

December 5, 2024

Planning Commission

Case 2024-8898: 214 Camino De Los Marquez Rezoning

ATTACHMENT C

Early Neighborhood Notification (ENN) Materials



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: 214 Camino de los Marquez Rezone

Address: 214 Camino de los Marquez Parcel Size: 2.501 acres

Zoning: R-21 PUD Future Land Use: High Density Residential

Preapplication Conference Date: July 11, 2024

Detailed Project Description: Proposed rezoning from R-21 PUD to R-29 to enable the redevelopment of an existing 50-unit multi-family project to an 83-unit community comprised of two three-story buildings.

Property Owner Information

Name: Santa Fe Opera

Address: P.O. Box 2408, Santa Fe, NM 87504-2408

Phone: _____ E-mail Address: _____

Applicant/Agent Information (if different from owner):

Name: JenkinsGavin, Inc.

Address: 130 Grant Avenue, Suite 101, Santa Fe, NM 87501

Phone: 505-820-7444 E-mail Address: jennifer@jenkingavin.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 See attached letter of authorization. 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:	July 30, 2024	
TIME:	5:30 p.m.	
LOCATION:	Via Zoom	



JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

EARLY NEIGHBORHOOD NOTIFICATION MEETING

July 15, 2024

RE: 214 Camino de los Marquez Rezone

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss an upcoming application to the City of Santa Fe to rezone the 50-unit Axton Apartment property from R-21 PUD (Residential Planned Unit Development, 21 dwellings/acre) to R-29 (Residential, 29 dwellings per acre), with the intention to redevelop the property as a new 83-unit multi-family community. The ±2.5-acre property is located at 214 Camino de los Marquez and is currently zoned R-21 PUD. Please refer to the attached Conceptual Site Plan, Vicinity Map, and ENN Guidelines for more information.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a meeting is scheduled for:

When: July 30, 2024 at 5:30 p.m.

Where: Via Zoom

Zoom Link: Available at <https://santafe.primegov.com/public/portal>

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 Jennifer Jenkins at 505-820-7444 or jennifer@jenkinsgavin.com. Persons with disabilities in need of special accommodations, or the hearing impaired needing an interpreter, please contact the City Clerk's Office (955-6520) 5 days prior to the meeting date.

