



Agenda

Notice of the Early
Neighborhood Notification
(ENN)
October 6, 2025 at 5:30 PM
Meeting Virtually

Procedures for Early Neighborhood Notification (ENN) Meeting

1. ENN Name
 - a. DXD Empire
2. Project Address
 - a. 1802 Cerrillos Road, 1750 Cerrillos Road, 1361 Fourth Street
3. Description
 - a. Development Plan for a mixed-use facility including self-storage, community office and dog park, and creative workshops. The lots total 2.72 acres, zoned C-2 (General Commercial)
4. Applicant
 - a. Joseph Karnes 505-989-3800, Lisa Martinez 505-470-7888
5. Staff
 - a. Alexa Hempel, anhempel@santafenm.gov
6. Meeting Location

a. Join Zoom Meeting

<https://us06web.zoom.us/j/81684035159?pwd=OyVCjpho0uegOND436buRaCbdJH96i.1>

View meeting insights with Zoom AI Companion

<https://us06web.zoom.us/launch/edi?muid=ede131b7-1421-4ca7-b423-271d4e535c18>

Meeting ID: 816 8403 5159

Passcode: 242232

One tap mobile

+12532158782,,81684035159#,,,,*242232# US (Tacoma)

+13462487799,,81684035159#,,,,*242232# US (Houston)

Early Neighborhood Notification (ENN)

October 6, 2025

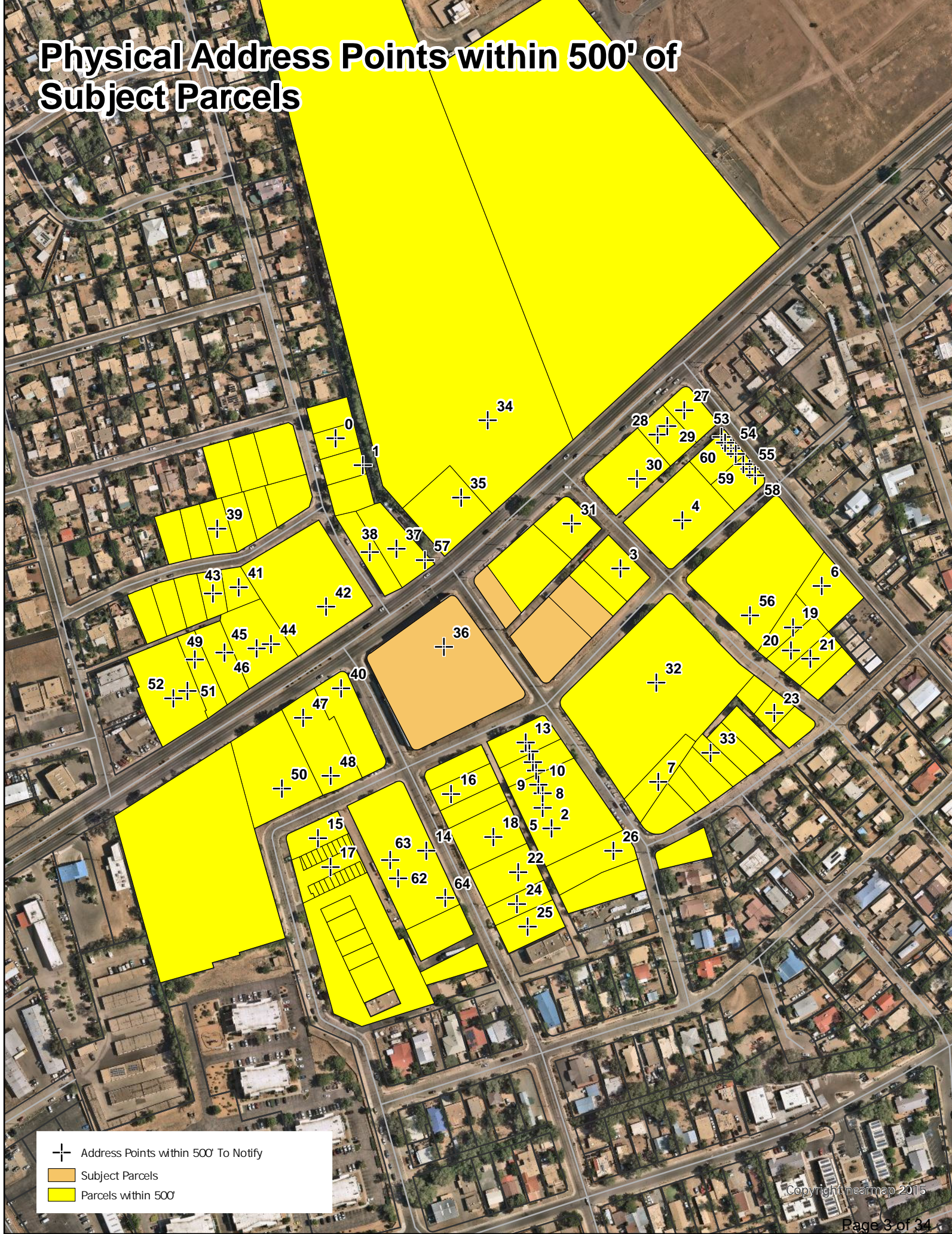
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Join instructions

