

600 CAMINO RANCHEROS PROPOSAL LETTER – SECOND FLOOR ADDITION

This property is located in the middle of Camino Rancheros. It is a non-contributing existing house in the Pueblo style. It is setback from the street (50'-0" from garage structure and 70'-0" from the entry portal).

It is positioned on a heavily wooded site that is mostly a hill that slopes down from the home's entry portal back. A heavy tree line and coyote fence obscures the house. It is very difficult to see from Camino Rancheros.

Portions of the house are dug-in. The stacking of the masses such as portals, patios and building mass create a very low profile home which can be evidenced by the photographs or site visit. As the home cascades down the hill, the only mass one can see is the garage and entry portal that is essentially 11 feet of structure. The elevation drawings tend to flatten the overall stepping back of the various masses such that a site visit will truly represent the nature of the house. At no single vantage point can this house be seen in its entirety.

The proposed second floor will not exceed the city mandated 24'-0" height restriction. It is centered on the existing house and set back 94'-0" from the street further obscuring its mass in a very traditional Pueblo style stacking of elements. Existing solar panels on the roof which are currently invisible will be relocated to the new roof and will continue to be obscured, even more so with the new building height.

All finishes are to match existing in order to create a seamless look. Windows, doors, stucco and wood finishes will all be exactly the same.

The City's Historic Division has mandated this property's height restriction is 14'-8". We wish to exceed this in order to accomplish the second floor. We are asking for an exception due to the fact, based on our survey, that there are at least 24 two-story buildings in the immediate vicinity. There are 5 just across the street. These are far more obvious not having the advantage of slope or forest to obscure them.

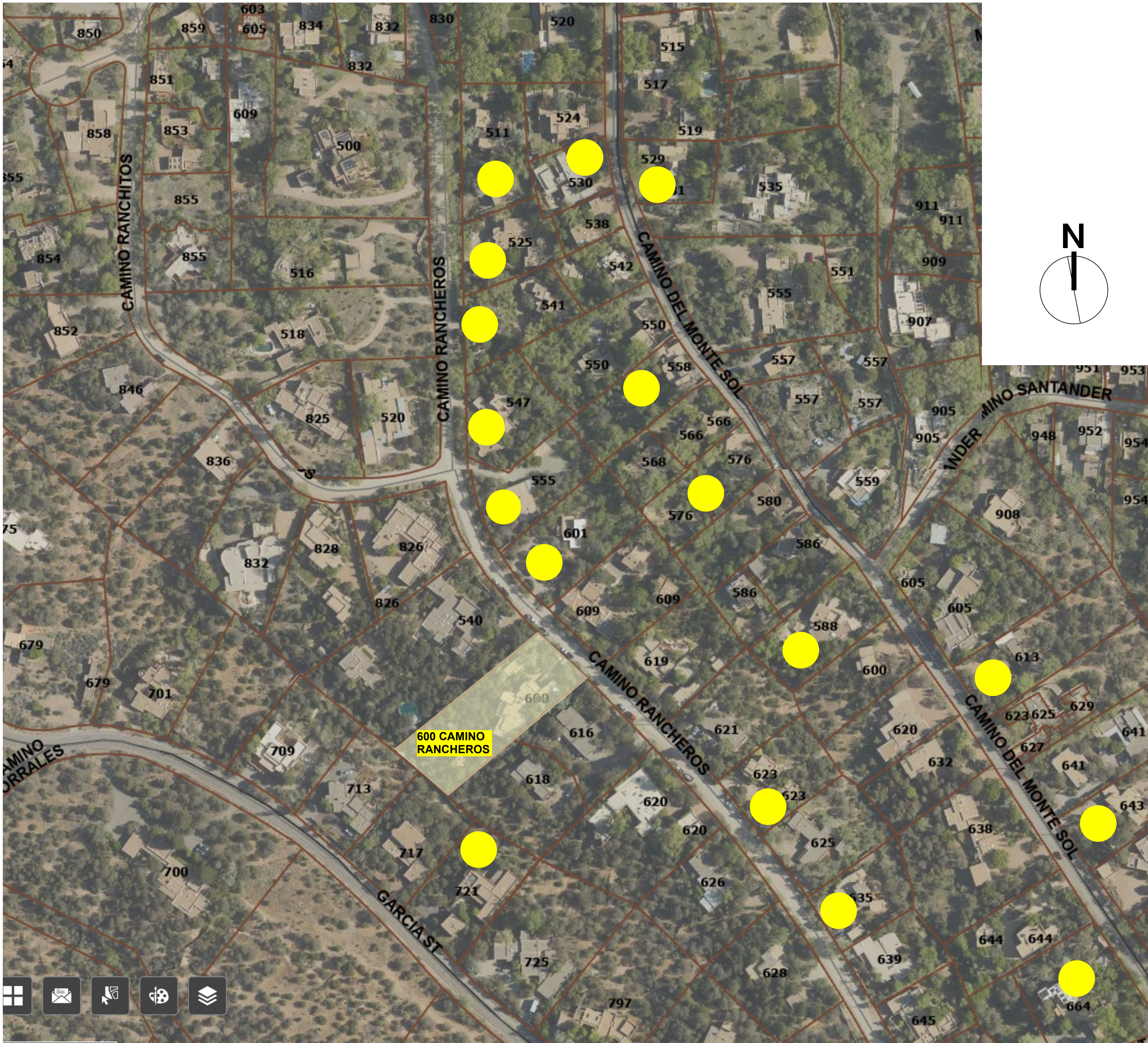
This essentially brings up the question isn't what is appropriate for one on this street appropriate for all? After all, why is one property historically zoned to 14'-8" while neighboring properties are not?

Additionally, due to the nature of the siting of the existing house, the addition will have little impact on the street. We can prove this with a story pole set up on the existing roof for the HDRB's site visit.

