECTION 14-3.7(C)

SFCC 1987 Section 14-3.7 governs the authority, procedures, and restrictions for subdivisions, including family transfer subdivisions. Prior to approving a family transfer subdivision, the Planning Commission must make certain findings based off the approval criteria, or impose Conditions of Approval to ensure compliance with Chapter 14 and other applicable rules and regulations. The Criteria for approval of subdivisions are detailed below:

| **Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.** | **Criterion Met:** (Yes/No) **YES** |
|---|---|
| **Applicant Response**:<br>*The property features a combination of evergreen trees, predominantly juniper alongside a few pinon pines. Preservation or replanting of these trees is mandatory. An existing tree survey may be required at the time of building permit submittal and review by land use staff to ensure that vegetation considerations are adequately addressed. It's worth noting that the proposed building sites have limited vegetation, with the majority of the natural greenery situated in the elevated, unbuildable areas of the lot. The proposed layout suggests that the impact on existing trees will be minimal, allowing for both construction and ecological preservation to coexist.*<br><br>*Natural dry water courses exist and will remain unaffected by the construction of the proposed driveway and any future homes. The driveway's grading and drainage plan includes engineered culverts and retaining walls designed for effective stormwater management. When future homes are constructed, an engineered grading plan will be necessary to assess whether additional stormwater mitigation is required. This may involve on-lot ponding or the collection of rainwater from roofs through the installation of cisterns, and/or passive water harvesting techniques.*<br><br>*The subject lot is situated in an area devoid of historical sites or structures, ensuring that the proposed subdivision will not disrupt any culturally significant landmarks. Additionally, the subdivision aligns with the established urban/rural character of the neighborhood, maintaining consistency with the existing lot sizes and residential design prevalent in the surrounding community. This proposed project is in harmony with local land use patterns and contributes positively to the area's residential landscape.* | |
| **Staff Response**:<br>Staff reviewed the Application with due regard for natural features, including vegetation, watercourses, historic and prehistoric sites, structures, and similar community assets in the area, and finds that the request satisfies this criterion subject to Conditions of Approval and Technical Corrections. | |

| **Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential** | **Criterion Met:** (Yes/No) **YES** |
|---|---|

| | |
|---|---|
| **occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).** | |
| **Applicant Response**:<br>*The property does not fall within any FEMA-designated floodplains, and there is no evidence of flooding history in the vicinity. The two proposed vacant lots each have over 2,000 square feet of buildable area on slopes of 15% or less. This topographical characteristic allows for the preservation of the natural terrain, avoiding any disruption to areas with slopes of 30% or greater. By adhering to these guidelines, the project not only minimizes environmental impact but also ensures that development occurs in a safe and suitable manner.* | |
| **Staff Response**:<br>The FEMA 100-year flood zone is not present on the subject parcel. The proposed subdivision will minimize disturbance of natural 30% or greater slopes and will follow stormwater management guidelines in SFCC 14-8.2. The proposed subdivision has been reviewed by the Development Review Team (DRT) in conjunction with the relevant City Code requirements and has been found to have met this criterion. | |

| | |
|---|---|
| **Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).** | **Criterion Met:**<br>(Yes/No)<br>**YES** |
| **Applicant Response**:<br>*The subject request is located within the presumptive city limits and is currently pending final annexation. Access is from the intersection of W. Alameda St. and Camino don Emilio Road. Camino don Emilio Road was approved as a cul-de-sac road though the public hearing process before the Extraterritorial Zoning Commission (EZC) and Board of County Commissioners (BCC).*<br><br>*According to the prior Santa Fe County Extraterritorial Subdivision Regulations, the design standards for the cul-de-sac allow for access to a maximum of thirty units. City staff have confirmed that there are presently twenty-one existing units along the road. In addition, Ordinance No. 2013-01, which governs Subdivision Platting and Planning and Zoning (SPPAZO), specifically states in Section 9 that previous approvals granted by Santa Fe County must be recognized by the City.* | |
| **Staff Response**:<br>The subject plats will retain access off Camino Don Emilio through an extension of the existing driveway. Camino Don Emilio is a private street that does not conform to SFCC 14-9, however, the road was approved in the County in 2000 (EZ Case #S 99-4010 approved by the Extraterritorial Zoning Commission on July 8, 1999 and EZ Case #S 99-4350 approved by the Board of County Commissioners January 11, 2000) and must be recognized by the City under the SPPaZO Ordinance (Attachment D). The addition of two (2) lots will not exceed the approved number of dwelling units for Camino Don Emilio. | |

| **Criterion 4: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat .** | **Criterion Met:** (Yes/No) **YES** |
|---|---|
| **Applicant Response**: *The subject plat is designed in accordance with current zoning regulations and does not introduce any new non-conformities or exacerbate existing ones. The proposed development adheres to the established standards and requirements, ensuring that all aspects of the plat comply with applicable land-use regulations.* | |
| **Staff Response**: Staff finds that this subdivision will not increase the existing nonconformity of the private Camino Don Emilio Rd since the number of dwelling units approved for access by the County will not be exceeded. The subdivision plat and future development on the new lots will conform to the current provisions of Chapter 14. | |

| **Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat .** | **Criterion Met:** (Yes/No) **YES** |
|---|---|
| **Applicant Response**: *See #4 above.* | |
| **Staff Response**: Staff finds that the proposed Application does not create or increase the intensity of any nonconformity with other chapters of the City Code. No variances to the applicable provisions of the City Code are proposed or required. If the Conditions of Approval and Technical Corrections described in Attachment A are met, the subdivision plat would not create nonconformities to these provisions. | |

## V. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an Early Neighborhood Notification (ENN) meeting on August 19, 2025. The Project Agent, City Staff, and approximately six (6) members of the public attended. Attendees expressed concern over the homeowner's past and future contributions to the maintenance of the private road, Camino Don Emilio, as well as potential future flooding if the arroyos on the property become disturbed. The Agent clarified project details to address attendee concerns. Meeting notes from the Early Neighborhood Notification meeting can be found in Attachment C-4.

## VI. EXPIRATION

Per SFCC 1987 Section 14-3.19(B)(3) *"Approval of a final plat for a subdivision, including a summary plat approved by the land use director and resubdivisions, shall expire three (3) years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously."*

## VII. ATTACHMENTS

ATTACHMENT A: Conditions of Approval & Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

ATTACHMENT B: Maps & Photos

1. Aerial View
2. Existing Condition Photos
3. Current Zoning Map
4. Future Land Use Map

ATTACHMENT C: Applicant Submittals

C-1: Application

a. Application & Owner Authorization Letter
b. Letter of Intent
c. Subdivision Approval Criteria
d. Santa Fe Public Schools Notification
e. Legal Lot of Record & Eco Seco Subdivision Plat
f. Draft Well Share Agreement & Draft Documentation of Conveyance

C-2: Proposed Plat

a. Subdivision Plat
b. Engineering Plans

C-3: County Road Approval for Camino Don Emilio

a. Extraterritorial Subdivision Regulations
b. EZC Minutes
c. BCC Minutes

C-4: ENN Meeting Minutes

ATTACHMENT D: SPPaZO Ordinance

**APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:**

| Title | Name | Initials |
|---|---|---|
| Department Director | Heather Lamboy | HLL |
| Assistant Department Director | Maggie Moore | *MRM* |
| Planner Manager | Daniel A Esquibel | *DAE* |
| Planner Senior | Alexa Hempel | *ANH* |

City of Santa Fe, New Mexico

# Attachment A
## Conditions of Approval and Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

# Conditions of Approval & Technical Corrections

| Conditions of Approval | | | |
|---|---|---|---|
| **#** | **Condition of Approval** | **Dept. or Division** | **To be completed:** |
| 1 | Provide draft of appropriate well sharing request letter for the State of New Mexico | Planning | Prior to public hearing (COMPLETED) |
| 2 | Provide executed well share agreement from State of New Mexico (SFCC 1987 14-9.6(A)) | Planning | At time of recordation |
| 3 | Provide proof of appropriate septic assurances from the State of New Mexico (14-9.6(A)) | Planning | Prior to building permit |
| 4 | Provide a draft copy of appropriate documentation of conveyance along with an affidavit with the county clerk containing the following: (i) a legal description of the property being transferred; and (ii) a statement that the transferor has not made any other transfers of any other lots to the person receiving it that would require the filing of an affidavit pursuant to this section. (SFCC 1987 14-3.7(F)(2)(b)). | Planning | Prior to public hearing (COMPLETED) |
| 5 | Record appropriate documentation of conveyance described above | Planning | At time of recordation |
| 6 | All utilities shall be underground | Planning | Prior to building permit |
| 7 | Proposed development is under 10 acres and no further review required unless utility plan exceeds 550-linear feet of utility lines. | Archaeology | - |
| 8 | The slope analysis map and the plat must show 2000 square foot buildable areas on each new lot that meet the criteria of no disturbance for 30% slopes and where 50% of the buildable area is on slopes of less than 20%. | Terrain Management/Engineering | Prior to recordation (COMPLETED) |
| 9 | The firm Map number is incorrect on Note 3 for the flood statement. It should be 35049C0411E | Terrain Management/Engineering | Prior to public hearing (COMPLETED) |
| 10 | Shall comply with IFC 2021 and city adopted ordinance 2024-2. Section 507 | Fire | Prior to recordation |
| 11 | Shall note on plat “Shall comply with IFC 2021 and city adopted ordinance 2024-2 Section 507 | Fire | Prior to public hearing (COMPLETED) |
| 12 | City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved. | Traffic | Prior to building permit |
| 13 | Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible correction to meet Public Works Standard for | Traffic | Prior to building permit |

| Conditions of Approval | | | |
|---|---|---|---|
| **#** | **Condition of Approval** | **Dept. or Division** | **To be completed:** |
| | roadways, ADA, signing, striping, lighting, etc. prior to building permit approval. | | |
| 14 | City Sewer Service is not available to serve this site. The project is to follow the requirements of Chapter 22 of the City Code for septic sewer service | Sewer | Prior to building permit |
| 15 | IF Applicant would like to connect to City water, an approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services | Water | Prior to Building Permit Approval (Applicant is not connecting to city water) |
| 16 | IF Applicant would like to connect to City water, an approved Water Plan will be required for all new public water infrastructure and fire services. | Water | Prior to Public Hearing (Applicant is not connecting to city water) |
| 17 | IF new easements for public utilities are required as identified on the water plan, easements will be recorded on the final plat | Water | Prior to Recordation |

| Technical Corrections | | | |
|---|---|---|---|
| **#** | **Technical Correction** | **Dept. or Division** | **To be completed:** |
| 1 | Plat shall contain the following notice prominently portrayed: "NOTICE: This subdivision has been approved pursuant to the inheritance and family transfer provisions of the Santa Fe City Code. Procedures for inheritance and family transfer subdivision improvements are significantly different than for other types of subdivisions. No sale or lease of any lot designated on this subdivision plat shall occur within three years of the date this transfer is legally made. Any person intending to purchase a lot within this subdivision should contact the city of Santa Fe land use director. Requests for construction permits on illegally sold lots shall be denied." (14-3.7(F)(3)(5)(b)) | Planning | Prior to public hearing (COMPLETED) |
| 2 | Adjust line weights to better show proposed lot lines | Planning | Prior to public hearing (COMPLETED) |
| 3 | Show buildable area for Lot 3. Minimum of 2,000 sq ft | Planning | Prior to public hearing (COMPLETED) |
| 4 | Show setbacks for all lots on plat | Planning | Prior to public hearing (COMPLETED) |
| 5 | Include the name of each family member to whom a lot is being transferred on the plat (14-3.7(F)(3)(d)) | Planning | Prior to public hearing (COMPLETED) |

| Technical Corrections | | | |
|---|---|---|---|
| **#** | **Technical Correction** | **Dept. or Division** | **To be completed:** |
| 6 | Add signature blocks for Planning Commission Chair and Planning Commission Secretary | Planning | Prior to public hearing (COMPLETED) |
| 7 | Plat shall contain the following note: “Lots shall not be further subdivided unless in accordance with SFCC Ch.14, as amended, relevant to zoning and family transfer standards.” | Planning | Prior to public hearing (COMPLETED) |
| 8 | Delete note #4 currently on plat. Add utility signature blocks for the following: PNM Electric Service, NM gas Co., Comcast, Century Link. | Planning | Prior to public hearing (COMPLETED) |
| 9 | Add case #2025-11270 to plat | Planning | Prior to public hearing (COMPLETED) |
| 10 | The request to defer the landscape and irrigation to the permit phase is approved based on the following code: 14-9.6 - STANDARDS FOR INHERITANCE OR FAMILY TRANSFER SUBDIVISIONS (A) Installation of Improvements: Any improvements required to be constructed on inheritance or family transfer subdivisions are only required to be completed at the time a construction permit is issued on any lot contained in the subdivision, and not at the time of plat approval or recordation. A financial guarantee is not required at the time of plat recordation. If an inheritance or family transfer subdivision will result in the creation of only one additional lot and will not have public sewer or water available, the applicant will be required to provide proof of appropriate well and septic assurances from the State of New Mexico prior to approval of the subdivision. | Landscaping | - |
| 11 | 1. Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be mark on the plan with a red X. Replacement trees are required, tree for tree. | Landscaping | At time of building permit |
| 12 | Provide a landscape irrigation plan by a qualified irrigation designer per COSF code Chapter 14-8.4(E) (for the required replacement trees) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards. | Landscaping | At time of building permit |
| 13 | All disturbed areas due to construction shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf. | Landscaping | At time of building permit |
| 14 | Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material. No mounding of soil, fill dirt, organic or inorganic debris shall be abandoned under native plant material canopies. | Landscaping | At time of building permit |

| Technical Corrections | | | |
|---|---|---|---|
| **#** | **Technical Correction** | **Dept. or Division** | **To be completed:** |
| | All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated including spoil piles and stockpiles of any material. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.<br>Areas of natural gravel, cobble, fractured stone, and/or boulder fields shall be restored to the natural state that existed prior to construction. Grade out any damage to the natural terrain prior to the re-application of native stone material. | | |
| 15 | Retaining Wall / Fence: 14-8.4(J)(2)(b)(i) Any wall or fence that is more than three (3) feet above finished grade on the side facing the street, shall be set back from the street right of way line a distance equal to or greater that the height. | Landscaping | Prior to recordation |

# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

*Alan Webber, Mayor*

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4


October 9, 2025

Case # 2025-11270

Victoria Dalton
NM Land Solutions
915 Mercer St.
Santa Fe, NM 87505

Dear Victoria,

Your application was received on September 8, 2025 for:

**Case #2025-11270. 875 Camino Don Emilio Family Transfer Subdivision.** NM Land Solutions, ("Agent"), for Nancy Hoffman, Owner and Applicant ("Applicant"), requests approval of a Family Transfer Subdivision to split the existing lot into 3-lots, gifting the 2 created lots to her children. The property is 4.59-acres, zoned R-1 (Residential, 1 Dwelling Unit per Acre). (Alexa Hempel Case Manager, anhempel@santafenm.gov).

This application has been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT). Attached are the initial DRT review comments including conditions of approval and technical corrections. Additional corrections may follow throughout the development review and permitting processes. I would like to highlight and summarize the following key items. Those items in green font must be completed prior to planning commission.

A. *Initial Planning Division Review Summary*

Your family transfer subdivision application has been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Provide appropriate well sharing permit from the State of New Mexico
2. Provide proof of appropriate septic assurances from the State of New Mexico (14-9.6(A))
3. Provide a statement that the transferor has not made any other transfers of any other lots to the person receiving it that would require the filing of an affidavit pursuant to this section. (SFCC 14-3.7(F)(2))
4. A copy of the instrument of transfer to the transferee or their authorized representative must be provided to the city

5. All utilities shall be underground
6. Plat shall contain the following notice prominently portrayed: "NOTICE: This subdivision has been approved pursuant to the inheritance and family transfer provisions of the Santa Fe City Code. Procedures for inheritance and family transfer subdivision improvements are significantly different than for other types of subdivisions. No sale or lease of any lot designated on this subdivision plat shall occur within three years of the date this transfer is legally made. Any person intending to purchase a lot within this subdivision should contact the city of Santa Fe land use director. Requests for construction permits on illegally sold lots shall be denied." (14-3.7(F)(3)(5)(b))
7. Adjust line weights to better show proposed lot lines
8. Show buildable area for Lot 3. Minimum of 2,000 sq ft
9. Show setbacks for all lots on plat
10. Include the name of each family member to whom a lot is being transferred on the plat (14-3.7(F)(3)(d))
11. Add signature blocks for Planning Commission Chair and Planning Commission Secretary
12. Plat shall contain the following note: “Lots shall not be further subdivided unless in accordance with SFCC Ch.14, as amended, relevant to zoning and family transfer standards.”
13. Delete note #4 currently on plat. Add utility signature blocks for the following: PNM Electric Service, NM gas Co., Comcast, Century Link.
14. Add case #2025-11270 to plat

*B. Initial DRT Review Summary*

Your family transfer subdivision application has been reviewed by the DRT and the following necessary revisions have been identified:

1. City Sewer Service is not available to serve this site. The project is to follow the requirements of Chapter 22 of the City Code for septic sewer service.
2. Proposed development is under 10 acres and no further review required unless utility plan exceeds 550-linear feet of utility lines.
3. Shall comply with IFC 2021 and city adopted ordinance 2024-2. Section 507
4. Shall note on plat: “Shall comply with IFC 2021 and city adopted ordinance 2024-2 Section 507.”
5. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved.
6. Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. prior to building permit approval.
7. The City of Santa Fe Water Division recognizes that this parcel falls within the County to City Annexation Area 3, and is treated as within presumptive City limits. The property boundary falls >300 ft away from an existing public water distribution main, so a domestic water well permit application is a possibility for obtaining domestic water service for the two new residential lots created by the subdivision of the existing parcel per 25-1.10. If the Applicant desires public City water service, a main extension is required per Chapter 25, Exhibit A, Rule 19. This would

necessitate an Agreement to Construct and Dedicate (ACD), and a water plan. For this property, it may also require the installation of a Pressure Reducing Valve (PRV) due to the location of the parcel in the overall water system. The Water Division can supply a technical evaluation to determine the details of what it would take to supply public City water service to this parcel if the Applicant desires.

8. Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be mark on the plan with a red X. Replacement trees are required, tree for tree.
9. Provide a landscape irrigation plan by a qualified irrigation designer per COSF code Chapter 14-8.4(E) (for the required replacement trees) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards.
10. All disturbed areas due to construction shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.
11. Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material. No mounding of soil, fill dirt, organic or inorganic debris shall be abandoned under native plant material canopies. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated including spoil piles and stockpiles of any material. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf. Areas of natural gravel, cobble, fractured stone, and/or boulder fields shall be restored to the natural state that existed prior to construction. Grade out any damage to the natural terrain prior to the re-application of native stone material.
12. Retaining Wall / Fence: 14-8.4(J)(2)(b)(i) Any wall or fence that is more than three (3) feet above finished grade on the side facing the street, shall be set back from the street right of way line a distance equal to or greater that the height.
13. The slope analysis map and the plat must show 2000 square foot buildable areas on each new lot that meet the criteria of no disturbance for 30% slopes and where 50% of the buildable area is on slopes of less than 20%.

Please review all attached Staff and DRT Initial comments, revise your submittals as needed and resubmit for secondary review. Once revised submittals are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns.

Thank you,

*Alexa Hempel*
Senior Planner, Planning and Land Use Department

Attachments:

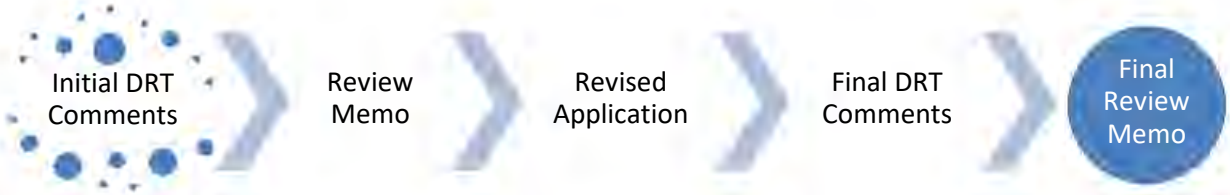
1. Planning DRT Memo
2. Wastewater DRT Memo
3. Traffic DRT Memo
4. Landscape, Lighting, Irrigation DRT Memo
5. Water DRT Memo

6. Fire DRT Memo
7. Archaeology DRT Memo
8. Engineering DRT Memo

# Development Review Team (DRT)
# Comment Form

DRT Review Schedule – 9-12+ weeks*

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

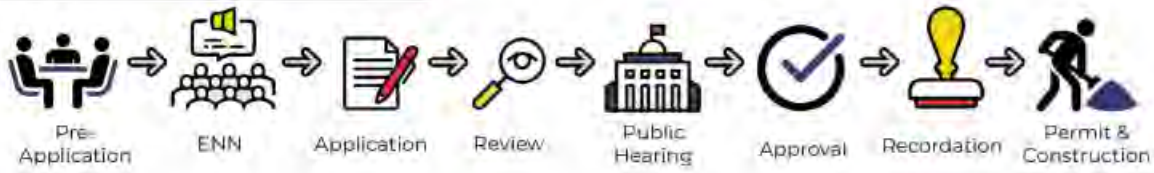



Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart




*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

| Application Received | DRT Application Intake | DRT Initial Review Comments Due |
|---|---|---|
| 9/8/25 | 9/23/25 | 10/17/25 |

Form Updated: April 2024

Date: 9/25/25

DRT Member: Alexa Hempel

Dept/Div: Planning

Case No.: #2025-11270

Case Planner: Alexa Hempel

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Conditions of Approval and Technical Corrections Tables

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

Case # 2025-11270

| **Conditions of Approval:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. Provide appropriate well sharing permit from the State of New Mexico | Prior to public hearing | |
| 2. Provide proof of appropriate septic assurances from the State of New Mexico (14-9.6(A)) | Prior to building permit | |
| 3. Provide a statement that the transferor has not made any other transfers of any other lots to the person receiving it that would require the filing of an affidavit pursuant to this section. (SFCC 14-3.7(F)(2)) | Prior to public hearing | |
| 4. A copy of the instrument of transfer to the transferee or their authorized representative must be provided to the city | **Draft** - prior to public hearing<br>**Final** – prior to recordation | |
| 5. All utilities shall be underground | Prior to building permit | |

| **Technical Corrections: All technical corrections listed below are also included as redlines on attached plat** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. Plat shall contain the following notice prominently portrayed: "NOTICE: This subdivision has been approved pursuant to the inheritance and family transfer provisions of the Santa Fe City Code. Procedures for inheritance and family transfer subdivision improvements are significantly different than for other types of subdivisions. No sale or lease of any lot designated on this subdivision plat shall occur within three years of the date this transfer is legally made. Any person intending to purchase a lot within this subdivision should contact the city of Santa Fe land use director. Requests for construction permits on illegally sold lots shall be denied." (14-3.7(F)(3)(5)(b)) | Prior to public hearing | |
| 2. Adjust line weights to better show proposed lot lines | Prior to public hearing | |
| 3. Show buildable area for Lot 3. Minimum of 2,000 sq ft | Prior to public hearing | |
| 4. Show setbacks for all lots on plat | Prior to public hearing | |

Form Updated: April 2024

| | | |
|---|---|---|
| 5. Include the name of each family member to whom a lot is being transferred on the plat (14-3.7(F)(3)(d)) | Prior to public hearing | |
| 6. Add signature blocks for Planning Commission Chair and Planning Commission Secretary | Prior to public hearing | |
| 7. Plat shall contain the following note: "Lots shall not be further subdivided unless in accordance with SFCC Ch.14, as amended, relevant to zoning and family transfer standards." | Prior to public hearing | |
| 8. Delete note #4 currently on plat. Add utility signature blocks for the following: PNM Electric Service, NM gas Co., Comcast, Century Link. | Prior to public hearing | |
| 9. Add case #2025-11270 to plat | Prior to public hearing | |

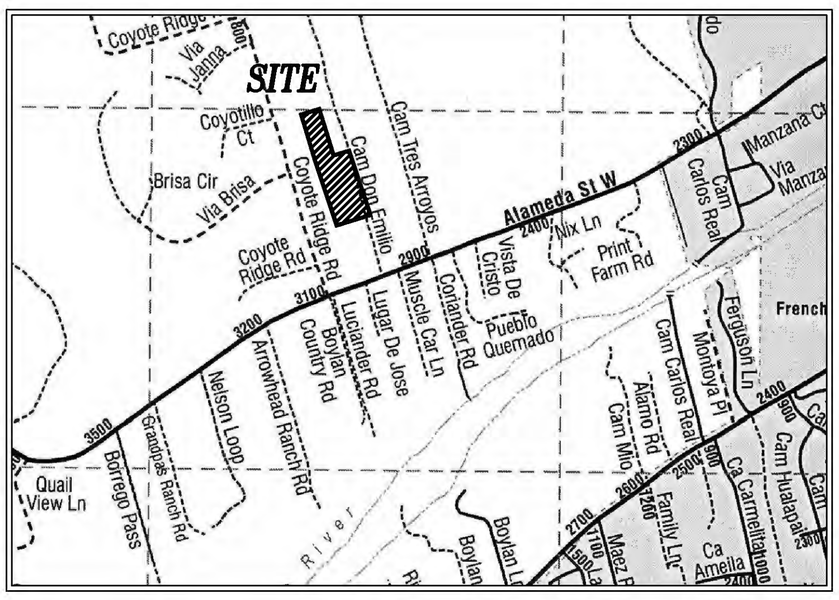
**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)




VICINITY MAP (NTS)

# DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES. OTHER EASEMENTS ARE GRANTED AS SHOWN.

THIS DIVISION CONTAINS 4.590 AC.+−, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

by_____
NANCY HOFFMAN OWNER TRACT A−3

STATE OF NEW MEXICO )
COUNTY OF SANTA FE ) SS
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY NANCY HOFFMAN

THIS_____DAY OF_____,2025_____

MY COMMISSION EXPIRES_____NOTARY PUBLIC

Add signature blocks for Planning Commission Chair and Planning Commission Secretary

# COUNTY OF SANTA FE REVIEW

_____
COUNTY TREASURER DATE

# CITY OF SANTA FE APPROVAL, NOTES AND CONDITIONS:

_____
CITY ENGINEER FOR LAND USE DATE

_____
CITY PLANNER DATE

_____
CASE NUMBER 25−000000

Add case #2025-11270

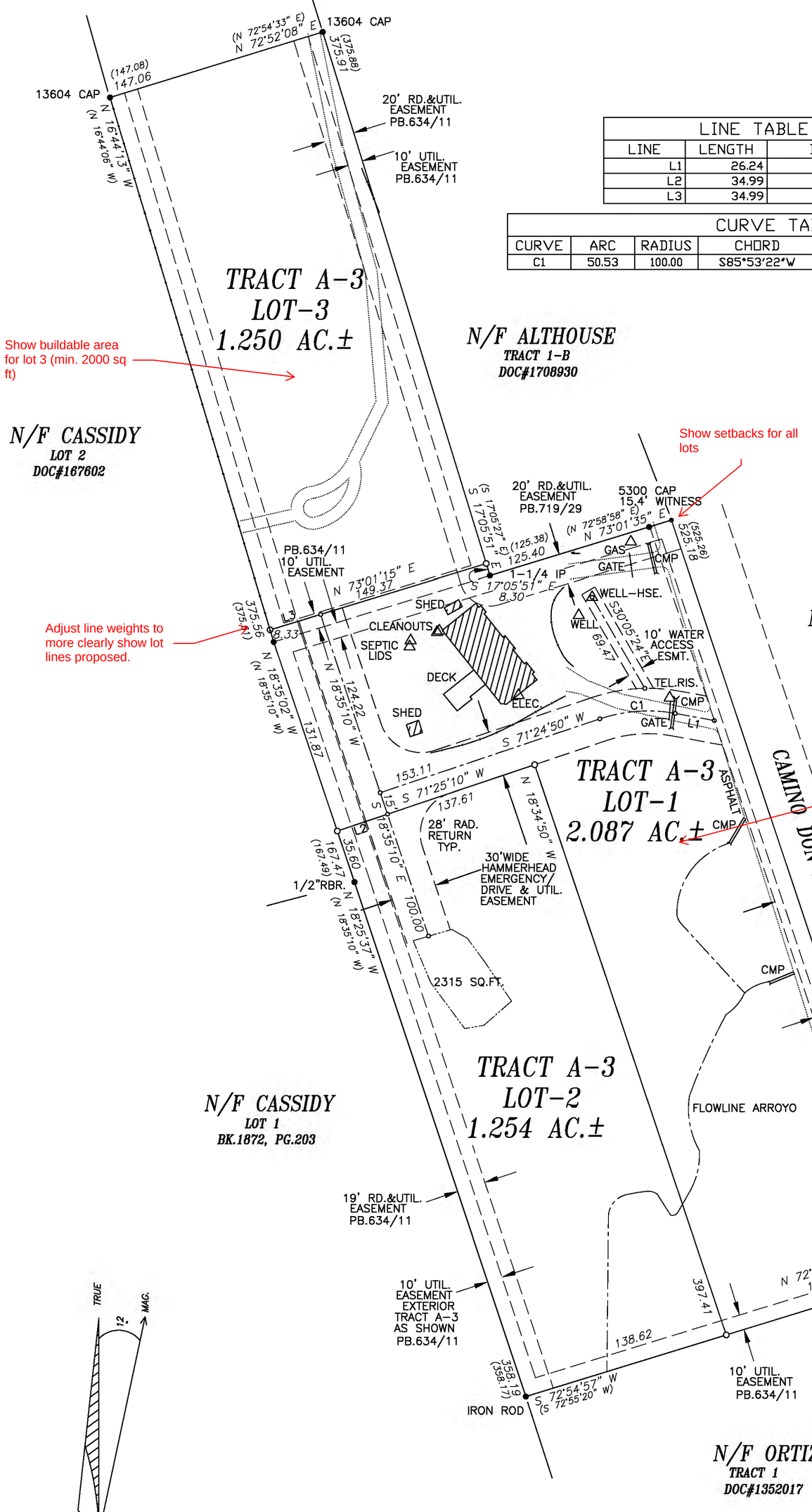
## NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
3. TRACT A−3 LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0414E DATED 12/04/12.
4. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.

Add signature blocks for the following utilities: PNM Electric Service, NM Gas Co., Comcast, Century Link

Add Note: Lots shall not be further subdivided unless in accordance with SFCC Ch.14, as amended, relevant to zoning and family transfer standards.

Delete note 4. Cannot have this not for subdivisions.




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 26.24 | N79°38'05"W |
| L2 | 34.99 | S71°25'10"W |
| L3 | 34.99 | S73°01'45"W |

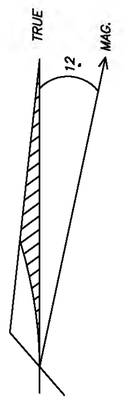
| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | ARC | RADIUS | CHORD | LENGTH | DELTA |
| C1 | 50.53 | 100.00 | S85°53'22"W | 49.99 | 28°57'05" |

# LEGEND AND NOTES

- DENOTES SANITARY SEWER MANHOLE
- DENOTES POINT FOUND AS NOTED
- DENOTES POINT TO BE SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES UTILITY AS NOTED
- DENOTES EDGE OF ACCESS AND UTILITY EASEMENT
- DENOTES FENCELINE
- DENOTES BUILDABLE AREA

1. BASIS OF BEARING IS FROM "FAMILY TRANSFER LAND DIVISION AND LOT LINE ADJUSTMENT AND BOUNDARY SURVEY PLAT OF THE CAMINO DON EMILIO PROPERTY PREPARED FOR THE ESTATE OF TONY SANDOVAL" BY PAUL A. ARMIJO NMPLS# 13604, AND BEING FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BK. 719, PG. 029, RECORD DATA SHOWN IN ( ).
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

Add NOTICE: This subdivision has been approved pursuant to the inheritance and family transfer provisions of the Santa Fe City Code. Procedures for inheritance and family transfer subdivision improvements are significantly different than for other types of subdivisions. No sale or lease of any lot designated on this subdivision plat shall occur within three years of the date this transfer is legally made. Any person intending to purchase a lot within this subdivision should contact the city of Santa Fe land use director. Requests for construction permits on illegally sold lots shall be denied.




## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JAN. 24TH, 2025, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

_____
RICHARD A. CHATROOP N.M.P.L.S.#11011

NEW MEXICO 11011 PROFESSIONAL SURVEYOR REGISTERED RICHARD A. CHATROOP

COUNTY OF SANTA FE )SS
STATE OF NEW MEXICO )
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20_____, at _____ o'clock _____ m. and was duly recorded in book _____ page_____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.

_____
Deputy

# FAMILY TRANSFER LAND DIVISION OF TRACT A-3 FOR NANCY HOFFMAN

*PARCEL# 99304168*

LYING WITHIN PROJECTED SEC. 28, T.17N., R.9E., N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.


*RICK CHATROOP*
*PROFESSIONAL LAND SURVEYOR*
*NEW MEXICO REGISTRATION NO. 11011*
*(505) 470−0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010*


INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: HOFFMAN

LOCATION: LYING WITHIN PROJECTED SEC. 28, T.17N., R.9E., N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

CASE# 2025- 875 CAMINO DON EMILIO

Date: 9/29/2025

DRT Member: Stan Holland P.E.

Dept/Div: Utilities/Wastewater

Case No.: 2025-11270 – 875 Camino Don Emilio

Case Planner: Alexa Hempel

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Conditions of Approval and Technical Corrections Tables

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

Case #

| | Must be completed by: | Applicant response**: |
|---|---|---|
| 1. **Conditions of Approval: City Sewer Service is not available to serve this site. The project is to follow the requirements of Chapter 22 of the City Code for septic sewer service.** | **Prior to Building Permit** | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |

| Technical Corrections: | Must be completed by: | Applicant response**: |
|---|---|---|
| 1. | | |
| 2. | | |
| 3. | | |
| 4. | | |

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

# Development Review Team (DRT)
# Comment Form

Date: September 29, 2025

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson & Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: #2025-11270 – 875 Camino Don Emilio Family Transfer

Case Planner: Alexa Hempel, LEED Green Associate, Senior Planner

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Conditions of Approval and Technical Corrections Tables

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

Case #

| **Conditions of Approval:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. None | | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |

| **Technical Corrections:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. None | | |
| 2. | | |
| 3. | | |
| 4. | | |

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

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

1. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved.
2. Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. prior to building permit approval.

**Explanation of Conditions or Corrections:**

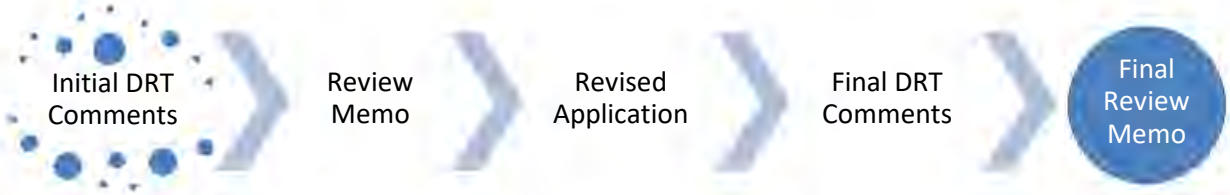
*Proposed family transfer creates 2 additional lots with access to a private-access easement (whose traffic impacts were not considered on private property). Traffic impacts considered were at intersection with City Public Infrastructure (W. Alameda) and the 2 additional lots will create minimal traffic impacts to West Alameda. Estimated 2 additional peak hour trips using ITE Trip generation LUC 210 (single family detached housing) for each of the 3 lots.*

Form Updated: April 2024

# Development Review Team (DRT)
# Comment Form

DRT Review Schedule – 9-12+ weeks*

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

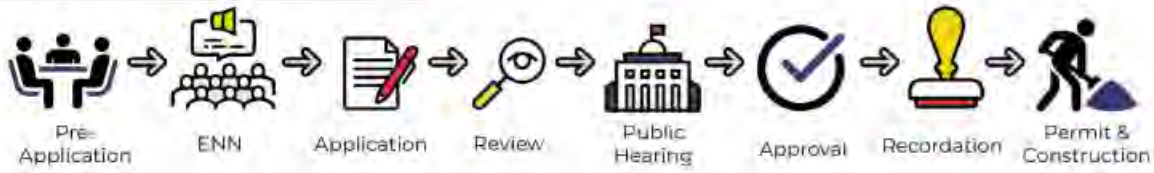



Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart




*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

| Application Received | DRT Application Intake | DRT Initial Review Comments Due |
|---|---|---|
| | | |

Form Updated: April 2024

Date: October 1, 2025

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, Outdoor lighting Technical Review Division

Case No.: 2025-11270, 875 Camino Don Emilio Family Trust Subdivision

Case Planner: Alexa Hempel, Senior Planner, anhempel@santafenm.gov (505)-946-7072

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Conditions of Approval and Technical Corrections Tables

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

Case #

| **Conditions of Approval:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. | | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |

| **Technical Corrections:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be mark on the plan with a red X. Replacement trees are required, tree for tree. | Prior to Recordation | |
| 2. Provide a landscape irrigation plan by a qualified irrigation designer per COSF code Chapter 14-8.4(E) (for the required replacement trees) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards. | Prior to Recordation | |
| 3. All disturbed areas due to construction shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf. | Prior to Recordation | |
| 4. Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material. No mounding of soil, fill dirt, organic or inorganic debris shall be abandoned under native plant material canopies.<br>All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated including spoil piles and stockpiles of any material. Grass seed mix shall | Prior to Recordation | |

| | | |
|---|---|---|
| be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.<br>Areas of natural gravel, cobble, fractured stone, and/or boulder fields shall be restored to the natural state that existed prior to construction. Grade out any damage to the natural terrain prior to the re-application of native stone material. | | |
| 5. Retaining Wall / Fence: 14-8.4(J)(2)(b)(i) Any wall or fence that is more than three (3) feet above finished grade on the side facing the street, shall be set back from the street right of way line a distance equal to or greater that the height. | Prior to Recordation | |

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

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

1. [list any additional items]
2.

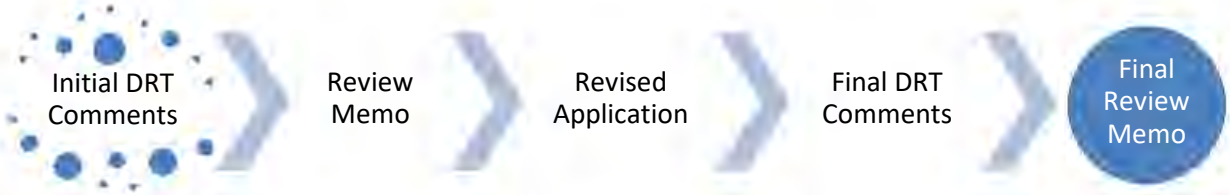
Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT)
# Comment Form

DRT Review Schedule – 9-12+ weeks*

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

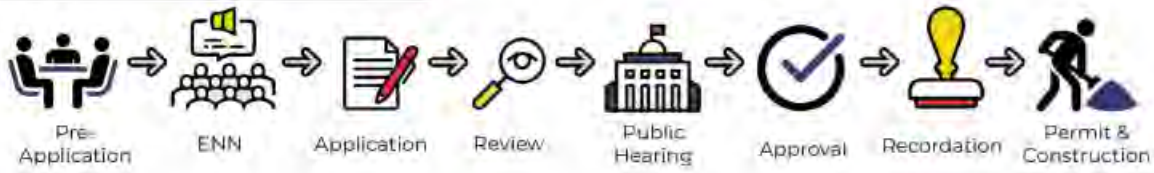



Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart




*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

| Application Received | DRT Application Intake | DRT Initial Review Comments Due |
|---|---|---|
| | | |

Form Updated: April 2024

Date: 10/3/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities / Water Division

Case No.: 2025-11270: 875 Camino Don Emilio Family Transfer

Case Planner: Alexa Hempel

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Conditions of Approval and Technical Corrections Tables

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

Case # 2025-11270: 875 Camino Don Emilio Family Transfer

| **Conditions of Approval:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. IF Applicant would like to connect to City water, an approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services | Prior to Building Permit Approval | |
| 2. IF Applicant would like to connect to City water, an approved Water Plan will be required for all new public water infrastructure and fire services. | Prior to Public Hearing | |
| 3. IF new easements for public utilities are required as identified on the water plan, easements will be recorded on the final plat | Prior to Recordation | |
| 4. | | |
| 5. | | |
| 6. | | |

| **Technical Corrections:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. Note for Applicant's information below | n/a | |
| 2. | | |
| 3. | | |
| 4. | | |

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

The City of Santa Fe Water Division recognizes that this parcel falls within the County to City Annexation Area 3, and is treated as within presumptive City limits. The property boundary falls >300 ft away from an existing public water distribution main, so a domestic water well permit application is a possibility for obtaining domestic water service for the two new residential lots created by the subdivision of the

existing parcel per 25-1.10. If the Applicant desires public City water service, a main extension is required per Chapter 25, Exhibit A, Rule 19. This would necessitate an Agreement to Construct and Dedicate (ACD), and a water plan. For this property, it may also require the installation of a Pressure Reducing Valve (PRV) due to the location of the parcel in the overall water system. The Water Division can supply a technical evaluation to determine the details of what it would take to supply public City water service to this parcel if the Applicant desires.

# Development Review Team (DRT)
# Comment Form for
# Planning Commission

Date: September 3, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

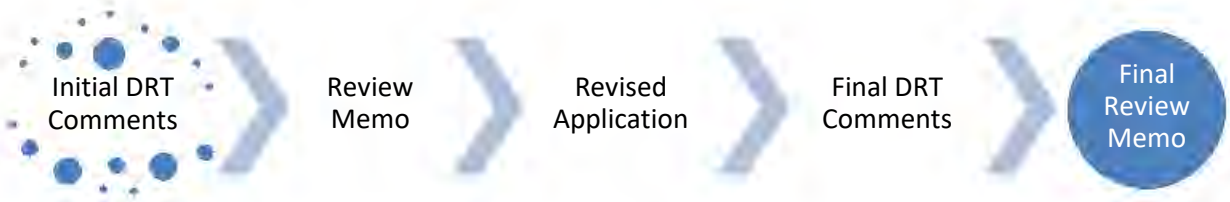
Case No.: 2025-11270_875 Camino Don Emilio_Fam Transfer Subdivision

Case Planner: Alexa Hempel, Senior Planner

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DRT Review Schedule – 9-12+ weeks*

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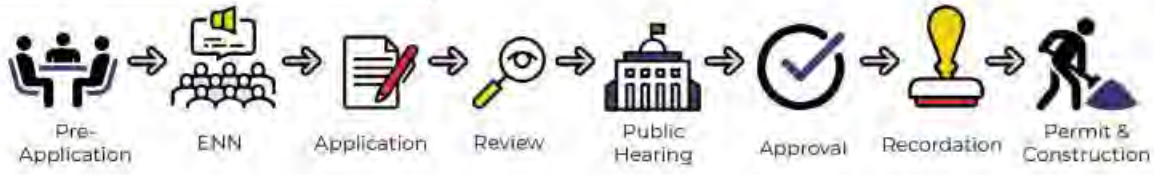



Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart




Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

| **Conditions of Approval:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. Shall comply with IFC 2021 and city adopted ordinance 2024-2. Section 507. (see note below) | *Prior to Recordation* | |
| | | |
| | | |
| | | |
| | | |
| | | |

| **Technical Corrections:** | **Must be completed by:** | **Applicant Response**:** |
|---|---|---|
| | | |

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

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

Explanation of Conditions or Corrections (if needed):

1. Shall note on plat “Shall comply with IFC 2021 and city adopted ordinance 2024-2 Section 507.”

**CITY OF SANTA FE, NEW MEXICO**

**ORDINANCE NO. 2024-2**

**AN ORDINANCE**

**AMENDING SECTION 12-2.1 OF SFCC 1987 TO REPLACE THE CITY'S ADOPTION OF THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE WITH THE ADOPTION OF THE 2021 EDITION AND SPECIFY THAT CITY CODE SUPERSEDES THE ADOPTED INTERNATIONAL FIRE CODE WHEN THE CITY'S CODE IS MORE STRINGENT; REPEALING AND REPLACING EXHIBIT A OF CHAPTER 12.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:**

**Section 1. Section 12-2.1 of SFCC 1987 (being Ord. No. 2020-25, § 1; as amended) is amended to read as follows:**

**12-2.1 - Adoption of fire code.**

A. Pursuant to Section 3-18-11 NMSA 1978, the city may adopt regulations for the prevention of fire.

B. For the purposes of reasonably safeguarding life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices, and from hazardous conditions in the use or occupancy of buildings or premises, the 2021 International Fire Code (IFC) as published by the International Code Council (ICC) is adopted by reference and incorporated as fully as if set out herein except as amended by the governing body. The amendments are set forth in Exhibit A, located at the end of this chapter. The 2021 International Fire Code as amended by the governing body shall be known as "the fire code of the city of Santa Fe."

C. A copy of the fire code of the city of Santa Fe shall be kept on file at the Santa Fe fire prevention bureau, 1751 Cerillos Road, Santa Fe, New Mexico 87504 and shall be, at all reasonable times, available and subject to inspection. A copy of the fire code of the city of Santa Fe shall be available to any individual upon request and payment of a reasonable charge.

D. In the event of conflict between the city's code and the IFC, the code with the higher minimum standard prevails.

**Section 2. Exhibit A of Chapter 12 (being Ordinance No. 2020-25 § 2 Exhibit A, as amended) is hereby repealed and replaced to read as follows:**

**CITY OF SANTA FE**

**CHAPTER 12**

**EXHIBIT A**

**AMENDMENTS TO THE 2021 INTERNATIONAL FIRE CODE**

**(SUBSECTION 12-2.1 SFCC 1987)**

ADOPTED: **DATE (effective DATE)**

AMENDED:

**1. Section 101.1 of the 2021 International Fire Code shall read:**

**101.1 Title.** These regulations shall be known as the Fire Code of the City of Santa Fe ("City"), hereinafter referred to as "this code."

**2. Section [A] 103.1 of the 2021 International Fire Code shall read:**

**103.1 Fire code official.** In the City's Fire Department, the "fire code official," as referenced in the International Fire Code, shall be hereby known as the Fire Marshal. Any reference in the International Fire Code to "fire code official" shall be the Fire Marshal of the City. In the absence of the Fire Marshal, the "fire code official" shall be the Deputy Fire Marshal, or other Fire Department official identified by the Fire Marshal. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

**3. Section 111 of the 2021 International Fire Code shall be titled:**

**APPEALS**

**4. Subsection 111.1 of the 2020 International Fire Code is deleted in its entirety and a new Section 111.1 shall read:**

**111.1 Appeal of Department Decisions.** When the fire department disapproves an application or refuses to grant a permit applied for as required by this code or when it is claimed that the provisions of this code do not apply or that the true intent and meaning of this code has been misconstrued or wrongly interpreted, the applicant may appeal the decision of the fire department to the city manager within thirty (30) days of the decision. The applicant may appeal the decision of the city manager to the governing body within ten (10) days of the city manager's decision.

