



Agenda

**Notice of the Early
Neighborhood Notification
August 4, 2026 at 5:30 PM
Meeting Virtually**

Procedures for Early Neighborhood Notification Meeting

1. ENN Name
 - a. 5101 Las Soleras Drive
2. Project Address
 - a. 5101 Las Soleras Drive
3. Description
 - a. Development Plan application of a multi-family residential community on 9.4 acres comprising attached/detached dwelling units and a mix of single story and some two-story homes. (Permitted dwellings per acre).
4. Applicant
 - a. JenkinsGavin (505) 820-7444
5. Staff
 - a. Claudia Kath, cmkath@santafenm.gov
6. Meeting Location
 - a. Join Zoom Meeting
<https://us02web.zoom.us/j/84723584412?pwd=aQQfT5kwL8Vz8OfbBGXshzudGj2lqj.1>
Meeting ID: 847 2358 4412
Passcode: 048297
One tap mobile
+12532050468,,84723584412#,,,,*048297# US

+12532158782,,84723584412#,,,,*048297# US (Tacoma)

Join by SIP

- 84723584412@zoomcrc.com

Join instructions

<https://us02web.zoom.us/join/84723584412?signature=fr35TPbV5vb0zXRFhZiBdc>

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



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information	
Project Name:	5101 Las Soleras Drive Development
Address:	5101 Las Soleras Drive Development
Parcel Size:	
Zoning:	R-21
Future Land Use:	12-29 du per acre
Preapplication Conference Date:	July 2, 2026
Detailed Project Description:	The proposed project is multi-family rental community comprising 106 detached/attached dwelling units which will be primarily single story with some two-story homes. The program includes homes, townhomes, and carriage units with a clubhouse, pool and other resident amenities.
Property Owner Information	
Name:	Verdot at Las Soleras 1, LLC
Address:	1101 W. 34th St. Suite 111 Austin, TX 78705
Phone:	310-994-1610
E-mail Address:	robert@verdotcapital.com
Applicant/Agent Information (if different from owner):	
Name:	JenkinsGavin, Inc.
Address:	130 Grant Ave, Suite 101, Santa Fe, New Mexico 87501
Phone:	505-820-7444
E-mail Address:	jennifer@jenkinsgavin.com / angelica@jenkinsgavin.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 <u>See attached letter of authorization.</u> to act as my/our agent to execute this application.	
Signed:	
Date:	
Signed:	
Date:	

Proposed ENN Meeting Dates:		
<i>Provide 2 options:</i>	<i>Preferred Option</i>	<i>Alternative</i>
DATE:	August 4, 2026	
TIME:	5:30 p.m.	5:30 p.m.
LOCATION:	Zoom	Zoom



JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

April 28, 2026

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras, Lot 9A-2

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Verdot Las Soleras 1, LLC

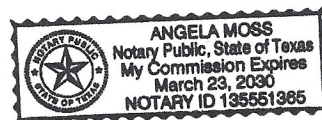
By: Robert Wall

Signed: Robert Wall

May 11, 2026
Date

ACKNOWLEDGMENT

State of TEXAS)
) ss
County of TRAVIS)



The foregoing instrument was acknowledged before me this 11th day of May, 2026 by ROBERT WALL.

Angela Moss
Notary Public

My Commission Expires: MARCH 23, 2030



1501 Las Soleras Drive

Build-to-Rent Multi-Family Community

Development Plan Pre-Application Meeting

Project Description

The subject property is Lot 9A-2-B, parcel #99309135, totaling 9.4 acres, and is zoned R-21. The subject property lies within the Las Soleras Master Plan.

The proposed project is a multi-family rental community comprising 106 detached and attached dwelling units, which will be primarily single story, with some two-story homes, townhomes, and carriage units. The program includes a clubhouse with a swimming pool area and other resident amenities. The project will be accessed via Las Soleras Drive and Beckner Rd.



