

**PCity of Santa Fe  
Planning Commission  
Findings of Fact and Conclusions of Law**

**Case #2022-6013**

**1950 Caja del Oro Road; Prado Caja del Oro Phase 2 Final Subdivision Plat**

**Owner's/Applicant's Name-** The Pulte Group of New Mexico.

**Agent's Name-** Victoria Dalton of NM Land Solutions LLC

THIS MATTER came before the Planning Commission (“Commission”) for public hearing on March 20, 2025 (Hearing) upon the application (“Application”) of Victoria Dalton of NM Land Solutions LLC, as agent for The Pulte Group of New Mexico. (“Applicant”).

The Application pertains to a property located at 1950 Caja del Oro Grant Road totaling approximately 9.07 acres (“Property”). The Applicant requested final subdivision plat approval for a 44-lot single-family residential subdivision (“Project”). The properties are zoned R-10 (Residential -10 dwelling units per acre).

After conducting a public hearing and having heard from City of Santa Fe Planning Staff (“Staff”) and all interested persons, the Commission hereby FINDS, as follows:

**FINDINGS OF FACT**

1. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-3.7(B)(3)(d), the Commission has the authority to review and approve or disapprove final subdivision plats.
2. The Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out the following procedures for a final plat application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. The Applicant attended a pre-application conference on April 8, 2021.
4. The Applicant properly noticed the ENN meeting by completing an application, prominently displaying a public notice poster on the site, mailing public notice of the meeting to neighbors within a 200 foot radius, and conducting virtual meetings..
5. The Applicant held a virtual ENN meetings on May 11, 2021 and on August 10, 2021. The Project team, members of City staff, and several members of the public attended both meetings.
6. SFCC Section 14-3.7(B)(4) establishes certain procedures for final subdivision plat approval which include, without limitation, 1) that the Commission hold a public hearing, 2) that the Commission review the final plat, and 3) that the Commission render a decision based on the criteria set out in SFCC Section 14-3.7(C).
7. After a preliminary subdivision plat has been approved, SFCC Section 14-3.7(B)(4)(b) requires the Applicant to submit a final plat prepared by a professional land surveyor, together with maps, drawings, and other specified supplementary material as specified by the land use director (Submittal Requirements).
8. Staff reviewed the Application, related materials, and other information that the Applicant submitted for conformity with applicable SFCC requirements. Staff also provided the Planning Commission a written report of Staff’s findings (“Staff Report”) that evaluated the factors relevant to the Application.

9. At the Hearing, the Commission considered the Application in this case, received reports from Staff, heard testimony and evidence from the Applicant, and opened the floor for testimony from any interested members of the public prior to making a decision. No members of the public offered testimony at the Hearing.
10. Staff recommended that the Commission approve the final subdivision plat, subject to the conditions and technical corrections imposed at the time of preliminary subdivision plat approval and the technical corrections set out in the exhibits to the Staff Report.
11. SFCC Section 14-3.7(B)(4)(a) requires that the “final plat shall conform substantially to the preliminary plat as approved.”
12. SFCC Section 14-3.7(C) 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 final subdivision.
13. The Commission finds that the Project shows due regard for all natural features, as there is minimal vegetation on the site, and there are no significant natural features, water courses, historical sites or structures, or other similar community assets. Archaeological clearance for this project was obtained. There are no historical sites.
14. The Commission finds that the land is suitable for platting and development purposes of the kind proposed. The land is suitable for residential development of similar density to surrounding neighborhoods with a major road adjoining the property and utilities either adjacent to the property or in close proximity to the property.
15. The Commission finds that the Project complies with the infrastructure design, improvement, and dedication standards including those required by the Water Division, Wastewater Division, Environmental Services, and Terrain Management.
16. The Commission finds that no existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant is not requesting any variances with this proposal.

### **CONCLUSIONS OF LAW**

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

1. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-3.7(B)(4)(e), the Commission has the authority to review and approve the Project subject to the technical correction listed in the exhibits to the staff report and the conditions and technical corrections imposed at the preliminary subdivision stage.
2. Pursuant to SFCC Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
3. The Applicant attended a pre-application conference on April 8, 2021 in accordance with SFCC 1987 Section 14-3.1(E)(1).
4. Pursuant to SFCC 1987 Section 14-3.1(H), the Applicant properly noticed the ENN meeting.
5. Pursuant to SFCC 1987 Section 14-3.1 (F), the Applicant held virtual ENN meetings on May 11, 2021 and on August 10, 2021. The Project team, members of City staff, and several members of the public attended both meetings.
6. The final plat substantially conforms with the preliminary plat SFCC 1987 Section 14-3.7 (B)(4)(a)..
7. The Applicant met the applicable Submittal Requirements SFCC 1987 Section 14-3.1(G).
8. The final subdivision plat should be approved because all applicable code requirements and criteria for final subdivision plat approval have been met.

9. Pursuant to SFCC Section 14-3.7(C)(1), the Commission finds that the Project shows due regard for all natural features, as there is minimal vegetation on the site, and there are no significant natural features, water courses, historical sites or structures, or other similar community assets. Archaeological clearance for this project was obtained. There are no historical sites.
10. Pursuant to SFCC Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed. The land is suitable for residential development of similar density to surrounding neighborhoods with a major road adjoining the property and utilities either adjacent to the property or in close proximity to the property.
11. Pursuant to SFCC Section 14-3.7(C)(3), the Commission finds that the Project complies with the infrastructure design, improvement, and dedication standards set forth in SFCC Section 14-9.
12. Pursuant to SFCC Section 14-3.7(C)(4)-(5), the Commission finds that no existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant is not requesting any variances with this proposal.

**WHEREFORE, IT IS ORDERED ON THE 4th DAY OF APRIL 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:**

Considering the foregoing findings and conclusions, the Commission approves the final subdivision plat for the Project, subject to the Conditions and the technical corrections set forth in the Staff Report and exhibits. The final subdivision plat shall expire three years after issuance of this final action unless the plat is filed for record with the county clerk or an extension is granted under SFCC Section 14-3.19.

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Dr. Peter Smith  
Vice-Chairperson

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Andrea Salazar  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Rebecca Mnuk-Herrmann  
Assistant City Attorney

\_\_\_\_\_  
Date