**5. Section 111.2 of the 2021 International Fire Code is deleted in its entirety.**

**6. Section 111.3 of the 2021 International Fire Code is deleted in its entirety.**

**7. Section 112.4 of the 2021 International Fire Code is deleted in its entirety and a new Section 112.4 shall read:**

**12.4 Violation penalties**. Any person violating any of the provisions of this code or failing to comply with any order made thereunder, building in violation of any detailed statement of specifications or plans submitted and approved, any certificate or permit issued thereunder and from which no appeal has been taken; or failing to comply with an order as affirmed or modified by the governing body or by a court of competent jurisdiction within the time defined herein, shall severally for each noncompliance be subject to the penalties provided by Section 1-3 SFCC 1987. The imposition of a penalty for any violation shall not excuse the violations or permit it to continue. All such persons shall be required to correct or remedy the violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

**8. Section 112.4 of the 2021 International Fire Code is deleted in its entirety.**

**9. Section 113.4 of the 2021 International Fire Code shall read:**

**113.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine as provided in Section 1-3 SFCC 1987.

**10. A new Section 503.7 of the 2021 International Fire Code is hereby ordained to read:**

**503.7 Driveways for New Construction One- and Two-family dwellings, New Construction Group R-3 and R-4 buildings, and New Construction Townhouses.**

**503.7.1 Driveways Required.** Driveways shall be provided where any portion of an exterior wall of the first story of a building is located more than 150 feet (45720 mm) from a fire apparatus access road.

**503.7.1.1 Width.** Driveways shall provide a minimum unobstructed width of 14 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm).

**503.7.1.2 Length.** Driveways in excess of 150 feet (45720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

**503.7.1.3 Service Limitations.** A driveway shall not serve in excess of five dwelling units.

**Exception:** Where such driveways meet the requirements for fire apparatus access roads in accordance with Section 503 of the International Fire Code.

**503.7.1.4 Turnarounds.** Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways that connect with a road or roads at more than one point shall be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.

**503.7.1.5 Turnouts.** Driveway turnouts shall be an all-weather road surface not less than

10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required by the code official. The minimum combined width of turnout and driveway is 24 feet (7315 mm).

**503.7.1.6 Bridges.** Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads for bridges shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34050 kg).

**503.7.1.7 Driveway access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved driveway with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34050 kg).

**11. The following Section 902.1, Definitions, of the 2021 International Fire Code, and in Chapter 2, Definitions, Subsection 202, of the International Fire Code 2021 shall read:**

**STANDPIPE SYSTEM, CLASSES OF.** Standpipe classes are as follows:

**Class I system.** A system providing 2.5-inch (64 mm) hose connections to supply water for use by fire departments and those trained in handling heavy fire streams.

**Class II system.** A system providing 1.5-inch (38 mm) hose stations to supply water for use primarily by the building occupants or by the fire department during initial response. 1.5-inch hoses and hose cabinets shall not be provided, unless required by the New Mexico laws applicable to fire protection for class II and class III standpipe systems.

**Class III system.** A system providing 1.5-inch (38 mm) hose stations to supply water for use by building occupants and 2.5-inch (64 mm) hose connections to supply a larger volume of water for use by fire departments and those trained in handling heavy fire streams. 1.5-inch hoses and hose cabinets shall not be provided, unless required by the New Mexico laws applicable to fire protection for class II and class III standpipe systems.

**12. Section 5704.2.9.6.1 of the 2021 International Fire Code shall read:**

**5704.2.9.6.1 Locations where above-ground tanks are prohibited.** Storage of Class I

and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law in subsection 12-2.4 SFCC 1987.

**13. Section 5706.2.4.4 of the 2021 International Fire Code shall read:**

**5706.2.4.4 Locations where above-ground tanks are prohibited.** The storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by law in subsection 12-2.4 SFCC 1987.

**14. Appendix B is hereby adopted in its entirety, and section B105 shall read:**

SECTION B105

FIRE-FLOW REQUIREMENTS FOR BUILDINGS

**B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.** The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2).

**B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(2) and B105.2.

**B105.3 Water supply for buildings equipped with an automatic sprinkler system.** For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:

1. The automatic sprinkler system demand, including hose stream allowance.
2. The required fire flow.

**B105.4 Life safety equipment in lieu of fire flow.** In lieu of fire flow, the Fire Marshal may approve the use of a fire sprinkler system complying with NFPA 13, NFPA 13R, NFPA

13D, Type VA construction and/or monitored fire alarms system. and/or water storage tanks complying with NFPA 1142 for one- or two- family dwellings, R-3, or R-4.

**Exception:** Automatic fire sprinkler systems shall not be required for existing one-family or two-family dwellings that do not meet fire flow, that are not already provided with an automatic sprinkler system where an addition to the existing structure's total roofed square feet does not exceed 500 square feet.

**15. Appendix D of the 2021 International Fire Code is hereby adopted in its entirety, and section D103.1 shall read:**

**D103.1 Access Road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 20 feet (6096 mm), exclusive of shoulders (see Figure D103.1).

**16. Appendix F of the 2021 International Fire Code is hereby adopted in its entirety.**

PASSED, APPROVED, and ADOPTED this 24th day of April, 2024.

Alan Webber (Apr 26, 2024 11:11 MDT)

ALAN WEBBER, MAYOR

ATTEST:

GERALYN CARDENAS (Apr 26, 2024 15:35 MDT)

GERALYN F. CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:

Erin McSherry

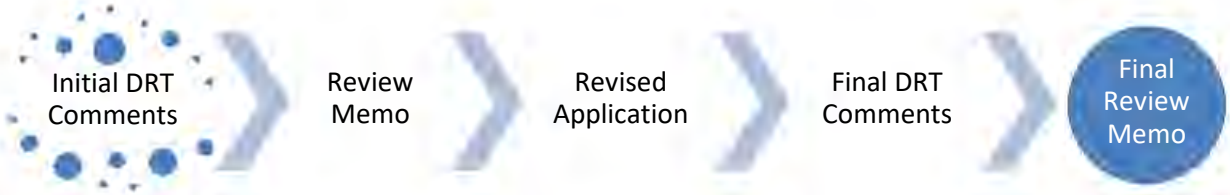
Erin McSherry (Apr 25, 2024 16:47 MDT)

ERIN K. McSHERRY, CITY ATTORNEY

# Development Review Team (DRT)
# Comment Form

DRT Review Schedule – 9-12+ weeks*

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

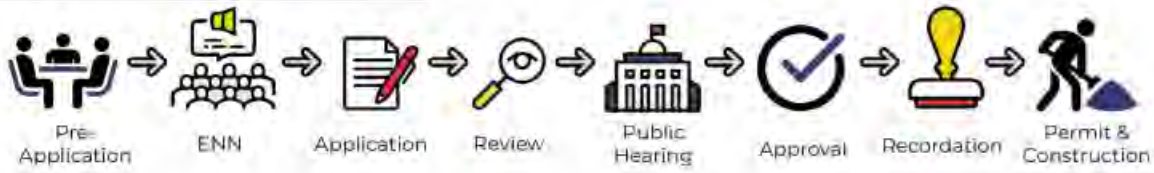



Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart




*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

| Application Received | DRT Application Intake | DRT Initial Review Comments Due |
|---|---|---|
| | | |

Form Updated: April 2024

Date: 9/29/2025

DRT Member: Paul A. Duran

Dept/Div: Land Use/ HPD

Case No.: #2025-11270

Case Planner: Alexa Hempel

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Conditions of Approval and Technical Corrections Tables

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

Case #

| Conditions of Approval: | Must be completed by: | Applicant response**: |
|---|---|---|
| 1. (3)Suburban Archaeological Review District<br>2. In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:<br>3.<br>4. (a)All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres<br>5. (b)All city projects over two (2) acres in size.<br>6. (c)All city park projects over one (1) acre in size.<br><br>(4)<br>Utility Mains<br>An archaeological clearance *permit* is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement:<br>(a)<br>With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district;<br>(b)<br>With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district. | Proposed development is under 10 acres and no further review required unless utility plan exceeds 550-linear feet of utility lines. | |
| 7. | | |
| 8. | | |
| 9. | | |
| 10. | | |
| 11. | | |

| Technical Corrections: | Must be completed by: | Applicant response**: |
|---|---|---|
| 1. | | |
| 2. | | |
| 3. | | |

Form Updated: April 2024

| | | |
|---|---|---|
| 4. | | |

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Date: 6/11/2025

DRT Member: Dee Beingessner

Dept/Div: Engineering

Case No.: 2025-11270 875 Camino Don Emilio FamTrsfr

Case Planner: Alexa Hempel

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Conditions of Approval and Technical Corrections Tables

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

Case #

| **Conditions of Approval:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. The slope analysis map and the plat must show 2000 square foot buildable areas on each new lot that meet the criteria of no disturbance for 30% slopes and where 50% of the buildable area is on slopes of less than 20%. | Prior to plat approval | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. . | | |
| 6. | | |

| **Technical Corrections:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. | Prior to plan set approval and recording | |
| 2. | | |
| 3. | | |
| 4. | | |

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

February 3, 2026

Case # 2025-11270

Victoria Dalton

NM Land Solutions
915 Mercer St.
Santa Fe, NM 87505

Dear Victoria,

Your revised application was received on January 20, 2026 for:

**Case #2025-11270.** 875 Camino Don Emilio Family Transfer Subdivision. NM Land Solutions, "Agent" for Nancy Hoffman, Owner and Applicant ("Applicant"), requests approval of a Family Transfer Subdivision to split the existing 4.59-acre lot at 875 Camino Don Emilio into 3-lots, gifting the 2 created lots to her children. The property is zoned R-1 (Residential, 1 Dwelling Unit per Acre). (Alexa Hempel Case Manager, anhempel@santafenm.gov).

This revisions have been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT) under Ch.14 of the SFCCC 1987. Attached and summarized below are the remaining and revised DRT review comments including conditions of approval and technical corrections. Additional corrections may follow throughout the development review and permitting processes. Those items in green font must be completed prior to planning commission. Refer to the attachments for when the items listed in black font must be completed.

*A. Initial Planning Division Review Summary*

Your family transfer subdivision application has been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Provide a draft of appropriate well sharing permit from the State of New Mexico
2. Provide executed well share agreement from the state of New Mexico
3. Provide proof of appropriate septic assurances from the State of New Mexico (14-9.6(A))
4. Provide a draft copy of appropriate documentation of conveyance along with an affidavit with the county clerk containing the following: (i) a legal description of the property being

City Council

Alma G. Castro, District 1 | Elizabeth "Liz" Barrett, District 2 | Lee Garcia, Mayor Pro Tem, District 3 | Jamie Cassutt, District 4
Patricia Feghali, District 1 | Paul C. Bustamante, District 2 | Pilar F.H. Faulkner, District 3 | Amanda Chavez, District 4

transferred; and (ii) a statement that the transferor has not made any other transfers of any other lots to the person receiving it that would require the filing of an affidavit pursuant to this section. (SFCC 1987 14-3.7(F)(2)(b)).

5. Record appropriate documentation of conveyance described above
6. All utilities shall be underground
7. Delete note #5 currently on plat. "City approval of this plat does not alter or remove any easements, restrictions, or reservation of record pertaining to the land herein described." This plat is granting new easements so this note should not be included.

*B. DRT Review Summary*

Your family transfer subdivision application has been reviewed by the DRT and the following necessary revisions have been identified:

1. The firm Map number is incorrect on Note 3 for the flood statement. It should be 35049C0411E
2. The request to defer the landscape and irrigation to the permit phase is approved based on the following code:
    a. 14-9.6 - STANDARDS FOR INHERITANCE OR FAMILY TRANSFER SUBDIVISIONS (A) Installation of Improvements: Any improvements required to be constructed on inheritance or family transfer subdivisions are only required to be completed at the time a construction permit is issued on any lot contained in the subdivision, and not at the time of plat approval or recordation. A financial guarantee is not required at the time of plat recordation. If an inheritance or family transfer subdivision will result in the creation of only one additional lot and will not have public sewer or water available, the applicant will be required to provide proof of appropriate well and septic assurances from the State of New Mexico prior to approval of the subdivision.
3. Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be mark on the plan with a red X. Replacement trees are required, tree for tree.
4. Provide a landscape irrigation plan by a qualified irrigation designer per COSF code Chapter 14-8.4(E) (for the required replacement trees) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards.
5. All disturbed areas due to construction shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.
6. Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material. No mounding of soil, fill dirt, organic or inorganic debris shall be abandoned under native plant material canopies. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated including spoil piles and stockpiles of any material. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf. Areas of natural gravel, cobble, fractured stone, and/or boulder fields

shall be restored to the natural state that existed prior to construction. Grade out any damage to the natural terrain prior to the re-application of native stone material.

7. Retaining Wall / Fence: 14-8.4(J)(2)(b)(i) Any wall or fence that is more than three (3) feet above finished grade on the side facing the street, shall be set back from the street right of way line a distance equal to or greater that the height.
8. City Sewer Service is not available to serve this site. The project is to follow the requirements of Chapter 22 of the City Code for septic sewer service.
9. Proposed development is under 10 acres and no further review required unless utility plan exceeds 550-linear feet of utility lines.
10. Shall comply with IFC 2021 and city adopted ordinance 2024-2. Section 507
11. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved.
12. Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. prior to building permit approval.
13. The City of Santa Fe Water Division recognizes that this parcel falls within the County to City Annexation Area 3, and is treated as within presumptive City limits. The property boundary falls >300 ft away from an existing public water distribution main, so a domestic water well permit application is a possibility for obtaining domestic water service for the two new residential lots created by the subdivision of the existing parcel per 25-1.10. If the Applicant desires public City water service, a main extension is required per Chapter 25, Exhibit A, Rule 19. This would necessitate an Agreement to Construct and Dedicate (ACD), and a water plan. For this property, it may also require the installation of a Pressure Reducing Valve (PRV) due to the location of the parcel in the overall water system. The Water Division can supply a technical evaluation to determine the details of what it would take to supply public City water service to this parcel if the Applicant desires.

Please review all attached Staff and DRT comments, revise your submittals to address those items in green and resubmit for review. Once revised submittals are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns.

Thank you,

*Alexa Hempel*
Senior Planner, Planning and Land Use Department

Attachments:

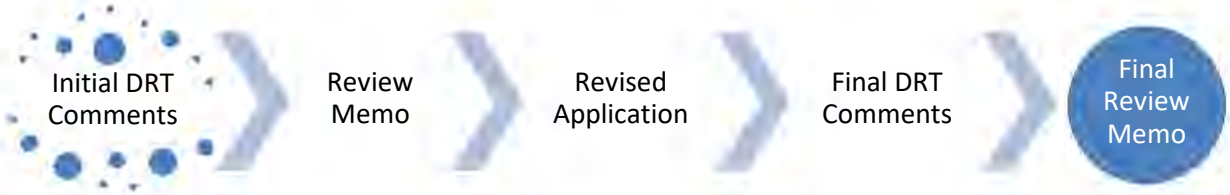
1. REVISED Planning DRT Memo
2. REVISED Engineering DRT Memo

3. REVISED Landscape, Lighting, Irrigation DRT Memo
4. Wastewater DRT Memo
5. Traffic DRT Memo
6. Water DRT Memo
7. Fire DRT Memo
8. Archaeology DRT Memo

# Development Review Team (DRT)
# Comment Form

DRT Review Schedule – 9-12+ weeks*

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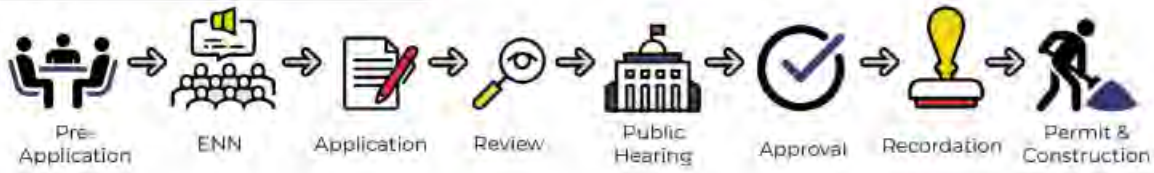



Timing of Conditions of Approval + Technical Corrections

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

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Development Review Process Flow Chart




*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

| Application Received | DRT Application Intake | DRT Initial Review Comments Due |
|---|---|---|
| 9/8/25 | | |

Form Updated: April 2024

Date: 1/23/26

DRT Member: Alexa Hempel

Dept/Div: Planning

Case No.: #2025-11270

Case Planner: Alexa Hempel

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Conditions of Approval and Technical Corrections Tables

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

Case # 2025-11270

| **Conditions of Approval:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. Provide draft of appropriate well sharing request letter for the State of New Mexico | Prior to public hearing | |
| 2. Provide executed well share agreement from State of New Mexico (SFCC 1987 14-9.6(A)) | At time of recordation | |
| 3. Provide proof of appropriate septic assurances from the State of New Mexico (SFCC 1987 14-9.6(A)) | Prior to building permit | |
| 4. Provide a draft copy of appropriate documentation of conveyance along with an affidavit with the county clerk containing the following: (i) a legal description of the property being transferred; and (ii) a statement that the transferor has not made any other transfers of any other lots to the person receiving it that would require the filing of an affidavit pursuant to this section. (SFCC 1987 14-3.7(F)(2)(b)). | Prior to public hearing | |
| 5. Record appropriate documentation of conveyance described above | At time of recordation | |
| 6. All utilities shall be underground | At time of building permit | |

| **Technical Corrections:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. Delete note #5 currently on plat. “City approval of this plat does not alter or remove any easements, restrictions, or reservation of record pertaining to the land herein described.” This plat is granting new easements so this note should not be included. | Prior to public hearing | |

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

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Form Updated: April 2024

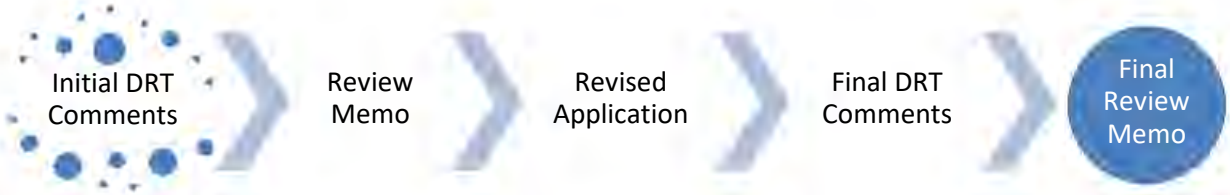
Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT)
# Comment Form

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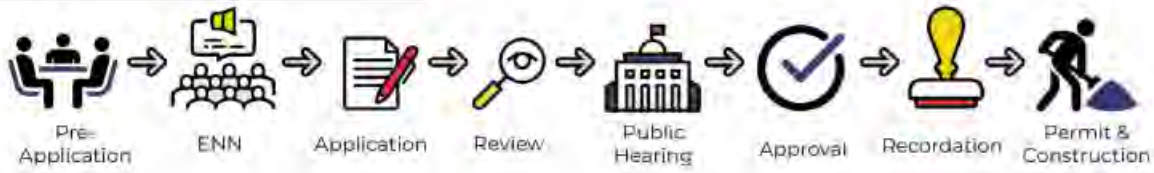



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b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart




*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

| Application Received | DRT Application Intake | DRT Initial Review Comments Due |
|---|---|---|
| | | |

Form Updated: April 2024

Date: 1/22/26

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: 875 camino don emilio

Case Planner:

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Conditions of Approval and Technical Corrections Tables

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

Case #

| **Conditions of Approval:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. | | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |

| **Technical Corrections:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. The firm Map number is incorrect on Note 3 for the flood statement. It should be 35049C0411E | | |
| 2. | | |
| 3. | | |
| 4. | | |

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

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

1. [list any additional items]
2.

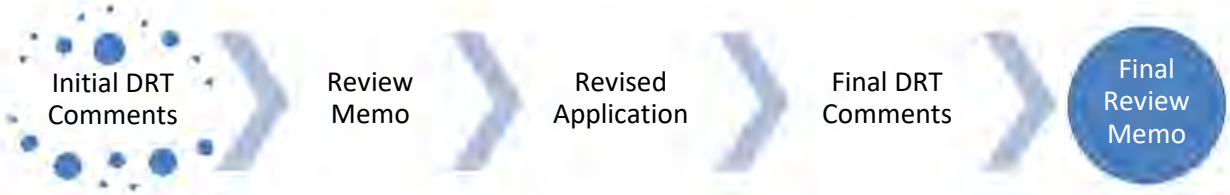
Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT)
# Comment Form

DRT Review Schedule – 9-12+ weeks*

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

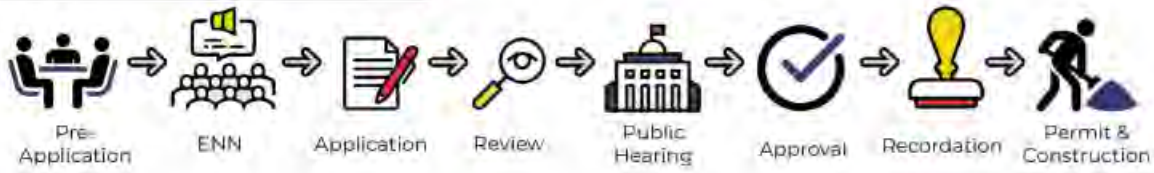



Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart




*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

| Application Received | DRT Application Intake | DRT Initial Review Comments Due |
|---|---|---|
| | | |

Form Updated: April 2024

Date: October 1, 2025

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, Outdoor lighting Technical Review Division (Revision V2.)

Case No.: 2025-11270, 875 Camino Don Emilio Family Trust Subdivision

Case Planner: Alexa Hempel, Senior Planner, anhempel@santafenm.gov (505)-946-7072

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Conditions of Approval and Technical Corrections Tables

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

Case # 2025-11270

| **Conditions of Approval:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. | | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |

| **Technical Corrections:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| The request to defer the landscape and irrigation to the permit phase is approved based on the following code:<br>14-9.6 - STANDARDS FOR INHERITANCE OR FAMILY TRANSFER SUBDIVISIONS<br>(A) Installation of Improvements:<br>Any improvements required to be constructed on inheritance or *family* transfer subdivisions are only required to be completed at the time a construction *permit* is issued on any *lot* contained in the subdivision, and not at the time of *plat* approval or recordation. A financial guarantee is not required at the time of *plat* recordation. If an inheritance or family transfer *subdivision* will result in the creation of only one additional *lot* and will not have public sewer or water available, the *applicant* will be required to provide proof of appropriate well and septic assurances from the State of New Mexico prior to approval of the *subdivision*. | | |
| 1. Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be mark on the plan with a red X. Replacement trees are required, tree for tree. | ~~Prior to Recordation~~<br>At time of building permit | |

Form Updated: April 2024

| | | |
|---|---|---|
| 2. Provide a landscape irrigation plan by a qualified irrigation designer per COSF code Chapter 14-8.4(E) (for the required replacement trees) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards. | ~~Prior to Recordation~~<br>At time of building permit | |
| 3. All disturbed areas due to construction shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf. | ~~Prior to Recordation~~<br>At time of building permit | |
| 4. Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material. No mounding of soil, fill dirt, organic or inorganic debris shall be abandoned under native plant material canopies.<br>All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated including spoil piles and stockpiles of any material. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.<br>Areas of natural gravel, cobble, fractured stone, and/or boulder fields shall be restored to the natural state that existed prior to construction. Grade out any damage to the natural terrain prior to the re-application of native stone material. | ~~Prior to Recordation~~<br>At time of building permit | |
| 5. Retaining Wall / Fence: 14-8.4(J)(2)(b)(i) Any wall or fence that is more than three (3) feet above finished grade on the side facing the street, shall be set back from the street right of way line a distance equal to or greater that the height. | Prior to Recordation | |

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

Date: 9/29/2025

DRT Member: Stan Holland P.E.

Dept/Div: Utilities/Wastewater

Case No.: 2025-11270 – 875 Camino Don Emilio

Case Planner: Alexa Hempel

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Conditions of Approval and Technical Corrections Tables

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

Case #

| | Must be completed by: | Applicant response**: |
|---|---|---|
| 1. **Conditions of Approval: City Sewer Service is not available to serve this site. The project is to follow the requirements of Chapter 22 of the City Code for septic sewer service.** | **Prior to Building Permit** | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |

| Technical Corrections: | Must be completed by: | Applicant response**: |
|---|---|---|
| 1. | | |
| 2. | | |
| 3. | | |
| 4. | | |

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

# Development Review Team (DRT)
# Comment Form

Date: September 29, 2025

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson & Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: #2025-11270 – 875 Camino Don Emilio Family Transfer

Case Planner: Alexa Hempel, LEED Green Associate, Senior Planner

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Conditions of Approval and Technical Corrections Tables

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

Case #

| **Conditions of Approval:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. None | | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |

| **Technical Corrections:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. None | | |
| 2. | | |
| 3. | | |
| 4. | | |

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

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

1. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved.
2. Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. prior to building permit approval.

**Explanation of Conditions or Corrections:**

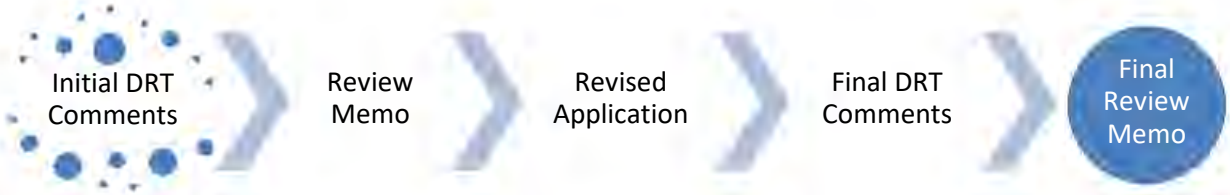
*Proposed family transfer creates 2 additional lots with access to a private-access easement (whose traffic impacts were not considered on private property). Traffic impacts considered were at intersection with City Public Infrastructure (W. Alameda) and the 2 additional lots will create minimal traffic impacts to West Alameda. Estimated 2 additional peak hour trips using ITE Trip generation LUC 210 (single family detached housing) for each of the 3 lots.*

Form Updated: April 2024

# Development Review Team (DRT)
# Comment Form

DRT Review Schedule – 9-12+ weeks*

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

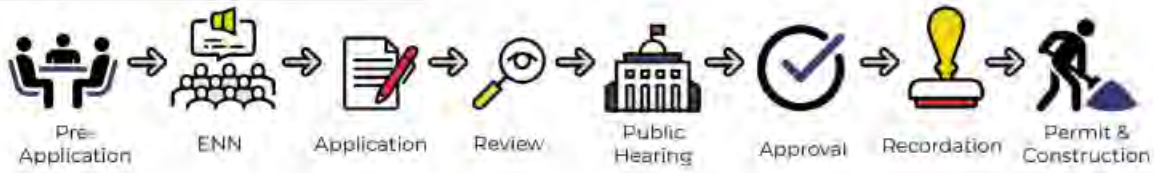



Timing of Conditions of Approval + Technical Corrections

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d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart




*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

| Application Received | DRT Application Intake | DRT Initial Review Comments Due |
|---|---|---|
| | | |

Form Updated: April 2024

Date: 10/3/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities / Water Division

Case No.: 2025-11270: 875 Camino Don Emilio Family Transfer

Case Planner: Alexa Hempel

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Conditions of Approval and Technical Corrections Tables

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

Case # 2025-11270: 875 Camino Don Emilio Family Transfer

| **Conditions of Approval:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. IF Applicant would like to connect to City water, an approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services | Prior to Building Permit Approval | |
| 2. IF Applicant would like to connect to City water, an approved Water Plan will be required for all new public water infrastructure and fire services. | Prior to Public Hearing | |
| 3. IF new easements for public utilities are required as identified on the water plan, easements will be recorded on the final plat | Prior to Recordation | |
| 4. | | |
| 5. | | |
| 6. | | |

| **Technical Corrections:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. Note for Applicant's information below | n/a | |
| 2. | | |
| 3. | | |
| 4. | | |

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

The City of Santa Fe Water Division recognizes that this parcel falls within the County to City Annexation Area 3, and is treated as within presumptive City limits. The property boundary falls >300 ft away from an existing public water distribution main, so a domestic water well permit application is a possibility for obtaining domestic water service for the two new residential lots created by the subdivision of the

existing parcel per 25-1.10. If the Applicant desires public City water service, a main extension is required per Chapter 25, Exhibit A, Rule 19. This would necessitate an Agreement to Construct and Dedicate (ACD), and a water plan. For this property, it may also require the installation of a Pressure Reducing Valve (PRV) due to the location of the parcel in the overall water system. The Water Division can supply a technical evaluation to determine the details of what it would take to supply public City water service to this parcel if the Applicant desires.

# Development Review Team (DRT)
# Comment Form for
# Planning Commission

Date: September 3, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

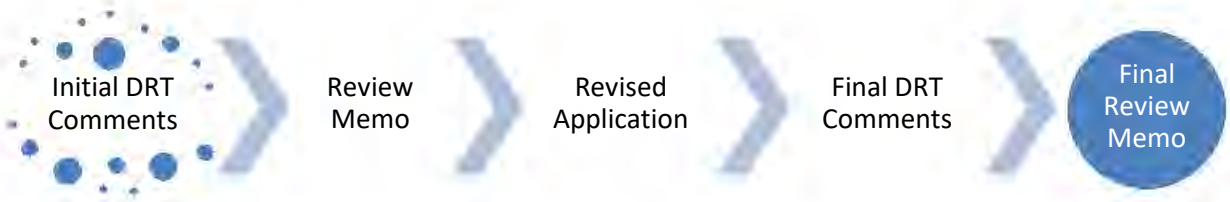
Case No.: 2025-11270_875 Camino Don Emilio_Fam Transfer Subdivision

Case Planner: Alexa Hempel, Senior Planner

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DRT Review Schedule – 9-12+ weeks*

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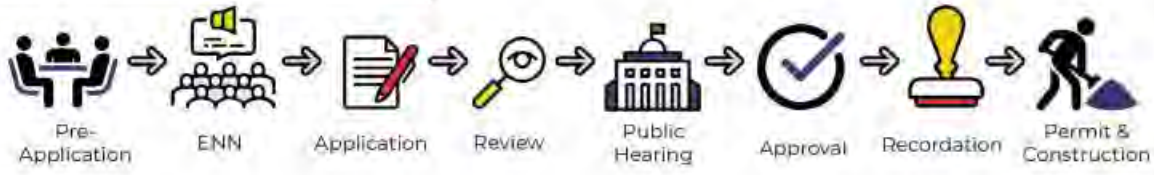



Timing of Conditions of Approval + Technical Corrections

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c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart




Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

| **Conditions of Approval:** | **Must be completed by:** | **Applicant response**:** |
|---|---|---|
| 1. Shall comply with IFC 2021 and city adopted ordinance 2024-2. Section 507. (see note below) | *Prior to Recordation* | |
| | | |
| | | |
| | | |
| | | |
| | | |

| **Technical Corrections:** | **Must be completed by:** | **Applicant Response**:** |
|---|---|---|
| | | |

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

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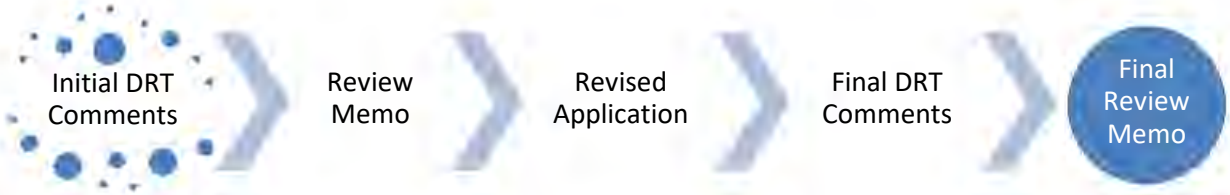
Explanation of Conditions or Corrections (if needed):

1. ~~Shall note on plat "Shall comply with IFC 2021 and city adopted ordinance 2024-2 Section 507."~~

# Development Review Team (DRT)
# Comment Form

DRT Review Schedule – 9-12+ weeks*

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

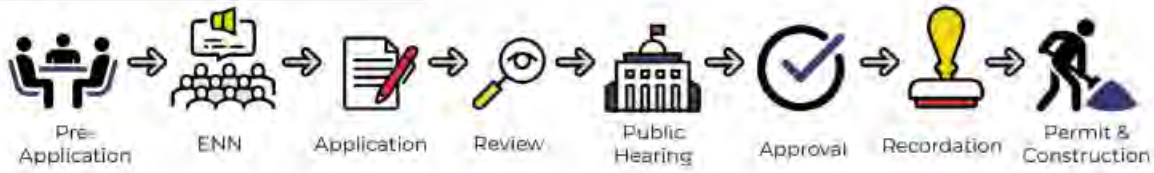



Timing of Conditions of Approval + Technical Corrections

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d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart




*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

| Application Received | DRT Application Intake | DRT Initial Review Comments Due |
|---|---|---|
| | | |

Form Updated: April 2024

Date: 9/29/2025

DRT Member: Paul A. Duran

Dept/Div: Land Use/ HPD

Case No.: #2025-11270

Case Planner: Alexa Hempel

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Conditions of Approval and Technical Corrections Tables

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

Case #

| Conditions of Approval: | Must be completed by: | Applicant response**: |
|---|---|---|
| 1. (3)Suburban Archaeological Review District<br>2. In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:<br>3.<br>4. (a)All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres<br>5. (b)All city projects over two (2) acres in size.<br>6. (c)All city park projects over one (1) acre in size.<br><br>(4)<br>Utility Mains<br>An archaeological clearance *permit* is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement:<br>(a)<br>With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district;<br>(b)<br>With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district. | Proposed development is under 10 acres and no further review required unless utility plan exceeds 550-linear feet of utility lines. | |
| 7. | | |
| 8. | | |
| 9. | | |
| 10. | | |
| 11. | | |

| Technical Corrections: | Must be completed by: | Applicant response**: |
|---|---|---|
| 1. | | |
| 2. | | |
| 3. | | |

Form Updated: April 2024

| | | |
|---|---|---|
| 4. | | |

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

City of Santa Fe, New Mexico

# Attachment B
## Maps and Photos

1. Aerial View
2. Existing Conditions Photos
3. Current Zoning Map
4. Future Land Use Map

## Aerial View

The property is off Alameda St, near the intersection Siler Rd. It currently has one home, and the lot totals approximately 4.59-acres.



## Existing Conditions



Photo standing on the property looking north into the proposed Lot 3.



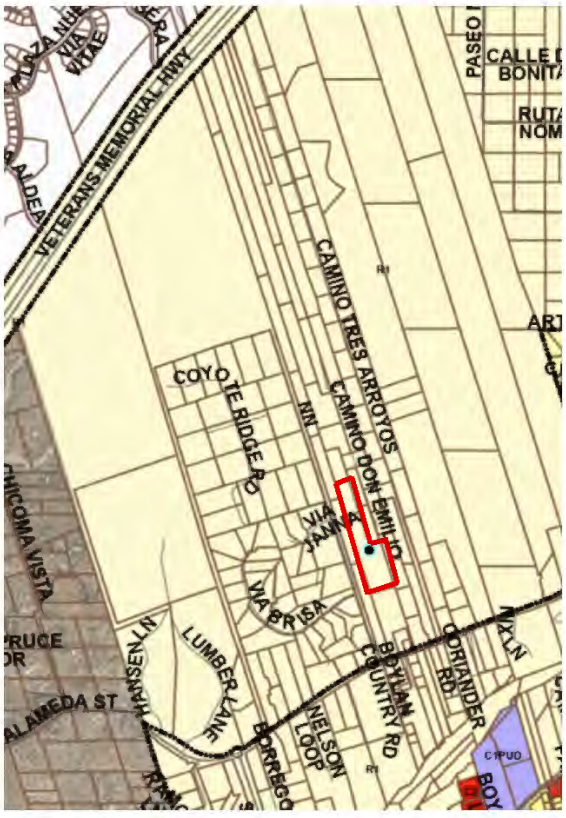
Photo standing on the eastern side of the property, showing the existing driveway on the right and space proposed for the driveway extension on the left.



Looking south into proposed Lot 2.

## Current Zoning Map

The property is located within Annexation Phase 3 and is zoned R-1 (Residential 1 dwelling unit per acre).



# Future Land Use Map

The Future Land Use Map (FLUM) designates the parcel as "1 dwelling per acre" (Beige). The applicants request maintains this designation.



City of Santa Fe, New Mexico

# Attachment C-1
## Application

1. Application & Owner Authorization Letter
2. Letter of Intent
3. Subdivision Approval Criteria
4. Santa Fe Public Schools Notification
5. Legal Lot of Record & Eco-Seco Subdivision Plat
6. Draft Well Share Agreement & Draft Documentation of Conveyance

# LAND DEVELOPMENT CODE REFERENCE

## INHERITANCE AND FAMILY TRANSFER SUBDIVISIONS (SECTION 14-3.7(F) SFCC

Purpose and Intent: It is the purpose of Inheritance and Family Transfer Subdivisions to support the continuation of traditional patterns of land transfer and division within families and to increase affordable housing within the family group. It is intended to addist in the transfer of property from parents to children or grandchildren with only those restrictions that are essential to the health, safety and welfare of the citizens of Santa Fe.

Procedures: Applications for inheritance or family transfer subdivisions creating two or more additional lots shall be submitted to the planning commission. Only final plat procedures as set forth in Subsection B of this section are required. Applciations creating one additional lot shall follow summary committee procedures set forth in Section 14-2.3(E). In all cases, proof of a legal lot of record is required as part of the submission requirement.

Development Standards and Required Improvements: Proof of compliance with the following standards is required for the approval of an inheritance or family transfer subdivision:

a. Terrain Management Regulation: Compliance with terrain management regulations submissions as set forth in Section 14-8.2 is required.
b. Design Standards: Subdivision design standards as set forth in Section 14-9.2 apply.
c. Required Improvements: Inheritance and family transfer subdivisions shall comply with the required improvements set forth in Section 14-9.2.
d. Density and District Regulations: Except as otherwise specifically in the Land Development Code, inheritance and family transfer subdivisions are required to meet the standards for use, denisty, building placement, height, open space, parking and other items set forth in the district regulations.

See Subdivisions of Land 14-3.7(C) for approval criteria and additional restrictions and requirements.

Every final plat for an inheritance or family transfer shall contain the following legend prominently portrayed:

"NOTICE: This subdivision has been approved pursuant to the inheritance and family transfer provisions of the Santa Fe City Code. Procedures for inheritance and family transfer subdivision improvements are significantly different than for other types of subdivisions. No sale or lease of any lot designated on this subdivision plat shall occur within three years of the date this transfer is legally made. Any person intending to purchase a lot within this subdivision should contact the city of Santa Fe land use director. Requests for construction permits on illegally sold lots shall be denied."

## SUBMITTAL CHECKLIST

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information during the review process. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

- ✓ Preliminary plat
- ✓ Application letter (intent, location, acreage)
- ✓ Statement addressing compliance with zoning criteria
- ✓ Legal lot of record, legal description

PRELIMINARY PLAT MUST ILLUSTRATE THE FOLLOWING:

- ✓ Vicinity map
- ✓ Legal access easements and width of easements
- ✓ Existing and proposed utility and right-of-way easements and widths
- ✓ Drainage easements with bearings and distances
- ✓ Indicate adjacent property ownership (owner name, plat book and page)
- ✓ Identify old lot lines (utilizing a dashed line)
- ✓ Boundary tie must be a permanent survey monument
- ✓ Family Transfer special notice and notes
- ✓ Location and description of all monuments
- ☐ Common and private open space
- ✓ Define lot area (acres)
- ☐ Show dimensioned parking layout
- ✓ Signature blocks & date for City Planner and City Engineer for Land Use
- ✓ Define 100-year floodplain limits (if applicable)
- ✓ Define slopes greater than 30% (if applicable)

CITY OF SANTA FE

# FAMILY TRANSFER SUBDIVISION PLUD-12

## PARCEL INFORMATION

| | |
|---|---|
| Address: 875 Camino Don Emilio | |
| Property Size: 4.590 acres | Zoning: R-1 |
| Current Use of Land: Low density residential (1/du/acre) | Proposed Use of Land: Low density residential (1/du/ac) |
| Does this project have a Legal Lot of record? ✓ Yes No | Does the application comply with all zoning requirements? Please illustrate on plans ✓ Yes No |

The following special notes are required on the plat:

1. No sale or lease of any lot designated on a subdivision plat creating an inheritance or family transfer subdivision shall occur within three years of the date of the transfer. Before the final subdivision plat is filed, a copy of the instrument of transfer to the transferee or his authorized representative must be provided to the City. No building permit shall be issued to any person other than the transferee or his authorized representative until the required time period is completed.

2. If the property is transferred within three years, then the plat must be amended to reflect that transfer.

## PROPERTY OWNER INFORMATION

Name (First, Last): Nancy Hoffman

Address: 875 Camino Don Emilio
Street Address — Suite/Unit #

Santa Fe — NM — 87507
City — State — ZIP Code

Phone: N/A | E-mail address: N/A

## APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Company Name: NM Land Solutions LLC

Name (First, Last): Victoria Dalton

Address: 915 Mercer Street
Street Address — Suite/Unit #

Santa Fe — NM — 87505
City — State — ZIP Code

Phone: (505) 983-5588 | E-mail Address: victoria@jwsiebert.com

Correspondence Directed To: Owner ✓ Applicant Both

## AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:

875 Camino Don Emilio

I/we authorize NM Land Solutions LLC to act as my/our agent to execute this application.

Signed: Nancy Hoffman Date: 2/23/25

Signed: Date:

## SIGNATURE

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff prior to submitting this application to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: Victoria Dalton Date: March 17, 2025

September 5, 2025

Dan Esquibel
Planning Manager
200 Lincoln Avenue
Santa Fe, NM 87501

**Re: 875 Camino don Emilio**

Dear Mr. Esquibel:

I/We hereby authorize NM Land Solutions LLC., to act as agent to submit and execute required applications needed to process a family transfer subdivision consisting of three lots located at 875 Camino don Emilio and a variance to allow the existing condition of the Camino don Emilo Road without further upgrades.

Sincerely,

Nancy Hoffman

9/4/25
Date

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )
) ss
COUNTY OF SANTA FE )

On this 4th day of August 2025, the forgoing instrument was acknowledged before me by Nancy Hoffman

Notary Public

My Commission Expires: 5/23/2027

VICTORIA M. DALTON
Notary Public
State of New Mexico
Comm. # 1061856
My Comm. Exp. May 23, 2027

NM LAND SOLUTIONS LLC. (Dba. Siebert & Associates Inc.)

915 Mercer Street
Santa Fe, New Mexico 87505
Phone: 505-983-5588
E-mail: victoria@jwsiebert.com
nathan@jwsiebert.com wayne@jwsiebert.com
Website: NMLandSolutions.com

September 8, 2025

Dan Esquibel
Interim Planning Manager
200 Lincoln Ave., PO Box 909
Santa Fe, NM 87504

Re: Nancy Hoffman Family Transfer (875 Camino Don Emilio)

Dear Mr. Esquibel:

On Behalf of Nancy Hoffman, I am hereby submitting an application to request approval from the Planning Commission to create three lots via family transfer subdivision.

The subject property is zoned R-1 and consists of 4.587 acres located at 875 Camino don Emilo. Ms. Hoffman requests to transfer two lots to her two adult children and retain the lot with the existing residence for herself as described below:

| | |
|---|---|
| Tract A-3, Lot 1: | 2.087 acres to be retained by Ms. Hoffman |
| Tract A-3 Lot 2: | 1.254 acres to be transferred to adult daughter |
| Tract A-3 Lot 3: | 1.250 acres to be transferred to adult son |

Access

Camino don Emilo was designed and constructed to cul-de-sac standards which included a paved road consisting of two ten-foot (10') driving lanes along with the construction of 3-foot bar ditches on either side of the road. A road classified as a cul-de-sac in Santa Fe County allowed access for up to thirty lots (See prior EZ Subdivision Regs attached).

The existing easement consists of a 30-foot-wide access easement extending off of West Alameda up Camino don Emilio Road approximately 670 feet before the easement widens to a 50-foot private access and public utility easement.

Zoning

The subject property is zoned R-1 allowing 1.0 acre lots if city water or sewer is available otherwise the lot size is 1.25 acres for the purpose of family transfer subdivisions.

Utilities

City water and City sewer are not available to the subject property. The nearest city waterline is approximately 2,600 feet away allowing for continued use of the existing well (RG-75136) to provide water to the proposed lots. The subject well is permitted to divert up to 3.00-acre feet of water per year for domestic use. A shared well agreement will be drafted for shared use and maintenance of the existing well.

City sewer is not located within the subject area, there is a private sewer line across West Alameda Street and approximately 950 feet away from the subject property thereby allowing installation of individual septic systems approved by the New Mexico Environment Department.

Dry Utilities

Electric, gas, telephone and cable exist within Camino don Emilio and were installed as part of the original infrastructure required for the Eco Seco Subdivision.

Included with this application is the following material:

- Grading/Drainage and Road/Driveway and Utility Plans prepared by Civil Design Group LLC
- Completed family transfer application
- Legal lot of record plat
- Warranty deed
- Proposed family transfer plat
- Certified topography
- Previously approved Eco Seco subdivision plat
- Extraterritorial Subdivision Regulations (ESR) reflecting road existing road design
- Technical water/sewer evaluation form
- Response to Subdivision Criteria

Please advise me when the application has been accepted for review/action by the Planning Commission.