COUNTY OF SANTA FE }
STATE OF NEW MEXICO } ss

CORRECTION DEED
PAGES: 4

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 19TH Day Of August, A.D., 2025 at 02:53:57 PM
And Was Duly Recorded as Instrument # 2065337
Of The Records Of Santa Fe County

Deputy - JOCHOA
Witness My Hand And Seal Of Office
Katharine E. Clark
County Clerk, Santa Fe, NM

(Space Above for Recorder's Use Only)

CORRECTION DEED

THE STATE OF NEW MEXICO §
 § KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF SANTA FE §

WHEREAS, **VERDOT LAS SOLERAS 1 LLC**, a New Mexico limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in cash to Grantor by **SOLERAS ACQUISITION COMPANY, LLC**, a Delaware limited liability company ("Grantee"), whose mailing address is 1101 W. 34th Street, #111, Austin, Texas 78705, has GRANTED, BARGAINED, SOLD AND CONVEYED unto Grantee that certain real property situated in the County of Santa Fe County, New Mexico, more particularly described on Exhibit A-1 attached hereto and made a part hereof for all purposes, together with all of Grantor's interest in any improvements thereon and appurtenances relating thereto (the "Property") pursuant to that certain General Warranty Deed recorded October 17, 2024 as Instrument Number 2044334, in the Official Public Records of Santa Fe County, New Mexico (the "Original Deed"); and

WHEREAS, this deed is made as a correction deed ("Correction Deed") to that certain Original Deed for the purposes of replacing the legal description in Exhibit A in the Original Deed with the Exhibit A-1 attached hereto, and other than this stated correction, this Correction Deed is intended to restate in all respects the Original Deed, and the effective date of this Correction Deed relates back to the effective date of the Original Deed.

[Signature pages follow. Remainder of page left blank intentionally]

This instrument is executed as of the 15th day of July, 2025.

GRANTOR:

VERDOT LAS SOLERAS 1 LLC,
a New Mexico limited liability company

By: *Robert Wall*
Robert Wall, as Manager

THE STATE OF TEXAS

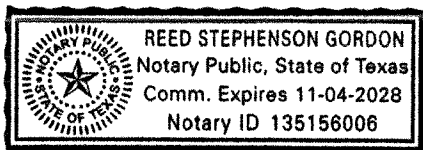
§

COUNTY OF TRAVIS

§

§

This instrument was acknowledged before me on the 15th day of July, 2025, by Robert Wall, as Manager of Verdot Las Soleras 1 LLC, a New Mexico limited liability company, on behalf of said limited liability company.



Reed Stephenson Gordon
NOTARY PUBLIC, STATE OF TEXAS
Expiration: 11/4/2028

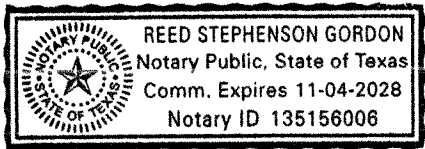
GRANTEE:

SOLERAS ACQUISITION COMPANY, LLC,
a Delaware limited liability company

By: *Robert Wall*
Robert Wall, as Manager

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 15th day of July, 2025, by Robert Wall, as Manager of Soleras Acquisition Company, LLC, a New Mexico limited liability company, on behalf of said limited liability company.

