



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address: 643 Garcia Street, Santa Fe NM 87505
Date Submitted:	Proposed Construction Description: New single family 4 bedroom/5 bath custom home.
Property Owner of Record: Windmill Hill Property Owner LLC	TOTAL ROOF AREA: 4668sf
Applicant/Agent Name: Michael Blum(Owner)/Graham Hogan(Architect)	
Contact Person Phone Number: (202) 361-1005	
Zoning District: R3	Lot Coverage : 17.7 % <input type="checkbox"/> Open Space Required: 60%
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	Setbacks: Proposed Front: 40'-6" Minimum: 10ft 2 nd Front? _____ Proposed Rear: 15'7" Minimum: 15ft Proposed Sides: L 10'9" R 5'11" Minimum: 5ft
Submittals Reviewed with PZR: <input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Height: Proposed 15'-10" Maximum Height: 16' or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed 2 Accessible _____ Minimum: _____
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____ <small>** Commercial Requirement</small>
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain: <input type="checkbox"/> 30% slopes none	

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

[OWNER APPLICANT AGENT]
PRINT NAME
hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE

DATE

To Be Completed By City Staff:	2025-010863-PAR
Additional Agency Review if Applicable: <input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___ <input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___ <input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___ Notes: _____	
Zoning Approval: <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected Comments/Conditions: _____	
REVIEWER: <i>Stephanie Perea</i>	DATE: 07/21/25

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.



Planning and Land Use Department Planning Commission Staff Report

Case No:	2023-6842
Hearing Date:	July 6, 2023
Applicant:	Liaison Planning, Agent for Windmill Hill Subdivision, LLC
Request:	Final Subdivision Plat
Location:	623 ½ Garcia Street
Case Mgr.:	Daniel Alvarado
Zoning:	R-3 (Residential – three dwelling units per acre)
Overlay:	Downtown & Eastside Historic District and River & Trails Archaeological District
Pre-app. Mtg.:	September 29, 2022
ENN Mtg.:	November 15, 2022
Proposal:	Final Subdivision Plat for a 3-lot residential subdivision.

Site Location Map:



Case #2023-6842. Windmill Hill at Las Placitas Compound Final Subdivision Plat. Liaison Planning, agent for Michael Blum, requests Final Subdivision Plat approval for three single-family residential lots on 1.48± acres. The property is located at 623½ Garcia Street, and is zoned R-3 (Residential, three dwelling units per acre). A Preliminary Subdivision for the subject property was approved on April 6, 2023 as part of Case #2022-6201. The property is within the Downtown & Eastside Historic District and River & Trails Archeological Review District.

I. RECOMMENDATION

Staff recommends **APPROVAL** of Case #2023-6842 Windmill Hill at Las Placitas Compound Final Subdivision Plat.

One motion will be required in this case, in the following order:

- a. **Approve** or **deny** Case #2023-6842 Windmill Hill at Las Placitas Compound Final Subdivision Plat subject to conditions of approval and technical corrections in this report.

II. CONDITIONS OF APPROVAL

Table 1. Conditions of Approval includes staff recommended conditions of approval for Case #2023-6842 Final Subdivision Plat.

#	Condition of Approval	Dept. or Division	Addressed in Final Plat	To be completed by:

1	The grading and drainage plan shall show the existing gravel and state that all the gravel where no improvements are planned will be removed from that area to allow the reduction of impervious surface in the calculations.	Terrain Management	Yes	Prior to recordation of final subdivision plat
2	The driveway shall be designated as a no parking fire access lane and no parking anytime signs shall be posted.	Planning and Land Use	No	Prior to recordation of final subdivision plat
3	The 150 feet driveway requirements shall be met as per International Fire Code (IFC), or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4 + 500 feet 26-foot apparatus access road)	Fire Prevention	N/A	Prior to recordation of final subdivision plat
4	A hydrant shall be provided within 600 feet of proposed residential units.	Fire Prevention	N/A	Prior to recordation of final subdivision plat
5	There are currently 2 roadway easements, where are 5' and 15'; they are not currently combined on the legal lot of record. These shall be combined for a single easement of 20'.	Fire Prevention	No	Prior to recordation of final subdivision plat
6	503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times.	Fire Prevention	N/A	Prior to recordation of final subdivision plat
7	Each lot shall be served by separate water service at the time of development.	Water Engineering	N/A	Prior to Permit
8	An agreement for metered service (AMS) shall be required to install new services.	Water Engineering	N/A	Prior to Permit

