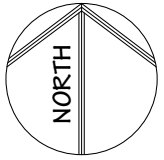


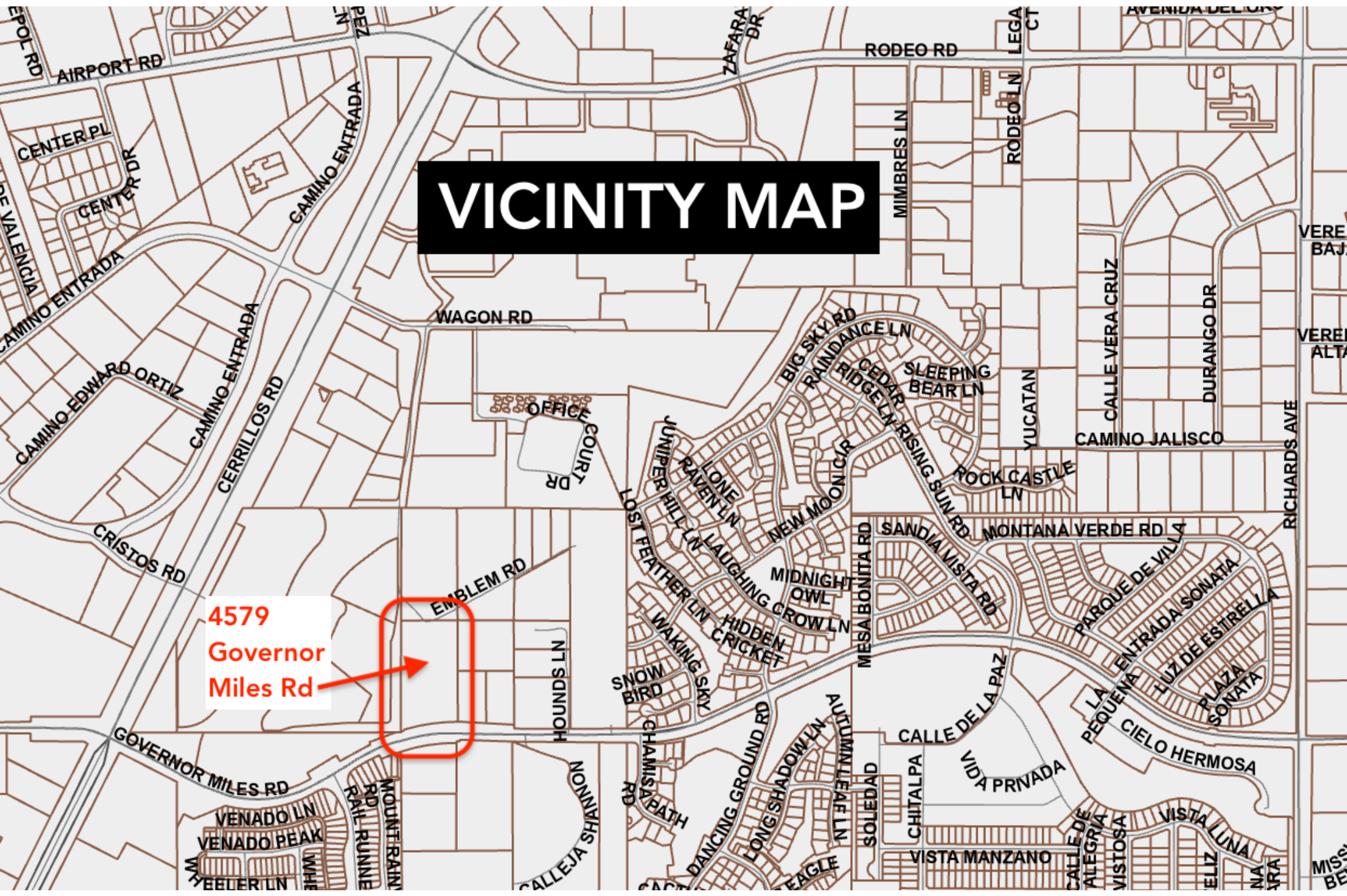
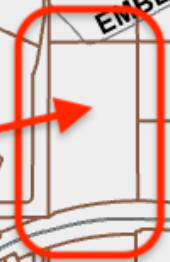
GOVERNOR MILES ROAD



**Proposed Subdivision**  
 4579 Governor Miles Road  
 Santa Fe, NM

# VICINITY MAP

4579  
Governor  
Miles Rd





PROJECT INFORMATION

Project Name: Estrada Subdivision
Address: 4579 Governor Miles Road
Parcel Size: 4.83 Acres
Zoning: R-1
Future Land Use: Residential
Pre-application Conference Date: 3/26/26
Project Description: Subdivision of existing 4.83 acre lot into 4 lots all of which will be at least 1 acre.