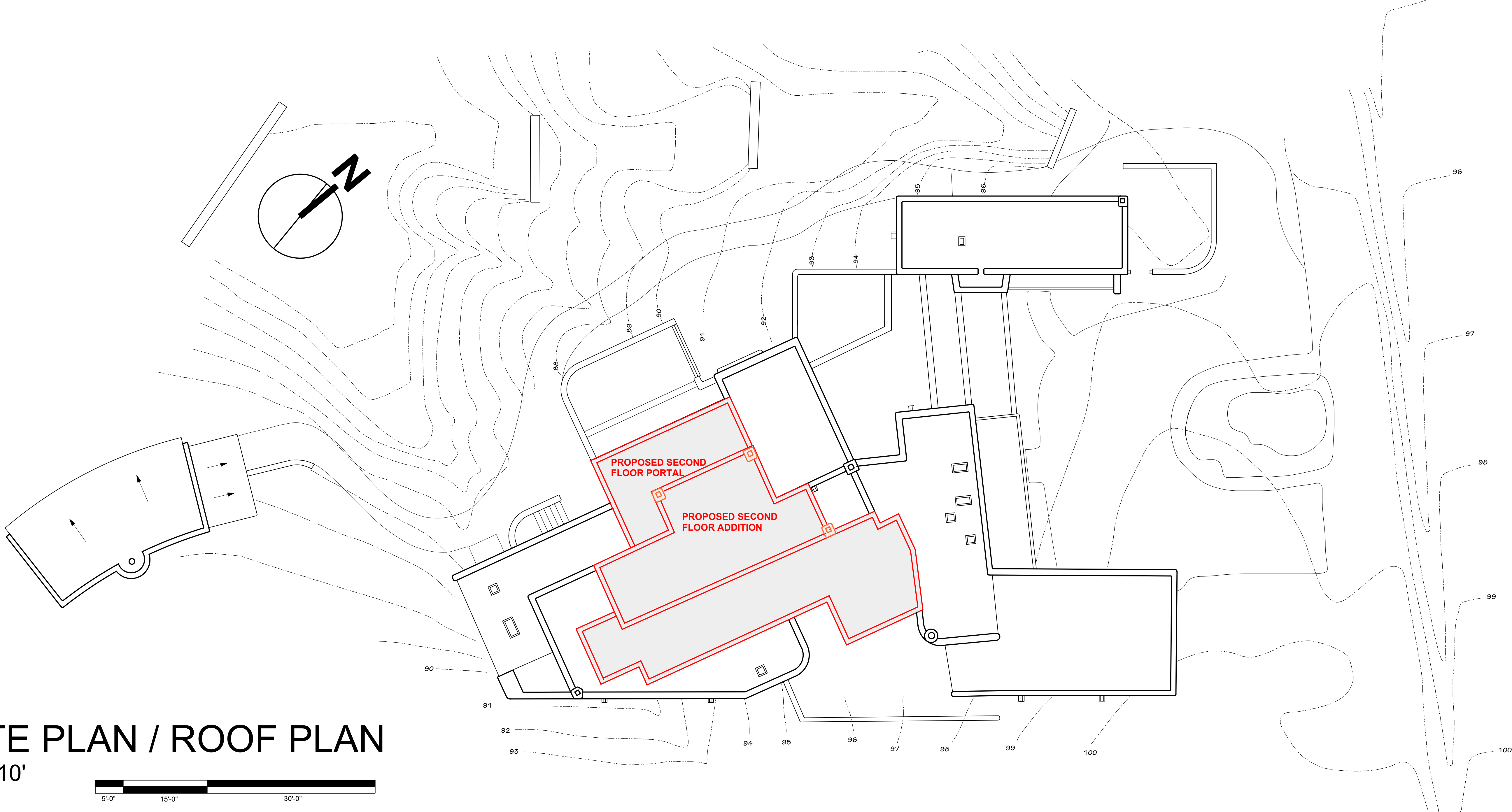
600 CAMINO RANCHEROS

TWO - STORY ADDRESSES IN IMMEDIATE VICINITY

1	511 Camino Rancheros
2	525 Camino Rancheros
3	541 Camino Rancheros
4	547 Camino Rancheros
5	555 Camino Rancheros
6	601 Camino Rancheros
7	623 Camino Rancheros
8	635 Camino Rancheros
9	905 Garcia St. (at the corner of Camino Rancheros)
10	664 Camino del Monte Sol
11	643 Camino del Monte Sol
12	613 Camino del Monte Sol
13	588 Camino del Monte Sol
14	576 Camino del Monte Sol
15	564 (?) Camino del Monte Sol
16	530 Camino del Monte Sol
17	531 Camino del Monte Sol
18	512 Camino del Monte Sol
19	452 Camino del Monte Sol
20	825 El Caminito
21	830 El Caminito
22	832 El Caminito
23	836 El Caminito
24	854 El Caminito



