



Agenda

Notice of the Early
Neighborhood Notification
(ENN)
February 10, 2026 at 5:30 PM
Meeting Virtually

Procedures for Early Neighborhood Notification (ENN) Meeting

1. ENN Name
 - a. 4680 San Ignacio Road
2. Project Address
 - a. 4680 San Ignacio Road
3. Description
 - a. Proposed Development Plan for a new 180 unit affordable multi-family community. The C-2, General Commercial.
4. Applicant
 - a. JenkinsGavin, agent 505-820-7444
5. Staff
 - a. Claudia Kath, cmkath@santafenm.gov
6. Meeting Location

a. Join Zoom Meeting

<https://us02web.zoom.us/j/88359587380?pwd=NUVeBBatxntxkj6TTteLOS109DcHhx.1>

Meeting ID: 883 5958 7380

Passcode: 715494

One tap mobile

+13462487799,,88359587380#,,,,*715494# US (Houston)

+16694449171,,88359587380#,,,,*715494# US

Join instructions

https://us02web.zoom.us/join/88359587380/invitations?signature=Vi8bt9fNYTy_liWSmsyeJw

Early Neighborhood Notification (ENN)

February 10, 2026

Page 1 of 2

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



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: San Ignacio Multi-Family Housing Community (Ulysses)

Address: 4640 San Ignacio Road, Santa Fe, NM 87507 Parcel Size: 6.816 acres

Zoning: C-2 Future Land Use: Community Commercial

Preapplication Conference Date: November 13, 2025

Detailed Project Description: 180-unit multifamily residential development consisting of 100% affordable units with open space and resident amenities.

Property Owner Information

Name: PLAZA CAMINO REAL NM LLC

Address: 131 West Street, Danbury, CT 06810

Phone: _____ E-mail Address: _____

Applicant/Agent Information (if different from owner):

Name: JenkinsGavin, Inc.

Address: 130 Grant Avenue, Suite 101

Phone: 505-820-7444 E-mail Address: margaret@jenkinsgavin.com

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize See attached letter of authorization. to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Proposed ENN Meeting Dates:

<i>Provide 2 options:</i>	<i>Preferred Option</i>	<i>Alternative</i>
DATE:	Monday, February 10, 2026	Tuesday, February 4 (2nd choice) Monday, February 3 (3rd choice)
TIME:	5:30 p.m.	
LOCATION:		



Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

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 1987, 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 each criterion, 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, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

PROJECT SUMMARY: The subject property is zoned C-2 General Commercial and within Zone 3 of the Cerrillos Road Highway Corridor (CRHC) Protection District Overlay. It is north of the intersection of Cerrillos Road at Airport Road, a significant business and growing residential corridor in town. It is bounded by Cerrillos Road to the north, San Ignacio Road to the west, and a cinema, optician, and gas station to the east/northeast. The subject property is one singular lot totaling approximately 6.816 acres and is presently vacant.

The multi-unit development will cater to families, with a mix of one, two, three and four-bedroom units in a multi building configuration which will not exceed the maximum height limit of 45 feet. The building configuration allows for vehicular circulation drive aisles around the site and adjacent parking. A generous open space area is proposed for the portion fronting Cerrillos Road along with a clubhouse and pool with other landscaped pockets of open space situated further north. Vehicular access to the development limited to San Ignacio Road. Pedestrian connectivity is being studied to include connections to retail amenities to the east and potentially south via Cerrillos road, though there are some low-lying areas which may prevent this. The development is proposed to be fenced and potentially gated to discourage cut-through traffic to adjacent sites to the west.

The architectural style proposed is that of a southwest vernacular and units will be generously set back from Cerrillos and San Ignacio Roads. Site lighting will be shielded downwards to prevent light trespass onto adjacent properties.

The subject development aligns perfectly with Cerrillos and Airport Roads, with bus access via the #2/Cerrillos and #24 serving Airport Road, with a Transit Center situated approximately ¼ mile south next to the Santa Fe Place Mall.

(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 subject property is vacant. The proposed development will not trigger any adverse impacts to existing landscaping, which primarily currently consists of native grass, naturally occurring shrubs, and Siberian Elm.

The development is situated in a semi-lowland and urbanized area of town, far from escarpments, outcroppings, rivers or arroyos, and due to the minimal existing vegetation and proposed site clearance, no hazmat or fire-related risks are present.

(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.*

This area is situated in the Suburban Archaeological Review District. As per SFCC §14.04.03.D.3.4.II...*"An Archaeological Clearance Permit is required for new construction of sewer mains or main lines of other utilities"..."with an extension of 550 feet or more if the main is in the River and Trails or Suburban Archaeological Review district."*

In the event that utility trenching reaches this threshold under the new code as referenced, the Applicant has already conducted an archaeological review of the subject area. All findings will be detailed in the archaeologist's report for review via the City Archaeological Review Committee public meeting, which is slated to occur prior to Planning Commission.

(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.*

According to the City's 1999 General Plan and the City's official GIS map, the subject area's Future Land Use designation is "Community Commercial", with a small portion of "Transitional Mixed Use" at the northwest corner of the site.

The proposed multi-family development aligns with Community Commercial both in terms of use and scale.