https://us06web.zoom.us/join/81684035159?signature=Bl1ytcOe_FpWFLyGHdYZj

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

Physical Address Points within 500' of Subject Parcels



CITY OF SANTA FE
P O BOX 909
SANTA FE, NM 87504-0909

SANTA FE INDIAN SCHOOL
1501 CERRILLOS RD
SANTA FE, NM 87501

CABALLEROS DE VARGAS, INC
PO BOX 1403
SANTA FE, NM 87504

MATHIS, MARIANNE K
1317 SAN JOSE AVENUE
SANTA FE, NM 87505

DUGGAN, FLORA JAN (TRUSTEE)
3101 OLD PECOS TRL UNIT 603
SANTA FE, NM 87505-9538

DANIEL, KURT M & DEBRA A
3816 VILLANOVA ST
DALLAS, TX 75225-5219

THE PARK TRUST
520 HALONA ST
SANTA FE, NM 87505-0302

SHEMESH LLC
326 GRANT AVE
SANTA FE, NM 87501-1933

MOYA, MARTIN
45 PUYE RD
SANTA FE, NM 87505

3M CATTLE COMPANY, L.L.C
632 CAMINO LEJO
SANTA FE, NM 87505-7510

GRAB, JOHN J & RACHEL KELLY
818 CAMINO ATALAYA
SANTA FE, NM 87505

1708C, LLC
50 CENTAURUS RANCH RD
SANTA FE, NM 87507-7912

YU, FRANK
7212 PEREGRINE NE
ALBUQUERQUE, NM 87113

SAVINO, LAUREL A
1320 SAN JOSE AVE
SANTA FE, NM 87505

BRANT MACKLEY GALLERY LLC
1405 PASEO DE PERALTA
SANTA FE, NM 87501-4326

OSTENBERG, THOMAS R
PO BOX 2026
SANTA FE, NM 87504-2026

SI-ASH LLC
PO BOX 4392
SANTA FE, NM 87502-4392

JAY KHODOYAR MAA LLC
1742 CERRILLOS RD
SANTA FE, NM 87505

1511 THIRD STREET LLC
115 A OLD GALISTEO RD
SANTA FE, NM 87508-9074

STASZEWSKI, KAREN
15 A ESTE ES EL CAMINO
SANTA FE, NM 87508-7086

BALLAS, VICTOR E
4936 RADBROOK PL
DALLAS, TX 75220

HIPPAUF, PETER H
404 BRUNN SCHOOL RD
SANTA FE, NM 87505-1102

MORBIUS LLC
1880 CENTURY PARK E STE 1600
LOS ANGELES, CA 90067-1661

CALLAN, CLAY
1806 HOPI RD
SANTA FE, NM 87505-3309

MEAD, LEONOR A
520 PASO DE PERALTA
SANTA FE, NM 87501

PENA, ERIC PENA
441 MOUNTAIN VILLA D
LAS VEGAS, NV 89110-4011

SI-ASH LLC
PO BOX 4392
SANTA FE, NM 87502-4392

STUMP, DEBORAH ANN
1834 PUYE RD
SANTA FE, NM 87505

RED HAND REAL ESTATE INVSTMNTS LLC
1000 CORDOVA PL #113
SANTA FE, NM 87505-1725

IGLESIA APOSTOLICA PENTECOSTES
213 CALLE LEMA
SANTA FE, NM 87507-3044

ENGINE ROOM INVESTMENTS LLC 1549 SIXTH ST UNIT B SANTA FE, NM 87505	RAVENFOX COMMERCIAL PROPERTIES, LLC 87 CIBOLA CIR SANTA FE, NM 87505-9006	N-S PUYE LLC 1830 PUYE RD SANTA FE, NM 87505-3335
THE ROSENTHAL TRUST PO BOX 43370 TUCSON, AZ 85733-3370	ROSENTHAL, RICHARD A & MARY BETH PO BOX 43370 TUCSON, AZ 85733-3370	SANDOVAL, ROBINA L 2720 CALLE TRANQUILO ALBUQUERQUE, NM 87104
CORDOVA, ARTHUR & SUSAN 1520 FIFTH ST SANTA FE, NM 87505-3428	NATIONAL RETAIL PROPERTIES LP 450 S ORANGE AVE STE 900 ORLANDO, FL 32801-3339	EL REY HOTEL HOLDING LLC C/O JMIR ACQUISTIONS LLC 111 CONGRESS AVE STE 2600 AUSTIN, TX 78701-4062
MOREY-SLOAN, SHELLEY & SUZANNE 3 AVENIDA DE MERCEDES SANTA FE, NM 87506	MORTON, WELDON B 4330 LOST FEATHER LN SANTA FE, NM 87507-2580	IGLESIA APOSTOLICA PENTECOSTES 213 CALLE LEMA SANTA FE, NM 87507-3044
BUHR, CARLY & HERBERT SLOBODOW 1807 PUYE RD SANTA FE, NM 87505-3334	BRECHER, JAMES R & PHEBE S 19 EMBUDO DEL SOL SANTA FE, NM 87508-4598	GILSTRAP, VIRGINIA 1319 SAN JOSE AVE SANTA FE, NM 87505
CITY OF SANTA FE C/O CITY ENGINEERS PO BOX 909 SANTA FE, NM 87501	VIGIL, ORLANDO & MARY A REVOC TRST RAYMOND A GRIEGO 1501 FIFTH ST SANTA FE, NM 87505-3427	JNJ ACTION LLC 808 CALLE DAVID SANTA FE, NM 87506-6016
PACHECO, DIANA & CHARLOTTE M QUINTANA 21 OLD GALISTEO WAY SANTA FE, NM 87508-9476	BRECHER, JAMES R & PHEBE S 19 EMBUDO DEL SOL SANTA FE, NM 87508-4598	RIVERA, ALICE CARTER TRUST 2151 MANUEL MEDRANO SANTA FE, NM 87505
THOMAS, BRADLEY M III & CHRIST INE E PO BOX 4392 SANTA FE, NM 87502	RLC EL REY LLC C/O JMIR ACQUISTIONS LLC 111 CONGRESS AVE STE 2600 AUSTIN, TX 78701-4062	GAMBREL LIVING TRUST 2216 PORTAVELA ST SANTA FE, NM 87505-5620
WISE, DAVID RICHARD 1823 PUYE RD SANTA FE, NM 87505	LEBKUECHNER, ULRIKE & JESUS GONZALEZ-ALLER 1814 HOPI RD SANTA FE, NM 87505-3309	MYERS, GEORGE C/O ROBINA SANDOVAL 2720 CALLE TRANQUILO ALBUQUERQUE, NM 87107
LINDA S MURPHY RESTATED & AMENDED REVOCABLE TRUST 123 SERENO DR SANTA FE, NM 87501-1533	RED HAND REAL ESTATE INVSTMNTS LLC 1000 CORDOVA PL #113 SANTA FE, NM 87505-1725	CORDOVA, ARTHUR & SUSAN 1520 FIFTH ST SANTA FE, NM 87505-3428