600 CAMINO RANCHEROS

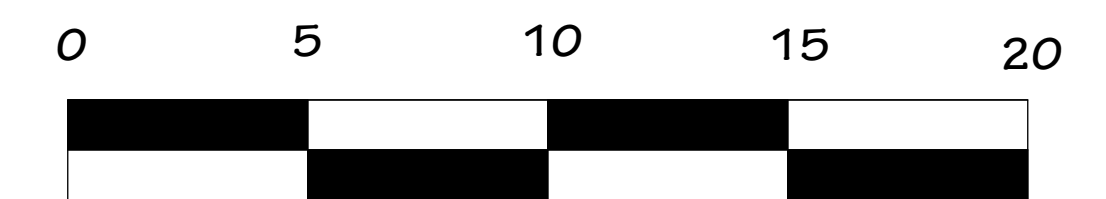


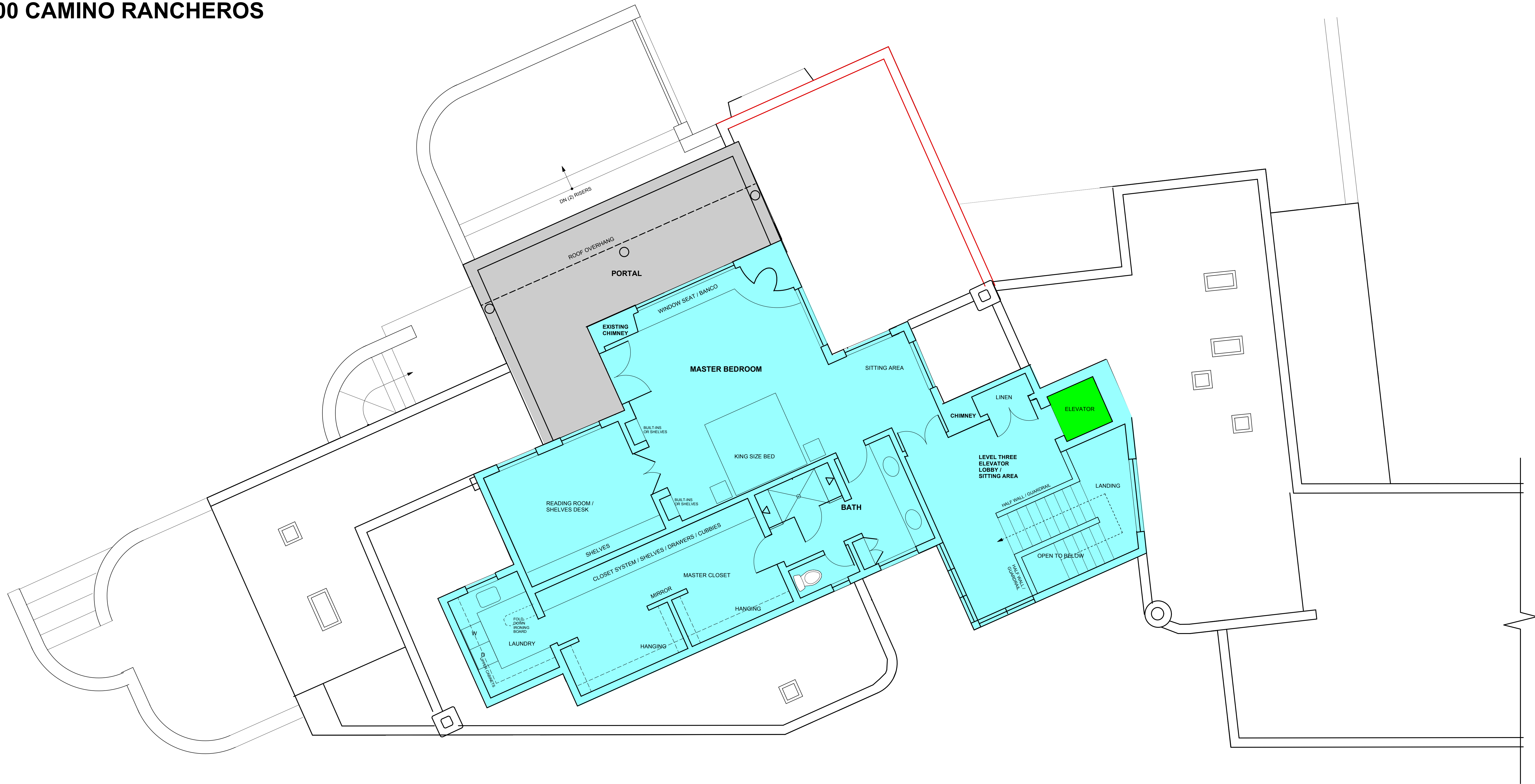
600 CAMINO RANCHEROS



LOWER FLOOR PLAN

1/4" = 1'-0"

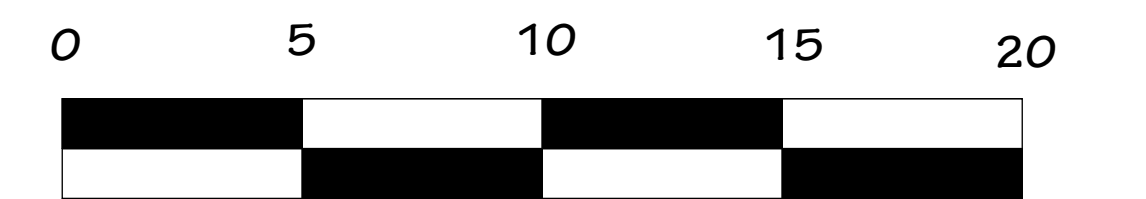


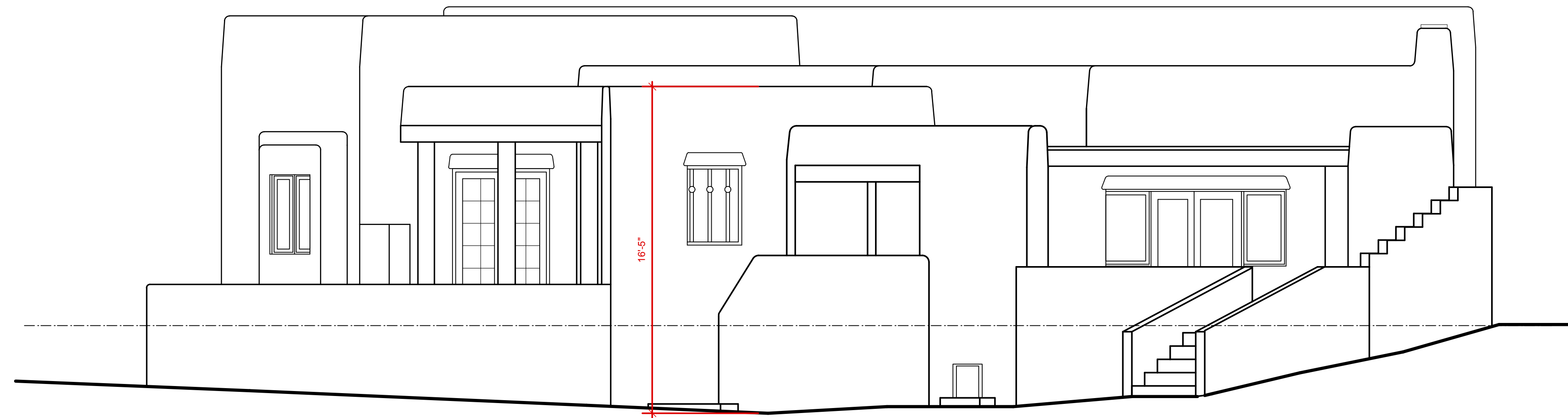


UPPER FLOOR PLAN

1/4" = 1'-0"

1322 HEATED SQUARE FOOT UPSTAIRS ADDITION





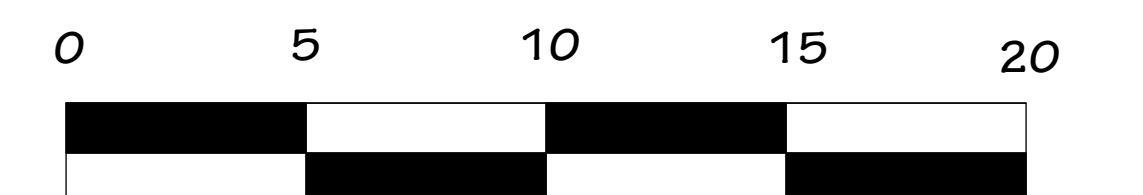
EXISTING SOUTH ELEVATION

1/4" = 1'-0"