The subject development comports with the following General Plan Themes:

1. Affordable Housing: The proposed development will create critically needed affordable housing in Santa Fe.
2. Transportation Alternatives: The development reduces automobile dependence because of its location to walkable amenities such as restaurants and entertainment in the neighborhood. It is also in close proximity to two major bus routes
3. Community-Oriented Development: This development will place residents in close proximity to commercial amenities, fostering public vitality.
4. Quality of Life: New housing on a vacant site enhances quality of life for residents; in a rapidly urbanizing section of the south side, this development will be in proximity to community services.

(e) EFFECTS UPON 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 site plan reflects ample parking for residents and guests, exceeding the number of required parking spaces for 180 units

A Traffic Impact Analysis (TIA) is underway to assess traffic impacts at peak travel times. The TIA will also clarify ingress and egress to the development, which will be limited to San Ignacio Road only. Pedestrian access is limited to San Ignacio Road currently, with new sidewalks along San Ignacio Road. Topographical constraints limit direct connections to Cerrillos Road and pedestrian access to the business amenities to the east is under further study due to how the vehicular and fire lane access was originally constructed to serve these businesses.

(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.*

The addition of 180 new affordable housing units creates a positive economic impact on the City of Santa Fe by providing construction employment jobs that will be optimally local, but also for residents who, when affordably housed, can increase spending in the community vs. paying exorbitant rents, thus supporting the generation of Gross Receipts Tax. These taxes are then reinvested into amenities and services benefiting residents of the City. Because of the urban infill that will take place in an already developed retail center of town, it is certainly anticipated that residents will patronize adjacent retail establishments, grocery, and restaurants.

(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. (Ord. No. 2005-30(A) § 4)

This project is officially an affordable housing development, subsidized by 4% LIHTC (Low Income Housing Tax Credits). As obtaining this type of financing is non-competitive, affordable rents are achieved through restriction and are guaranteed for residents by a determined time frame, typically a minimum 30 years, as a condition of accepting the credits from the governing authority, Housing New Mexico.

The effect of realizing this development is an addition of 180 affordable long-term rental units to Santa Fe's housing stock, achieving one of the greatest needs in our 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 or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

The developer proposes to take advantage of existing water, sewer, and storm water infrastructure and dry utility connections that already serve the site, primarily via Cerrillos Road. The project will also be served by existing emergency services.

The development will be served directly by Santa Fe Trails Bus Route #2 along Cerrillos, Route #24 on Airport Road, and is a short walk to the Santa Fe Place Mall Transit Center which picks up service via the #6 east of Airport Road along Rodeo Road.

(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.*

In accordance with City requirements, the project's water demand will be offset by acquiring water rights or water conservation credits, so there will be no new demand on the City's water system. The project will comply with the City's regulations governing landscaping and water conservation.

(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.*

Multi-modal connections already exist to provide convenient access. The Cerrillos Road and Airport Road nexus is a significant and highly visited gateways to the City of Santa Fe. The benefit of providing affordable housing as quality infill development will further enhance community interest, integration, social balance and eyes on the street, through continued interactions within a bustling, transit-rich significant City corridor.

(k) EFFECT UPON 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? The project's effect on intra-city travel; and between employment and residential centers.*

The project aligns with the City's General Plan by promoting a compact urban form through appropriate infill development. Furthermore, the project is served by a mix of commercial and institutional uses in the existing neighborhood.

ADDITIONAL COMMENTS (Optional)

AUTHORIZATION LETTER

October 24, 2025

Heather Lamboy
Land Use Director
Planning & Land Use Department
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87504

RE: Authorization to submit application for 4680 San Ignacio Road

Ms. Lamboy:

The undersigned own the property commonly known as 4680 San Ignacio Road, Santa Fe, New Mexico 87507, legally described as Lot A-2, as shown on that certain plat of survey recorded in the records of the Santa Fe County Clerk on June 15, 2023, as Instrument No. 2013790, in Plat Book 903, Pages 9 – 12 (the "Property"). This letter shall serve our authorization for Ulysses Development Group and JenkinsGavin, Inc. to file applications for land use approval from the City of Santa Fe on the Property.

Thank you.

Sincerely,

PLAZA CAMINO REAL NM LLC
a Delaware limited liability company

By: *Albert J. Salametti* *MAN. MEMBER*
Its: Managing Member Title
Printed Name: *Albert J. Salametti*

