

City of Santa Fe, New Mexico

# **Attachment A**

## **Conditions of Approval**

### **1. Conditions of Approval**

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<b>Case Number</b>	2025-11265
<b>Case Name</b>	996 Martinez Lane Certificate of Compliance
<b>Recommendation</b>	Approval with conditions
<b>Purpose</b>	Standalone conditions for Planning Commission consideration and Staff Report packet reference.

Staff recommends that the Planning Commission approve Case #2025-11265, 996 Martinez Lane Certificate of Compliance, subject to the following Conditions of Approval.

**I. CONDITIONS OF APPROVAL**

1. **Recordation:** The approved Certificate of Compliance shall be recorded in the Office of the Santa Fe County Clerk after Planning Commission approval and satisfaction of all applicable conditions.
2. **Final legal description / certificate instrument:** Before recordation, the final Certificate of Compliance instrument and legal description shall be reviewed and approved by City staff for consistency with the Planning Commission approval and the record relied upon for the Certificate of Compliance.
3. **Limited scope of approval:** Approval of the Certificate of Compliance recognizes the subject property as a legal lot of record for land-use purposes under SFCC Chapter 14. Approval does not constitute a title opinion, title insurance determination, boundary adjudication, or resolution of any private property dispute, easement, encumbrance, or ownership issue.
4. **No approval of existing or future improvements:** Approval of the Certificate of Compliance does not approve, legalize, or permit any existing or future structure, addition, portal, shed, guesthouse/casita, utility work, access improvement, building-code condition, or other development unless separately reviewed and approved under applicable City requirements.
5. **Future Chapter 14 and Historic District compliance:** All future development, construction, alteration, repair, demolition, exterior work, change in use, building permit activity, access work, or utility work shall comply with SFCC Chapter 14 and all applicable Historic District requirements.
6. **Shed resolution:** The applicant/property owner shall remove or otherwise resolve the existing sheds through Historic staff review, permitting, removal, or other code-compliant action as determined by City staff.
7. **Portal / exterior work:** The applicant/property owner shall obtain any required approvals or permits for portal repair work or other existing exterior improvement work, as determined by City staff.