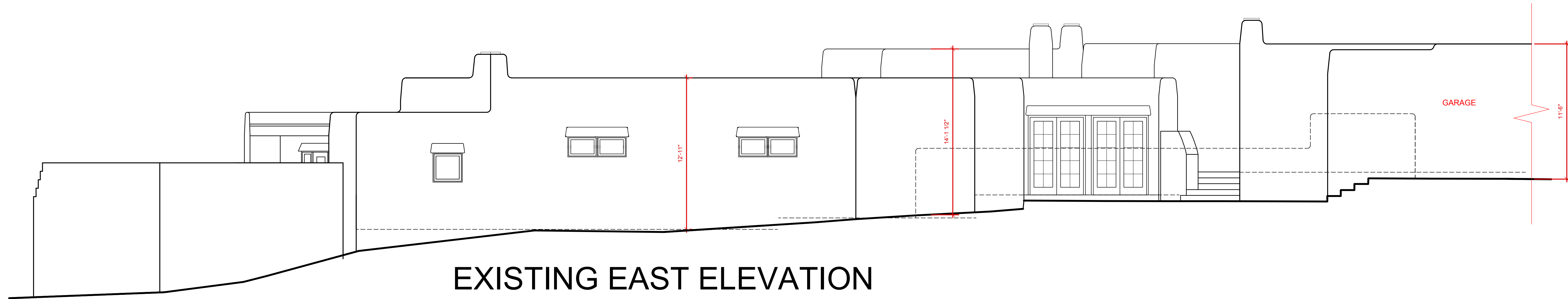


PROPOSED SOUTH ELEVATION

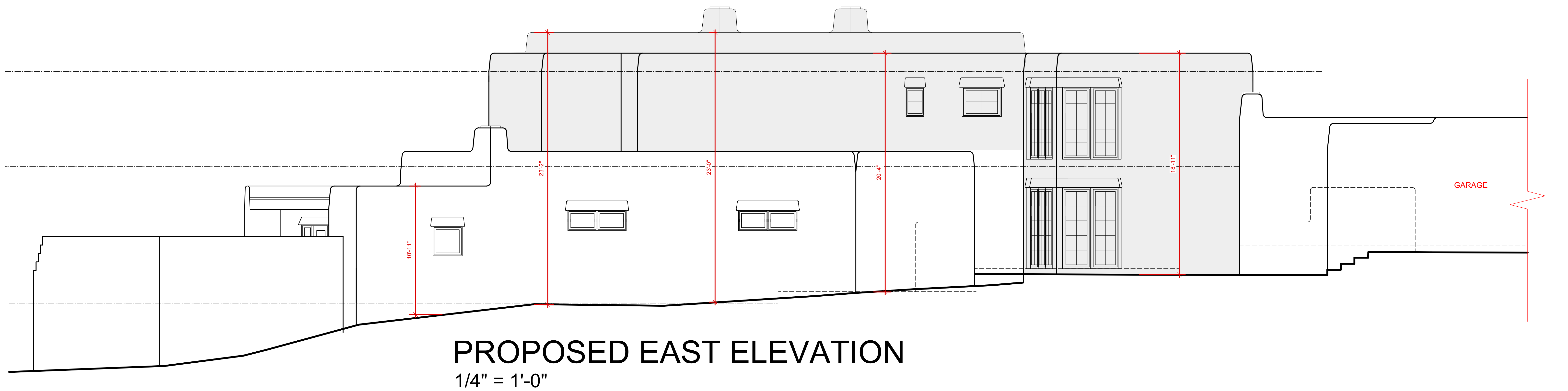
1/4" = 1'-0"



600 CAMINO RANCHEROS



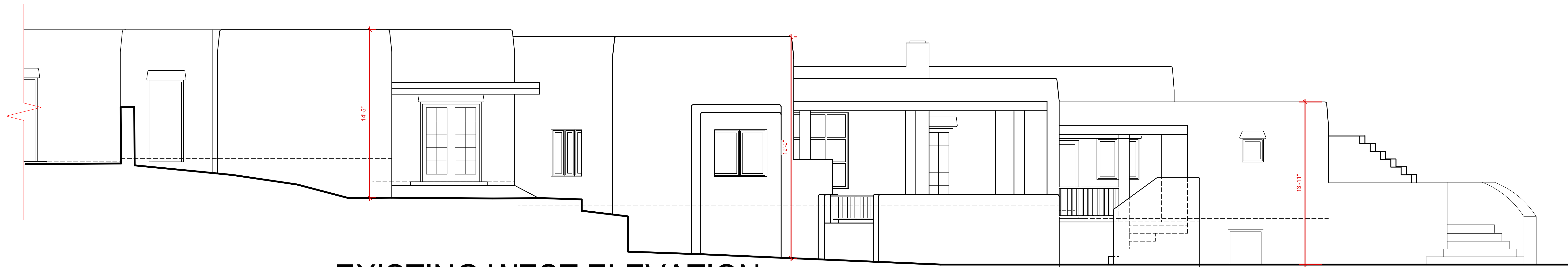
EXISTING EAST ELEVATION
1/4" = 1'-0"



PROPOSED EAST ELEVATION
1/4" = 1'-0"



600 CAMINO RANCHEROS



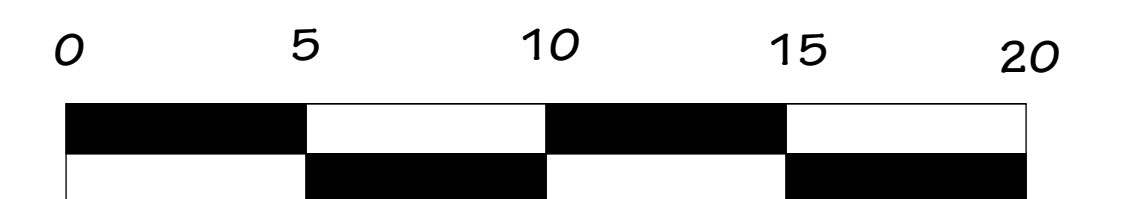
EXISTING WEST ELEVATION

1/4" = 1'-0"