Sincerely,
*Victoria Dalton*
Victoria Dalton
NM Land Solutions LLC

Prepared by:
NM Land Solutions LLC.
September 26, 2025

**845 Camino Don Emilio Family Transfer Subdivision**
**Response to Subdivision Review Criteria (Chapter 14-3.7(C))**

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

**Response:** *The property features a combination of evergreen trees, predominantly juniper alongside a few pinon pines. Preservation or replanting of these trees is mandatory. An existing tree survey may be required at the time of building permit submittal and review by land use staff to ensure that vegetation considerations are adequately addressed. It's worth noting that the proposed building sites have limited vegetation, with the majority of the natural greenery situated in the elevated, unbuildable areas of the lot. The proposed layout suggests that the impact on existing trees will be minimal, allowing for both construction and ecological preservation to coexist.*

*Natural dry water courses exist and will remain unaffected by the construction of the proposed driveway and any future homes. The driveway's grading and drainage plan includes engineered culverts and retaining walls designed for effective stormwater management. When future homes are constructed, an engineered grading plan will be necessary to assess whether additional stormwater mitigation is required. This may involve on-lot ponding or the collection of rainwater from roofs through the installation of cisterns, and/or passive water harvesting techniques.*

*The subject lot is situated in an area devoid of historical sites or structures, ensuring that the proposed subdivision will not disrupt any culturally significant landmarks. Additionally, the subdivision aligns with the established urban/rural character of the neighborhood, maintaining consistency with the existing lot sizes and residential design prevalent in the surrounding community. This proposed project is in harmony with local land use patterns and contributes positively to the area's residential landscape.*

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

**Response:** *The property does not fall within any FEMA-designated floodplains, and there is no evidence of flooding history in the vicinity. The two proposed vacant lots each have over 2,000 square feet of buildable area on slopes of 15% or less. This topographical characteristic allows for the preservation of the natural terrain, avoiding any disruption to areas with slopes of 30% or greater. By adhering to these guidelines, the project not only minimizes environmental impact but also ensures that development occurs in a safe and suitable manner.*

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

**Response:** *The subject request is located within the presumptive city limits and is currently pending final annexation. Access is from the intersection of W. Alameda St. and Camino don Emilio Road. Camino don Emilio Road was approved as a cul-de-sac road though the public hearing process before the Extraterritorial Zoning Commission (EZC) and Board of County Commissioners (BCC).*

*According to the prior Santa Fe County Extraterritorial Subdivision Regulations, the design standards for the cul-de-sac allow for access to a maximum of thirty units. City staff have confirmed that there are presently twenty-one existing units along the road. In addition, Ordinance No. 2013-01, which governs Subdivision Platting and Planning and Zoning (SPPAZO), specifically states in Section 9 that previous approvals granted by Santa Fe County must be recognized by the City.*

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

**Response:** *The subject plat is designed in accordance with current zoning regulations and does not introduce any new non-conformities or exacerbate existing ones. The proposed development adheres to the established standards and requirements, ensuring that all aspects of the plat comply with applicable land-use regulations.*

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

**Response:** *See #4 above.*

# Santa Fe Public Schools

***Property & Asset Management***
***Residential Development Impact Information Form***
***School Notification as required by City Ordinance 14-8.18 AFCC 1987***

1. Project Name: 875 Camino don Emilio Family Transfer subdivision
2. Location of Property: 875 Camino don Emilio
3. Owner/Agent Name: Nancy Hoffman, owner NM Land Solutions LLC., agent
   Mailing Address: 915 Mercer Street, Santa Fe, NM 87505
   Phone & Fax: (505) 983-5588
4. Unit Matrix

| PROJECT EFFECT ON STUDENT POPULATION | | |
|---|---|---|
| Unit Type | Unit Quantity | Average Price |
| Single Family (detached)<br>Single Family (attached)<br>Townhome/ Apartment<br>Multi-Family<br>Commercial | 2 | unknown |

5. Elementary School Zone for Proposed Development: Woodgormely Elementary
6. Middle School Zone for Proposed Development: Aspen or Gonzales
7. High School Zone for Proposed Development: Santa Fe High School
8. Build out Rates (Year/s; #/yr): 2026-2028

**Educational Services Center**
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

For questions & submittal, contact:
Santa Fe Public Schools, Property & Asset Management,
2195 Zia Road, Santa Fe NM 87505
505 467 3400

719029

Document No. 604422

COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed

for record on the 8th day of July A.D. 2010

at 9:35 o'clock A m, and was duly recorded in

Book 719, Page 029 x 030 of the Records of

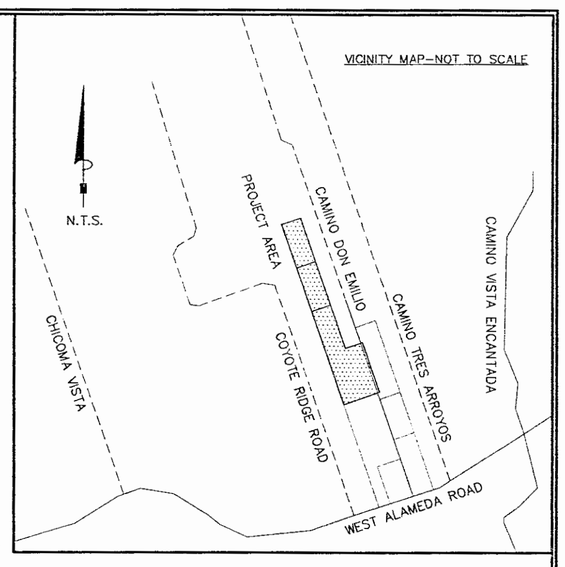
Santa Fe County
Witness my Hand and Seal of Office

VALERIE ESPINOZA

County Clerk, Santa Fe County, New Mexico

Deputy

COUNTY CLERK SEAL




## CITY OF SANTA FE REVIEW

CITY PLANNER — 6.23.10 REVIEWED ON

CITY ENGINEER FOR LAND USE — 06/24/10 REVIEWED ON

## CITY OF SANTA FE SUMMARY COMMITTEE REVIEW

CHAIRMAN — 6-3-10 REVIEWED ON

SECRETARY — 6/2/10 REVIEWED ON

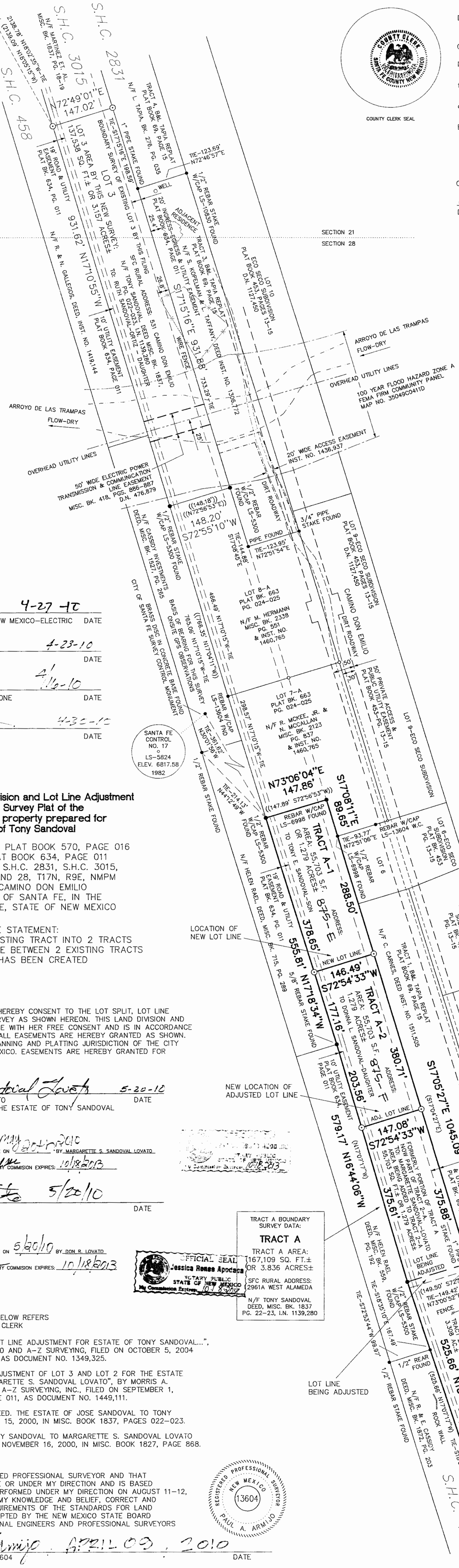
SUMMARY COMMITTEE CASE NO. SP-2009-87 SCH 02-04-2010

DEVELOPMENT NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
4. EACH LOT SHALL BE SERVED WITH SEPARATE SEWER AND WATER SERVICES.
5. WARNING: THIS SUBDIVISION HAS BEEN APPROVED PURSUANT TO THE INHERITANCE AND *FAMILY TRANSFER* PROVISIONS OF THE SANTA FE CITY CODE. STANDARDS FOR LOTS CREATED BY THIS PROCEDURE ARE SIGNIFICANTLY LOWER THAN FOR OTHER TYPES OF SUBDIVISIONS/DIVISIONS. NO SALE OR LEASE OF ANY LOT DESIGNATED ON THIS SUBDIVISION PLAT SHALL OCCUR WITHIN THREE YEARS OF THE DATE THIS TRANSFER IS LEGALLY MADE. ANY PERSON INTENDING TO PURCHASE A LOT WITHIN THIS SUBDIVISION SHOULD CONTACT CITY HALL STAFF. REQUESTS FOR BUILDING PERMITS ON ILLEGALLY SOLD LOTS SHALL BE DENIED.

SURVEYORS NOTES

1. DATA IN 1-PARENTHESIS "( )" TAKEN FROM REFERENCE DOCUMENT NO 1.
2. DATA IN 2-PARENTHESIS "(( ))" TAKEN FROM REF. DOCUMENT NO 2.
3. S.F.C. ASSESSOR U.P.C. NO. FOR PARCEL 1: 1-051-098-142-406.
   S.F.C. ASSESSOR U.P.C. NO. FOR PARCEL 2: 1-051-098-149-340.
4. TOTAL AREA OF PARCEL 1 AND 2 BY THIS SURVEY: 361,295 SQ. FT.± OR 8.294 ACRES±.
5. INFORMATION SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND DOES NOT CONSTITUTE A SURVEY OF SAID ADJOINING PROPERTIES.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.
7. ALL NATURAL DRAINAGE WAYS ARE TO BE LEFT UNIMPEDED FOR NATURAL STORM WATER FLOW.
8. A PORTION OF LOT 3 SHOWN HEREON LIES IN ZONE A, A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 35049C0411D, DATED JUNE 17, 2008.
   TRACT A-1, TRACT A-2 AND TRACT A-3 OF THIS LAND DIVISION DO NOT LIE IN WITHIN A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 35049C0411D, DATED JUNE 17, 2008.
9. TRACT A-1 AND TRACT A-2 EACH HAVE A 2000 SQ. FT. BUILDABLE AREA THAT HAS NO SLOPES OVER 20 PERCENT SLOPE.




## UTILITY COMPANY REVIEW

Donald Ferris 4-27-10
PUBLIC SERVICE COMPANY OF NEW MEXICO-ELECTRIC DATE

Frank D. Gwynn 4-23-10
NEW MEXICO GAS COMPANY DATE

M. Duston 4/16-10
QWEST COMMUNICATIONS-TELEPHONE DATE

4-30-10
COMCAST CABLE TELEVISION DATE

# Family Transfer Land Division and Lot Line Adjustment and Boundary Survey Plat of the Camino Don Emilio property prepared for The Estate of Tony Sandoval

REPLAT OF TRACT A OF PLAT BOOK 570, PAGE 016
AND LOT 3 OF PLAT BOOK 634, PAGE 011
BEING A PORTION OF S.H.C. 2831, S.H.C. 3015,
WITHIN SECTION 21 AND 28, T17N, R9E, NMPM
LOCATED OFF CAMINO DON EMILIO
N.W. OF THE CITY OF SANTA FE, IN THE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

PURPOSE STATEMENT:
THIS PLAT DIVIDES 1 EXISTING TRACT INTO 2 TRACTS
AND ADJUSTS THE LOT LINE BETWEEN 2 EXISTING TRACTS
1 NEW TRACT HAS BEEN CREATED

## OWNERS CONSENT

THE UNDERSIGNED OWNER DOES HEREBY CONSENT TO THE LOT SPLIT, LOT LINE ADJUSTMENT AND BOUNDARY SURVEY AS SHOWN HEREON. THIS LAND DIVISION AND BOUNDARY SURVEY IS BEING MADE WITH HER FREE CONSENT AND IS IN ACCORDANCE WITH HER DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, STATE OF NEW MEXICO. EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES.

Margarette S. Sandoval Lovato 5-20-10
MARGARETTE S. SANDOVAL LOVATO DATE
PERSONAL REPRESENTATIVE OF THE ESTATE OF TONY SANDOVAL
CO-OWNER OF TRACT 2

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MAY 20th, 2010 BY MARGARETTE S. SANDOVAL LOVATO
NOTARY PUBLIC Jessica Renee Apodaca MY COMMISION EXPIRES: 10/18/2013

Don R. Lovato 5/20/10
DON R. LOVATO DATE
CO-OWNER OF TRACT 2

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/20/10 BY DON R. LOVATO
NOTARY PUBLIC Jessica Renee Apodaca MY COMMISION EXPIRES: 10/18/2013

OFFICIAL SEAL Jessica Renee Apodaca NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 10/18/2013

TRACT A BOUNDARY SURVEY DATA:

**TRACT A**

TRACT A AREA:
167,109 SQ. FT.±
OR 3.836 ACRES±

SFC RURAL ADDRESS:
2961A WEST ALAMEDA

N/F TONY SANDOVAL
DEED, MISC. BK. 1837
PG. 22-23, I.N. 1139,280

## DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO OFFICE OF SANTA FE COUNTY CLERK

1. SURVEY ENTITLED "AMENDED LOT LINE ADJUSTMENT FOR ESTATE OF TONY SANDOVAL...", BY M. APODACA NMPS NO. 5300 AND A-Z SURVEYING, FILED ON OCTOBER 5, 2004 IN PLAT BOOK 570, PAGE 016, AS DOCUMENT NO. 1349,325.
2. SURVEY ENTITLED "LOT LINE ADJUSTMENT OF LOT 3 AND LOT 2 FOR THE ESTATE OF TONY SANDOVAL AND MARGARETTE S. SANDOVAL LOVATO", BY MORRIS A. APODACA NMPS NO. 5300 AND A-Z SURVEYING, INC., FILED ON SEPTEMBER 1, 2006, IN PLAT BOOK 634, PAGE 011, AS DOCUMENT NO. 1449,111.
3. PERSONAL REPRESENTATIVES DEED. THE ESTATE OF JOSE SANDOVAL TO TONY SANDOVAL, FILED ON DECEMBER 15, 2000, IN MISC. BOOK 1837, PAGES 022-023.
4. WARRANTY DEED-TRACT 2. TONY SANDOVAL TO MARGARETTE S. SANDOVAL LOVATO AND DON R. LOVATO, FILED ON NOVEMBER 16, 2000, IN MISC. BOOK 1827, PAGE 868.

I CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FILED SURVEY PERFORMED UNDER MY DIRECTION ON AUGUST 11-12, 2009, AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS

REGISTERED PROFESSIONAL SURVEYOR NEW MEXICO 13604 PAUL A. ARMIJO

Paul A. Armijo APRIL 09, 2010
PAUL A. ARMIJO, N.M.P.S. NO. 13604 DATE

| INDEXING INFORMATION FOR COUNTY CLERK |
|---|
| OWNER: TONY SANDOVAL, PERSONAL REPRESENTATIVES DEED MISC. BOOK 1837, PAGES 022-023, INST NO. 1139,280 |
| LOCATION: PLAT BOOK 570, PAGE 016 AND PLAT BOOK 634, PAGE 011 SMALL HOLDING CLAIM 2831 & 3015, SECTION 21 & 28, T17N, R9E LOCATED OFF OF CAMINO DON EMILIO N.W. OF THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO |

SHEET 1 OF 2

ARMIJO SURVEYS
PAUL A. ARMIJO N.M.P.S. NO. 13604
P.O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

FAMILY TRANSFER LAND DIVISION AND LOT LINE ADJUSTMENT AND BOUNDARY SURVEY PLAT OF THE CAMINO DON EMILIO PROPERTY PREPARED FOR THE ESTATE OF TONY SANDOVAL

DRAWN BY P.A.A. DATE AUG. 2009
REVISED DATE
JOB No. 2907138-3 SHEET No. 1 OF 2

e-Recorded 1884073 04/18/19 SFC

# DEED

Ruth Sandoval Ortiz, individually and as personal representative of the Estate of Tony Sandoval, for consideration paid, quitclaims to Nancy B. Hoffman, an unmarried person, whose address is 875 Camino Don Emilio, Santa Fe, NM 87507 the following described real estate in Santa Fe County, New Mexico:

**Tract A-3 as shown and delineated on plat of survey entitled "FAMILY TRANSFER LAND DIVISION AND LOT LINE ADJUSTMENT AND BOUNDARY SURVEY PLAT OF THE CAMINO EMILIO PROPERTY PREPARED FOR THE ESTATE OF TONY SANDOVAL" by Paul A. Armijo NMPLS No.13604 dated April 9, 2010 filed for record as instrument No.1604422 in Plat Book 719 Page 029, records of Santa Fe County, New Mexico.**

Witness my hand and seal this April 17, 2019.

Ruth Sandoval Ortiz
Individually and as Personal Representative of
the Estate of Tony Sandoval

## ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO )
) ss
COUNTY OF SANTA FE )

This instrument was acknowledged before me on April 17, 2019, by Ruth Sandoval Ortiz, individually and as Personal Representative of the Estate of Tony Sandoval.

OFFICIAL SEAL
John R. Fox
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires:

Notary Public
My commission expires:
10-31-2019

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } ss

DEED
PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 18TH Day Of April, A.D., 2019 at 08:14:38 AM
And Was Duly Recorded as Instrument # 1884073
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy - AFGALLEGOS
County Clerk, Santa Fe, NM

COUNTY CLERK
GERALDINE SALAZAR
SANTA FE COUNTY NEW MEXICO

# PLAT OF ECO SECO SUBDIVISION

BEING TRACTS 1-A &1-D OF THE ALTHOUSE/KENNEY LOT SPLIT AND TRACTS 1-B & 1-C OF THE ALTHOUSE/KENNEY LOT LINE ADJUSTMENT AND TRACT 2 OF THE B&L TAPIA REPLAT, BEING SITUATE WITHIN A PORTION OF SMALL HOLDING CLAIM No. 1183, IN SECTIONS 21 & 28, T.17 N., R.9 E., N.M.P.M., NEAR SANTA FE, SANTA FE COUNTY, NEW MEXICO.

CONTAINING 13.348 Ac± TOTAL

## SANTA FE COUNTY NOTES, APPROVALS AND CONDITIONS:

NOTES:

1. THESE TRACTS LIE WITHIN OTHER AREAS "ZONE X" (AREAS DETEMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DETERMINED FROM F.E.M.A. F.I.R.M. COMMUNITY-PANEL No. 350069 0175 B EFFECTIVE DATE: NOVEMBER 04, 1988.
2. MINIMUM FLOOR ELEVATIONS FOR ALL STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ONE HUNDRED YEAR FLOOD ELEVATION - IF THE STRUCTURE IS TO BE BUILT WITHIN A FLOOD ZONE.
3. PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS RATING ON THESE TRACTS IS DESIGNATED AS BEING MODERATE/SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS. POTENTIAL BUYERS/SELLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENTAL DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.
4. SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE APPROVAL FOR THE CONSTRUCTION OF ADDITIONAL PRIVATE EASEMENT (S) OR ROAD (S) OR CONSTRUCTION ON EXISTING EASEMENTS OR ROADS AS SHOWN. PRIOR TO THE CONSTRUCTION OF SAID PRIVATE EASEMENT (S) OR ROAD (S). IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE DEPARTMENT.
5. MAINTENANCE OF PRIVATE ROADS SHOWN ARE THE RESPONSIBILITY OF THE INDIVIDUAL TRACT OWNER/USER.
7. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING, BUT NOT LIMITED TO BUILDING PERMITS.
8. PARCELS AS PLATTED HEREON MAY BE SUBJECT TO FURTHER TERRAIN MANAGEMENT REGULATIONS AS ADOPTED BY SANTA FE COUNTY.
9. AT THE TIME A "PERMIT" IS REQUESTED FOR RESIDENTIAL DEVELOPMENT, AN ON-SITE TERRAIN MANAGEMENT PLAN IS REQUIRED ADDRESSING RETENTION OF POST DEVELOPMENT DRAINAGE, EROSION CONTROL AND DRAINAGE STRUCTURES.
10. BUILDING PERMITS ARE REQUIRED BEFORE ANY CONSTRUCTION.
11. TERRAIN MANAGEMENT REGULATIONS (ARTICLE VII, SEC. 3.2 OF THE COUNTY LAND DEVELOPMENT CODE) SHALL BE COMPLIED WITH AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT.
12. NO BUILDING CONSTRUCTION IS PERMITTED ON SLOPES GREATER THAN 30% GRADE.
13. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
14. THESE LOTS ARE REQUIRED TO USE THE ECO SECO COMMUNITY WATER SYSTEM. NO WELLS SHALL BE DRILLED ON THESE LOTS.
15. NO GUEST HOUSES OR SECOND DWELLING UNITS ARE ALLOWED WITHIN THESE LOTS OR THIS SUBDIVISION.
16. REFER TO DISCLOSURE STATEMENT RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN Bk. 1800 Pgs. 179-190
17. RESIDENTIAL FIRE SPRINKLER SYSTEMS ARE REQUIRED TO BE INSTALLED IN ALL RESIDENTIAL HOMES WITHIN THIS SUBDIVISION.
18. LOTS UNDER 0.90 Ac. (NET AREA) ARE ALLOWED A MAXIMUM OF 3 BEDROOMS WHEN USING A CONVENTIONAL SEPTIC SYSTEM.
19. EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPEDE HISTORIC FLOW RATES OR PATTERNS TO OR FROM THESE LOTS.
20. PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL ROAD, DRAINAGE AND FIRE PROTECTION IMPROVEMENTS WITHIN THIS SUBDIVISION HAVE BEEN COMPLETED AS REQUIRED BY SANTA FE COUNTY STAFF.

THE LANDS SHOWN HEREON ARE SUBJECT TO ~~WATER RESTRICTION~~ COVENANTS, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 1800 ON PAGES 191-197 .

### COUNTY APPROVAL

For SANTA FE COUNTY LAND USE ADMINISTRATOR — 8/25/00 DATE

99-4350
SANTA FE COUNTY DEVELOPMENT PERMIT No.

RURAL ADDRESSING DIRECTOR — 8-7-00 DATE

SANTA FE COUNTY FIRE MARSHAL — 08/26/00 DATE

APPROVED BY THE COUNTY COMMISSION OF SANTA FE COUNTY AT ITS MEETING OF JAN. 11, 2000 .

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS — 8-2-00 DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2000

ATTESTED BY COUNTY CLERK — DATE

### CITY OF SANTA FE REVIEW

TECHNICAL REVIEW DIVISION — 7/19/00 DATE

CITY PLANNER — 7/19/00 DATE

N/A
PUBLIC WORKS DIRECTOR — DATE

### EXTRA-TERRITORIAL ZONING COMMISSION APPROVAL

COMMITTEE CHAIRMAN — 8-3-00 DATE

## DEDICATION & OWNERS'S CONSENT

THE UNDERSIGNED OWNERS DO HEREBY ATTEST THAT THE SUBDIVISION AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. FURTHER THE UNDERSIGNED OWNER (S) HEREBY GRANT REASONABLE EASEMENT TO EXISTING PUBLIC UTILITIES, AND NEW EASEMENTS SHOWN HEREON ARE HEREBY GRANTED. THE 50' ACCESS AND UTILITY EASEMENT IS HEREBY GRANTED FOR PRIVATE USE. ADDITIONALLY, THE UNDERSIGNED OWNERS DO HEREBY GRANT THE PONDING AREA MAINTENANCE EASEMENTS FOR THE TWO PONDS AS SHOWN HEREON. MAINTENANCE OF PRIVATE ROADS/EASEMENTS IS THE RESPONSIBILITY OF OF THE HOMEOWNERS ASSOCIATION. THE UNDERSIGNED OWNERS DO HEREBY ATTEST THAT THESE TRACTS LIE IN THE PLATTING AND PLANNING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

Robert C. Althouse — 5/27/00
ROBERT C. ALTHOUSE (OWNER TRACTS 1-A, 1-B, 1-D, B&L TR. 1 & 2) DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF May 2000 BY ROBERT C. ALTHOUSE. BERNADETTE L. JONES
Bernadette L. Jones — 11-3-2003
NOTARY PUBLIC — MY COMMISSION EXPIRES

Nancy B. Kenney — 5/30/00
NANCY B. KENNEY (OWNER TRACTS 1-A, 1-B, 1-D, B&L TR. 1 & 2) DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May 2000 BY NANCY B. KENNEY. BERNADETTE L. JONES
Bernadette L. Jones — 11-03-03
NOTARY PUBLIC — MY COMMISSION EXPIRES

HARVEY N. MONROE, JR. (OWNER TRACT 1-C ie. lot 9) — 5-30-00 DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May 2000 BY HARVEY N. MONROE, JR.
Bernadette L. Jones — 11-3-03
NOTARY PUBLIC — MY COMMISSION EXPIRES

Graciela D. Monroe — 5-30-00
GRACIELA D. MONROE (OWNER TRACT 1-C ie. lot 9) DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May 2000 BY GRACIELA D. MONROE.
Bernadette L. Jones — 11-3-03
NOTARY PUBLIC — MY COMMISSION EXPIRES

HARVEY N. MONROE, SR. (OWNER TRACT 1-C ie. lot 9) — 5/30/00 DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May 2000 BY HARVEY N. MONROE, SR.
Bernadette L. Jones — 11-3-03
NOTARY PUBLIC — MY COMMISSION EXPIRES

Elizabeth H. Monroe — 5-30-00
ELIZABETH H. MONROE (OWNER TRACT 1-C ie. lot 9) DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May 2000 BY ELIZABETH H. MONROE. BERNADETTE L. JONES
Bernadette L. Jones — 11-03-03
NOTARY PUBLIC — MY COMMISSION EXPIRES

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2000 BY MARK RENDLEMAN.

NOTARY PUBLIC — MY COMMISSION EXPIRES

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE ___ DAY OF _____ A.D. 20__ AT _____ O'CLOCK ____M AND WAS DULY RECORDED IN PLAT BOOK _____ PAGE _____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE, COUNTY, N.M.

DEPUTY

## GRANT OF ADDITIONAL EASEMENT INGRESS, EGRESS (PRIVATE ACCESS) AND PUBLIC UTILITY EASEMENT

THE UNDERSIGNED OWNERS DO HEREBY GRANT ADDITIONAL (12') EASEMENT TO AN EXISTING 38' PRIVATE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT (TOTALLING A 50' WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT) WHICH ADJOINS THE EXISTING 38' ACCESS EASEMENT ON THE EAST, WEST OR BOTH SIDES OF SAID EASEMENT. SAID OWNERS ALSO RE-AFFIRM THE EXISTING 38' PRIVATE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT, ALL AS SHOWN HEREON.

Robert C. Althouse — 5/29/00
ROBERT C. ALTHOUSE (OWNER TRACTS 1-A, 1-B, 1-D, B&L TR. 1 & 2) DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF May 2000 BY ROBERT C. ALTHOUSE. BERNADETTE L. JONES
Bernadette L. Jones — 11-03-03
NOTARY PUBLIC — MY COMMISSION EXPIRES

Nancy B. Kenney — 5/30/00
NANCY B. KENNEY (OWNER TRACTS 1-A, 1-B, 1-D, B&L TR. 1 & 2) DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5/30/00 DAY OF May 2000 BY NANCY B. KENNEY.
Bernadette L. Jones — 11-03-03
NOTARY PUBLIC — MY COMMISSION EXPIRES

Carol Carnes — 6/7/00
CAROL CARNES (OWNER TRACT 1 B&L) DATE

STATE OF TEXAS } SS
COUNTY OF El Paso }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF June 2000 BY ROBERT C. ALTHOUSE, ATTORNEY-IN-FACT FOR CAROL CARNES
PETE CARRASCO JR. NOTARY PUBLIC State of Texas Comm. Exp. 07-19-2000
NOTARY PUBLIC — 07-19-2000 MY COMMISSION EXPIRES

HARVEY N. MONROE, JR. (OWNER TRACT 1-C ie. lot 9) — 5-30-00 DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May 2000 BY HARVEY N. MONROE, JR.
Bernadette L. Jones — 11-03-03
NOTARY PUBLIC — MY COMMISSION EXPIRES

Graciela D. Monroe — 5-30-00
GRACIELA D. MONROE (OWNER TRACT 1-C ie. lot 9) DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May 2000 BY GRACIELA D. MONROE. JONES
Bernadette L. Jones — 11-03-03
NOTARY PUBLIC — MY COMMISSION EXPIRES

HARVEY N. MONROE, SR. (OWNER TRACT 1-C ie. lot 9) — 5/30/00 DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May 2000 BY HARVEY N. MONROE, SR.
Bernadette L. Jones — 11-03-03
NOTARY PUBLIC — MY COMMISSION EXPIRES

Elizabeth H. Monroe — 5-30-00
ELIZABETH H. MONROE (OWNER TRACT 1-C ie. lot 9) DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May 2000 BY ELIZABETH H. MONROE.
Bernadette L. Jones — 11-03-03
NOTARY PUBLIC — MY COMMISSION EXPIRES

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO ROBERT C. ALTHOUSE, NANCY B. KENNEY, CAROL CARNES, MARK RENDLEMAN, HARVEY JR. & GRACIELA MONROE AND HARVEY SR. & ELIZABETH MONROE THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON FEB. 05, 1996 AND MARCH 22, 1999 AND THEY MEET OR EXCEED THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SUVEYORS PRACTICING IN THE STATE OF NEW MEXICO.

MITCHEL K. NOONAN — N.M.P.L.S. No. 6998

NOTES:

1. BASIS OF BEARINGS IS TAKEN DIRECTLY FROM A PLAT OF SURVEY ENTITLED "LOT SPLIT FOR ROBERT C. ALTHOUSE & NANCY B. KENNEY BY MITCHEL K. NOONAN, NMPLS No. 6998, DATED MARCH 22, 1999, HAVING PROJECT No. C-1152, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 417, PAGES 45-48.
2. RECORD DEED IS A WARRANTY DEED FROM TONY & HELEN MONTANO (GRANTOR) TO ROBERT ALTHOUSE AND NANCY KENNEY (GRANTEE) DATED MAY 06, 1993 AND IS FILED AT THE COUNTY CLERK'S OFFICE IN BOOK A921, PAGE 836.
3. REFER TO PLAT OF SURVEY (A LOT LINE ADJUSTMENT) ENTITLED "PLAT FOR ROBERT ALTHOUSE & NANCY KENNEY" BY JUAN A. FLORES, N.M.P.L.S. No. 10830, DATED FEB. 28, 1993, HAVING PROJECT No. 92310, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 246, PAGE 037 AS REC. No. 811,111 ON APRIL 20, 1993.
4. EXISTING 15' ACCESS EASEMENT WITHIN LOT SPLIT TRACTS (ADJOINING WEST PROPERTY LINE) ARE SHOWN ON A PLAT OF SURVEY FOR EDWIN T. & TOMASITA M. HANSEN, BY JUAN A. FLORES, N.M.P.L.S. No. 10830, RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 229, PAGE 032 AS REC. No. 754,759.
5. EXISTING 15' ACCESS EASEMENT ADJOINING THE WEST SIDE OF THE WEST PROPERTY LINE IS GRANTED ON A PLAT OF SURVEY ENTITLED "B & L TAPIA REPLAT" BY GEORGE RIVERA, N.M.P.L.S. No. 3145, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 69, PAGE 15, AS REC. No. 439,446 ON MAY 21, 1979.
6. REFER TO PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT FOR ROBERT C. ALTHOUSE & NANCY B. KENNEY" BY MITCHEL K. NOONAN, NMPLS No. 6998, HAVING PROJECT No. C-1152D, DATED MARCH 22, 1999 AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 417, PAGE 049,
7. REFER TO EASEMENT AGREEMENT BETWEEN ALTHOUSE, SANDOVAL & MONTANOS, RECORDED IN BOOK 1580, PAGE 742, FOR VOIDING OF 8' EASEMENT IN MONTANOS TRACT, AND OPENING 15' EASEMENT FOR PUBLIC USE.
8. REFER TO PUBLIC SERVICE Co. OF N.M. EASEMENT RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 355, PAGE 437.
9. REFER TO PUBLIC SERVICE Co. OF N.M. EASEMENT RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 155, PAGE 398.
10. THESE TRACTS LIE WITHIN OTHER AREAS "ZONE X" (AREAS DETEMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DETERMINED FROM F.E.M.A. F.I.R.M. COMMUNITY-PANEL No. 350069 0175 B EFFECTIVE DATE: NOVEMBER 04, 1988.
11. APPROXIMATE ELEVATIONS ARE SCALED FROM USGS 7.5 MIN. SERIES QUADRANGLE MAP "AGUA FRIA" DATED 1951, REVISED 1993.
12. IMPROVEMENTS ARE CURRENT AS OF THE DATE OF THIS SURVEY.
13. ALL EASEMENTS REFERED TO IN TITLE COMMITMENT No. 000299 (SANTA FE ABSTRACT LTD.) OR ARE APPARENT FROM VISUAL INSPECTION ARE DELINEATED HEREON.
14. ALL DRAINAGE EASEMENTS SHOWN HEREON WERE DESIGNED BY ROBERT ALTHOUSE, OWNER OF THE LANDS SHOWN HEREON. SOUTHWEST MOUNTAIN SURVEYS HOLDS NO RESPONSIBILITY WITH PLACEMENT OF OR DESIGN OF THE DRAINAGE EASEMENTS.
15. REFER TO SALE of EASEMENT AGREEMENT, MONTANO TO ALTHOUSE, FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 1119, PAGES 827-828, ON SEPT. 15, 1995 AS REC. No. 918,442.
16. REFER TO EASEMENT AGREEMENT BETWEEN MONTANO & SANDOVAL FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN Bk. 1589, Pg. 742.

### UTILITY APPROVALS:

PUBLIC SERVICE CO. GAS & ELEC. SERVICES — 05-26-00 DATE

U.S. WEST COMMUNICATIONS — 5/24/00 DATE

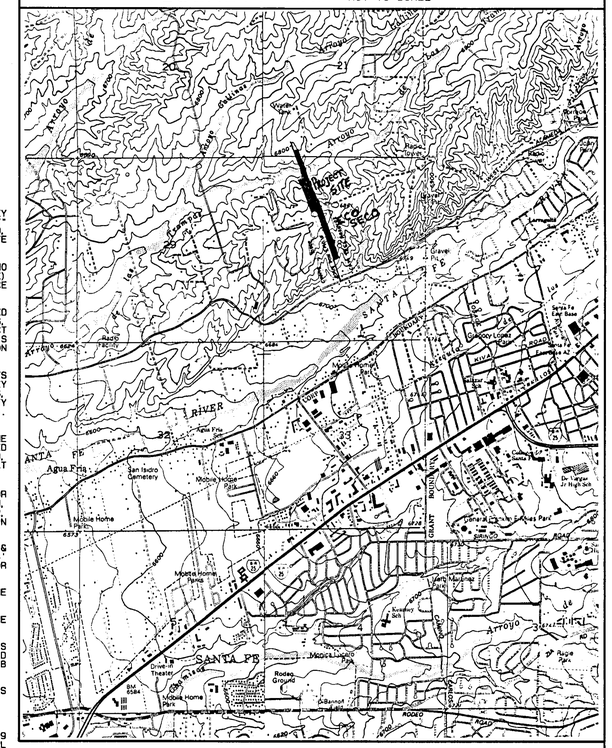
U.S. West Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone service to the subdivision.

1127450
COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed for record on the 25 day of Aug A.D. 20 00 at 2:10 o'clock pm and was duly recorded in book 453 page 13-15 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.
Deputy

### INDEXING INFORMATION FOR COUNTY CLERK

1. DEEDED OWNER - ALTHOUSE & KENNEY
2. S.H.C. 1183, SECTION 28, T17N, R9E
3. ECO SECO SUBDIVISION

## VICINITY MAP NOT TO SCALE




## DESCRIPTION

453013

A TRACT OF LAND CONSISTING OF TRACT 2 OF THE B&L TAPIA REPLAT FILED IN PLAT BOOK 69, PAGE 15, TRACTS 1-A & 1-D OF THE ALTHOUSE/KENNY LOT SPLIT, FILED IN PLAT Bk. 417, Pgs. 045-048, AND TRACTS 1-B & 1-C OF THE ALTHOUSE/KENNY LOT LINE ADJUSTMENT FILED IN PLAT Bk. 417, Pg. 49, ALL LYING AND BEING SITUATE WITHIN A PORTION OF SMALL HOLDING CLAIM No. 1183 (SEC. 28), AND IN SECTIONS 21 & 28, T.17 N., R.09 E., N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THIS TRACT, A POINT MARKED BY A 1/2" REBAR WITH CAP No. 13839, FROM WHICH THE 2 MILE CORNER OF SMALL HOLDING CLAIM 591 BEARS N25°10'54"E, 241.87' DISTANT;
THENCE FROM SAID POINT OF BEGINNING, S72°46'48"W, 160.81' TO THE SOUTHWEST CORNER OF THIS TRACT MARKED BY A 1/2" REBAR WITH CAP No. 13839;
THENCE N17°13'07"W, 798.56' TO A 3/4" GALVANIZED IRON PIPE MARKING A POINT ON THE WESTERLY LINE OF THIS TRACT;
THENCE N17°15'25"W, 637.41' TO THE SOUTHEAST CORNER OF TRACT 2 OF THE B&L TAPIA REPLAT, MARKED BY A 1/2" REBAR WITH CAP No. 6998;
THENCE S72°51'49"W, 123.77' TO THE SOUTHWEST CORNER OF SAID TRACT 2, MARKED BY A 1/2" REBAR WITH CAP No. 6998;
THENCE N17°13'09"W, 877.02' TO THE NORTHWEST CORNER OF SAID TRACT 2, MARKED BY A 3/4" IRON PIPE;
THENCE N72°46'19"E, 123.95' TO THE NORTHEAST CORNER OF SAID TRACT 2, MARKED BY A 3/4" IRON PIPE;
THENCE N17°12'18"W, ALONG THE WESTERLY BOUNDARY OF SAID TRACTS 1-C & 1-D, 498.01' TO AN ANGLE IRON;
THENCE N17°20'05"W, ALONG THE WESTERLY BOUNDARY OF SAID TRACT 1-D 375.00' TO A 1/2" REBAR WITH CAP No. 6998 MARKING THE NORTHWESTERLY CORNER OF THIS TRACT;
THENCE N73°02'55"E, ALONG THE NORTH BOUNDARY OF SAID TRACT 1-D, 142.92' TO A 1/2" REBAR WITH CAP No. 6998;
THENCE S17°19'44"E, ALONG THE EASTERLY BOUNDARY OF SAID TRACT 1-D, 132.36' TO A 1/2" REBAR WITH CAP No. 4405;
THENCE S17°16'26"E, ALONG SAID EASTERLY BOUNDARY, 646.23' TO A 1/2" REBAR WITH CAP No. 4405;
THENCE S17°15'03"E, ALONG THE EASTERLY BOUNDARY OF SAID TRACTS 1-D & 1-C, 805.00' TO A 1/2" REBAR WITH CAP No. 6998;
THENCE S17°15'03"E, ALONG THE EASTERLY BOUNDARY OF SAID TRACT 1-B, 488.64' TO A 1/2" REBAR WITH CAP No. 4405;
THENCE S17°11'29"E, 181.47' TO A 5/8" REBAR MARKING AN ANGLE POINT ON THE EASTERLY LINE OF THIS TRACT;
THENCE N66°27'35"E, 17.27' TO A 5/8" REBAR;
THENCE S17°13'24"E, 602.92' TO A POINT ON THE EASTERLY LINE OF SAID TRACT 1-A, MARKED BY A 1/2" REBAR WITH CAP No. 4405;
THENCE S17°15'12"E, ALONG SAID EASTERLY BOUNDARY OF TRACT 1-A, 150.91' TO A 5/8" REBAR;
THENCE S17°15'40"E, 179.90' TO THE POINT AND PLACE OF BEGINNING.

SAID TRACT CONTAINS 13.348 ACRES, MORE OR LESS, AND IS MORE FULLY SHOWN ON A PLAT OF SURVEY ENTITLED "PLAT OF ECO SECO SUBDIVISION" BY MITCHEL K. NOONAN, NMPLS No. 6998, DATED FEB. 14, 2000, HAVING PROJECT No. C-1152e.

SHEET 1 OF 3


SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413


DATE (S): FEB. 14, 2000 PROJECT No. C-1152e

453014

# PLAT OF ECO SECO SUBDIVISION

BEING TRACTS 1-A &1-D OF THE ALTHOUSE/KENNEY LOT SPLIT AND TRACTS 1-B & 1-C OF THE ALTHOUSE/KENNY LOT LINE ADJUSTMENT AND TRACT 2 OF THE B&L TAPIA REPLAT, BEING SITUATE WITHIN A PORTION OF SMALL HOLDING CLAIM No. 1183, IN SECTIONS 21 & 28, T.17 N., R.9 E., N.M.P.M., NEAR SANTA FE, SANTA FE COUNTY, NEW MEXICO.

CONTAINING 13.348 Ac± TOTAL




| DRAINAGE EASEMENT DATA | | |
|---|---|---|
| No. | BEARING | DISTANCE |
| A | S17°12'18"E | 156.48' |
| B | S37°37'54"W | 98.08' |
| C | S55°58'33"W | 22.04' |
| D | S89°18'24"W | 24.08' |
| E | S17°13'09"E | 142.31' |
| F | S17°08'54"E | 165.71' |
| G | S30°37'27"W | 46.78' |
| H | S50°59'33"W | 44.95' |
| I | S26°43'13"W | 43.61' |
| J | S45°21'05"W | 40.52' |
| K | S17°16'25"E | 1.73' |
| L | S17°13'24"E | 82.35' |
| M | S17°44'41"W | 63.12' |
| N | S27°24'27"W | 78.30' |
| O | S08°07'48"W | 54.61' |
| P | S17°13'06"W | 19.40' |
| Q | S12°31'44"E | 57.62' |

LEGEND:

- ● FOUND SURVEY MONUMENT AS INDICATED
- ○ SET NO. 4 REBAR WITH CAP No. 6998
- ⊕ USGLOS OR BLM BRASS CAP OR GOV. STONE
- ◦ CALCULATED POINT
- – – – – EDGE OF EASEMENT
- ····· EDGE OF ROAD
- —E— ELECTRIC LINE
- T TELEPHONE PEDESTAL
- UTILITY POLE WITH OVERHEAD LINE AND GUY
- ARROYO OR ACEQUIA OR DITCH
- —×— WIRE FENCE LINE
- G GAS METER
- SANTA FE CONTROL MON.
- EM ELECTRIC METER
- TR ELECTRIC TRANSFORMER

NOTE:

ALL EASEMENTS ARE PRIVATELY OWNED EASEMENTS - DEDICATED FOR PUBLIC USE.

NOTES:

1. BASIS OF BEARINGS IS TAKEN DIRECTLY FROM A PLAT OF SURVEY ENTITLED "LOT SPLIT FOR ROBERT C. ALTHOUSE & NANCY B. KENNY" BY MITCHEL K. NOONAN, NMPLS No. 6998, DATED MARCH 22, 1999, HAVING PROJECT No. C-1152, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 417, PAGES 045-048.
2. RECORD DEED IS A WARRANTY DEED FROM TONY & HELEN MONTANO (GRANTOR) TO ROBERT ALTHOUSE AND NANCY KENNEY (GRANTEE) DATED MAY 06, 1993 AND IS FILED AT THE COUNTY CLERK'S OFFICE IN BOOK A921, PAGE 836.
3. REFER TO PLAT OF SURVEY (A LOT LINE ADJUSTMENT) ENTITLED "PLAT FOR ROBERT ALTHOUSE & NANCY KENNEY" BY JUAN A. FLORES, N.M.P.L.S. No. 10830, DATED FEB. 28, 1993, HAVING PROJECT No. 92310, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 246, PAGE 037 AS REC. No. 811,111 ON APRIL 20, 1993.
4. EXISTING 15' ACCESS EASEMENT WITHIN LOT SPLIT TRACTS (ADJOINING WEST PROPERTY LINE) ARE SHOWN ON A PLAT OF SURVEY FOR EDWIN T. & TOMASITA M. HANSEN, BY JUAN A. FLORES, N.M.P.L.S. No. 10830, RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 229, PAGE 032 AS REC. No. 754,759.
5. EXISTING 15' ACCESS EASEMENT ADJOINING THE WEST SIDE OF THE WEST PROPERTY LINE IS GRANTED ON A PLAT OF SURVEY ENTITLED "B & L TAPIA REPLAT" BY GEORGE RIVERA, N.M.P.L.S. No. 3149, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 69, PAGE 15, AS REC. No. 439,446 ON MAY 21, 1979.
6. REFER TO PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT FOR ROBERT C. ALTHOUSE & NANCY B. KENNEY" BY MITCHEL K. NOONAN, NMPLS No. 6998, HAVING PROJECT No. C-1152D, DATED MARCH 22, 1999 AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 417, PAGE 049.
7. REFER TO EASEMENT AGREEMENT BETWEEN ALTHOUSE, SANDOVAL & MONTANOS, RECORDED IN BOOK 1589, PAGE 742, FOR VOIDING OF 8' EASEMENT IN MONTANOS TRACT, AND OPENING 15' EASEMENT FOR PUBLIC USE.
8. REFER TO PUBLIC SERVICE Co. OF N.M. EASEMENT RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 355, PAGE 437.
9. REFER TO PUBLIC SERVICE Co. OF N.M. EASEMENT RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 155, PAGE 398.
10. THESE TRACTS LIE WITHIN OTHER AREAS "ZONE X" (AREAS DETEMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DETERMINED FROM F.E.M.A. F.I.R.M. COMMUNITY-PANEL No. 350069 0175 B EFFECTIVE DATE: NOVEMBER 04, 1988. EXCEPT FOR PORTIONS OF LOT 10, AS SHOWN HEREON.
11. APPROXIMATE ELEVATIONS ARE SCALED FROM USGS 7.5 MIN. SERIES QUADRANGLE MAP "AGUA FRIA" DATED 1951, REVISED 1993.
12. IMPROVEMENTS ARE CURRENT AS OF THE DATE OF THIS SURVEY.
13. ALL EASEMENTS REFERED TO IN TITLE COMMITMENT No. 000299 (SANTA FE ABSTRACT LTD.) OR ARE APPARRENT FROM VISUAL INSPECTION ARE DELINEATED HEREON.
14. ALL DRAINAGE EASEMENTS SHOWN HEREON WERE DESIGNED AND CALCULATED BY ROBERT ALTHOUSE, OWNER OF THE LANDS SHOWN HEREON. SOUTHWEST MOUNTAIN SURVEYS HOLDS NO RESPONSIBILITY FOR ANY MIS-CALCULATIONS INVOLVED WITH PLACEMENT OF OR DESIGN OF THE DRAINAGE EASEMENTS.
15. REFER TO SALE of EASEMENT AGREEMENT, MONTANO TO ALTHOUSE, FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 1119, PAGES 827-828, ON SEPT. 15, 1995 AS REC. No. 918,442.
16. REFER TO EASEMENT AGREEMENT BETWEEN ALTHOUSE, MONTANO & SANDOVAL, FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN Bk. 1589, Pg. 742.
17. THERE SHALL BE NO FURTHER SUBDIVISION OF ANY LOT IN THIS SUBDIVISION WHICH WILL CREATE ANY LOTS SMALLER THAN APPROXIMATELY ONE ACRE.
18. THE STATED ROADWAY EASEMENT 50' WIDE INCLUDES AREAS SET ASIDE FOR ROADWAY (ROAD SURFACE) AT 22 FEET WIDE WITH UTILITY EASEMENT AND GREENBELT AT 28 FEET WIDE.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO ROBERT C. ALTHOUSE, NANCY B. KENNEY, CAROL CARNES, MARK RENDLEMAN, HARVEY Jr. & GRACIELA MONROE AND HARVEY Sr. & ELIZABETH MONROE THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON FEB. 05, 1996 AND MARCH 22, 1999 AND THEY MEET OR EXCEED THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SUVEYORS PRACTICING IN THE STATE OF NEW MEXICO.

MITCHEL K. NOONAN — N.M.P.L.S. No. 6998

MITCHEL K. NOONAN NEW MEXICO 6998 REGISTERED PROFESSIONAL LAND SURVEYOR

RURAL ADDRESSING DIRECTOR — DATE

COUNTY OF SANTA FE )
) SS
STATE OF NEW MEXICO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE ____ DAY OF _____ A.D. 20____, AT _____ O'CLOCK _____M AND WAS DULY RECORDED IN PLAT BOOK _____ PAGE _____, OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY

SHEET 2 OF 3


SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413


DATE (S): FEB. 14, 2000 PROJECT No. C-1152e

INDEXING INFORMATION FOR COUNTY CLERK

1. DEEDED OWNER - ALTHOUSE & KENNEY
2. S.H.C. 1183, SEC. 21 & 28, T17N, R9E
3. ECO SECO SUBDIVISION

| Eco Seco Subdivision-Gross & Net Lot Sizes | | | | |
|---|---|---|---|---|
| | (net size does not include any road surface) | | | |
| LOT NO. | GROSS ACRES | LOT LENGTH(ft.) | ROAD SURFACE WIDTH (ft.) | NET ACRES |
| 1 | 1.199 | 325.00 | 15 | 1.087 |
| 2 | 1.139 | 322.73 | 15 | 1.028 |
| 3 | 1.002 | 358.60 | 15 | 0.879 |
| 4 | 0.891 | 266.93 | 15 | 0.799 |
| 5 | 0.89 | 263.25 | 15 | 0.799 |
| 6 | 1.001 | 166.72 | 24 | 0.909 |
| 7 | 1.01 | 355.40 | 9 | 0.937 |
| 8 | 1.01 | 354.90 | 9 | 0.937 |
| 9-TRACK 1-C | 2.503 | 760.00 | 15 | 2.241 |
| 10-TRACK1-D | 2.703 | 824.33 | 15 | 2.419 |
| | | | | |
| TOTAL ACRES | 13.348 | | | |
| AVERAGE AC. PER LOT | | 1.33 | | |

453015


ECO SECO SUBDIVISION
Eco-Logical Communities, Inc. ph: 505-424-0546
815 Camino Don Emilio fax 505-984-9186
Santa Fe, NM 87501 mobile: 920-4537


N/F MARK RENOLEMAN

N/F ALTHOUSE KENNEY*

TRAM PAS

ARROYO LAS

10*

N/F JOE VELA

* LOTS 9&10 FILED 5/30/99 PL. BK. 417 P. 45-48. INCLUDED HEREIN BECAUSE OF SERIAL SUBDIVISION LAW.