PROPERTY OWNER INFORMATION

Name (First, Last): Erasmo Estrada
Address: 1612 Palomino Court
Street Address: Santa Fe
Suite/Unit #: NM 87505
City: Santa Fe
State: NM
ZIP Code: 87505
Phone: (505)660-2028
E-mail Address: estradae\_1@yahoo.com

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Name (First, Last): Will McDonald
Address: 488 Arroyo Tenorio Apt C
Street Address: Santa Fe
Suite/Unit #: NM 87505
City: Santa Fe
State: NM
ZIP Code: 87505
Phone: (505) 930-1149
E-mail Address: will.wfd@gmail.com

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:
4579 Governor Miles Road
I/we authorize Will McDonald to act as my/our agent to execute this application.
Signed: Erasmo Estrada Date: 5/13/26
Signed: Date:

PROPOSED ENN MEETING DATES

Table with 3 columns: Please provide 2 options, Preferred Option, Alternative Option. Row 1: Date: 6/11/26, 6/15/26

ENN Policies:

- ENN are scheduled in coordination with City staff; Monday - Thursday; 5:30 PM to 7:00 PM
ENN notice affidavit must be submitted on the notice date (15 days prior to the ENN)
ENN are hosted by the applicant on their Zoom account (Minimum Pro Plan)
ENN must be recorded by the applicant
ENN are valid for one year



ENN MEETING GUIDELINES

The applicant and neighborhood shall use the guidelines below to assist them in discussing the project at the ENN. The guidelines are based on the requirements of Chapter 14 and the general plan and other formally adopted city plans. Responses from all participants shall be provided to the land use board prior to hearing the application.

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

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

This area of R1 zoning is a remnant of the low density development that existed prior to its annexation by the city around 23 years ago. This development will maintain the character of the immediate low density neighborhood that provides variety and balance to the nearby neighborhoods with high density.

No access to public places, open spaces or trail will be impacted by this project

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.

The physical environment will be enhanced by this project. There will be improvements to landscaping and general care of the property. There are no physical features such as arroyos or rock outcroppings on the lot.

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.

There are not archeological or cultural sites or structions on this property.

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.

The 1999 General Plan favors a mix of housing densities and products as essential to promoting a balanced socioeconomic profile for all neighborhoods within the city. This low density development helps maintain that balance in a neighborhood with a high density development nearby.



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

This development will be accessed by an existing concrete driveway off Governor Miles Road. There are existing turning lanes at the driveway so there will be no need to modify Governor Miles Road, the driveway or the existing sidewalk. The effect on traffic will be minimal with this four lot development.

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.

As a small development this project will provide some construction jobs as well as benefits to local business.

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.

The four lots of this development could each have an accessory dwelling unit. These ADU's could be rented long term and provide affordable housing or housing choices.

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.

This development benefits from and enhances the efficient use city water lines brought to the area by recent development. The additional number of families brought in by this project is low and will be efficiently served by existing public services in this increasingly densely populated area.

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

The new homes to be built in this development will need to meet city conservation requirements. They will be served by the city water line in Governor Miles Road increasing it's efficient use.



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

The effect of this small development for the above listed community values and concerns is minimal. As mentioned before, it will help maintain a mix of housing densiites.

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

This project is on the #21 city bus line the facilitates intra-city travel by public transit. It helps maintain a balanced urban form maintaining a low density area adjacent to high density areas.

**L. ADDITIONAL COMMENTS** (Optional)

May 26, 2026

**NOTICE OF EARLY NEIGHBORHOOD NOTIFICATION MEETING (ENN)**

RE: 4579 Governor Miles Road Subdivision

Dear Neighbor,

In accordance with city procedures we are informing you of an Early Neighborhood Notification Meeting (ENN) concerning a proposed subdivision of the property at 4579 Governor Miles Road. Included in this letter is preliminary plat showing the existing 4.82 acre lot with the proposed subdivision into four lots, each at least one acre in area, minimum size for this R-1 zoning district. The lots will be accessed by the existing driveway off of Governor Miles Road. Please refer to the attached vicinity map for the location of the proposed subdivision. The ENN Guidelines provides more information about the project.

This meeting will be conducted online via Zoom:

**Thursday, June 11 at 5:30pm.**

The link to the Zoom meeting can be found on the city Civic Clerk webpage:

**<https://santafenm.portal.civicclerk.com/>**

Or you can use this QR code which will direct you to the Zoom meeting:



Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input.

If you have any questions or comments, please contact Will McDonald at (505)930-1149 or via email at [will.wfd@gmail.com](mailto:will.wfd@gmail.com)

Persons with disabilities in need of special accommodations, or the hearing impaired needing an interpreter, please contact the Land Use Department at 505-955-6820 or [gagurule@santafenm.gov](mailto:gagurule@santafenm.gov) 5 days prior to the meeting date.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Will McDonald', written over a faint blue line.

Will McDonald