



PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Table with project details: Date (6 August, 2025), Property Owner (George Abrams / Abrams Development LLC), Applicant (Andrew Lyons at Andrew Lyons Design), Site Address (401 E. Palace Avenue), Suite or Space #, Lot #, Lot Coverage % (26.7%), Proposed Construction Description (Interior remodel...), Documents required (Legal Lot of Record, Building Plans, etc.), Zoning District (BCD-EAS), Proposed Setbacks, Required Setbacks, Proposed Height (N/A).

Historic Planning Case Manager Other

If you selected "other," please write in the name of your case manager. Amanda Romero

ADDITIONAL SUBMITTALS (IF APPLICABLE)

Table for additional submittals: Affidavit Restricting Use of an Accessory Structure... (Y checked), Setback Affidavit and Agreement (Y checked), Site Visibility Triangle (Y checked), Escarpment Slope Analysis (Y checked), Flood Plain Grading Plan (Y checked).

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Andrew Lyons Owner Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Table for preliminary review status: Preliminarily Reviewed (checked), Reviewed w/ conditions (X checked), Denied, Comments/Conditions (Construction must comply with zoning standards in Ch. 14-7.4, including max fence height of 4'), Preliminary Zoning Review completed by Rachael Harms, Date 09/09/2025, Preliminary Zoning Review # 2025-011153-PAR