Sincerely,

Jennifer Jenkins

Attachments: Conceptual Site Plan, Vicinity Map & ENN Guidelines

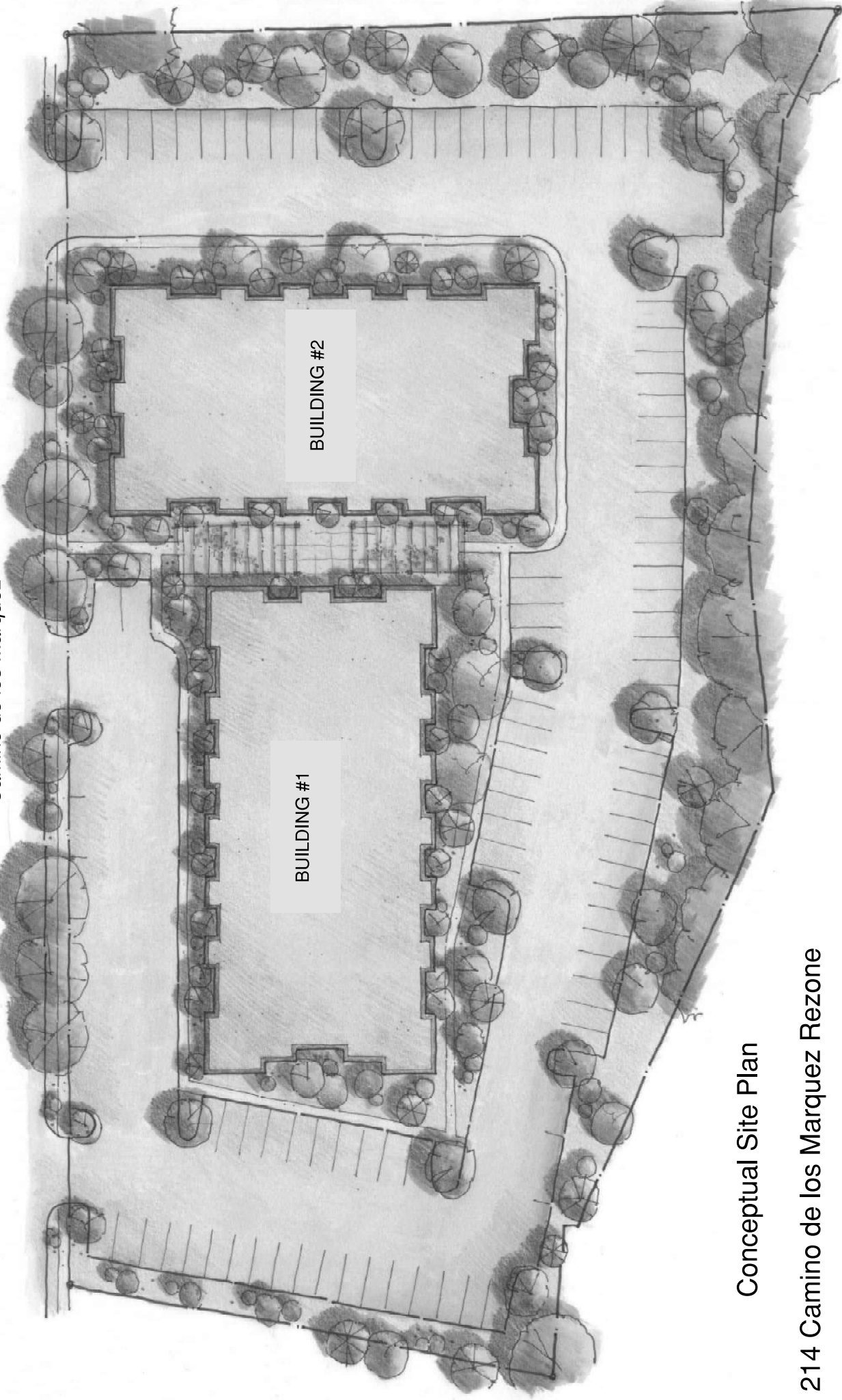
VICINITY MAP

214 Camino de los Marquez





Camino de los Marquez



Conceptual Site Plan

214 Camino de los Marquez Rezone



Submit by Email

Print Form

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 TEH 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)