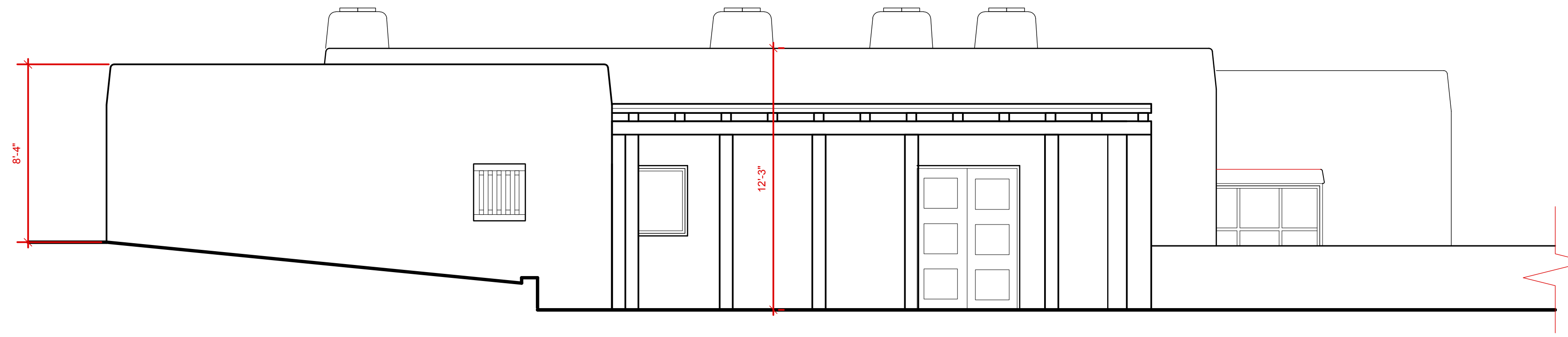


PROPOSED WEST ELEVATION

1/4" = 1'-0"

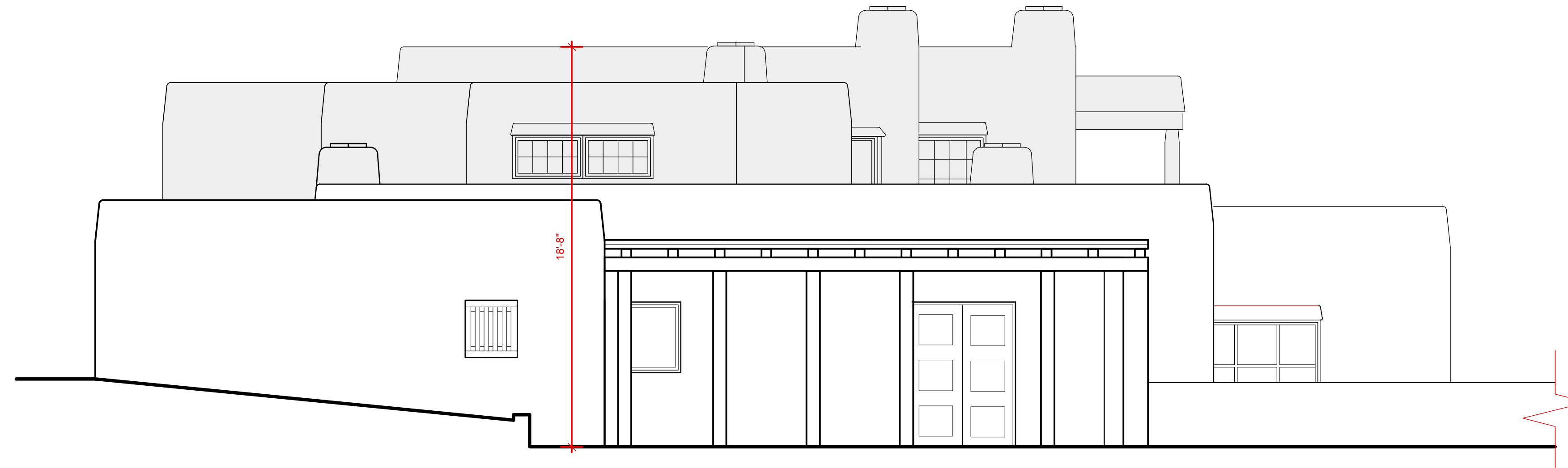


600 CAMINO RANCHEROS



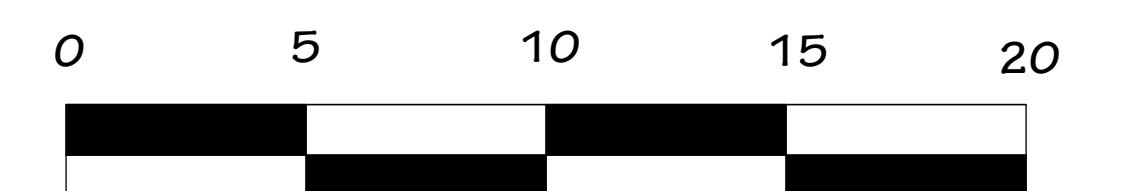
EXISTING NORTH ELEVATION - CAMINO RANCHEROS VIEW

1/4" = 1'-0"



PROPOSED NORTH ELEVATION - CAMINO RANCHEROS VIEW

1/4" = 1'-0"



AREA OF
ADDITION
20'-0" BACK
FROM PORTAL



EAST ENTRY PORTAL STREET SIDE

STREET ELEVATIONS



EAST ENTRY PORTAL STREET SIDE

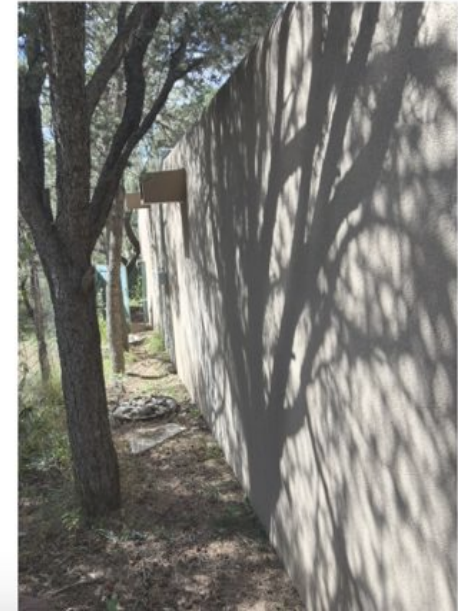
AREA OF
ADDITION
20'-0" BACK
FROM PORTAL



