

City of Santa Fe, New Mexico

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

David Coss, *Mayor*
Asenath Kepler, *City Manager*

Councilors:

Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzbarger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Construct a 1,490 sq. ft. residence to a height of 12' 8", where the maximum allowable height is 14' behind a Significant residence.

Project number: 06-10100067

Case number: H-06-067

Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 512 Abeyta

PROJECT NAMES:

OW - Olivier & Shawn Roccamo
Santa Fe, NM 87501

223 N. Guadalupe #414
505-992-1166

AP - Olivier Roccamo
Santa Fe, NM 87501

223 N. Guadalupe #414
505-992-1166

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, December 12, 2006, acted on the above referenced case. The decision of the board was to approve your request with the condition that the proposed wall on the south side of the lot is not approved and the design be re-submitted to the Board.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 4/25/06
Property Owner of Record Olivier & Shawn Roccamo
Applicant Name Olivier Roccamo Phone 992-1166
Site Address 512 Abeyta Street
Proposed Construction New house

TO BE COMPLETED BY STAFF:

Zoning District/Overlay RC8 Subdivision _____ Lot _____ Block _____

Permitted Use: Section # 14-6
Accessory Use: Section # _____
Special Exception: Case # _____
Variance: Case # _____
Prohibited Use: Section # _____

Setbacks:
(Front) Provided 7' Required 7' (2nd Front) Provided _____ Required _____
(Left Side) Provided 5' Required 5' (Right Side) Provided 5' Required 5'
(Rear) Provided 15' Required _____ (Special Yard) Provided _____ Required _____

Zero lot line affidavit (yes/no) side _____ rear _____

Density: 1.28 Open Space: _____

Lot Size: 7051 Total Roof Area: 2715 Lot Coverage (%): 38.25

Height of new construction: 14' Wall Requirement: 6' Visibility triangle: 3' @ Driveway

Parking: #Spaces Required 4 #Spaces Provided 4 HC spaces: Van _____ Regular _____ Bike rack _____

Other District Requirements: A-Band

Preliminary Approval:

Preliminary Approval w/Conditions: Applicant shall prove legal lot of record, Applicant shall submit Guesthouse Affidavit

Comments: _____

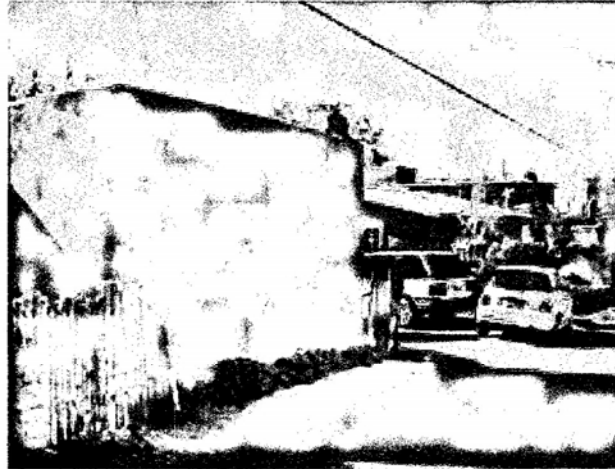
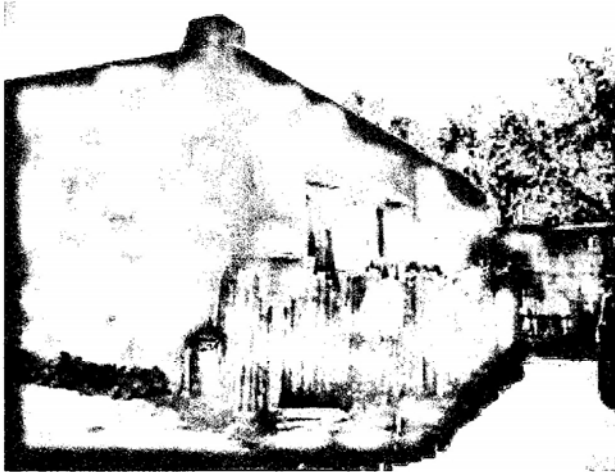
Reviewer [Signature] Date 5-1-06

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.

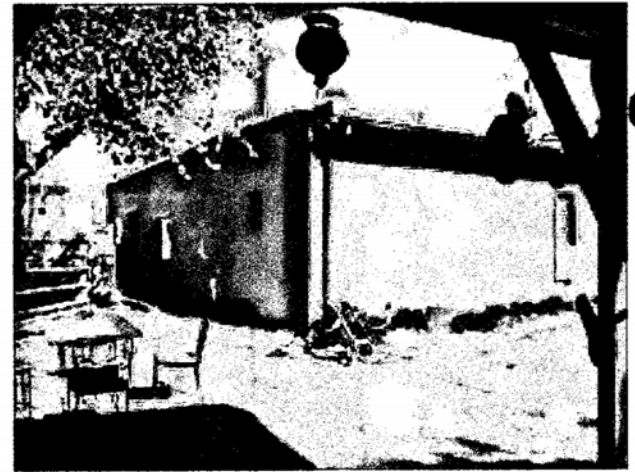
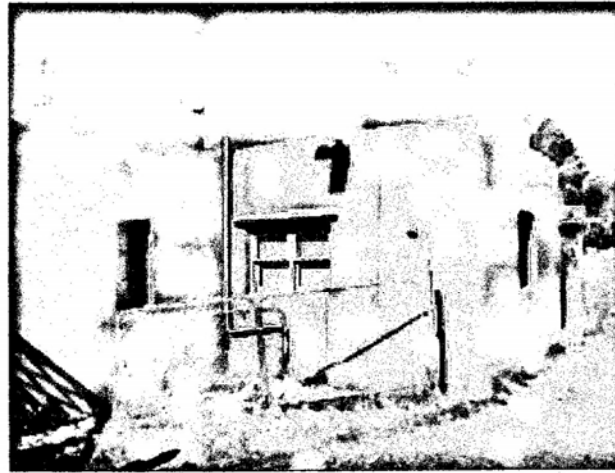
[Signature]
Applicant

