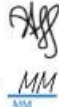




City of Santa Fe, New Mexico

memo

DATE: April 7, 2026

TO: Planning Commission (Consent Agenda)

VIA: Land Use Director, Heather Lamboy AICP ,
Maggie Moore, Assistant Land Use Director 
Daniel A Esquibel, Planner Manager 

FROM: Claudia Kath, Senior Planner, Current Planning Division 

Case #2026-012157. 507 and 511 Paseo de Peralta Development Plan Time Extension. Marisol Ortiz, Agent, Peralta’s Walk, LLC, Applicant (Owner), Request Development Plan approval to construct a 9-dwelling unit multi-family development on two lots totaling 10,441 sq.ft. on 0.56 acres. The 507 Paseo de Peralta property (4,235 sq.ft. on 0.18 acres) is zoned BCD (Business Capitol District) in the Marcy subdistrict. The 511 Paseo de Peralta property (6,212 sq.ft. on 0.37 acres) is zoned R-21 (Residential 21 dwelling units per acres). Both properties are in the Downtown and Eastside Historic District and the Historic Downtown Archaeological District.

I. RECOMMENDATION

The Land Use Director has **APPROVED** the applicant’s request for a one-year, first time extension. This approval is being reported to the Planning Commission in accordance with SFCC Section 14-2.1.B1.5.VII.

II. APPLICATION OVERVIEW

The 507 and 511 Paseo de Peralta Development Plan approval consists of a 9-dwelling unit multi-family development on two lots totaling 10,441 sq.ft. on 0.56 acres. The Agent states that the extension is necessary to allow the owner sufficient time to obtain a financial guarantee letter that has taken more time than anticipated due to development costs. The financial guarantee is in the process of being completed.

The following provides a timeline of the history of 507 and 511 Paseo de Peralta Project development approvals:

- April 6, 2023 – Development Plan Approval by the Planning Commission – expiring April 6, 2026
- March 23, 2026 – 1st Time Extension Request submitted by Applicant

As stated in the approval criteria, the administrative extension may not approve revisions to the development or amendments to the conditions of approval. If any amendment, or change to the conditions of approval were requested, those requests would need to be considered by the Planning Commission through the full public hearing process, including the requirement of an Early Neighborhood Notification (ENN) meeting.

III. APPROVAL CRITERIA

Section 14-2.1.B1.5.VII SFCC 1987 Time Extensions

- b. Administrative Extensions
 - 1. The Planning and Land Use Director may approve two consecutive extensions to the time limits for an approved development, each not to exceed one year.
 - 2. Approval shall be based on review of the findings and conditions of approval of the original final action and a finding by the Planning and Land Use Director that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity.
 - 3. The administrative extension shall not approve revisions to the development or amendments to the conditions of approval, and no early neighborhood notification is required.
 - 4. Administration time extensions approved by the Planning and Land Use Director, pursuant to this subsection, for development approvals that were granted by the Planning Commission or the Governing Body, are subject to review by the Planning Commission. The Planning and Land Use Director shall identify the action taken and place it on a consent agenda for the Planning Commission with the applicant's written application and the Planning and Land Use Director's written proposal. The Planning Commission may accept, reject or modify the proposal.


IV. ATTACHMENTS:

ATTACHMENT A: Findings of Fact Conditions of Law – April 6, 2023

ATTACHMENT B: Planning Commission Minutes - March 2, 2023

ATTACHMENT C: Applicant Time Extension Request Letter – March 23, 2026

ATTACHMENT D: Final Development Plan drawings

Signature: 

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Signature: 

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Signature: Maggie Moore

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