State of *CONNECTICUT*)
County of *Fairfield*) ss *DANBURY*

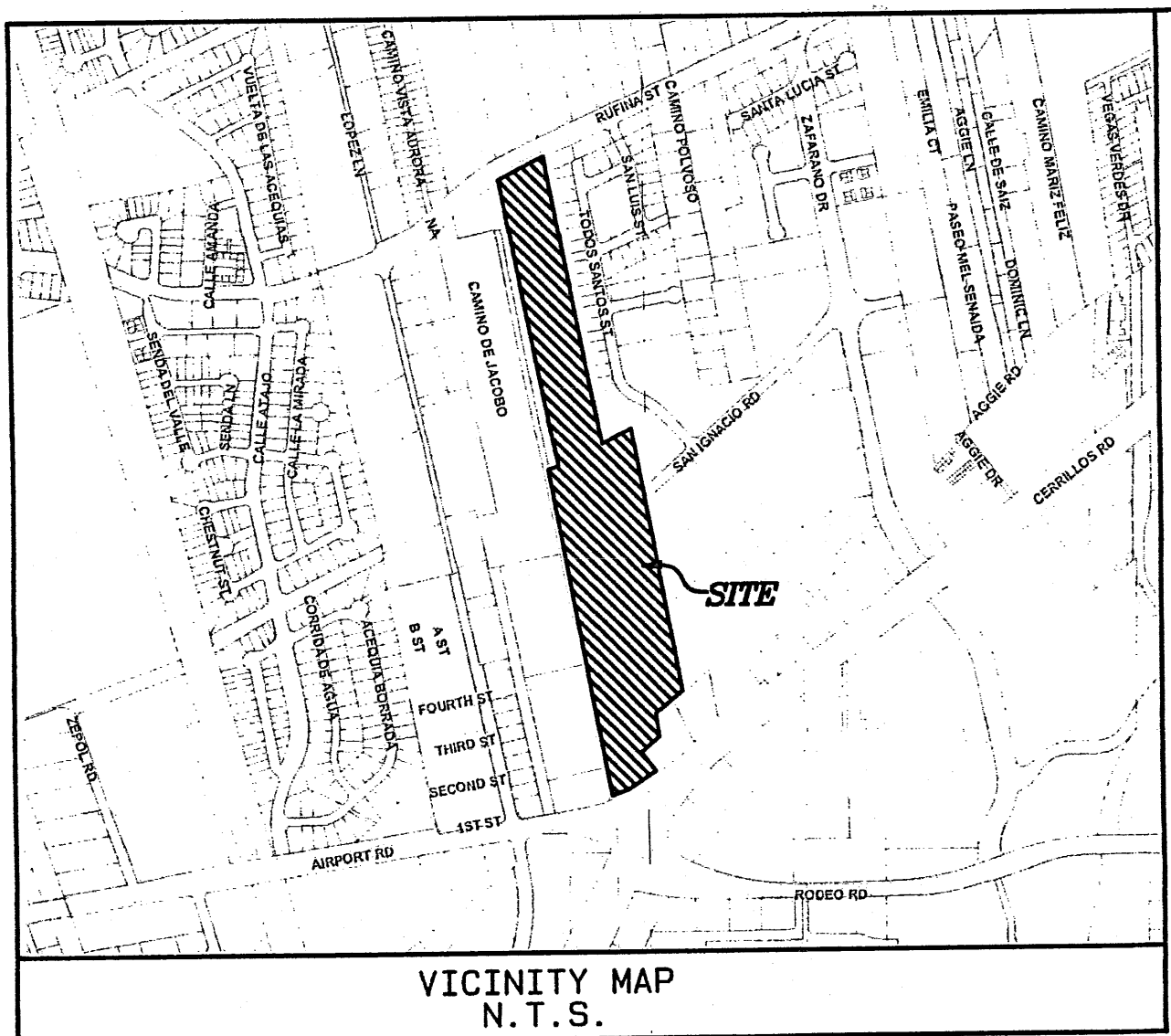
The foregoing instrument was acknowledged before me this *29th* day of *October*, 2025 by *ALBERT J. SALAMETTI* as Manager of Plaza Camino Real NM LLC, a Delaware limited liability company, on behalf of the company..

[Signature] My Commission Expires: _____
Notary Public *Commissioner Superior Court - CONNECTICUT*
Juris # 001298



LOT LINE ADJUSTMENT SURVEY OF PACKARD LOT A, GARCIA/RIVERA LOT A, RIVERA LOT B & PACKARD/GARCIA LOT B

LYING AND BEING SITUATED WITHIN
SECTION 5 & 6, T. 16 N., R. 09 E., N.M.P.M.,
CITY AND COUNTY OF SANTA FE, NEW MEXICO
CONTAINING 20.570 AC.±