4/25/06
Date

**512 Abeyta Street
Existing Residence**



Views from Abeyta Street



View from South East

View from South West

View From North East

City of Santa Fe, New Mexico

memo

DATE: December 12, 2006
TO: Historic Design Review Board Members
VIA: Reed Liming, Long-Range Planning Division Director *RL*
FROM: David Rasch, Supervising Planner in Historic Preservation *DR*

CASE # H-06-67

ADDRESS: 512 Abeyta Street
Historic Status: NA / Significant
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Survey Form
- Zoning Review Sheet
- Other: building height calculation
wall height calculation
previous action letter

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: guest/primary affidavit
carport affidavit

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design guidelines and current zoning regarding accessory structures.

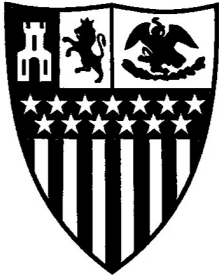
BACKGROUND & SUMMARY:

512 Abeyta Street is an adobe 1,225 square foot single-family residence that was constructed before 1912 in a vernacular style. The building is listed as significant to the Downtown & Eastside Historic District. A free-standing carport was constructed behind the building sometime after 1983 and before 1991. The carport was denied by the HDRB and was probably constructed without a permit.

The applicant requests permission to remove the illegal carport and to construct an adobe 1,490 square foot residential building with a 940 square foot basement. The building has been reduced in height from 13' 6" to 12' 8" high where the maximum allowable height is 14' 5". The significant building, which is approximately 13' high, will be a guest house and no work is proposed for this structure, except that the applicant agrees to remove the illegal coyote fence on the southeast side of the residence..

The building is designed in the Spanish-Pueblo Revival Style. It features exposed wooden elements including headers and an inset entry portal. Windows will be divided light with casement, double-hung, and awning operation. Trim and stucco color has been changed to not match the existing residence but to recede: tan trim with "La Luz" stucco. A light well to the basement on the east elevation will not be publicly visible.

A stuccoed yardwall is proposed on the north side of the existing building with stained wooden pedestrian gates. The section that runs parallel to the building will be 3' 6" high and will standoff from the significant building by 4". Beyond the parking area, at 21' back from the street, the yardwall will be 6' high.



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Rebecca Wurzbarger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Construct a 1,490 sq. ft. residence to a height of 13' 6", where the maximum allowable height is 14' behind a Significant residence.

Project number: 06-10100067

Case number: H-06-067

Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 512 Abeyta

PROJECT NAMES:

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223 N. Guadalupe #414
505-992-1166

AP - Olivier Roccamo
Santa Fe, NM 87501

223 N. Guadalupe #414
505-577-6475

BOARD ACTION

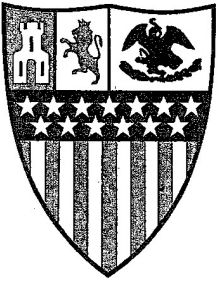
This is to certify that the Historic Design Review Board (HDRB) at their meeting on, August 8, 2006, acted on the above referenced case. The decision of the board was to postpone action on this application pending a zoning/legal review of the primary residence/guest house issues discussed and that story poles be installed at all building corners to display the proposed construction height.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

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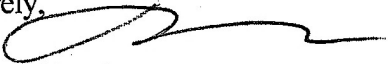
223 N. Guadalupe #414
505-992-1166

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, September 12, 2006, acted on the above referenced case. The decision of the board was to postpone action on your application pending a written code interpretation from the Planning & Land Use zoning staff and a legal opinion from the City Attorney on the guesthouse – main house residence issue.

For further information please call 955-6605.

Sincerely,


David A. Rasch
Historic Preservation Planner

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Olivier Roccamo & Shawn Bluejacket-Roccamo

223 N. Guadalupe #414 Santa Fe, NM 87501 (505) 992-1166 Cell: (505) 577-6475

Stucco and Window Colours for New Primary Residence
512 Abeyta Street

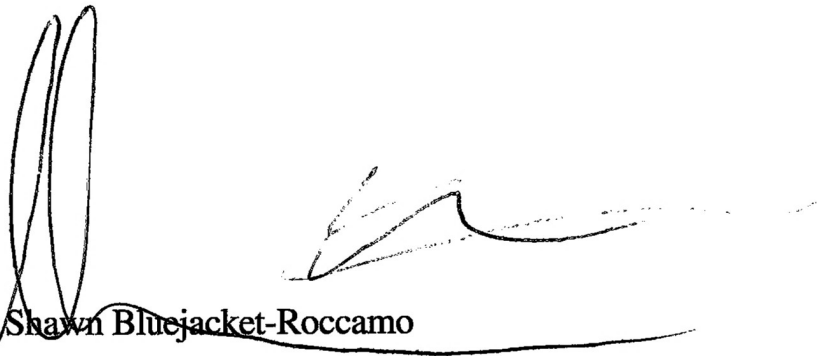
To whom it may concern:

We are proposing to change the stucco & window colours of our new primary residence to be built behind the historical guest house we own at 512 Abeyta Street.