ENTRY PORTAL STREET SIDE - GATE OPEN



EAST ENTRY GATE OF RANCHEROS - CLOSED



SOUTH GARAGE ELEVATION



SOUTH SIDE ELEVATION



SOUTH SIDE ELEVATION



SOUTH SIDE ELEVATION



PROPOSED STAIRWELL LOCATION
TO NEW SECOND FLOOR

SOUTH SIDE ELEVATION



PROPOSED STAIRWELL LOCATION
TO NEW SECOND FLOOR

SOUTH SIDE ELEVATION -
HOUSE AND PATIO DUG IN



PROPOSED STAIRWELL LOCATION
TO NEW SECOND FLOOR

SOUTH SIDE ELEVATION

TIERED WEST SIDE OF HOUSE



WEST SIDE PATIOS / PORTALS



WEST SIDE PATIOS / PORTALS



WEST SIDE PATIOS / PORTALS



WEST SIDE PATIOS / PORTALS



WEST SIDE PATIOS / PORTALS



WEST SIDE PATIOS / PORTALS



EAST SIDE ELEVATION



EAST SIDE ELEVATION



SOUTH SIDE PORTAL



SOUTH SIDE PORTAL



WEST SIDE STAIRS / PATIO WALLS



WEST SIDE STAIRS / PATIO WALLS



WEST SIDE PATIO AND PORTALS



WEST SIDE PATIO AND PORTALS



WEST SIDE PATIO AND PORTALS



WEST SIDE ELEVATION



WEST SIDE ELEVATION



NORTH WEST ELEVATION ENCLOSED GARDEN AREA



NORTH WEST ELEVATION ENCLOSED GARDEN AREA



LOOKING SOUTHWEST PATIO AREA

ARTISAN TITLE FILE NO. 2022-1078/pbb
WARRANTY DEED
Christopher Wilding and Margaret Carlton-Wilding, Trustees of The Wilding Family Trust, dated May 17, 2013, for good and valuable consideration, hereby grants to Patricia Bates Spragins, Trustee of The Spragins Family Revocable Trust, under trust agreement dated December 26, 2012, whose address is 660 Camino Rancheros Santa Fe, NM 87505, the following described tract situated in Santa Fe County, New Mexico:
Tract B of Lot 26, as shown on plat entitled "Plat of Boundary Survey for Marlan A. Proctor, Jr. and Debra L. Proctor Tract B of Lot 26 of the DeVargas Development Company Subdivision, No. 1, City of Santa Fe, Santa Fe County, New Mexico", recorded in the office of the County Clerk, Santa Fe County, New Mexico, on June 7, 2006, in Plat Book 625, Page 38, as Instrument No. 1436805.
SUBJECT TO reservations, restrictions and easements of record and taxes for the year 2022 and subsequent years.
With warranty covenants.
Dated: July 5, 2022
The Wilding Family Trust, dated May 17, 2013
By: Christopher Wilding, Trustee
By: Margaret Carlton-Wilding, Trustee
ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF SANTA FE
This instrument was acknowledged before me on this 5th day of July, 2022 by Christopher Wilding and Margaret Carlton-Wilding, Trustees of The Wilding Family Trust, dated May 17, 2013.
Signature of Notarial Officer
My commission expires: 8-21-2024
Warranty Deed NM Statutory Form Page 1 of 1 Rev. 5/05

Prima Title LLC
file # 10-0258
WARRANTY DEED
Deborah L. Proctor and Marlan A. Proctor, Jr., Trustees of the Proctor 2002 Family Trust under Declaration of Trust dated August 8, 2002, and any amendments thereto, for consideration paid, grant to Christopher E. Wilding and Margaret Carlton-Wilding, Trustees of The Wilding Family Trust under Trust Agreement dated May 17, 2013, and any amendments thereto, whose address is 660 Camino Rancheros, Santa Fe, NM 87505, the following described real estate in Santa Fe County, New Mexico:
Tract B of Lot 26, of DeVargas Development Company Subdivision No. 1, as shown and delineated on plat of survey entitled "Plat of Boundary Survey for Marlan A. Proctor, Jr. and Debra L. Proctor Tract B of Lot 26 of the DeVargas Development Company Subdivision, No. 1, City of Santa Fe, Santa Fe County, New Mexico", recorded June 7, 2006, in Plat Book 625, Page 38, as Instrument No. 1436805, records of Santa Fe County, New Mexico.
SUBJECT TO: taxes and assessments for 2019 and subsequent years.
SUBJECT TO: matters described in Exhibit "A" attached hereto.
with warranty covenants.
Witness our hands this 14th day of January, 2019.
PROCTOR 2002 FAMILY TRUST
under Declaration of Trust dated
August 8, 2002, and any amendments thereto
Signature of Trustee
Signature of Trustee
ACKNOWLEDGMENT FOR NATURAL PERSONS
STATE OF NEW MEXICO
COUNTY OF SANTA FE
This instrument was acknowledged before me on the 14th day of January, 2019 by Deborah L. Proctor and Marlan A. Proctor, Jr., Trustees of the Proctor 2002 Family Trust under Declaration of Trust dated August 8, 2002, and any amendments thereto.
My Commission Expires: [Signature]
OFFICIAL SEAL
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 17th day of January, 2019 at 10:47:47 AM and has duly been recorded as Instrument # 1437816 of the Records of Santa Fe County.
Signature of Notary Public
My Commission Expires: [Signature]

Quita Title Co. LLC
File # Co. 0391-Kw
WARRANTY DEED
Jacqueline Stanhope Hofer, Trustee of the Jacqueline Stanhope Hofer Trust U/D/T dated July 19, 1991, for consideration paid, grant to Deborah L. Proctor and Marlan A. Proctor, Jr., Trustees of the Proctor 2002 Family Trust, as amended December 14, 2005 whose address is 72185 Rolling Ridge Dr., Santa Clara, CA 91350 the following described real estate in Santa Fe County, New Mexico:
Tract B of Lot 26 of the DeVargas Development Company Subdivision No. 1, as shown on that plat of survey entitled "Plat of Boundary Survey for Marlan A. Proctor, Jr. and Deborah L. Proctor," filed for record in the office of the Clerk of Santa Fe County, New Mexico on June 7, 2006 in Plat Book 625, Page 38, as No. 1436805.
SUBJECT TO: taxes and assessments for 2006 and subsequent years and to restrictions, reservations and/or easements of record.
with warranty covenants.
Witness my hand this 9th day of June, 2006.
JACQUELINE STANHOPE HOFER TRUST U/D/T
DATED July 19, 1991
Jacqueline Stanhope Hofer, Trustee
By: Norman F. Fittz, as the attorney in fact
Signature of Trustee
Signature of Attorney in Fact
ACKNOWLEDGMENT FOR NATURAL PERSONS
STATE OF NEW MEXICO
COUNTY OF SANTA FE
This instrument was acknowledged before me on June 9, 2006 by Norman Fittz, as attorney in fact for Jacqueline Stanhope Hofer, Trustee of the Jacqueline Stanhope Hofer Trust U/D/T dated July 19, 1991.
My Commission Expires: [Signature]
ACKNOWLEDGMENT FOR CORPORATION
STATE OF NEW MEXICO
COUNTY OF SANTA FE
This instrument was acknowledged before me on [Signature]
of [Signature]
corporation, on behalf of said corporation.
Notary Public
My Commission Expires: [Signature]