EMPIRE BUILDERS SUPPLY CO
PO BOX 5587
SANTA FE, NM 87502-5587

MPR LLC
1824 QUAPAW ST
SANTA FE, NM 87505-3459

PEREA, JESSICA
1813 PUYE RD
SANTA FE, NM 87505-3334

THE MILLER LLC C/O GROSS KELLY
WAREHOUSE LLC
PO BOX 23984
SANTA FE, NM 87502-3984

MACKLEY, BRANT
1405 PASEO DE PERALTA
SANTA FE, NM 87501-4326

O'BRIEN, BRENDAN P
1321 SAN JOSE AVE
SANTA FE, NM 87505-3347

ENGINE ROOM INVESTMENTS LLC
1549 6TH ST STE B
SANTA FE, NM 87505-3479

ENGINE ROOM INVESTMENTS LLC
1549 6TH ST STE B
SANTA FE, NM 87505-3479

LUCERO, FRED A & JOSIE T
2835B W ALAMEDA ST
SANTA FE, NM 87501

ROBERTS, LOIS A (TRUSTEE)
PO BOX 297
FAIRACRES, NM 88033

KWANTUM LEAP LLC
109 TEMPLON ST
SANTA FE, NM 87501-1603

PASLAWSKY, GREGOR
1025 TIERRA DR
SANTA FE, NM 87505-5231

DAISY INC
632 CAMINO LEJO
SANTA FE, NM 87505-7510

COULSON, SUSAN JENNY &
CHRISTOPHER JOHN
1829 PUYE RD
SANTA FE, NM 87505-3334

BRECHER, JAMES R & PHEBE S
19 EMBUDO DEL SOL
SANTA FE, NM 87508-4598

JNJ ACTION, LLC
808 CALLE DAVID
SANTA FE, NM 87506-6016

RAEL, MICHAEL T & MARLENE R
1804 HOPI RD
SANTA FE, NM 87505-3309

AHERN, JANICE M & JOHN N PATTERSON
1115 SANGRE DE CRISTO
SANTA FE, NM 87501

MYERS, GEORGE C/O ROBINA
SANDOVAL
2720 CALLE TRANQUILO
ALBUQUERQUE, NM 87107

CAVANAUGH, STEPHANIE M
1518 3RD ST
SANTA FE, NM 87505-3416

L-FAM CORPORATION
1519 CENTER DR
SANTA FE, NM 87507

KINDRED DESIGNS LLC
1747 JAY ST
SANTA FE, NM 87505-3813

WILLIAMS, BRITT S & JONATHAN R
BURGESS
1524 THIRD ST
SANTA FE, NM 87505-3416

GONZALES, MARIANO G & SOPHIE
31 PASEO DEL COYOTE
SANTA FE, NM 87506

SANDOVAL, MANUEL E & MANUEL E JR &
DAVID
1501 FOURTH ST
SANTA FE, NM 87505

LUCERO, GILBERT & MARCELLA
1743 JAY ST
SANTA FE, NM 87501

CORDOVA, ARTHUR & LUANNA
PO BOX 3211
ESPANOLA, NM 87533-3211

THE STACY FAMILY REVOCABLE TRUST
6708 PASEO DEL SOL WAY
ELK GROVE, CA 95758

GONZALES, MARIANO G & SOPHIE A
31 PASEO DEL COYOTE
SANTA FE, NM 87506

THOMAS TRUST HOLDINGS LLC
340 E BERGER ST
SANTA FE, NM 87505

TP-SFSS LLC
340 EAST BERGER ST
SANTA FE, NM 87501

HOLTON, OCEANNA A
1513 3RD ST
SANTA FE, NM 87505-3415

VALDEZ, H M
1608 FOURTH ST
SANTA FE, NM 87501

WALTON, THERESA L
1735 JAY ST
SANTA FE, NM 87505-3813

NYDES, VIRGINIA T
PO BOX 4247
SANTA FE, NM 87502

THE MOYA TRUST
23 VIA LA PUENTE
GALISTEO, NM 87540-9781

TUTINO, KATHLEEN M
1731 JAY ST
SANTA FE, NM 87505

OTERO, SONNY & LORRAINE
PO BOX 524
SANTA FE, NM 87501

TIRAKUL, SUCHADA
PO BOX 2383
PAGE, AZ 86040

RIVERA, KATHERINE A
1824 PUYE
SANTA FE, NM 87507

RED HAND REAL ESTATE INVSTMNTS LLC
1000 CORDOVA PL #113
SANTA FE, NM 87505-1725

FRANCISCO, MARK A & ETAL EDGAR &
ALEJANDRA CASTILLO LLC
1411 4TH ST
SANTA FE, NM 87505-3421

NEELY, ELIZABETH
1729 JAY ST
SANTA FE, NM 87505-3813

GARNARD ENTERPRISE LTD
2087 E LINDA LN
GILBERT, AZ 85234-6210

IGLESIA APOSTOLICA PENTECOSTES
213 CALLE LEMA
SANTA FE, NM 87507-3044

EMPIRE BUILDERS SUPPLY COMPANY
PO BOX 5587
SANTA FE, NM 87502-5587

HIGH FIVE PROPERTIES LLC
51 CENTAURUS RANCH RD
SANTA FE, NM 87507-7912

EMPIRE BUILDERS SUPPLY COMPANY,
INC
PO BOX 5134
SANTA FE, NM 87501-5134

RAMIREZ, SUSAN ELIZABETH FAMILY
REVOCABLE TRUST SUSAN RAMIREZ
4312 BELLAIRE DR S APT 241
FORT WORTH, TX 76109-5141

EMPIRE BUILDERS SUPPLY COMPANY
PO BOX 5587
SANTA FE, NM 87502-5587

TP-SFSS LLC
340 EAST BERGER ST
SANTA FE, NM 87501

HERRERA, ROSE
1745 JAY ST
SANTA FE, NM 87505

Current Occupant/Owner
1317 SAN JOSE AVE
SANTA FE, NM 87507

Current Occupant/Owner
1319 SAN JOSE AVE A
SANTA FE, NM 87508

Current Occupant/Owner
1406 FOURTH ST
SANTA FE, NM 87509

Current Occupant/Owner
1406 THIRD ST
SANTA FE, NM 87510

Current Occupant/Owner
1407 THIRD ST
SANTA FE, NM 87511

Current Occupant/Owner
1408 FOURTH ST
SANTA FE, NM 87512

Current Occupant/Owner
1410 SECOND ST
SANTA FE, NM 87513

Current Occupant/Owner
1411 FOURTH ST
SANTA FE, NM 87514

Current Occupant/Owner
1412 FOURTH ST
SANTA FE, NM 87515

Current Occupant/Owner
1416 FOURTH ST
SANTA FE, NM 87516

Current Occupant/Owner
1418 FOURTH ST
SANTA FE, NM 87517

Current Occupant/Owner
1420 FOURTH ST
SANTA FE, NM 87518

Current Occupant/Owner
1422 FOURTH ST
SANTA FE, NM 87519

Current Occupant/Owner
1424 FOURTH ST
SANTA FE, NM 87520

Current Occupant/Owner
1500 FIFTH ST
SANTA FE, NM 87521

Current Occupant/Owner
1501 SIXTH ST
SANTA FE, NM 87522

Current Occupant/Owner
1505 FIFTH ST
SANTA FE, NM 87523

Current Occupant/Owner
1505 SIXTH ST
SANTA FE, NM 87524

Current Occupant/Owner
1511 FIFTH ST
SANTA FE, NM 87525

Current Occupant/Owner
1511 THIRD ST
SANTA FE, NM 87526

Current Occupant/Owner
1513 THIRD ST
SANTA FE, NM 87527

Current Occupant/Owner
1515 THIRD ST
SANTA FE, NM 87528

Current Occupant/Owner
1517 FIFTH ST
SANTA FE, NM 87529

Current Occupant/Owner
1518 THIRD ST
SANTA FE, NM 87530

Current Occupant/Owner
1521 FIFTH ST
SANTA FE, NM 87531

Current Occupant/Owner
1525 FIFTH ST
SANTA FE, NM 87532

Current Occupant/Owner
1602 FOURTH ST
SANTA FE, NM 87533

Current Occupant/Owner
1708 CERRILLOS RD
SANTA FE, NM 87534

Current Occupant/Owner
1710 B CERRILLOS RD
SANTA FE, NM 87535

Current Occupant/Owner
1710 CERRILLOS RD
SANTA FE, NM 87536

Current Occupant/Owner
1718 CERRILLOS RD
SANTA FE, NM 87537

Current Occupant/Owner
1730 CERRILLOS RD
SANTA FE, NM 87538

Current Occupant/Owner
1738 BERRY AVE
SANTA FE, NM 87539

Current Occupant/Owner
1742 JAY ST
SANTA FE, NM 87540

Current Occupant/Owner
1751 CERRILLOS RD
SANTA FE, NM 87541

Current Occupant/Owner
1751 CERRILLOS RD A
SANTA FE, NM 87542

Current Occupant/Owner
1802 CERRILLOS RD
SANTA FE, NM 87543

Current Occupant/Owner
1803 CERRILLOS RD
SANTA FE, NM 87544

Current Occupant/Owner
1807 CERRILLOS RD
SANTA FE, NM 87545

Current Occupant/Owner
1819 PUYE RD
SANTA FE, NM 87546

Current Occupant/Owner
1820 CERRILLOS RD
SANTA FE, NM 87547

Current Occupant/Owner
1820 PUYE RD
SANTA FE, NM 87548

Current Occupant/Owner
1821 CERRILLOS RD
SANTA FE, NM 87549

Current Occupant/Owner
1824 PUYE RD
SANTA FE, NM 87550

Current Occupant/Owner
1827 CERRILLOS RD
SANTA FE, NM 87551

Current Occupant/Owner
1829 CERRILLOS RD
SANTA FE, NM 87552

Current Occupant/Owner
1833 CERRILLOS RD
SANTA FE, NM 87553

Current Occupant/Owner
1836 CERRILLOS RD
SANTA FE, NM 87554

Current Occupant/Owner
1836 CERRILLOS RD B
SANTA FE, NM 87555

Current Occupant/Owner
1841 CERRILLOS RD
SANTA FE, NM 87556

Current Occupant/Owner
1842 CERRILLOS RD
SANTA FE, NM 87557

Current Occupant/Owner
1845 CERRILLOS RD
SANTA FE, NM 87558

Current Occupant/Owner
1847 CERRILLOS RD
SANTA FE, NM 87559

Current Occupant/Owner
1402 SECOND ST
SANTA FE, NM 87560

Current Occupant/Owner
1404 SECOND ST
SANTA FE, NM 87561

Current Occupant/Owner
1406 SECOND ST B
SANTA FE, NM 87562

Current Occupant/Owner
1501 THIRD ST
SANTA FE, NM 87563

Current Occupant/Owner
1801 M CERRILLOS RD
SANTA FE, NM 87564

Current Occupant/Owner
1406 SECOND ST A
SANTA FE, NM 87565

Current Occupant/Owner
1404 SECOND ST A
SANTA FE, NM 87566

Current Occupant/Owner
1402 1/2 SECOND ST
SANTA FE, NM 87567

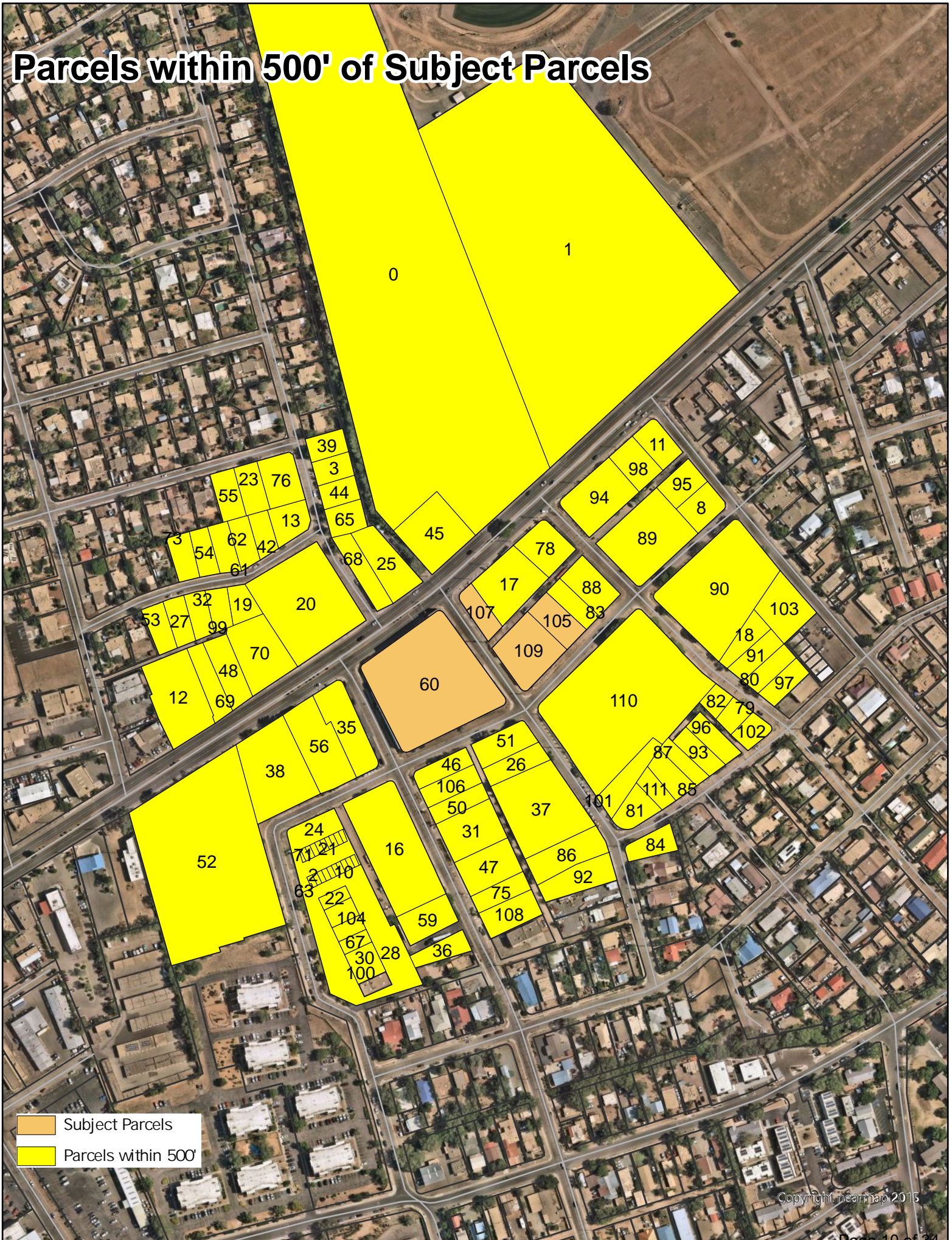
Current Occupant/Owner
1404 SECOND ST C
SANTA FE, NM 87568

Current Occupant/Owner
1500 FIFTH ST SUITE 8
SANTA FE, NM 87569

Current Occupant/Owner
1500 FIFTH ST SUITE 10
SANTA FE, NM 87570

Current Occupant/Owner
1500 FIFTH ST SUITE 1
SANTA FE, NM 87571

Parcels within 500' of Subject Parcels



Subject Parcels
Parcels within 500'



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information	
Project Name:	Empire Cerrillos Rd Redevelopment
Address:	1802 Cerrillos Rd, 1750 Cerrillos Rd, 1361 Fourth Street Parcel Size: 2.72 Acres (combined)
Zoning:	C2 Future Land Use: Community Commercial
Preapplication Conference Date:	June 25, 2025

Detailed Project Description: The proposed redevelopment of the former Empire Builders building and two adjacent lots will transform the site into a dynamic mixed-use destination. On the larger Empire lot, the project envisions a three-story (basement plus two levels above grade), 95,400 GSF Class A self-storage facility integrated with flexible community office spaces and both indoor and outdoor gathering areas to encourage neighborhood interaction. The two adjacent lots will complement this anchor use by introducing a public dog park, +/- 13,500 SF of additional creative workshop and storage spaces, and a new parking lot to serve tenants and visitors. Together, the development emphasizes functionality, accessibility, and community engagement, while enhancing the character and vitality of the surrounding area.