N/F HARVEY MONROE*

8

9*

7

6

5

N/F PETE MARTINEZ

4

3

2

1

100'

200'

RIDGETOP TRAIL

COMMUNITY WELL

LEACHFIELD FREE ZONE - 200' RADIUS

SEPTIC FREE ZONE - 100' RADIUS

RECREATION/PARK DEEDED TO HOA.

N/F ALTHOUSE/CARNES

CAMINO TRES ARROYOS

COMMUNITY POOL AND FIRE STORAGE (25,000 GAL.) FIRE SPRINKLERS REQIRED IN RESIDENCES.

N/F SANDOVAL

SEE RETAINING WALL SECTIONS.

N/F MONTANO

COYOTE RIDGE ROAD

CAMINO DON EMILIO

WEST ALAMEDA

LEGEND

- LEACH FIELD AREA (POSSIBLE)
- 1 POSSIBLE BUILDING ENVELOPE
- COMMUNITY WELL
- ACCESS ROAD
- DRAINAGE AND PEDESTRIAN EASEMENT
- OPEN SPACE
- RECREATION AND PARK EASEMENT
- RIDGETOP TRAIL

N.

# ECO SECO DEVELOPMENT PLAN

SCALE: 1" = 100 FEET (0' 100')

# ECO-SECO SUBDIVISION

CONTENTS:


PAGE 1. DEVELOPMENT PLAN/ SEPTIC PLAN
2. WATER SYSTEM PLAN
3. ROAD PLAN/TERRAIN MANAG.
4. " "
5. UTILITY/FIRE PROTECTION PLAN
6.-8. FINAL PLAT
9. RETAINING WALL SEC.
10. PRIVACY AND RETAINING WALL ELEVATIONS


DRAWN RCA

5/5/99
9/13/99 REV.
2/26/00 REV.

NM LAND SOLUTIONS LLC

915 Mercer Street
Santa Fe, New Mexico 87505
Phone: 505-983-5588
E-mail: victoria@jwsiebert.com
nathan@jwsiebert.com wayne@jwsiebert.com
Website: NMLandSolutions.com

**Date:** February 11, 2026

**To:** Alexa Hemple

**From:** Victoria Dalton

**Re:** Response to Comments Case #2025-11270 (Camino don Emilio FT)

Ms. Hemple,

Please find the response to secondary review comments (green text from 2/3 DRT memo) for the subject case for placement on the Planning Commission agenda.

1. Provide a draft of appropriate well sharing permit from the State of New Mexico

**Response:** *A draft copy of the appropriate well sharing permit is included with this response.*

2. Provide a draft copy of appropriate documentation of conveyance along with an affidavit with the county clerk containing the following: (i) a legal description of the property being transferred; and (ii) a statement that the transferor has not made any other transfers of anyother lots to the person receiving it that would require the filing of an affidavit pursuant to this section. (SFCC 1987 14-3.7(F)(2)(b))

**Response**: *A copy of the family transfer affidavits is included with this response.*

3. Delete note #5 currently on plat. "City approval of this plat does not alter or remove any easements, restrictions, or reservation of record pertaining to the land herein described. "This plat is granting new easements so this note should not be included.

**Response:** *Note 5 has been removed, a revised version of the plat is included with this response.*

4.The firm Map number is incorrect on Note 3 for the flood statement. It should be 35049C0411E

**Response:** *The note has been revised to reflect the correct Firm Map number.*

Please feel free to call if you have any questions.

Sincerely,
*Victoria Dalton*
Victoria Dalton
NM Land Solutions LLC

Attachments:

Draft well permit to add two additional household
Family Transfer affidavits and legal description
Revised plat

# FAMILY TRANSFER AFFIDAVIT

**STATE OF NEW MEXICO**

**} ss**

**COUNTY OF Santa Fe County**

**I,** Nancy Hoffman **, do hereby swear or**

**Affirm that I am the** Mother
**(mother, father, grandmother, grandfather)**

**of** Julia Hoffman **, to whom I desire to**

**convey or have conveyed the following described property:**
**(insert or attach legal description)**

**I further assert or affirm that I have not sold or given** Julia Hoffman

**(insert name of grantee)**

_____**any other parcel within the City of Santa Fe under**

**the provisions of the City Land Use Code regulating Family Transfer**

**land divisions.**

_____
**Signatur**

VICTORIA M. DALTON
Notary Public
State of New Mexico
Comm. # 1061856
My Comm. Exp. May 23, 2027

**SUBSCRIBED AND SWORN to before me this ___ day of _____, 2026.**

**My Commission Expires:**

_____
**NOTARY PUBLIC**

_____

Legal Description of Tract A-3 Lot -2 Camino Don Emilio

Being a portion of and lying within Tract A-3 as recorded in the office of the Santa Fe County clerk in plat book 719, pg. 29 on a plat entitled "FAMILY TRANSFER LAND DIVISION AND LOT LINE ADJUSTMENT AND BOUNDARY SURVEY PLAT OF CAMINO DON EMILIO PROPERTY PREPARED FOR THE ESTATE OF TONY SANDOVAL" BY Paul A. Armijo nmpls# 13604 within the City and County of Santa Fe, New Mexico And being more particularly described as follows:

Commencing at the southwest property corner of the original Tract A-3 as hereon described; thence from said point and place of beginning N 18°25'37" W, 358.19' along the western boundary line of the original Tract A-3 to the an angle point on said western boundary; thence continuing on N 18°35'02" W, 35.60' to the northwest property corner of Tract A-3 Lot-2: thence N 71°25'10" E, 137.61' to the northeast property corner of Tract A-3 Lot-2; thence along eastern boundary line of the Tract A-3 Lot-2 on S 18°34'50" E, 397.41' to the southeast property corner of Tract A-3 Lot-2 to the southern boundary line of the original Tract A-3; thence continuing on said southern boundary line S 72°54'57" W, 138.62' to the point and place of beginning.

Containing 1.254 ac. all as more fully shown as Tract A-3 Lot 2 on the "FAMILY TRANSFER LAND DIVISION OF TRACT A-3 FOR NANCY HOFFMAN" subject to approval and recordation by the City of Santa Fe.

# FAMILY TRANSFER AFFIDAVIT

**STATE OF NEW MEXICO**

**} ss**

**COUNTY OF Santa fe County**

**I,** Nancy Hoffman **, do hereby swear or**

**Affirm that I am the** Mother
**(mother, father, grandmother, grandfather)**

**of** Jordan Hoffman **, to whom I desire to**

**convey or have conveyed the following described property:**
**(insert or attach legal description)**

**I further assert or affirm that I have not sold or given** Jordan Hoffman

**(insert name of grantee)**

_____**any other parcel within the City of Santa Fe under the**

**provisions of the City Land Use Code regulating Family Transfer land divisions.**

Nancy Hoffman
**Signature**

VICTORIA M. DALTON
Notary Public
State of New Mexico
Comm. # 1061856
My Comm. Exp. May 23, 2027

**SUBSCRIBED AND SWORN to before me this ___ day of _____, 2026**

**My Commission Expires:**

**NOTARY PUBLIC**

Legal Description of Tract A-3 Lot -3 Camino Don Emilio

Being a portion of and lying within Tract A-3 as recorded in the office of the Santa Fe County clerk in plat book 719, pg. 29 on a plat entitled "FAMILY TRANSFER LAND DIVISION AND LOT LINE ADJUSTMENT AND BOUNDARY SURVEY PLAT OF CAMINO DON EMILIO PROPERTY PREPARED FOR THE ESTATE OF TONY SANDOVAL" BY Paul A. Armijo nmpls# 13604 within the City and County of Santa Fe, New Mexico And being more particularly described as follows:

Commencing at the northwest property corner of the original Tract A-3 as hereon described; thence from said point and place of beginning N 72°52'08" E, 147.06' along the northern boundary line of the original Tract A-3 to the northeast property corner of the original Tract A-3 as described above: thence S 17°05'51" E, 367.61' to a point on the eastern boundary line of the original Tract A-3 as described above; thence leaving the eastern boundary line of the Tract A-3 as described above on S 73°01'15" W, 149.37' along a new division line to the western boundary line of the original Tract A-3; thence continuing on said western boundary line N16°44'13" W, 367.18' to the point and place of beginning.

Containing 1.250 ac. all as more fully shown as Tract A-3 Lot 3 on the "FAMILY TRANSFER LAND DIVISION OF TRACT A-3 FOR NANCY HOFFMAN" subject to approval and recordation by the City of Santa Fe.

Legal Description of Tract A-3 Lot -1 Camino Don Emilio

Being a portion of and lying within Tract A-3 as recorded in the office of the Santa Fe County clerk in plat book 719, pg. 29 on a plat entitled "FAMILY TRANSFER LAND DIVISION AND LOT LINE ADJUSTMENT AND BOUNDARY SURVEY PLAT OF CAMINO DON EMILIO PROPERTY PREPARED FOR THE ESTATE OF TONY SANDOVAL" BY Paul A. Armijo nmpls# 13604 within the City and County of Santa Fe, New Mexico And being more particularly described as follows:

Commencing at the southeast property corner of the original Tract A-3 as hereon described; thence from said point and place of beginning S 72°54'57" W, 136.21' along the southern boundary line of the original Tract A-3 to the southwest property corner of Tract A-3 Lot-1: thence N 18°34'50" E, 397.41' to a point on the western boundary line of Tract A-3 Lot-1; thence along western boundary line of the Tract A-3 Lot-1 on S 71°25'10" W, 137.61' to a point on said western boundary; thence N 18°35'20" W, 131.87' to a point on said western boundary; thence N 16°44'13" W, 8.38' to the northwest property corner of Tract A-3 Lot-1; thence N 73°01'15" E, 149.37' to the eastern boundary line of the original Tract A-3; thence continuing on said eastern boundary line S 17°05'51" E, 8.30'; thence continuing along said eastern boundary line on N 73°01'35" E, 125.40' to the northeast property corner of Tract A-3 Lot-1; thence along a portion of the original Tract A-3 eastern boundary line on S 18°28'45" E, 525.18' to the point and place of beginning.

Containing 2.087 ac. all as more fully shown as Tract A-3 Lot 1 on the "FAMILY TRANSFER LAND DIVISION OF TRACT A-3 FOR NANCY HOFFMAN" subject to approval and recordation by the City of Santa Fe.

File No.

# NEW MEXICO OFFICE OF THE STATE ENGINEER

## APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS IN ACCORDANCE WITH SECTIONS 72-12-1.1, 72-12-1.2, OR 72-12-1.3 NEW MEXICO STATUTES

For fees, see State Engineer website: http://www.ose.state.nm.us/

### 1. APPLICANT(S)

| | |
|---|---|
| Name: check if Owner ☐ check if User* ☑<br>Nancy Hoffman | Name: check if Owner ☐ check if User* ☐ |
| Contact or Agent: check if Agent ■<br>Victoria Dalton-NM Land Solutions LLC | Contact or Agent: check if Agent ☐ |
| Mailing Address:<br>875 Camino don Emilio | Mailing Address: |
| City:<br>Santa Fe | City: |
| State: New Mexico Zip Code: 87507 | State: Zip Code: |
| Phone: (505) 690-1599 ☐ Home ■ Cell<br>Phone (Work): | Phone: ☐ Home ☐ Cell<br>Phone (Work): |
| E-mail (optional):<br>victoria@jwsiebert.com | E-mail (optional): |

☐ Check here if existing well. Enter OSE File No. _____

Note: if there is known artesian conditions, contamination or high mineral content at the drilling location check box and attach form WD-09 to this form. ☐

**2. WELL LOCATION Required:** Coordinate location must be New Mexico State Plane (NAD 83), UTM (NAD 83), or Lat/Long (WGS84). You may use a GPS, Google Earth or OSE POD Location maps to estimate location. District II (Roswell) and District VII (Cimarron) applicants must also provide PLSS!

| | | | | | |
|---|---|---|---|---|---|
| NM State Plane (NAD83) - In feet | NM West Zone ☐<br>NM Central Zone ☐<br>NM East Zone ☐ | X (in feet): 409976.9<br>Y (in feet): 3948389.2 | | | |
| UTM (NAD83) - In meters | UTM Zone 13N ☐<br>UTM Zone 12N ☐ | Easting (in meters):<br>Northing (in meters): | | | |
| Lat/Long (WGS84) - To 1/10th of second<br>☐ Check if seconds are decimal format | Lat: 35.675280 | deg | min | sec | |
| | Long: -105.994760 | deg | min | sec | |

Other Location Information (complete the below, if applicable):

PLSS Quarters or Halves: SE Q64: SE Q16 : NW Q4 Section: 28 Township: 17N Range: 9E

County: Santa Fe

Land Grant Name (if applicable):

Lot No: Block No: Unit/Tract: A-3 Subdivision:

Hydrographic Survey: Map: Google Earth Tract:

Other description relating well to common landmarks, streets, or other:
Existing well permit and well log

***Well is on Land Owned by (Required):** Nancy Hoffman

*Any application for which the Applicant is not the landowner must be accompanied by a signed written consent of the land owner pursuant to 19.27.5.9(B) NMAC

FOR OSE INTERNAL USE

Application for Permit, Form wr-01, Rev 1/30/2024

| | | |
|---|---|---|
| File No.: | Trn. No.: | Receipt No.: |
| Well Tag ID No. (if applicable): | Sub-Basin: | Log Due Date: |

**3. PURPOSE OF USE: CHECK THOSE THAT APPLY**

- ☐ Domestic use for one household
- ☐ Livestock watering
- ■ Domestic use for more than one household. Number of households 3 Complete and attach form WR-01m "MULTIPLE home-owner info"
- ☐ Drinking and sanitary uses that are incidental to the operations of a governmental, commercial, or non-profit facility
- ☐ Prospecting, mining or drilling operations to discover or develop natural resources
- ☐ Construction of public works, highways and roads
- ☐ Domestic use for one household and livestock watering
- ☐ Domestic use for multiple households and livestock watering _____ Complete and attach form WR-01m "MULTIPLE home-owner info"
- ☐ Domestic well to accompany a house or other dwelling unit constructed for sale
- ☐ New well (with new purpose)
- ☐ Amend purpose of use on existing well
- ■ No change in purpose

**4. WELL INFORMATION: CHECK THOSE THAT APPLY** ■ Existing Well ☐ Known Artesian

File Information: (If existing well, provide OSE no. & indicate below if well is to be replacement, repaired or deepened, or supplemental. If new well, leave blank, as OSE must assign no.)

| | |
|---|---|
| OSE Well No.(If Existing) RG 75136 | New Well No. (provided by OSE) |
| **Well Driller Name:** Oasis Water Well Drilling | **Well Driller License Number:** 790 |
| Approximate Depth of Well (feet): 430 feet | Outside Diameter of Well Casing (inches): 4.5 |

| | | |
|---|---|---|
| ☐ Replacement well<br>(List all existing wells if more than one): | ☐ Repair or Deepen:<br>☐ Clean out well to original depth<br>☐ Deepen well from _____ to _____ ft.<br>☐ Other (Explain): | ☐ Supplemental well<br>(List OSE No. for all wells this will supplement): |

**5. ADDITIONAL STATEMENTS OR EXPLANATIONS (Use additional sheets if necessary)**

Amend current permit from domestic use for one household to domestic use for water supply to three households

**ACKNOWLEDGEMENT**

I, We (name of applicant(s)), Nancy Hoffman
Print Name(s)

affirm that the foregoing statements are true to the best of (my, our) knowledge and belief.

VICTORIA M. DALTON
Notary Public
State of New Mexico
Comm. # 1061856
My Comm. Exp. May 23, 2027

Applicant Signature

Applicant Signature

**ACTION OF THE OFFICE OF THE STATE ENGINEER (FOR OSE USE ONLY)**

This application is approved subject to the attached general and specific conditions of approval.

Witness my hand and seal this _____ day of _____ 20 _____, for the New Mexico State Engineer,

By: _____ _____
Signature Print

FOR OSE INTERNAL USE

Well Tag ID Issued? ☐ Yes ☐ No

Application for Permit, Form wr-01, Rev 1/30/2024

| File No.: | Trn No.: | Well ID Tag No.: |
|---|---|---|

Page 2 of 2

# NEW MEXICO OFFICE OF THE STATE ENGINEER
## APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS
## IN ACCORDANCE WITH SECTIONS 72-12-1.1, 72-12-1.2, AND 72-12-1.3 NEW MEXICO STATUTES

### INSTRUCTIONS

1. The application shall be made in the name of the actual user of the well while indicating the owner's name and checking correct boxes in the application, include the agent name if submitting on behalf of the applicant.

2. The application shall be filed with the appropriate filing fee.

3. A separate application must be filed for each well to be drilled or used. You may use a GPS, Google Earth or the OSE POD locations map to estimate drilling location.

4. If well to be used is an existing well, an explanation (and the file number, if possible) should be given under Additional Statements or Explanations (Item 5).

**FEE SCHEDULE FOR APPLICATIONS**
**72-12-1.1 (domestic) = $125.00**
**72-12-1.2 (livestock) = $5.00**
**72-12-1.3 (temporary) = $5.00**
**Replacement well = $ 75.00**
**Supplemental well= $125.00**
**Repair or Deepen = $ 75.00**
**Amend Use = $ 75.00**

5. If well is to be used for livestock watering on state or federal land, proof of the following must be included as part of the application; (a) applicant is legally entitled to place his or her livestock on the land where the water is to be used, (b) applicant has been granted access to the drilling site and has permission to occupy the portion of the land as is necessary to drill and operate the well.

6. An application to drill a well on land owned by another person, the state of New Mexico, the federal government, or another entity shall be accompanied by written consent of the landowner pursuant to 19.27.5.9(B) NMAC.

7. For an application for drinking and sanitary uses that are incidental to the operations of a governmental, commercial, or non-profit facility, the applicant shall demonstrate that no alternative water supply is reasonably accessible or available.

8. An application for a 72-12-1.1 domestic well to serve multiple households shall be filed with documentation listing the number of households to be served by the well, the owner's contact information for each household to be served, and a description of the legal lot of record for each household to be served. A copy of a well share agreement may be filed to support the claim that the 72-12-1.1 domestic well will serve more than one household.

9. The Office of the State Engineer requires an application to be filed with a deed or purchase contract and plat of survey on file with the appropriate county.

10. See General Conditions of Approval for more information.

11. Send Application in duplicate to:
Application for permit, well records and requests for information in the following basins should be addressed to the Office of the State Engineer at:

**Bluewater, Estancia, Gallup, Middle Rio Grande, Northern Tularosa, and Sandia Basins**
District No. 1. 5550 San Antonio Dr. NE , Albuquerque, NM 87109 Phone # 505-383-4000

**Capitan, Carlsbad, Casey Lingo, Curry County, Fort Sumner, Hagerman Canal, Hondo, Jal, Lea County, Peñasco, Roswell-Artesian, and Portales Basins**
District No. 2. 1900 West Second St., Roswell, NM 88201 Phone # 575-622-6521

**Animas, Cloverdale, Gila-San Francisco, Hachita, Lordsburg Valley, Mimbres, Mount Riley, Nutt-Hockett, Playas, San Simon, Virden Valley, and Yaqui Basins**
District No. 3. 321 W Spruce St., Deming, NM 88030 Phone # 575-546-2851

**Lower Rio Grande, Southern Tularosa, Hueco, Las Animas Creek, Salt, and Hot Springs Basins**
District No. 4. 1680 Hickory Loop, Suite J, Las Cruces, NM 88005. Phone # 575-524-6161

**San Juan Basin**
District No. 5. 100 Gossett Drive, Suite A, Aztec, NM 87410 Phone # 505-383-4571

**Northern Rio Grande and Upper Pecos Basins**
District No. 6. Bataan Memorial Bldg. Suite 102, PO Box 25102 Santa Fe, NM 87504-5102
Phone # 505-827-6120
**Canadian River, Clayton, and Tucumcari Basins**
District No. 7. P.O. Box 481, 301 East 9th Street, Cimarron, NM 87714 Phone # 575-376-2918

## NEW MEXICO OFFICE OF THE STATE ENGINEER
## APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS
## IN ACCORDANCE WITH SECTIONS 72-12-1.1, 72-12-1.2, or 72-12-1.3 NEW MEXICO STATUTES

### GENERAL CONDITIONS OF APPROVAL

17-A The maximum amount of water that may be appropriated under this permit is _____ acre-feet in any year.

17-B The well shall be drilled by a driller licensed in the State of New Mexico in accordance with Section 72-12-12 NMSA 1978. A licensed driller shall not be required for the construction of a driven well; provided, that the casing shall not exceed two and three-eighths (2 3/8) inches outside diameter (Section 72-12-12).

17-C Driller's well record must be filed with the State Engineer within 30 days after the well is drilled or driven. Well record forms will be provided by the State Engineer upon request, or may be printed from the OSE website at www.ose.state.nm.us, under applications & forms.

17-D The production casing shall not exceed 7 inches outside diameter except under specific conditions in which reasons satisfactory to the State Engineer are shown.

17-E To request a change to the use of water authorized under this permit, the permittee shall file an application with the State Engineer.

17-F An application for a new 72-12-1.1 NMSA 2003 domestic well permit where the proposed point of diversion is to be located on the same legal lot of record as an operational 72-12-1.1 NMSA domestic well shall be treated as an application for a supplemental well and the combined diversion may not exceed the maximum annual diversion permitted.

17-G If artesian water is encountered, the well driller shall comply with all rules and regulations pertaining to the drilling and casing of artesian wells.

17-H The drilling of the well and amount and uses of water permitted are subject to such limitations as may be imposed by a court or by lawful municipal or county ordinance which are more restrictive than the conditions of this permit and applicable State Engineer regulations.

17-I The permittee shall utilize the highest and best technology available to ensure conservation of water to the maximum extent practical.

17-J The well shall be set back a minimum of 50 ft. from an existing well of other ownership unless a variance has been granted by the State Engineer. The State Engineer may grant a variance for a replacement well or to allow for maximum spacing of the well from a source of groundwater contamination. The well shall be set back from potential sources of contamination in accordance with federal, state, and local requirements.

17-K Pursuant to section 72-8-1 NMSA 1978, the permittee shall allow the State Engineer and OSE representatives entry upon private property for the performance of their respective duties, including access to the ditch or acequia to measure flow and also to the well for meter reading and water level measurement.

17-L The permit is subject to cancellation for non-compliance with the conditions of approval or if otherwise not exercised in accordance with the terms of the permit.

17-M The right to divert water under this permit is subject to curtailment by priority administration as implemented by the State Engineer or a court.

17-N In the event of any change of ownership to this permit the new owner shall file a change of ownership form with the State Engineer in accordance with Section 72-1-2.1 NMSA 1978.

17-O This well permit shall automatically expire unless the well is completed and the well record is filed with the State Engineer within one year of the date of issuance of the permit.

17-P The well shall be constructed, maintained, and operated to prevent inter-aquifer exchange of water and to prevent loss of hydraulic head between hydrogeologic zones.

17-Q The State Engineer retains jurisdiction over this permit.

17-R The State Engineer shall supply a well identification tag for the well driller to firmly affix to the well casing or cap with a steel band upon completion in accordance with Subsection M of 19.27,4.29 NMAC. The permit holder is responsible for maintaining the well identification tag.

# NEW MEXICO OFFICE OF THE STATE ENGINEER

***ATTACHMENT to WR-01 MULTIPLE HOUSE DOMESTIC WELL-OWNER INFORMATION FORM***

Identify all users on the well, homeowner's name, contact information and lot legal description below:

| Owner Name and Contact Information | Lot Legal Description |
|---|---|
| Nancy Hoffman | Tract A-3, Lot 1 |
| Jordan Hoffman | Tract A-3, Lot 3 |
| Julia Hoffman | Tract A-3, Lot 2 |
| | |
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FOR OSE INTERNAL USE

Form wr-01m (Version 10/29/2020)

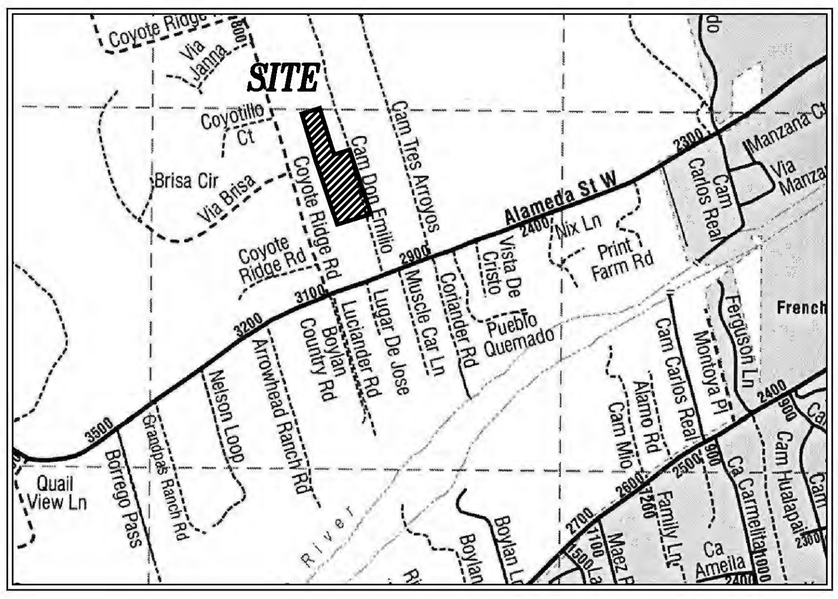
MULTIPLE WELL OWNER INFORMATION

| File Number: | Trn Number: |
|---|---|
| Trans Description (optional): | |

City of Santa Fe, New Mexico

# Attachment C-2
## Proposed Plat

1. Subdivision Plat
2. Engineering Plans




VICINITY MAP (NTS)

## LEGEND AND NOTES

- ◉ DENOTES SANITARY SEWER MANHOLE
- ● DENOTES POINT FOUND AS NOTED
- ○ DENOTES POINT TO BE SET THIS SURVEY
- ∘ DENOTES POINT CALCULATED
- △ DENOTES UTILITY AS NOTED
- — — — — — — — — DENOTES EDGE OF ACCESS AND UTILITY EASEMENT
- -+-+-+-+-+-+-+-+-+-+-+-+- DENOTES FENCELINE
- —·—·—·—·—·—·—·—·— DENOTES BUILDABLE AREA
- ---------- DENOTES SETBACKS FRONT 20',SIDE 5',REAR 15'

1. BASIS OF BEARING IS FROM "FAMILY TRANSFER LAND DIVISION AND LOT LINE ADJUSTMENT AND BOUNDARY SURVEY PLAT OF THE CAMINO DON EMILIO PROPERTY PREPARED FOR THE ESTATE OF TONY SANDOVAL"
   BY PAUL A. ARMIJO NMPLS# 13604,
   AND BEING FILED IN THE OFFICE OF THE SANTA FE
   COUNTY CLERK IN BK. 719, PG. 029,
   RECORD DATA SHOWN IN ( ).
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.
   PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat we grantee for the common and joint use of:
A. Public Service Company of New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment a1d related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company (NMGCo.) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. Xfinity &/or Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
E. City of Santa Fe (public water and private sewer) for the installation, maintenance, and service of
lines and other equipment and facilities reasonably necessary to provide services to Public Utility
Easements.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, within
the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes
described above, together with free access to, from, and over said easements, with the right and
privilege of going upon, over and across adjoining lands of Granter for the purpose set forth herein
and with the right to utilize the right of way and easement to extend services to customers of
Grantee, including sufficient working area space for electric transformers, with the right and privilege
to trim and remove trees, shrubs, or bushes which interfere with the purposes set forth herein. No
building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other
structure shall be erected or constructed on said easements, nor shall any well be drilled or
operated thereon.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of
transformer /switchgear dears and five (5) feet on each side.

A. QWEST CORP. d/b/a CENTURYLINK QC for installation, maintenance and service of all buried and
aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures. This plat
has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the development.

UTILITY DISCLAIMER:
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

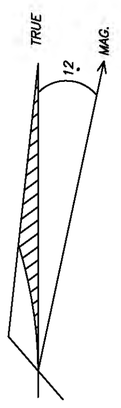
## UTILITIES APPROVAL

NEW MEXICO GAS COMPANY DATE

PNM ELECTRIC SERVICES DATE

QWEST CORP. d/b/a/ CENTURYLINK QC DATE

COMCAST DATE




NORTH

SCALE 1"=50'

50' 50'

## NOTICE

THIS SUBDIVISION HAS BEEN APPROVED PURSUANT TO THE INHERITANCE AND FAMILY TRANSFER PROVISIONS OF THE CITY OF SANTA FE CODE. PROCEDURES FOR INHERITANCE AND FAMILY TRANSFER SUBDIVISION IMPROVEMENTS ARE SIGNIFICANTLY DIFFERENT THAN FOR OTHER TYPES OF SUBDIVISIONS. NO SALE OR LEASE OF ANY LOT DESIGNATED ON THIS SUBDIVISION PLAT SHALL OCCUR WITHIN THREE YEARS OF THE DATE THIS TRANSFER IS LEGALLY MADE. ANY PERSON INTENDEDING TO PURCHASE A LOT WITHIN THIS SUBDIVISION SHOULD CONTACT THE CITY OF SANTA FE LAND USE DIRECTOR. REQUESTS FOR CONSTRUCTION PERMITS ON ILLEGALLY SOLD LOTS SHALL BE DENIED. (14–3.7(F)(3)(5)(b))

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JAN. 24TH, 2025, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP N.M.P.L.S.#11011

NEW MEXICO 11011 SURVEYOR RICHARD A. CHATROOP REGISTERED PROFESSIONAL

## DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES. OTHER EASEMENTS ARE GRANTED AS SHOWN.

THIS DIVISION CONTAINS 4.590 AC.+–, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

by_____
NANCY HOFFMAN OWNER TRACT A–3

STATE OF NEW MEXICO
COUNTY OF SANTA FE SS
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY NANCY HOFFMAN

THIS_____DAY OF_____,2026_____

MY COMMISSION EXPIRES_____NOTARY PUBLIC

COUNTY OF SANTA FE )SS
STATE OF NEW MEXICO )
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20_____, at _____ o'clock _____ m. and was duly recorded in book _____ page_____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine E. Clark
County Clerk, Santa Fe County,N.M.

_____ Deputy

## COUNTY OF SANTA FE REVIEW

_____
COUNTY TREASURER DATE

## SANTA FE CITY APPROVAL, NOTES AND CONDITIONS:

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF 2026, AS CASE NO. 2025–11270

_____
PLANNING COMMISSION CHAIRPERSON DATE

_____
PLANNING COMMISSION SECRETARY DATE

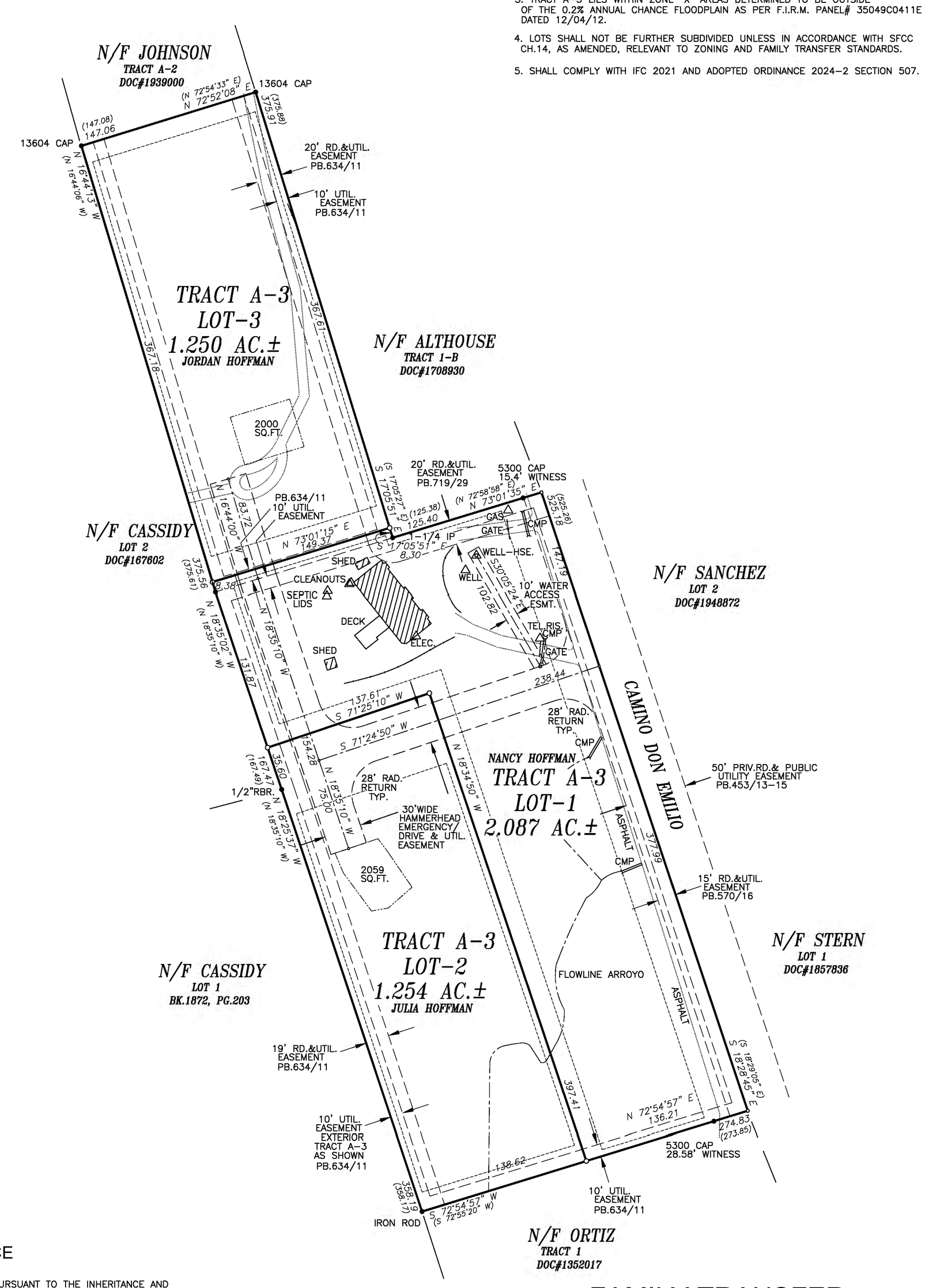
APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14–3.8(7).

_____
CITY PLANNER DATE

_____
CITY ENGINEER FOR LAND USE DATE

## NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
3. TRACT A–3 LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0411E DATED 12/04/12.
4. LOTS SHALL NOT BE FURTHER SUBDIVIDED UNLESS IN ACCORDANCE WITH SFCC CH.14, AS AMENDED, RELEVANT TO ZONING AND FAMILY TRANSFER STANDARDS.
5. SHALL COMPLY WITH IFC 2021 AND ADOPTED ORDINANCE 2024–2 SECTION 507.




# FAMILY TRANSFER LAND DIVISION OF TRACT A-3 FOR NANCY HOFFMAN

*PARCEL# 99304168*

LYING WITHIN PROJECTED SEC. 28, T.17N., R.9E., N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.


*RICK CHATROOP*
*PROFESSIONAL LAND SURVEYOR*
*NEW MEXICO REGISTRATION NO. 11011*
*(505) 470–0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010*


INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: HOFFMAN

LOCATION: LYING WITHIN PROJECTED SEC. 28, T.17N., R.9E., N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

CASE# 2025-11270 875 CAMINO DON EMILIO




## SHEET INDEX:

| SHEET NO. | SHEET TITLE |
|---|---|
| C-1 | EXISTING CONDITIONS- SLOPE ANALYSIS |
| C-2 | DRIVEWAY PLAN AND PROFILE |
| C-3 | CONSTRUCTION DETAILS |


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N

0' 20' 40'

SCALE: 1" =20'

LEGEND

- PROPERTY LINE
- 7900 EXISTING CONTOUR MAJOR
- 7901 EXISTING CONTOUR MINOR
- 01 PROPOSED CONTOUR MINOR
- 7900 PROPOSED CONTOUR MAJOR
- 0%-19.99% SLOPES
- 20%-29.99% SLOPES
- GREATER THAN 30% SLOPES
- SLOPE DISTURBANCE

## DISTURBANCE NOTE

### DISTURBANCE ON NATURAL SLOPES GREATER THAN 30%

1ST OCCURRENCE: ±750 SQ. FT.
2ND OCCURRENCE: ±282 SQ. FT.
3RD OCCURRENCE: ±353 SQ. FT.

### DISTURBANCE ON SLOPES 20%-29.99%

TOTAL BUILDING PAD AREA: 0± SF
TOTAL DISTURBANCE: 0± SF (0%)

## TOPOGRAPHY NOTE

THE EXISTING TOPOGRAPHY SURVEY WAS PROVIDED BY RICK CHATROOP PROFESSIONAL LAND SURVEYOR.

THE DESIGNER AND ENGINEER HAVE NOT FIELD VERIFIED THE PROVIDED TOPOGRAPHY INFORMATION, AND ASSUME NO RESPONSIBILITY OR LIABILITY OF THE PROVIDED TOPOGRAPHY. THE DESIGNER AND ENGINEER'S RESPONSIBILITY IS LIMITED TO THE ENGINEERING WITHIN THE PROVIDED TOPOGRAPHY SURVEY.


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CONSULTING CIVIL ENGINEERS
4434 VALVERDE COURT
P.O. BOX 20364
COLORADO CITY, CO 81019
57 VENTERO RD
P.O. BOX 143
AMALIA, NM 87512
OFFICE: (719) 676-2551


REVISIONS

| DATE | DESCRIPTION |
|---|---|
| | |

AMANDA M. ATENCIO
NEW MEXICO
19213
01/02/26
PROFESSIONAL ENGINEER

| | | DATE |
|---|---|---|
| DESIGN: | PLB | 01/02/26 |
| DRAFTED: | PLB | 01/02/26 |
| APPROVAL: | AMA | 01/02/26 |
| SCALE: | AS SHOWN | |
| SHEET SIZE: | 24 x 36 | |
| FILE: | 150-25-02_Camino Don Emilio_REV2-2.dwg | |

PROJECT NUMBER: 150-25-03

CLIENT CONTACT INFO:

NANCY HOFFMAN

SITE LOCATION:

875 CAMINO DON EMILIO
SANTA FE, NM 87507

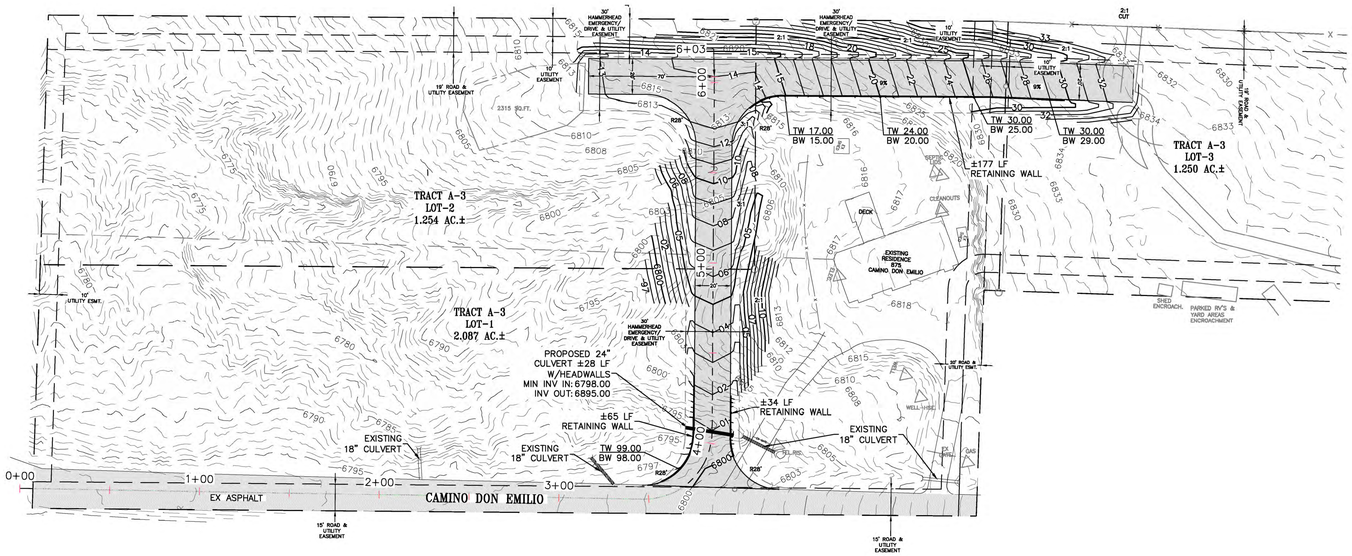
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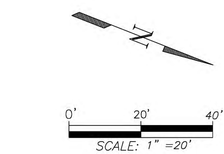
875 CAMINO DON EMILIO DRIVEWAY

SHEET TITLE:

EXISTING CONDITIONS SLOPE ANALYSIS

SHEET NO: C - 1



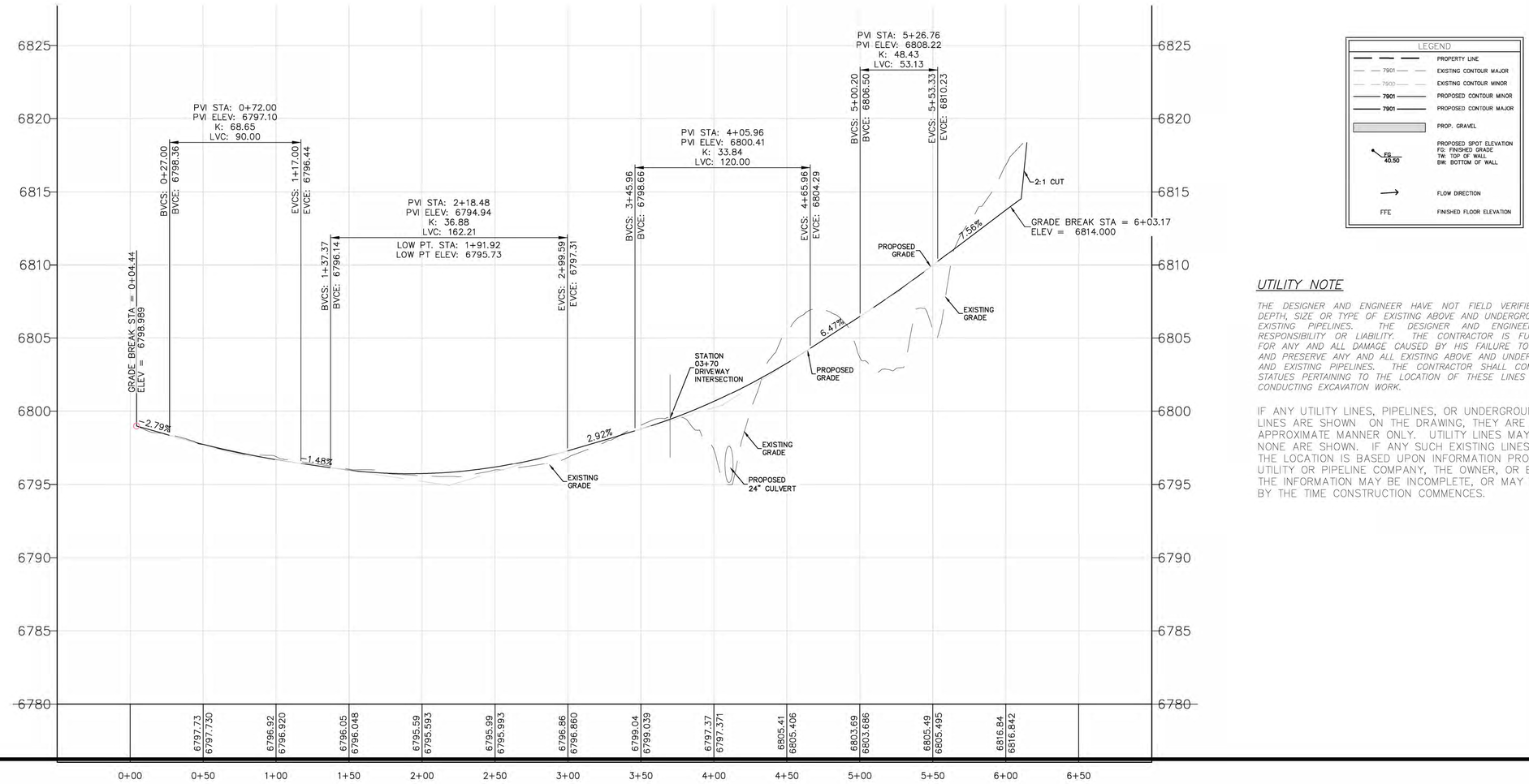




PROFILE SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1" =4'

## EARTHWORK NOTE

CUT: 1832 CY
FILL: 551 CY
NET: 1281 CY (EXPORT)

*COMPACTION FACTOR NOT INCLUDED







## UTILITY NOTE

*THE DESIGNER AND ENGINEER HAVE NOT FIELD VERIFIED THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE DESIGNER AND ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.*

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

Civil Design Group
PO Box 24154, Santa Fe, NM 87502
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Phone: 575-571-5164

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57 VENTERO RD
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REVISIONS

| DATE | DESCRIPTION |
|---|---|
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AMANDA M. ATENCIO
NEW MEXICO
19213
01/02/26
PROFESSIONAL ENGINEER

| | | DATE |
|---|---|---|
| DESIGN: | PLB | 01/02/26 |
| DRAFTED: | PLB | 01/02/26 |
| APPROVAL: | AMA | 01/02/26 |
| SCALE: | AS SHOWN | |
| SHEET SIZE: | 24 x 36 | |
| FILE: | 150-25-02_Camino Don Emilio_REV2-2.dwg | |
| PROJECT NUMBER: | 150-25-03 | |

CLIENT CONTACT INFO:

NANCY HOFFMAN

SITE LOCATION:

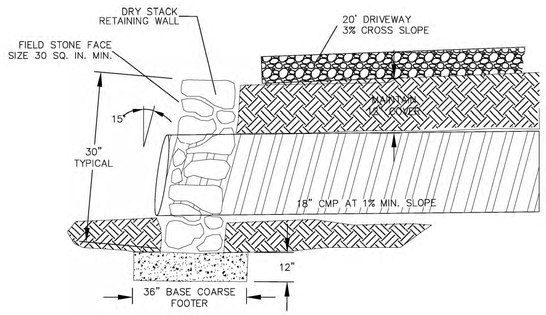
875 CAMINO DON EMILIO
SANTA FE, NM 87507

PROJECT NAME:

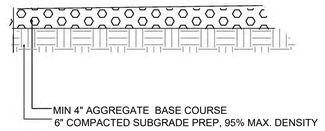
875 CAMINO DON EMILIO
DRIVEWAY

SHEET TITLE:
DRIVEWAY
PLAN AND PROFILE

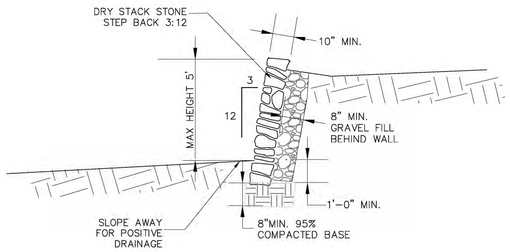
SHEET NO:
C - 2




CULVERT HEADWALL DETAIL
NTS

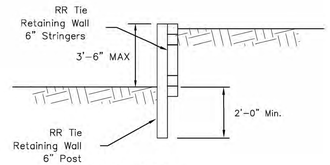



GRAVEL SECTION
NTS

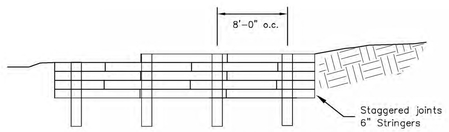



DRY STACK WALL DETAIL
NTS

FOR WALLS TALLER THAN 3'-6"
ROCKS MUST BE HELD IN PLACE
WITH MORTAR.