Quita Title Co. LLC
File # Co. 0391-Kw
WARRANTY DEED
Jacqueline Stanhope Hofer, Trustee of the Jacqueline Stanhope Hofer Trust U/D/T dated July 19, 1991, for consideration paid, grant to Deborah L. Proctor and Marlan A. Proctor, Jr., Trustees of the Proctor 2002 Family Trust, as amended December 14, 2005 whose address is 72185 Rolling Ridge Dr., Santa Clara, CA 91350 the following described real estate in Santa Fe County, New Mexico:
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DATED July 19, 1991
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By: Norman F. Fittz, as the attorney in fact
Signature of Trustee
Signature of Attorney in Fact
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COUNTY OF SANTA FE
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STATE OF NEW MEXICO
COUNTY OF SANTA FE
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of [Signature]
corporation, on behalf of said corporation.
Notary Public
My Commission Expires: [Signature]

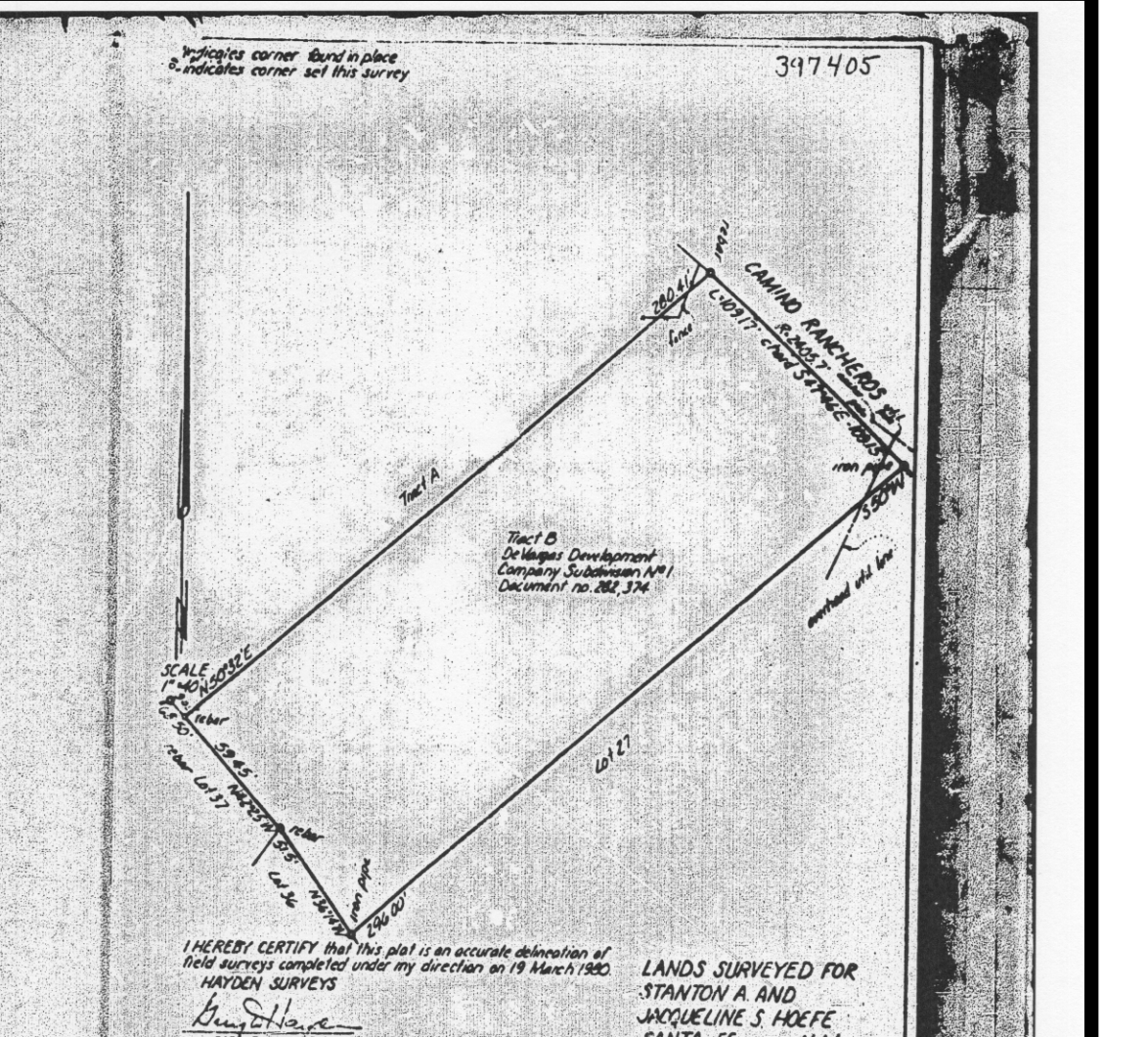
Recording Requested by:
First American Title Insurance Company National Lenders When Recorded Mail To:
DEBORAH L. PROCTOR AND MARLAN A. PROCTOR, JR. 600 CAMINO RANCHEROS SANTA FE, NM 87505
File No: 5989786a ()
Date: June 27, 2009
QUITCLAIM DEED
DEBORAH L. PROCTOR AND MARLAN A. PROCTOR, JR., TRUSTEES OF THE PROCTOR 2002 FAMILY TRUST, AS RESTATED DECEMBER 14, 2005
For consideration paid, quitclaim to:
DEBORAH L. PROCTOR AND MARLAN A. PROCTOR, JR., WIFE AND HUSBAND
COMMUNITY PROPERTY
Whose address is 600 CAMINO RANCHEROS, SANTA FE, NM, 87505
The following described real property situated in Santa Fe County, New Mexico:
TRACT B OF LOT 26 OF THE DEVARGAS DEVELOPMENT COMPANY SUBDIVISION NO. 1, AS SHOWN ON THAT PLAT OF SURVEY ENTITLED, "PLAT OF BOUNDARY SURVEY FOR MARLAN A. PROCTOR, JR. AND DEBORAH L. PROCTOR," FILED FOR RECORD IN THE OFFICE OF THE CLERK OF SANTA FE COUNTY, NEW MEXICO ON JUNE 7, 2006 PLAT BOOK 625, PAGE 38, AS INSTRUMENT NO. 1436805.
APN#: 011040660
Signature of Trustee
Signature of Trustee
DEBORAH L. PROCTOR, TRUSTEE
MARLAN A. PROCTOR, JR., TRUSTEE
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 17th day of June, 2009 at 11:08:28 AM of the County of Santa Fe County.
Signature of Notary Public
My Commission Expires: [Signature]