We have chosen a darker shade of stucco (El Rey "La Luz") so that the new house will recede behind the historic one. We have also chosen a different colour for the windows so that the historic house remains salient from the street. The new house windows will be by Jeld Wen (colour "Heirloom") the exposed wood above the windows will be natural. We also are proposing to plant large fast growing trees in front of our new primary residence so that it diminishes its appearance from the street.

Please feel free to contact us should you have any further questions.

Sincerely,

A handwritten signature in black ink, consisting of two distinct parts: a tall, narrow, looped signature on the left and a more horizontal, sweeping signature on the right. The signature is written over a horizontal line that extends across the width of the text below.

Olivier Roccamo and Shawn Bluejacket-Roccamo

Olivier & Shawn Roccamo
223 N Guadalupe #414
Santa Fe, NM 87501
Tele: 992-1166, 577-6475

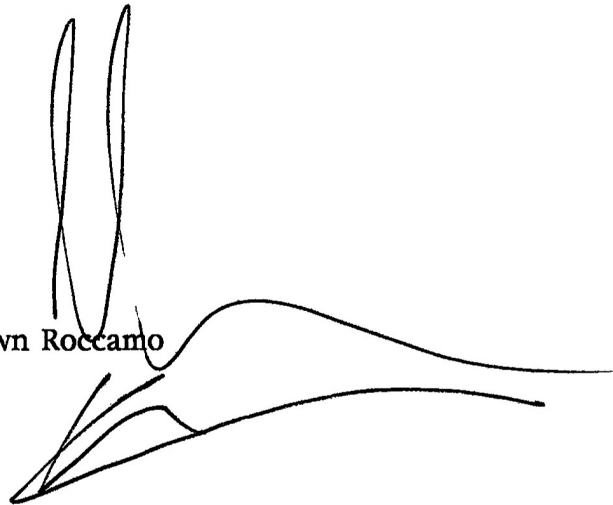
May 4, 2006

To whom it may concern:

We have read and understand the ordinance/s governing guesthouses in Santa Fe. We will be residing in the current house at 512 Abeyta St only until our new residence (behind existing home) is completed, at which time the existing historic house will become a guesthouse and the new house will be our primary residence. The guesthouse will become a home for my mother who plans on retiring upon our new home's completion. Please feel free to contact us should you have any questions regarding this matter.

Sincerely,

Olivier and Shawn Roccamo

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

AFFIDAVIT

FOR CONSTRUCTION OF GUESTHOUSE

STATE OF NEW MEXICO)

) ss.

COUNTY OF SANTA FE

I/We, Olivier Roecamo, and Shaun Bluejacket Roecamo
Type or print name Type or print name

property located at 512 Abejta Street, Santa Fe, New Mexico and am/are making application for construction of an accessory guesthouse pursuant to Section 14-6.3; Accessory Uses or Structures, and 14-6.3 C) Accessory Dwelling Units, SFCC 2002.

I/We, hereby state under oath that I/We have read and understand the criteria of Section 14-6.3, including subsection C)(h) which states re. accessory dwelling units:

“May be rented provided that the rental period is no less than one month and the owner of the property occupies the principal dwelling unit. As an alternative, the owner of the property may occupy the accessory dwelling unit and rent the principal dwelling unit provided that the rental period is no less than one month....”

I/We further state under oath that I/We understand the provisions of 14-6.3 SFCC 2002 stay with the subject lot in perpetuity. It is the responsibility of the property owner to inform future landowners of the limitations on use of the guesthouse.

[Signature] 5/5/06 [Signature] 5.5.06
PROPERTY OWNER'S SIGNATURE DATE PROPERTY OWNER'S SIGNATURE DATE

Subscribed and sworn to before me this 5th day of May, 2006.

Ernestina Y. Dominguez
NOTARY PUBLIC

My commission expires: 01-14-08



OFFICIAL SEAL
Ernestina Y. Dominguez
NOTARY PUBLIC
STATE OF NEW MEXICO
Commission Expires: 01-14-08

Attachments: Section 14-6.3, SFCC 2002

(iii) Outdoor storage lots and yards, provided that areas for outdoor storage, trash collection, and loading shall be fully screened and constructed of materials of comparable quality and appearance to the primary use structure; and provided that materials stored in outdoor storage lots and yards shall not exceed the height of the enclosure; and

(iv) Parking structures.

(8) SC Permitted Accessory Uses and Structures

(a) The uses and structures permitted in SC districts are those which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures as stated and restricted above and which do not involve operations or structures not in keeping with the character of the district; provided that the waste products shall be kept in closed containers and that the containers shall not be visible from residential areas; from portions of the premises customarily open to customer parking, customer-pedestrian or automotive traffic, from automotive traffic or from public ways.

(b) This section does not apply to telecommunication facilities that shall be regulated as set forth in § 14-6.2(E).

(B) Mobile Homes and Recreational Vehicles Prohibited as Accessory Uses

Mobile homes and recreational vehicles shall not be permitted as accessory structures in any district.