SECTION
NTS




FRONT VIEW
NTS

RAILROAD TIE RETAINING WALL DETAIL
NTS

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REVISIONS

| DATE | DESCRIPTION |
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AMANDA M. ATENCIO
NEW MEXICO
19213
01/02/26
PROFESSIONAL ENGINEER

| | | DATE |
|---|---|---|
| DESIGN: | PLB | 01/02/26 |
| DRAFTED: | PLB | 01/02/26 |
| APPROVAL: | AMA | 01/02/26 |
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| SHEET SIZE: | 24 x 36 | |
| FILE: | 150-25-02_Camino Don Emilio_REV2-2.dwg | |
| PROJECT NUMBER: | 150-25-03 | |

CLIENT CONTACT INFO:

NANCY HOFFMAN

SITE LOCATION:

875 CAMINO DON EMILIO
SANTA FE, NM 87507

PROJECT NAME:

875 CAMINO DON EMILIO
DRIVEWAY

SHEET TITLE:
CONSTRUCTION
DETAILS

SHEET NO:
C - 3

City of Santa Fe, New Mexico

# Attachment C-3
## County Road Approval

1. Extraterritorial Subdivision Regulations
2. EZC Minutes
3. BCC Minutes

shoulder areas through ditches, swales, ponds or other such natural features, or through the use of curb and gutter as provided for in 3.5.6, infra. Pedestrian sidewalks or paths are required. (See Appendix D).

E. Collectors

A collector has two (2) driving lanes with a turning lane at major intersections. Parking can be allowed on one or both sides of the street when eight (8) foot parking lanes with curb and gutter are provided. It serves 60 to 199 dwelling units or single family lots and/or an average daily traffic volume of 600 to 2000 vehicles. Asphalt paving is required to a minimum depth of four (4) inches. Four (4) foot utility corridors on each side of the roadway are required within a minimum fifty (50) foot right-of-way. Pedestrian sidewalks or paths are required (See 3.5.7 infra.) Drainage shall be provided for in median or shoulder areas through ditches, swales, ponds or other natural features or the use of curb and gutter. (See Appendix D)

F. Local Streets and Roads

1. Local Sub collectors

A subcollector has two (2) driving lanes, four (4) foot utility corridors on each side within a minimum right-of-way of fifty (50) feet. It serves 30-59 dwelling units or lots and an average daily traffic volume of 300 to 600 vehicles. Subcollectors may be gravel roads but paving may be required where density (lots of one half (1/2) acre or less), on-street parking, or continuity of the streetscape demand it. Pedestrian sidewalks or paths are required. (See 3.5.7, infra.)

a. A paved subcollector has an asphalt roadway of twenty-four (24) feet, with a four (4) inch minimum depth of paving and two foot (2') curb and gutters on each roadway edge. (See Appendix D)

b. Gravel subcollectors have a minimum roadway of twenty-four (24) feet with a six (6) inch minimum surface thickness of crushed gravel base course material, provided it can be shown that such minimum thickness is adequate based on sub-grade soil conditions; a plasticity index of 8% to 12% is required. (See Appendix D)

2. Local Lane, Place or Cul-de-sac

a. A place or lane has two (2) driving lanes and serves up to 30 dwelling units, or an average daily traffic volume of 1-300 vehicles. It may be constructed of either gravel or asphalt.

(1) An asphalt lane or place must have a twenty (20) foot roadway with a three (3) inch minimum depth. It has seven (7) feet of parkway on each side of which a minimum of four (4) feet on each side shall be a utility corridor, and a minimum right-of-way of thirty eight (38) feet. Curb and gutter may be required because of lot size, drainage, on-street parking, or control of driveway access. See 3.5.6, infra.

(2) A gravel lane or place must have a roadway of twenty-two (22) feet and a six (6) inch minimum thickness of crushed gravel base course material. It has eight (8) feet of shoulder with drainage on each side and a minimum right-of-way of fifty (50) feet.

b. Cul-de-sacs (dead end streets) are allowed for roads or streets classified as either a lane or place and shall be designed to the appropriate standards.

(1) A cul-de-sac may be either gravel or asphalt and shall be no longer than 500 feet except as provided below. At the closed end there shall be a turn around having a radius of at least 42 feet of driving surface and a minimum right-of-way diameter of 100 feet.

(2) In order to accommodate circumstances such as difficult terrain, large lots (10 acres or more), or cluster subdivisions with large open space tracts, the EZC may allow cul-de-sacs of up to one thousand (1000) feet in length as long as the average daily traffic of 300 vehicles is not exceeded and the County Fire Marshal approves the plan for fire protection and public safety factors.

3. Common Access Roadways

a. It is the intent of these Regulations to require local roads or streets for all subdivisions. However, it is recognized that there are circumstances where provision of a fifty foot right-of-way or of a paved street on a 38 foot right-of-way cannot be achieved. Common access roadway standards may apply in those cases.

b. Common access roadways are allowed for residential subdivisions in the following circumstances:

(1) subdivisions of four (4) lots or less where no through access will be required in the future;

(2) family transfer subdivisions;

(3) subdivisions of parcels less than 120 feet wide which were in existence prior to the adoption of these Regulations.

approval but did not anticipate any problems in that.

There were no other questions nor speakers regarding this case.

Commissioner Anaya moved to approve EZ Case 99-4500 with the conditions and modification of condition one to read "Net barriers not to exceed 100 feet in height." His motion was seconded by Commissioner Van Peski.

Commissioner Alejandro asked whether the diameter of the pole will require adjustment due to the height increase. Mr. Walters said he would prefer condition two is eliminated entirely. He said a company that specializes in this type of netting will engineer the project and will meet whatever requirements to support the height of the net. Mr. Catanach said he would prefer not seeing the wood poles that currently exist there.

Commissioner Anaya recommended advising the applicant to advise his engineer that the county prefers to see fewer support poles.

**Commissioner Anaya revised his motion to approve the request with conditions one, three, four and five. The revised motion passed by majority [3-2 voice vote] with Commissioners Anaya, Van Peski and Medrano voting for and Commissioners Mier and Alejandro against.**

**EZ CASE S 99-4010. Eco Seco Subdivision. Rob Althouse, agent for Ecological Design Group, request preliminary plat and development plan approval of the Eco Seco Subdivision, a ten-lot residential subdivision on 13 acres. The requests includes a variance to off-site and on-site road easements and driving surface width and a variance to the community sewer requirements for subdivisions with lots less than one acre in size. The property is located off West Alameda, within Sections 21 & 28, Township 17 North, Range 9 East within the two-mile EZ District.**

Chairman Long recited the caption and Mr. Abeyta provided the summary of the staff report as follows:

> "This land was previously subdivided by the applicant into four 2.5 acre tracts. The developer is no re-platting the property to create 1- lots on 13.1 acres. The property is located within the Santa Fe Urban area where the minimum lot size is one acre when a community water system is utilized. The applicant is requesting preliminary plat and development plan approval."

He indicated that the application was reviewed for density, access, water supply, liquid waste, terrain management, fire protection, archaeological and environmental review.

The EZC must review and determine whether a finding of facts can be made regarding the variance request. The applicant's response is attached hereto as Exhibit 99-4010 "1".

Mr. Abeyta concluded his report stating that staff can recommend approval of the preliminary plat with the requested variance subject to the following conditions:

1. Compliance with review comments from the following:
   a. County Hydrologist
   b. County Subdivision Engineer
   c. County Public Works
   d. County Fire Marshal
   e. State Engineers Office
   f. State ED
2. All subdivision roads must be granted for public use. This must be clearly stated on the final plat. Road names and rural addressing must be approved by the County Public Works Dept.
3. The developer must submit a solid waste fee of $43,00 per lot in accordance with subdivision regulations.
4. The final Homeowners Covenants and disclosure statement are subject to approval by staff and should include but are not limited to the following:
   a. The prohibition of guest houses
   b. Maintenance of drainage channels/structures
   c. Solid waste removal
   d. Installation of sprinkler systems within the homes
5. The subdivision must connect to City water when the Coyote Ridge road main line is built or the main line in W. Alameda is extended to Camino Don Emilio.
6. The developer must submit a school impact report with the application for final plat approval.
7. A recreation/park area must be added to the final plat meeting the requirements of the EZ Subdivision Regulations. The park area must be developed with amenities such as trails, picnic area and recreational play area for the community.
8. All lots shall be subject to standard county water use restriction of .25 acre feet per year per lot, low flow fixtures, no swimming pools, limited non-native vegetation. County water restrictions shall be recorded and noted on the plat.
9. Disclosure statements shall be in current County approved format.
10. A terrain management plan, utilities, fire protection plan and slope analysis meeting the ESR requirements must be submitted with the final plat application.
11. These lots are subject to Santa Fe County Fire and Rescue Impact Fee. This shall be noted on the plat.
12. The variance for the roadway driving surface width shall only be for the off-site portion of the road. The entire roadway must be paved.
13. All lots shall have direct access to a road meeting county standards. A cul-de-sac shall be constructed at the southern end of Lot 10. All plans shall reflect this.
14. All existing utilities on the property shall be placed underground.
15. Net average on each lot excluding road and well easement shall be a minimum of 0.75 acres in size.
16. Disclosure statement must indicate the maximum number of allowable bedrooms in lots of less than one acre in size.
17. Submit an engineer cost estimate with financial surety for all requirement improvements upon approval of the final plat. Include schedule of compliance

projecting time period for completion of improvements. Upon completion, submit a certification by registered engineer that improvements have been completed according to the approved development plan.

Mr. Abeyta noted for the commissioners that the variance request for the roadway driving surface width was recommended for the outside portion of the road and the entire roadway be paved.

Mr. Alarid stated that the City had only one condition which was covered in the County's condition five. He added to the County's condition five as follows:

5. The subdivision must connect to City water when the Coyote Ridge road main line is built or the main line in W. Alameda is extended to Camino Don Emilio or when another suitable regional water main is within 1,000 feet of the subdivision.

There were no questions of staff and the applicant was invited forward.

Duly sworn, Rob Althouse, 29 Camino Don Emilio, pointed out that only five new lots were being created from this request. Mr. Althouse said he was not in agreement with the County's condition number 12. The variance requests for a 16' basecourse driving surface. He indicated that he originally had a variance for the 16' gravel road both on- and off-site. His neighbors prefer a 16' wide road throughout the length of the subdivision to maintain a low speed and protect children playing within the subdivision.

Mr. Abeyta said per county standards, developments of this size are required to have paved roads. He said while Mr. Althouse is correct that he was granted this variance in the past, in the past the subdivision was four lots not ten as it appears today.

In response to Commissioner Gonzales' suggestion to increase the width of the road, Mr. Althouse stated that a wider road increases the speed of traffic and in a recent study by the Institute of Traffic Engineers that shows an 1000 percent increase in fatalities when speed is increased from 15 to 30 mph. He said the neighbors prefer the narrow road.

Commissioner Gonzales repeated his original question of why a variance was being requested in an area where additional land can be taken to provide for the road width. Mr. Althouse agreed it would be possible to increase the easement on-site and construct a gravel road; however, the lots are narrow and very long and he didn't want to reduce the size.

Responding to a question, County Fire Specialist Vogel stated the minimum road width is 20' so vehicles can pass one another. He indicated that the Fire Marshal was adamant that the remainder of the on-site road be at least 20'. He noted that although the slope is south facing a moist gravel-base road is exceeding difficult to access.

Duly sworn, Nathan Wero, Route 10, Box 86B, said he was present presenting Tony Montaño. He said the area residents have been in to address this case on many occasions. He said at one time there were two road easements next to each other and a solution was worked out through mediation. A 16' basecourse driving surface was agreed upon and a 22' easement with 16' driving surface and 3' bar ditch on each side.

Now, with this new request, staff is recommending paving and widening road thus

bringing in faster traffic.

Referring to the request for additional lots, Mr. Wero stated that it will attract even more traffic. He said he was working with the Althouses to draft a "good neighbor" document.

Chairman Long commended the neighbors for working together on the road issue.

Mr. Althouse indicated there would be 20 lots using the road.

Duly sworn, Santos Sandoval a neighbor to Mr. Althouse, said while the neighbors are trying to resolve issues it hasn't happen yet. He said increasing the subdivision brings in more traffic and more problems for everybody. He expressed concern regarding fire safety.

Duly sworn, Pete Martinez, a neighbor of the proposed Eco Seco Subdivision, stated that the lots are very narrow and there will be many tiny roads going north to south. He said he lives in the area to get away from the City traffic and now Eco Seco is proposing 10 lots within 10 acres, 10' to 25' away from his home.

He expressed concern about the 30,000 gallon water tank and possible septic contamination.

Duly sworn, Nancy Kenney agreed with the other speakers that the area is lovely and rural surrounded with 1.25 acres lots. She said the speed on the road concerns her greatly. Eco Seco is looking for an alternative to a wide-paved road. She said Eco Seco decreased the size of the lots because the market calls for smaller lots. Ms. Kenney noted that it was better to have the proper infrastructure in at this point rather than later when family transfers occur.

She added that the average lot size is 1.3 acres which is consistent with the neighboring lots.

Commissioner Van Peski asked if the septic tanks were located an appropriate distance from existing wells and homes. Mr. Althouse said yes.

Commissioner Medrano said he was comparing this road to Maes Road and commented that it is quite congested. Mr. Althouse said the road is approximately 2,800. Mr. Abeyta informed the commissioner that the road is a cul-de-sac and 1,000 feet is the accepted code length for a cul-de-sac.

Mr. Abeyta indicated that a traffic support was submitted. Ms. Guerrerortiz stated the TIA shows no adverse impact on West Alameda.

Commissioner Medrano expressed concern regarding the lack of safety that the variance may foster.

There were no further questions nor additional speakers regarding this case.

**Commissioner Medrano moved to approve EZ Case S 99-4010 in strict accordance with the County conditions and approve the variance request. Commissioner**

**Anaya seconded the motion which passed by majority [5-1] voice vote with Commissioner Gonzales voting against.**

In response to Mr. Althouse, Commissioner Medrano said the motion included all staff conditions and he recommended the applicant meet with staff.

Mr. Althouse asked if he had the option of a 50' easement with a 20' gravel driving surface. Chairman Long responded that that was not the staff's position. Ms. Guerrerortiz pointed out that the option has presented would be in compliance with the current code. She said the developer could switch that out as long as the County approved his plans. There was general consensus that the developer could initiate that change.

Mr. Althouse asked if the off-site area by his neighbors could remain as a 16' gravel with 30' easement. Ms. Guerrerortiz responded, "No, it would have to be paved." Mr. Althouse said that wasn't what was approved in the past and Commissioner Medrano pointed out the applicant had fewer lots in the past and recommended he meet with staff.

**EZ CASE Z 98-4110. Southwest Business Park. Richard Gorman, agent for Otis Beaty and Glenn Stewart requests master plan approval for a mixed use subdivision consisting of 18 commercial lots and 10 residential lots on 30 acres. The property is located off the Race Track Frontage Road within a designated Major Center Commercial District, within Section 24, Township 16 North, Range 8 East within the two-mile EZ District.**

Chairman Long recited the caption and Mr. Abeyta requested that the staff report be entered into the record [Exhibit Z 98-4110 "1"].

Mr. Abeyta stated that staff recommends approval subject to the following conditions:

1. Light industry/manufacturing and wholesale, warehousing and distribution and nursery uses must be removed from the proposed use list prior to recording the master plan.
2. Approval of the master plan does not constitute subdivision plat approval. An application for subdivision plat and development plan approval must be submitted in accordance with the EZO requirements for EZC and BCC review and approval. This must be clearly noted on the master plan prior to recordation.
3. Comply with all review agencies comments relevant to the master plan prior to recordation of plat.
4. The requirements of Sections 10, 11 and 12 of the EZO must be complied with at the time of subdivision plat and development plan review and approval. This may include but is not limited to the addition or alteration of the master landscaping plan.
5. Santa Fe County Resolution 1998-13 must be complied with at the time of preliminary plat application.
6. The developer shall attempt to develop a single wastewater plan in conjunction with the Great Western Business Center. The proposed liquid waste system shall be subject to and ED discharge permit and must reduce nitrates to at least 14 milligrams per liter. At the time of preliminary plat submittal, a discharge permit application must be submitted.

1729661

Clentilda Noriega, is not well and is unable to work and is currently using the second dwelling unit."

Staff recommends that this appeal and variance be denied based on Article III, Section 10 and Article II, Section 4.3.5a of the County Code, which requires 6.25 acres of land per dwelling unit. The decision of the CDRC was to deny the appeal based on Article III, Section 10 of the Land Development Code. If the decision of the BCC is to overturn the CDRC's decision and recommend approval of the variance, staff recommends the conditions in Exhibit B be imposed.

Commissioner Trujillo asked if this was a hardship. Mr. White stated that the applicant is claiming hardship. He stated that the first home is hooked up to the septic system belonging to her brother on an adjoining property. The second is on an individual system.

Loretta Noriega, 54-C Pine East, Route 2, Box 627 was placed under oath and stated she was in agreement with staff conditions.

There was no one in the audience wishing to address this case.

**Commissioner Anaya moved to approve CDRC Case #A/V 99-5601 with staff conditions. Commissioner Trujillo seconded and the motion passed by unanimous voice vote.** [Commissioner Gonzales was not present for this vote.]

**VIII. D. 5. EZ Case #S 99-4350. Eco Seco Plat Approval and Variances. Rob Allhouse and Nancy Kenney, applicants, request a final plat/development plan approval and variances of the minimum road standards and the requirement for a community sewer system for a 10-lot residential subdivision on 13 acres. The property is located along Camino Dos Emilio north of West Alameda, within the two-mile Extraterritorial District, Section 28, Township 17 North, Range 9 East**

The staff report was given by Review Specialist Joe Catanach as follows:

"The proposed lots range in size from .76 acre to 2.7 acres including .65 acre of common recreational open space. The overall gross density is one residential unit for 1.3 acres, which is in conformance with zoning for the urban area. Urban area zoning allows a one-acre density when utilizing a community water system.

172966

"An existing access road intersecting off West Alameda will be upgraded in accordance with the variances as recommended by the EZC. The off-site portion of the road not within the applicants' property will be a 30-foot easement with a 16-foot paved roadway. The on-site portion of the road within the applicants' property will be a 38-foot easement with a 20-foot paved roadway. The access road will be a dead-end cul-de-sac and exceeds 1,000 feet in length. The EZC also recommended a variance of this road standard.

"A single well will be utilized as a community water system and will be subject to meeting minimum design standards for a community water system as provided by the State Environment Department. Each lot will be restricted to .25 acre-feet of water per year and water conservation measures. Residential sprinkler systems and a 20,000 gallon community swimming pool with a hydrant will be required for fire protection.

"Septic systems will be utilized for liquid waste disposal. The EZC recommended a variance of the requirement for a community sewer system for subdivisions with lot sized less than one acre. The proposed subdivision will have two lots with lot sizes less than one acre.

"The homeowner covenants address use and development of the lots, including ownership, maintenance of roads, common areas and solid waste removal. The submittals also have addressed terrain management, open space, archaeology.

"The EZC recommended final plat/development plan approval and variances of the minimum standards for roads and a community sewer system subject to preliminary conditions, including the City condition, which was a condition for a future connection to the Sangre de Cristo Water System when it's within 1000 feet. Final conditions are as follows:

1. Community water system plans shall be certified by a registered engineer to meet minimum design standards specified in *Guidelines for Water Supply Systems and Treatment Works in New Mexico and Regulations Governing Water Supplies* provided by the State Environment Department. The certification shall include that the water system is compatible for future connection to the Sangre de Cristo Water system as required for the preliminary approval.
2. The community water system shall be registered as a public water supply as approved by the State Environment Department including water quality.
3. All lots shall have access to a road meeting minimum standards and this shall be shown on road plans and profiles.
4. Final plat to include but not limited to the following:

172966

a. Development plan sheet shall be recorded with subdivision plat
b. Replat existing lots (1-C, 1-D) for the purpose of incorporating into the subdivision plat
c. Drainage easements shall be included in surveyor's certification of plat
d. Maintenance of roads is responsibility of homeowners association
e. Provide cross reference for recording covenants and disclosure statement
f. Permits for homes will not be issued until road, drainage and fire protection improvements have been completed as required by staff
g. Provide base flood elevation for Arroyo de las Trampas 100-year flood plain limits
h. Delineate 25-foot building setback from edge of flood plain limits
i. Delineate easements for drainage retention ponds
j. Compliance with plat checklist

5. Submit well-log to demonstrate compliance with well design as approved by County Hydrologist prior to releasing financial surety for water system improvements.
6. Homeowner documents shall include by-laws and articles of incorporation.
7. Provide pedestrian path with a minimum width of three feet and four-inch basecourse surface as required by subdivision regulations.
8. Submit typical road section for T cul-de-sac.
9. Compliance with preliminary conditions previously imposed.
10. Disclosure statement shall include the following:
    a. The pro-rated cost indicating minimum and maximum amounts per lot owner for extending the waterline for future connection to the Sangre de Cristo Water System, and including connection fees.
    b. Estimate of fees per lot owner collected by the homeowners association for monthly operation, maintenance and repair charges associated with the community water system, including fees that would be required for compliance with the Environment Department drinking water regulations for a public water supply.
11. The applicant shall address concerns submitted by area residents (Montanos and Sandovals) for the purpose of mutual resolution.

Mr. Catanach stated the applicant has addressed those conditions. He made reference to the eleventh condition citing concerns by area residents, which have been resolved.

Rob Althouse, 29 Camino Don Emilio was placed under oath and stated he was in agreement with the conditions. For the benefit of Commissioner Anaya he clarified that the neighbors had submitted a list of 16 points of concern. After a number of meetings with the neighbors and County staff agreement has been reached to address those concerns.

172966

Duly sworn, Nathan Wero, Route 10, Box 86-B stated he was representing Tony Sandoval and Tony Montano. They were the ones that put the conditions together. He thanked Mr. Althouse and the County for their efforts in helping to reach a consensus. His major concern was that everything be done correctly and all standards met, as well as scheduling issues.

Commissioner Anaya noted that the neighbors would make sure that everything went according to agreement.

**Commissioner Anaya moved to approve EZ Case #S 99-4010 with all conditions. Commissioner Duran seconded and the motion passed by unanimous voice vote.** [Commissioner Gonzales was not present for this vote.]

**ADJOURNMENT**

Chairman Griñé declared this meeting adjourned at approximately 7:40 p.m.

Approved by:

Board of County Commissioners
Joe S. Griñé, Jr., Chairman

Respectfully submitted:
Karen Farrell, Commission Reporter

1104 175

COUNTY OF SANTA FE ) SS
STATE OF NEW MEXICO )
I hereby certify that this instrument was filed for record on the 26 day of January A.D. 20 00, at 12:25 o'clock P.M. and was duly recorded in book 172966 page 166 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.
Deputy

ATTEST TO:
REBECCA BUSTAMANTE
SANTA FE COUNTY CLERK

City of Santa Fe, New Mexico

# Attachment C-4

## Early Neighborhood Notification Meeting Minutes

NM LAND SOLUTIONS LLC.

915 Mercer Street
Santa Fe, New Mexico 87505
Phone: 505-983-5588
E-mail: victoria@jwsiebert.com
nathan@jwsiebert.com wayne@jwsiebert.com
Website: NMLandSolutions.com

**ENN Meeting Minutes**
**August 19, 2025**

In Attendance:

Alexa Hemple, City Senior Planner
Victoria Dalton, NM Land Solutions LLC-Agent
Aaron Miller, Camino don Emilio Road HOA President
Blaire Stephenson, Camino don Emilio Road HOA Director
Mike & Ruth Ortiz

Time: 5:30-6-30

Meeting was started with introduction from Alexa Hemple, City Senior Planner. Alexa explained ENN purpose and process of ENN meetings and turned meeting over to Victoria Dalton, NM Land Solutions LLC.

*Victoria Dalton* presented a request on screen via virtual display depicting vicinity of property along with a proposed Family Transfer and Certified Topographic Survey. The family transfer plat was displayed to point out the location of the proposed lots and the topo was used to demonstrate that there is adequate buildable area on slopes less of 15 percent or less. It was further explained to the attendees that the family transfer would require the need for variance approvals due to the current width of the road not meeting City code standards as the road along with the subject property included in the city/county annexation.

*Aaron Miller* commented that property is not annexed into city and County code applies.

*Victoria Dalton* stated that the property has been annexed and is in the review jurisdiction of the city, however asked the Alexa Hemple-Senior Planner for confirmation in case the property had not yet been annexed and county code should apply.

*Alexa Hemple* stated that the property has not been officially annexed, however is within in annexation phase 3 and Santa Fe County ordinance 2009-01 allows city to implement City code requirements for the areas shown on a map presented by Alexa showing all areas within the Phase 3 annexation

*Aaron Miller* stated that Camino don Emilio is funded by the community and has had contributions from neighbors and hope others come forward to participate. Aaron further stated that some members of the Camino don Emilio community have not contributed including the subject property owner and does not have history of contribution. Furthermore the life of road has cost up to 100,000. Going forward, Aaron would hope for future contribution for continued maintenance of the private road.

*Victoria Dalton, let the attendees know she* will speak with the owner in regards to future contribution for road maintenance and thought a pro rata calculation could be prepared.

*Aaron Miller* stated that the road has been paved twice in the past taking plan on the lower portion of the road and the once on the upper portion of the road and it cost thousands of dollars to maintain.

*Blair Stepehnson* Director of HOA and in close proximity of property stated he is not in agreement with pro-rata share based on distance of road since there are some who don't participate in the cost and some that use the roads more than others.

*Victoria Dalton-restated that she would speak with the property owner for future contribution.*

*Ruth Ortiz* stated that she is adjacent to the applicant and the applicant's property belonged to her family for over 100 years until passing of her brother at which point, the property was sold. Ruth further stated the property could not be divided per conversation held with the city. Ruth also point out that she is concerned with the two arroyos on property and asked if there will be future homes and wanted to know where access to the new will be located.

*Victoria Dalton* presented the topo and plat to depict access including the required emergency turnaround. Victoria also to pointed out buildable areas where slope is less than 20 feet.

*Mike Ortiz* Will retaining wall be extended behind fence

*Victoria Dalton*-at this point there will not be additional retaining walls or perimeter fencing until homes are designed. The need for additional retaining walls will be determined at the time of building permit.

*Ruth Ortiz* asked what is the allowed lot size

*Victoria Dalton* stated without city water or sewer the lot size is 2.5 unless water or sewer are available than 1 acre otherwise 1.25 for family transfer subdivision.

*Mike Ortiz* mentioned he is concerned about rainstorms and erosion. Will the mountain be cut into for future construction of homes and road?

*Victoria Dalton* let the attendees know that a grading and drainage plan is being prepared and will address proper drainage post construction. Victoria further stated that a grading and drainage plan will re required at the time of home construction.

*Aaron Miller* does not agree with pro-rata share as many of the residents receive deliveries and in turn the delivery trucks drive the entire length of road in order to turn around to get back on to West Alameda. A high percentage of wear and tear is from big delivery trucks. Aaron also asked what the purpose of the ENN meeting is for.

*Victoria Dalton* explained purpose of meeting and submittal process after ENN meeting and explained that ENN meeting minutes will be included in the application

*Alexa Hemple* stated ENN is before a formal application is submitted which gives the applicant a chance to address concerns.

*Aaron Miller* Pointed out that the Camino don Emilio Road HOA is informal and is made up of volunteers. The subject HOA cannot afford a HOA management company and it tends to be big amount of workload for the volunteers and pointed out the need for continuing contribution.

With no one else having further comments, the ENN meeting ended at approximately 6:30.

City of Santa Fe, New Mexico

# Attachment D
## SPPaZO Ordinance

EC CLERK RECORDED 05/24/2009

**THE SANTA FE EXTRATERRITORIAL LAND USE AUTHORITY**

**ORDINANCE NO. 2009-01**

**AN ORDINANCE ESTABLISHING SUBDIVISION, PLATTING, PLANNING AND ZONING RULES WITHIN THE PRESUMPTIVE CITY LIMITS AND WITHIN UNINCORPORATED AREAS OF THE COUNTY THAT ARE SUBJECT TO THE EXTRATERRITORIAL, SUBDIVISION, PLATTING, PLANNING AND ZONING JURISDICTION OF THE CITY OF SANTA FE; ESTABLISHING DEFINITIONS; PROVIDING FOR TRANSITIONAL PROVISIONS; REPEALING ORDINANCE NOS. 1997-4, 1997-3, 1999-1, 1999-5, 1999-6, 2000-01, 2000-03.**

**BE IT ORDAINED BY THE SANTA FE EXTRATERRITORIAL LAND USE AUTHORITY:**

**Section One. Title.** This ordinance may be cited as the Santa Fe Extraterritorial Land Use Authority Subdivision, Platting, Planning and Zoning Ordinance (SPPaZo).

**Section Two. Authority.** This ordinance is enacted pursuant to NMSA 1978, Sections 3-19-5 (2003), 3-20-5 (1998), 3-21-3 (2001), 3-21-3.1 (1989), 3-21-3.2 (2003) and 3-21-4 (1999), the Santa Fe County and City Extraterritorial Land Use Joint Powers Agreement (2008), Ordinance No. 2008-17 of the Board of County Commissioners of Santa Fe County, and Ordinance No. 2008-46 of the Governing Body of the City of Santa Fe.

**Section Three. Scope.** This ordinance applies within the extraterritorial platting and planning zone set forth in NMSA 1978, Section 3-19-5 (2003), and the extraterritorial zoning area set forth in NMSA 1978, Section 13-21-2 (2003).

**Section Four. Repeal.** Ordinance Nos. 1997-4 (except for section 9.8 Mountain Special Review District), 1997-3, 1999-1, 1999-5, 1999-6, 2000-01, 2000-03 of the Extraterritorial Zoning Authority shall be and hereby are repealed.

**Section Five. Planning Basis.** This ordinance implements the City of Santa Fe 1999 General Plan as amended through 2008. The following other planning documents to the extent they are not inconsistent shall also be considered: Regional Planning Authority Land Use Plan (2004), the Southwest Santa Fe County Community Area Plan (2005), the Santa Fe County Growth Management Plan (General Plan)(1999), the Santa Fe County Community College District Plan (2000), the Santa Fe Metro Area Highway Corridor Plan (2000), the Santa Fe Northwest Community Plan (1999), the Santa Fe Exterritorial Zoning Authority Comprehensive Plan (1998), the Santa Fe Urban and Extraterritorial Future Roads Plan (1999), the Tres Arroyos del Poinente Plan (2006), and the Hyde Park Plan (1994).

SC CLERK RECORDED 09/04/2008

**Section Six. Definitions.**

A. "ELUA" means the Santa Fe Extraterritorial Land Use Authority established by the Santa Fe County and City Extraterritorial Land Use Joint Powers Agreement (2008) and City Ordinance No. 2008-46 and County Ordinance No. 2008-17.

B. "ELUC" means the Santa Fe Extraterritorial Land Use Commission established by the Santa Fe County and City Extraterritorial Land Use Joint Powers Agreement (2008) and City Ordinance No. 2008-46 and County Ordinance No. 2008-17.

C. "EZA" means the Santa Fe Extraterritorial Zoning Authority established by the Santa Fe County and City Extraterritorial Land Use Joint Powers Agreement (1991);

D. "EZC" means the Santa Fe Extraterritorial Zoning Commission established by the Santa Fe County and City Extraterritorial Land Use Joint Powers Agreement (1991);

E. "Presumptive City Limits" means the city limits of the City of Santa Fe following the completion of the annexations provided for in the Settlement Agreement and Mutual Release of Claims (2008), by and between the City of Santa Fe, Santa Fe County, and Las Soleras (as shown on Map A, attached);

F. "Areas to be Annexed" means those areas outside of the current city limits of the City of Santa Fe that will be annexed pursuant to the Settlement Agreement and Mutual Release of Claims (2008), by and between the City of Santa Fe, Santa Fe County, and Las Soleras (as shown on Map A, attached).

**Section Seven. Zoning and Planning and Platting Within the Areas to be Annexed.**

A. Regulation of zoning, subdivision, planning and platting of property within the Areas to be Annexed shall be governed by the City of Santa Fe Land Development Code, Chapter 14. Zoning for properties within the Areas to be Annexed is hereby established by this Ordinance as set forth in the zoning map Map B attached hereto reflecting City zoning districts selected to match land uses adopted in the planning documents referred to in Section 5 and, where applicable, current zoning granted by the EZA. Pending adoption of escarpment overlay districts within Area 18 on Map A, EZA Ordinance No. 1997-4, Section 9.8 establishing rules for the Mountain Special Review District shall apply. The City of Santa Fe will be responsible for administering zoning districts, prescribing uses within districts, rezoning particular parcels, prescribing and enforcing design standards, prescribing procedures for making and processing applications, processing applications, establishing and administering standards for development plans, subdivision of land, and all matters necessary and proper to the foregoing.

SC CLERK RECORDED 09/04/2008

B. The City may establish and collect fees for administering zoning, platting and planning and for capital improvements, included but not limited to development review fees, application fees, impact fees, fees for building permit applications, processing, review and inspections and other fees related to development for development within the Areas to Be Annexed.

**Section Eight. Zoning and Planning and Platting Outside the Presumptive City Limits.**

A. Regulation of zoning and planning and platting of property within the extraterritorial zoning and planning and platting authority outside the Presumptive City Limits shall be governed by the Santa Fe County Land Development Code (1996, as amended), including without limitation establishing zoning districts, prescribing uses within districts, establishing zoning of particular parcels, prescribing and enforcing design standards, prescribing procedures for making and processing applications, processing applications, establishing and administering standards for subdivision of land, establishing and providing code enforcement, processing applications for building permits, and all matters necessary and proper to the foregoing.

B. The County may establish and collect fees for administering zoning, platting and planning and capital improvements included but not limited to impact fees, development review fees, enforcement fees, application for development outside the Presumptive City Limits.

**Section Nine. Transitional Provisions.**

**A. Pending Applications.**

1. Each application pending before the ELUA/ELUC for development of property within the Areas to be Annexed shall be transferred to the City of Santa Fe for further processing.

2. Each application pending before the ELUA/ELUC for development of property outside the Presumptive City Limits shall be transferred to Santa Fe County for further processing.

**B. Zoning.**

1. Rezoning of properties within the Areas to be Annexed, as deemed desirable by the City or property owners may be accomplished subsequent to the effective date of this ordinance pursuant to Chapter 14, the City Land Development Code.

2. Properties outside the Presumptive City Limits shall be zoned as established by the Extraterritorial Zoning Authority and the Extraterritorial Zoning Commission prior to the enactment of this Ordinance. Rezoning of such properties, as

SC CLERK RECORDED 09/04/2008

deemed necessary by the County may be accomplished subsequent to the effective date of this ordinance pursuant to the County Land Development Code.

**C. Permits and Approvals Without Vested Rights.** Permits and approvals granted by the Extraterritorial Zoning Authority and the Extraterritorial Zoning Commission prior to the effective date of this ordinance for which rights have not vested (approved master plans, special exceptions, recognition of nonconforming uses, development plans, subdivisions, exception plats, and lot line adjustments) shall be henceforth governed by the City Land Development Code within the Presumptive City Limits, and by the Santa Fe County Land Development Code outside the Presumptive City Limits.

**D. Permits and Approvals With Vested Rights.** Permits and approvals granted by the Extraterritorial Zoning Authority and the Extraterritorial Zoning Commission prior to enactment of this ordinance for which rights have vested (whether or not the permit or approval conforms to City Land Development Code) shall be recognized by the City and the County.

**E. Approved Master Plans.**

1. Properties within the Areas to be Annexed that have received final approval of a master plan from the Exterritorial Zoning Authority or the Extraterritorial Zoning Commission shall within five years of that approval file an application for approval of a development plan, preliminary development plan or subdivision plat in accordance with that Master Plan with the City of Santa Fe or the approval of the master plan shall expire unless an extension is obtained pursuant to the City Land Development Code.

2. Properties outside the Presumptive City Limits that have received final approval of a master plan from the Exterritorial Zoning Authority or the Extraterritorial Zoning Commission shall be permitted to file an application for approval of a preliminary development plan or plat from the County.

**F. Approved Preliminary Development Plans or Plats.**

1. Properties within the Areas to be Annexed that have received preliminary development plan or plat approval from the Exterritorial Zoning Authority or the Extraterritorial Zoning Commission but have not received final development plan or plat approval, shall within 24 months of said approval file an application for approval of a final development plan or subdivision plat in accordance with that preliminary plan or plat with the City of Santa Fe or the approval of the preliminary development plan or plat shall expire unless an extension is obtained pursuant to the City Land Development Code..

2. Properties outside the Presumptive City Limits that have received preliminary development plan or plat approval from the Exterritorial Zoning

SC CLERK RECORDED 05/04/2009

Authority or the Extraterritorial Zoning Commission but have not received final development plan or plat approval, may file an application for approval of a preliminary development plan or plat with the County. The application will be governed and processed according to the County Land Development Code.

**G. Approved but Unrecorded Final Development Plans and Plats.** Properties that have received final development plan or plat approval from the Exterritorial Zoning Authority or the Extraterritorial Zoning Commission but have not recorded the plan or plat shall within 18 months of the approval complete the recordation process under the terms of the final approval or the approval will expire unless an extension is obtained pursuant to the City Land Development Code.

**H. Approved and Recorded Final Development Plans, Plats or Permits.** Properties that have received final development plan or plat approval from the Exterritorial Zoning Authority or the Extraterritorial Zoning Commission and have recorded the plan or plat shall within 24 months of the approval apply for construction permits consistent with that plan or plat from the City of Santa Fe or the approval will expire unless an extension is obtained pursuant to the City Land Development Code..

**Section Ten. Enforcement.** Enforcement of Land Development Codes within the delegated authority set forth in this Ordinance shall be made by the entity responsible for enforcement of those Codes, e.g. within the Presumptive City Limits, the City Code shall govern as set forth in this Ordinance, and the City shall be responsible for enforcement of its Land Development Code pursuant to this delegated authority. Likewise, within the County and outside the Presumptive City Limits, the County Land Development Code shall govern as set forth in this Ordinance, and the County shall be responsible for enforcement of the terms of that Code.

**Section Eleven. Business and Itinerant Vendor Licenses.** The City shall issue business and itinerant vendor licenses within the Presumptive City Limits. The County shall issue business and itinerant vendor licenses outside the Presumptive City Limits. Licenses validly issued pursuant to the Extraterritorial Zoning Ordinance shall be valid until expiration.

**Section Twelve. Building and Development Permits.** Building and/or development permits sought within the Presumptive City Limits shall be obtained from the City. Building and/or development permits sought outside the Presumptive City Limits shall be obtained from the County or the Construction Industries Division. Building and development permits that pertain to property for which final approvals were approved through the Extraterritorial Zoning Ordinance shall be governed by the terms of the approval.

SC CLERK RECORDED 09/04/2009

**PASSED, APPROVED AND ADOPTED** this 27th day of August, 2009.

**THE EXTRATERRITORIAL LAND USE AUTHORITY OF SANTA FE COUNTY**

By: _____
Harry Montoya, Chair

**ATTEST:**

_____
Valerie Espinoza, Santa Fe County Clerk

_____
Yolanda Vigil, City Clerk

**APPROVED AS TO FORM:**

_____
Stephen C. Ross, Santa Fe County Attorney

_____
Frank Katz, City Attorney

ELUA ORDINANCE
PAGES: 9

COUNTY OF SANTA FE )
STATE OF NEW MEXICO ) ss

I Hereby Certify That This Instrument Was Filed for Record On The 4TH Day Of September, 2009 at 02:14:03 PM And Was Duly Recorded as Instrument # 1576351 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

CITY OF SANTA FE
PLANNING & LAND USE

# Planning and Land Use Department
# Planning Commission Staff Report

| | |
|---|---|
| **Case Number** | #2026-11784 |
| **Hearing Date** | March 5, 2026 |
| **Agent** | Charles Henry of Friedman Walcott Henry & Winston, LLC |
| **Applicant** | Christopher Alden Olson Revocable Trust |
| **Request** | Certificate of Compliance |
| **Location** | 315 Sena St., Santa Fe, NM 87501 |
| **Case Manager** | Alexa Hempel |
| **Zoning** | R-21 (Residential, 21 Dwelling Units per Acre) |
| **Overlay** | Don Gaspar Area Historic District, Historic Downtown Archeological Review District |
| **Pre-App Meeting** | N/A |
| **ENN Meeting** | N/A |
| **Proposal** | The Applicant requests retroactive approval of a lot line adjustment/consolidation for adjustments illegally made in 1981 and 1983. |




**Site Map**

**Case #2026-11784. 315 Sena St Certificate of Compliance.** Charles Henry of Friedman Walcott Henry & Winston, LLC, Agent, for Christopher Alden Olsen Revocable Trust, Owner, requests approval of a Certificate of Compliance per SFCC §14-2.1.E.XI.b., for a lot that is non-compliant with City Subdivision Review requirements at 315 Sena St. The property is zoned R-21 (twenty-one residential units per acre) and consists of a 4,006 square foot lot with one dwelling unit and ADU, within the Don Gaspar Area Historic District. (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

***This application was reviewed under the newly updated Ch.14 Land Development Code (Ord. 2025-25)***

## I. RECOMMENDATION:

Staff recommends the Planning Commission **APPROVE** Case #2026-11784, "*315 Sena St Certificate of Compliance,*" to create a legal lot of record.

One motion will be required for this case:

- **APPROVE** or **DENY** Case #2026-11784, "*315 Sena St Certificate of Compliance*."

## II. SUMMARY & HISTORY

The subject property is located at 315 Sena St, east of the Cerrillos Rd and St. Francis Rd intersection. The Property is 4,006 sq ft, currently containing one existing home and accessory dwelling unit (ADU).

The lot was created in 1929 through a 'Map Showing Subdivision of Land Belonging to Frank Andrews' (Attachment B). The subdivision created 12 lots, with 315 Sena St being identified as Lot 5 (see Figure 1). The City of Santa Fe's Zoning Ordinance did not go into effect until December 5th, 1962, thereby the original subdivision did not need City approvals to be considered a legal lot of record. The original subdivision establishes legal lots of record for all surrounding properties to the subject property, shown in Figure 1.




Figure 1: Frank Andrews Subdivision 1929, 315 Sena as Lot 5




Figure 2: Lot 5 and 10 as shown on Boundary Survey for Wendy Kapp

Beginning in 1957, Earl and Lutie Beard owned Lot 5 (315 Sena), Lot 10 (727 Gomez), and Lot 4 (729 Gomez). In 1981 and 1983, ***after*** the City of Santa Fe's Zoning Ordinance came into effect, the Beard's adjusted the internal boundaries between Lots 5 and 10 without City approval via plats recorded with the county (Attachment B). These made both Lot 5 and 10 illegal lots (see Figure 2). The lot line adjustments made via plats transferred an area of approximately 300 sq ft in the northeast corner of Lot 5 (yellow) to Lot 10 (blue).

They also created a 'lease area' of approximately 100 sq ft (5ft x 20ft) directly adjacent to the garage (now ADU) on Lot 5 (315 Sena). This area is shown in hatched green in Figure 2. The lease area is owned by Lot 5 and leased to Lot 10 for a duration of 99 years with option to renew (1983 – 2082). The lessee (Lot 10) has the right to use and occupy the premises for the purpose of residential use according to the original lease (Attachment B). Both the lessor and lessee cannot construct anything on the lease area unless in compliance with Chapter 14 of the Santa Fe City Code, as amended (see lease agreement and first lease amendment in Attachment B).

The current owner of 315 Sena St bought the property in 2014 as described in the warranty deed which references the public notice plat titled "Boundary Survey for Wendy Kapp #315 Sena Street, Lot 5, Frank Andrews Subdivision within projected Section 25, Township 17 North, Range 9 East…" (Figure 2 and Attachment B).

The current owner wishes to correct the errors of illegal lot line adjustments done by previous owners through requesting a Certificate of Compliance for 315 Sena St to establish legal lot of record for Lot 5 as shown in Figure 2. The Certificate of Compliance would not create any new nonconformities.

A Certificate of Compliance is required to go before the Planning Commission if a lot was created in violation of Chapter 14. SFCC 1987 Section 14-2.1.E.1.XI.b gives the Planning Commission the following authority:

> *"The Planning Commission may approve a certificate of compliance for a lot or contiguous lots that have been created in violation of the procedural requirements of this section if it determines that the lots comply with all other applicable standards of Chapter 14 or it imposes conditions of approval necessary to ensure such compliance. Upon meeting any conditions of approval and recordation of the certificate of compliance, the lot or lots shall be legal lots of record."*

The Applicant was not required to complete a pre-application conference or Early Neighborhood Notification (ENN) meeting per SFCC 1987 Sections 14-2.1.B.1.I and 14-2.1.B.1.II. The applicant has complied with SFCC 1987 Section 14-2.1.B.3.V "*Notice Requirements*" for public hearing.

Staff's analysis finds that the lot in question meets all applicable standards of Chapter 14, as amended, and recommends **APPROVAL** of the Certificate of Compliance.

## III. PROJECT ANALYSIS: CERTIFICATE OF COMPLIANCE

### Zoning & Land Use

315 Sena St is zoned R-21, Residential 21 dwelling units per acre. The future land use designation is Residential, 7-9 dwelling units per acre. R-21 districts have the following zoning requirements:

*Table 1: R-21 Dimensional Standards (SFCC 1987 Section 14-3.2.F)*

| Requirement | R-21* | 315 Sena St |
|---|---|---|
| Minimum Lot Size | 3,000 sq ft | 4,006 sq ft |
| Maximum Height | 26 ft | Approximately 13 ft |
| Lot Coverage | 40% maximum, may increase to 55% if private open space is provided | Approximately 41.9%<br>446 sq ft private open space required and provided |
| Setbacks | Street: 7 ft (20 ft for street-facing garage/carport)<br>Rear: 15 ft (or 20% of lot depth, whichever is less)<br>Side: 5 ft | Street: 20 ft<br>Rear: 0 ft & 15 ft<br>Side: 3.5 ft, 10 ft, 0 ft, & 5 ft |

**Refer to SFCC 1987 Section 14-3.1.F for more detailed information*

This property meets the requirements for lot size, height, and lot coverage. Street setbacks and some of the rear and side setbacks have also been satisfied, however, the red areas in Figure 3 depict setback areas that are not met. Those setbacks that are not met existed pre-code due to the home and ADU construction in 1947, and therefore are legal nonconformities. Approval of this Certificate of Compliance will not increase any existing setback nonconformities because the lot lines with setback issues are not being altered.