- NOTES:**
1. BASIS OF BEARING IS PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY OF PORTION OF S.H.C. 455, TRACT 2, PORTION OF S.H.C. 5950, TRACT 1, LOT A & LOT B" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 710, PAGE 24 ON NOVEMBER 10, 2009 AT THE SANTA FE COUNTY CLERK'S OFFICE. MERIDIAN LINE IS ALONG THE WEST LINE OF FORMER PACKARD LOT A AS SHOWN. SEE SHEET 4 FOR RECORD DATA IN PARENTHESES ().
 2. REFER TO WARRANTY DEED, RIVERA TO PLAZA CAMINO REAL NM LLC, RECORDED AS INSTRUMENT #1523865 AT THE SANTA FE COUNTY CLERK'S OFFICE.
 3. REFER TO PLAT ENTITLED "PLAT OF SURVEY SHOWING LOT SPLIT OF S.H.C. 455, TRACT 2 & S.H.C. 1179, TRACT 1 AND CREATION OF INGRESS/ EGRESS EASEMENT WITHIN BREWER OIL AND TRACT 3" PREPARED BY ALLAN S. CURTIS, N.M.P.L.S. No. 13605, RECORDED IN BOOK 548, PAGE 022-023 ON DECEMBER 3, 2003 AT THE SANTA FE COUNTY CLERK'S OFFICE. SEE SHEET 4 FOR RECORD DATA IN BRACKETS [].
 4. REFER TO PLAT ENTITLED "PLAT OF SURVEY SHOWING CONSOLIDATION OF TRACT 3 INTO DOUBLE CHEESE, INC. AND BREWER OIL" PREPARED BY ALLAN S. CURTIS, N.M.P.L.S. No. 13605, RECORDED IN BOOK 550, PAGE 002 ON DECEMBER 30, 2003 AT THE SANTA FE COUNTY CLERK'S OFFICE. SEE SHEET 4 FOR RECORD DATA IN BRACES { }.
 5. REFER TO TEMPORARY ACCESS PERMIT FOR CERRILLOS ROAD #03-08-38 FROM CITY OF SANTA FE.
 6. THESE LANDS LIE WITHIN ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS PER F.I.R.M. COMMUNITY PANEL NO. 35049C0394D, DATED JUNE 17, 2008.
 7. REFER TO PLAT ENTITLED "BOUNDARY SURVEY FOR PLAZA CAMINO REAL N.M. LLC AND ALTON R. PACKARD & FRANK O. PACKARD JR" PREPARED BY JEFFERY LUDWIG, N.M.L.S. No. 13054, RECORDED IN BOOK 579, PAGE 21 ON JANUARY 27, 2005 AT THE SANTA FE COUNTY CLERK'S OFFICE. SEE SHEET 4 FOR RECORD DATA IN ANGLE BRACKETS < >.
 8. REFER TO PLAT ENTITLED "PLAT OF SURVEY FOR FRED GARCIA" PREPARED BY WALLACE LUCHETTI, N.M.L.S. No. 6040, DATED 1/73. SEE SHEET 4 FOR RECORD DATA IN DOUBLE PARENTHESES (()).
 9. REFER TO PLAT ENTITLED "PLAT OF SURVEY & CONSOLIDATION FOR AL PACKARD" PREPARED BY ROBERT L. BENEVIDES, N.M.L.S. No. 5824, RECORDED IN BOOK 229, PAGE 47 AT THE SANTA FE COUNTY CLERK'S OFFICE. SEE SHEET 4 FOR RECORD DATA IN DOUBLE BRACKETS [[]].
 10. REFER TO SHEET 11 OF 45 OF THE RUTINA RIGHT-OF-WAY PLAT HAVING PROJECT NO. C.I.P. No. 826 AND DATED NOVEMBER 4, 1988. SEE SHEET 4 FOR RECORD DATA IN DOUBLE BRACES { { } }.
 11. REFER TO PERSONAL REPRESENTATIVE'S DEED, GARCIA TO GARCIA, RECORDED IN BOOK 1497, PAGE 258 AT THE SANTA FE COUNTY CLERK'S OFFICE.
 12. REFER TO PERSONAL REPRESENTATIVE'S DEED, GARCIA TO PLAZA CAMINO REAL NM LLC, RECORDED AS INSTRUMENT #1585056 AT THE SANTA FE COUNTY CLERK'S OFFICE.
 13. REFER TO PERSONAL REPRESENTATIVE'S DEED, PLAZA CAMINO REAL NM LLC TO GARCIA, RECORDED AS INSTRUMENT #1585056 AT THE SANTA FE COUNTY CLERK'S OFFICE.
 14. REFER TO WARRANTY DEED TO PLAZA CAMINO REAL NM LLC RECORDED AS INSTRUMENT #1364638 AT THE SANTA FE COUNTY CLERK'S OFFICE.

REVIEWED BY:
CITY OF SANTA FE

Mayor 6/13/23
CITY CLERK DATE

Ben 6/13/23
CITY ENGINEER FOR LAND USE DATE

VACATION OF 40' SANITARY INTERCEPTOR LINE EASEMENT PER DEED FOR EASEMENT-OF-WAY BK. 177, PG. 547 WITHIN GARCIA LOT B, PARCEL 2, LOT 2 & LOT 1, VACATION OF 68' ROADWAY & UTILITY EASEMENT PLAT BK. 137, PG. 049 & BK. 24, PG. 248 WITHIN GARCIA LOT B, PARCEL 2, LOT 2 & LOT 1, AND VACATION OF 70' BUILDING SETBACK FROM CENTERLINE OF SEWER EFFLUENT LINE PLAT BK. 174, PG. 003 & BK. 612, PG. 813 WITHIN GARCIA LOT B RIVERA LOT B & LOT 1.
APPROVED BY THE SANTA FE CITY PLANNING COMMISSION AT THEIR MEETING OF MAY 7, 2020 AS CASE #2019-1325

DEDICATION/VACATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS
THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LOTS SHOWN HEREON, HAVE CAUSED THE VACATION AND GRANTING OF THE DESCRIBED EASEMENTS WITHIN THE LOTS, ALL THAT APPEARS ON THIS PLAT THAT PERTAINS TO SAID LOTS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE LOTS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Albert J. Salame
PLAZA CAMINO REAL NM, LLC, OWNER OF PACKARD LOT A, GARCIA/RIVERA LOT A, RIVERA LOT B
STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF January, 2023 BY ALBERT J. SALAME

STATE OF NEW MEXICO
NOTARIAL OFFICER
KARL H. SOMMER
NEW MEXICO
STATE BAR # 4846

Karl H. Sommer
NOTARY PUBLIC
MY COMMISSION EXPIRES

Manuel Garcia Personal Representative
MANUEL GARCIA, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALFRED GARCIA, OWNER OF PACKARD/GARCIA LOT B

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January, 2023 BY MANUEL GARCIA.