Property Owner Information	
Name:	Amatren, LLC (Frank W. Culver)
Address:	P.O. Box 5587
Phone:	E-mail Address: frankinsantafe@gmail.com

Applicant/Agent Information (if different from owner):	
Name:	Joseph Karnes (Sommer Karnes & Associates, LLP), Lisa Martinez (B Constructiv, LLC)
Address:	125 Lincoln Ave, Suite 221, Santa Fe, NM 87501, 3201-C Zafarano Dr #11, Santa Fe, NM 87507
Phone:	E-mail Address: josephk@sommerkarnes.com (505) 989-3800 (505) 470-7888 lmartinez@bconstructiv.com

Agent Authorization (if applicable):	
I am/We are the owner(s) and record title holder(s) of the property located at: 1802 Cerrillos Rd, 1750 Cerrillos Rd, 1361 Fourth Street	
I/We authorize	David A. Barker, Barker Realty, LLC to act as my/our agent to execute this application.
Signed: <i>Frank W. Culver</i>	Date: August 26, 2025
Frank W. Culver, Manager Amatren, LLC - Owner	
Signed:	Date:

Proposed ENN Meeting Dates:		
Provide 2 options:	Preferred Option	Alternative
DATE:		
TIME:		
LOCATION:		



ENN GUIDELINES

Applicant Information

Project Name: Empire Cerrillos Rd Redevelopment

Name: Joseph Karnes (Sommer Karnes & Associates, LLP), Lisa Martinez (B Constructiv LLC)

Address: 125 Lincoln Ave, Suite 221, Santa Fe, NM 87501.

Phone: () (505) 989-3800 E-mail Address: Josephk@sommerkarnes.com

City (505) 989-3800 State ZIP Code

Street Address 3201-C Zafarono Dr #11 , Santa Fe, NM, 87507 Suite/Unit #

Last First M.I.

Imartinez@bconstructiv.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.*

For all criteria responses, see attached narrative

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

For all criteria responses, see attached narrative

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

For all criteria responses, see attached narrative

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

For all criteria responses, see attached narrative

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

For all criteria responses, see attached narrative

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

For all criteria responses, see attached narrative

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS *For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.*

For all criteria responses, see attached narrative

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

For all criteria responses, see attached narrative

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

For all criteria responses, see attached narrative

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

For all criteria responses, see attached narrative

(k) EFFECT ON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.*

For all criteria responses, see attached narrative

(l) ADDITIONAL COMMENTS (optional)

Empire Cerrillos Rd Redevelopment

ENN Application Questionnaire- Empire Santa Fe

(a) EFFECT ON THE CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS. For Example: Number of Stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.

The proposed redevelopment project is carefully crafted to integrate seamlessly into the surrounding neighborhood, enhancing its character while introducing modern and sustainable design elements. The structure will include two levels above grade with a single level below, staying within a modest height of 30 feet, where the zoning allows up to 45 feet as of right. This low-rise profile ensures the building complements nearby residences and maintains a human-scaled environment, avoiding any overwhelming presence on the streetscape.

To further preserve and enhance the neighborhood fabric, the project features an average front setback of 15 feet along Cerrillos—greater than existing site conditions. This added space not only contributes to visual openness but also offers room for landscaping enhancements that soften the transition from public to private spaces.

Landscaping and lighting throughout the property are being significantly upgraded. The design incorporates native plantings and improved lighting fixtures that prioritize safety, energy efficiency, and aesthetic appeal. These improvements enhance both the beauty and functionality of the site while elevating the overall experience for pedestrians and residents alike.

Recognizing the importance of community spaces, the project includes outdoor gathering areas and the creation of a pocket park or dog park east of Fourth Street. These spaces foster social interaction and provide opportunities for leisure and recreation within walking distance of homes—an increasingly valued feature in today’s urban planning.

In addition to these public-facing amenities, the project promotes sustainable mobility by including multiple bicycle rack and locker locations. These facilities make it easier for residents and visitors to opt for active transportation, supporting both environmental goals and a healthier lifestyle.

Taken together, the proposal reflects a commitment to thoughtful urban design, neighborhood enhancement, and community well-being. Every element—from the building’s scale to its landscaping and public amenities—has been designed to improve upon existing conditions and contribute positively to the fabric of the surrounding neighborhood.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT. For Example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.

The proposed self-storage facility has been thoughtfully planned with a strong emphasis on protecting and enhancing the surrounding physical environment. Recognizing the importance of environmental stewardship, the project will have minimal adverse impacts and will contribute positively to the site’s ecological and visual quality.

As a low-intensity land use, self-storage generates very little trash or daily activity, reducing stress on local infrastructure and minimizing environmental disturbance compared to historic conditions. The nature of operations ensures that noise, traffic, and solid waste generation remain negligible compared to other commercial or industrial developments.

The facility will be constructed entirely within existing easements, with no encroachment on sensitive areas such as floodplains, arroyos, or natural rock formations. In fact, the project will improve upon current conditions by enhancing landscape buffers and setbacks with native and drought-tolerant vegetation, helping to preserve open space and reduce soil erosion.

To further mitigate environmental risks, the storage of hazardous materials is strictly prohibited at the facility. This policy is reinforced through tenant agreements, staff training, and clear signage, ensuring the protection of air, soil, and groundwater resources.

Sustainability is a key focus of the project. The design includes innovative water conservation measures such as rainwater harvesting ponds and underground cisterns. Captured rainwater will be used to irrigate landscaping, reducing the demand on municipal water supplies and promoting self-sufficiency.

In addition, a rooftop solar array is proposed to supply renewable energy to the facility, helping to lower greenhouse gas emissions and contribute to the region's clean energy goals.

Through these integrated efforts—limiting environmental footprint, enhancing landscape integrity, conserving water, and promoting clean energy—the project sets a high standard for responsible development. It reflects a thoughtful approach to land use that prioritizes long-term environmental health and sustainability.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN. For Example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.

There are no identified impacts to any prehistoric, historic, archaeological, or cultural sites or structures as a result of this project. The project location does not intersect with or adjoin any recognized cultural heritage sites, including acequias or historically designated districts such as the Historic Downtown. The subject property is within the Suburban Archaeological overlay district and any historic or archaeological resources found during construction will be addressed in compliance with the City Code.

The project appears to be compatible with the existing historical and cultural context of the surrounding area.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN. For Example: how are the existing city code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.

The proposed project is located adjacent to Cerrillos road, within the C-2 General Commercial zoning district, a designation intended to accommodate a broad range of commercial activities

along streets that carry significant volumes of vehicular traffic. This location and zoning are aligned with the City's General Plan, which emphasizes concentrating commercial uses in designated areas to support economic development, maintain transportation efficiency, and reduce the adverse impacts of sprawl.

The C-2 district is specifically structured to prevent the proliferation of strip commercial development and instead foster cohesive and accessible commercial centers. In keeping with this intent, the proposed project has been designed to reinforce the district's purpose by enhancing the site's functionality, aesthetic appeal, and integration with the surrounding built environment.

The project conforms to all zoning standards, including height, setbacks, lot coverage, parking and open space requirements. The maximum allowed building height in the C-2 zone is 45 feet; the proposed building remains well below this threshold at ~30 feet, thereby preserving the scale and character of nearby structures. Setbacks have been fully observed, ensuring adequate separation from neighboring parcels and contributing to a balanced streetscape.

The C-2 zoning allows for up to 60% lot coverage. The project proposes a coverage of approximately 38%; significantly below the maximum permitted and contributes to a less dense development footprint. Additionally, the project exceeds the 25% minimum open space requirement, providing 32% open space, which supports stormwater infiltration, landscaping, and pedestrian amenities, all of which enhance the public realm and environmental sustainability of the site.

Surrounding land uses include a mix of retail, service-oriented businesses, and low- to mid-intensity commercial developments, consistent with the established character of the C-2 zone. The proposed development complements this pattern by maintaining a compatible scale and use type, while introducing high-quality architectural and site design features that elevate the visual and functional quality of the corridor.

The project does not lie within a Historic District, and no annexation or rezoning is required. It operates fully within the framework of the existing zoning regulations and General Plan policies, ensuring that its implementation contributes to the City's long-term vision for orderly growth, efficient land use, and commercial vitality.

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES. For Example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.

The proposed self-storage development is designed with consideration toward its impacts on local traffic patterns, parking availability, pedestrian safety, and equitable access for all community members. As is typical for self-storage facilities, this project is expected to generate minimal vehicular traffic due to the infrequent and short visits by users. Nevertheless, the site will fully comply with the required parking ratios—providing one space per 10 storage units and one space per 300 square feet of leasable office space—ensuring that on-site parking is sufficient without straining surrounding infrastructure. In support of sustainable transportation, the project will also include multiple bicycle racks and secure lockers at various locations throughout the site, encouraging the use of bicycles and other non-vehicular modes of travel. To promote walkability

and enhance pedestrian safety, the development will feature widened sidewalks and a series of well-connected outdoor gathering spaces that prioritize comfort, visibility, and accessibility. These improvements will not only create a safer pedestrian experience but will also enhance access for individuals with disabilities, children, seniors, and low-income residents. By providing clear, ADA-compliant pathways and improving connectivity to nearby services and public transportation, the project supports the broader goals of equitable access and multimodal mobility. Overall, the design integrates seamlessly with the surrounding environment while contributing positively to traffic mitigation, congestion reduction, and the pedestrian experience.

(f) IMPACTS ON THE ECONOMIC BASE OF SANTA FE. For Example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.

The proposed project will serve as a catalyst for economic growth in Santa Fe, creating both immediate and long-term benefits for local residents and businesses. During the construction phase, the project will generate a range of employment opportunities, particularly for skilled labor, tradespeople, and local contractors. These jobs will not only provide wages but also support workforce development efforts across the city.

Once operational, the project will contribute to permanent job creation in areas such as operations management and facility maintenance. These positions are expected to offer competitive wages and benefits, thereby supporting income growth and economic stability for working families in the area. Additionally, the project will continue to contribute to Santa Fe's economic vitality by attracting visitors, customers, and activity to the area. This added foot traffic will help sustain surrounding small businesses—retailers, restaurants and service providers—by expanding their customer base and encouraging reinvestment in the neighborhood. Wherever possible, the project will prioritize local procurement and partnerships, ensuring that economic gains are felt throughout the broader community.

