





# City of Santa Fe, New Mexico

# memo

**DATE:** May 28, 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 

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**Case #2026-12244. Cluster Housing at Monte Sereno Development Plan & Variance Time Extension.** Amrit Aristimuno, Agent, 21 Club Holdings, LLC, Applicant (Owner), Request Development Plan and Variance approval to construct 50 dwellings with attached garages ranging in size from 1,725 square feet to 3,425 square feet for a total square footage of up to 200,050 square feet (Project). The variance is to Terrain and Stormwater Management subsections, 14-8.2. D.1.I. and 14-8.2.D.2.II. for road construction within the Project. The Project is approximately 17.06 acres and zoned PRRD (Planned Residential Resort Community), located West of Highway 285, 2001 Sangre Vista Drive and 1001 Tesuque Trail Lane, and is within the Monte Sereno Development.

## 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.B.1.5.VII.

## II. APPLICATION OVERVIEW

The Cluster Housing at Monte Sereno development plan and variance consists of a residential development plan to construct a road and 50 dwellings with attached garages ranging in size from 1,725 square feet to 3,425 square feet. The Agent has indicated that the time extension is necessary due to market conditions, increased material costs, and limited contractor availability which have delayed the feasibility and timing of construction within the original development plan approval period.

In addition, a future resort developer has shown interest in constructing the Cluster Housing site along with the adjacent Monte Sereno Resort. Developing these sites simultaneously would allow for coordinated infrastructure planning, cohesive site design and consistency within the over development of Monte Sereno.

Several off-site and on-site improvements for the Cluster Housing Project have been completed, and these include the construction of Village Drive, the North Entrance, Lift Station #2, an 8-inch sewer line, and water line stub-outs.

The following provides a timeline of the history of the Cluster Housing at Monte Sereno development approvals:

- April 6, 2023 – Development Plan & Variance Approval by the Planning Commission – expiring April 6, 2026
- April 2, 2026 – 1<sup>st</sup> 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.B.1.5.VII SFCC 1987 Extension of Development Approval**

##### **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 Conclusions of Law – May 8, 2023  
ATTACHMENT B: Planning Commission Minutes - April 6, 2023  
ATTACHMENT C: Applicant Time Extension Request Letter – April 2, 2026  
ATTACHMENT D: Final Development Plan drawings

Signature: *Claudia Kath*  
Claudia Kath May 24, 2007 11:33:29 AM PDT  
Email: cmkath@santafenm.gov

Signature: *Maggie Moore*  
Email: mmoore@santafenm.gov

Signature: *Hilamboy*  
Email: hlamboy@santafenm.gov