Audra M. Burdwell
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF NEW MEXICO
NOTARY PUBLIC
AUDRA M. BURDWELL
COMMISSION # 1069958
COMMISSION EXPIRES 05/20/2023

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LOT LINE ADJUSTMENT, GRANTING OF THE DRAINAGE EASEMENT (GRANTED FOR THE CONVEYANCE OF ON-STREET RUNOFF THROUGH LOT 1-A), THE TEMPORARY DRAINAGE/SEDIMENT POND EASEMENT, THE TEMPORARY CONSTRUCTION AND MAINTENANCE SLOPE EASEMENT AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT EASEMENTS TO ALL EXISTING PUBLIC UTILITIES. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Albert J. Salame
PLAZA CAMINO REAL NM, LLC, OWNER OF PACKARD LOT A, GARCIA/RIVERA LOT A, RIVERA LOT B
STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF January, 2023 BY ALBERT J. SALAME

Karl H. Sommer
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF NEW MEXICO
NOTARIAL OFFICER
KARL H. SOMMER
NEW MEXICO
STATE BAR # 4846

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LOT LINE ADJUSTMENT AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT EASEMENTS TO ALL EXISTING PUBLIC UTILITIES. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Manuel Garcia Personal Representative
MANUEL GARCIA, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALFRED GARCIA, OWNER OF PACKARD/GARCIA LOT B

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January, 2023 BY MANUEL GARCIA.

Juella M. Montoya
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF NEW MEXICO
NOTARY PUBLIC
JUELLA M. MONTOYA
COMMISSION # 1103789
COMMISSION EXPIRES 11/21/2026

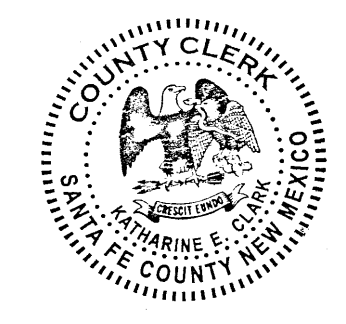
John D. Holland P.E. 2-10-23
WASTEWATER ENGINEER DATE

John D. Holland P.E. Feb 13, 2023
WATER DIVISION DATE

John D. Holland Jan 23, 23
SANTA FE COUNTY TREASURER DATE

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 15 DAY OF June A.D. 2023 AT 9:30 O'CLOCK A M AND WAS DULY RECORDED IN PLAT BOOK 903, PAGE 9-12 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHERINE E. CLARK
COUNTY CLERK, SANTA FE COUNTY, N.M.
Katherine E. Clark
DEPUTY



SURVEYOR'S CERTIFICATE

I, ECTOR G. ALVARADO, NMPLS No. 8877 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 11/01/19, 1/24/2020 & 11/7/2022

Ector G. Alvarado 11/7/2022
ECTOR G. ALVARADO NMPLS NO. 8877



INDEXING INFORMATION FOR COUNTY CLERK	
TAX ID#	1-050-096-002-239 1-050-096-032-186 1-050-096-039-116 1-050-096-023-091
OWNER:	ESTATE OF ALFRED GARCIA PLAZA CAMINO REAL NM LLC
FILED:	BOOK 1497, PAGE 258 INST. #1585056 INST. #1523865 INST. #1585056 INST. #1364638
SUBDIVISION:	N/A
SECTIONS:	SEC. 5 & 6, T. 16 N., R. 09 E., N.M.P.M.