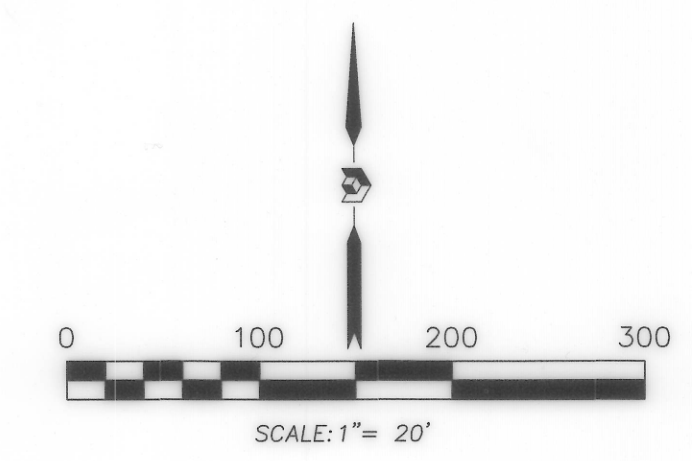


Reed Stephenson Gordon
NOTARY PUBLIC, STATE OF TEXAS
Expiration: 11/4/2028

Exhibit A-1**Corrected Legal Description of the Property**

Lot 11-B-1 as shown and delineated on plat of survey entitled "Lot Line Adjustment Plat Lots 9A-2-B and 11-B-1, Las Soleras, Santa Fe, Santa Fe County, New Mexico" recorded March 7, 2024 in Plat book 910 at page 39 as Instrument No. 2029481, in the records of Santa Fe County, New Mexico, and as further shown and delineated on plat of survey entitled "ALTA/NSPS Land Title Survey Lot 9A-2-B and 11-B-1 Las Soleras, Santa Fe, Santa Fe County, September 2024" by Larry W. Medrano, NMPS No. 11993 dated September 3, 2024, PSI Job No. 245061AL.

Lot Line Adjustment Plat
Lots 9A-2-B and 11-B-1
Las Soleras
Santa Fe, Santa Fe County, New Mexico
August 2023



Reviewed By

[Signature] 3/1/24
CITY ENGINEER FOR LAND USE DATE
[Signature] 3/5/24
CITY ENGINEER DATE
[Signature] March 4, 24
SANTA FE COUNTY TREASURER DATE

Notes

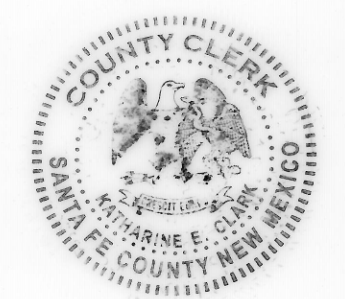
1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

INSTR# 2029481

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I HEREBY CERTIFY THAT THIS INSTRUMENT
WAS FILED FOR RECORD ON THIS 1 DAY OF
March A.D. 2023, AT 9:39
O'CLOCK A.M., AND WAS DULY RECORDED IN
BOOK 910, PAGE 31 OF THE RECORDS OF
SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE E. CLARK
COUNTY CLERK, SANTA FE COUNTY, NM

DEPUTY



Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS
REPLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND
SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM
RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS
FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF SANTA FE SUBDIVISION
ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS
ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS
AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

