



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address: 645 Garcia Street, Santa Fe, NM 87505
Date Submitted: December 12, 2025	Proposed Construction Description: New Casita
Property Owner of Record: Windmill Hill Property Owner LLC	TOTAL ROOF AREA: 4,265sf
Applicant/Agent Name: Michael Blum/ Graham Hogan	
Contact Person Phone Number: (202) 361-1005	
Zoning District: R3	Lot Coverage: 25.7 % <input type="checkbox"/> Open Space Required: 60%
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	Setbacks: Proposed Front: 15ft Minimum: 10ft 2 nd Front? _____
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	Proposed Rear: 112'10" Minimum: 10ft Proposed Sides: L R Minimum: 15ft 20'6" ft 16' 1 1/2" ft
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Height: Proposed 13' Maximum Height: 15'-11" or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Parking Spaces: Proposed 1 Accessible Minimum: _____
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	Bicycle Parking**: Proposed: _____ Minimum: _____
Terrain: <input type="checkbox"/> 30% slopes _____	

* 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.

Michael Blum [X]OWNER APPLICANT AGENT

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 *Michael Blum*

January 8, 2026 DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:
 Escarpment Approval by _____ Date: ___/___/___
 Flood Plain Approval by _____ Date: ___/___/___
 Traffic Engineering Approval by _____ Date: ___/___/___
 Notes: _____

Zoning Approval:
 Preliminary Approval with conditions Rejected
 Comments/Conditions: Legal lot of record provided, ADU must be seperated from the principal structure by ten feet

REVIEWER: *Rebekah Clouser* DATE: 1/8/2026

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

Sincerely,

A handwritten signature in black ink, appearing to read "Paul A. Duran". The signature is stylized and cursive.

Paul Duran

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