(C) Standards for Specific Accessory Uses

(1) Accessory Dwelling Units

Accessory dwelling units are intended to provide additional dwelling space for the residents of the principal dwelling unit or their guests or employees. In addition, accessory dwelling units are intended to provide dwelling space for non-transient tenants. The rental of accessory dwelling units may increase the supply of affordable housing and will disperse rental units throughout the community. Accessory dwelling units:

- (a) Are required to meet parking standards as set forth in § 14-8.6; *1 parking space per unit*
- (b) Shall be regulated as per City regulations and policies regarding City utilities;
- (c) Are exempt from the density restrictions set forth in this chapter; however, only one accessory dwelling unit shall be permitted per lot of record;

- (d) Shall be built only when permission to construct is granted to the owner-occupant of the principal dwelling unit;
- (e) Shall have a footprint not exceeding the square footage of the footprint of the principal dwelling unit, or not more than 1500 square feet whichever is less;
- (f) Shall be limited to one story and shall not exceed 15 feet to the top of the parapet or to the highest point of the roof if there is no parapet;
- (g) Shall be of the same architectural style as the principal dwelling unit;
- (h) May be rented provided that the rental period is no less than one month and the owner of the property occupies the principal dwelling unit. As an alternative, the owner of the property may occupy the accessory dwelling unit and rent the principal dwelling unit provided that the rental period is no less than one month; and
- (i) An affidavit shall be recorded prior to issuance of any construction permit for an accessory dwelling unit stating that the property owner agrees to comply with these provisions.

(2) Home Occupations

(a) Purposes

The purposes of the Home Occupations Ordinance are to increase the economic vitality of the City; provide increased worker independence, self-sufficiency and motivation; decrease traffic congestion in the City through the enhancement of community; increase the safety of the neighborhoods by promoting neighborhood activity; integrate the ideas of working and residing in the same environment; protect the stability and character of the neighborhood; and encourage neighborhood participation in the determination of a successful balance between neighborhood residents and home-based businesses.

(b) Standards

Home occupations are permitted on all property, including residential or mixed-use residential/commercial, provided that the following standards are met:

(i) General Standards

A. The home occupation shall involve the primary sale of goods or services in connection with such home occupation, including:

1. Goods which are prepared, produced or grown on the premises; or

OLIVIER ROCCAMO & SHAWN BLUEJACKET-ROCCAMO

N ORTH GUADALUPE #414 SANTA FE, NM 87501 (505) 992-1166 CELL: (505) 577-6475

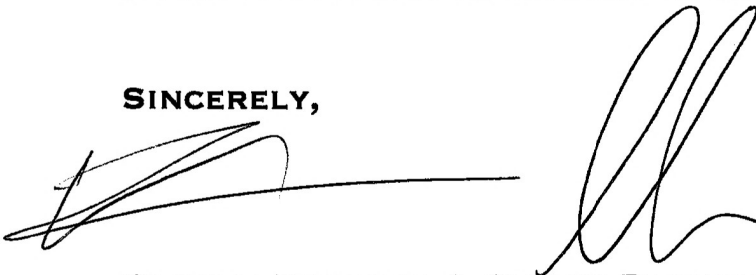
AUGUST 9, 2006

GUEST & PRIMARY RESIDENCE 512 ABEYTA ST AFFIDAVIT

TO WHOM IT MAY CONCERN:

WE ARE PROPOSING TO BUILD A NEW PRIMARY HOUSE BEHIND THE SIGNIFICANTLY HISTORICAL HOUSE THAT WE OWN AT 512 ABEYTA ST, WHICH IN TURN WOULD MAKE THE EXISTING HISTORICAL HOUSE A GUESTHOUSE WHICH WILL BE THE RESIDENCE OF MY PARENTS WHO WANT TO BE CLOSE TO THEIR ONLY GRANDCHILD, TWO YEAR OLD SIDONIE. WE ARE BUILDING A NEW HOUSE TO MEET THE NEEDS OF OUR GROWING FAMILY AND SINCE THE INTEGRITY OF THE HISTORICAL HOUSE IS OF THE UTMOST CONCERN WE HAVE OPTED TO BUILD A NEW HOUSE IN ORDER TO NOT ALTER OR ADD ONTO THE HISTORICAL HOUSE TO MEET THOSE NEEDS. IF YOU HAVE ANY CONCERNS OR QUESTIONS REGARDING THIS MATTER, PLEASE FEEL FREE TO CONTACT US AT YOUR EARLIEST CONVENIENCE.

SINCERELY,

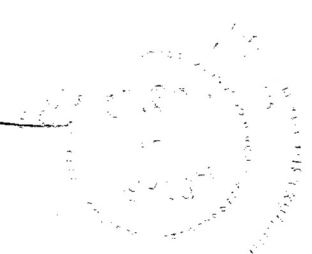


OLIVIER ROCCAMO & SHAWN BLUEJACKET-ROCCAMO

NOTARY: Jennie Salazar



Expires: 6-14-09



Olivier & Shawn Bluejacket-Roccamo
223 N Guadalupe #414
Santa Fe, NM 87501
992-1166 cell: 577-6475

August 1, 2006

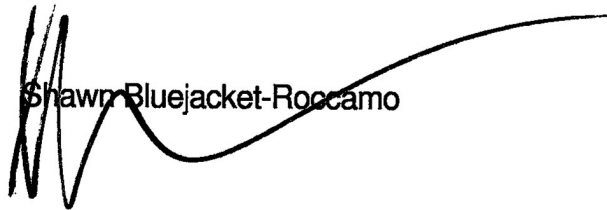
Residence: 512 Abeyta Street

Carport Affidavit

The carport in the rear of our property at 512 Abeyta Street was illegally built by the original owner Clara Apodaca in 1990 or 1991. This information was given to us by her niece, Patricia Kehler who informed us that her aunt was quite a feisty character who "didn't feel she needed permission from anyone to build on the property her father built."