Buffer 300' Mailing Labels

214 Camino de los Marquez



214 Camino de los Marquez Owner/Resident Mailing Addresses

Name	Mailing Address	City	State	Zip
TICHENOR, CHARLES	215 CAMINO DE LOS MARQUEZ #6	SANTA FE	NM	87505
MCCRAY, JAMES B & MOGIE R & JEAN	1000 CORDOVA PL #580	SANTA FE	NM	87505
MCCRAY, JEAN A	1000 CORDOVA PL #580	SANTA FE	NM	87505
MCCRAY, JEAN A & PHYLLIS H SUBIN	1000 CORDOVA PL #580	SANTA FE	NM	87505
GROVER, JOHN E & JOEL F BENNET TRUSTEES	1000 CORDOVA PL #814	SANTA FE	NM	87505
LUX BUILT	1109 DON CUBERO AVE	SANTA FE	NM	87505
SALAZAR, JUDY A & JAMES L	1111 DON CUBERO AVE	SANTA FE	NM	87505
MOSLEY, BROOKE N TILLER	1118 GALISTEO ST	SANTA FE	NM	87505
ATWELL, CHARLES W IRREVOC TRST	114 W CORDOVA RD	SANTA FE	NM	87505
ATWELL, CHARLES W IRREVOC TRST	114 W CORDOVA RD	SANTA FE	NM	87505
LEE, GERALD L & ANGELA M	1200 GALISTEO ST	SANTA FE	NM	87505
MILLER, DARRYL	1202 GALISTEO ST	SANTA FE	NM	87505
GOODWIN, STACEY J	1204 GALISTEO ST	SANTA FE	NM	87505
PADILLA, RAYMOND O & JACQUELINE A	1206 GALISTEO ST	SANTA FE	NM	87505
ECKINGER, SHERYL	12811 WEDD	OVERLAND PARK	KS	87505
LOGAN, DAVID	200 CONGRESS AVE UNIT 11E	AUSTIN	TX	87505
VIALPANDO, CELIA	201 W CORDOVA RD	SANTA FE	NM	87505
PAISANO, ALENA M & JANICE S	203 W CORDOVA RD	SANTA FE	NM	87505
GRIES, JESSE P & KARLA S HELLAND	205 A W CORDOVA RD	SANTA FE	NM	87505
THE CYNTHIA MARIE CATANACH INTER REVOC	207 CAMINO DE LOS MARQUEZ # 8	SANTA FE	NM	87505
UMBARGE, RICHARD P & RAMONA A	207 CAMINO DE LOS MARQUEZ #10	SANTA FE	NM	87505
MARTINEZ, STEVE M (AKA ESTEBAN M MARTINEZ)	207 CAMINO DE LOS MARQUEZ #6	SANTA FE	NM	87505
BERTRAM, ALICIA	207 CAMINO DE LOS MARQUEZ UNIT 4	SANTA FE	NM	87505
LONARDONI, DIEGO	207 CAMINO DE LOS MARQUEZ UNIT 7	SANTA FE	NM	87505
CASA SERENA ASSOC	207 W CORDOVA RD	SANTA FE	NM	87505
HELLAND, RUBY	207-A CORDOVA RD	SANTA FE	NM	87505
PEASE, ELIZABETH S & SAMUEL TEMKIN	207B WEST CORDOVA	SANTA FE	NM	87505
GALLEGOS, CHRIS & ELAINE	213 W CORDOVA RD	SANTA FE	NM	87505
LOS PUEBLOS DE SANTA FE ASSOC	215 CAMINO DE LOS MARQUEZ # 7	SANTA FE	NM	87505
MADRID, ANA MARIA	215 CAMINO DE LOS MARQUEZ #8	SANTA FE	NM	87505
SOEHNEL, REED	215 CAMINO DE LOS MARQUEZ #E-10	SANTA FE	NM	87505
O'TOOLE, LESLIE	215 CAMINO DE LOS MARQUEZ APT 5	SANTA FE	NM	87505
215 MARQUEZ LLC	215 CAMINO DE LOS MARQUEZ UNIT 1	SANTA FE	NM	87505
LEWIS, BRIAN & GREGORY & AMY LEWIS	215 CAMINO DE LOS MARQUEZ UNIT 9	SANTA FE	NM	87505
KITCHENS, ELIZABETH	2625 DEARBORN ST	SALT LAKE CITY	UT	87505
CHABIN, MICHAEL S. & EILEEN D FRIEL	300 CAMINO DE LOS MARQUEZ	SANTA FE	NM	87505
PREROVSKY, HORST J, ET AL	300 CAMINO DE LOS MARQUEZ #8	SANTA FE	NM	87505
BIRMINGHAM, SARA & SIMONE WARD	300 CAMINO DE LOS MARQUEZ APT 4	SANTA FE	NM	87505
LEUNG, ALLAN F & TERESA M MOORE	300 CAMINO DE LOS MARQUEZ UNIT A3	SANTA FE	NM	87505
BURNS, MARTHA MARY TRUST	300 CAMINO DE LOS MARQUEZ, UNIT D1	SANTA FE	NM	87505
MARQUEZ COMPOUND LLC	300 GARCIA ST	SANTA FE	NM	87505
MATHEWS, ROBERTA M	319 W CORDOVA RD	SANTA FE	NM	87505
REED, HOPE & STEVEN E COUNSELL	321 W CORDOVA RD	SANTA FE	NM	87505
DUNING, BECKY S	323 W CORDOVA RD	SANTA FE	NM	87505
THOMPSON, DAVID & LESLIE PEARLMAN	325 WEST CORDOVA RD	SANTA FE	NM	87505

333 WEST CORDOVA COMMERCIAL	333 W CORDOVA RD	SANTA FE	NM	87505
333 WEST CORDOVA COMMERCIAL	333 W CORDOVA RD STE 200	SANTA FE	NM	87505
MACHA LLC	4125 MILES JN	SANTA FE	NM	87505
SWEESTER, EDWARD & SUZANNE QUILLEN	5020 CREOSOTE RUN	LAS CRUCES	NM	88011
SONE DURHAM LLC	5204 TAHOE DR	DURHAM	NC	27713
HUFF, CYNTHIA A	533 JUANITA ST	SANTA FE	NM	87505
CARLSON, TAUSHA	803 CEDAR PARK DR	AUSTIN	TX	87505
BELITSKY, ALAN & CARLOS RAMIREZ	84 E CALLE PRIMOROSA	TUCSON	AZ	87505
THE SANTA FE OPERA	PO BOX 2408	SANTA FE	NM	87505
FREEMAN, SAADIAH E	PO BOX 30000 PMB 433	JACKSON	WY	87505
DON DIEGO NEIGHBORHOOD ASSOC.	321 W. CORDOVA RD.	SANTA FE	NM	87505
DON DIEGO NEIGHBORHOOD ASSOC.	871 DON CUBERO	SANTA FE	NM	87505
LOVATO GRANT PROPERTY OWNERS ASSOC.				
GALISTEO ESCALANTE ASSOC.				
SAN MATEO NEIGHBORHOOD ASSOC.				



