



# Land Use Department Planning Commission Staff Report

**Case No:** 2025-11625  
**Hearing Date:** May 7, 2026  
**Agent/Applicant:** Autotroph  
**Owner:** County of Santa Fe  
**Request:** Development Plan  
**Location:** 1335 Camino de Jacobo  
**Case Mgr.:** Claudia Kath  
**Zoning:** C-2 (General Commercial)  
**Overlay:** Suburban Archaeological District  
**Pre-app Mtg:** July 24, 2025  
**ENN Mtg:** October 16, 2025  
**Proposal:** The Applicant requests approval of a Development Plan to construct two residential buildings totaling 141,746 sf in Phase 1 and a 3,822 sf Daycare in Phase 2. The residential structures are funded for Low Income Housing Tax Credits.



**Site Map**

**Case #2025-11625. 1335 Camino de Jacobo Development Plan.** Autotroph., agent (“Agent”) and applicant (“Applicant”), for the County of Santa Fe, owner (“Owner”), requests approval of a 2 phased Development Plan, to construct two 45-foot high, four-story buildings, and one 28.5-foot high building totaling 148,145 square feet of new construction. The uses include a 159-unit multi-family community with a Daycare facility. The subject properties comprise 5.92 +/- acres, located within the Suburban Archaeological Review District, and are zoned C-2 (General Commercial) (Claudia Kath, Case Manager, cmkath@santafenm.gov).

## **I. RECOMMENDATION:**

Staff recommends **APPROVAL** of the Development Plan for Case #2025-11625, subject to conditions of approval and technical corrections noted in Attachment A of this report.

*One motion will be required for this case:*

Approve or deny the Development Plan (Case #: 2025-11625), subject to the conditions of approval and technical corrections recommended by staff in Attachment A.

## II. EXECUTIVE SUMMARY:

The proposed Nueva Acequia Apartments is a 100 percent affordable multifamily development sponsored by Santa Fe County in partnership with TWG Development, an affordable and senior housing developer. The project will be constructed in two phases. Phase one will include two buildings: Building 1 with 106 units for families and Building 2 with 53 units for seniors<sup>1</sup>. Funding sources include 4 percent and 9 percent Low Income Housing Tax Credits, City of Santa Fe Affordable Housing Trust Funds, and other financing.

Building 1 is a four-story, U-shaped structure with 106 units and amenities including a community room, shared laundry, offices, food pantry, and central courtyard. Building 2 includes 53 units, a community room, fitness center, and supportive services coordinated by Santa Fe County. Both buildings incorporate Universal Design and include accessible units. Each building has a maximum height of 45 feet, consistent with C-2 zoning. Phase 2 proposes a future daycare facility within Building 1 for approximately 70 children.

The Applicant submitted the Development Plan application in December 2025. The project is being reviewed under the previous version of Chapter 14 and not the new code which became effective January 2026.



Figure 1 – Nueva Acequia Site Plan

<sup>1</sup> Unlike affordable housing, Chapter 14 does not have a use or enforcement provision that discriminates rent options between Seniors and non-seniors alike. Senior living and non-senior living is treated as multifamily.

### III. BACKGROUND

The 5.92-acre subject parcels are currently vacant and are located on the eastern side of Camino de Jacobo and north of Cerrillos Road at Airport Road. The site is bordered by the Jabob D. Martinez Community Housing to the north, future Staybridge Suite under construction to the east, Extra Space Storage to the south, and Mena's Coachworks to the west.



Figure 2 – Proposed Future Developments Adjacent to Nueva Acequia Apts



Figure 3 – View North on Cam. De Jacobo



Figure 4 – View South on Cam. De Jacobo



Figure 5 – Future San Ignacio Road



Figure 6 – Future Nueva Acequia Site

#### IV. PROJECT ANALYSIS: DEVELOPMENT PLAN

##### a. Project Zoning

The proposed project is currently zoned C-2 (General Commercial). The proposed Development Plan complies with the C-2 zoning standards. Required dimensional standards and proposed development are captured on Table 1.

Table 1. Dimensional Standards for C-2 District

Element	Requirement	Proposed
Height	45 feet	45 feet
Setbacks	Street: 15 feet Side: 0 feet Rear: 10 feet	Street: 15 feet Side: 0 feet Rear: 10 feet
Open Space	250 sq.ft / unit = 39,000 sq.ft.	52,439 sq.ft.
Lot Coverage	60%	26.8%