The building is in poor condition and to quote my next door neighbor, is an eyesore.

Sincerely,




Shawn Bluejacket-Roccamo

City of Santa Fe, New Mexico

memo

DATE: October 2, 2006

TO: File, 512 Abeyta Street
Case No. H-06-067

FROM: Greg Smith, Current Planning Division Director 

SUBJECT: Preliminary Zoning Review
512 Abeyta Street
Case No. H-06-067

Staff has reviewed the Preliminary Zoning Review Worksheet dated 5/1/2006 for this project. After consulting with the City Attorney, we have determined that Section 14-6.3(C)(1) SFCC 2001 "Accessory Dwelling Units" prohibits conversion of the existing dwelling unit on this property to an accessory dwelling unit.

Accordingly, the case should be postponed until the plans are modified for the proposed new dwelling unit to meet the requirements for an accessory dwelling unit.

This determination by staff may be appealed to the Board of Adjustment pursuant to Section 14-3.17(B) SFCC 2001 "Appeals to the Board of Adjustment". The applicant may contact me or Planning and Land Use Director Diane Quarles to discuss specific procedures for appeal.

GTSC: MEMO

City of Santa Fe, New Mexico

memo

DATE: September 12, 2006
TO: Historic Design Review Board Members
VIA: Reed Liming, Long-Range Planning Division Director *RL*
FROM: David Rasch, Supervising Planner in Historic Preservation *DR*

CASE # H-06-67

ADDRESS: 512 Abeyta Street
Historic Status: NA / Significant
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Survey Form
- Zoning Review Sheet
- Other: building height calculation
wall height calculation
previous action letter

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: guest/primary affidavit
carport affidavit

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design guidelines.

BACKGROUND & SUMMARY:

512 Abeyta Street is an adobe 1,225 square foot single-family residence that was constructed before 1912 in a vernacular style. The building is listed as significant to the Downtown & Eastside Historic District. A free-standing carport was constructed behind the building sometime after 1983 and before 1991. The carport was denied by the HDRB and was probably constructed without a permit.

The applicant requests permission to remove the illegal carport and to construct an adobe 1,490 square foot residential building with a 940 square foot basement. The building has been reduced in height from 13' 6" to 12' 8" high where the maximum allowable height is 14' 5". The significant building, which is approximately 13' high, will be a guest house and no work is proposed for this structure.

The building is designed in the Spanish-Pueblo Revival Style. It features exposed wooden elements including headers and an inset entry portal. Windows will be divided light with casement, double-hung, and awning operation. Trim and stucco color has been changed to not match the existing residence but to recede: tan trim with "La Luz" stucco. A light well to the basement on the east elevation will not be publicly visible.

A stuccoed yardwall is proposed on the north side of the existing building with stained wooden pedestrian gates. The section that runs parallel to the building will be 3' 6" high and will stand off from the significant building by 4". Beyond the parking area, at 21' back from the street, the yardwall will be 6' high.

City of Santa Fe, New Mexico

memo

DATE: August 8, 2006
TO: Historic Design Review Board Members
VIA: Reed Liming, Long-Range Planning Division Director *RL*
FROM: David Rasch, Supervising Planner in Historic Preservation *DR*

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The building is designed in the Spanish-Pueblo Revival Style. It features exposed wooden elements including headers and an inset entry portal. Windows will be divided light with casement, double-hung, and awning operation. Trim and stucco color will match the existing residence: teal blue trim with "Adobe" stucco. A light well to the basement on the east elevation will not be publicly visible.

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Olivier & Shawn Roccamo
223 N Guadalupe #414
Santa Fe, NM 87501
Tele: 992-1166, 577-6475

April 25, 2006

To whom it may concern:

We are proposing a new single family home behind the significantly historical adobe house (circa 1888) that we own at 512 Abeyta St. The design of the new home is pueblo style, will have casement double hung and awning windows, the trim will be coordinated with the original colours of the historical house which is a teal blue shade.

The stucco on the new house will be "Adobe" which matches the colour of the historical house.

Please feel free to contact us at the above address and phone numbers, should you have any further questions.

Sincerely,


Olivier and Shawn Roccamo

★ the windows will be serweld/
wood ★ ~~the~~ trim will match original
trim of historic house ★
sample enclosed

280268

QUITCLAIM DEED

MRS. SIMON APODACA

for consideration paid, quitclaim to

CLARA APODACA

the following described real estate in Santa Fe County, New Mexico:

A certain piece or parcel of land situate in Precinct No. 3 and Ward No. 1 of the City and County of Santa Fe, New Mexico at a place commonly called "El Ranchito" measuring from east to west 25 yards, and from north to south 52 yards, bounded on the west by lands of Domingo Sena, and on the north, south and east by property of Maria Rita Rendon, being the same property conveyed to the party of the second part hereto by deed dated April 17th, 1891, and recorded in Book "K-1", page 22 of the records of Santa Fe County.