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: _214 Camino de los Marquez _____
- 2. Location of Property: _214 Camino de los Marquez_____
- 3. Owner/Agent Name: _Santa Fe Opera/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	83	TBD

- 5. Elementary School Zone for Proposed Development: Wood Gormley Elementary
- 6. Middle School Zone for Proposed Development: Milagro Middle School
- 7. High School Zone for Proposed Development: Santa Fe High
- 8. Build out Rates (Year/s; #/yr): Q2 2027, 83 units

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

VICINITY MAP

214 Camino de los Marquez





COUNTY OF SANTA FE 1141 } ss 282
 STATE OF NEW MEXICO
 I hereby certify that this instrument was filed for
 record on the 20 day of 01 A.D.
 at 10:22 o'clock m and
 was duly recorded in book 1844 page
 193 of the records of Santa Fe County
 194
 Witness: my Hand and Seal of Office
 Rebecca Bustamante
 County Clerk Santa Fe County, N.M.
[Signature]
 Clerk

WARRANT DEED

1844193

SIRES-81, a Foreign Limited Partnership, for consideration paid, grant (s) to The Santa Fe Opera, a New Mexico non-profit corporation, whose address is

P. O. Box 2408

Santa Fe, NM 87504-2408

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

A certain tract of land lying and being situate within the Santa Fe Grant, within the City of Santa Fe, New Mexico and being formerly described as Tracts b, B & C of the Los Pueblos de Santa Fe Subdivision and being more particularly described by metes and bounds as follows:

Beginning at the northeasterly corner of the Tract marked by a #4 rebar found on the southerly R.O.W. of Camino de Los Marquez, from whence the City of Santa Fe Sanitary Sewer Manhole #A9R-12 bears N. 76°31'28" E., 122.74 feet; thence from said point of beginning leaving said R.O.W., S. 10°04'09" W., 271.27 feet to the southeast corner of this tract marked by a S. & W. capped rebar set; thence, N. 52°17'21" W., 38.66 feet to a no. 4 rebar found; thence, N. 73°15'25" W., 150.24 feet to S. & W. capped rebar set; thence N. 81°53'24" W., 100.74 feet to S. & W. capped rebar set; thence, N. 54°08'24" W., 164.18 feet to a 1/2" iron pipe found; thence, N. 72°19'55" W., 0.62 feet to a calculated point; thence, N. 23°13'07" E., 6.19 feet to S. & W. capped rebar found; thence, N. 73°11'53" W., 55.34 feet to the southwest corner of this tract marked by a no. 4 rebar found; thence, N. 23°08'12" E., 176.06 feet to the northwest corner of this tract marked by an "X" cut in concrete on the southerly R.O.W. of Camino de Los Marquez; thence along said R.O.W., S. 77°51'00" E., 446.63 feet to the point and place of beginning. All as shown and delineated on plat of survey entitled "Camino de Los Marquez Apartments City of Santa Fe, New Mexico", prepared by Richard E. Smith, NMPS No. 5837, dated December 21, 2000, as Document No. 11426 in Plat Book 464 Page 006 in the records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations, restrictions and easements of record.

with warranty covenants.

WITNESS my hand and seal this 03 day of January, 2001.

SIRES-81

1844194

A Foreign limited partnership
By MEM Investment Property, Inc.
A Washington corporation
As General Partner

by M. Eugene Miller
President/Secretary

And

by M. Eugene Miller
as Managing General Partner

ACKNOWLEDGEMENT

Washington
STATE OF NEW MEXICO

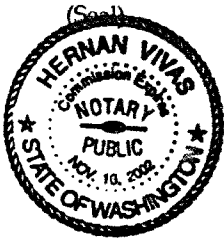
KINS
COUNTY OF SANTIAGO

|
| ss.
|

This instrument was acknowledged before me on this *03* day of January, 2001, by M. Eugene Miller, President and Secretary on behalf of MEM Investment Property, Inc., a Washington corporation, as general partner of SIRES-81, a Foreign limited partnership, on behalf of said limited partnership; and M. Eugene Miller, as Managing General Partner of SIRES-81, a Foreign limited partnership, on behalf of said limited partnership.

