



APPLICATION RESOURCES

PLANNING AND LAND USE DEPARTMENT RESOURCES

MISSION: The mission of the Planning Division is to review development applications for compliance with the City's [land development code](#) and department policies while providing information, guidance, and the highest possible level of customer service to applicants, neighborhoods, and the City's quasi-judicial decision-making bodies.

OFFICE: Santa Fe City Hall 200 Lincoln Avenue Santa Fe, NM 87501

WEBSITE: <https://santafenm.gov/land-use/current-planning>

CURRENT AND UPCOMING PUBLIC MEETINGS: <https://santafe.primegov.com/public/portal>

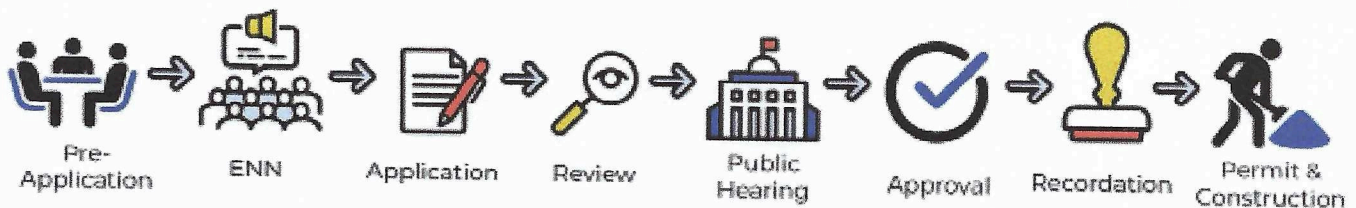
INTERACTIVE GIS MAPS: <https://santafenm.gov/information-technology-telecommunications/gis>

SANTA FE CITY CODE (SFCC): https://library.municode.com/nm/santa_fe/codes/code_of_ordinances

APPLICATION SUBMISSION AND FEES: All applications shall be submitted electronically as PDF files to planning@santafenm.gov. Incomplete applications, including those missing required submittals will be returned without processing. Application fees will be assessed and invoiced upon acceptance of the application for initial review. Fee tables may be viewed [online](#).

GENERAL QUESTIONS: zoningcounter@santafenm.gov

DEVELOPMENT REVIEW PROCESS



PRE-APPLICATION PHASE

For many applications, the development review process begins with a pre-application conference, where the applicant presents their proposal to the City's Development Review Team (DRT) for initial review and feedback. If the applicant wishes to proceed, a city planner is assigned to assist the applicant through the remaining steps of the process. For administratively reviewed applications, a pre-application conference is usually not required.

For all applications requiring a hearing before a land use board, the applicant shall schedule, notice and host an early neighborhood notification (ENN) meeting in coordination with the city planner. The intent of the ENN is to provide for an exchange of information among the applicant, residents, and property owners, prior to application submittal. ENN notification requirements are set forth in [SFCC §14-3.1\(H\)](#). Applications that qualify for administrative review and some variances are not required to conduct an ENN meeting.

DEVELOPMENT REVIEW PHASE

Once an application and all required submittals are prepared by the applicant, they or their agent submits the Application to the City via planning@santafenm.gov. The applicant will receive an email confirming receipt of the application, and an invoice for applicable development fees which can be paid online or at the cashier's office at City Hall. The city planner and the DRT review the application for completeness and compliance with all applicable codes, ordinances, plans and regulations. During the review process, the city planner or members of the DRT may request additional information or amendments from the applicant to complete the review process. The review timeline can range for 9-12 weeks or more depending on the complexity of the application and the total number of cases under review.

PUBLIC HEARING PHASE

When the City determines that the application is complete, the case is scheduled for a public hearing before the applicable Land Use Board. Notification requirements for public hearings are set forth in [SFCC §14-3.1\(H\)](#). If the application is approved at the public hearing, the city planner will prepare the findings of fact and conclusions of law (FOFCOL) documenting the approval findings, any conditions of approval and an expiration date for the approval, as required.

POST APPROVAL PHASE

When the applicant has met all necessary conditions of approval and technical corrections, the plan or plat is recorded at the County Clerk's office and filed with the City's plat room. The case planner prepares an action letter detailing the approval record. The applicant may then proceed to building permitting and construction.

If you have questions about the requirements please contact your assigned case planner or planning@santafenm.gov.