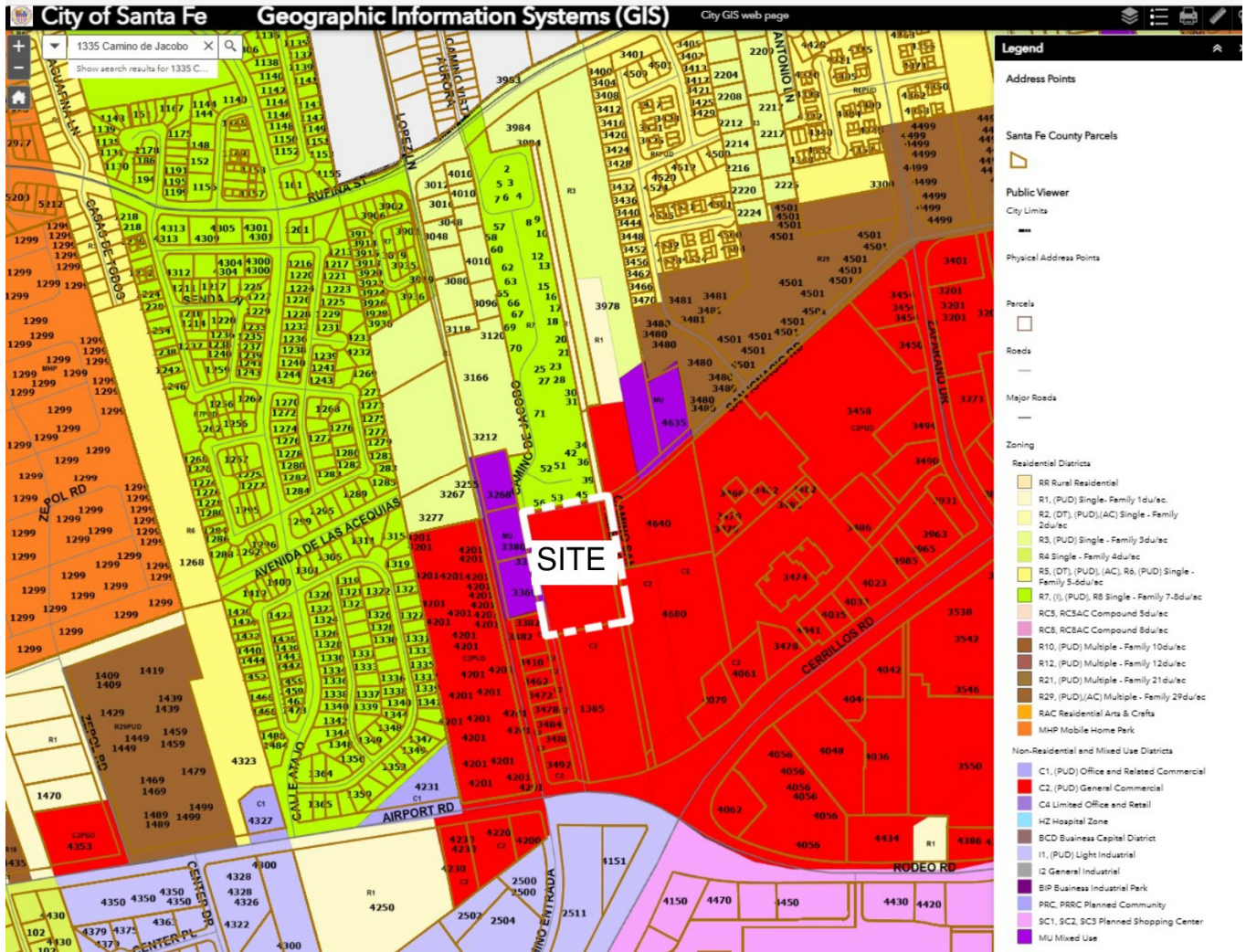


Figure 7 – Current Zoning Map

According to the Future Land Use Map, the area where the site is located will be Transitional Mixed Use. There is an area of Transitional Mixed-Use north of the shopping center. This is currently the San Isidro Apartments which is a similar and compatible use to the proposed subject property.