My commission expires: *11-16-02*

Notary Public



REVISED FINAL DEVELOPMENT PLAN CAMINO DE LOS MARQUEZ APARTMENTS

(FORMERLY C.H.S. APARTMENTS)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT "SIRES, 81", A GENERAL PARTNERSHIP, HAS CAUSED TO BE DEVELOPED THE LANDS SHOWN ON THIS PLAT LYING SITUATE AND BEING WITHIN THE CITY OF SANTA FE, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR DO HEREBY GRANT EASEMENTS FOR UTILITIES AS HEREON SHOWN.

"SIRES, 81", A GENERAL PARTNERSHIP

M. Eugene Miller
M. EUGENE MILLER, GENERAL PARTNER.

ATTEST BY NOTARY PUBLIC: *Nelson Trujillo* NOTARY DATE: 10-25-82 COMM. EXPIRES: 3-27-86

AFFIDAVIT

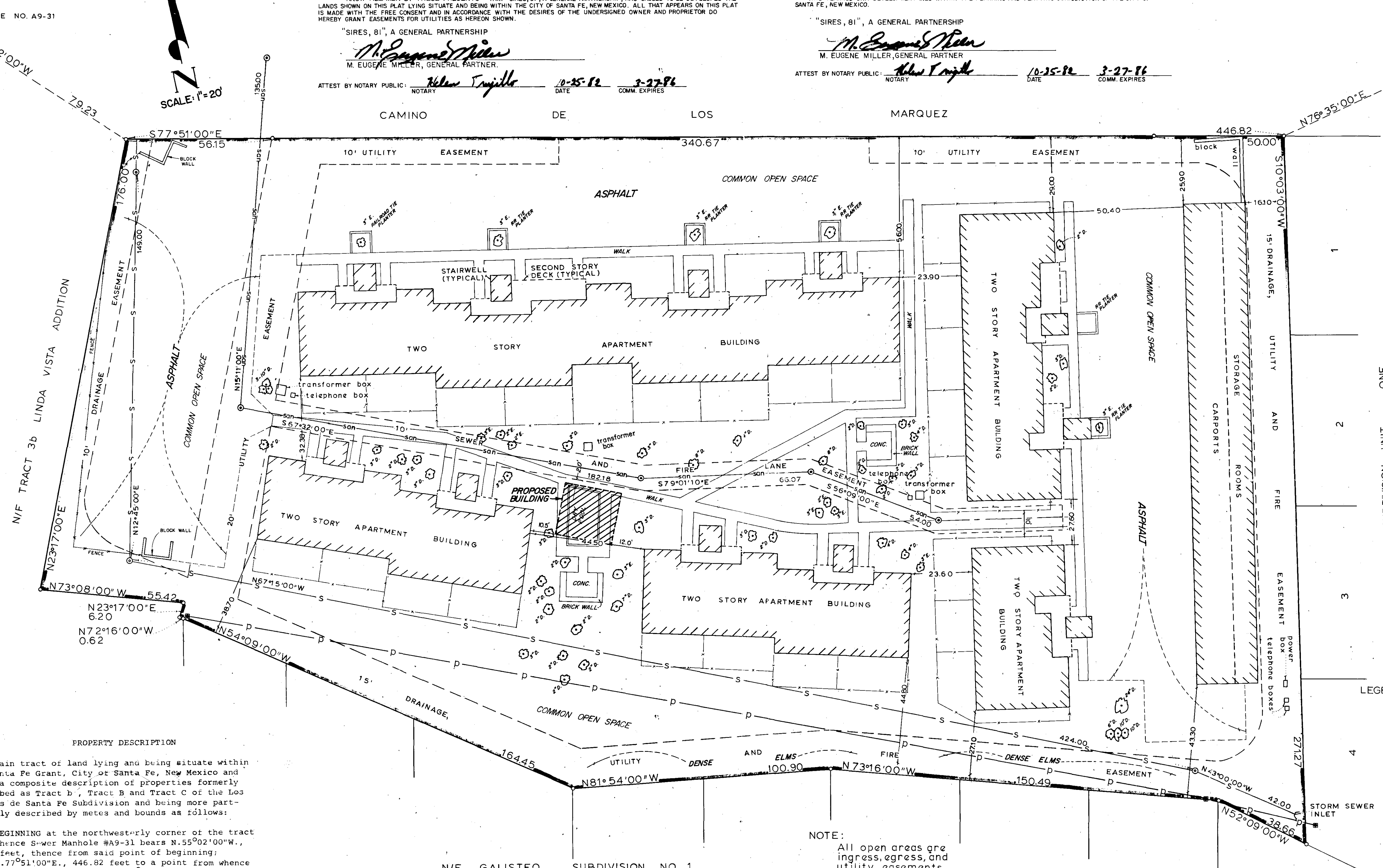
THIS PLANNED UNIT DEVELOPMENT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