Also another piece or parcel of land which the said party of the second part hereto inherited from Maria Rita Rendon, being five feet near the house situate in said precinct, city and county, aforesaid and leaving a part on the south side as free entrances to the heirs.

WITNESS my hand and seal this 30th day of March, 1971.

Elizabeth G. Martinez (Seal) *Mrs. Simon Apodaca* (Seal)

John A. Martinez (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

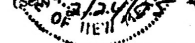
STATE OF NEW MEXICO

COUNTY OF SANTA FE

do hereby certify that the foregoing instrument was acknowledged before me this 16th day of April, 1971.

by MRS. SIMON APODACA (Name or Names of Person or Persons Acknowledging)

John A. Martinez (Notary Public)



ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19____.

by _____ (Name of Officer)

of _____ (Name of Corporation Acknowledging)

_____ corporation, on behalf of said

_____ (Name of Corporation)

_____ (Name of Notary Public)

My commission expires: _____

John A. Martinez (Notary Public)

(Seal)

FOR RECORDER'S USE ONLY

BY OF SANTA FE 155 331,987

OF NEW MEXICO

I hereby certify that this instrument was filed and on the 16th day of April A.D. 71 at 11:14 o'clock A.M.

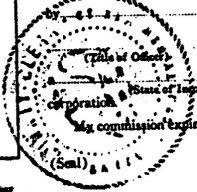
It was duly recorded in book 280 _____ of the records of Santa Fe County.

Witness my Hand and Seal of Office

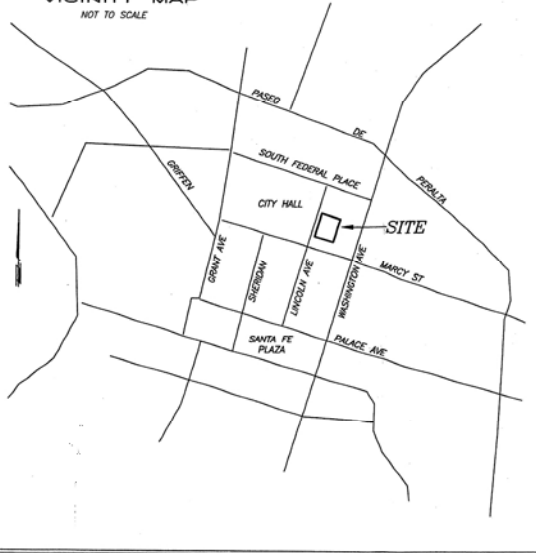
CAROLINA E. GONZALES

County Clerk, Santa Fe County, N.M.

Elizabeth G. Martinez



VICINITY MAP
NOT TO SCALE



FLOOD ZONE:
THIS PROPERTY LIES WITHIN ZONE C AREAS OF MINIMAL FLOODING AS SHOWN ON F.L.R.M. PANEL 350070-0005G, DATED 04/02/1993.

608 020

REFERENCE DOCUMENTS:

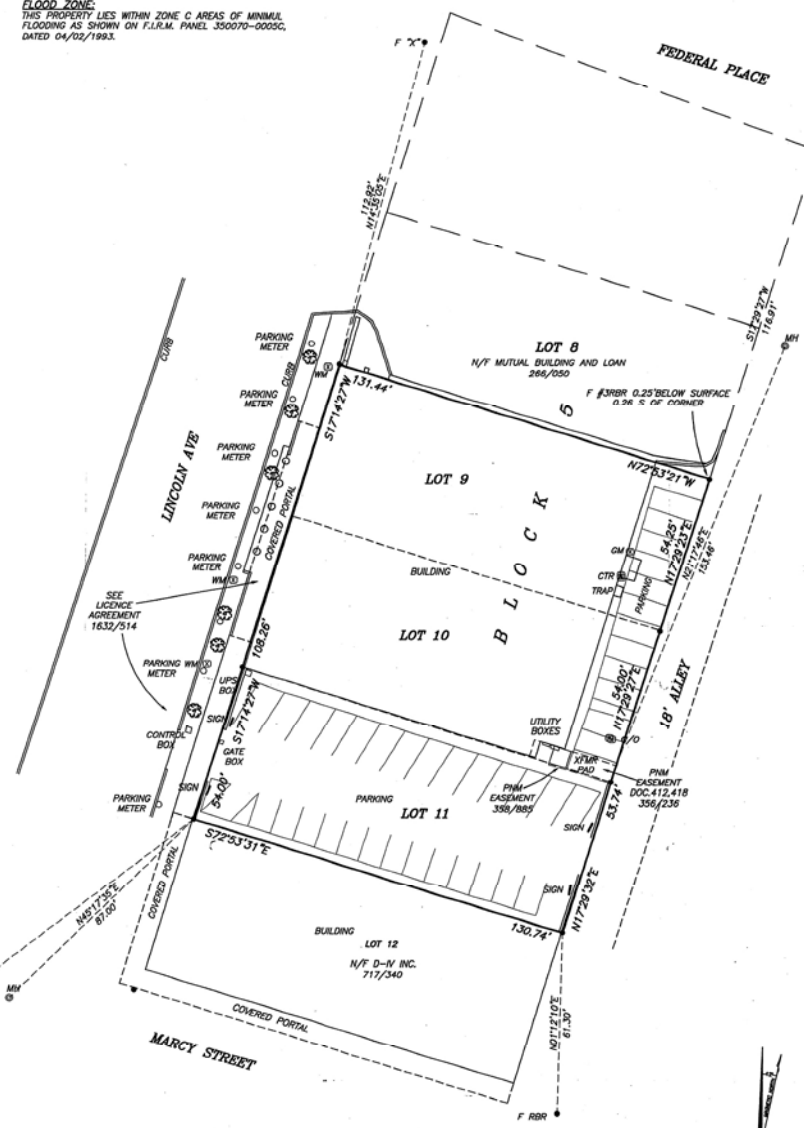
1. PLAT PREPARED FOR CARMON POMONIS, BY WALTER TURLEY, FILED AS DOCUMENT #113,983
2. PLAT OF IMPROVEMENT SURVEY, LOT 11, BLOCK X, BY J.F. SCANLON, RECORDED IN BOOK B, PAGE 212A
3. EASEMENT AGREEMENT FILED AS DOCUMENT# 412,418.
4. WARRANTY DEED, BOOK 434, PAGE 012.
5. DEEDS 8138/481, 281/409, 278/535, 2722/260, 570/613