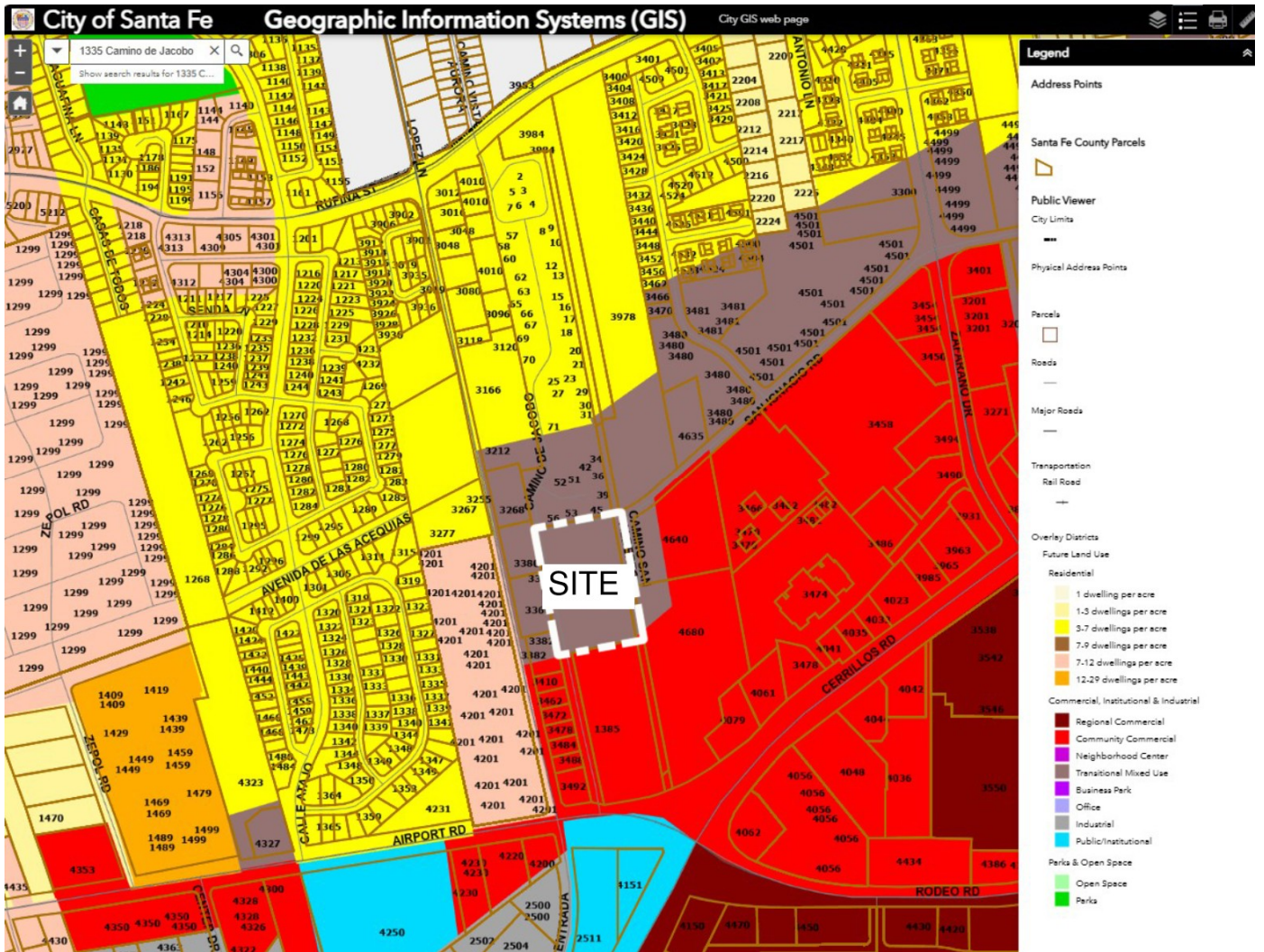


Figure 8 – Future Land Use Map

**b. Subdivisions of Land – §14-3.7**

The project site currently consists of two parcels—Lot 1(+/- 0.938 acres) and Lot B-2 (+/- 5.01 acres)—both owned by the County of Santa Fe. The Applicant proposes a lot line adjustment and lot split to create a new legal lot of record for the proposed subject Development Plan.