9	All private sewer service lines shall be identified as SCH 40 PVC.	Wastewater	Yes	Prior to recordation of final subdivision plat
10	Identify the size pipe for the sewer service lines.	Wastewater	Yes	Prior to recordation of final subdivision plat
11	Delineate cleanout locations of all sewer service lines per UPC code.	Wastewater	No	Prior to recordation of final subdivision plat
12	Identify the slope of the sewer service lines. Minimum 2% for 4 inch and 1% for 6-inch service line is required.	Wastewater	Yes	Prior to recordation of final subdivision plat
13	Sewer backwater valves are required on the service lines. Delineate sewer backwater valve locations on all service lines.	Wastewater	No	Prior to recordation of final subdivision plat
14	The plan set shows a single private sewer service line serving the three (3) lots which creates a manifold connection which is prohibited by City code. Develop an alternative means of compliance: A. Creating a Homeowners Association (HOA) B. Creating a Shared Sewer Agreement or C. Installing three separate sewer service lines	Wastewater	Yes	Prior to recordation of final subdivision plat
15	The proposed connection point of the service line(s) to the City public sewer line is not preferred by the Wastewater Division due to the condition of the existing public sewer line. There appears to be another public sewer line on the west side of the property, that is an 8-inch PVC line which is the preferred connection point for your project. Review the plats Wastewater has provided and evaluate if this proposed	Wastewater	Yes	Prior to recordation of final subdivision plat

	connection point will serve your project.			
16	Each lot shall be served by separate water service at the time of development.	Water Engineering	N/A	Prior to recordation of final subdivision plat
17	The proposed connection point of the service line(s) to the City public sewer line is not preferred by the Wastewater Division due to the condition of the existing public sewer line. There appears to be another public sewer line on the west side of the property, that is an 8-inch PVC line which is the preferred connection point for your project. Review the plats Wastewater has provided and evaluate if this proposed connection point will serve your project	Water Engineering/ Wastewater	Yes	Prior to recordation of final subdivision plat
18	Historic Districts Review Board (HDRB) approval is required prior to the application for building permits.	Historic Preservation Division	No	Prior to building permit application
19	Define buildable areas and required open space on subdivision site plan.	Land Use	No	Prior to recordation of final subdivision plat

III. EXECUTIVE SUMMARY

In 2012, a four-lot single-family subdivision and variance to the minimum street width subdivision plat for the subject property was reviewed by the Planning Commission (Case# 2012-123). The Planning Commission approved both requests. However, the final subdivision plat was never recorded, and the approvals expired. The previous case information can be found in Attachment F.

On April 6, 2023, the applicant returned to the Planning Commission to request approval for a three-lot subdivision (Case #2022-6201 Preliminary Subdivision) and variance (Case #2022-6202) to SFCC §14-9.2-1, minimum street width. The Planning Commission approved both requests. Information regarding this decision can be found in Attachment G.

The applicant is now requesting Final Subdivision Plat approval for a three-lot subdivision. The subject property is zoned R-3 (Residential, three dwellings per acre) and is in the Downtown and Eastside Historic District and the River and Trails Archaeological Review District. The Final Subdivision Plat reflects the variance approval as well as any changes required from the preliminary plat's conditions of approval (see Table 1). Other than the required changes, the final subdivision plat conforms substantially to the preliminary subdivision plat as approved.

Figure 1. Access Easement Aerial Photo



IV. EXISTING CONDITIONS

Surrounding land use and zoning includes single family homes, primarily zoned R-3 except for the Las Placitas Compound, a 6-lot development to the west, which is zoned R-4 (see Table 2. Adjacent Uses). Originally known as Emmanuel Place, the Las Placitas development was approved by the Planning Commission and recorded in 2007.