[Signature] 2/22/2024
LARRY W. MEDRANO
N.M.P.S. No. 11993
DIGITAL SIGNATURE IS INVALID WITHOUT DIGITAL CERTIFICATION



Flood Note

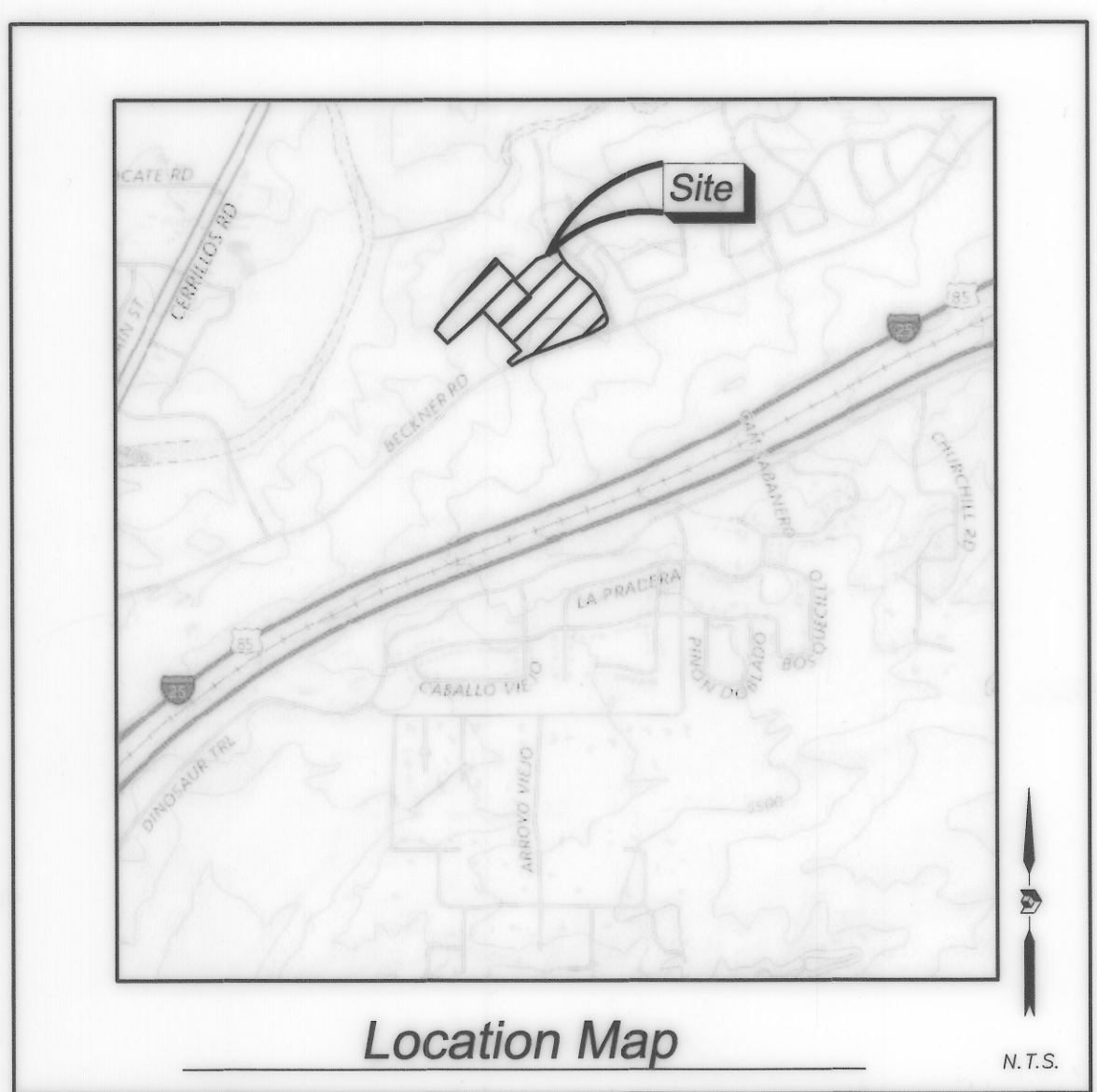
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO. 3504900507E, WHICH BEARS AN EFFECTIVE DATE OF
DECEMBER 04, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING
WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED
TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY
MANAGEMENT AGENCY.

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 17 & 18, TOWNSHIP 16 NORTH,
RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO,
COMPRISING OF LOTS 9A-2 and 11-B, LAS SOLERAS AS THE SAME ARE SHOWN AND
DESIGNATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE OFFICE OF THE
COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO ON MAY 7, 2019, IN BOOK 847,
PAGE 40-41.

