

# City of Santa Fe, New Mexico

## **Attachment E**

### **Staff Analysis / Evidence Matrix / Supporting Memoranda**

- 1. Staff Evidence Matrix**
- 2. Deed / Title Chronology Table**

## Attachment E-1 — Staff Evidence Matrix

*Case #2025-11265 — 996 Martinez Lane Certificate of Compliance*

Purpose	This attachment organizes the evidence relied upon in the Staff Report’s Certificate of Compliance analysis.
Scope	This matrix supports the City’s land-use review under SFCC Chapter 14. It does not constitute a title opinion, title insurance determination, boundary adjudication, or resolution of private property rights.
How to Read	No single document is treated as independently dispositive. The Staff Report recommendation is based on the record read as a whole and implemented through conditions of approval.

Staff Summary: The older deeds provide ownership-control context; the 1957 Scanlon materials explain the mapping issue; the 1966 survey provides tract geometry; the 1966/1967 deed provides the key conveyance; surrounding records support boundary context; and the modern chain of title connects the historic tract record to the current owners.

Evidence Category	Record / Exhibit	Date / Recording Info	What the Record Shows	Role in Certificate of Compliance Analysis	Staff Treatment
Case Origin	Applicant Letter of Request	Sept. 13, 2024	Requests recognition of 996 Martinez Lane through the legal lot / Certificate of Compliance process and identifies the property, zoning, size, and applicant position.	Establishes the request and baseline property facts.	Use as the applicant request and case-origin record.
Case Origin	Initial Staff Review Memo	Oct. 6, 2025	Finds that the original record did not allow staff to determine the division of land that created the lot known as 996 Martinez Lane.	Explains why administrative approval was not supportable and why Planning Commission Certificate of Compliance review is appropriate.	Use as the controlling staff problem statement.
Historic Mapping Context	1957 Scanlon Map / Overlay	1957 map; current overlay prepared for review	Shows the historical mapping condition and its relationship to current parcel imagery.	Explains the original mapping/configuration concern and why additional deed and survey evidence was needed.	Use as visual context, not as the sole proof of legal lot status.

Evidence Category	Record / Exhibit	Date / Recording Info	What the Record Shows	Role in Certificate of Compliance Analysis	Staff Treatment
Ownership-Control Context	1918 and 1919 deeds from Teodoro Martinez to Juan B. Martinez	Recorded Apr. 9, 1918; recorded Nov. 11, 1919	Applicant attorney uses these deeds to explain Juan B. Martinez ownership or control of land in the area before the later conveyance to Patricio and Isabel/Isabell Martinez.	Supports the applicant's explanation of the larger ownership context and lot-formation history.	Use as ownership-control context; avoid treating as a title opinion.
Subject-Tract Geometry	1966 Survey / Plat	Recorded Jan. 4, 1966; Plat Book 13, Page 64; Doc. No. 289154	Identifies the tract surveyed for Pat and Isabell Martinez and is the plat referenced in the legal description.	Provides the central recorded tract-geometry evidence for the property under review.	Use as primary parcel-geometry evidence.
Subject-Tract Conveyance	Juan B. Martinez to Patricio Louis Martinez and Isabel/Isabell Martinez deed	Dated Nov. 21, 1966; recorded Jan. 6, 1967; Book 246, Page 057	Conveys the tract associated with the subject property from Juan B. Martinez to Patricio and Isabel/Isabell Martinez.	Provides the key conveyance record associated with the lot now proposed for Certificate of Compliance recognition.	Use as primary conveyance evidence.
Supporting Boundary Context	Surrounding-property records and applicant attorney correspondence	1938, 1940, 1953, 1962, 1969 materials and correspondence	Provides context for adjoining ownership, surrounding parcels, and applicant's explanation of the lot-formation record.	Supports the overall record when read together with the survey, deed, and chain-of-title materials.	Use as supporting context, not independently dispositive proof.
Modern Title Continuity	Chain of Title Summary	Compiled from recorded instruments	Summarizes the title path from older Martinez ownership through later conveyances to the current owners.	Links the historic tract record to current ownership and applicant standing.	Use as title-continuity support while avoiding title-certification language.
Chapter 14 Compliance	Dalton Zoning Compliance Letter	Mar. 27, 2026	Addresses zoning, lot size, primary dwelling, guesthouse/casita, setbacks, lot coverage, access, parking, sheds, and portal/exterior work issues.	Supports the Chapter 14 compliance finding and identifies items managed through conditions.	Use to support approval with conditions.
Scope Controls	Conditions of Approval	Staff-recommended conditions	Limits the approval to Certificate of Compliance recognition and preserves future Chapter 14, Historic District, permitting, and building-code review.	Manages risk and prevents the approval from being read as a title opinion, boundary adjudication, or approval of unpermitted work.	Use as the implementation tool for approval with conditions.