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE CENTRAL ZONE. DISTANCES ARE GROUND AT 6800' AMSL. GROUND TO GRID SCALE FACTOR EQUALS 0.999563.

- F DENOTES FOUND POINT AS SHOWN
- DENOTES POINT SET THIS SURVEY
- DENOTES CALCULATED POINT NOT SET
- ⊕ DENOTES UTILITY AS SHOWN
- ⊙ DENOTES WATER METER
- GM DENOTES GAS METER
- C/O DENOTES CLEAN OUT
- XFMR DENOTES TRANSFORMER

— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT.
INFORMATION OUTSIDE THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.



CERTIFICATION

TO: 215 LINCOLN AVE, LLC, AND OTHERS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE DATE SHOWN BELOW OF THE PREMISES DESCRIBED IN FIRST AMERICAN TITLE INSURANCE CO. POLICY No. 683601-SFD/PLM, DATED 6/18/2005 AT 8:00 AM, IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1995, AS DEFINED THEREIN AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 9, 10, 11 AND 13 OF TABLE A THEREOF AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN.

THE SURVEY CORRECTLY SHOWS THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN AREAS OF MINIMAL FLOODING ACCORDING TO CURRENT FEDERAL EMERGENCY AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY PANEL No. 350070 0005G, DATED 2 APRIL, 1993.

THE SUBJECT PROPERTY HAS INGRESS AND EGRESS TO AND FROM LINCOLN AVE WHICH IS A PAVED, PUBLIC RIGHT-OF-WAY.

GARY E. DAWSON, NMS #7014 DATE: 7 OCTOBER, 2005
DATE OF SURVEY: 23 SEPTEMBER, 2005.

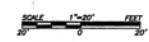


PUBLIC NOTICE

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.

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ALTA/ACSM SURVEY PLAT PREPARED FOR
215 LINCOLN AVE., LLC.
LOTS 9, 10 AND 11, BLOCK 5, FORT MARCY ADDITION
#215 LINCOLN AVE
SANTA FE, NM



80'-0"

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M. 87507
PHONE: (505)471-6660
FILE# 7402 DATE: 10-06-05

1409391

COUNTY OF SANTA FE
STATE OF NEW MEXICO

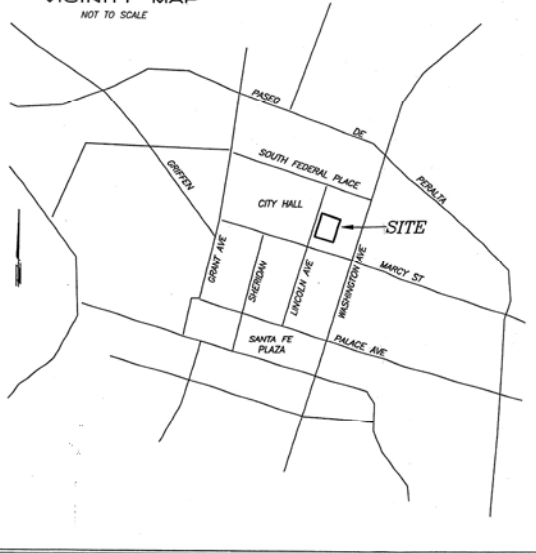
WALTER TURLEY
Surveyor

Witness my Hand and Seal of Office
this 14th day of October, 2005.

County Clerk
Santa Fe County, N.M.