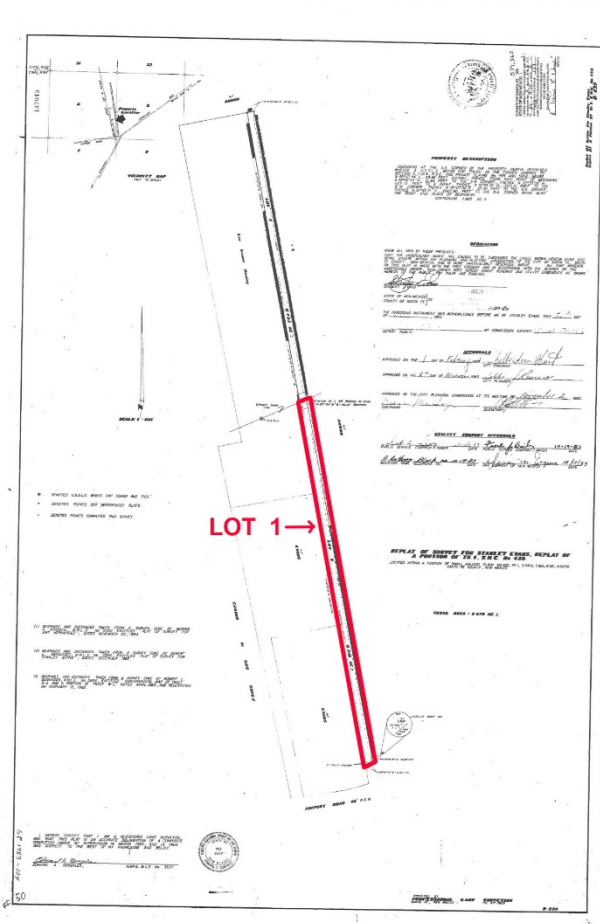


Figure 9 – Legal Lot of Record Lot 1

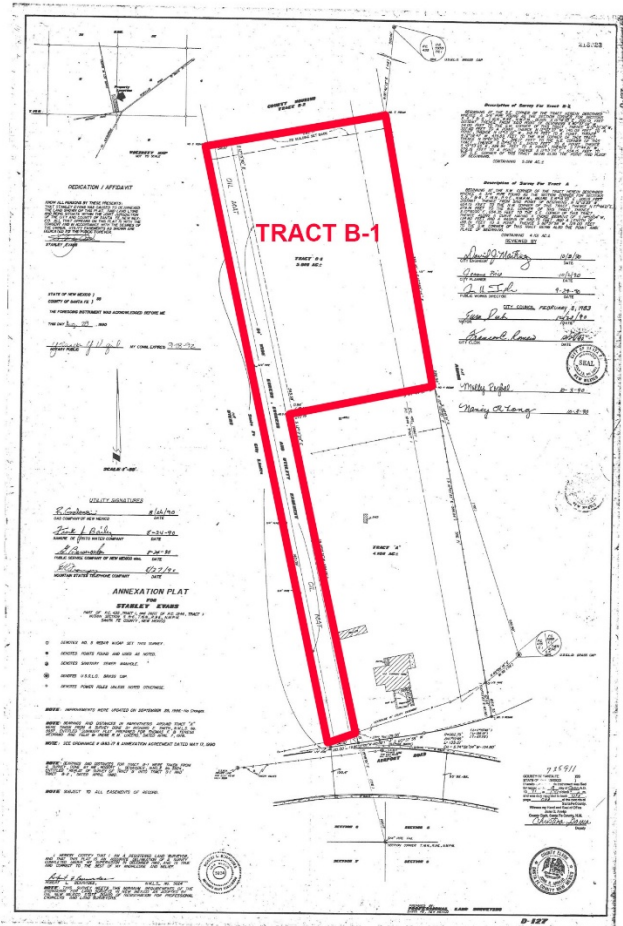


Figure 10 – Legal Lot of Record Tract B-1

As outlined in the State of New Mexico Low-Income Housing Tax Credit Program Qualified Allocation Plan (see Attachment C), projects receiving both 4% and 9% LIHTC allocations must be consolidated onto a single development site. To meet this requirement, the County-owned land will undergo reconfiguration through the proposed lot line adjustment and administrative lot split.

This process will establish a separate parcel for the proposed use to be known as Tract B-1-A (+/-3.53 acres). The San Ignacio and Camino de Jacobo roads will be Tract B-1-B (+/- 1.80 acres) which will allow these roadways to be improved and dedicated to the City independently. Portions of Lot 1 that are undevelopable due to their irregular shape will become Lot 1-A (+/-0.36 acres) to the south of Camino Alberto and Lot 2-A (+/- 0.98 acres) to the north of San Ignacio. These lots will be reserved for future bike paths and pedestrian connections between Rufina Road and Cerrillos Road.

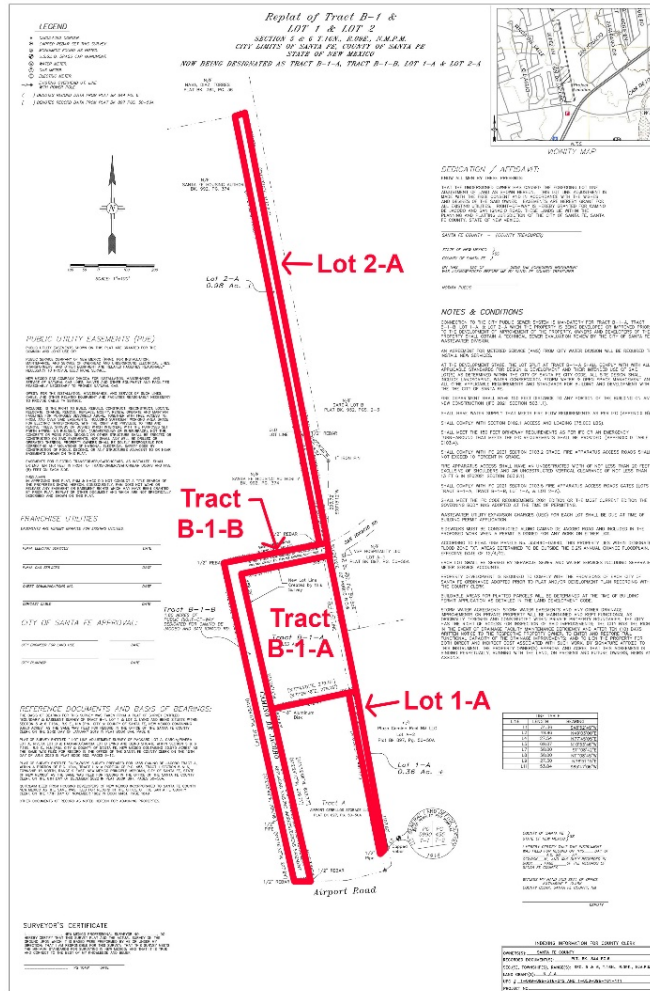


Figure 11 – Proposed New Lot Line Adjustment and Consolidation

**c. Street Design - §14-8.6-1**

As indicated in §14-9.2, “(A) Street Network: (3) Local streets shall be constructed, extended and widened in accordance with the general plan and to accommodate the orderly development of the types and intensities of development shown on the future land use map.” The applicant did not provide complete road plans to upgrade Camino Jacobo Street with this Development Plan application. Based on the number of dwelling units and traffic generation, Camino Jacobo Street will need to be developed to a collector road in order to meet the City’s minimum standards for health, safety and welfare. The Development of Camino Jacobo shall be constructed to accommodate housing intensities along with the construction of the dwelling units.

The Applicant shall construct all streets surrounding the subject property to City Standards as noted in “Table 14-8.2-1 Design Criteria for Street Types”, as part of the Final Approval of this Development. Phased construction of required infrastructure must be approved by the Planning and Land Use Director.

The recommended DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

**d. Access and Traffic – §24-1**

A Traffic Impact Analysis (TIA) prepared by the Applicant is included in Attachment C of this report. The site will be accessed by three driveways from Camino de Jacobo, Camino Alberto, and San Ignacio. On-street parking (30 parking spaces) will be provided along Camino de Jacobo and Camino Alberto which borders the site to the east.