It is also of note that the 'lease area' as described in Section II of this report provides the property at 315 Sena St with the required 5 ft side setback on the eastern side of the ADU (see Attachment B).

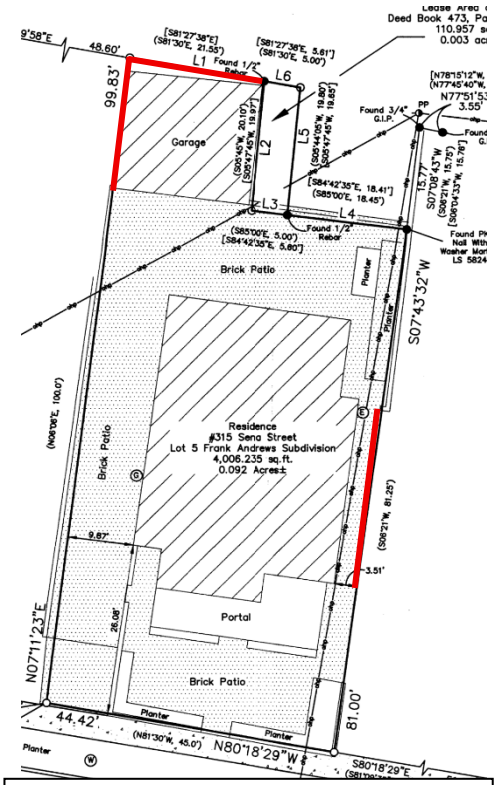



Figure 3: Red lines depict areas that do not meet minimum setback requirements.

## IV. CERTIFICATE OF COMPLIANCE APPROVAL CRITERIA (SFCC 1987 SECTION 14-2.1.E.1.XI.b)

There are no approval criteria necessary for Certificate of Compliance applications. Chapter 14 delegates the Planning Commission the following authority: *"The Planning Commission may approve a certificate of compliance for a lot or contiguous lots that have been created in violation of the procedural requirements of this section if it determines that the lots comply with all other applicable standards of Chapter 14 or it imposes conditions of approval necessary to ensure such compliance. Upon meeting any conditions of approval and recordation of the certificate of compliance, the lot or lots shall be legal lots of record."*

## V. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant was not required to complete an Early Neighborhood Notification meeting per SFCC 1987 Section 14-2.1.B.1.II.

## VI. ATTACHMENTS

ATTACHMENT A: Maps & Photos

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

ATTACHMENT B: Applicant Submittals

1. Application and Letter of Intent
2. Associated Plats and Deeds
3. Original Lease and Lease Amendment

ATTACHMENT C: Certificate of Compliance Approval Letter

**APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:**

| Title | Name | Initials |
|---|---|---|
| Department Director | Heather Lamboy | HLL |
| Assistant Department Director | Maggie Moore | *MRM* |
| Planner Manager | Daniel A Esquibel | *DAE* |
| Planner Senior | Alexa Hempel | *ANH* |

City of Santa Fe, New Mexico

# Attachment A
## Maps and Photos

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

## Aerial View

The property is east of the Cerrillos Rd and St. Francis intersection within the Don Gaspar Area Historic District. The lot lines, as proposed via the Certificate of Compliance, are approximated with the yellow line. The green hatch area is the 'lease area' between 315 Sena St and 727 Gomez Ln. The lot at 315 Sena St is approximately 4,006 sq ft.



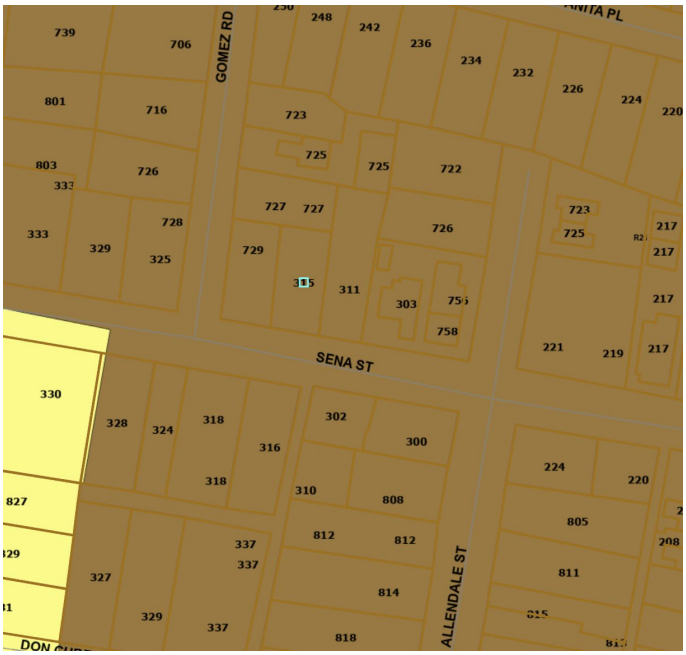
## Street View

Photo looking north towards the property from Sena St.



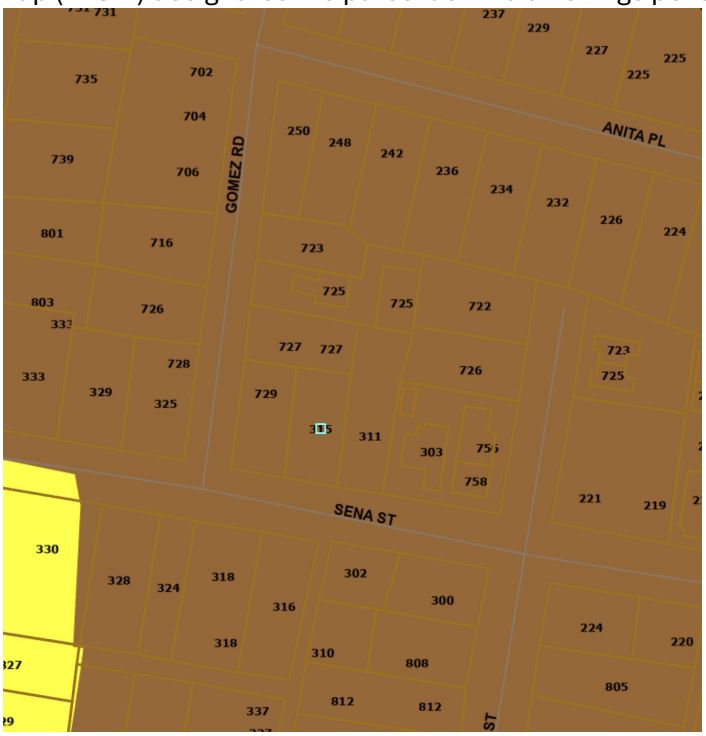
## Current Zoning Map

The property is zoned R-21 (Residential, 21 dwelling units per acre), shown in brown on the map below.




## Future Land Use Map

The Future Land Use Map (FLUM) designates the parcel as “7-9 dwellings per acre” (Brown).



City of Santa Fe, New Mexico

# Attachment B
## Applicant Submittals

1. Application & Letter of Intent
2. Associated Plats & Deeds
3. Original Lease & Lease Amendment

FRIEDMAN WALCOTT HENRY & WINSTON, LLC

ATTORNEYS AT LAW

GARY FRIEDMAN
DONALD A. WALCOTT
ALISON M. WALCOTT
CHARLES V. HENRY, IV
RACHEL L. WINSTON

January 6, 2026
Cover Letter

City of Santa Fe
Planning Commission

Re: 315 Sena Street (Property);
Request for Certificate of Compliance / Legal Lot of Record

Dear Planning Staff and Commissioners,

On behalf of the property owner, the Christopher Alden Olson Revocable Trust, enclosed please find a completed application for a Certificate of Compliance, together with a supporting Letter of Intent and accompanying exhibits, for the property located at 315 Sena Street.

The application is submitted to confirm the Property's status as a Legal Lot of Record pursuant to SFCC §14-3.7(A)(7). The request is based on the Property's lawful creation within a recorded subdivision, a minor and internal historic lot line adjustment that did not create additional lots or density, and more than four decades of consistent reliance on the current boundaries through recorded surveys, conveyances, and City permitting.

This request does not seek any zoning relief, variance, or discretionary approval, and presents no impacts to infrastructure, access, utilities, or neighboring properties. Rather, it seeks formal confirmation of a legacy condition that has long existed and been relied upon in good faith.

We appreciate the Planning Division's review of this submission and respectfully request timely consideration due to an active real estate transaction that is expressly contingent upon resolution of the Legal Lot of Record issue.

Please let me know if additional materials, clarification, or supplemental documentation would assist in your review.

Respectfully,

Charles V. Henry, IV
Attorney for Property Owner

150 WASHINGTON AVE, SUITE 207, SANTA FE, NM 87501 TELEPHONE (505) 982-9559 FACSIMILE (505) 982-1199 WALCOTTLAW.COM

Docusign Envelope ID: 9C2480FD-1180-490A-9A51-25E12E03C1B3

CITY OF SANTA FE

# CERTIFICATE OF COMPLIANCE
PLUD-16

## PROJECT INFORMATION

| | | | |
|---|---|---|---|
| Project Name: N/A | | | |
| Address: 315 Sena Street, Santa Fe, NM | | Parcel Size: .092; 4,006.235 sq ft. | |
| Zoning: R-21 | Current Land Use: residential | Future Land Use: residential | |
| Pre-application Conference Date: | | | |

## SUBMITAL CHECKLIST

Submittal requirements may vary based on the individual application and method of compliance. The City reserves the right to request additional information during the review process. Documents considered in the certificate of compliance process must meet legal lot of record requirements. City of Santa Fe Staff can plot warranty deed legal descriptions for an additional fee.

Please submit items as separate PDF files saved with unique and descriptive file names:

- [x] Letter of Intent
- [ ] Lot shown on the 1957 Scanlon Map
- [x] Warranty Deed(s)
- [x] Pre Code Deed(s)
- [x] North, West, South and East Adjoiner Plats or Deeds
- [x] Additional Plat(s) as needed to convey LLOR status
- [ ] King's Map
- [ ] Site Plan with vicinity map and plotted adjoiners

## PROPERTY OWNER INFORMATION

Name (First, Last): Christopher Alden Olson Revocable Trust

Address: 315 Sena Street
Street Address — Suite/Unit #

Santa Fe — NM — 87501
City — State — ZIP Code

Phone: 505-501-0349 | E-mail Address: galenal@[redacted]me.com

## APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Name (First, Last): Charles Henry of Friedman, Walcott, Henry & Winston, LLC

Address: 150 Washington Ave., Suite 207
Street Address — Suite/Unit #

Santa Fe — NM — 87501
City — State — ZIP Code

Phone: 505 982-9559 ext 2 | E-mail Address: charlie@walcott law.com

## AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:

I/we authorize DocuSigned by: [signature] E6EFFE1F1519401... to act as my/our agent to execute this application.

Signed: [signature] Date: 12/24/2025

Signed: Date:

FRIEDMAN WALCOTT HENRY & WINSTON, LLC

ATTORNEYS AT LAW

GARY FRIEDMAN
DONALD A. WALCOTT
ALISON M. WALCOTT
CHARLES V. HENRY, IV
RACHEL L. WINSTON

January 6, 2026
Letter of Intent

City of Santa Fe
Planning Commission

Re: 315 Sena Street (Property);
Request for Certificate of Compliance / Legal Lot of Record

Dear Commissioners,

I represent the owner of the 315 Sena Street, the Christopher Alden Olson Revocable Trust. My client seeks approval of this Commission for the issuance of a Certificate of Compliance confirming that the Property is a Legal Lot of Record (LLR) pursuant to SFCC 1987 14-3.7(A)(7) through the Commission's authority under 14-12.1.

Current Status of the Property

The Property is located in the historic district of Santa Fe. The Property's zoning is R-21. The Property size is .092 acres or 4,006.235 square feet. The Property was originally created in 1939-1941 as part of a twelve (12) lot subdivision referred to as the "Frank Andrews Subdivision". [See Exhibits 1 and 2].

The LLR issue arises from a minor internal lot line adjustment that occurred in early 1980s, whereby approximately 450–660 square feet square feet, that was reallocated between the Property and an adjacent property (Lot 10 -- 727 Gomez Road). This other lot is also within the Andrews Subdivision. The adjustment did not create any new lots, eliminate any existing lot, or increase residential density.

The Property is currently under contract for sale. The Property was originally scheduled to close in November but has been extended into January 10, 2025, solely due to the question of LLR status. The timing of the Planning Commission's review and decision is critical because the sale is expressly contingent upon resolution of the LLR issue.

History of the Property

The Property originated as Lot 5 of the Frank Andrews Subdivision through the recording of a subdivision plat in 1929 (amended in 1930) [Exhibits 1 and 2] ("Andrews Subdivision"). The Andrews

Subdivision was lawfully established and recorded, and Lot 5 was created as a discrete, buildable parcel fronting Sena Street.

The Property (Lot 5) is bordered on the south by Sena Street, on the west by Lot 4 (729 Gomez) of the Andrews Subdivision and on the north by Lot 10 (727 Gomez). Lot 4 and Lot 10 are also of the Andrews Subdivision. On the east the Property is bordered by what is now 311 Sena Street, which was not part of the Andrews Subdivision.

On October 3, 1957, Earl and Lutie Beard became the owners of Lot 5 (315 Sena) [Exhibit 8.3]. The Beards had previously in 1942 become the owners of Lot 10 (727 Gomez), and Lot 4 (729 Gomez) [Exhibits 9.1 and 10.1].

In 1981, while under common ownership, the Beards adjusted the internal boundary between the Property and Lot 10 by and through a "Plat Showing Survey of Property for Earl Beard and Lute Ray Beard Located Within the Lots 4, 5, 10 Frank Andrews Subdivision" prepared by Samuel Davalos, and recorded with the Santa Fe County Clerk on February 5. 1981 at book 97, page 12; ("81 Beard Survey") [Exhibit 3].

In 1983 the Beards made a subsequent further minor adjustment to the internal property lines of the Property and Lot 10. This minor adjustment occurred through a "Plat of Survey for Earl Beard, prepared by Robert L. Benavides and recorded with the Santa Fe County Clerk on August 18, 1983 at book 137, page 46; ("83 Beard Survey") [Exhibit 4]. The 1983 Beard Survey [Ex. 4] shows both the "Former Property Line" (Lots 5 and 10 as originally created in the 1931 Andrews Subdivision) and is essentially how the Property exists today.

The adjustment of the internal property lines in the early 1980s involved approximately 450–660 square feet, was entirely internal to the original subdivision, and did not create any additional lots, extinguish any lots, or increase density.

The 81 and 83 Beard Surveys and clearly depict both the original subdivision lot lines and the adjusted configuration that remains in place today. The adjustments were modest, internal to the original subdivision, and did not result in the creation of any additional buildable parcels or development rights.

Following these adjustments, numerous surveys were prepared and recorded for the Property and the adjacent properties. These include the 1982 Hampel survey for 311 Sena Street (the property to the east) [Exhibit 7], the 2001 Starr survey for 727 Gomez [Exhibit 5], and the 2006 Kapp survey for 315 Sena Street [Exhibit 6]. These surveys consistently relied upon and referenced the earlier 1981 and 1983 Beard Surveys.

Consistently, numerous conveyances of the Property and its adjacent properties occurred over several decades. These conveyances specifically reference these surveys of the Property without objection or dispute [Exhibit 8 (deeds for the Property), Exhibit 9 (Deeds for Lot 10-- 727 Gomez), Exhibit 10 (Deeds for Lt 4 -- 729 Gomez) and Exhibit 11 (Deeds for 311 Sena)].

These deed exhibits are not the entirety of the chains of titles for these properties. They are attached in conjunction with the surveys to show that the Property and the adjacent parcels, not under common ownership were surveyed and conveyed in reliance on the same boundary configuration, demonstrating

longstanding third-party reliance, stability of possession and the absence of boundary disputes, all reflecting the minimal adjustment of the property lines between the Property and Lot 10 over 40 years ago. Further, they show that the impact of the adjustment was modest, internal to the original subdivision and did not result in the creation of any additional buildable parcels or development rights.

As recently as 2011, the City issued a building permit for the Property in which the "Legal Lot of Record" designation was affirmatively checked and indicated. [Exhibit 12]. While the City has appropriately clarified that issuance of a building permit alone does not conclusively establish LLR status, this history reflects decades of good-faith reliance on the Property's lawful configuration.

**Basis for Certificate of Compliance**

This Property presents a clear case for issuance of a Certificate of Compliance.

* The Property originated as a lawfully created lot within a recorded subdivision;

* The historical lot line adjustment was minor, internal, and non-subdividing;

* No additional lots, dwelling units or density claims were created;

* The Property appears to continue to meet minimum lot size requirements;

* There has been continuous ownership, conveyance, taxation, and occupation of the Property as a separate parcel for nearly a century, and under the current property lines for over 40 years.

* There is no public harm associated with recognizing the Property as a Legal Lot of Record.

* There are no impacts to access, utilities, infrastructure, or neighboring properties, and no zoning relief or variance is being requested.

The present LLR question arises solely from modern scrutiny applied to legacy conditions that were long accepted, documented, and relied upon in good faith.

**Request**

For these reasons, I respectfully request that this commission issue a Certificate of Compliance confirming the Property located at 315 Sena Street is a Legal Lot of Record.

Thank you for your consideration. Please let me know if additional documentation or clarification would be helpful.

Sincerely,

Charles V. Henry

cc: Sothebys (Darlene Streit Team); Jennifer Salimbene; Seller; Buyer; Gary Friedman

Attachments:

- Exhibit 1 – 1929 Frank Andrews Subdivision Plat
- Exhibit 2 – Amended Andrews Subdivision Plat (1930)
- Exhibit 3 – 1981 Davalos / Beard Survey (Book 97, Page 12)
- Exhibit 4 – 1983 Benavides Survey (Book 131, Page 46)
- Exhibit 5 – 2001 Boundary Survey (727 Gomez Road)
- Exhibit 6 – 2006 Boundary Survey (315 Sena Street)
- Exhibit 7 – 1982 Hampel Survey (311 Sena Street)
- Exhibit 8 – Recorded Deeds for 315 Sena Street (Lot 5) (Property)
    - 8.1 1929 Deed (Peabodys to Andrews)
    - 8.2 1932 Deed (Andrews to Faulk)
    - 8.3 1957 Deed (Faulk to Beards)
    - 8.4 1983 Deed (Beards to Davis)
    - 8.5 1985 Deed (Davis to Mudd)
    - 8.6 1993 Deed (Mudd to Summer)
    - 8.7 2003 Deed (Summer to Summer Trust)
    - 8.8 2006 Deed (Summer Trust to Kapp)
    - 8.9 2008 Deed (Kapp to Scott)
    - 8.10 2014 Deed (Scott to Olson)
- Exhibit 9 – Recorded Deeds for 727 Gomez Road (Lot 10)
    - 9.1 1942 Deed (Dispain to Beards)
    - 9.2 1983 Deed (Bears to Wise)

9.3 1992 Deed (Wise to Starr)

9.4 2013 Deed (Starr to Partridge)

9.5 2015 Deed (Partridge to Moon Holdings)

9.6 2020 Deed (Moon to Lukas)

• Exhibit 10 – Recorded Deeds for 729 Gomez Road (Lot 4)

10.1 1942 Deed (Dispain to Beards)

10.2 1986 Deed (Davis) -- '83 Benavides Survey

10.3 2021 Deed (Blacker to Smith) -- '83 Benavides Survey

• Exhibit 11 – Recorded Deeds for 311 Sena Street

11.1 1927 Deed (Taylor to Hampel)

11.2 1982 Deed (Hampel to Hampel)

11.3 1982 Deed (Hampel to Scarborough)

11.4 1992 Deed (Scarborough to *ohlgemuth)

• Exhibit 12 – Prior City Permit Showing LLR Designation

# MAP

SHOWING SUBDIVISION OF LAND BELONGING TO

## FRANK ANDREWS

PRECINCT Nº 4. SANTA FE, N. M.

GEO. M. NEEL, ENGR. SEP. 2, 1929.

SCALE 1" = 40'



The Globe-Wernicke Co.
CINCINNATI
MADE IN U.S.A.

The Globe-Wernicke Co.
CINCINNATI
MADE IN U.S.A.

Amended Plat.
Geo. M. Neel.

Exhibit 2
1-6-26 Ltr
315 Sena Street
Page 1 of 2

# MAP

SHOWING SUBDIVISION OF LAND BELONGING TO

# FRANK ANDREWS

PRECINCT Nº 4. SANTA FE, N. M.

GEO. M. NEEL, ENGR. SEP. 2, 1929.

SCALE 1"=40'.

Filed this 10 day of March A.D. 1930
at 3 o'clock minutes P M
M C Safford County Clerk.
By Deputy

GREGORY

SANDOVAL

W. BUENA VISTA

DIGKMANN

McBRIDE

DON CUBERO STREET

KREUGER STREET

SENA STREET

Acequia Hondo

PIPE

S86°50'E 299.0 Ft.

95.08

95.08

40.04

68.8'

S45°44W 78.0

N28°43'W 87.1'

N6°06'E

200.1 Ft.

45.1

45

95

95

54

54

62.7

37.42

29.53

94.6

42

42

94.3

42

42

213.53'

S6°21W

N6°06'E

100'

48.6

94'

45.4

48.6

45'

100'

100'

100'

100'

80'

50'

95'

60'

110'

110'

100'

100'

80'

50'

60'

N81°30'W 323.6

40

S1°31'W 50.9'

POST.

1 2 3 4 5 6 7 8 9 10 11 12

Exhibit 2
1-6-26 Ltr
315 Sena Street
Page 2 of 2

Amended Plat.
Geo. M. Neel.

# MAP

SHOWING SUBDIVISION OF LAND BELONGING TO

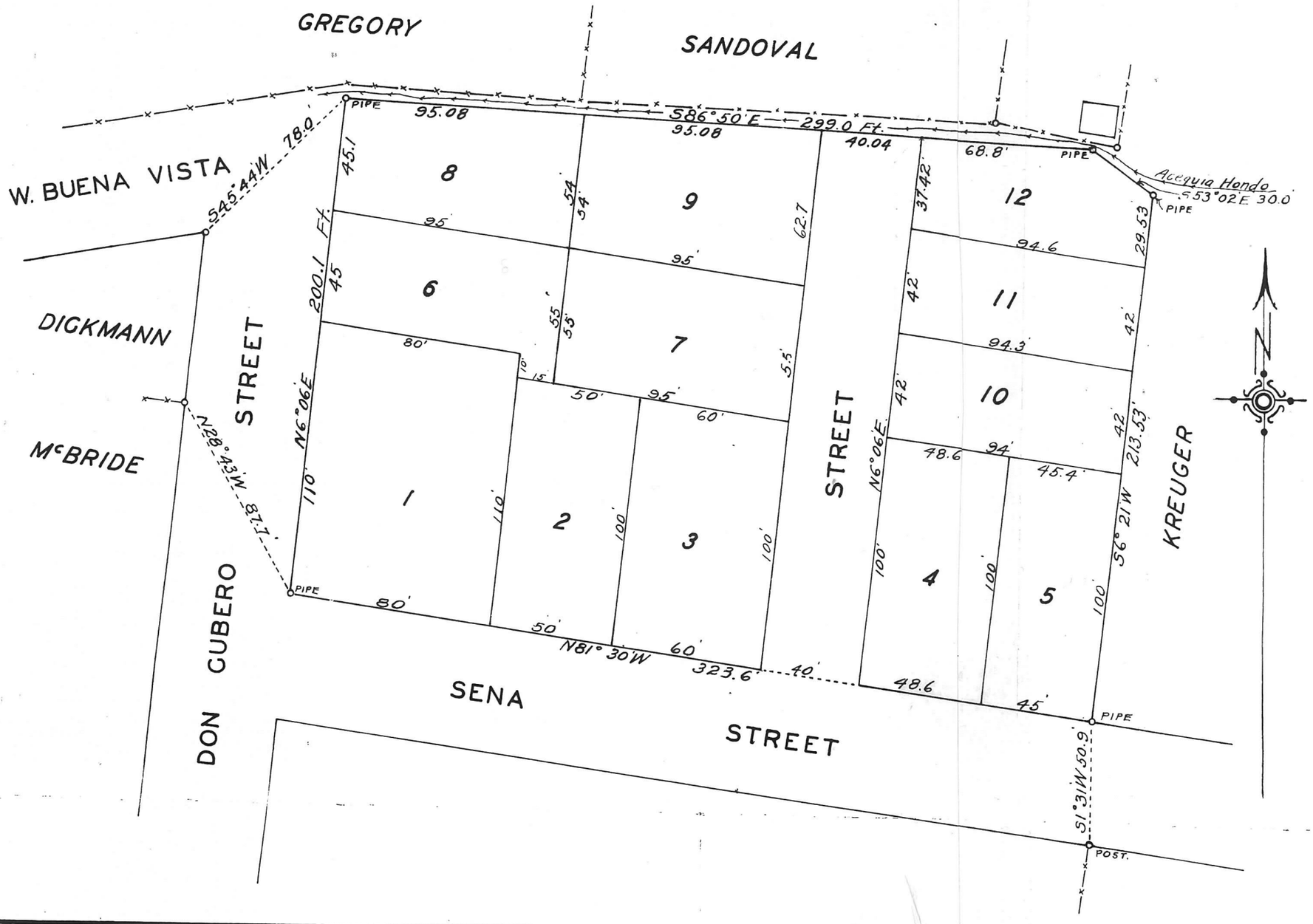
# FRANK ANDREWS

PRECINCT Nº 4. SANTA FE, N. M.

GEO. M. NEEL, ENGR. SEP. 2, 1929.

SCALE 1" = 40'.

Filed this 10 day of March A.D. 1930
at 3 o'clock minutes P M
M C Safford County Clerk.
By Deputy

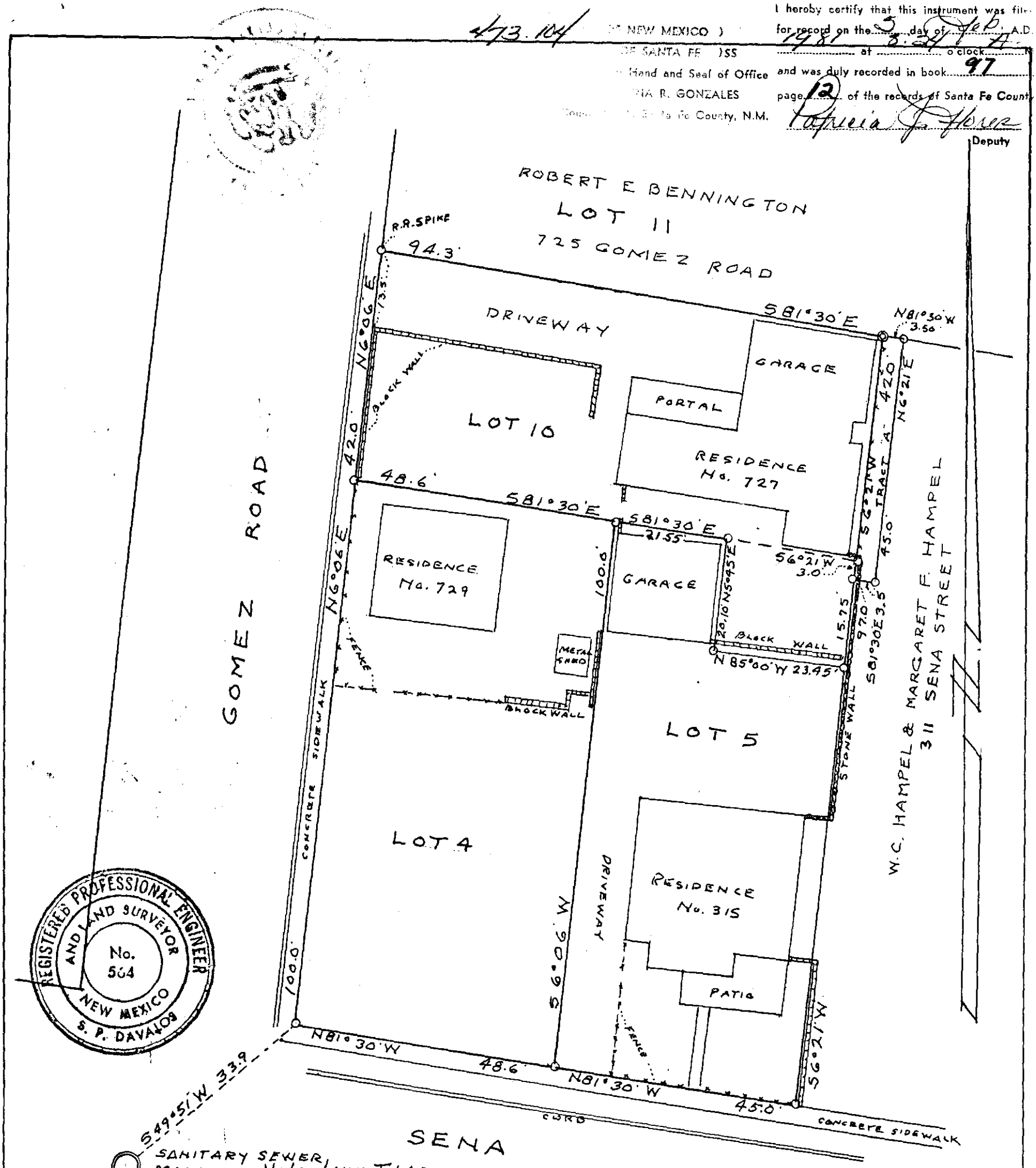


473.104

STATE OF NEW MEXICO )
COUNTY OF SANTA FE )SS

I hereby certify that this instrument was filed for record on the 5 day of Feb. A.D. 1981 at 8:24 o'clock A. M. and was duly recorded in book 97 page 12 of the records of Santa Fe County.

Witness My Hand and Seal of Office
PATRICIA R. GONZALES
County Clerk, Santa Fe County, N.M.
Patricia J. Flores
Deputy




REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR No. 564 NEW MEXICO S. P. DAVALOS

PLAT
SHOWING SURVEY OF PROPERTY
FOR
EARL BEARD AND LUTIE RAY BEARD
LOCATED WITHIN THE
LOTS 4, 5, 10, FRANK ANDREWS
SUBDIVISION
727 & 729 GOMEZ ROAD, 315 SENA
SANTA FE, NEW MEXICO
SCALE 1"=20 FEET

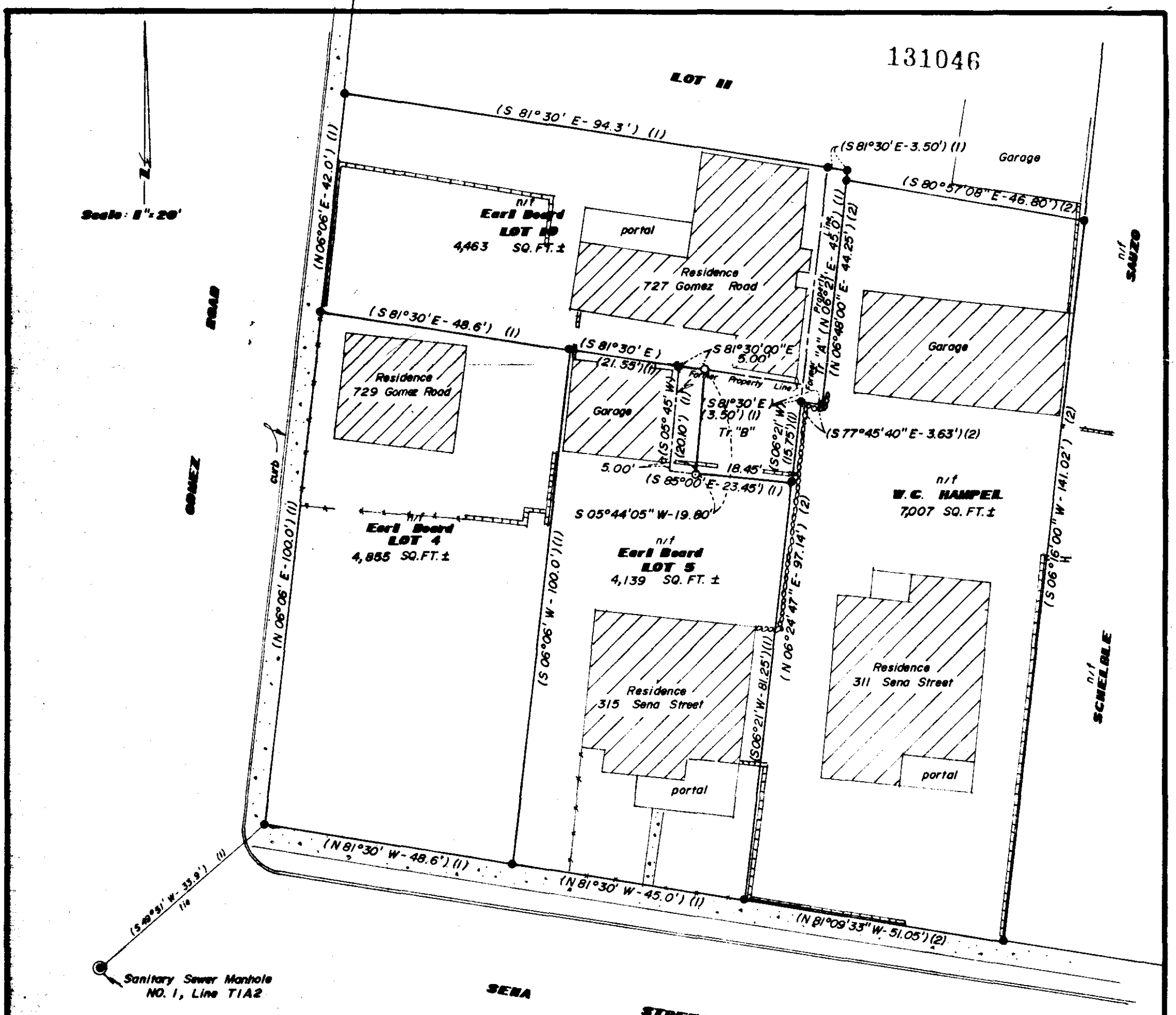
I certify that this plat and field notes thereon are a true and correct copy of a survey completed in the field by me on 21 June 1979. Plat and field notes of G. M. Neel survey dated 2 September 1926 were used. Tract "A" surveyed 29 Jan. 1981.

Samuel P. Davalos
Registered Engineer-Surveyor

o - Indicates iron stakes set at corners except as noted.

◎ - Indicates iron pipe corner found in place and used.

131046




Scale: 1" = 20'

- O DENOTES POINTS COMPUTED THIS SURVEY.
- ● DENOTES POINTS OFF OF REFERENCED PLATS.

(1) TAKEN FROM A SURVEY DONE BY SAMUEL P. DAVALOS, N.M.P.E. & L.S. No. 564, ENTITLED "PLAT SHOWING SURVEY OF PROPERTY FOR EARL BEARD AND LUTIE RAY BEARD," DATED JUNE 21, 1979, AND AMENDED ON JULY 20, 1983.

(2) TAKEN FROM A SURVEY DONE BY GEORGE RIVERA, N.M.L.S. No. 3149, ENTITLED "PLAT OF SURVEY FOR W.C. HAMPEL," DATED MARCH 16, 1982.

# PLAT OF SURVEY FOR EARL BEARD

LOCATED WITHIN THE CITY OF SANTA FE
SANTA FE COUNTY, NEW MEX.

522,796

COUNTY OF SANTA FE )SS
STATE OF NEW MEXICO )
I hereby certify that this instrument was filed for record on the 18th day of Aug A.D., 19 83, at 2:26 o'clock P m., and was duly recorded in book 131 page 046 of the records of Santa Fe County.
Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.
Deputy

42

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT THIS PLAT IS AN ACCURATE DELINEATION CONSOLIDATING LOT 10, Tr. A and Tr. B AS SHOWN HEREON, BASED ON SURVEYS DONE BY SAMUEL P. DAVALOS, N.M.P.E. & L.S. No. 564 and GEORGE RIVERA, N.M.L.S. NO. 3149, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, DATED AUGUST 1983.

ROBERT L. BENAVIDES, N.M.L.S. NO. 5824

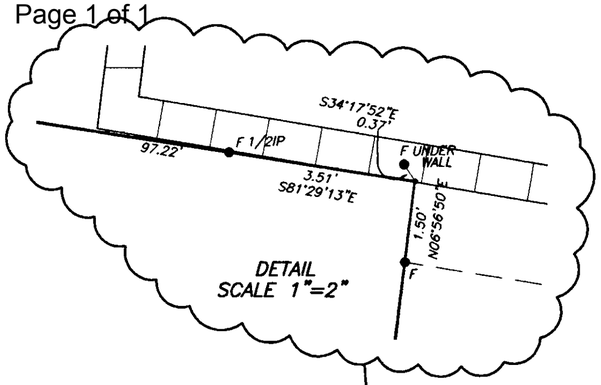
ROBERT L. BENAVIDES NEW MEXICO 5824 REGISTERED LAND SURVEYOR

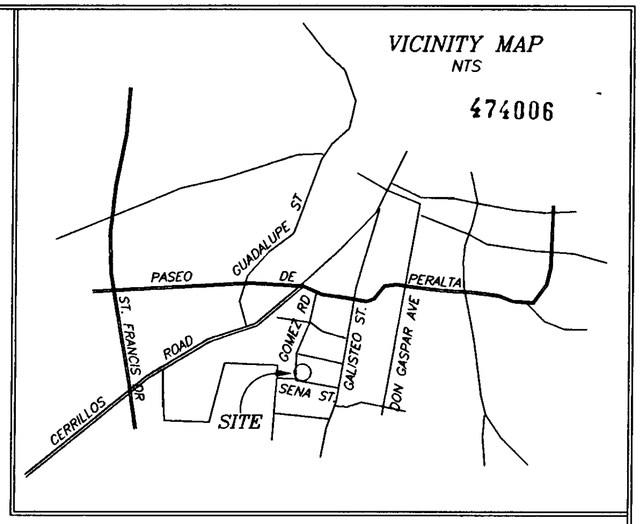
PREPARED BY:
PROFESSIONAL LAND SURVEYING
SANTA FE, NEW MEXICO
B-99

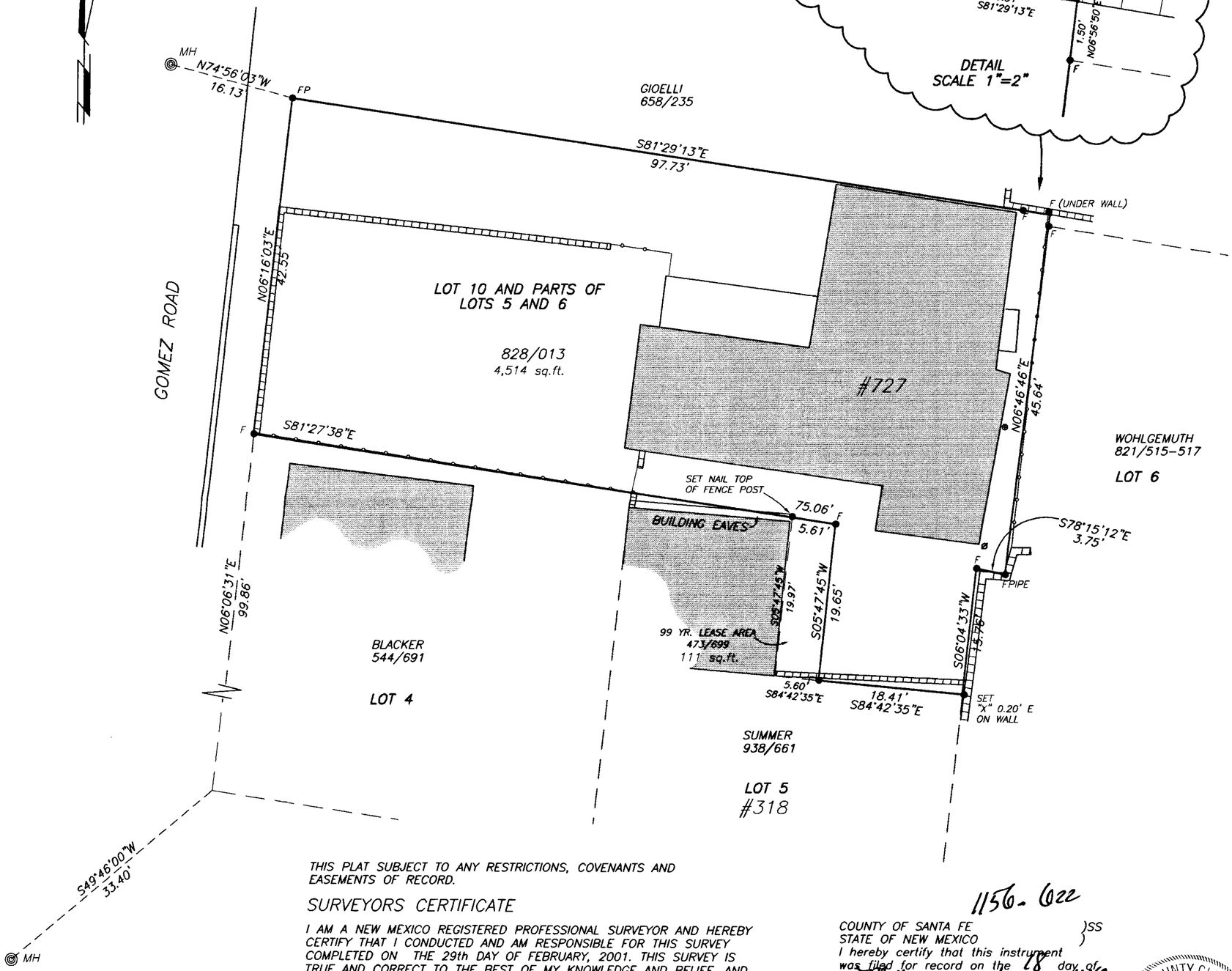
# PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.




REFERENCE DOCUMENTS

DEEDS RECORDED IN BOOK 358, PAGE 235
BOOK 828, PAGE 013
BOOK 544, PAGE 691
BOOK 938, PAGE 661
BOOK 821, PAGE 515
LEASE RECORDED IN BOOK 473, PAGE 699
PLATS AS SHOWN HEREON.

LEGEND

BEARINGS ARE DERIVED FROM PLAT OF SURVEY FOR EARL BEARD, BOOK 131, PAGE 046.

- ●F DENOTES REBAR, OR AS SHOWN FOUND
- ● DENOTES REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- Ø DENOTES UTILITY POLE
- DENOTES OVERHEAD UTILITY LINE
- DENOTES FENCE
- DENOTES UTILITY METER/VALVE/PEDISTAL/BOX/ETC.
- DENOTES SEWER MANHOLE
- DENOTES FREE STANDING WALL

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

THIS PROPERTY LIES WITHIN ZONE "C", AREAS OF MINIMUL FLOODING, SHOWN ON F.I.R.M. PANEL 350070 005C, DATED 4/2/01

UPC # 1-054-098-040-401

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

## BOUNDARY SURVEY

PREPARED FOR

**Ms. GAIL STAR**

#727 GOMEZ ROAD
WARRANTY DEED, BOOK 828, PAGE 013
CITY OF SANTA FE, NM
PROJECTED SECTION 25, T17N, R9E, NMPM

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

## SURVEYORS CERTIFICATE

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY COMPLETED ON THE 29th DAY OF FEBRUARY, 2001. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO. FURTHER THAT THIS IS A BOUNDARY SURVEY OF AN EXISTING TRACT(S), IT IS NOT A SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT.

GARY E. DAWSON, N.M.P.L.S. 7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

1156-022

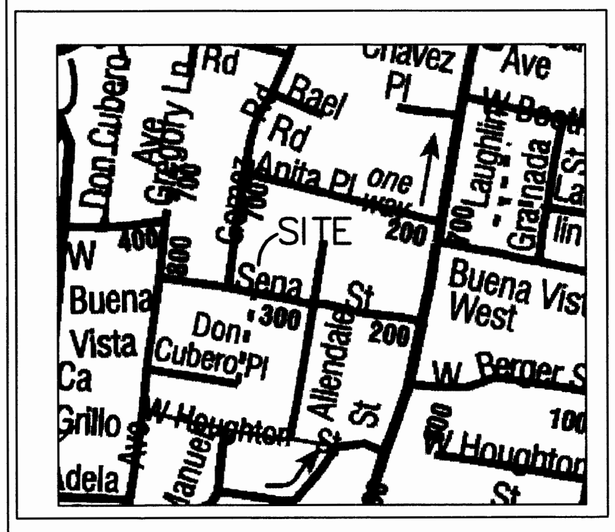
COUNTY OF SANTA FE )SS
STATE OF NEW MEXICO )
I hereby certify that this instrument was filed for record on the 18 day of May, 2001 A.D. at 1:42 o'clock PM, and was duly recorded in book 474, page(s) 06 of the records of Santa Fe County.

Witness my Hand and Seal of office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, N.M.
Emily Trujillo
Deputy

COUNTY CLERK REBECCA BUSTAMANTE SANTA FE COUNTY NEW MEXICO

SCALE 1"=10' FEET
10 0 10

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502B CAMINO ENTRADA
SANTA FE, N.M.
FILE# 4988 DATE: 2-24-01




Vicinity Map
Not to Scale

## PUBLIC NOTICE

THE CITY OF SANTA FE HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS BASED ON THOSE DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. THIS STATEMENT DOES NOT IN ANY WAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

# BOUNDARY SURVEY FOR WENDY KAPP

6290041

#315 SENA STREET
LOT 5
FRANK ANDREWS SUBDIVISION
WITHIN PROJECTED SECTION 25,
TOWNSHIP 17 NORTH, RANGE 9 EAST,
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE, STATE OF NEW MEXICO

## PLAT REFERENCES AND GENERAL NOTES

SURVEY IS BASED ON THE FOLLOWING;

1. PLAT OF SURVEY COMPLETED BY ROBERT L. BENAVIDEZ P.S. NO. 5824 DATED AUGUST 1983, ENTITLED "PLAT OF SURVEY FOR EARL BEARD", RECORDED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON AUGUST 18, 1983 AS DOCUMENT NO. 522,796, RECORDED IN PLAT BOOK 131, PAGE 046.
2. PLAT OF SURVEY COMPLETED BY GARY E. DAWSON P.S. NO. 7014, DATED FEBRUARY 29, 2001 ENTITLED "BOUNDARY SURVEY PREPARED FOR Ms. GAIL STAR", RECORDED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON MAY 18, 2001 AS DOCUMENT NO. 1156,622, RECORDED IN PLAT BOOK 474, PAGE 006.
3. REFERENCE DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON JUNE 6, 2004 AS DOCUMENT NO. 1332047.
4. THIS PROPERTY LIES WITHIN ZONE "C", AREAS OF MINIMAL FLOODING, SHOWN ON CITY OF SANTA FE F.I.R.M. PANEL NO. 350070 005C, DATED 4/2/01.
5. ADJOINERS TAKEN FROM SANTA FE COUNTY ASSESSORS MAP NO. 1-054-098-041-395.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD (EITHER SHOWN OR NOT SHOWN).
7. RECORD BEARINGS AND DISTANCES IN PARENTHESIS AS PER NOTE #1.
8. RECORD BEARINGS AND DISTANCES IN [ ] AS PER NOTE #2.
9. BASIS OF BEARING WAS OBTAINED BY GPS OBSERVATIONS.

COUNTY CLERK SEAL
VALERIE ESPINOZA
SANTA FE COUNTY N.M.

**STATE OF NEW MEXICO } SS** Inst # 1443107
**COUNTY OF SANTA FE**

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 21
DAY OF July 2006 AT 11:00 O'CLOCK A M, AND WAS
DULY RECORDED IN PLAT BOOK 629 PAGE 041-042 OF THE RECORDS OF
SANTA FE COUNTY, NEW MEXICO.