Importantly, the project aligns with Santa Fe's ongoing efforts to improve living standards and support inclusive economic development. By increasing job availability, supporting neighborhood commerce, and contributing to the revitalization of key corridors, the project supports the city's goals for equitable growth. It reflects a commitment to strengthening Santa Fe's economic base in a way that is sustainable, community-centered, and future-focused.

(g) EFFECTS ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS. For Example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.

As part of our commitment to supporting housing accessibility and community vitality in Santa Fe, our project proposes several integrated features designed to complement the city's affordable housing objectives. While no new residential units are being developed, the project introduces amenities and spaces that directly enhance the quality of life and stability for residents of varied incomes, ages, and household types.

One of the central elements of the proposal is a 900-square-foot community gathering space that will be open to the public at no cost through a simple reservation process. This space will serve as a

flexible venue for community meetings, workshops, celebrations, and other social or cultural uses. By eliminating financial barriers to access, the gathering space is designed to foster inclusion, civic participation, and neighborhood cohesion, which is particularly important for those who may not have access to similar private or institutional facilities.

In addition, the project includes a set of creative office spaces that will be offered at discounted rental rates. These offices are intended to serve nearby residents, including remote workers, small business owners, and entrepreneurs, who may benefit from affordable, conveniently located workspaces. By supporting economic opportunity at the neighborhood level, these spaces help sustain the financial stability of individuals and families, reinforcing the long-term viability of affordable living in the area.

A proposed dog park within the project site adds further community value by providing an accessible, walkable outdoor space for recreation and socialization. This amenity will be especially beneficial for residents without access to private yards or transportation, and it creates a welcoming environment for individuals and families across a range of ages and abilities.

Together, these features create a network of shared-use, low-cost amenities that contribute to the social and economic infrastructure needed to support affordable housing outcomes. The project enhances the livability of existing residential areas and helps ensure that housing in Santa Fe remains a feasible and attractive option for diverse members of the community.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES. For Example: Whether or how the project maximizes the efficient use of existing public infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.

The proposed Self Storage facility is expected to have a negligible impact on existing public services and infrastructure. These types of facilities are inherently low-intensity land uses, both in terms of human occupancy and utility demand.

Historically, self storage operations require very little water and place virtually no burden on municipal sewer systems. The facility will likely include three restrooms, a mop sink, and a breakroom sink—sufficient for a limited number of staff and the occasional customer. Similarly, electrical consumption is modest, primarily driven by motion-sensor LED lighting and limited office equipment. To further reduce our energy footprint, we intend to install a rooftop solar array to offset a portion of our electricity usage and promote long-term sustainability.

There will be minimal need for police or fire response. Self Storage does not typically generate high volumes of traffic or activity, and modern building codes ensure compliance with fire safety requirements through sprinklers, alarms, and secure construction practices. The facility will be accessible to emergency services, and site planning will incorporate any required safety features.

As a non-residential use, the project will not affect school enrollment or place demands on educational services. Nor will it rely on public transportation or create strain on local roads.

Customer and employee visits will be infrequent and staggered, resulting in limited vehicle trips per day and a negligible impact on public transit infrastructure.

Overall, the project makes efficient use of existing infrastructure while contributing to environmental goals through on-site solar energy production. It represents a low-impact, self-sustaining development that aligns well with community planning objectives and minimizes the use of public resources.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS. For Example; conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality supplies.

The proposed self-storage facility is designed with a strong emphasis on sustainability and water conservation. Given the nature of self-storage operations, the project will inherently generate minimal water demand. These types of facilities require very few plumbing fixtures—typically limited to staff restrooms and janitorial sinks—resulting in historically low water usage per square foot compared to other commercial developments.

To further reduce the project's reliance on municipal water resources, a rainwater harvesting system will be implemented as part of the site design. Rainwater will be collected from the roofs of the storage buildings and directed into underground cisterns located throughout the property. These cisterns will store non-potable water, which will be used to irrigate the drought-tolerant landscaping planned for the site. This strategy reduces demand on potable water supplies while also supporting the health of the landscape during dry periods, promoting long-term vegetation success and minimizing the need for supplemental watering.

The landscaping itself has been thoughtfully designed to conserve water. Native and climate-appropriate plant species will be used to ensure low irrigation requirements. An efficient drip irrigation system, equipped with weather-based smart controllers, will be installed to deliver water only when and where it is needed, significantly reducing waste through runoff or evaporation.

In addition to reducing overall water consumption, the project will incorporate water quality protection measures. The rainwater harvesting system will include first-flush diverters and basic filtration to remove debris and contaminants before water enters the storage cisterns. During construction, the project will implement standard best management practices (BMPs) to control erosion and prevent sediment or pollutants from affecting nearby water bodies.

Because of these design choices, the project is not expected to place any significant burden on the local water supply or distribution infrastructure. On the contrary, it serves as an example of responsible and efficient water use in new development, integrating conservation technologies and design elements that align with regional water sustainability goals.

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS. For Example:

how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.

The proposed development enhances opportunities for community integration and social balance by thoughtfully combining mixed land uses with pedestrian-oriented design and strategically located public amenities. The project includes traditional self storage along with a mix of creative office and workshop spaces, fostering a dynamic environment where small businesses, artisans, and professionals can work in proximity to community amenities. This mix promotes both economic diversity and daily interaction among a wide range of users.

A key component of the design is a community-oriented dog park and a series of public gathering spaces, intended to encourage social interaction and inclusivity across different user groups. These shared spaces will serve as informal neighborhood centers, strengthening community ties and enhancing the vibrancy of the public realm.

To improve connectivity and pedestrian experience, we are exploring the relocation of the existing bus stop to a more central location near the main outdoor gathering area along Fifth Street. This relocation will create a natural node that links public transit, outdoor amenities, and employment spaces, promoting walkability and reducing automobile dependence.

Together, these elements support a balanced, integrated neighborhood fabric—one that connects residents, workers, and visitors to essential services, open space, and one another. The design prioritizes accessibility, public interaction, and spatial equity, fostering a more resilient and cohesive community.

(k) EFFECT ON SANTA FE'S URBAN FORM. For Example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.

The proposed project embodies the vision and intent of the City of Santa Fe's General Plan by advancing a compact, community-centered urban form. Situated within an existing urban area, the development embraces infill strategies that make the most of current infrastructure while helping to curb outward expansion. This thoughtful placement directly supports the city's long-standing goal of encouraging growth where services already exist.

At its core, the project is designed to foster public life, vibrancy, and a strong sense of community spirit. Through the creation of inviting public gathering spaces, walkable corridors, and a blend of uses that serve both residents and workers, the development promotes organic social interaction and strengthens neighborhood identity. These features align with Santa Fe's planning themes of livability and connectivity.

Equally important is the project's anticipated effect on travel patterns within the city. By incorporating viable workspaces into the development, residents will have the opportunity to work closer to home, significantly reducing the need for daily cross-town travel. This shift is expected to

ease congestion, reduce vehicle emissions, and enhance quality of life for the surrounding community.

Transportation accessibility is also central to the project's vision. Discussions are underway to relocate a nearby existing bus stop to better serve the development's central public areas, making mass transit a more convenient and appealing option for future users. This enhancement directly supports Santa Fe's efforts to improve transit connectivity and promote sustainable mobility.

In every aspect, this project represents a mindful step toward a more integrated, efficient, and vibrant Santa Fe—one that reflects the principles laid out in the City's General Plan and responds to the evolving needs of its people and places.



September 3, 2025

Via First Class Mail

EARLY NEIGHBORHOOD NOTIFICATION MEETING

Dear Neighbor:

B Constructiv LLC on behalf of Amatren, LLC and DXD Capital, requests development plan approval for +/- 109,000 GSF of development on four parcels comprising approximately 2.72 acres at 1750 and 1802 Cerrillos Road, 1361 Fourth Street and 3 RD Berry Avenue. The project consists of an indoor self storage and office building, community offices and gathering space, creative office suites and a community dog park.

Date: _____, September __, 2025

Time: 5:30 PM

Zoom Link: _____

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to input.

Attached, please find a vicinity map. If you have any questions or comments, please contact Lisa Martinez, B Constructiv, LLC at (505) 470-7888 or by email at lmartinez@bconstructiv.com.

Sincerely,

Lisa Martinez



SITE PLAN

1" = 30'

KEYED NOTES:

1. PROPOSED BUILDING
2. PROPOSED 6' SIDEWALK
3. PROPOSED ASPHALT PARKING
4. PROPOSED ADA PARKING
5. PROPOSED BIKE RACKS
6. PROPOSED DOG PARK
7. PROPOSED FENCING
8. PROPOSED SITE LIGHTING
9. PROPOSED VEHICLE GATE
10. PROPOSED SITE ENTRANCE
11. EXISTING UTILITY LINES
12. LIMITS OF BASEMENT CONSTRUCTION
13. PROPOSED LOADING AREA
14. 175' PUSH DISTANCE FROM PROPOSED LOADING AREA.
15. PROPOSED SALLY PORT
16. FIRST FLOOR GLAZING (BUILDING)
17. SECOND FLOOR GLAZING (BUILDING)
18. PROPOSED 5' SIDEWALK CONNECTION
19. PROPOSED BOLLARD TYP.