The DRT has concerns that the TIA does not address:

- traffic mitigation measures that need to be implemented at Cerrillos Road and Airport Road;
- future queuing / delays at Lopez Road & Airport Road;
- additional traffic from Staybridge Suites & future San Ignacio Apartments;
- impacts of additional traffic on Camino de Jacobo north of the project to Rufina Street;
- impacts of the improved Camino de Jacobo south to Cerrillos Road;
- timing of street dedication to the City of Santa Fe;
- a proposed knuckle or cul-de-sac at the terminus of Camino Alberto.

The recommended DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

**e. Parking - §14-8.6-1**

As indicated in §14-8.6-1, for Phase 1 of the project, 209 parking spaces are required for the residential buildings. In Phase 2, for future daycare, an additional 9 spaces would be required. Therefore, the total number of spaces required for the project is 218. However, the proposed project can supply 156 parking spaces, including the 9 for future daycare, which is 25 percent less than the required amount.

The Applicant has submitted a Parking Demand study as outlined in §14-8.6(B)(4)(e). With the 25 percent reduction applied, the required number of off-street parking spaces would be 165. An additional 30 spaces of on-street parking will be provided by the Applicant along Camino de Jacobo and Camino Alberto, which brings the total available parking to 195 spaces.

According to §14-2.11(C)(3), the Applicant has submitted an Administrative Deviation letter request to the Land Use Director.

The recommended DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

**f. Sewer – § 22-3.1**

An existing 8-inch sanitary sewer main is located beneath Camino de Jacobo and includes an existing manhole. The Applicant proposes to rehabilitate the manhole to bring it into compliance with current City of Santa Fe standards. Additionally, the Applicant proposes to construct a new 8-inch sanitary sewer line to serve the development, which will connect to the existing main within Camino de Jacobo.

The DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

**g. Fire Prevention - §12-2.1**

The buildings will be equipped with a fire suppression system. Primary service to the buildings will be through 6-inch dedicated fire protection lines from Camino San Alberto. An existing fire hydrant on Camino San Alberto provides service to the site and a new fire hydrant will be installed on site adjacent to Building 1. It will be connected to the water line extension in the San Ignacio Rd. extension.

The DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

**h. Water - § 25-1.10**

There is an existing 8-inch waterline in Camino de Jacobo. A new proposed 8-inch public water line will be constructed under the future San Ignacio Road and tie into the waterline at Camino de Jacobo to the west and the waterline to be installed under San Ignacio built by Staybridge to the east. The project will be served by a future 8-inch public water line to be installed below Camino Alberto by Staybridge Suites. A proposed 2" domestic water service line and a proposed 6-inch fire protection line will serve the project from Camino Alberto.

The DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

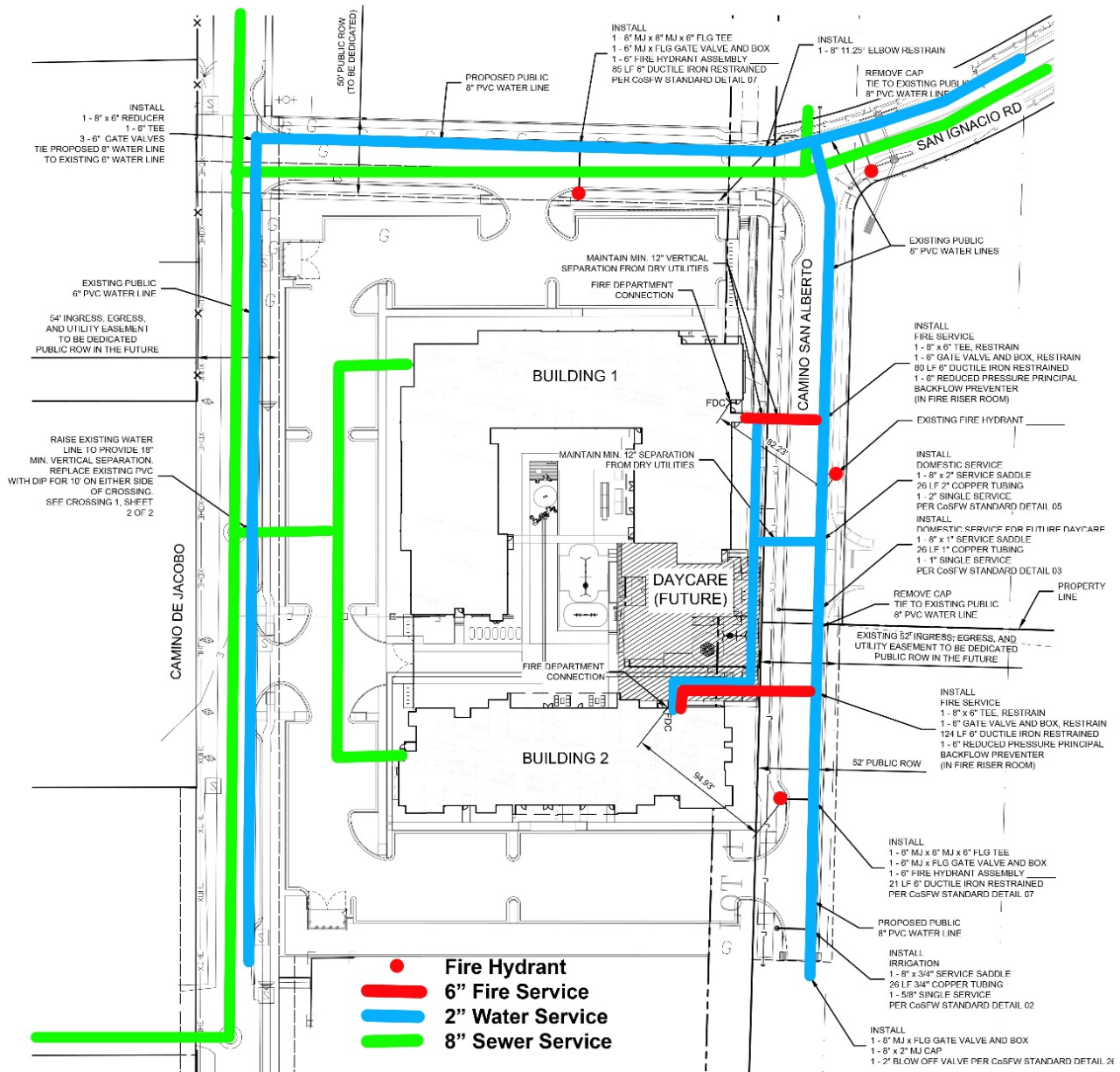


Figure 12 – Utility Plan

**i. Grading and Terrain Management**

There is approximately a 10-foot slope in grade diagonally across the site from the southwest to the northeast. The site is currently vacant and will be developed with further build out of San Ignacio Road and Camino Alberto. The building structures and parking are accommodated through perimeter walls and curbs to maintain accessibility on the site. A pipe at the south end of the property will collect stormwater in-lieu of a pond. The Applicant is considering creating a pond in coordination with Extra Space Storage to the south through a future minor modification.

The Terrain Management DRT Conditions of Approval and Technical Corrections are provided in Attachment A of this report.

**j. Landscaping and Lighting -§14-8.4 & §14-8.9**

The landscape plan provides for street trees adjacent to parking areas, street frontage, and program areas within the site as per § 14-8.4. The Applicant will provide street trees adjacent to the curb along Camino Alberto as a buffer between the off-street bike trail and the on-street parking.

The Lighting plan as submitted by the Applicant meets required standards with the condition that the applicant provide an exterior fixture schedule. All exterior fixtures will be required to meet the City's Night Sky Ordinance and the requirements of § 14-8.9 Outdoor Lighting. Staff is adding as a condition that the Applicant revise the fixture specifications to show that all exterior fixtures address nuisance glare. This includes ensuring all outdoor fixtures include shields on that focus the illumination downward.

*§ 14-8.9(D)(3) General Standards (3) All outdoor luminaires shall be designed, installed, located and maintained such that nuisance glare onto adjacent properties or streets shall be minimized to the greatest extent practicable. Disabling glare onto adjacent properties or streets is not allowed.*

The DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

**k. Architectural Design - §14-8.7**

As the site is on County land, the construction permit will be reviewed by the State's Construction Industries Division (CID). According to the applicant's renderings, the architectural design features a modern "Santa Fe Style." The building features exterior stucco walls in earthtones, creams, and pastels of earthtones hues for the color palette. The surface area appears monolithic with at least 75 percent of the total wall area being one color.

Publicly visible façades incorporate step-backs and wall-plane projections. The changes in color along the facade help to provide visual interest in order to break up the building's mass.

The building meets the required point total in the Architectural Design Review section of the code applicable to this zoning district. The structure includes a flat roof with concealed roof surfaces and screened mechanical equipment.

The DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

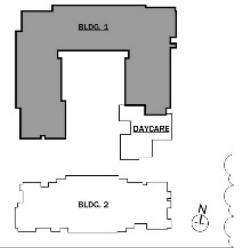
**GENERAL NOTES:**

1. FOR SIGNAGE DETAIL AND INFORMATION REFER TO SHEET A-10
2. ALL GLAZING SHALL BE CLEAR AND NON REFLECTIVE.
3. ALL WINDOWS, ENTRANCES AND STOREFRONT FRAMING SHALL BE RECESSED 1" FROM FINISHED FACE OF STUCCO
4. SEE ELEVATIONS FOR VARIABLE APARTMENT WINDOW ARRANGEMENTS
5. A. ALUMINUM STOREFRONT FRAMING, ENTRANCES AND WINDOWS SHALL BE DARK BRONZE ANODIZED
6. A. HOLLOW METAL INSULATED DOORS & FRAMES SHALL BE PAINTED TO MATCH THE WALL
7. A. WINDOWS TO BE FINNEY COMPRISE ANDERSEN 130-SERIES - SANDSTONE IN COLOR
8. ALL STAIRS ARE INTERIOR AND PART OF THE CONDITIONED AREA.

**WALL CLADDING LEGEND:**

MAIN STUCCO COLOR 1	
MAIN STUCCO COLOR 2	
ACCENT STUCCO COLOR 1	
ACCENT STUCCO COLOR 2	
ACCENT STUCCO COLOR 3	
ACCENT STUCCO COLOR 4	
ACCENT STUCCO COLOR 5	
FIBER CEMENT BOARD PANELS & BATTENS	

**KEY PLAN:**



**SHEET NAME:**

**BUILDING 1 - EXTERIOR ELEVATIONS**



Figure 13 – Building 1 Elevations



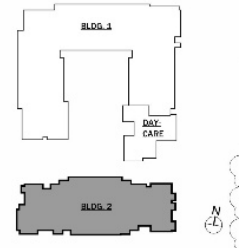
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4. SEE ELEVATIONS FOR VARIABLE APARTMENT WINDOW ARRANGEMENTS.
5. ALL ALUMINUM STOREFRONT FRAMING, ENTRANCES AND WINDOWS SHALL BE DARK BRONZE ANODIZED.
6. ALL HOLLOW METAL INSULATED DOORS & FRAMES SHALL BE PAINTED TO MATCH THE WALL.
7. ALL WINDOWS TO BE FIBREX COMPOSITE ANDERSEN WINDOWS - SANDSTONE 16 COLOR.
8. ALL STAIRS ARE INTERIOR AND PART OF THE CONDITIONED AREA.