SOUTHWEST MOUNTAIN SURVEYS

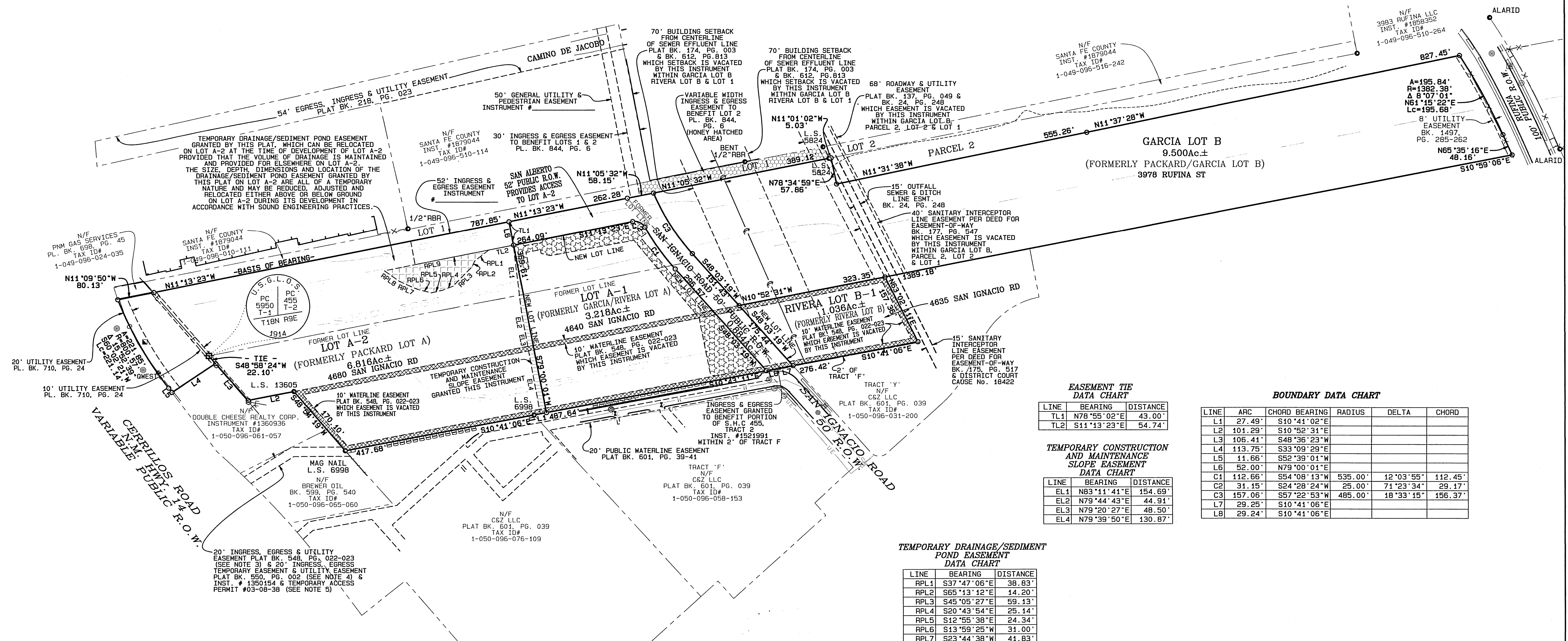
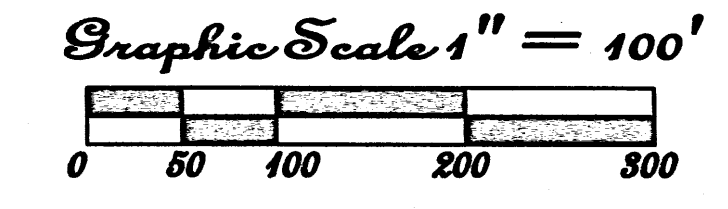
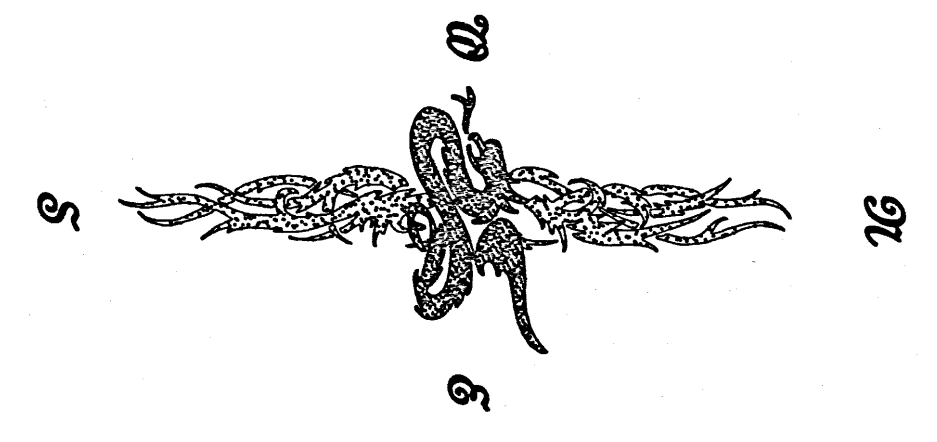
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413
DATE(S): 10/23/19 DRAWN BY: DKR PROJECT NO. C-2063C

LOT LINE ADJUSTMENT SURVEY OF PACKARD LOT A, GARCIA/RIVERA LOT A, RIVERA LOT B & PACKARD/GARCIA LOT B

903 10

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR STAMPED
SW MTN SURVEYS L.S. 8877
 - CONCRETE RETAINING WALL WITH RAILING
 - BRICK RETAINING WALL
 - UNDERGROUND GAS LINE
 - TELEPHONE JUNCTION BOX
 - GAS VALVE
 - ▨ NEW DRAINAGE EASEMENT
GRANTED THIS INSTRUMENT
SEE SHEET 3 FOR DETAIL

LYING AND BEING SITUATED WITHIN
SECTION 5 & 6, T. 16 N., R. 09 E., N.M.P.M.,
CITY AND COUNTY OF SANTA FE, NEW MEXICO
CONTAINING 20.570 AC.±



EASEMENT TIE DATA CHART

LINE	BEARING	DISTANCE
TL1	N78°55'02"E	43.00'
TL2	S11°13'23"E	54.74'

TEMPORARY CONSTRUCTION AND MAINTENANCE SLOPE EASEMENT DATA CHART

LINE	BEARING	DISTANCE
EL1	N83°11'41"E	154.69'
EL2	N79°44'43"E	44.91'
EL3	N79°20'27"E	48.50'
EL4	N79°39'50"E	130.87'

BOUNDARY DATA CHART

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
L1	27.49'	S10°41'02"E			
L2	101.29'	S10°52'31"E			
L3	106.41'	S48°36'23"W			
L4	113.75'	S33°09'29"E			
L5	11.66'	S52°39'01"W			
L6	52.00'	N79°00'01"E			
C1	112.66'	S54°08'13"W	535.00'	12°03'55"	112.45'
C2	31.15'	S24°28'24"W	25.00'	71°23'34"	29.17'
C3	157.06'	S57°22'53"W	485.00'	18°33'15"	156.37'
L7	29.25'	S10°41'06"E			
L8	29.24'	S10°41'06"E			