## Attachment E-2 — Deed / Title Chronology Table

*Case #2025-11265 — 996 Martinez Lane Certificate of Compliance*

<b>Purpose</b>	This attachment summarizes key deed, survey, mapping, and title-chain records in chronological order.
<b>Scope</b>	This chronology supports the Staff Report’s land-use Certificate of Compliance analysis. It does not constitute a title opinion, title insurance determination, boundary adjudication, or resolution of private property rights.
<b>How to Read</b>	The chronology shows how the record moves from older ownership-control context, to the 1966 survey and 1966/1967 conveyance, to modern title continuity.

Chronology Summary: The evidence proceeds in three linked stages: (1) older ownership-control context; (2) 1966 survey and 1966/1967 conveyance identifying the subject tract; and (3) modern title continuity to the current owners.

Date / Recording	Record Type	Parties / Recording Reference	Role in Lot-Formation Record	Staff Treatment
Recorded Apr. 9, 1918	Deed	Teodoro Martinez to Juan B. Martinez; Book P-2, Page 2	One of two older deeds used by the applicant to explain Juan B. Martinez ownership or control of land in the area before the later conveyance.	Ownership-control context.
Recorded Nov. 11, 1919	Deed	Teodoro Martinez to Juan B. Martinez; Book P-2, Page 130	Second older deed used to explain Juan B. Martinez ownership/control. Applicant attorney notes a dimensional relationship between the older deeded area and later tract evidence.	Ownership-control context; do not treat as title certification.
1938	Surrounding-property record	Juan B. Martinez / Rydel Press-related record	Provides surrounding-property context and historic address/ownership information in the area.	Supporting context.
1940	Court / surrounding-property record	Nearby property record identifying Juan B. Martinez as adjacent owner	Provides additional context for adjoining ownership in the area.	Supporting context.
1953	Plat / surrounding-property record	James C. Harvey plat, 984 Acequia Madre area	Provides contextual support regarding nearby parcels and Juan B. Martinez ownership east of Martinez Lane.	Supporting context.

Date / Recording	Record Type	Parties / Recording Reference	Role in Lot-Formation Record	Staff Treatment
1957	Historic map	Scanlon Map / historic mapping condition	Shows the historic mapping condition that contributed to the initial staff concern regarding the current parcel configuration.	Use to explain why additional evidence was required.
1962 / recorded Apr. 6, 1962	Plat / surrounding-property record	James C. Harvey plat; Book 27, Page 24	Provides nearby/south-adjacent boundary and parcel context.	Supporting context.
Recorded Jan. 4, 1966	Survey / Plat	"Lands Surveyed for Pat & Isabell Martinez Precinct 3 Santa Fe, New Mexico"; Plat Book 13, Page 64; Doc. No. 289154	Provides the recorded tract geometry and the survey reference used in the legal description.	Primary geometry evidence.
Dated Nov. 21, 1966; recorded Jan. 6, 1967	Warranty Deed	Juan B. Martinez to Patricio Louis Martinez and Isabel/Isabell Martinez; Book 246, Page 057	Provides the key conveyance record associated with the subject tract.	Primary conveyance evidence.
Recorded Oct. 21, 1969	Deed / surrounding-property record	Juan B. Martinez to Jennie M. Montoya; Book 268, Page 755	Provides surrounding ownership and boundary context south/nearby.	Supporting context.
1973 / 1978	Survey / improvement materials	986 Acequia Madre / 501 Camino Sin Nombre context	Helps explain surrounding parcel relationships and southern adjoining context.	Supporting context.
1989	Adjacent legal-lot materials	620 Martinez / north-adjacent lot materials	Provides surrounding legal-lot context.	Supporting context only.
Recorded May 6, 2024	Affidavit of Heirship	Instrument #2033259	Connects Martinez ownership/heirship to later conveyance path.	Modern title continuity.
Recorded May 6, 2024	Deed	Sylvia Valdez et al. to Peregrino Properties III, LLC; instrument reference per title materials	Transfers the tract from heirs to Peregrino Properties III, LLC.	Modern title continuity.
Recorded May 2025	Deed	Peregrino Properties III, LLC to Joseph Foster and Elaine Foster; Instrument #2059159	Transfers the tract to the current owners/applicants.	Current ownership path.