LAND DEVELOPMENT CODE REFERENCE

EARLY NEIGHBORHOOD NOTIFICATION PROCEDURES (SECTION 14-3.1(F)SFCC)

Intent: The early neighborhood notification meeting (ENN) is intended to provide for an exchange of information between the applicant and residents and property owners in affected neighborhoods before plans become too firm to respond meaningfully to community input and before changes in plans might cause major financial losses by the applicant.

Applicability: Generally, an ENN is required for all projects heard before a land use board or the governing body.

ENN Scheduling; Notice Required: ENN's shall be scheduled in coordination with city staff, prior to issuing notice. The applicant is responsible for providing notice of the ENN in accordance with [Subsection 14-3.1\(H\)](#).

ENNs are scheduled Monday - Thursday from 5:30 PM to 7:00 PM based on staff availability. ENNs are hosted by the applicant on Zoom.

All ENNs are posted on the City's Primegov portal: <https://santafe.primegov.com/public/portal>

ENN Procedures: ENNs must take place at least ten days before an application is submitted to the City. The applicant is responsible for hosting the meeting and providing information on the proposal addressing the ENN Guidelines. Staff is present at the ENN meeting to acquaint the applicant and community with the provisions of city ordinances, applicable code standards and the development review process. The applicant presents schematic or preliminary plans for the proposed project and a drawing or other graphical representation suitable to reasonably indicate streets and structures within a two hundred (200) foot radius from the perimeter of the property that is the subject of the application. Following the presentation the community is invited to ask questions, provide feedback and comments on the proposal.

ENN Guidelines: The guidelines listed below are explained in further detail and are to be filled out in the following pages of this application.

- a. Effect on character and appearance of surrounding neighborhoods
- b. Effect on protection of physical environment
- c. Impacts on prehistoric, historic, archaeological or cultural sites or structures, including acequias and historic downtown
- d. Relationship to existing density and land use within surrounding area and with land uses and densities proposed by the general plan
- e. Effects on pedestrian or vehicular traffic and access to services
- f. Impact on economic base of Santa Fe
- g. Effect on availability of affordable housing and availability of housing choices
- h. Effect on public services and infrastructure elements
- i. Impacts on water supply, availability and conservation methods
- j. Effect on opportunities for community integration and social balance
- k. Effect on urban form

SUBMITTAL CHECKLIST

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information during the review process. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

- | | |
|---|---|
| <input type="checkbox"/> County parcel map depicting properties within 300 feet of the properties' perimeter (available from County Assessor's) | <input type="checkbox"/> Draft notification poster |
| <input type="checkbox"/> ENN meeting notification guidelines | <input type="checkbox"/> Draft neighborhood notice letter |
| <input type="checkbox"/> Legal lot of record | <input type="checkbox"/> Site Plan with vicinity map |
| <input type="checkbox"/> Notification mailing list, including neighborhood associations | |



PROJECT INFORMATION

Project Name: Davenport - Sharon Residence

Address: 195 Brownell Howland Road Parcel Size: 5.079 acres

Zoning: R-1 - Single Family Dwelling/ Residential Future Land Use: R-1 - Single Family Dwelling/ Residential

Pre-application Conference Date: August 1, 2025

Project Description: The proposed project includes the conversion of an existing, legal nonconforming use (a private single car Garage) to an alternate legal nonconforming use (a Guest Casita). Total square footage to be converted equals 371 square feet. The remodel will add a Bedroom, a small Bathroom and a Kitchenette with a sink and a small refrigerator. Two existing windows and an overhead garage door

PROPERTY OWNER INFORMATION

Name (First, Last): Seonaidh Davenport and Brian Sharon

Address: 195 Brownell Howland Road

Street Address Suite/Unit #
Santa Fe NM 87501
City State ZIP Code

Phone: 206-351-6968 E-mail Address: seonaidh@gmail.com/ brian.sharon@gmail.com

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Name (First, Last): Palo Santo Designs, LLC - contact: Sandra Odems, Architect

Address: 1300 Rufina Circle B-3

Street Address Suite/Unit #
Santa Fe NM 87507
City State ZIP Code

Phone: 505-670-8785 E-mail Address: sandra@palosantodesigns.com

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:
195 Brownell Howland Road, Santa Fe NM

I/we authorize Palo Santo Designs, LLC to act as my/our agent to execute this application.