Table 2. Adjacent Uses			
Direction	Address	Zoning	Use
North	Alire Compound	R-3 (Residential 3 dwelling units per acre)	Residential
West	Las Placitas Compound	R-4 (Residential 4 dwelling units per acre)	Residential
East	854 and 904 Camino Ranchitos	R-3 (Residential 3 dwelling units per acre)	Residential
South	661 Garcia Street	R-3 (Residential 3 dwelling units per acre)	Residential

V. PROJECT ANALYSIS

The three (3) proposed lots will range in size from 16,579 square feet to 26,326 square feet, establishing a

proposed density of approximately 2 dwelling units per acre, which complies with the zone district’s maximum permitted density of 3 units per acre. Lot 1, located at the southern end of the property, includes an existing home and historic windmill. The applicant has stated that they will preserve and maintain the windmill, which was erected in the early 1930s, although it does not have a historic status assigned to it and is not officially on the map of historic structures as required by the Historic Districts Ordinance (Section 14-5.2 SFCC 1987). The proposed lot sizes are as follows:

- a. Lot 1: 21,772 sq. ft. (0.5 acre)
- b. Lot 2: 26,326 sq. ft. (0.6 acre)
- c. Lot 3: 16,579 sq. ft. (0.4 acre)

Since the development is comprised of ten (10) or fewer units; the Santa Fe Homes Program does not require construction of affordable homes. However, a fractional fee of \$11,100 is required as stated in the Santa Fe Affordable Homes Proposal (Attachment E).

The homes are not currently designed but the applicant shall comply with the maximum lot coverage of 40% and meet the other dimensional standards for the R-3 residential zone including the setbacks and Historic District height and design standards. Because the property is within the Downtown and Eastside Historic district, new construction and remodeling will be subject to Historic Districts Review Board approval.

The Applicant has complied with SFCC §14-3.1(E) “Pre-application”, SFCC §14-3.1(H) “Notice Requirements” for Public Hearings, and SFCC §14-3.1(F) “Early Neighborhood Notification” (reference Attachment C). The City’s Development Review Team (“DRT”) reviewed the Application for compliance with applicable City Code sections (reference Attachment B). Staff’s analysis identifies the Application has satisfied final subdivision plat approval criteria according to SFCC §14-3.7(B)(4) “Final Plat,” subject to conditions of approval and technical corrections listed in Attachment A, except for the 20-foot access required by the Fire Department.

A. Archaeological

Per SFCC §14-3.13(B)(2)(a) development in the River and Trails Archaeological District requiring approval by the Planning Commission, having over two acres, or having any part lying within the area identified as the Santa Fe Trail, requires an archaeological clearance. This property is 1.48 acres and does not meet the two-acre threshold; therefore, archaeological clearance is not required.

B. Utilities

City sewer, water and dry utilities are available to service the property. The existing house is currently on a private septic system but will be required to connect to the city sewer system should the subdivision be approved. The sewer line located to the north of the site will be extended into the site to each lot for separate sewer service connections. Extensions for wet and dry utilities into the subdivision will be off the access easement.

Figure 2: Utility line locations



The Water Division requires a water plan, an ACD (Agreement to Construct and Dedicate) with water comments, and an executed agreement for metered service (AMS) be submitted to the design engineer prior to building permit. Water Division comments can be reviewed in Attachments A and B.

The existing septic system will be abandoned in accordance with NMED requirements. The sewer line located to the north of the site will be extended into the site to each lot for separate sewer service connections. Joint dry utilities will share a trench providing gas and electric extending off the access easement into the subdivision.

C. Fire

There is a fire hydrant located to the north within the access easement within 150 feet of the entrance to the property. The Fire Division submitted standard technical corrections related to any new construction on the premises in addition to requesting conditions of approval including:

- i. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4 + 500 feet 26-foot apparatus access road)
- ii. Shall provide hydrant within 600 feet of proposed residential units.
- iii. Confirm reasons for 2 roadway easements. (5' & 15' why not combined?)
- iv. 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be always maintained.

(Reference Attachments A and B).

Regarding point iii above, this is the narrower portion of the easement which totals 20' in width with only 15' of it being a drivable surface. The applicant is required to improve this section of the road so that the entire 20' width of the easement is usable for a driving surface, prior to sign off on the Final Subdivision Plat.

The applicant in discussion with the Fire Division concluded that the new construction would have sprinkler systems in accordance with 903.3 automatic sprinkler system installation requirements of the 2015 Fire Code. The applicant will also maintain the northwestern entrance to the properties to minimize use of the narrower access. The applicant will also provide turnarounds for emergency vehicles on the property.