NOTE

CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR
REMOVE ANY EASEMENTS, RESTRICTIONS, OR
RESERVATIONS OF RECORD PERTAINING TO THE
LAND HEREIN DESCRIBED



Intent of Plat

REPLAT THE EXISTING TWO LOTS INTO TWO NEW LOTS

Reference Documents

1. LOT LINE ADJUSTMENT LOT 9A-2 & TRACT 11-B LAS SOLERAS CENTER, LLC (05/07/2019, 847, 40-41)
2. LOT LINE ADJUSTMENT LAS SOLERAS OESTE & THE HOUSING TRUST (02/07/2018, 829, 31-32)
3. SPECIAL WARRANTY DEED (09/24/2020, DOC. NO. 1928986)
4. SPECIAL WARRANTY DEED (09/24/2020, DOC. NO. 1928989)

Free Consent

THE REPLAT (LOT LINE ADJUSTMENT) SHOWN HEREON IS WITH THE FREE CONSENT AND IN
ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS WARRANT THAT THEY
HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND REPLATED.
SAID OWNERS DO HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES
AND STIPULATIONS.

[Signature] 2/26/24
VERDOT LAS SOLERAS 1, LLC DATE

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF SANTA FE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF February 2024 BY
VERDOT LAS SOLERAS 1, LLC

BY *[Signature]* MY COMMISSION EXPIRES: 4-7-2025
NOTARY PUBLIC



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT
- AS DESIGNATED
- ⊙ DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- ⊕ FOUND CONTROL POINT SET THIS SURVEY

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	414.67'	26.94'	26.93'	N 43°47'15" W	3°43'19"
	(414.67)	(26.86)	(26.86)	(N 45°17'10" W)	(3°42'43")
C2	340.00'	20.15'	20.15'	N 49°09'56" W	3°23'46"
	(340.00)	(20.04)	(20.04)	(N 48°49'51" W)	(3°42'43")

REVISIONS			COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION			INDEXING INFORMATION FOR COUNTY CLERK		
NO.	DATE	BY DESCRIPTION	STATE PLANE ZONE	GRID (GROUND COORDINATES)	GEOID	LAND GRANT	TOWNSHIP	RANGE	PROPERTY OWNER	SECTION	DATE OF SURVEY
			NM-C	NAVD88	GEOID 18	N/A	16 NORTH	09 EAST	SANTA FE INNOVATION VILLAGE, LLC & C.B. & FOX INC. (UNDIVIDED 45% INTEREST AS TENANT IN COMMON IN LOT 9A-2)	17 & 18	02/03/2023
									SUBDIVISION NAME		
									LAS SOLERAS		
									ADDRESS		
									UNASSIGNED		



OFFICE LOCATION:
2020 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.855.5700 PHONE
505.855.7900 FAX

PROJECT INFORMATION	
CREW/TECH:	DATE OF SURVEY
MC	02/03/2023
DRAWN BY:	CHECKED BY:
JK	LM
PSI JOB NO.	SHEET NUMBER
230208P	1 OF 1



Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 1987, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about each criterion, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, architectural style, landscaping, lighting, access to public places, open spaces and trails.* (Ord. No. 2008-29 § 3)

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

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

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

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

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

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS
For example: creation, retention or improvement of affordable housing; how the project contributes to serving different ages, incomes and family sizes; the creation or retention of affordable business space. (Ord. No. 2005-30(A) § 4)