CONTROL STATION
"DAWSON 2"
NMC COORDINATES
1667026.67M
1708833.47E

VICINITY MAP
NOT TO SCALE



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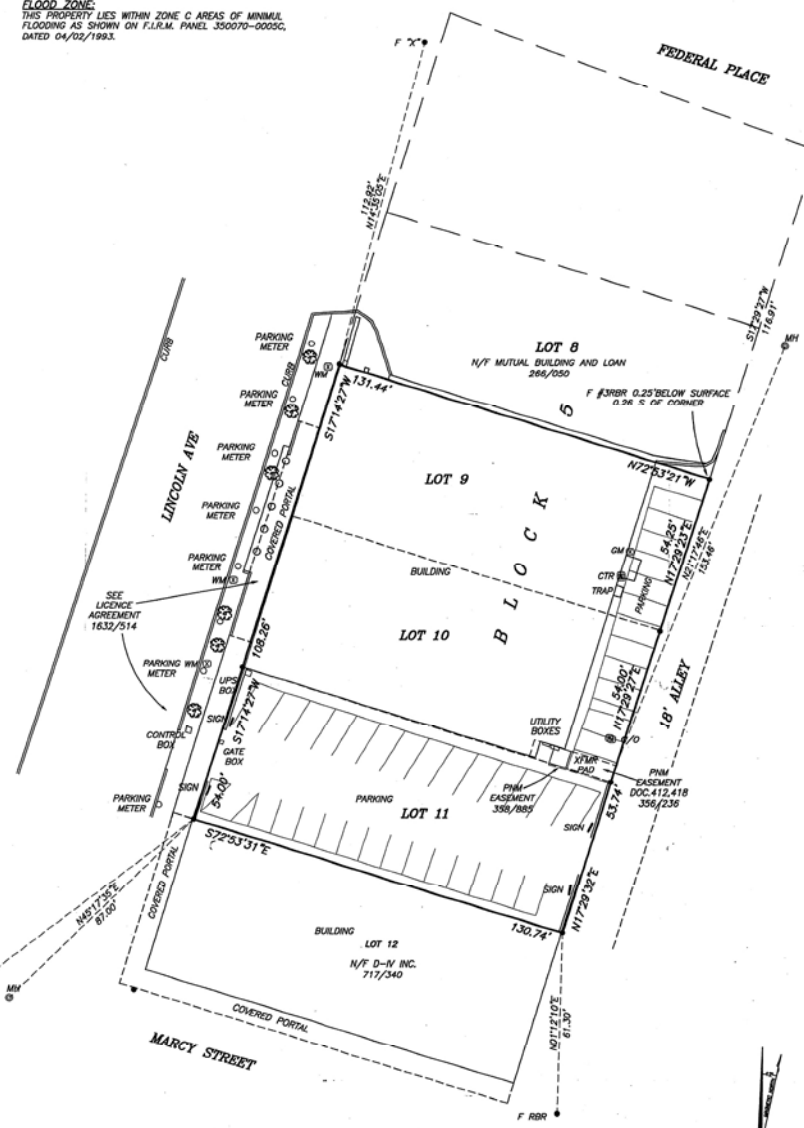
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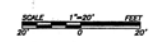


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DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M. 87507
PHONE: (505)471-6660
FILE# 7402 DATE: 10-06-05

1409391

COUNTY OF SANTA FE
STATE OF NEW MEXICO

NOTARY PUBLIC

My Comm. Expires 12/31/2008

Witness my Hand and Seal of Office
this 10th day of October, 2005.

GARY E. DAWSON
COUNTY CLERK

CONTROL STATION
"DAWSON 2"
NAD COORDINATES
1667026.67M
1708833.47E



OFFICE BUILDING

215 LINCOLN AVENUE
 SANTA FE, NEW MEXICO

REVISIONS:

NO.	DATE	BY

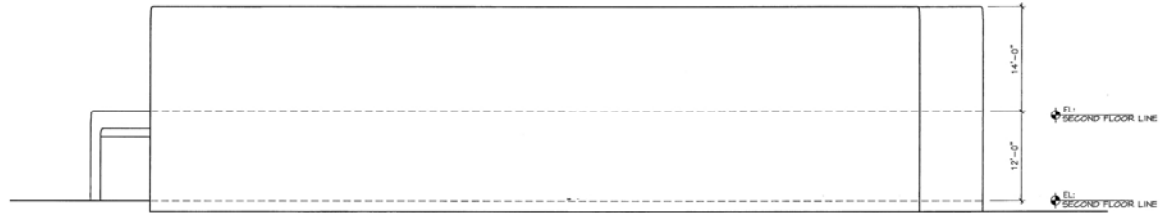
DATE:
 00-00-04
 DRAWN BY:
 XX
 CHECKED BY:
 XX

DUTY &
 GERMANAS
 ARCHITECTS

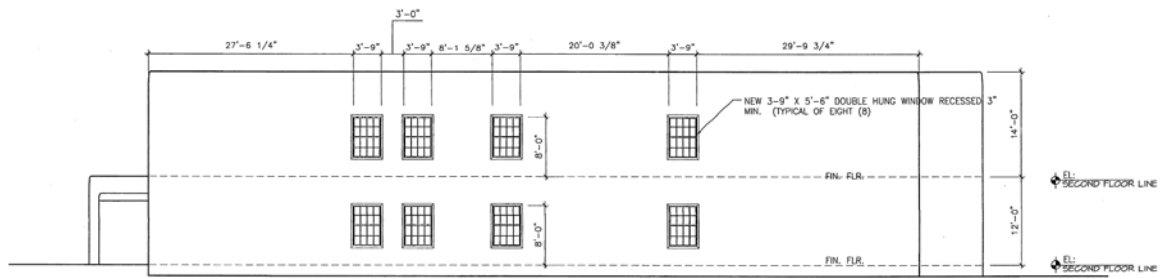
1825 PASO DE REALITA
 SANTA FE, NM 87501
 PH: (505) 424-0002
 FAX: (505) 424-1000

SHEET

A3.0



1 SOUTH ELEVATION [EXISTING]
 SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION [PROPOSED]
 SCALE 1/8" = 1'-0"