Signed: Date: 8/18/25

Signed: Date: 8/18/25

PROPOSED ENN MEETING DATES

Please provide 2 options	Preferred Option	Alternative Option
Date:		

ENN Policies:

- ENNs 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)
- ENNs are hosted by the applicant on their Zoom account (Minimum Pro Plan)
- ENNs must be recorded by the applicant
- ENNs 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.

The effect of this project on the character and appearance of the surrounding neighborhood will be positive. By adding glazed doors and eliminating the current view of the overhead Garage door from the street, the overall appearance of the house from the street will be enhanced. The number of stories will remain at one, and the setbacks will not change. The mass and scale of the structure will also remain unchanged. Through a modest remodel, the existing single car garage will literally become the Casita; utilizing the same footprint, mass, scale and exterior finishes consistent with the existing garage structure and the original home. Minimal, low-water use landscaping will be added. Lighting changes will be

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 effect of this project on the protection of the physical environment will be extremely minimal. No trees will be removed, and no natural landscape features will be impacted. The only disturbance will be directly around the perimeter of the structure (to allow for re-stuccoing of the facades) and all areas disturbed will be revegetated with native grass seed. Fire risk will not be increased, and no hazardous materials are being proposed. Additional trash generation will be negligible. New development in the escarpment will not be increased with the conversion of the existing structure.

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 no prehistoric, historic, archaeological or cultural sites or structures on the property. There will also be no impacts on acequias (no additional stormwater runoff is proposed) or the historic downtown (the structure is not visible from the Historic Downtown). Although the house was designed by John Gaw Meem, it is not listed as a historic property and is not in a historic district. The integrity of the original home will not be impacted by the change in use.

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 proposed Remodel project will have no effect on the relationship to the existing density and land use within the surrounding area and with land uses and densities proposed by the City General Plan. There will be no change in zoning or requirement for annexation. The residence is not in a Historic District. The proposal supports the General Plan goals by allowing modest, context-sensitive infill development that preserves scenic and environmental values on escarpment lands. The proposal also eliminates new grading and protects existing slopes, aligning with the General Plan policies for



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.

The proposed project will have no effect on parking, traffic patterns, congestion, pedestrian safety, pedestrian or vehicular traffic flow, access for the disabled, children, low income persons or elderly services. There is currently one off-street parking space designated for the Casita and that will be maintained. The project does not introduce any commercial uses or traffic-generating facilities. The existing drive entry will be used for access; no additional driveway is proposed.

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.

The impact on the economic base of Santa Fe will be positive. The improvement of the existing residence will increase the property value, and thereby improve living standards in the home - for this generation of users and for those to follow. The remodel will also provide jobs within the City by calling on local businesses to provide materials and labor, thus contributing positively to the economy.

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.

Although there will be no effect on affordable housing with this proposal, improving the home will contribute to the City's housing stock offering a modestly priced option for families (the house will now have 3 bedrooms), seniors (the house is on one level), and for anyone wishing to living in close proximity to downtown Santa Fe.

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 residential proposal's effect on public services will be negligible. The zoning or intensity of use will not increase. Thus, demand for services such as fire, police & schools will not change. Likewise infrastructure requirements will not increase. The property shares a private well and the addition of a single bedroom does not indicate a significant increase in water usage. The Owners are committed to water conservation utilizing low-flow fixtures and xeriscape landscaping will

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 proposal's impact on water supply, availability & conservation methods will be minor. The proposed addition of one bedroom (and one bathroom), along with a very limited Kitchenette will not increase water demand at this residence in a significant manner. In addition to the shared private well and interior water conservation measures, the Owners' plan to add a roof-water harvesting system for future landscape irrigation.



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.

Not Applicable

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.

The proposal supports the City General Plan goals by allowing modest, context-sensitive infill development that preserves scenic and environmental values on Escarpment lands. The proposal eliminates new grading and protects slopes, aligning with the General Plan policies for sustainable, low impact development, resource conservation and protection of scenic and environmental assets. The proposed project promotes Santa Fe's compact urban form initiatives by renovating an existing structure rather than building another structure. Thus compact development and infill are both achieved. The conversion of a single car garage to a Guest Casita will have no measurable impact on intra-city travel or travel between

L. ADDITIONAL COMMENTS (Optional)

In compliance with City Ordinance 14-10.2(E), the proposed change of use is equally appropriate to the district, and the new use does not increase the level of nonconformity.