D. Traffic

The applicant proposes access into the subdivision through the access easement to the north of the property. Subdivision parking includes 2 on-site parking spaces per residence as required per Chapter 14 Appendix A – Table 14-8.6-1 *Parking and Loading Requirements*. The City Traffic Division did not require a traffic impact analysis for the subdivision.

E. Terrain Management and Landscape

The terrain of the subject property slopes down from south to north with grades of less than 30 percent. Buildings may be sited on the lots, subject to the setback requirements and lot coverage of the R-3 district. An area designated “View Corridor Easement” at the northwest entrance of the development is 13,503.6 sq. ft. (0.31 acres) and is intended to remain a view corridor for the community.

Since a variance was approved for the lane width for this project, the driveway serving these lots does not need to be brought to current roadway standards (38-foot Right-of-way [ROW]). Instead, the existing driveway will be improved to City standards for other requirements besides width, and “No Parking” signs will be added to the driveway to maintain emergency vehicular access.

Terrain management requested that the grading and drainage plan must show the existing gravel and state that all the gravel will be removed from that area to allow the reduction of impervious surface in the calculations prior to final recordation of a subdivision. The final subdivision shows this detail in the grading sheet. The driveway will be an all-weather basecourse road that allows for storm water permeability.

Staff who reviewed the Landscaping and irrigation plans have requested that the following be provided prior to filing for a permit: 1) a professional landscape irrigation design per SFCC Chapter 14-8.4(E) *Water Harvesting and Irrigation Standards* and SFCC Landscape Irrigation Design Standards, as well as 2) a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code. These and other technical corrections are provided in Attachment A.

VI. FINAL SUBDIVISION PLAT APPROVAL CRITERIA

Section 14-3.7 governs the authority, procedures, and restrictions for the division of land. SFCC §14-3.7(B)(4)(e)(i) and (ii) state that *“The planning commission shall approve or disapprove the final plat within thirty-five days of the date it first considers the complete submittal of the plat at a public hearing unless an extension of time is agreed to by the applicant and the planning commission.”*

If the final plat is approved by the planning commission, the approval shall be recorded on the face of the original drawing of the final plat. The approval shall be dated and verified on the original drawing by the signature of the chair and secretary of the planning commission in the spaces provided. If the plat is approved, the original drawing shall be used in part for recordation purposes and shall be retained in the files of the engineering division. If the final plat is disapproved, the original drawing shall be returned to the applicant.”

The following documents the status of the approval criteria for a Final Subdivision Plat:

Approval Criteria Subdivision Plat (§ 14-3.7 (C)(1))

<p>Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and <i>structures</i>, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.</p>	<p>Criterion Met: (Yes/No) Yes</p>
<p>Applicant Response: <i>The subdivision is designed to highlight the property's natural features such as the gently sloping terrain, existing trees, and other vegetation. The historic windmill after which the subdivision is named will be restored and maintained as a central feature of the property. In addition, coyote fences will be restored as a central feature of the property. Such measures will ensure that the property retains its uniqueness and remains an asset to the neighborhood.</i></p> <p>Staff Response: The Garcia Street area is known to have historic structures. The Las Placitas Compound original structures were constructed between 1912 and 1925. The Alire Compound was constructed in the 1940s. Most of the other homes in the area were added in the 1940s with additional homes added in the 1960s. Many of the structures in the area are listed as contributing to the Downtown & Eastside Historic District. This particular property holds a historic windmill which according to a letter from John Alire in 1997, the windmill was constructed between 1951 and 1953 by Mauricio Alire (Attachment F). This windmill is where the property gets the name Windmill Hill. The historic windmill will remain as a portion of Lot 1.</p> <p>The terrain slopes down from south to north with grades at less than 30 percent. The slope will be maintained as part of the planned subdivision. The subdivision will also be providing an area designated “View Corridor Easement” at the northwest entrance of the development. This 13,503.6 sq. ft. (0.31 acres) easement is intended to remain a view corridor for the community which will increase the attractiveness and value to the area.</p> <p>With these qualities in mind, it is staff’s assertion that the proposed subdivision meets Criterion 1.</p>	
<p>Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the <i>plat</i> if it determines that in the best interest of the public health, safety, or welfare the land is not suitable for <i>platting</i> and <i>development</i> purposes of the kind proposed. Land subject to <i>flooding</i> and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be <i>platted</i> for <i>residential</i> occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate <i>erosion</i> or <i>flood</i> hazard. Such land shall be set aside within the <i>plat</i> for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).</p>	<p>Criterion Met: (Yes/No) Yes</p>