**WALL CLADDING LEGEND:**

MAIN STUCCO COLOR 1	
MAIN STUCCO COLOR 2	
ACCENT STUCCO COLOR 1	
ACCENT STUCCO COLOR 2	
ACCENT STUCCO COLOR 3	
ACCENT STUCCO COLOR 4	
ACCENT STUCCO COLOR 5	
FIBER CEMENT BOARD PANELS & BATTENS	

**KEY PLAN:**



SHEET NAME:

**BUILDING 2 - EXTERIOR ELEVATIONS**

Figure 14 – Building 2 Elevations

**I. Signage - §14.8.10**

The Applicant has complied with the signage requirements, per SFCC14-8.10(G)(8) for the site. Three signs are proposed which include an entrance canopy sign for the future daycare, an entrance canopy sign for the apartments, and a Nueva Acequia project sign on the apartment buildings. Signage will be reviewed in detail and approved at the time of building permit.



Figure 15 – Signage

**m. Impact on Schools - §14-8.16**

The Applicant has submitted written notice of the proposed application to the Santa Fe Public School District. The SFPS responded that the application will be taken into consideration at District planning.

The DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

**n. Water Resources –§14-8.13**

The SFHP Housing Agreements have been approved and fee waivers for affordable housing have been applied as noted in §14-7.7.D.5 Development Water Budget (DWB):

*“The City shall allow reduction in the consumptive water rights required to be transferred in this subsection by the amount of consumptive water rights required for any Santa Fe Homes Program unit, a Housing Opportunity Program unit as per a valid Housing Opportunity Program Agreement, or any dwelling unit meeting the definition of a low-priced dwelling unit as set forth in Chapter 26, Section 26-1, Low-Priced Dwelling Units. The reduction is contingent upon the applicant entering into an agreement or other*

*approved document with the City regarding the low-priced dwelling units.”*

The reduction in consumptive water rights applies to the units in Building #1 for 106 units at a rate of 0.16 acre-feet per year per dwelling unit. That amounts to 16.96 AFY.

In Building #2, the reduction in consumptive water rights applies to 53 units at a rate of 0.12 acre-feet per year per dwelling unit. That amounts to 6.36 AFY.

The reduction in consumptive water rights through the SFHP does not apply to the following items in Buildings #1 and #2:

- Shared Laundry Room
- Shared ADA restrooms
- Shared kitchen

The Total Residential Water Demand is 23.32 AFY (waived per SFHP agreement), the Total Commercial Water Demand is 3.9 AFY and the Total Irrigation Water Demand is .72 AFY. There is a 9.8% Contingency fee of .45 AFY which makes the Total Project Water Demand of 5.07 AFY.

The DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

**o. Archaeology – §14-3.13**

The Project is located within the Suburban Archaeological District. As the Project is less than 10 acres in size, archaeological clearance is not required. However, the utility lines are more than 550 linear feet which requires an Archaeological Review Report. The report is in progress and will be submitted at the time of permit.

The DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

**p. Santa Fe HOMES Program - §14-8.11**

The SFHP proposal and agreement have been approved. The multi-family apartments and senior living apartments will receive 4% and 9% Low Income Housing Credit (LITEC) funding.

The Applicant has requested that building permits be approved for the subject property by August 31, 2026, due to the LIHTC funding requirements. This requirement is from Housing New Mexico / Mortgage Finance Authority (MFA). The Qualified Allocation Plan (QAP) states:

*“Section 42(h)(1)(E) of the Code allows for the allocation or Carryover Allocation of tax credits to a building that is part of a new construction or rehabilitation Project, with the limitations described in Section 42(h)(1)(E), if an Applicant’s qualified expenditures or actual basis in the Project, as of the date which is one year after the date that the allocation was made, is more than 10% of the taxpayer’s reasonable expected total basis in the Project as of the close of the second calendar year following the calendar year in which the allocation was made. Housing New Mexico/MFA requires submission of a complete Carryover Allocation Application by November 15th of the year in which the tax credit award was made and evidence of the expenditure of more than 10% of*

***the expected basis in the Project by August 31st of the following year*** [“the following year” is 2026]. A Cost Certification detailing the qualified expenditures or actual basis that make up 10% of the reasonable expected basis and a description of Applicant’s method of accounting must be prepared by a Certified Public Accountant (CPA) and submitted to Housing New Mexico/MFA at that time. If the complete Carryover Allocation Application, the CPA’s Cost certification, the Attorney’s Opinion, in the form required by Housing New Mexico/MFA, regarding the qualification of the Project for tax credits and any other required materials are not received by 5:00 p.m. Mountain Standard Time on the applicable dates noted herein, the Project’s credit Reservation may be canceled.” (p19).