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

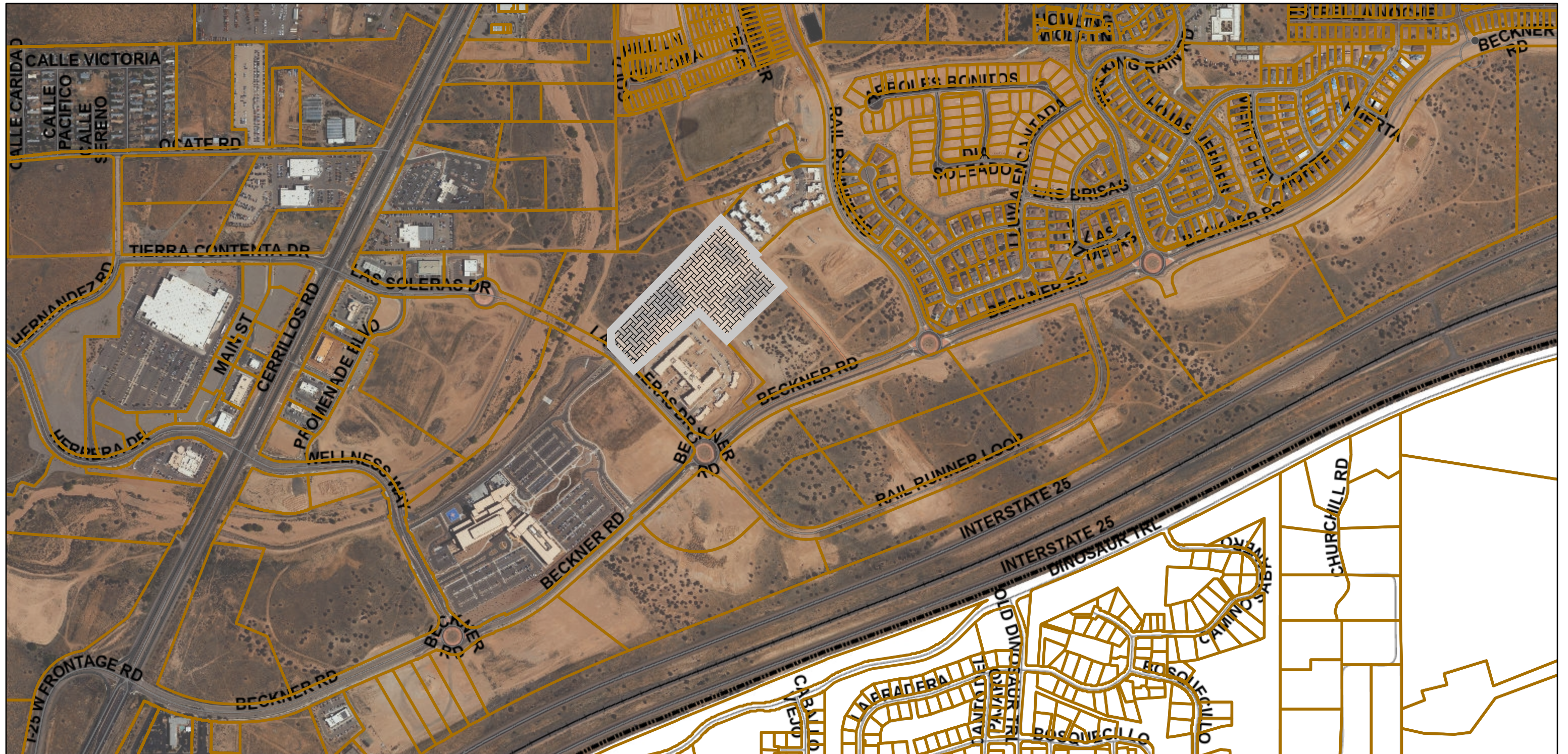
(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

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

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

ADDITIONAL COMMENTS (Optional)

VICINITY MAP





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: Verdot Las Soleras Phase 2
2. Location of Property: Lot 9A-2-B
3. Owner/Agent Name: JenkinsGavin Inc
Mailing Address: 130 Grant Ave Suite 101 Santa Fe NM 87501
Phone & Fax: 505-820-7444

4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached) Single Family (attached) Townhome/ Apartment Multi-Family Commercial	106	