WITNESS MY HAND AND SEAL OF THE OFFICE OF
VALERIE ESPINOZA
SANTA FE COUNTY CLERK.

Pamella Valdez
DEPUTY, SANTA FE COUNTY CLERKS OFFICE, STATE OF NEW MEXICO

## SURVEYOR CERTIFICATE

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY BY ME OR UNDER MY DIRECT SUPERVISION MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND FOR LAND SURVEYS OF THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard A. Borgel — 7-21-06
RICHARD A. BORGEL — DATE
N.M.R.P.L.S. NO. 7429
LDC LAND DEVELOPMENT CONSULTANTS, LLC.
5620 B. MODESTO NE
ALBUQUERQUE N.M. 87113 PHONE: (505)858-2441

REGISTERED PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
NO. 7429
RICHARD A. BORGEL

SHEET: 1 OF 2

| | |
|---|---|
| SCALE: | 1" = 10' |
| DRAWN BY: | DV |
| CHECKED BY: | RAB |
| FIELD WORK: | DM/DM |
| LDC JOB NO.: | 06-4046 |

LDC LAND DEVELOPMENT CONSULTANTS, LLC.
5620 B. MODESTO NE
ALBUQUERQUE, NEW MEXICO 87113
PH. 505-858-2441 / FAX 505-858-2445
E-MAIL: LDC_LLC@MSN.COM

INDEXING INFORMATION FOR COUNTY CLERK

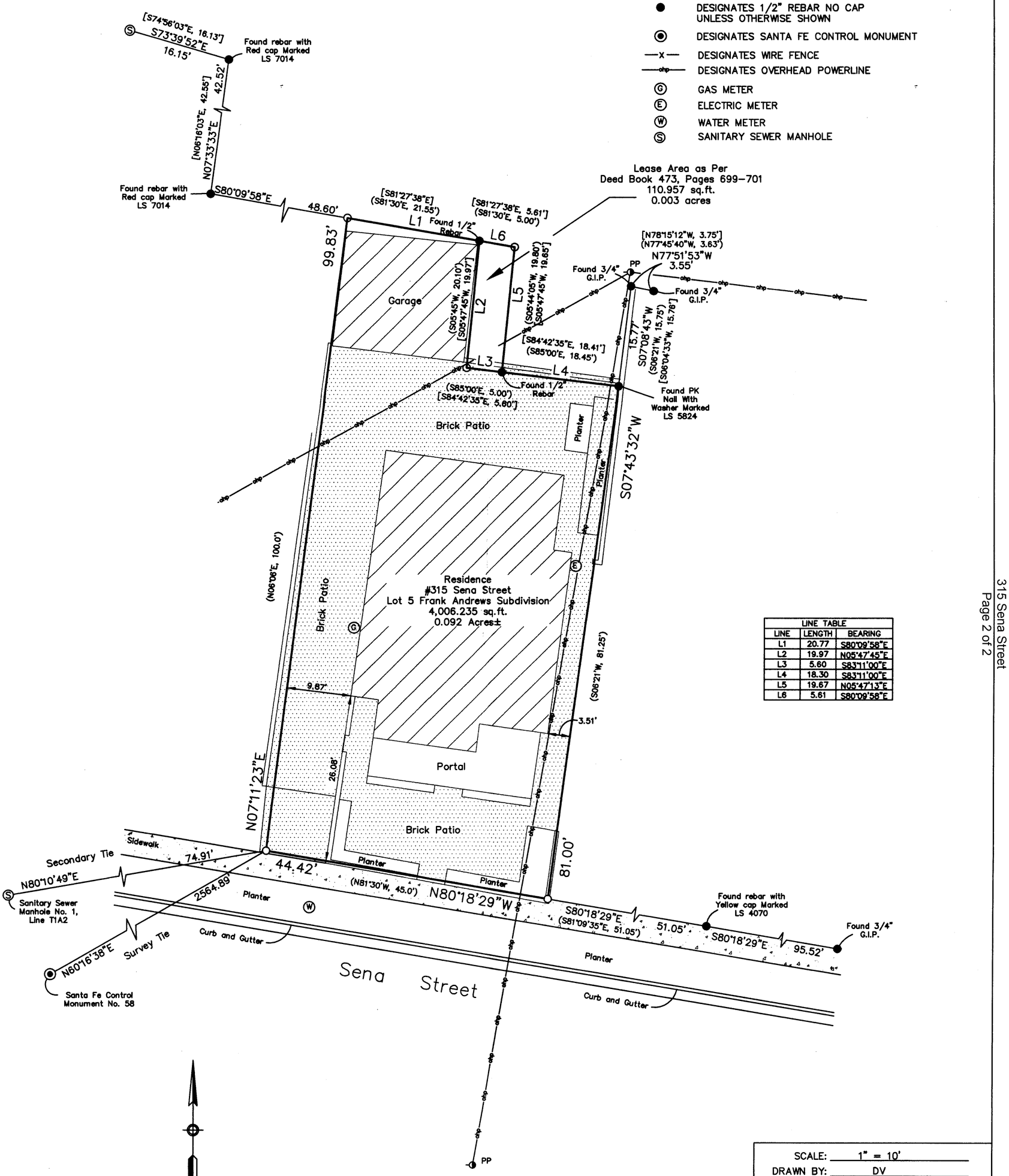
OWNERS: WENDY KAPP

LOCATION: PROJECTED SECTION 25
T17N, R9E NMPM
CITY OF SANTA FE, NM

6290042

# LEGEND

- ○ DESIGNATES 5/8" REBAR WITH YELLOW CAP MARKED LS 7429 SET THIS SURVEY
- ● DESIGNATES 1/2" REBAR NO CAP UNLESS OTHERWISE SHOWN
- ◉ DESIGNATES SANTA FE CONTROL MONUMENT
- —x— DESIGNATES WIRE FENCE
- —ohp— DESIGNATES OVERHEAD POWERLINE
- Ⓖ GAS METER
- Ⓔ ELECTRIC METER
- Ⓦ WATER METER
- Ⓢ SANITARY SEWER MANHOLE




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 20.77 | S80°09'58"E |
| L2 | 19.97 | N05°47'45"E |
| L3 | 5.60 | S83°11'00"E |
| L4 | 18.30 | S83°11'00"E |
| L5 | 19.67 | N05°47'13"E |
| L6 | 5.61 | S80°09'58"E |

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

SHEET: 2 OF 2

| | |
|---|---|
| SCALE: | 1" = 10' |
| DRAWN BY: | DV |
| CHECKED BY: | RAB |
| FIELD WORK: | DM/DM |
| LDC JOB NO.: | 06-4046 |


LDC LAND DEVELOPMENT CONSULTANTS, LLC.
5620 B. MODESTO NE
ALBUQUERQUE, NEW MEXICO 87113
PH. 505-858-2441 / FAX 505-858-2445
E-MAIL: LDC_LLC@MSN.COM


INDEXING INFORMATION FOR COUNTY CLERK

OWNERS: WENDY KAPP

LOCATION: PROJECTED SECTION 25
T17N, R9E NMPM
CITY OF SANTA FE, NM

◎ – Indicates former corners found & used as noted .
○ – Indicates 1/2" rebar set this survey .

10

N/F OTTO J. LORENZ
GARAGE
3.52
1.71'
1/2" I.P.S
( 52.45' N81°30'W "DEED 1/4/39" )
S 80°57'08" E
46.80'
BLOCK WALL
RES. NO. 727 GOMEZ RD.
44.25'
( N 6°21" E 45.0' )
N06°48'00"E
S81°30'E 3.50'
WALL
S06°16'00"W
N/F VALENTIN B. SUAZO
STORAGE & GARAGE
P. POLE
POWER LINE
1/2" I.P.'S
P. POLE
BLOCK WALL
5/8" REBAR
S77°45'40"E 3.63'
97.14'
100.32'
GARAGE
SCALE
1" = 15'
N/F EARL BEARD
S.P. DAVALOS
6/21/79 & 1/29/81
( S 6°21' W 97.0' )
ROCK WALL
RES. NO. 315
RESIDENCE NO. 311
POWER LINE
N06°24'47"E
BLOCK WALL
( N 6°16 E 214.45' )
J.C. HARVEY 9/22/36
D.C.C. NO. 20357
N/F W.J. SCHELBLE
REPLAT OF LOTS 1 & 2
SAMUEL MONTOYA
2/7/72
45.09'
1/2" REBARS
BLOCK WALL
51.05'
N81°09'33"W
141.02'
4' SIDEWALK
S81°30' E 94.8'
1/2" G.I.P.S
CURB
SENA STREET
S 70°08'53"E
126.59'
CTR. S.S.M.H. NO. T1A2-2.

CERTIFICATE

I hereby certify that this plat and the notes thereon are a true and correct delineation of a survey that was completed by me in the field on March 16 , 1982 .

George Rivera
REG. PROF. L.S. No. 3149

REGISTERED LAND SURVEYOR
No. 3149
STATE OF NEW MEXICO
GEORGE RIVERA

494,007

I hereby certify that this instrument was filed for record on the 24 day of March A.D. 1982 at 2:47 o'clock P.M. and was duly recorded in book 113 page 5 of the records of Santa Fe County

STATE OF NEW MEXICO )
COUNTY OF SANTA FE )SS
Witness My Hand and Seal of Office
ROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.

Deputy

PLAT OF SURVEY
FOR
W. C. HAMPEL
WARD NO. 2 SANTA FE, N.M.

# WARRANTY DEED

Tullia C. Peabody and Henry C. Peabody
TO
Frank Andrews.

STATE OF NEW MEXICO, )
) ss. #38192
County of Santa Fe )

I Hereby certify that this instrument was filed for record on the 30 day of August A.D. 19-23, at 3:30 o'clock P M., and was duly recorded in Book 7, page 449

M. C. Safford
County Clerk

Deputy

C

THIS INDENTURE, Made the 23 day of September in the year of our Lord One Thousand, Nine Hundred and twenty-five between Tullia C. Peabody and Henry R. Peabody, her husband of Santa Fe- N. M. part ies of the first part, and Frank Andrews of Santa Fe, N. M. part y of the second part.

WITNESSETH, that the said part ies of the first part, for and in consideration of the sum of Ten dollars ($10.00) & other Dollars valuable considerations lawful money of the United States of America, to them in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, and the said part y of the second part forever released and discharged therefrom, ha ve granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these presents do grant, bargain, sell, remise, release, convey, alien and confirm unto the said part y of the second part, and to his heirs, assigns, or successors, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Santa Fe, State of New Mexico, to-wit:

Part of Lot No. 10, Block 121, King's Official Map of the City of Santa Fe, situated in Ward II, more particularly bounded and described as follows, to-wit: Beginning at a point which is the south west cotner of the tract herein described, and running thence south 82 degrees east 307 feet to the southeast corner of said tract; thence north 21 degrees west150 feet to the northeast corner of said tract; thence north 80 degrees 30 minutes west 307 feet 6 inches to the north west corner of said tract: thence south 21 degrees 30 minutes east 138 feet to the southwest corner and place of beginning, as surveyed by Thomas Guyn of Santa Fe, N. M.

Together with all and singular the hereditaments, lands, tenements, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said part ies of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances unto the said part y of the second part, his heirs, successors or assigns forever.

And the said part ies of the first part, for their heirs, executors, administrators, successors or assigns, doth covenant, grant, bargain and agree to and with the said part y of the second part, his heirs, executors, administrators, successors or assigns, that at the time of the ensealing and delivery of these presents they are well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and ha ve good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the part y of the second part, his heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said parties of the first part ha ve hereunto set their hand s and seal s the day and year first above written.

Signed, sealed and delivered in presence of

($1.50) I. R. S. Affixed and Cancelled

_____ (L. S.)
_____ (L. S.)
Tullia C. Peabody (L. S.)
Henry R. Peabody (L. S.)

STATE OF NEW MEXICO, )
) ss.
County of Santa Fe )

On this 23 day of September, 19 25, before me personally appeared Tullia C. Peabody and Henry R. Peabody, her husband to me known to be the person s described in and who executed the foregoing instrument and acknowledged that t hey executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my officicl seal the day and year in this certificate first above written.

H. H. Dorman
Notary Public

(Seal)

Commission expires; Dec 28, 1925

# WARRANTY DEED

Frank Andrews and Myrtle Andrews

TO

C. O. Faulk

STATE OF NEW MEXICO, County of Santa Fe } ss. 42550

I Hereby certify that this instrument was filed for record on the 23 day of Oct A. D. 19 31, at 3:15 o'clock P. M., and was duly recorded in Book 10 page 373

Gilberto Mirabal County Clerk

H. Alarid Jr. Deputy D.

THIS INDENTURE, Made this 22nd day of July in the year of our Lord One Thousand, Nine Hundred and thirty One between Frank Andrews and Myrtle Andrews his wife of Santa Fe New Mexico part ies of the first part, and C. O. Faulk of Santa Fe, New Mexico part y of the second part.

WITNESSETH, that the said part ies of the first part, for and in consideration of the sum of Ten Dollars, and other valuable considerations Dollars lawful money of the United States of America, to them in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, and the said part ies of the second part forever released and discharged therefrom, ha ve granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these presents do grant, bargain, sell, remise, release, convey alien and confirm unto the said part y of the second part, and to his heirs, assigns, or successors, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Santa Fe, State of New Mexico, to-wit:

Lot No. 5 of that certain map showing Subdivision of land belonging to Frank Andrews in precinct No. 4 Santa Fe, New Mexico, said Subdivision map being made by George M. Meel, Engineer, September 2 - 1929, which said map is in file, in the office of the County Clerk of Santa Fe County, New Mexico, Said lot on the South fronting on Sena Street 45' on the east adjoining property of Mrs. Kruger 100' thence west 45' 4'' adjoining property lot # 10 of Frank Andrews, thence South 100' to Sena Street adjoining property of Frank Andrews lot no 4 of above described map

Together with all and singular the hereditaments, lands, tenements, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said part ies of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances unto the said part y of the second part, his heirs, successors or assigns forever.

And the said part ies of the first part, for their heirs, executors, administrators, successors or assigns, doth covenant, grant, bargain and agree to and with the said party of the second part, his heirs, executors, administrators, successors or assigns, that at the time of the ensealing and delivery of these presents they were well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and ha ve good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the part y of the second part, his heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said part ies of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said part ies of the first part ha ve hereunto set their hand s and seal s the day and year first above written.

Signed, sealed and delivered in presence of

Frank Andrews (L. S.)

Myrtle Andrews (L. S.)

(L. S.)

(L. S.)

STATE OF NEW MEXICO, County of Santa Fe } ss.

On this 22nd day of July, 19 31, before me personally appeared Frank Andrews and Myrtle Andrews, his wife to me known to be the person s described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Miriam C. Bauer
Notary Public

(Seal) My commission expires May 16, 1933.

386

SHORT FORM WARRANTY DEED—New Mexico Statutory Form—Approved by the State Comptroller as Standard Form Oct. 6th, 1947.

Exhibit 8.3
1-6-26 Ltr
315 Sena Street
Page 1 of 1

# WARRANTY DEED

C. O. FAULK and IRENE FAULK, his wife, ..., for consideration paid, grant ... to EARL BEARD and LUTIE RAY BEARD, as joint tenants with right of survivorship, the following described real estate in Santa Fe County, New Mexico:

All that certain lot, piece or parcel of land situated in the County of Santa Fe, State of New Mexico, to-wit:
Lot No. 5 as shown on that certain map showing subdivision of land belonging to Frank Andrews in Precinct No. 4, Santa Fe, New Mexico, said map being made by George M. Neal, Engineer, September 2, 1929, which said map is on file in the Office of the Clerk of Santa Fe County, New Mexico; said lot being bounded on the North and West by the property of Earl Beard, the Grantee herein; on the South by Sena Street; and on the East by the property of W. C. Hampel; the same being and intended to be that same lot acquired by C. O. Faulk, Grantor herein, from Frank Andrews and Myrtle Andrews, his wife, by Warranty Deed dated July 22, 1931, Recorded in Book 10, Warranty Deeds, at Page 373, the same being a portion of that property acquired by Frank Andrews from Tulia C. Peabody by Warranty Deed dated September 23, 1925, Recorded in Book 7, Warranty Deeds at Page 449, and also being a portion of that property acquired by said Frank Andrews from Mutual Investment and Agency Co. by Quitclaim Deed dated July 1, 1929, as all of the foregoing appears in the Records of the Clerk of Santa Fe County, New Mexico.




with warranty covenants.

WITNESS our hand S and seal S this 3rd day of October, 1957

C. O. Faulk (Seal) ... (Seal)

Irene Faulk (Seal) ... (Seal)

STATE OF NEW MEXICO, County of Santa Fe } ss.

ACKNOWLEDGMENT
INDIVIDUAL

On this 3rd day of October, 1957, before me personally appeared C. O. Faulk and Irene Faulk, his wife,

to me known to be the person S described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

My commission expires April 13, 1960 ... Notary Public

STATE OF NEW MEXICO, County of Santa Fe } ss.

ACKNOWLEDGMENT
CORPORATION

On this 3rd day of October, 1957, before me personally appeared C. O. Faulk, to me personally known, who being by me duly sworn, did say that he is ... of ..., a corporation organized under the laws of the State of ..., and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said ... acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and seal the day and year last above written.

My commission expires ... Notary Public

STATE OF NEW MEXICO, County of Santa Fe, ss. I hereby certify that this instrument was filed for record on the 3 day of Oct., 1957, at 11:41 o'clock A.M., and duly recorded in Book ..., page ..., of the Records of Deeds of said county, on this ... day of ..., A. D. 19...

224, 846

Ramon Valencia County Clerk.

By Jose M. Gonzales Deputy.

Return to Lucy Montgomery Box 628 Santa Fe

FORM SF-1—Printed and For Sale by Valliant Printing and Stationery Co., Albuquerque, N. M.

FILE NO. T.T. 14522 TERRITORIAL ABSTRACT & TITLE COMPANY, INC.

New Mexico Statutory Form-Rev. 5-75

# WARRANTY DEED

473702

EARL BEARD and LUTIE RAY BEARD, husband and wife,

for consideration paid, grant to DOROTHY B. DAVIS, a single woman and ALEXANDER D. DORITY and WENDY O. DORITY, husband and wife as joint tenants, all as tenants-in-common

whose address is

the following described real estate in SANTA FE County, New Mexico:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Restrictions, reservations, easements of record and taxes for 1983 and subsequent years.

Also Subject To: Sewer Easement for benefit of Lot 10, Frank Andrews Subdivision

Subject to reservations in that certain deed from Gerald W. Wise and Rebecca R. Phillips to grantors herein dated the 13th day of October, 1983 and to that certain lease dated the 14th day of October, 1983 from the grantors to Gerald W. Wise and Rebecca R. Phillips.

with warranty covenants.

WITNESS our hand and seal this 3rd day of October 19 83

Earl Beard (Seal) EARL BEARD

Lutie Ray Beard (Seal) LUTIE RAY BEARD

(Seal) (Seal)

## ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } ss.

The foregoing instrument was acknowledged before me this 3rd day of October 1983

by EARL BEARD and LUTIE RAY BEARD

My commission expires: 8-18-85

(Seal) Notary Public

## ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO }
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this day of 19

by (name of officer) (title of officer)

of (name of corporation) a (state of incorporation) corporations, on behalf of the corporation.

My commission expires:

(Seal) Notary Public

NOTARY PUBLIC STATE OF NEW MEXICO

527,423

COUNTY OF SANTA FE )SS
STATE OF NEW MEXICO )

I hereby certify that this instrument was filed for record on the 21 day of Oct. A.D., 19 83, at 10:45 o'clock A m., and was duly recorded in book 473 page 702 of the records of Santa Fe County.

Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.

Irene Rosacco Deputy

For Recorder's Use Only

T.I. 11,322

473703

EXHIBIT "A"

TRACT I:

A certain tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the southwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1 A2, in the intersection of Gomez Road and Sena Street, bears:

S 49° 51' W 33.9 feet;

thence from said point and place of beginning, along the following bearings and distances:

N 06° 06' E 100.0 feet;
S 81° 30' E 70.15 feet;
S 05° 45' W 20.10 feet;
S 85° 00' E 23.45 feet;
S 06° 21' W 81.25 feet;
N 81° 30' W 93.60 feet,

to the point and place of beginning. Being and intended to be Lot Four (4) and a portion of Lot Five (5), Frank Andrews Subdivision. All as shown on plat of survey by Robert L. Benavides, dated August, 1983 and entitled "Plat of Survey For Earl Beard".

TRACT II:

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the northwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1A2, in the intersection of Gomez Road and Sena Street, bears:

N 81° 30' W 70.15 feet;
S 06° 06' W 100.00 feet;
S 49° 51' W 33.9 feet;

thence from said point and place of beginning along the following bearings and distances:

S 81° 30' 00" E 5.00 feet;
S 05° 44' 05" W 19.80 feet;
N 85° 00' W 5.00 feet;
N 05° 45' E 20.10 feet,

to the point and place of beginning. Being and intended to be a portion of Lot Five (5), Frank Andrews Subdivision. All as shown on plat of survey by Robert L. Benavides, dated August, 1983, as Drawing No. B-95.

FILE NO. T.I. 13773 TERRITORIAL ABSTRACT & TITLE COMPANY, INC.

New Mexico Statutory Form-Rev. 5-75

# WARRANTY DEED

526135

Dorothy B. Davis, Alexander D. Dority and Wendy O. Dority a single woman, husband and wife, all as tenants in common ..... for consideration paid, grant...

to Trust for the Benefit of Mariana Tiras Nudd U/A Harvey S. Nudd, II, dated October 9, 1979, Bank of Santa Fe, Trustee .....

whose address is .....

the following described real estate in Santa Fe County, New Mexico:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Reservations, restrictions and easements of record and taxes for 1985 and subsequent years.

with warranty covenants.

WITNESS our hand and seal this 16th day of July 19 85

Dorothy B. Davis (Seal) Alexander D. Dority (Seal)

Wendy O. Dority (Seal) (Seal)

## ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO }
ss.
COUNTY OF Santa Fe }

The foregoing instrument was acknowledged before me this 16th day of July 19 85

by Dorothy B. Davis, Alexander D. Dority and Wendy O. Dority

My commission expires:
(Seal) 08/18/85

Liz Cole
Notary Public

## ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO }
ss.
COUNTY OF }

The foregoing instrument was acknowledged before me this ..... day of ..... 19 .....

by ..... (name of officer) (title of officer)

of ..... (name of corporation) (state of incorporation)

corporation, on behalf of said corporation.

My commission expires:

(Seal)

Notary Public

NOTARY PUBLIC STATE OF NEW MEXICO LIZ COLE
Notary Stamp

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO } 571,235

I hereby certify that this instrument was filed for record on the 17 day of July A.D 19 85, at 10:05 o'clock A.m and was duly recorded in book 520 page 135 of the records of Santa Fe County.
Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.

Deputy

For Grantor's Use Only

T.I. 1377

526136

T.I. 13773

Exhibit "A"

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the southwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1 A2, in the intersection of Gonzz Road and Sena Street, bears:

N 81 deg. 30' W 48.6 feet;
S 49 deg. 51' W 33.9 feet;

thence from said point and place of beginning, along the following bearings and distances:

N 06 deg. 06' E 100.0 feet;
S 81 deg. 30' E 26.55 feet;
S 05 deg. 44' 05" W 19.80 feet;
S 85 deg. 00' E 18.45 feet;
S 06 deg. 21' W 81.25 feet;
N 81 deg. 30' W 45.0 feet,

to the point and place of beginning. Being and intended to be Lot Five (5), Frank Andrews Subdivision. All as shown on plat of survey by Robert L. Benavides, dated August, 1983 and entitled "Plat of Survey For Karl Beard".

# WARRANTY DEED

938661

TRUST f/b/o MARIANA MUDD, U/A HARVEY S. MUDD, II, dated October 3, 1979, for consideration paid, grants to LAURENCE L. SUMMER and JUDITH A. SUMMER, his wife, whose address is 865 Don Diego, Santa Fe, New Mexico, the following described real estate in Santa Fe County, New Mexico:

See Exhibit "A" attached hereto and incorporated herein by reference;

SUBJECT to all reservations, restrictions and easements of record; and taxes for the year 1993 and all subsequent years;

with special warranty covenants.

WITNESS its hand and seal this 24 day of June, 1993.

COUNTY CLERK
JONA G. ARMIJO
SANTA FE COUNTY NEW MEXICO

TRUST f/b/o MARIANA MUDD, U/A HARVEY S. MUDD, II, dated October 3, 1979

BY: BANK OF SANTA FE, TRUSTEE

By: _____

Title: Vice President and Trust Officer

STATE OF NEW MEXICO )
COUNTY OF SANTA FE ) ss

I hereby certify that this instrument was filed for record on the 29 day of June A.D. 19 93, at 2:29 o'clock p.m. and was duly recorded in book 928, page 661 - 663 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.

_____ Deputy

STATE OF NEW MEXICO )
) ss.
COUNTY OF SANTA FE )

938662

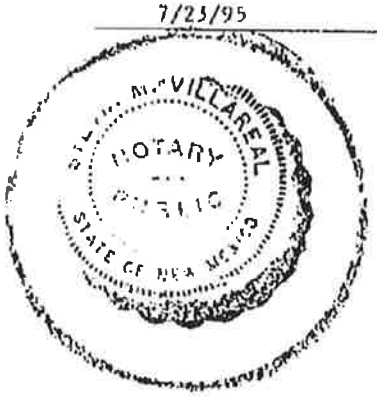
The foregoing instrument was acknowledged before me this 24th day of June, 1993, by Thomas Sustamate, Trustee of Bank of Santa Fe, a New Mexico corporation, Trustee for Trust f/b/o MARIANA MUDD, U/A HARVEY S. MUDD, II, dated October 3, 1979.

Sylvia M. Villareal

NOTARY PUBLIC Sylvia M. Villareal

My Commission Expires:

7/25/95




Warranty Deed - 4699r - Page 2

EXHIBIT "A"

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

938663

Beginning at the Southwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1 A2, in the intersection of Gomez Road and Sena Street, bears:

North 81 deg. 30' West, 48.6 feet;
South 49 deg. 51' West, 33.9 feet;

thence from said point and place of beginning, along the following bearings and distances:

| | | |
|---|---|---|
| North 06 deg. 06' | East, | 100.0 feet; |
| South 81 deg. 30' | East, | 26.55 feet; |
| South 05 deg. 44' 05" | West, | 19.80 feet; |
| South 85 deg. 00' | West, | 18.45 feet; |
| South 06 deg. 21' | West, | 81.25 feet; |
| North 81 deg. 30' | West, | 45.0 feet; |

to the point and place of beginning. Being and intended to be a portion of Lot Five (5), Frank Andrews Subdivison. All as shown on plat of survey by Robert L. Benavides, dated August, 1983 and entitled "Plat of Survey for Earl Beard".

COUNTY OF SANTA FE )
STATE OF NEW MEXICO ) ss

WARRANTY DEED
PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 9TH Day Of June, A.D., 2004 at 08:18 And Was Duly Recorded as Instrument # 1332047 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Rebecca Bustamante
Deputy Philip Barajas County Clerk, Santa Fe, NM

WHEN RECORDED MAIL TO:
PETER G. SCHMERL
ATTORNEY AT LAW
800 N. SWAN RD., SUITE 111
TUCSON, AZ 85711

COUNTY CLERK
REBECCA BUSTAMANTE
SANTA FE COUNTY NEW MEXICO

## Warranty Deed

LAURENCE L. SUMMER and JUDITH A. SUMMER (herein, "Grantor"), for consideration paid, hereby grants to LAURENCE L. SUMMER AND JUDITH A. SUMMER, TRUSTEES, or any successors in trust, under the SUMMER FAMILY REVOCABLE TRUST AGREEMENT dated June 13, 2002 and any amendments thereto, whose address is 9091 East Eagle Feather, Tucson, AZ 85749 (herein, "Grantee"), the following described real estate in Santa Fe County, New Mexico:

SEE EXHIBIT A ATTACHED HERETO.

Subject to taxes for the year in which this deed has been executed and subsequent years and all restrictions, reservations, easements, conditions and other matters appearing of record, if any, with warranty covenants.

Dated: 9-18-03, 2003.

LAURENCE L. SUMMER

JUDITH A. SUMMER

**ACKNOWLEDGEMENT**

STATE OF Arizona
COUNTY OF Pima

This instrument was acknowledged before me on September 18, 2003, by LAURENCE L. SUMMER and JUDITH A. SUMMER.

NOTARY PUBLIC

[Affix Notary Seal]

PETER G. SCHMERL
Notary Public, Pima County, AZ
My Comm. Expires April 27, 2006

My commission expires: 4/27/2006

SFC CLERK RECORDED 06/09/2004

deed_NM.doc Rev. 8/00

**EXHIBIT A**

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the Southwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1 A2, in the intersection of Gomez Road and Sena Street, bears:

North 81 deg. 30' West, 48.6 feet;
South 49 deg. 51' West, 33.9 feet;

thence from said point and place of beginning, along the following bearings and distances:

| | |
|---|---|
| North 06 deg. 06' | East, 100.0 feet; |
| South 81 deg. 30' | East, 26.55 feet; |
| South 05 deg. 44' 05" | West, 19.80 feet; |
| South 85 deg. 00' | West, 18.45 feet; |
| South 06 deg. 21' | West 81.25 feet; |
| North 81 deg. 30' | West, 45.0 feet; |

to the point and place of beginning. Being and intended to be a portion of Lot Five (5), Frank Andrews Subdivision. All as shown on plat of survey by Robert L. Benavides, date August, 1983 and entitled "Plat of Survey for Earl Beard".

*This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which any transfer taxes may have been calculated.*

SFC CLERK RECORDED 06/09/2004

ST&E 06071414 -DA #1

SFC CLERK RECORDED 07/21/2006

# WARRANTY DEED

**Laurence L. Summer Surviving and Successor Trustee of the Summer Family Revocable Trust Agreement dated June 13, 2002,** for consideration paid, grants to **Wendy Kapp,** an unmarried woman, whose address is P.O. Box 1829 Santa Fe NM 87504, the following described real estate in Santa Fe County, New Mexico.

**SEE ATTACHED EXHIBIT "A"**

SUBJECT TO: Restrictions, reservations and easements of record.

With warranty covenants.

WITNESS my hand and seal this 21st day of July, 2006.

COUNTY CLERK VALERIE ESPINOZA SANTA FE COUNTY NEW MEXICO

**The Summer Family Revocable Trust, u/t/a dated June 13, 2002**

**By:** **Laurence L. Summer, Surviving and Successor Trustee**

WARRANTY DEED
COUNTY OF SANTA FE ) PAGES: 2
STATE OF NEW MEXICO ) ss
I Hereby Certify That This Instrument Was Filed for Record On The 21ST Day Of July, A.D., 2006 at 14:31 And Was Duly Recorded as Instrument # 1443084 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

## ACKNOWLEDGEMENT

STATE OF NEW MEXICO )
) ss.
COUNTY OF SANTA FE )

This instrument was acknowledged before me on the 21st day of July, 2006, by Laurence L. Summer Surviving and Successor Trustee of the Summer Family Revocable Trust Agreement dated June 13, 2002.

My commission expires:

Notary Public

OFFICIAL SEAL
DEBORA ADINOLFI
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 6-3-10

SFC CLERK RECORDED 07/21/2006

**EXHIBIT "A"**

**Lot Five (5) of the Frank Andrews Subdivision as shown on plat entitled "Boundary Survey for Wendy Kapp, # 315 Sena Street, Lot 5, Frank Andrews Subdivision within projected Section 25, Township 17 North, Range 9 East..." recorded on July 21, 2006 in Plat Book 629 at page 41, as Document No. 1443007, in the Office of the County Clerk, Santa Fe County, New Mexico.**

COUNTY OF SANTA FE )
STATE OF NEW MEXICO ) ss
I Hereby Certify That This Instrument Was Filed for Record On The 10TH Day Of February, 2010 at 01:58:52 PM
And Was Duly Recorded as Instrument # 1590763
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy Adelina Montoya County Clerk, Santa Fe, NM

WARRANTY DEED
PAGES: 1

SFC CLERK RECORDED 02/10/2010

**Prepared By and Return To:**

Fidelity National Title Insurance Co.
8500 Menaul Blvd NE #B-150
Albuquerque, NM 87112

GF# FT000041923-FNT21

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

## WARRANTY DEED
(Joint Tenants)

**Wendy Kapp aka Nana Amarillo Capitano, an unmarried woman**

for consideration paid, grant to

**John T Scott and Deborah R. Scott, husband and wife as joint tenants with rights of survivorship**

whose address is 26 Vista Preciosa, Santa Fe, NM 87507

as joint tenants the following described real estate in Santa Fe County, New Mexico:

Lot Five (5) of the Frank Andrews Subdivision as shown on plat entitled 'Boundary Survey for Wendy Kapp, #315 Sena Street, Lot 5, Frank Andrews Subdivision within projected Section 25, Township 17 North, Range 9 East...', recorded on July 21, 2006 in Plat Book 629 at page 41 as Document No. 1443007, in the Office of the County Clerk, Santa Fe County, New Mexico.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2010, and subsequent years.

Witness my hand and seal this 8th day of Feb ,2010

Wendy Kapp aka Nana Amarillo Capitano

STATE OF New Mexico

COUNTY OF Santa Fe

This instrument was acknowledged before me on February 8, 2010

by Wendy Kapp aka Nana Amarillo Capitano

Notary Public

My Commission Expires:

(SEAL)

OFFICIAL SEAL
Steven Riemann
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6-5-12

Warranty Deed - Joint Tenants (4-99)
FDNM0025.rdw

**Prepared By and Return to:**

Fidelity National Title of New Mexico, Inc
300 Paseo De Peralta, Suite 101
Santa Fe, NM 87501

GF# FT000152442-NM21

| | |
|---|---|
| COUNTY OF SANTA FE } | WARRANTY DEED |
| STATE OF NEW MEXICO } ss | PAGES: 1 |

I Hereby Certify That This Instrument Was Filed for
Record On The 7TH Day Of February, A.D., 2014 at 08:54:15 AM
And Was Duly Recorded as Instrument # 1729537
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy - KVAUGHN County Clerk, Santa Fe, NM

e-Recorded 1729537 02/07/14 SFC

# WARRANTY DEED

**John T. Scott and Deborah R. Scott, husband and wife as joint tenants with rights of survivorship**

for consideration paid, grant to

**Christopher A. Olson, an unmarried man and Alden C. Olson and Barbara H. Olson husband and wife, all as joint tenants with rights of survivorship**

whose address is **P.O. Box 487, Tesuque, NM 87574** the following described real estate in Santa Fe County, New Mexico:

**Lot 5 of the Frank Andrews Subdivision as shown on plat entitled 'Boundary Survey for Wendy Kapp, #315 Sena Street, Lot 5, Frank Andrews Subdivision within projected Section 25, Township 17 North, Range 9 East...', filed in the office of the County Clerk, Santa Fe County, New Mexico on July 21, 2006 in Plat Book 629, Pages 41-42 as Document No. 1443007.**

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2014, and subsequent years.

Witness our hands and seals this 3rd day of February, 2014.

John T. Scott

Deborah R. Scott

## ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF SANTA FE

This instrument was acknowledged before me this 3rd day of February, 2014 by John T. Scott and Deborah R. Scott.

My Commission Expires:

(Seal)

Notary Public

OFFICIAL SEAL
Steven Riemann
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/5/16

B1008



# WARRANTY DEED

The Dorsey Company, Stationers, Santa Fe, N. M.—C14234

H. A. D'SPAIN, ET UX

TO

EARL BEARD, ET UX

STATE OF NEW MEXICO, County of Santa Fe } ss. #68617

I hereby certify that this instrument was filed for record on the 22nd day of April A. D. 1942, at 2:57 o'clock P. M., and was duly recorded in Book 22 page 317

E. J. MARTINEZ
County Clerk

(sgd) L. Ortiz
(Seal) Deputy

THIS INDENTURE, Made the 23d day of October, in the year of our Lord One Thousand, Nine Hundred and forty one, between H. A. D'Spain and Mary D'Spain, his wife,

of the County of Quay, State of New Mexico parties of the first part, and Earl Beard and Lutie Ray Beard, husband and wife, as joint tenants, with full rights of survivorship, and not as tenants in common, of the County of Santa Fe, State of New Mexico, parties of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Six Hundred Dollars, and other good and valuable considerations, / Dollars lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, and the said parties of the second part forever released and discharged therefrom, have granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these presents do grant, bargain, sell, remise, release, convey, alien and confirm unto the said parties of the second part, and to their heirs, assigns, or successors, forever, all the following described lots or parcels of land and real estate, situate, lying and being in the County of Santa Fe, in Ward No. 2 of the City of Santa Fe, State of New Mexico, to-wit:

All of the Lots numbered Four (4) and Ten (10), as shown on map showing subdivision of land belonging to Frank Andrews in Precinct 4, Santa Fe New Mexico, according to plat made by George M. Neel, licensed engineer September 2, 1929, the said above described lots being in what is known as Andrews' Sena Street Sub-Division.

This conveyance is to the grantees and to the survivor of them, as joint tenants, and not as tenants in common.

($3.30 I.R.S. Affixed & Cancelled)

Together with all and singular the hereditaments, lands, tenements, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said parties of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances unto the said parties of the second part, for their heirs, successors or assigns forever.

And the said parties of the first part, for their heirs, executors, administrators, successors or assigns, doth covenant, grant, bargain and agree to and with the said parties of the second part, their heirs, executors, administrators, successors or assigns, that at the time of the ensealing and delivery of these presents they are well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and have good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the parties of the second part, their heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of

(sgd) H. A. D'Spain (L. S.)
(sgd) Mary D'Spain (L. S.)
(L. S.)
(L. S.)

STATE OF NEW MEXICO, County of Quay } ss.

On this 23rd day of October, 1941, before me personally appeared H. A. D'Spain and Mary D'Spain, his wife to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Seal)-(Affixed)

(sgd) C. C. Davidson
Notary Public.

My Commission Expires May 17, 1943

FILE NO. 11117 TERRITORIAL ABSTRACT & TITLE COMPANY, INC.

New Mexico Statutory Form-Rev. 5-75

# WARRANTY DEED

~~453,614~~ 522,685-C

Earl Beard and Lutie Ray Beard, husband and wife as joint tenants

for consideration paid, grant

to Gerald M. Wise and Rebecca R. Phillips, both single persons as joint tenants

whose address is

the following described real estate in Santa Fe County, New Mexico.

See Schedule "A-4" attached hereto and made a part hereof.

SUBJECT TO: Restrictions, reservations, easements of record and taxes for 1983 and subsequent years.

523010

COUNTY OF SANTA FE )SS
STATE OF NEW MEXICO )
I hereby certify that this instrument was filed for record on the 12 day of Aug A.D., 83 at 3:10 o'clock PM., and was duly recorded in book 404 page 767 of the records of Santa Fe County. Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.
Deputy

THIS DEED IS BEING RE-RECORDED TO REFLECT MARITAL STATUS.

with warranty covenants.

WITNESS our hand s and seal s this 9th day of August 19 83

Earl Beard (Seal) (Seal)

Lutie Ray Beard (Seal) (Seal)

## ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } ss.

The foregoing instrument was acknowledged before me this 9th day of August 83
by Earl Beard and Lutie Ray Beard

OFFICIAL SEAL

My commission expires
(Seal) Notary Public

## ACKNOWLEDGMENT FOR CORPORATION

STATE OF }
COUNTY OF } ss

The foregoing instrument was acknowledged before me this day of 19
by
of a
corporations, on behalf of the corporation.
My commission expires.
(Seal) Notary Public

COUNTY OF SANTA FE )SS 522,685
STATE OF NEW MEXICO )
I hereby certify that this instrument was filed for record on the 10 day of Aug A.D., 83 at 10:05 o'clock AM., and was duly recorded in book 404 page 768 of the records of Santa Fe County. Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.

---468317

SCHEDULE A 1

469162

LOT TEN (10) AND TRACT A

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the southwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line TIA2, in the intersection of Gomez Road and Sena Street, bears:

S 06° 06' W 100.0 feet;
S 49° 51' W 33.9 feet,

thence from said point and place of beginning, along the following bearings and distances:

N 06° 06' E 42.8 feet;
S 81° 30' E 94.3 feet;
S 06° 21' W 60.75 feet;
N 85° 00' W 23.45 feet;
N 05° 45' E 20.10 feet;
N 81° 30' W 70.15 feet,

to the point and place of beginning. Being and intended to be Lot Ten (10) and a portion of Lot Five (5), Frank Andrews Subdivision. All as shown on plat of survey by Samuel P. Davalos, dated June 21, 1979 and amended July 20, 1983.

TRACT B

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the northwest corner of the tract herein described, which corner is also the northeast corner of Lot Ten (10) of the Frank Andrews Subdivision, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line TIA2, in the intersection of Gomez Road and Sena Street, bears:

N 81° 30' W 94.3 feet;
S 06° 06' W 142.0 feet;
S 49° 51' W 33.9 feet,

thence, from said point and place of beginning, along the following bearings and distances:

S 06° 21' W 45.0 feet;
S 81° 30' E 3.5 feet;
N 06° 21' E 45.0 feet;
N 81° 30' W 3.5 feet,

to the point and place of beginning. All as shown on plat of survey by Samuel P. Davalos, dated June 21, 1979 and amended July 20, 1983.

# WARRANTY DEED

Gerald M. Wise and Rebecca R. Phillips, husband and wife 828013

, for consideration paid, grant

to Gail Lisa Starr, a single woman

,

whose address is

Santa Fe ,

the following described real estate in County, New Mexico:

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico more particularly described as follows:

Beginning at the SW corner of this lot herein described, whence the center of saintary sewer manhole No. 1, Line T1A2, bears the following courses: S. 06° 06' W., 100.00 feet to a point, thence S. 49° 51' W., 33.9 feet distant, thence from said point of beginning along the easterly right-of-way of Gomez Road N. 06° 06" E., 42.0 feet to the NW corner of this lot, thence leaving aforesaid right-of-way S. 81° 30' E., 94. 3 feet to a point, thence S. 81° 30' E., 3.50 feet to the NE corner of this lot, thence S. 06° 21' W., 45.0 feet to a point, thence N. 81° 30' W., 3.50 feet to a point; thence S. 06° 21' W., 15.75 feet to the SE corner of this lot, thence N. 85° 00' W., 18.45 feet to a point; thence N. 05° 44' 05" E., 19.80 feet to a point, thence N. 81° 30' W., 26.55 feet to a point; thence N. 81° 30' W., 48.6 feet to the SW corner of this lot being also the point and place of beginning. All as shown on Plat of Survey entitled " Plat of Survey for Earl Beard located within the City of Santa Fe, Santa Fe County, New Mexico", prepared by Robert L. Benavides N.M.L.S,. No. 5824, dated August 1983 and filed on August 18, 1983 as Document No. 522,796 and recorded in Plat Book 131, Page 796, in the records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations, restrictions and easements of record.

Exhibit 9.3
1-6-26 Ltr
315 Sena Street
Page 1 of 1

with warranty covenants.

WITNESS Our hand and seal this 23 day of June, 19 92

(Seal) Gerald M. Wise (Seal)

(Seal) Rebecca R. Phillips (Seal)

## ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
} ss.
COUNTY OF Santa Fe

The foregoing instrument was acknowledged before me this 23 day of June, 19 92

by Gerald M. Wise and Rebecca R. Phillips, husband and wife
(Name or Names of Person or Persons Acknowledging)

My commission expires: 4/29/94
(Seal)

Notary Public

777.674

FOR RECORDER'S USE ONLY

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 23 day of June A.D. 19 92 at 3:24 o'clock P.M. and was duly recorded in book 328, page 813 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.

Deputy

## ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
} ss.
COUNTY OF

The foregoing instrument was acknowledged before me this day of , 19 ,

by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:
(Seal)

Notary Public

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

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e-Recorded 1717538 09/09/13 SFC

Return to First American Title Insurance Company
File No. 1855601-SF01 BT

# WARRANTY DEED

Gail Lisa Starr, a single woman, for consideration paid, grant(s) to Monica Partridge, an unmarried woman whose address is ~~727 Gomez Rd, Santa Fe, NM 87501,~~ the following described real estate in Santa Fe County, New Mexico: * 4470 W. SUNSET BLVD. # 136 LOS ANGELES, CA 90027

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico more particularly described as follows:

Beginning at the SW corner of this lot herein described, whence the center of sanitary sewer manhole No. 1, line T1A2, bears the following courses: S. 06° 06' W., 100.00 feet to a point, thence S. 49° 51' W., 33.9 feet distant, thence from said point of beginning along the easterly right of way of Gomez Road N. 06° 06' E., 42.00 feet to the NW corner of this lot, thence leaving aforesaid right of way S. 81° 30'E., 94.30 feet to a point; thence S. 81° 30' E., 3.50 feet to the NE corner of this lot, thence S. 06° 21' W., 45.00 feet to a point; thence N. 81° 30' W., 3.50 feet to a point; thence S. 06° 21' W., 15.75 feet to the SE corner of this lot, thence N. 85° 00' W., 18.45 feet to a point; thence N. 05° 44' 05" E., 19.80 feet to a point; thence N. 81° 30' W., 26.55 feet to a point; thence N. 81° 30' W., 48.60 feet to the SW corner of this lot being also the point and place of beginning. All as shown on Plat of Survey entitled "Plat of Survey for Earl Beard located within the City of Santa Fe, Santa Fe County, New Mexico", prepared by Robert L. Benavides, N.M.L.S. No. 5824, dated August 1983 and filed on August 18, 1983 as Document No. 522,796 and recorded in Plat Book 131, Page 046, in the records of Santa Fe County, New Mexico.

**Subject to patent reservations, restrictions, and easements of record and taxes for the year 2013 and subsequent years.**

with warranty covenants.

WITNESS my/our hand(s) and seal(s) this 9 day of September, 2013.

Gail Lisa Starr

## Individual Capacity

State of New Mexico )
) §
County of Santa Fe )

This instrument was acknowledged before me on the 9th day of September, 2013, by Gail Lisa Starr.

My commission expires:

Notary Public

OFFICIAL SEAL
Brooke H. Trujillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3/20/16

COUNTY CLERK
GERALDINE SALAZAR
SANTA FE COUNTY NEW MEXICO

| | |
|---|---|
| COUNTY OF SANTA FE } | WARRANTY DEED |
| STATE OF NEW MEXICO } ss | PAGES: 1 |

I Hereby Certify That This Instrument Was Filed for
Record On The 9TH Day Of September, A.D., 2013 at 12:38:30 PM
And Was Duly Recorded as Instrument # 1717538
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy - COMONTOYA County Clerk, Santa Fe, NM

# QUITCLAIM DEED

**Monica C. Partridge**, an unmarried woman, for consideration paid, quitclaims to **Thunder Moon Holdings, LLC,** a New Mexico limited liability company, whose address is 223 N. Guadalupe Street, #550, Santa Fe, New Mexico, 87501, that certain real estate commonly known as 727 Gomez Road, Santa Fe, New Mexico and more fully described as follows:

> ***Beginning at the SW corner of this lot herein described, whence the center of sanitary sewer manhole No. 1, line T1A2, bears the following courses: S. 06°06'W., 100.00 feet to a point, thence S. 49°51'W., 33.9 feet distant, thence from said point of beginning along the easterly right of way of Gomez Road N.06°06'E., 42.00 feet to the NW corner of this lot, thence leaving aforesaid right of way S. 81°30'E., 94.30 feet to a point; thence S. 81°30'E., 3.50 feet to the NE corner of this lot, thence S.06°21'W., 45.00 feet to a point; thence n. 81°30'W., 3.50 feet to a point; thence S. 06° 21'W., 15.75 feet to the SE corner of this lot, thence N.85°00'W., 18.45 feet to a point; thence N.05°44'05"E., 19.80 feet to a point; thence N. 81°30'W., 26.55 feet to a point; thence N.81°30'W., 48.60 feet to the SW corner of this lot being also the point and place of beginning. All as shown on Plat of Survey entitled "Plat of Survey for Earl Beard located within the City of Santa Fe, Santa Fe County, New Mexico", prepared by Robert L. Benavidez, N.M.L.S. No. 5824, dated August 1983 and filed on August 18, 1983, as Document No. 522,796 and recorded in Plat Book 131, Page 046, in the records of Santa Fe County, New Mexico.***

WITNESS my hand and seal this 7th day of April, 2015.