LEGEND:

- PROPERTY LINES
- PROPOSED FENCE
- PROPOSED SITE LIGHTING
- PROPOSED BUILDING
- LANDSCAPED AREAS
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- ▨ PARKING
- WAT — WAT — EXISTING WATER UTILITY
- SAS — SAS — EXISTING SEWER UTILITY

SITE DATA:

ZONING: CC (COMMUNITY COMMERCIAL)
PUD (PLAN USE DEVELOPMENT)

LEGAL DESCRIPTION: Block 2 Capitol Land & Townsite co. add'n
"Tract B"
Lots 13-20 Block 3 of the Capitol Land and Townsite Co, Add'n

SITE AREA:
SITE 1: Block 2 Capitol Land & Townsite co. add'n: ±1.7479 ACRES

SITE 2: "Tract B": ±0.1794 ACRES &
Lots 13-20 Block 3 of the Capitol Land and Townsite Co, Add'n: ±0.7911 ACRES

GROSS FLOOR AREA (GFA):
SITE 1:
Basement Storage = 34,400 sf
1st Floor Storage (gsf) = 28,200 sf
1st Floor Offices (4 @ 300 sf) = 1,200 sf
Office Hallways = 200 sf
Community Room = 900 sf
2nd Floor (gsf) = 30,500 sf
Total = 95,400 sf

SITE 2:
Total = 13,882 sf

LOT COVERAGE (per SFCC Table 14-7.3-1):
SITE 1:
Maximum Allowable: 60%
Proposed: 30,500 sf / 40.02%

SITE 2:
Maximum Allowable: 60%
Proposed: 13,882 sf / 32.96%

BUILDING HEIGHT (per SFCC Table 14-7.3-1):
SITE 1:
Maximum Allowable: 45 feet
Proposed: TBD
SITE 2:
Maximum Allowable: 45 feet
Proposed: TBD

BUILDING SETBACKS:
SITE 1:
Street (Cerillos Road): Min. required 15' : Provided 23.18' min.
Rear: Min. required 10' : Provided 71.53' min
Side (west): Min. required none
Side (east): Min. required none

SITE 2:
Street (Fourth Street): Min. required 15' : Provided 17.30' min.
Rear: Min. required 10' : Provided 12.76' min
Side (north): Min. required none
Side (south): Min. required none

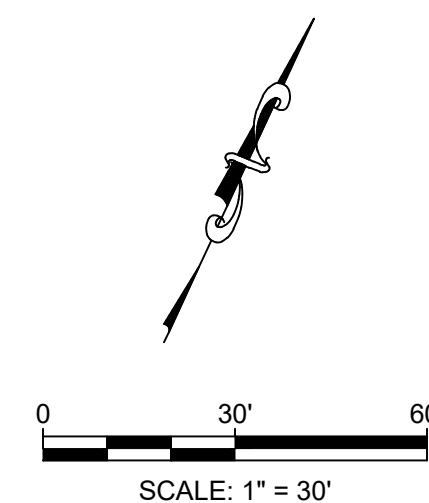
OPEN SPACE (per SFCC §14-5.5(A)(4)(b)):
SITE 1:
Required: 25%
Provided: 27,138 sf / 35.61%

SITE 2:
Required: 25%
Provided: 12,041 sf / 28.48%

PARKING CALCULATIONS (per SFCC Table 14-8.6):
SITE 1:
Required: 63 Spaces
Provided: 40 Spaces
SITE 2:
Required: 6 Spaces
Provided: 37 Spaces
TOTAL:
Required: 69 Spaces
Provided: 77 Spaces

ACCESSIBLE PARKING:
SITE 1 & 2:
Required: 4 ADA Spaces Including 1 Van
Provided: 4 ADA Spaces Including 1 Van

BICYCLE PARKING (SFCC Table 14-8.6-3):
SITE 1:
Required: 10 Spaces
Provided: 10 Spaces
SITE 2:
Required: 4 Spaces
Provided: 4 Spaces



Rev #	Date	Description	By	Check

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SANTA FE, NM
SANTA FE SELF STORAGE
SANTA FE, NEW MEXICO
SITE PLAN

DRAFT
PRELIMINARY
NOT FOR CONSTRUCTION
7/2025

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed RJC	Drawn CLW	Checked RJC
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Date: July 2025
Scale: Horiz: N/A
Vert: N/A
Project No: 9234397
Sheet: C-1

Amatren LLC Property
Legal Lot of Record Documentation

The Amatren, LLC property consists of the four parcels addressed below:

Address	Parcel Number	Plat	Deed
1802 Cerrillos	10685824	Book 1 Page 119	Book 1684 Page 334
1750 Cerrillos	16008891	Book 1 Page 119 Book 62 Page 7 Book 23 Page 32	Book 1684 Page 334
1361 Fourth Street	18312262	Book 1 Page 119	Book 1684 Page 334
3 Rd Berry Avenue	12776860	Book 1 Page 119	Book 1684 Page 334

The Capital Land And Townsite Co. Addition Plat dated June 18, 1909 and recorded in Book 1 at page 119 establishes a legal lot of record for each of the four parcels identified above.

WARRANTY DEED**1684334**

EMPIRE BUILDERS SUPPLY COMPANY, INC., a New Mexico business corporation, for consideration paid, grants to AMATREN, LLC., a New Mexico limited liability company, whose address is P.O. Box 5587, Santa Fe, New Mexico 87502, the following described real estate located in Santa Fe County, State of New Mexico:

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Block 2 of the Capital Land and Townsite Co. Addition to the City of Santa Fe, New Mexico, according to the original plat and survey thereof by Corbett & Smythe, surveyors, on August 1908, said plat approved by the City Council of Santa Fe, New Mexico, and filed with the County Clerk of Santa Fe County, New Mexico.

and

All of Lots 1, 13, 14, 15, 16, 17, 18, 19 and 20 of Block 3 of the Capital Land and Townsite Co. Addition to the City of Santa Fe, New Mexico, according to the original plat and survey thereof by Corbett & Smythe, surveyors, on August 1908, said plat approved by the City Council of Santa Fe, New Mexico, and filed with the County Clerk of Santa Fe County, New Mexico.

and

A certain tract of land lying and being situate at 1742 Cerrillos Road, at the southeast corner of the intersection of Cerrillos Road and Fourth Street, within the Santa Fe Grant, T.17N. R.9E. N.M.P.M., within the City of Santa Fe, County of Santa Fe, State of New Mexico, being more particularly described as follows:

Beginning at the center of sanitary sewer manhole #C-1-15 located at Fourth Street and Cerrillos Road, thence N. 62° 04' E. a distance of 22.4 feet, to the true point and place of beginning, the westernmost corner of the tract described herein; thence N. 49° 15' E. a distance of 51.58 feet, the northernmost corner of the tract described herein; thence S. 36° 25' E. a distance of 147.3 feet, the easternmost corner of the tract described herein; thence S. 43° 49' W. a distance of 53.9 feet, the southernmost corner of the tract described herein; thence N. 35° 48' W. a distance of 152.6 feet, the true point and place of beginning. Containing an area of 7835 square feet, more or less. All as shown on a survey for Mr. & Mrs. R.H. Culver, certified by Jack G. Horne, a registered New Mexico professional surveyor and engineer, number 889; the survey is dated 16 November 1977.

SUBJECT TO: all liens, encumbrances, covenants, restrictions, easements of record, and unpaid taxes for 1999 and subsequent years.

QUITCLAIM DEED

THIS INDENTURE, executed by the CITY OF SANTA FE, NEW MEXICO, a municipal corporation, hereinafter called Grantor, in favor of EMPIRE BUILDERS SUPPLY COMPANY, INC., a New Mexico corporation, hereinafter called the Grantee, WITNESSETH:

WHEREAS, the Grantor has duly ordained, adopted, published and made effective its Ordinance No. 1961-7, entitled:

"AN ORDINANCE CLOSING AND VACATING AN ALLEY AS SHOWN ON BLOCK 2 OF THE CAPITAL LAND AND TOWNSITE COMPANY ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, KNOWN AS "BISHOP HEIGHTS", FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO, WHICH ALLEY IS A STRIP OF LAND TWENTY FEET (20') WIDE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF THE CAPITAL LAND AND TOWNSITE COMPANY ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, KNOWN AS "BISHOP HEIGHTS", THENCE FROM SAID POINT OF BEGINNING IN AN EASTERLY DIRECTION ALONG THE SOUTH LOT LINES OF SAID LOT 1 THROUGH LOT 10 TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 2, OF SAID ADDITION; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF TWENTY TWO (22) FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 21, BLOCK 2, OF SAID ADDITION; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LOT LINES OF LOTS 11 THROUGH 21, BLOCK 2, OF SAID ADDITION TO THE NORTHWEST CORNER OF LOT 11, BLOCK 2, OF SAID ADDITION; THENCE IN A NORTHERLY DIRECTION A DISTANCE OF TWENTY (20) FEET, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, OF SAID ADDITION; THE POINT AND PLACE OF BEGINNING; RELINQUISHING ANY CLAIM BY THE CITY OF SANTA FE IN AND TO THE SAME; AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF SANTA FE, NEW MEXICO, TO EXECUTE A QUITCLAIM DEED IN FAVOR OF THE PARTIES ENTITLED THERETO WITH RESPECT TO THE REAL ESTATE COMPRISING SAID ALLEY."

Handwritten:
 Rm, 221
 61 1030 A
 JUNE
 [Signature]

in which the public alley therein described is vacated and closed as a public way; and

WHEREAS, the Grantee, as the owner of the property abutting a portion of said alley vacated by said ordinance and by virtue of said ordinance and by virtue of the vacation of said alley and by virtue of the laws of the State of New Mexico, is entitled to a deed to the portion of said vacated alley hereinafter described;

NOW, THEREFORE, for consideration paid, the Grantor

hereby quitclaims unto the Grantee the following-described real estate, lands and premises located in Santa Fe, Santa Fe County, New Mexico, to-wit:

That portion of the alley as shown on Block 2 of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights", which portion of said alley abuts on Lots 4 to 10 inclusive, and Lots 14 to 21, inclusive, of the said Block 2 of said Addition, and more particularly described as follows, to-wit:

Beginning at the Southwest corner of Lot 4, Block 2, of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights", thence from said point of beginning in an easterly direction along the south lot lines of Lots 4 through 10 to the Southeast corner of Lot 10, Block 2, of said addition; thence in a southerly direction a distance of twenty two (22) feet, more or less, to the Northeast corner of Lot 21, Block 2, of said Addition; thence in a westerly direction along the north lot lines of Lots 14 through 21, block 2, of said Addition, to the Northwest corner of Lot 14, Block 2, of said Addition; thence in a northerly direction a distance of twenty (20) feet, to the Southwest corner of Lot 4, block 2, of said Addition, the point and place of beginning.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 29th day of May, 1961.