STATE OF New Mexico
COUNTY OF Santa Fe
On this 25th day of July, 2009, before me, the undersigned Notary Public, personally appeared Deborah L. Proctor and Marlan A. Proctor, Jr., Trustees of the Proctor 2002 Family Trust, as amended December 14, 2005, who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names have subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the person's acted, executed the instrument.
WITNESS my hand and official seal.
My Commission Expires: 7-24-2010
Notary Public
Signature of Notary Public
OFFICIAL SEAL
STATE OF NEW MEXICO
COUNTY OF SANTA FE
I hereby certify that this instrument was filed for record on the 25th day of July, 2009 at 10:47:47 AM and has duly been recorded as Instrument # 1437816 of the Records of Santa Fe County.
Signature of Notary Public
My Commission Expires: [Signature]

STATE OF NEW MEXICO
COUNTY OF SANTA FE
WARRANTY DEED
397404
I hereby certify that this instrument was filed for record on the 17th day of January, 2019 at 10:47:47 AM and has duly been recorded as Instrument # 1437816 of the Records of Santa Fe County.
Signature of Notary Public
My Commission Expires: [Signature]

STATE OF NEW MEXICO
COUNTY OF SANTA FE
WARRANTY DEED (Joint Tenants)
282077
I hereby certify that this instrument was filed for record on the 17th day of January, 2019 at 10:47:47 AM and has duly been recorded as Instrument # 1437816 of the Records of Santa Fe County.
Signature of Notary Public
My Commission Expires: [Signature]

STATE OF NEW MEXICO
COUNTY OF SANTA FE
WARRANTY DEED (JOINT TENANTS)
282136
I hereby certify that this instrument was filed for record on the 17th day of January, 2019 at 10:47:47 AM and has duly been recorded as Instrument # 1437816 of the Records of Santa Fe County.
Signature of Notary Public
My Commission Expires: [Signature]

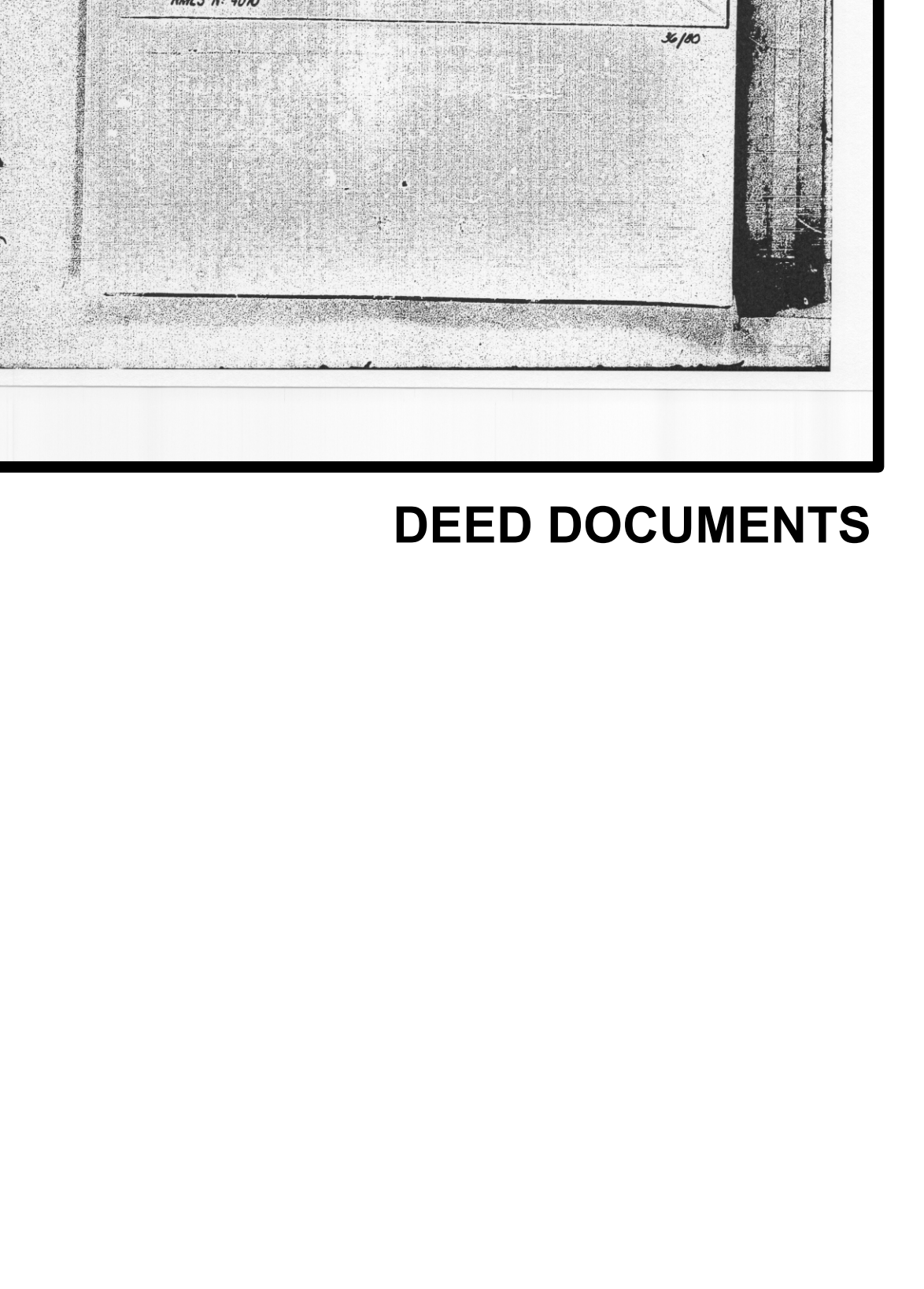


STATE OF NEW MEXICO
COUNTY OF SANTA FE
WARRANTY DEED (Joint Tenants)
359
I hereby certify that this instrument was filed for record on the 17th day of January, 2019 at 10:47:47 AM and has duly been recorded as Instrument # 1437816 of the Records of Santa Fe County.
Signature of Notary Public
My Commission Expires: [Signature]

STATE OF NEW MEXICO
COUNTY OF SANTA FE
WARRANTY DEED
397404
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My Commission Expires: [Signature]

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COUNTY OF SANTA FE
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Signature of Notary Public
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WARRANTY DEED (JOINT TENANTS)
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Signature of Notary Public
My Commission Expires: [Signature]



DEED DOCUMENTS