<p>Applicant Response: <i>The subject property is situated on gently sloping terrain that is well suited for the proposed 3-lot subdivision. Furthermore, the subdivision has been designed to mirror the historic compounds in the neighborhood and preserve the unique character of the area.</i></p> <p>Staff Response: The proposed subdivision has been determined to be in the best interest of public health, safety and welfare as it meets all applicable code provisions except for the standards of SFCC §14-9.2-1, <i>Design Criteria for Street Types</i>, which requires a minimum right of way width of 38 feet for access to 0-30 dwelling units. The project has been granted a variance to this code provision and meets all other chapter 14 requirements as well as the future land use density in the General Plan of 3-7 dwelling units per acre, therefore it meets this Criterion.</p>	
<p>Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).</p>	<p>Criterion Met: (Yes/No) Yes</p>
<p>Applicant Response: <i>The plat complies with the standards of Chapter 14, Article 9, except for the above referenced variance request.</i></p> <p>Staff Response: The project meets this criterion as it complies with all applicable standards in Chapter 14, Article 9, except for SFCC §14-9.2-1, <i>Design Criteria for Street Types</i>, for which the project has been granted a variance.</p>	
<p>Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.</p>	<p>Criterion Met: (Yes/No) Yes</p>
<p>Applicant Response: <i>A Variance from SFCC § 14-9 .2-1, Design Criteria for Street Types, is requested with this application to address off-site roadway access.</i></p> <p>Staff Response: This project meets this criterion. A variance for SFCC §14-9.2-1, <i>Design Criteria for Street Types</i> has been granted for the only nonconformity created by the subdivision plat.</p>	
<p>Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.</p>	<p>Criterion Met: (Yes/No) Yes</p>
<p>Applicant Response: <i>No new non-conformities are created with this plat.</i></p> <p>Staff Response: This project meets this criterion. A variance for SFCC §14-9.2-1, <i>Design Criteria for Street Types</i> has been granted for the only nonconformity created by the subdivision plat.</p>	

VII. EARLY NEIGHBORHOOD NOTIFICATION (ENN)

The Applicant conducted an ENN on November 15, 2022. The Applicant and Staff were in attendance and there were five (5) members of the public in attendance.

Concerns from the public were regarding the egress/ingress of the easement to the properties including the speed limit in the area and the damage of construction equipment on the roadway. Attendees were also concerned about the hours of the construction noise. The neighbors were supportive of the subdivision and the number of proposed homes.

VIII. EXPIRATION

According to SFCC §14-3.19(B)(2) *“Approval of a final plat for a subdivision, including a summary plat approved by the land use director and resubdivisions, shall expire three (3) years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously.”*

Should the Commission approve the final subdivision plat, the expiration date would be three years after the date the Findings of Fact and Conclusions of Law are adopted by the commission or three (3) years plus thirty-five (35) days from the vote of the Commission to approve the final subdivision plat, whichever is earliest.

IX. ATTACHMENTS

ATTACHMENT A: Technical Corrections

ATTACHMENT B: Development Review Team

1. Wastewater, Stan Holland
2. Fire Marshal, Geronimo Griego/ Mark Wrolstad
3. Water Engineering, Taylor Jurgens

ATTACHMENT C: Early Neighborhood Notification

1. Notification Letter
2. Guidelines
3. Notification Poster
4. Meeting Notes

ATTACHMENT D: Maps and Photos

1. Aerial Photo
2. Zoning Maps
3. Street View Photos

ATTACHMENT E: Applicant Submittals

1. Application Letter
2. Application and Authorization
3. Proposed Subdivision Plat
4. Proposed Site Plan
5. Plans Set
6. Correspondence