The Applicant must achieve the 10% of basis spent if the project financing is closed by August 31, 2026. In order to meet the 10% IRS Test, the project must spend \$1.9 million (10% of tax credit eligible basis) by August 31 and close on construction financing. This requires that all permits are approved by this date.

**V. DEVELOPMENT PLAN APPROVAL CRITERIA SECTION 14-3.8(D)(1)**

SFCC Section 14-3.8 governs the authority, procedures, and restrictions for development plans. The Criteria for approval of Development Plans are detailed below:

<p><b>§14—2.1</b> - that it is empowered to approve the plan under the section of Chapter 14 described in the application;</p>	<p>Criterion Met: (Yes/No) YES</p>
<p><i>Applicant Response:</i> SFCC 14-2.3(C)(1) states, “Unless otherwise provided in Chapter 14, the planning commission shall review and approve or disapprove various specific plans, requests and subdivision plats.”</p>	
<p>Staff Response: The Santa Fe City Code (SFCC) Subsection 14-2.3(D)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plans. Subsection 14-3.8(B) requires approval of a development plan for projects with a gross floor area of thirty thousand feet or more.</p> <p>The Development Plans comply with Santa Fe City Code Section 14-3.8(D)(1)(a).</p>	
<p><b>§14-3.8(D)(1)(b)</b> - that approving the development plan will not adversely affect the public interest;</p>	<p>Criterion Met: (Yes/No) YES</p>

*Applicant Response:*

*Approving the Development Plan will not adversely affect the public interest. The proposed development of the property will enhance and improve the livability of Santa Fe by providing 159 units of affordable housing in a socially supportive, multi-generational setting with abundant vehicular, bus, bicycle, and pedestrian connectivity to jobs, shopping, and services. Providing affordable housing in a safe, attractive environment will increase the stability, security, and quality of life for residents, as well as provide neighbors and visitors with new connecting roadways with shade trees, bike lanes, and sidewalks. The Nueva Acequia Apartments Development Plan will benefit the public interest.*

Staff Response: Staff agrees with the Applicant. The term “Public Interest” is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality.

Staff has reviewed the Development Plan applications in accordance with the City Code. Subject to staff recommended conditions of approval, the Development Plans comply with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.

The Development Plans comply with Santa Fe City Code 14-3.8(D)(1)(b).

**14-3.8(D)(1)(c)** - that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.

Criterion Met:  
(Yes/No)  
YES

*Applicant Response:*

*The use of the property and the buildings are comparable with the uses and buildings of the abutting and vicinity properties. The neighbor abutting the site to the north is Santa Fe County’s Camino de Jacobo public housing community, which shares an identical use and similar building shapes and materials. To the west, a mixture of small businesses and homes constitute matching or adaptable uses. To the south, Extra Space Self-Storage is an adaptable use which may be a convenient resource to residents and provide additional customers for the self-storage units. The proposed 3-story extended-stay Staybridge Suites to the east is a similar and adaptable use, and will be consistent in building size, shape, and materials.*

Staff Response: The proposed multi-family development use is permitted in a C-2 Zone district. The proposed residential structures are compatible with the uses adjoining the property including the shopping center, commercial business along Cerrillos Road and Lopez Lane, the future Staybridge Suites, and the multi-family residences along Richards Avenue.

The Development Plans comply with Santa Fe City Code Section 14-3.8(D)(1)(c).

## **VI. EARLY NEIGHBORHOOD NOTIFICATION**

An Early Neighborhood Notification meeting was held on October 16, 2025. Approximately three members of the public were in attendance. Discussion centered around concerns regarding road construction, traffic flow, parking, sustainable design features, building aesthetics and design considerations.

## **VII. EXPIRATION**

Per SFCC Section 14-3.19(B)(4) "Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6)." Therefore, should the Commission approve the development plan, the expiration date would be three years from the adoption of the Findings of Fact and Conclusions of Law or 35 days after the date of the hearing.

## **VIII. ATTACHMENTS:**

ATTACHMENT A: Conditions of Approval and Technical Corrections

A-1: Table of Conditions of Approval

A-2: Table of Technical Corrections

A-3: Development Review Team Compiled Comments

ATTACHMENT B: Maps and Figures

B-1: Maps and Figures

ATTACHMENT C: Applicant Materials

C-1: Letter of Intent – Development Plan Letter

C-2: Approval Criteria Statement from Applicant

C-3: Legal Lot of Record – Current

C-4: Proposed Plat for new Legal Lot of Record

C-5: Parking Demand Study

C-6: Administrative Deviation

C-7: Architectural Points Checklist

C-8: Approved Water Plan

C-9: Utility Service Application

C-10: Approved Water Budget

C-11: Traffic Impact Analysis

C-12: Affordable Housing Proposal

C-13: SFHP Agreement

C-14: NM Low-Income Housing Tax Credit Program Qualified Allocation Plan

C-15: Development Plan Drawing Set

C-16: Infrastructure Drawing Set

C-17: Santa Fe Public Schools Residential Development Impact Form

ATTACHMENT D: Early Neighborhood Notification

D-1: ENN Packet

D-2: ENN Meeting Notes

**APPROVED BY THE PLANNING AND LAND USE DEPARTMENT:**

<b>Title</b>	<b>Name</b>	<b>Initials</b>
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	
Planning Manager	Daniel Esquibel	DAE
Planner Senior	Claudia Kath	CK