"SIRES, 81", A GENERAL PARTNERSHIP

M. Eugene Miller
M. EUGENE MILLER, GENERAL PARTNER

ATTEST BY NOTARY PUBLIC: *Nelson Trujillo* NOTARY DATE: 10-25-82 COMM. EXPIRES: 3-27-86

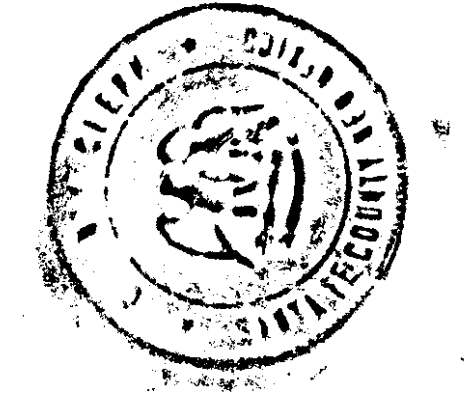
CAMINO DE LOS MARQUEZ



APPROVALS

CITY OF SANTA FE
Herbert H. Hunt 11-17-82
CITY ENGINEER DATE
M. D. Turreo 11-17-82
CITY PLANNER DATE

APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF 11/4/82 DATE
Roman Mares CHAIRMAN
Arnel A. Romero SECRETARY



COUNTY OF SANTA FE, N.M.
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 17th day of November, 1982 at 9:21 a.m. and was duly recorded in book 222 page 235 of the records of Santa Fe County, New Mexico.
Witness my Hand and Seal of Office
Margaret Labow Deputy County Clerk, Santa Fe County, N.M.

LEGEND:
Bearings based on plat of survey by John West, NMPE & LS 676, on August 8, 1974, and titled "Survey Plat for Lands of Frances Sauer-essig".
■ power pole
⊙ storm sewer manhole
⊙ sanitary sewer manhole
E INDICATES EVERGREEN TREE.
D INDICATES DECIDUOUS TREE.

PROPERTY DESCRIPTION

A certain tract of land lying and being situate within the Santa Fe Grant, City of Santa Fe, New Mexico and being a composite description of properties formerly described as Tract b, Tract B and Tract C of the Los Pueblos de Santa Fe Subdivision and being more particularly described by metes and bounds as follows:
BEGINNING at the northwest corner of the tract from whence Sewer Manhole #A9-31 bears N.55°02'00"W., 79.23 feet, thence from said point of beginning:
S.77°51'00"E., 446.82 feet to a point from whence Sewer Manhole #A9R-12 bears N.76°35'00"E., 122.80 feet, thence:
S.10°03'00"W., 271.27 feet to a point, thence;
N.52°09'00"W., 38.66 feet to a point, thence;
N.73°16'00"W., 150.49 feet to a point, thence;
N.61°54'00"W., 100.90 feet to a point, thence;
N.54°09'00"W., 164.45 feet to a point, thence;
N.2°16'00"W., 0.62 feet to a point, thence;
N.23°17'00"E., 6.20 feet to a point, thence;
N.3°08'00"W., 55.42 feet to a point, thence;
N.23°17'00"E., 176.00 feet to the point and place of beginning.

Containing 2.505 Acres, more or less.

NOTE:
All open areas are ingress, egress, and utility easements.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL DURING THE MONTH OF OCTOBER, 1982 AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard E. Smith
RICHARD E. SMITH
NM PLS#5837

Smith & Williamson
Surveying Service
1210 Lusa, Suite 5 Santa Fe, New Mexico 87501

CAMINO DE LOS MARQUEZ APARTMENTS
SANTA FE, NEW MEXICO

DRAWN	DATE	CHECKED	SCALE	PROJECT NO.	COUNTY	SHEET NO.
DM:	OCT. 1, 1982	RES	1"=20'	1641	SANTA FE	1 of 1