ATTACHMENT F: Previous (2012) Case Documents

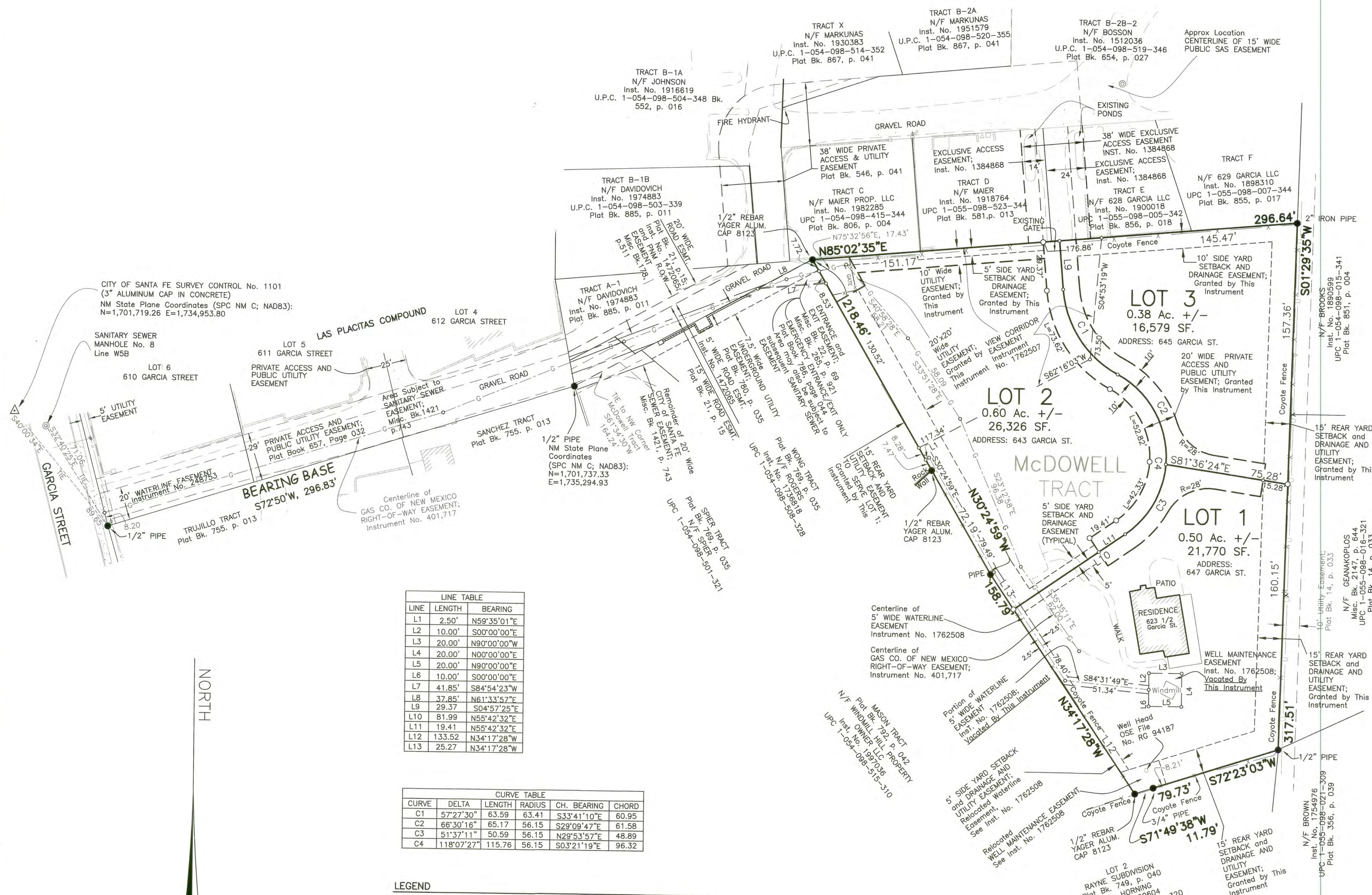
1. Findings of Fact and Conclusions of Law
2. Minutes
3. Staff Report
4. Historic Cultural Properties Inventory

ATTACHMENT G: Preliminary Subdivision Case Documents

1. Application letter
2. Applications and authorization
3. Warranty Deed
4. STH Form
5. Santa Fe Homes Proposal
6. Preliminary Subdivision Plat
7. Correspondence
8. Staff Report
9. Finding of Facts and Conclusions of Law

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Jason M. Kluck	<i>jmk</i>
Assistant Department Director	Heather Lamboy	<i>HLL</i>
Planning Manager	Maggie Moore	<i>MM</i>
Planner Senior	Daniel Alvarado	<i>DA</i>