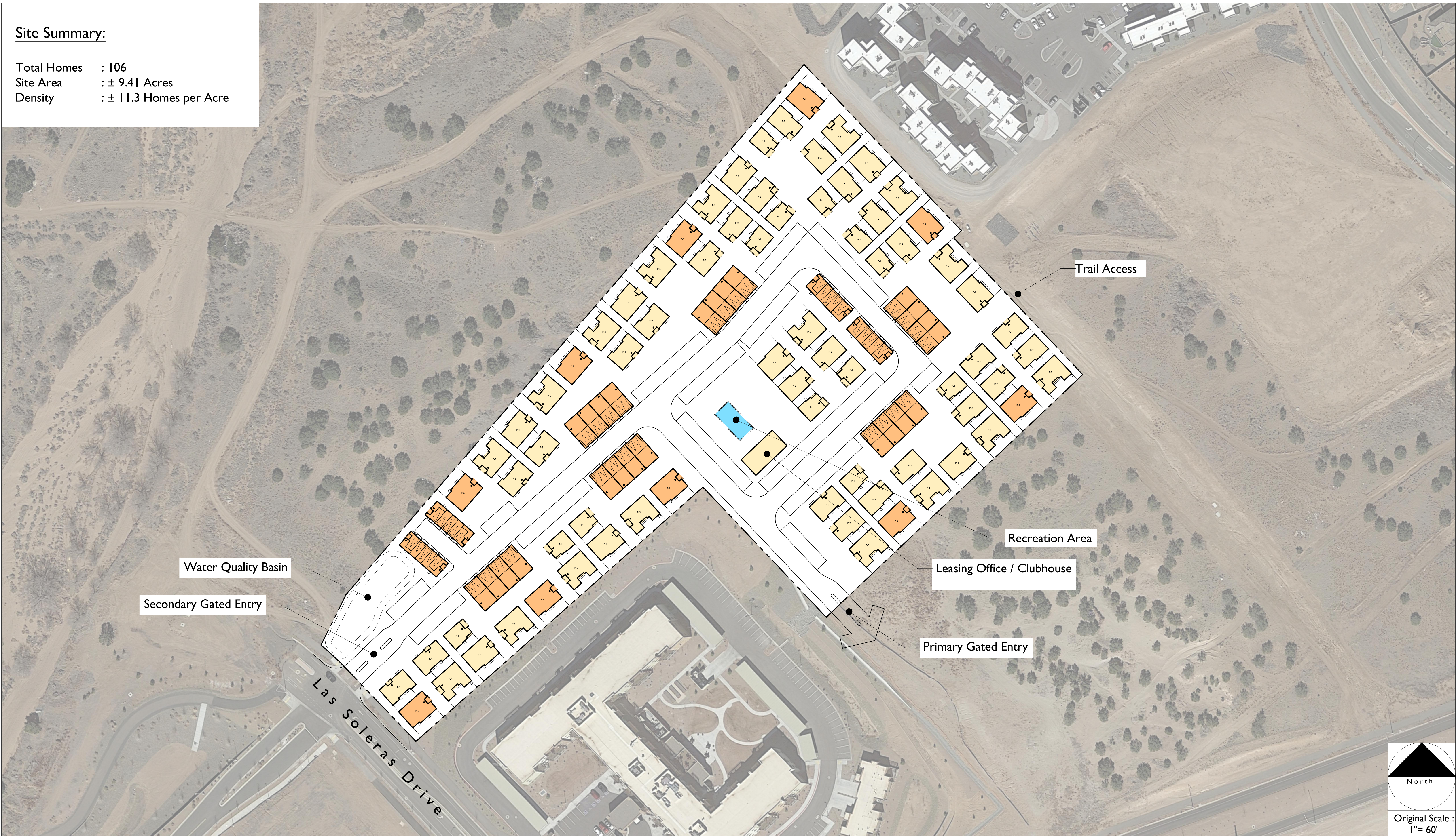
5. Elementary School Zone for Proposed Development: Pinon Elementary School
6. Middle School Zone for Proposed Development: Milagro Middle School
7. High School Zone for Proposed Development: Santa Fe High School
8. Build out Rates (Year/s; #/yr): 2nd Quarter of 2026

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

Site Summary:

Total Homes : 106
Site Area : ± 9.41 Acres
Density : ± 11.3 Homes per Acre



CONCEPTUAL SITE PLAN : E

Note:
This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.