CITY OF SANTA FE, NEW MEXICO,
a municipal corporation,

By Leo T. Murphy, Mayor

WITNESSES:
H. E. Valencia
H. E. Valencia, City Clerk

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss.

On this 29th day of May, A. D. 1961, before me personally appeared Leo T. Murphy Mayor, and H. E. Valencia, Clerk, of the City of Santa Fe, New Mexico, to me known to be the persons described in and who executed the foregoing instrument for themselves as such mayor and clerk and in behalf of said City of Santa Fe, New Mexico, who being duly sworn on their respective oaths did severally say each for himself and not one for the other, the said Leo T. Murphy, that he is the mayor, and the said H. E. Valencia, that he is the clerk of said city and corporation, and that the seal affixed to said instrument is the corporate seal of said city and corporation, and that said instrument was signed and sealed in behalf of said city and corporation by authority of its council, and the said Leo T. Murphy Mayor, and H. E. Valencia, Clerk, as aforesaid, acknowledge said instrument to be the free act and deed of said city and corporation, and that they executed the foregoing instrument in behalf of said city and corporation, and they acknowledge that they executed the same as the free act and deed of said city and corporation, and that they executed the same as their free act and deed, as such mayor and clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires Nov. 6 1963 George T. Rayburn
Notary Public

336993

QUITCLAIM DEED

BELLE D. ROBERTS, an unmarried woman

_____ for consideration paid, quitclaims to
REGINALD H. CULVER and WREATHA J. CULVER, his wife, as
community property,
the following described real estate in **Santa Fe** County, New Mexico:

All of her right, title and interest in and to the alley
in Block 3 of Capitol Land and Townsite Co. Addition
to the City of Santa Fe, New Mexico, which alley was
vacated by the City of Santa Fe as shown in Document
No. 336603 in Book 23 Plats at Page 32 in the Records
of the office of the County Clerk of Santa Fe County,
New Mexico.

WITNESS my hand and seal this **20th** day of **July**, 19 **76**.

(Seal) *Belle D. Roberts* (Seal)
Belle D. Roberts
(Seal) _____ (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF **SANTA FE**

The foregoing instrument was acknowledged before me this **20th** day of **July**, 19 **76**
by **BELLE D. ROBERTS, an unmarried woman**
(Name or Names of Person or Persons Acknowledging)

My commission expires: **11-6-78**
(Seal)

Albert P. McEwen
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____

by _____
(Name of Officer)
_____ of _____
(Title of Officer) (Name of Corporation Acknowledging)

_____ corporation, on behalf of said corporation.
(State of Incorporation)

My commission expires:

(Seal) _____ Notary Public

SANTA FE 198 #336993
NOTARY PUBLIC'S USE ONLY
I hereby certify that this instrument was filed
for record on the **28** day of **July**, 19 **76**, at **8:20** o'clock **A.M.**
and was duly recorded in my book **336**
page **993** of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROL OTTIZ
County Clerk, Santa Fe County, N.M.
Carol Ottiz
Deputy

(Return to Joseph A. Sommer, P.O. Box 1984, Santa Fe, N.M.)

362490

QUITCLAIM DEED

WOODROW J. BROWN and MERLIN O. BROWN, his wife,
 to REGINALD H. CULVER and WREATHA J. CULVER, his wife, as community property
 whose address is Santa Fe, New Mexico
 the following described real estate in Santa Fe County, New Mexico:

All of their right, title and interest in and to the alley in Block 3 of Capitol Land and Townsite Co Addition to the City of Santa Fe, New Mexico, which alley was vacated by the City of Santa Fe as shown in Document No. 336603 in Book 23 Plats at Page 32 in the Records of the office of the County Clerk of Santa Fe County, New Mexico.

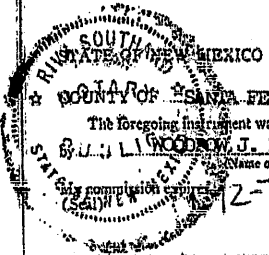
419,449
 STATE OF NEW MEXICO)
 COUNTY OF SANTA FE) SS
 Notary Public and Seal of Office
 DANNY ORTIZ
 Santa Fe County, N.M.



I hereby certify that this instrument was filed for record on the 1 day of May, A.D. 1978 at 10:00 o'clock AM and was duly recorded in my book 342 page 14 of the records of Santa Fe county.
 _____ DEPUTY

WITNESS OUR hand, seal and seal this 3rd day of April, 1978
 _____ (Seal) Woodrow J. Brown (Seal)
 WOODROW J. BROWN
 _____ (Seal) Merlin O. Brown (Seal)
 MERLIN O. BROWN

ACKNOWLEDGMENT FOR NATURAL PERSONS

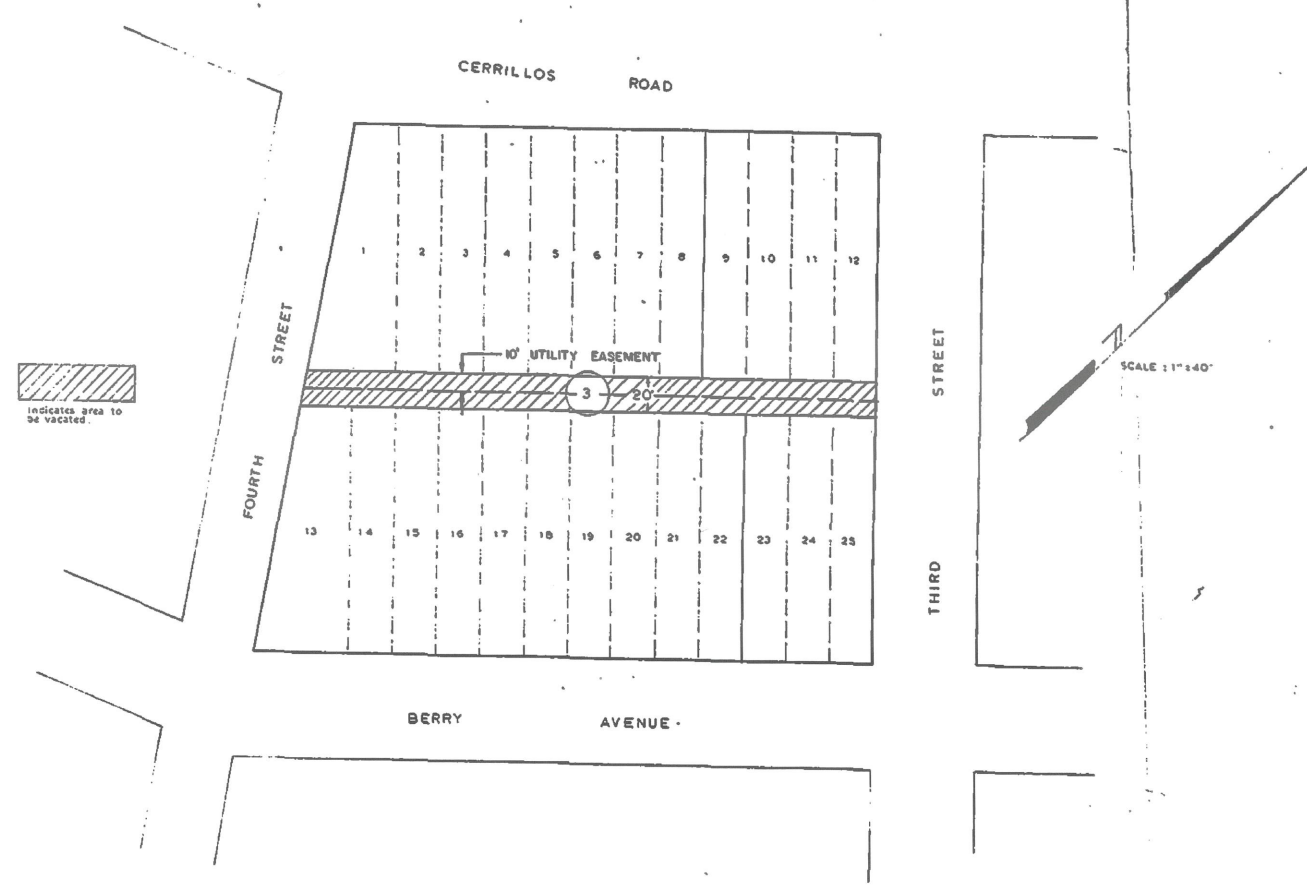


STATE OF NEW MEXICO)
 COUNTY OF SANTA FE) ss.
 The foregoing instrument was acknowledged before me this 3rd day of April, 1978, by WOODROW J. BROWN and MERLIN O. BROWN, his wife (Name or Names of Person or Persons Acknowledging)
Riva Southard Notary Public

ACKNOWLEDGMENT FOR CORPORATION

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO)
 COUNTY OF _____) ss.
 The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ (Name of Officer) _____ (Title of Officer) of _____ (Name of Corporation Acknowledging) _____ (State of Incorporation) corporation, on behalf of said corporation.
 My commission expires: _____
 _____ Notary Public
 (Seal)



VACATION OF ALLEY WITHIN THE
BISHOP HEIGHTS ADDITION of the
CAPITAL LAND and TOWNSITE CO. ADDITION
 to the city of Santa Fe, New Mexico.
 BLOCK 3

STATEMENT

WE the undersigned owners of the subdivision land shown on this plat do hereby declare the alley between Fourth & Third Streets on Block 3 of the Bishop Heights Addition of the Capital Land and Townsite Co. Addition to the City of Santa Fe, New Mexico to be vacated, as shown on this plat hereof.
 A Utility Easement ten (10) feet wide being the northwestern ten (10) feet of the vacated alley, and extending the entire length of the block, from third street to fourth street, as shown is hereby granted.