Monica C. Partridge

ACKNOWLEDGMENT

OFFICIAL SEAL
Gary S. Friedman
Notary Public
State of New Mexico
My Commission Expires.

STATE OF NEW MEXICO )
) ss.
COUNTY OF SANTA FE )

The foregoing instrument was acknowledged before me this 7th day of April, 2015, by Monica C. Partridge.

Notary Public

My Commission Expires:
1/6/2017

SFC CLERK RECORDED 04/10/2015

20-00002045FA-ELM



e-Recorded 1930778 10/09/20 SFC

# WARRANTY DEED

THUNDER MOON HOLDINGS, LLC, a New Mexico limited liability company, for consideration paid, grants to THE BRIAN & WENDY LUKAS LIVING TRUST dated September 9, 2016, whose address is 825 Santa Barbara Road, Berkeley, CA 94707 the following described real estate in Santa Fe County, New Mexico:

**Beginning at the SW corner of this lot herein described, whence the center of sanitary sewer manhole No. 1, line T1A2, bears the following courses: S. 06° 06' W., 100.00 feet to a point, thence S. 49° 51' W., 33.9 feet distant, thence from said point of beginning along the easterly right of way of Gomez Road N. 06° 06' E., 42.00 feet to the NW corner of this lot, thence leaving aforesaid right of way S. 81° 30'E., 94.30 feet to a point; thence S. 81° 30' E., 3.50 feet to the NE corner of this lot, thence S. 06° 21' W., 45.00 feet to a point; thence N. 81° 30' W., 3.50 feet to a point; thence S. 06° 21' W., 15.75 feet to the SE corner of this lot, thence N. 85° 00' W., 18.45 feet to a point; thence N. 05° 44' 05" E., 19.80 feet to a point; thence N. 81° 30' W., 26.55 feet to a point; thence N. 81° 30' W., 48.60 feet to the SW corner of this lot being also the point and place of beginning. All as shown on Plat of Survey entitled "Plat of Survey for Earl Beard located within the City of Santa Fe, Santa Fe County, New Mexico", prepared by Robert L. Benavides, N.M.L.S. No. 5824, dated August 1983 and filed on August 18, 1983 as Document No. 522,796 and recorded in Plat Book 131, Page 046, in the records of Santa Fe County, New Mexico.**

SUBJECT TO: Restrictions, Reservations and Easements of record.

with warranty covenants.

Witness my hand(s) and seal this 9th of October, 2020.

THUNDER MOON HOLDINGS, LLC

By Monica Partridge, Its Sole Member

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO }

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for Record On The 9TH Day Of October, A.D., 2020 at 03:43:26 PM And Was Duly Recorded as Instrument # 1930778 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
County Clerk, Santa Fe, NM

Deputy - VDURAN

## ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF SANTA FE

This instrument was acknowledged before me on October 9, 2020, by Monica Partridge, in her capacity as Sole member of THUNDER MOON HOLDINGS, LLC.

My Commission Expires: 4/18/21

Notary Public

OFFICIAL SEAL
Erinn H. McCusker
Notary Public
State of New Mexico
My Commission Expires:

# WARRANTY DEED

The Dorrey Company, Stationers, Santa Fe, N. M.—C14234

H. A. D'SPAIN, ET UX

TO

EARL BEARD, ET UX

STATE OF NEW MEXICO, County of Santa Fe } ss. #68617

I hereby certify that this instrument was filed for record on the 22nd day of April A. D. 1942, at 2:57 o'clock P. M., and was duly recorded in Book 22 page 317

E. J. MARTINEZ
County Clerk

(sgd) L. Ortiz
(Seal) Deputy

THIS INDENTURE, Made the 23d day of October, in the year of our Lord One Thousand, Nine Hundred and forty one, between H. A. D'Spain and Mary D'Spain, his wife,

of the County of Quay, State of New Mexico parties of the first part, and Earl Beardand Lutie Ray Beard, husband and wife, as joint tenants, with full rights of survivorship, and not as tenants in common, of the County of Santa Fe, State of New Mexico, parties of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Six Hundred Dollars, and other good and valuable considerations, / Dollars lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, and the said parties of the second part forever released and discharged therefrom, have granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these presents do grant, bargain, sell, remise, release, convey, alien and confirm unto the said parties of the second part, and to their heirs, assigns, or successors, forever, all the following described lots or parcels of land and real estate, situate, lying and being in the County of Santa Fe, in Ward No. 2 of the City of Santa Fe, State of New Mexico, to-wit:

All of the Lots numbered Four (4) and Ten (10), as shown on map showing subdivision of land belonging to Frank Andrews in Precinct 4, Santa Fe New Mexico, according to plat made by George M. Neel, licensed engineer September 2, 1929, the said above described lots being in what is known as Andrews' Sena Street Sub-Division.

This conveyance is to the grantees and to the survivor of them, as joint tenants, and not as tenants in common.

($3.30 I.R.S. Affixed & Cancelled)

Together with all and singular the hereditaments, lands, tenements, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said parties of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances unto the said parties of the second part, for their heirs, successors or assigns forever.

And the said parties of the first part, for their heirs, executors, administrators, successors or assigns, doth covenant, grant, bargain and agree to and with the said parties of the second part, their heirs, executors, administrators, successors or assigns, that at the time of the ensealing and delivery of these presents they are well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and have good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the parties of the second part, their heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of

(sgd) H. A. D'Spain (L. S.)
(sgd) Mary D'Spain (L. S.)
(L. S.)
(L. S.)

STATE OF NEW MEXICO, County of Quay } ss.

On this 23rd day of October, 1941, before me personally appeared H. A. D'Spain and Mary D'Spain, his wife to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Seal)-(Affixed)

(sgd) C. C. Davidson
Notary Public.

My Commission Expires May 17, 1943

whose address is .....
the following described real estate in Santa Fe County, New Mexico:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Reservations, restrictions and easements of record and taxes for 1986 and subsequent years.

with warranty covenants.

WITNESS hand and seal this 26th day of February, 19 86

Dorothy B. Davis (Seal) Alexander D. Dority (Seal)

Wendy D. Dority (Seal) (Seal)

**ACKNOWLEDGMENT FOR NATURAL PERSONS**

STATE OF NEW MEXICO }
COUNTY OF Santa Fe } ss.

The foregoing instrument was acknowledged before me this 26th day of February, 19 86
by Dorothy B. Davis, Alexander D. Dority and Wendy D. Dority.

My commission expires:
(Seal) August 18, 1989

Liz Cale
Notary Public

**ACKNOWLEDGMENT FOR CORPORATION**

STATE OF NEW MEXICO }
COUNTY OF ..... } ss.

The foregoing instrument was acknowledged before me this ..... day of ....., 19
by .....
(name of officer) (title of officer)
of .....
(name of corporation) (state of incorporation)
corporation, on behalf of said corporation.
My commission expires:
(Seal)

.....
Notary Public

587558

COUNTY OF SANTA FE )SS
STATE OF NEW MEXICO )
I hereby certify that this instrument was filed for record on the 5 day of March A.D. 19 86, at 3:08 o'clock pm and was duly recorded in book 544 page 691-692 of the records of Santa Fe County
Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.

For Recorder's Use Only

T. I. 14341 LC

Exhibit "A"

A certain tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the southwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1 A2, in the intersection of Gomez Road and Sena Street, bears:

S 49 deg. 51' W 33.9 feet;

thence from said point and place of beginning, along the following bearings and distances:

N 06 deg. E 100.0 feet;
S 81 deg. 30' E 48.6 feet;
S 06 deg. 06' W 100.0 feet;
N 81 deg. 30' W 48.6 feet,

to the point and place of beginning. Being and intended to be Lot Four (4), Frank Andrews Subdivision. All as shown on plat of survey by Robert L. Benavides, dated August, 1983 and entitled "Plat of Survey For Earl Beard".

e-Recorded 1970926 11/05/21 SFC

Return to First American Title Insurance Company
File No. 2676992-SF01 LB

# WARRANTY DEED

Susan M. Blacker, an unmarried person, for consideration paid, grant(s) to Nichole M. Smith, an unmarried person and Ruby Ochoa, an unmarried person as tenants in common whose address is 213 Delfino Circle, Austin, TX 78734, the following described real estate in Santa Fe County, New Mexico:

A CERTAIN TRACT OF LAND SITUATE WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH THE CENTER OF THE COVER FOR SANITARY SEWER MANHOLE NUMBER ONE, LINE T1A2, TO THE INTERSECTION OF GOMEZ AND SENA STREET, BEARS:

S 49° 51' W 33.9 FEET;

THENCE FROM SAID POINT AND PLACE OF BEGINNING, ALONG THE FOLLOWING BEARINGS AND DISTANCES:

N 06° 06' E 100.00 FEET;
S 81° 30' E 48.6 FEET;
S 06° 06' W 100.00 FEET;
N 81° 30' W 48.6 FEET;

TO THE POINT AND PLACE OF BEGINNING. BEING AND INTENDED TO BE LOT FOUR (4), FRANK ANDREWS SUBDIVISION, ALL SHOWN ON PLAT OF SURVEY BY ROBERT L. BENAVIDES, DATED AUGUST, 1983 AND ENTITLED "PLAT OF SURVEY FOR EARL BEARD" LOCATED WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO FILED ON AUGUST 18, 1983 IN BOOK 131, PAGE 046 AS DOCUMENT NO. 522796.

**Subject to reservations, severances, restrictions, and easements of record and taxes for the year2021 2nd 1/2 and subsequent years.**

with warranty covenants.

WITNESS my/our hand(s) and seal(s) this Fifth day of November, 2021.

Susan M. Blacker

COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 5TH Day Of November, A.D., 2021 at 12:30:10 PM
And Was Duly Recorded as Instrument # 1970926
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - NFRANCO County Clerk, Santa Fe, NM

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

## Individual Capacity

State of New Mexico )
) §
County of Santa Fe )

This instrument was acknowledged before me on the Fifth day of November, 2021, by Susan M. Blacker.

My commission expires: Notary Public

OFFICIAL SEAL
LAURA A. BACA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-6-25

# WARRANTY DEED

A.J.Taylor and N.L. Howard

TO

W.C.Hampel and wife

STATE OF NEW MEXICO, } ss. #34612
County of Santa Fe }

I Hereby certify that this instrument was filed for record on the 13 day of December A. D. 19 27, at 4 o'clock P M., and was duly recorded in Book 7, page 8

M.C.Safford
County Clerk

Deputy

THIS INDENTURE, Made the fifth day of December in the year of our Lord One Thousand, Nine Hundred and twenty seven between A.J.Taylor and J. Elizabeth Taylor his wife and N.L.Howard and Trenna Mae Howard, his wife of Santa Fe, N.M. parties of the first part, and W.C.Hampel and Margaret Hampel, his wife of Santa Fe, N.M. parties of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Ten ($10.00) Dollars and other valuable considerations lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, and the said parties of the second part forever released and discharged therefrom, have granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these presents do grant, bargain, sell, remise, release, convey, alien and confirm unto the said parties of the second part, and to their heirs, assigns, or successors, forever, all the following described lots or parcels of land and real estate, situate, lying and being in the County of Santa Fe, State of New Mexico, to-wit:

Lots twelve, thirteen and fourteen (12, 13, 14) Block Five (5)
Don Diego Addition to the City of Santa Fe, N.M.

Together with all and singular the hereditaments, lands, tenements, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said parties of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances unto the said parties of the second part, their heirs, successors or assigns forever.

And the said parties of the first part, for their heirs, executors, administrators, successors or assigns, doth covenant, grant, bargain and agree to and with the said parties of the second part, their heirs, executors, administrators, successors or assigns, that at the time of the ensealing and delivery of these presents they are well seised of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and have good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the parties of the second part, their heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of

A.J.Taylor (L. S.)
N.L. Howard (L. S.)
J. Elizabeth Taylor (L. S.)
Trenna Mae Howard (L. S.)

STATE OF NEW MEXICO, } ss.
County of Santa Fe }

On this 5th day of December, 19 27, before me personally appeared A.J.Taylor and J. Elizabeth Taylor, his wife, and N.L. Howard and Trenna Mae Howard, his wife to me known to be the person s described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ida C. Krick
Notary Public
Notary Public Santa Fe County, New Mexico

(Notary seal)
My commission expires October 27, 1929

438029

# DEED OF DISTRIBUTION

The undersigned Personal Representative of the estate of MARGARET HAMPEL, also known as Margaret F. Hampel, deceased, whose estate is being administered in the District Court, First Judicial District, Santa Fe County, New Mexico, in Cause No. S.F. 82 - 45 (P), styled "In the Matter of the Estate of Margaret Hampel, Deceased", in order to make distribution of the property of decedent's estate in accordance with decedent's Will, and 45-3-907 et seq., N.M.S.A. 1978, hereby assigns, transfers, grants and releases to WILLIAM C. HAMPEL, a single man, whose address is 311 Sena, Santa Fe, New Mexico 87501, distributee of said estate, all right, title and interest of the decedent in and to the following described real estate in the CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO:

Commencing at the southeast corner of the tract herein described, from whence the center of sanitary sewer manhole No. T1A2-2 bears S. 70° 08' 53" E., 126.59 feet; thence from said point and place of beginning N. 81° 09' 33" W., 51.05 feet to the southwest corner of the tract herein described; thence N. 06° 24' 47" E., 97.14 feet to a point; thence S. 77° 45' 40" E., 3.63 feet to a point; thence N. 06° 48' 00" E., 44.25 feet to the northwest corner of the tract herein described; thence S. 80° 57' 08" E., 46.80 feet to the northeast corner of the tract herein described; thence S. 06° 16' 00" W., 141.02 feet to the southeast corner of the tract herein described, the point and place of beginning. All as shown upon plat of survey entitled "Plat of Survey for W. C. Hampel Ward No. 2 Santa Fe, N.M." prepared by George Rivera, Reg. Prof. L.S. No. 3149 on March 16, 1982 and bearing his designation No. B2-564 and recorded with the County Clerk of Santa Fe County, New Mexico on March 24, 1982, as Document No. 494,007.

Subject to zoning ordinances, reservations, restrictions, conditions, limitations and easements of record, and property taxes and assessments for the year 1982 and thereafter.

WITNESS my hand and seal this 29th day of March, 1982.

William C. Hampel [SEAL]
WILLIAM HAMPEL
Personal Representative

STATE OF NEW MEXICO )
) ss:
COUNTY OF SANTA FE )

The foregoing instrument was acknowledged before me this

438731

# WARRANTY DEED

WILLIAM C. HAMPEL, a single person, for consideration paid, grants to WILLIAM K. SCARBOROUGH and PAMELA G. SCARBOROUGH, his spouse, of P. O. Box 3830, Fairview, New Mexico 87533, as joint tenants, the following described real estate in the CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO:

> Commencing at the southeast corner of the tract herein described, from whence the center of sanitary sewer manhole No. T1A2-2 bears S. 70° 08' 53" E., 126.59 feet; thence from said point and place of beginning N. 81° 09' 33" W., 51.05 feet to the southwest corner of the tract herein described; thence N. 06° 24' 47" E., 97.14 feet to a point; thence S. 77° 45' 40" E., 3.63 feet to a point; thence N. 06° 48' 00" E., 44.25 feet to the northwest corner of the tract herein described; thence S. 80° 57' 08" E., 46.80 feet to the northeast corner of the tract herein described; thence S. 06° 16' 00" W., 141.02 feet to the southeast corner of the tract herein described, the point and place of beginning. All as shown upon plat of survey entitled "Plat of Survey For W. C. Hampel Ward No. 2 Santa Fe, N.M." prepared by George Rivera, Reg. Prof. L.S. No. 3149 on March 16, 1982, and bearing his designation No. B2-564 and recorded with the County Clerk of Santa Fe County, New Mexico on March 24, 1982, as Document No. 494,007.
>
> SUBJECT to property taxes for the year 1982 and thereafter, and to zoning ordinances, easements, reservations, conditions, limitations and restrictions of record.

with warranty covenants.

WITNESS my hand and seal this 12th day of April, 1982.

William C. Hampel [SEAL]
WILLIAM C. HAMPEL

STATE OF NEW MEXICO )
) ss:
COUNTY OF SANTA FE )

The foregoing instrument was acknowledged before me this 12th day of April, 1982, by William C. Hampel, a single person.

OFFICIAL SEAL
NOTARY PUBLIC
DAVID L. LUNT
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires Sept. 7, 1983.

My Commission Expires:
9/7/83

494,934
STATE OF NEW MEXICO )
COUNTY OF SANTA FE ) SS
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.

I hereby certify that this instrument was filed for record on the 12th day of April, 1982 at 4:04 o'clock PM and was duly recorded in book 438 page 731 of the records of Santa Fe County
Margaret LeBow
Deputy

New Mexico Statutory Form-Rev. 5-75

# WARRANTY DEED

821517

William K. Scarborough & Pamela G. Scarborough, his spouse, for consideration paid, grant to Karen Ohlgemuth, an unmarried woman, whose address is c/o Ann Talmadge: 322 Montezuma Ste A; Santa Fe, NM 87501 the following described real estate in Santa Fe County, New Mexico:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: Reservations, restrictions, easements of record and taxes for the year 1992 and subsequent years.

with warranty covenants.

WITNESS our hand and seal this 28th day of May, 19 92

William K. Scarborough (Seal) Pamela G. Scarborough (Seal)

William K. Scarborough (Seal) (Seal)

**ACKNOWLEDGEMENT FOR NATURAL PERSONS**

STATE OF NEW MEXICO } ss.
COUNTY OF Santa Fe }

The foregoing instrument was acknowledged before me this 28th day of May, 19 92
by William K. Scarborough & Pamela G. Scarborough

My commission expires:
(Seal)

OFFICIAL SEAL
GLORIA A. ROYBAL
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires

**ACKNOWLEDGEMENT FOR CORPORATION**

STATE OF NEW MEXICO } ss.
COUNTY OF }

The foregoing instrument was acknowledged before me this day of, 19
by (name of officer), (title of officer)
of (name of corporation), a (state of incorporation)
corporation, on behalf of said corporation.
My commission expires:
(Seal) Notary Public

COUNTY OF SANTA FE ISS 775091
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 2nd day of June A.D. 19 92, at 10:31 o'clock A.M. and was duly recorded in Book 821 page 517 - 518 records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
Theresa Chavez Deputy
Notary Stamp

COUNTY CLERK
JONA G. ARMIJO
SANTA FE COUNTY NEW MEXICO

821518

Exhibit "A"

That certain tract of land lying, being and situate in Santa Fe, New Mexico at 311 Sena St. originally shown on a plat by George Rivera (PS 3149) dated March 16, 1982 and titled "PLAT OF SURVEY FOR W.G. HAMPEL, WARD NO. 2 SANTA FE, N.M.", and filed in the Office of the Santa Fe County Clerk in Plat Book 113 on page 9 as rec. no. 494,007 and resurvey by Guy D. Hayden as shown on his plat dated 19 May 1992 and titled "LANDS SURVEYED AT 311 SENA STREET, SANTA FE, NEW MEXICO" and bearing his plat no. 58/92 and more particularly described as follows, to wit:

Begin at a nail at the back of the walk on the north line of the right of way of Sena Street from which the center of the cover for sanitary sewer manhole T1A2-2 bears S 70° 09' 10" E 126.43 ft. distant; thence N 81° 16' 15" W, along said right of way, 51.05 ft. to a point; thence N 6° 20' 25" E 81.52 ft. to a nail; thence N 6° 07' 30" E 15.67 ft. to an iron pipe; thence S 77° 52' 50" E 3.67 ft. to an iron pipe; thence N 6° 56' 35" E 44.18 ft. to a rebar; thence S 81° 06' 10" E 46.81 ft. to a rebar; thence S 6° 25' 50" W 40.66 ft. to a rebar; thence S 6° 12' W 100.37 ft. to the point and place of beginning.

# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department- Building Permit Division

## To Be Completed By Applicant:

| | |
|---|---|
| Date Submitted: JUNE 13 2011 | Site Address: 315 SENA |
| Property Owner of Record: JOHN SCOTT | Proposed Construction Description: ONE STEP, FENCE, PORTAL REPAIR, YARD WALL REPAIR |
| Applicant/Agent Name: JOHN SCOTT | |
| Contact Person Phone Number: (505 699-0794 | TOTAL ROOF AREA: |

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

**BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.**

J T Scott — 6/13/11

☒OWNER ☐APPLICANT ☐AGENT — DATE

## To Be Completed By City Staff ☒ Historic PZR ☐ ~~Building Permit PZR~~

**Zoning District:** RM-1

**Overlay:** ☒ Historic Don Gaspar
- ☐ ~~Escarpment*~~
- ☐ ~~Flood Zone*~~
- ☐ ~~Business Capitol District~~
- ☐ ~~Cerrillos Road Corridor~~
- ☒ Archaeological
  - ☒ Historic Downtown- (2,500 sq ft of ground disturbance)
  - ☐ ~~River and Trails (2 acres)~~
  - ☐ ~~Suburban (10 acres)~~

**Zoning Submittal Requirements:**
- ☒ Legal Lot of Record/Development Plan
- ☒ Existing **And** Proposed Site Plan

**Supplemental Zoning Submittals:**
- ☐ ~~Accessory Structure Affidavit~~
- ☒ Approval Letters (Tech Review, Historic, etc..)
- ☐ ~~Zero Lot Line Affidavit~~

**Use of Structure:** ☒Residential
☐Commercial Type of Use: Residence

* Requires and additional review conducted by Technical Review Division to ensure compliance.

**Setbacks:**
Front: X Required: X
Rear: X Required: X
Sides: L X R___ Required: X
2nd Front? X Existing
☐ 10 ft Building Separation

**Height:** Proposed See Below
Maximum Height: ___ or
☒ Regulated by Historic Division
☐ ~~Regulated by Escarpment Overlay~~ District

**Parking Spaces:**
Proposed 2 Handicap** 0
Minimum: 2

**Bicycle Parking**:**
Proposed: ___ Minimum: ___
** Commercial Requirement

**Additional Agency Review if Applicable:**
☐ Escarpment Approval by N/A Date: ___ ☐ Flood Plain Approval by N/A Date: ___
Notes: None needed

**Zoning Approval:**
☐ **Preliminary Approval** ☒ **with conditions** ☐ **Rejected**
Comments/Conditions: Meets minimum requirements

**REVIEWER:** [signature] **DATE:** 6/13

473699

# LEASE

THIS INDENTURE, made this 14th day of OCTOBER, 1983, by and between EARL BEARD and LUTIE RAY BEARD, husband and wife, as joint tenants, hereinafter, whether singular or plural, masculine, feminine, or neuter, designated as "Lessor", which expression shall include Lessor's heirs, executors, administrators, assigns, and successors in interest, and GERALD M. WISE and REBECCA R. PHILLIPS, both single persons, as joint tenants, hereinafter, whether whether singular or plural, masculine, feminine, or neuter, designated as "Lessee", which expression shall include all Lessees, jointly and severally, and shall include Lessee's heirs, executors, administrators, assigns, and successors in interest, WITNESSETH:

Lessor, for and in consideration of the covenants and agreements herein contained to be kept and performed by Lessee, Lessee's heirs, executors, administrators, assigns, and successors in interest, and upon the terms and conditions herein contained, does hereby let, lease, and demise to Lessee the following-described premises, hereinafter called "Premises", situate in SANTA FE, County of SANTA FE, State of New Mexico, to-wit:

A tract of Land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the northwest corner of the tract herein described from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1A2, in the intersection of Gomez Road and Sena Street, bears:
N 81° 30' W, 70.15 feet;
S 06° 06' W, 100.00 feet;
S 49° 51' W, 33.90 feet;
thence, from said point and place of beginning, along the following bearings and distances:
S 05° 45' W, 20.10 feet;
S 85° 00' E, 5.00 feet;
N 05° 44' 05" E, 19.80 feet;

TATC

TI 11322

N 81° 30' 00" W, 5.00 feet;
To the point and place of beginning. Being a portion of Lot Five (5), Frank Andrews Subdivision. All as shown on plat of survey by Robert L. Benavides, dated August, 1983, and entitled "Plat of Survey for Earl Beard."

Subject To: Restrictions, reservations and easements of Record and Taxes for 1983 and subsequent years.

The term of this Lease shall be for a period of NINETY-NINE (99) years, beginning on the 14th day of OCTOBER, 1983, and ending on the 14th day of OCTOBER, 2182, with option to renew at same consideration for the same term of lease.

Lessee, for and in consideration of this Lease and the demise of the Premises by Lessor to Lessee, hereby agrees and covenants with Lessor to pay as rent for the Premises, without notice or demand, the sum of ONE DOLLAR ($1.00).

Lessee, for and in consideration of this Lease and the demise of the Premises by Lessor or Lessee, hereby agrees and covenants with Lessor as follows, which agreements and covenants are intended as conditions of this Lease:

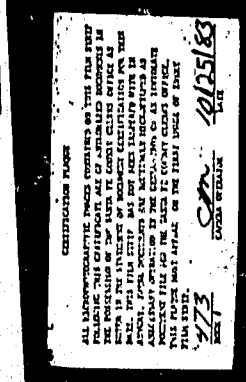
1. Lessee agrees to use and occupy the Premises for the purpose of residential use and for no other purpose without first obtaining the written consent of Lessor.

2. Lessee agrees to keep the Premises in good order and repair during the term of this Lease at Lessee's expense.

3. Lessor agrees that Lessee shall have exclusive use and possession of the premises for term of lease and Lessor shall not erect any fixture, structures or fences on said Premises.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.





473701

Earl Beard
EARL BEARD

Lutie Ray Beard
LUTIE RAY BEARD

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO )
: ss.
COUNTY OF SANTA FE )

The foregoing instrument was acknowledged before me on this 14th day of OCTOBER, 1983, by EARL BEARD and LUTIE RAY BEARD, husband and wife, as joint tenants.

Notary Public

My Commission Expires:
8-18-85

527422

COUNTY OF SANTA FE )SS
STATE OF NEW MEXICO )
I hereby certify that this instrument was filed for record on the 21 day of Oct. A.D., 1983, at 10:42 o'clock A m., and was duly recorded in book 473 page 694-704 of the records of Santa Fe County.
Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.

Deputy

e-Recorded 2077151 02/13/26 SFC

# FIRST LEASE AMENDMENT

This First Lease Amendment is made by and between #315 Sena Street, LLC, a New Mexico limited liability company ("Lessor") and Brian Lukas and Wendy Lukas as Trustees for The Brian & Wendy Lukas Living Trust dated September 9, 2016 ("Lessee") and becomes effective on the last date signed by a party.

## Recitals

R-1 Lessor is the owner of Lot 5, commonly known as #315 Sena Street, Santa Fe, New Mexico and legally described as Lot 5 of the Frank Andrews Subdivision as shown and delineated on plat of survey entitled "Boundary Survey for Wendy Kapp, #315 Sena St, Lot 5, Frank Andrews Subdivision within projected Section 25, Township 17 North, Range 9 East..." filed in the office of the County Clerk, Santa Fe County, New Mexico on July 21, 2006 in Plat Book 629, Pages 41-42 as Document No. 1143007 ("Lot 5").

R-2 Lessee is the owner of Lot 10, commonly known as 727 Gomez Road, Santa Fe, New Mexico and legally described in the Warranty Deed dated October 9, 2020 and recorded as Instrument #1930778 with the Santa Fe County Clerk on October 9, 2020 ("Lot 10").

R-3 The Prior owners of Lot 10 and Lot 5 entered into a Lease, dated October 14, 1983 and recorded as Instrument 527422 at Book 473, Page 266 with the Santa Fe County Clerk on October 21, 1983 (the "Lease").

R-4 At the time of recording of the Lease, Lot 5 was owned by Earl and Lutie Beard.

R-5 At the time of the recording of the Lease, Lot 10 was owned by Gerald M. Wise and Rebecca R. Phillips.

R-6 The leased area is legally described in the Lease, defined in the Lease as the "Premises", and comprises roughly and approximately 111 square feet.

R-7 The Lease term is for 99 years and contains an option to renew.

R-8 The current owners of Lot 5 (Lessor) and Lot 10 (Lessee) desire to amend the Lease to ensure that the Premises as used by Lessee, continues to comply with current setback requirements of the City of Santa Fe zoning ordinance as applied to Lot 5.

## Agreement

For adequate consideration, the receipt and sufficiency of which are acknowledged, Lessor and Lessee agree as follows, adding and incorporating the following new paragraphs into the Lease:

4. Lessee agrees that the Premises constitutes and contains the required five (5) foot setback area as mandated by City of Santa Fe's Land Development Code. Lessee shall use the Premises in compliance with the City of Santa Fe Code, including Chapter 14, the Land

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE } FIRST AMENDMENT
STATE OF NEW MEXICO } ss PAGES: 3

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 13TH Day Of February, A.D., 2026 at 01:21:54 PM
And Was Duly Recorded as Instrument # 2077151
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - JOCHOA County Clerk, Santa Fe, NM

e-Recorded 2077151 02/13/26 SFC

Development Code, as amended as it relates to Lot 5. Lessee shall not construct or install anything on the Premises unless in compliance with the City of Santa Fe Code, as amended.

5. This First Lease Amendment shall run with the land and be binding upon the owners of Lot 5 and Lot 10 while owned by Lessor and Lessee and be binding upon and inure to the benefit of their respective successors, assigns, heirs.

6 Defined terms used in the Lease shall have the same meanings when used in this First Lease Amendment.

7. Recitals of the First Lease Amendment are incorporated as operative provisions.

8. Except as expressly amended herein, all other terms of the Lease remain in full force and effect.

9. This First Lease Amendment may be executed in counterparts, including electronic or imaged signatures, each of which shall be deemed an original.

Agreed to by:

Lessor (Lot 5)

315 Sena Street, LLC

By John Kozuch, its authorized member

Date: 2/13/2026

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF Suffolk

This instrument was acknowledged before me on this 13 day of February, 2026 by John Kozuch as the authorized member of 315 Sena Street, LLC

JOHN MCGRATH
Notary Public - State of New York
NO. 01MC6396813
Qualified in Suffolk County
My Commission Expires Aug 26, 2027

2/13/2026

e-Recorded2077151 02/13/26 SFC

Lessee (Lot 10)

Date: 2/12/26

By Brian Lukas as Trustee for The Brian & Wendy Lukas Living Trust dated September 9, 2016

Date: Feb 12 2026

By Wendy Lukas as Trustee for The Brian & Wendy Lukas Living Trust dated September 9, 2016

ACKNOWLEDGMENTS

STATE OF California
COUNTY OF Alameda

This instrument was acknowledged before me on this 12th day of February, 2026 by Brian Lukas as Trustee for The Brian & Wendy Lukas Living Trust dated September 9, 2016.

Signature of notarial officer
Title or Rank

DANIEL ORONA
COMM. #2429764
Notary Public - California
Alameda County
My Comm. Expires Dec. 9, 2026

My commission expires: 12/09/2026

STATE OF California
COUNTY OF Alameda

This instrument was acknowledged before me on this 12th day of February, 2026 by Wendy Lukas as Trustee for The Brian & Wendy Lukas Living Trust dated September 9, 2016.

Signature of notarial officer
Title or Rank

DANIEL ORONA
COMM. #2429764
Notary Public - California
Alameda County
My Comm. Expires Dec. 9, 2026

My commission expires: 12/09/2026

## CERTIFICATE OF COMPLIANCE AS LEGAL LOT OF RECORD

**RE: Legal Lot of Record status for a parcel identified as 315 Sena St, on a recorded Warranty Deed entitled "John T. Scott and Deborah R. Scott, husband and wife as joint tenants with rights to survivorship for consideration paid, grant to Christopher A. Olson, an unmarried man and Alden C. Olson and Barbara H. Olson, husband and wife, all as joint tenants with rights of survivorship," recorded by the Office of the Santa Fe County Clerk on February 7, 2014, as Instrument Number 1729537.** (hereinafter, the "Property").

In compliance with Santa Fe City Code (SFCC) 1987 Section §14-2.1.E.XI.b, this Certificate of Compliance documents status as a legal lot of record for the property referenced above.

This determination is based on review of the following documents:

1. Amended Plat Geo. M. Neel of "Map Showing Subdivision of Land Belonging to Frank Andrews" recorded by the Office of the Santa Fe County Clerk on March 10, 1930, in Book 2 Page 205.
2. Warranty Deed from "C. O. Faulk and Irene Faulk, his wife, for consideration paid, grant to Earl Beard and Lutie Ray Beard, as joint tenants with right to survivorship," recorded by the Office of the Santa Fe County Clerk on October 3, 1957, in Book 224 Page 846.
3. Warranty Deed from "Earl Beard and Lutie Ray Beard, husband and wife, for consideration paid, grant to, Dorothy B. Davis, a single woman and Alexander D. Dority and Wendy O. Dority, husband and wife as joint tenants, all as tenants-in-common," recorded by the Office of the Santa Fe County Clerk on October 21, 1983 in Book 473, Page 702.
4. Warranty Deed from "John T. Scott and Deborah R. Scott, husband and wife as joint tenants with rights to survivorship for consideration paid, grant to Christopher A. Olson, an unmarried man and Alden C. Olson and Barbara H. Olson husband and wife, all as joint tenants with rights to survivorship," recorded in the Office of the Santa Fe County Clerk on February 7, 2014 as Instrument No. 1729537.
5. Warranty Deed from "H. A. D'Spain, ET UX to Earl Beard, ET UX" recorded in the Office of the Santa Fe County Clerk on April 22, 1942, in Book 22 Page 317 as Instrument No. 68617.
6. Warranty Deed from "Earl Beard and Lutie Ray Beard, husband and wife as joint tenants to Gerald M. Wise and Rebecca R. Phillips, both single persons as joint tenants," recorded in the Office of the Santa Fe County Clerk on August 22, 1983, in Book 464 pages 161-162 as Instrument No. 523010.
7. "Plat Showing Survey of Property for Earl Beard and Lutie Ray Beard located within the Lots 4, 5, 10, Frank Andrews Subdivision," recorded in the Office of the Santa Fe County Clerk on February 5, 1981 in Book 97 Page 13 as Instrument No. 473104.

City Council

Alma G. Castro, District 1 | Elizabeth "Liz" Barrett, District 2 | Lee Garcia, Mayor Pro Tem, District 3 | Jamie Cassutt, District 4
Patricia Feghali, District 1 | Paul C. Bustamante, District 2 | Pilar F.H. Faulkner, District 3 | Amanda Chavez, District 4

8. “Plat of Survey for Earl Beard,” recorded in the Office of the Santa Fe County Clerk on August 18, 1983 in Book 131 Page 46 as Instrument No.522296.
9. “Boundary Survey prepared for Ms. Gail Starr,” recorded in the Office of the Santa Fe County Clerk on May 18, 2001, in Book 474 Page 6 as Instrument No. 1156622.
10. “Boundary Survey for Wendy Kapp,” recorded in the Office of the Santa Fe County Clerk on July 21, 2006, in Book 629 Page 41-42 as Instrument No. 1443007.
11. “Lease,” recorded in the Office of the Santa Fe County Clerk on October 21, 1983, in Book 473 Page 699-701 as Instrument No. 527422.
12. “First Lease Amendment,” recorded in the Office of the Santa Fe County Clerk on February 13, 2026, as Instrument No. 2077151.

Whereas SFCC 1987 Section §14-2.1.E.1.XI.b allows for the Planning Commission to issue a certificate of compliance *“for a lot or contiguous lots that have been created in violation of the procedural requirements of this section if it determines that the lots comply with all other applicable standards of Chapter 14 or it imposes conditions of approval necessary to ensure such compliance. Upon meeting any conditions of approval and recordation of the certificate of compliance, the lot or lots shall be legal lots of record.”* Based upon the information reviewed and documented by the Planning Commission on March 5, 2026, the referenced lot was found to be *“A lot that was created in such a manner that would today qualify as a lot line adjustment/consolidation in the City of Santa Fe’s Subdivision Ordinance.”* As such, the lot is granted compliance with the City of Santa Fe Zoning Ordinance.

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Janet Clow, Chair, City of Santa Fe Planning Commission Date

STATE OF NEW MEXICO )
) ss.
COUNTY OF SANTA FE )

SUBSCRIBED AND SWORN to before me this _____ day of

_____2026.

By_____.

_____
Notary Public

My Commission Expires:

_____

City of Santa Fe, New Mexico

# Attachment D
## Change of Ownership Materials

Docusign Envelope ID: 1A0AA6E2-C81D-837A-801D-77E9E92063F3

# CITY OF SANTA FE

# CERTIFICATE OF COMPLIANCE PLUD-16

## PROJECT INFORMATION

| | | | |
|---|---|---|---|
| Project Name: | 315 Sena Street | | |
| Address: | 315 Sena Street, Santa Fe, NM | Parcel Size: | .092; 4,006.235 sq. ft. |
| Zoning: | R-21 | Current Land Use: residential | Future Land Use: residential |
| Pre-application Conference Date: | | | |

## SUBMITAL CHECKLIST

Submittal requirements may vary based on the individual application and method of compliance. The City reserves the right to request additional information during the review process. Documents considered in the certificate of compliance process must meet legal lot of record requirements. City of Santa Fe Staff can plot warranty deed legal descriptions for an additional fee.

Please submit items as separate PDF files saved with unique and descriptive file names:

- ✓ Letter of Intent
- Lot shown on the 1957 Scanlon Map
- ✓ Warranty Deed(s)
- ✓ Pre-Code Deed(s)
- ✓ North, West, South and East Adjoiner Plats or Deeds
- ✓ Additional Plat(s) as needed to convey LLOR status
- King's Map
- Site Plan with vicinity map and plotted adjoiners

## PROPERTY OWNER INFORMATION

Name (First, Last): 315 Sena Street, LLC

Address: 315 Sena Street
Street Address — Suite/Unit #

Santa Fe — NM — 87501
City — State — ZIP Code

Phone: (516) 519-6918 | E-mail Address: 56johnk56@gmail.com

## APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Name (First, Last): Charles Henry of Friedman, Walcott, Henry & Winston, LLC

Address: 150 Washington Ave., Suite 207
Street Address — Suite/Unit #

Santa Fe — NM — 87501
City — State — ZIP Code

Phone: 505-982-9559 ext 2 | E-mail Address: charlie@walcottlaw.com

## AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:

315 Sena Street Santa Fe, NM 87501

I/we authorize Charles Henry of F,W,H&W to act as my/our agent to execute this application.

Signed: DocuSigned by: John Kozuch 18DD288E01B4482... Date: 3/5/2026

Signed: Date:

Amended Property Owner Information
Certificate of Compliance, PLUD

Case No. 2026-11784

## NEW PROPERTY OWNER INFORMATION:

Name: 315 Sena Street, LLC, a New Mexico Limited Liability Company, holding Business ID 8060684; John Kozuch, member.

Address: 315 Sena Street, Santa Fe, New Mexico 87501

Phone Number: (516) 519-6918

Email: 56johnk56@gmail.com

## APPLIANT/AGENT INFORMATION

CHARLES HENRY OF FRIEDMAN, WALCOTT, HENRY & WINSTON, LLC

ADDRESS: 150 WASHINGTON AVE., SUITE 207, SANTA FE, NM 87501

Phone Number: (505) 982-9559 ext. 2

Email: charlie@walcottlaw.com

## AGENT AUTHORIZATION:

I am/we are the owners and record title holders of the property located at 315 Sena Street, Santa Fe, New Mexico 87501 as of January 26, 2026. A copy of the Warranty Deed conveying the property is attached.

I authorize Charles Henry of Friedman, Walcott, Henry & Winston, LLC to act as our agent on the application, and approve the prior application made:

John Kozuch, on behalf of 315 Sena Street, LLC

Date: March 05, 2026

**ACKNOWLEDGMENT**
315 Sena Street, LLC

STATE OF New York )
) ss.
COUNTY OF Suffolk )

The foregoing instrument was acknowledged before me this 5th day of March 2026 by John Kozuch, as the authorized member of 315 Sena Street, LLC.

NOTARY PUBLIC

JOCELYN LOVELACE
Notary Public - State of New York
NO. 01LO0019029
Qualified in Suffolk County
My Commission Expires Dec 22, 2027

My Commission Expires:

ST&E File: SF25-5727

# WARRANTY DEED

CHRISTOPHER ALDEN OLSON, TRUSTEE OF THE CHRISTOPHER ALDEN OLSON REVOCABLE TRUST DATED JUNE 5, 2018, for consideration paid, grants to 315 SENA STREET LLC, a New Mexico limited liability company, the address for which is 23 Camel Hollow Road, Lloyd Harbor, NY 11743, the following described real estate in Santa Fe County, New Mexico:

Lot 5 of the Frank Andrews Subdivision as shown and delineated on plat of survey entitled "Boundary Survey for Wendy Kapp, #315 Sena St, Lot 5, Frank Andrews Subdivision within projected Section 25, Township 17 North, Range 9 East..." filed in the office of the County Clerk, Santa Fe County, New Mexico on July 21, 2006 in Plat Book 629, pages 41-42 as Document No. 1143007.

SUBJECT TO: Restrictions, reservations and easements of record.

with warranty covenants.

Dated: January 26, 2026

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for Record On The 26TH Day Of January, A.D., 2026 at 02:17:20 PM And Was Duly Recorded as Instrument # 2075686 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - RMAESTAS County Clerk, Santa Fe, NM

CHRISTOPHER ALDEN OLSON REVOCABLE TRUST
DATED JUNE 5, 2018

By: _____
Christopher Alden Olson, Trustee

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was acknowledged before me on this 26 day of January 2026 by Christopher Alden Olson, Trustee of the Christopher Alden Olson Revocable Trust dated June 5, 2018, on behalf of said trust.

_____
Signature of notarial officer
Title or Rank

My commission expires: 4-26-27

State of New Mexico - Notary Public
Amanda Marie Adelo
Commission Number 1080483
My Commission Expires April 26, 2027



e-Recorded 2075686 01/26/26 SFC

## CERTIFICATE OF COMPLIANCE AS LEGAL LOT OF RECORD

**RE: Legal Lot of Record status for a parcel identified as 315 Sena St, on a recorded Warranty Deed entitled "Christopher Alden Olson, Trustee of the Christopher Alden Olson Revocable Trust dated June 5, 2018, for consideration paid, grants to 315 Sena Street LLC, New Mexico Limited Liability Company," recorded by the Office of the Santa Fe County Clerk on January 26, 2026, as Instrument Number 2075686.** (hereinafter, the "Property").

In compliance with Santa Fe City Code (SFCC) 1987 Section §14-2.1.E.XI.b, this Certificate of Compliance documents status as a legal lot of record for the property referenced above.

This determination is based on review of the following documents:

1. Amended Plat Geo. M. Neel of "Map Showing Subdivision of Land Belonging to Frank Andrews" recorded by the Office of the Santa Fe County Clerk on March 10, 1930, in Book 2 Page 205.
2. Warranty Deed from "C. O. Faulk and Irene Faulk, his wife, for consideration paid, grant to Earl Beard and Lutie Ray Beard, as joint tenants with right to survivorship," recorded by the Office of the Santa Fe County Clerk on October 3, 1957, in Book 224 Page 846.
3. Warranty Deed from "Earl Beard and Lutie Ray Beard, husband and wife, for consideration paid, grant to, Dorothy B. Davis, a single woman and Alexander D. Dority and Wendy O. Dority, husband and wife as joint tenants, all as tenants-in-common," recorded by the Office of the Santa Fe County Clerk on October 21, 1983 in Book 473, Page 702.
4. Warranty Deed from "John T. Scott and Deborah R. Scott, husband and wife as joint tenants with rights to survivorship for consideration paid, grant to Christopher A. Olson, an unmarried man and Alden C. Olson and Barbara H. Olson husband and wife, all as joint tenants with rights to survivorship," recorded in the Office of the Santa Fe County Clerk on February 7, 2014 as Instrument No. 1729537.
5. Warranty Deed from "H. A. D'Spain, ET UX to Earl Beard, ET UX" recorded in the Office of the Santa Fe County Clerk on April 22, 1942, in Book 22 Page 317 as Instrument No. 68617.
6. Warranty Deed from "Earl Beard and Lutie Ray Beard, husband and wife as joint tenants to Gerald M. Wise and Rebecca R. Phillips, both single persons as joint tenants," recorded in the Office of the Santa Fe County Clerk on August 22, 1983, in Book 464 pages 161-162 as Instrument No. 523010.
7. "Plat Showing Survey of Property for Earl Beard and Lutie Ray Beard located within the Lots 4, 5, 10, Frank Andrews Subdivision," recorded in the Office of the Santa Fe County Clerk on February 5, 1981 in Book 97 Page 13 as Instrument No. 473104.

City Council

Alma G. Castro, District 1 | Elizabeth "Liz" Barrett, District 2 | Lee Garcia, Mayor Pro Tem, District 3 | Jamie Cassutt, District 4
Patricia Feghali, District 1 | Paul C. Bustamante, District 2 | Pilar F.H. Faulkner, District 3 | Amanda Chavez, District 4

8. “Plat of Survey for Earl Beard,” recorded in the Office of the Santa Fe County Clerk on August 18, 1983 in Book 131 Page 46 as Instrument No.522296.
9. “Boundary Survey prepared for Ms. Gail Starr,” recorded in the Office of the Santa Fe County Clerk on May 18, 2001, in Book 474 Page 6 as Instrument No. 1156622.
10. “Boundary Survey for Wendy Kapp,” recorded in the Office of the Santa Fe County Clerk on July 21, 2006, in Book 629 Page 41-42 as Instrument No. 1443007.
11. “Lease,” recorded in the Office of the Santa Fe County Clerk on October 21, 1983, in Book 473 Page 699-701 as Instrument No. 527422.
12. “First Lease Amendment,” recorded in the Office of the Santa Fe County Clerk on February 13, 2026, as Instrument No. 2077151.

Whereas SFCC 1987 Section §14-2.1.E.1.XI.b allows for the Planning Commission to issue a certificate of compliance *“for a lot or contiguous lots that have been created in violation of the procedural requirements of this section if it determines that the lots comply with all other applicable standards of Chapter 14 or it imposes conditions of approval necessary to ensure such compliance. Upon meeting any conditions of approval and recordation of the certificate of compliance, the lot or lots shall be legal lots of record.”* Based upon the information reviewed and documented by the Planning Commission on March 5, 2026, the referenced lot was found to be *“A lot that was created in such a manner that would today qualify as a lot line adjustment/consolidation in the City of Santa Fe’s Subdivision Ordinance.”* As such, the lot is granted compliance with the City of Santa Fe Zoning Ordinance.

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Janet Clow, Chair, City of Santa Fe Planning Commission Date

STATE OF NEW MEXICO )
) ss.
COUNTY OF SANTA FE)

SUBSCRIBED AND SWORN to before me this _____ day of

_____2026.

By_____.

_____
Notary Public

My Commission Expires:

_____

**Case #2025-11784 Certificate of Compliance**
315 Sena St.