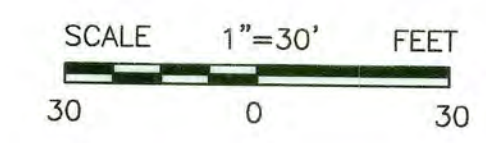
CITY OF SANTA FE SURVEY CONTROL No. 1101
(3" ALUMINUM CAP IN CONCRETE)
NM State Plane Coordinates (SPC NM C; NAD83);
N=1,701,719.26 E=1,734,953.80

BEARING BASE
S72°50'W, 296.83'

LINE	LENGTH	BEARING
L1	2.50'	N59°35'01"E
L2	10.00'	S00°00'00"E
L3	20.00'	N90°00'00"W
L4	20.00'	N00°00'00"E
L5	20.00'	N90°00'00"E
L6	10.00'	S00°00'00"E
L7	41.85'	S84°54'23"W
L8	37.85'	N61°33'57"E
L9	29.37'	S04°57'25"E
L10	81.99'	N55°42'32"E
L11	19.41'	N55°42'32"E
L12	133.52'	N34°17'28"W
L13	25.27'	N34°17'28"W

CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C1	57°27'30"	63.59	63.41	S33°41'10"E	60.95
C2	66°30'16"	65.17	56.15	S29°09'47"E	61.58
C3	51°37'11"	50.59	56.15	N29°53'57"E	48.89
C4	118°07'27"	115.76	56.15	S03°21'19"E	96.32

- LEGEND**
- △ CITY OF SANTA FE SURVEY CONTROL MONUMENT; 3" BRASS CAP IN CONCRETE
 - SURVEY MONUMENT FOUND; AS NOTED
 - SURVEY MONUMENT ESTABLISHED OR RE-ESTABLISHED; Set, this survey; 1/2 inch rebar, YAGER 8123 aluminum cap
 - COMPUTED POINT, NOT SET
 - OVERHEAD UTILITY LINES
 - ⊕ UTILITY POLE
 - Centerline of GAS CO. OF NEW MEXICO RIGHT-OF-WAY EASEMENT; Instrument No. 401,717



(PROJECTED) SECTION	25	SUBDIVISION PLAT OF	
TOWNSHIP	17N	WINDMILL HILL SUBDIVISION	
RANGE	9E	OF THE McDOWELL TRACT	
SANTA FE GRANT		Of The MASON-McDOWELL LOT LINE ADJUSTMENT Plat Book 792, Page 042	
		623 1/2 GARCIA STREET SANTA FE, NEW MEXICO	
		DATE: 12/03/24	SHEET 3B
		SCALE: 1" = 30'	
		YAGER LAND SURVEYS LLC 2387 BUTLPH ROAD SANTA FE NEW MEXICO 505-983-8172	



1 SITE PHOTO View Looking North West
Scale: Actual Size



2 SITE PHOTO View Looking North East
Scale: Actual Size



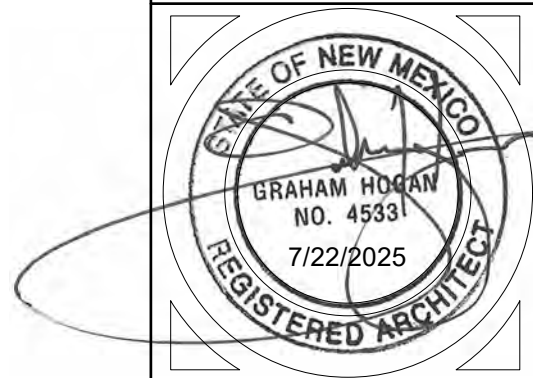
3 SITE PHOTO View Looking South West
Scale: Actual Size



4 SITE PHOTO View Looking South East
Scale: Actual Size

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE, NEW MEXICO
8 7 1 0 2
TEL 505.243.8100

StudioGP, llc
ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP



PROJECT NAME:
Windmill Hill Residence
643 Garcia St.
Santa Fe, NM 87505

PROJECT NAME:

DESCRIPTION

DATE

StudioGP PROJECT NO:
24-010

DATE: 7/22/2025

DRAWN BY: ..

CHECKED BY: ..

SET NO:

SHEET TITLE:

Site Photos

H005