 BELLE ROBERTS

 GEORGE E. MYERS

 ROBERT J. DUHN

 VIRGINIA THOMAS HYDES BY BESS G. THOMAS, HER ATTORNEY-IN-FACT

STATE OF NEW MEXICO
 COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me this _____ day of May 1971 by BELLE ROBERTS, GEORGE E. MYERS, ROBERT J. DUHN and Bess G. Thomas as Attorney-in-Behalf of Virginia Thomas Hydes

My Commission Expires _____ NOTARY PUBLIC

CITY OF SANTA FE
 Accepted by the City Council of the City of Santa Fe, New Mexico at its meeting of _____
 Date _____ Mayor _____ Municipal Clerk _____
 Accepted by the City Planning Commission of the City of Santa Fe, New Mexico at its meeting of _____
 Date _____ Secretary _____ Chairman _____
 Approved _____ Date _____ By _____ City Engineer _____
 Approved _____ Date _____ By _____ City Planner _____
 Approved by the Board of County Commissioners Santa Fe County at their meeting of: _____
 Date _____ Chairman _____

UTILITY COMPANIES

 Public Service Co. of N.M. Elec. Dept.

 Southern Union Gas Co.

 Mountain States Telephone Co.

 Public Service Co. of N.M. Water Dept.

NOTE:
 A utility easement ten (10) feet in width as described above has been retained by City Council of the City of Santa Fe, New Mexico, on the action to vacate said alley by resolution No. 1971-25 passed on June 30, 1971.

CERTIFICATE
 This is to hereby certify that the areas shown to be vacated are accurately shown on this plat, from the Capital Land and Townsite Addition, that the plat of Capital Land and Townsite Addition is filed at the Santa Fe County Clerks Office.
 Date May 1971

 REG. PROF. L.S. No. 1145

CITY OF SANTA FE, N.M.
 STATE OF NEW MEXICO
 I hereby certify that this instrument was filed for record on _____ at _____ N.M. at _____ and was duly recorded in Book _____ page _____ of the records of Santa Fe County.
 Witness my Hand and Seal at Office
 CAROLINA S. GONZALES
 County Clerk, Santa Fe County, N.M.

 Deputy

o Points found
o 2nd used
o Points set

DEDICATION KNOW ALL MEN BY THESE PRESENTS
That Reginald H & Wreatha J. Culver have made a replat
of their property at 1742 CERRILLOS ROAD, SANTA FE, N.M.,
which shall be called

CULVER REPLAT

All as shown on this plat and containing 0.69 acres, more or less.
Easements, as shown, are granted to the utility companies with
rights to trim vegetation interfering with utility distribution.

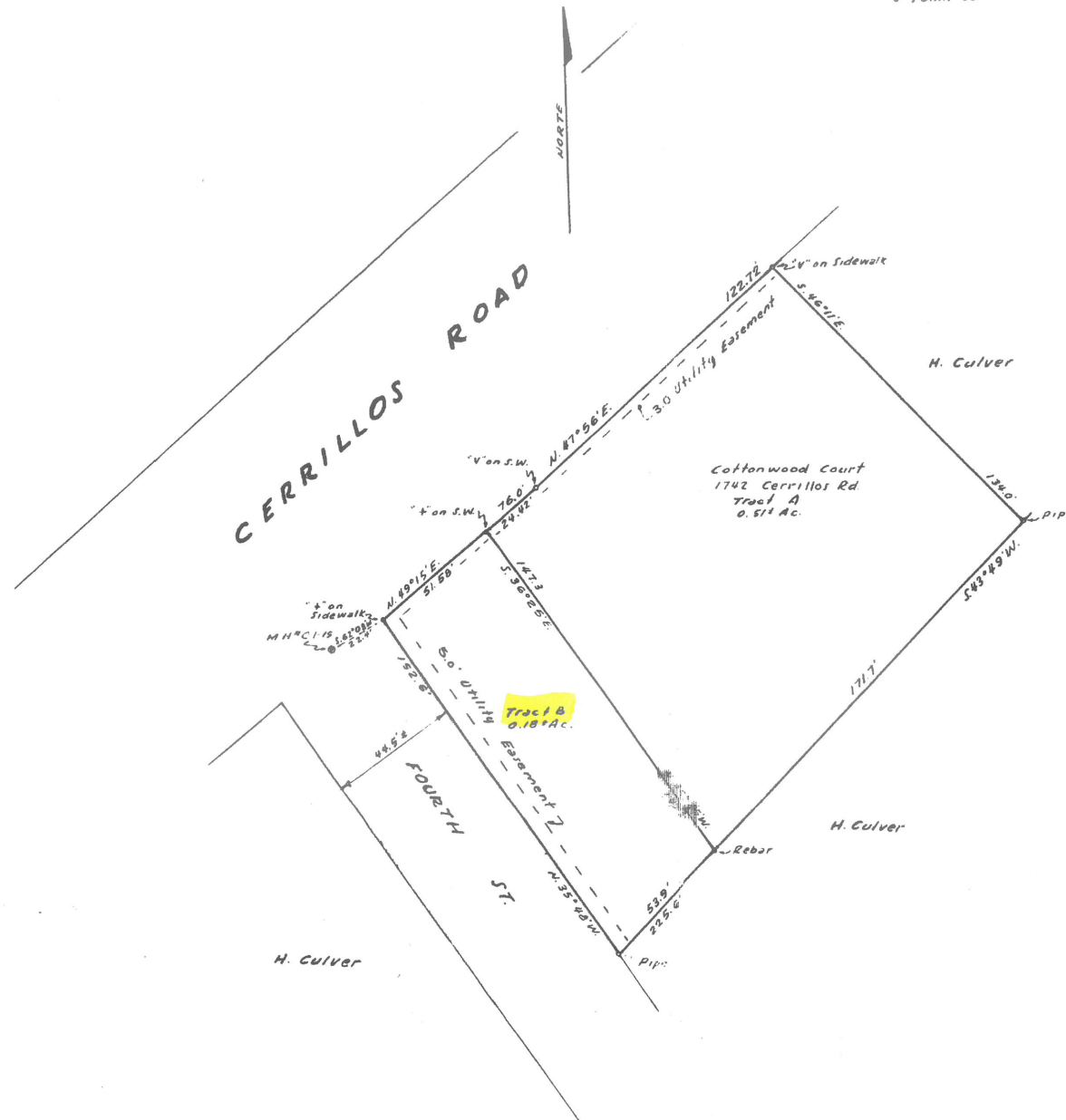
Reginald H. Culver Wreatha J. Culver
The Owners

SUMMARY PROCEDURE ENDORSEMENT

CITY OF SANTA FE, NEW MEXICO
Approved 1977 City Engineer
Approved 1977 City Planner

UTILITY COMPANIES

MOUNTAIN BELL by E.R. Franzyo 12/5/77
PUBLIC SERVICE CO. OF N.M. by E.R. Franzyo 12-2-77
GAS CO. OF N.M. by



AFFIDAVIT

STATE OF NEW MEXICO
COUNTY OF SANTA FE
This replat lies within the planning or platting jurisdiction
of the City of Santa Fe, N.M.

Reginald H. Culver Wreatha J. Culver

STATE OF NEW MEXICO
COUNTY OF SANTA FE
The above instruments were acknowledged before me
on the day of 1977

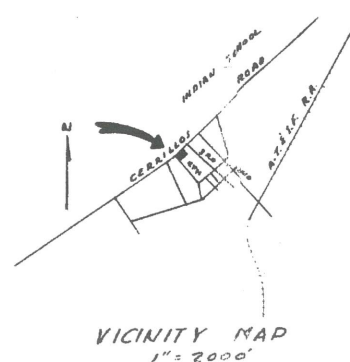
My Commission expires Notary Public

SEAL

I certify that this survey plat was made by me and
it is true and correct to the best of my
knowledge and belief.

Jack G. Horne
Jack G. Horne
P.E. & L.S. # 889

30 Nov 1977



CULVER REPLAT

1742 CERRILLOS ROAD
SANTA FE N. M.
1" = 30'



417,951
STATE OF NEW MEXICO)
COUNTY OF SANTA FE)
I hereby certify that this instrument was filed
for record on the 31 day of Nov. 1977 at 2:41 o'clock p.m.
and was duly recorded in my book
of the records of Santa Fe county
County Clerk, Santa Fe County, N.M.
Danny Ortiz
DENNY

THE
CAPITAL
LAND
 AND
TOWNSITE
 CO.
 ADDITION
 TO
SANTA FE
N.M.
 Scale 20ft = 1 inch



STATEMENT.

BE IT REMEMBERED, That the subdivision into Blocks and Lots of the lands included in this Company's Addition, known as "Bishop Heights", a final plat and numbered on this Plat, is with the free consent and in accordance with the terms of the undersigned owner and proprietor of the said lands, and the streets, avenues and alleys indicated thereon are hereby declared public highways.

IN WITNESS WHEREOF, the said company, by authority of its Board of Directors, has caused this instrument to be signed and sealed with its seal of June, 1900.

By Chas. F. Easley
 President

Thomas D. Gable
 Secretary

ATTEST: My commission expires the 12th day of July, 1900.

John W. Stauffer
 Notary Public