TEMPORARY DRAINAGE/SEDIMENT POND EASEMENT DATA CHART

LINE	BEARING	DISTANCE
RPL1	S37°47'06"E	38.83'
RPL2	S65°13'12"E	14.20'
RPL3	S45°05'27"E	59.13'
RPL4	S20°43'54"E	25.14'
RPL5	S12°55'38"E	24.34'
RPL6	S13°59'25"W	31.00'
RPL7	S23°44'38"W	41.83'
RPL8	S35°18'38"W	40.65'
RPL9	N11°13'23"W	231.61'

SHEET 2 OF 4

INDEXING INFORMATION FOR COUNTY CLERK

TAX ID# 1-050-096-002-239
1-050-096-038-186
1-050-096-039-116
1-050-096-023-091

OWNER: ALFRED GARCIA
PLAZA CAMINO REAL NM LLC

FILED: BOOK 1497, PAGE 258
INST. #1585058
INST. #1823865
INST. #1585056
INST. #1364538

SUBDIVISION: N/A

SECTIONS: SEC. 5 & 6, T. 16 N., R. 09 E., N.M.P.M.

SOUTHWEST MOUNTAIN SURVEYS

1114 HICKOX ST., SANTA FE, N.M. 87501

(505) 982-9429 FAX (505) 986-3413

DATE (S): 10/23/19 DRAWN BY: DKR PROJECT NO.: C-2063C

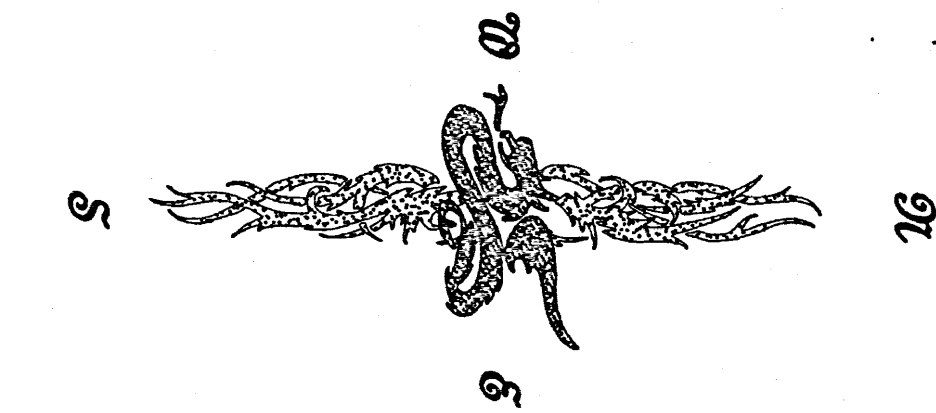
LOT LINE ADJUSTMENT SURVEY OF PACKARD LOT A, GARCIA/RIVERA LOT A, RIVERA LOT B & PACKARD/GARCIA LOT B

903 11

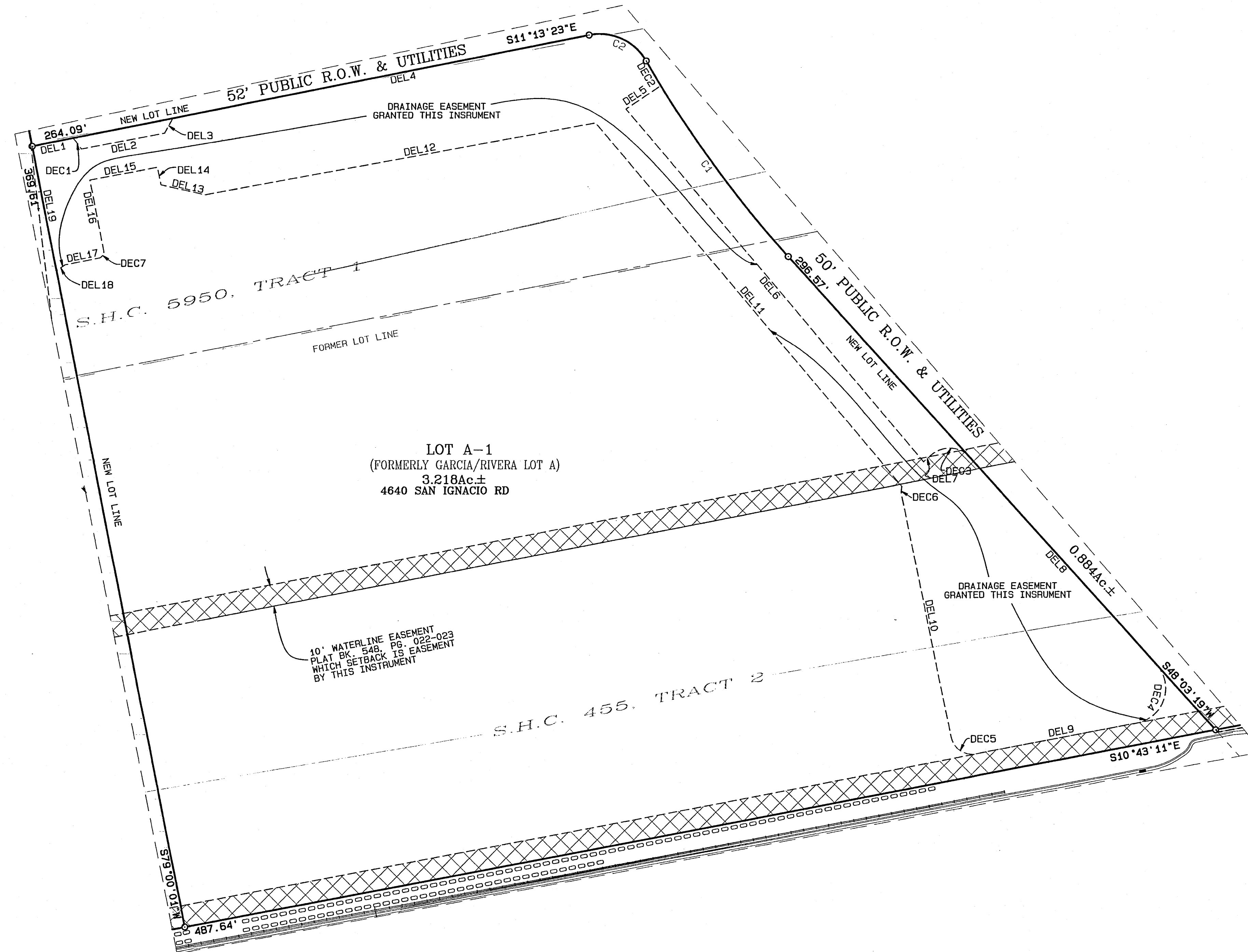
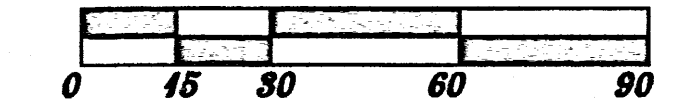
LEGEND:

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR STAMPED SW MTN SURVEYS L.S. 8877
- CONCRETE RETAINING WALL WITH RAILING
- BRICK RETAINING WALL
- UNDERGROUND GAS LINE
- TELEPHONE JUNCTION BOX
- * GAS VALVE

LYING AND BEING SITUATED WITHIN
SECTION 5 & 6, T. 16 N., R. 09 E., N.M.P.M.,
CITY AND COUNTY OF SANTA FE, NEW MEXICO
CONTAINING 20.570 AC.±



Graphic Scale 1" = 30'



DRAINAGE EASEMENT
DATA CHART

LINE	CHORD BEARING	ARC	RADIUS	DELTA	CHORD
DEL1	N11°13'23"W	19.29'			
DEC1	N52°17'00"E	6.41'	27.52'	13°20'59"	6.40'
DEL2	N10°45'26"W	39.49'			
DEL3	N61°05'43"W	7.91'			
DEL4	N11°13'23"W	197.37'			
DEC2	N59°27'20"E	13.34'	535.00'	1°25'41"	13.33'
DEL5	S33°31'45"E	19.50'			
DEL6	N49°59'59"E	214.82'			
DEL7	S41°44'10"E	4.59'			
DEC3	N03°11'25"E	20.23'	12.90'	89°51'09"	18.22'
DEL8	N48°06'59"E	129.80'			
DEC4	S71°17'03"E	34.61'	16.36'	121°11'54"	28.51'
DEL9	S10°41'06"E	76.16'			
DEC5	S33°55'59"W	15.57'	10.00'	89°14'11"	14.05'
DEL10	S78°33'05"W	114.50'			
DEC6	N89°09'00"W	4.29'	10.00'	24°35'51"	4.26'
DEL11	S49°59'59"W	221.32'			
DEL12	S10°24'04"E	184.64'			
DEL13	S12°50'08"W	20.93'			
DEL14	S78°52'17"W	8.35'			
DEL15	S10°45'26"E	32.00'			
DEL16	N78°53'23"E	33.41'			
DEC7	S56°06'37"E	4.71'	3.00'	90°00'00"	4.24'
DEL17	S11°06'37"E	16.00'			
DEL18	S35°09'00"E	4.83'			
DEL19	S79°00'01"W	59.07'			

BOUNDARY DATA CHART

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
L1	27.49'	S10°41'02"E			
L2	101.29'	S10°52'31"E			
L3	106.41'	S48°36'23"W			
L4	113.75'	S33°09'29"E			
L5	11.66'	S52°39'01"W			
L6	52.00'	N79°00'01"E			
C1	112.66'	S54°08'13"W	535.00'	12°03'55"	112.45'
C2	31.15'	S24°28'24"W	25.00'	71°23'34"	29.17'
C3	157.06'	S57°22'53"W	485.00'	18°33'15"	156.37'
L7	29.25'	S10°41'06"E			
L8	29.24'	S10°41'06"E			

SHEET 3 OF 4

<p>INDEXING INFORMATION FOR COUNTY CLERK</p> <p>TAX ID# 1-050-096-002-239 1-050-096-032-185 1-050-096-039-116 1-050-096-023-091</p> <p>OWNER: ALFRED GARCIA PLAZA CAMINO REAL NM LLC</p> <p>FILED: BOOK 1497, PAGE 258 INST. #1585058 INST. #1523865 INST. #1585056 INST. #1584638</p> <p>SUBDIVISION: N/A</p> <p>SECTIONS: SEC. 5 & 6, T. 16 N., R. 09 E., N.M.P.M.</p>	<p>SOUTHWEST MOUNTAIN SURVEYS</p> <p>1114 HICKOX ST., SANTA FE, N.M. 87501</p> <p>(505) 982-9429 FAX (505) 986-3413</p> <p>DATE(S): 10/23/19 DRAWN BY: DKR PROJECT NO: C-2063C</p>
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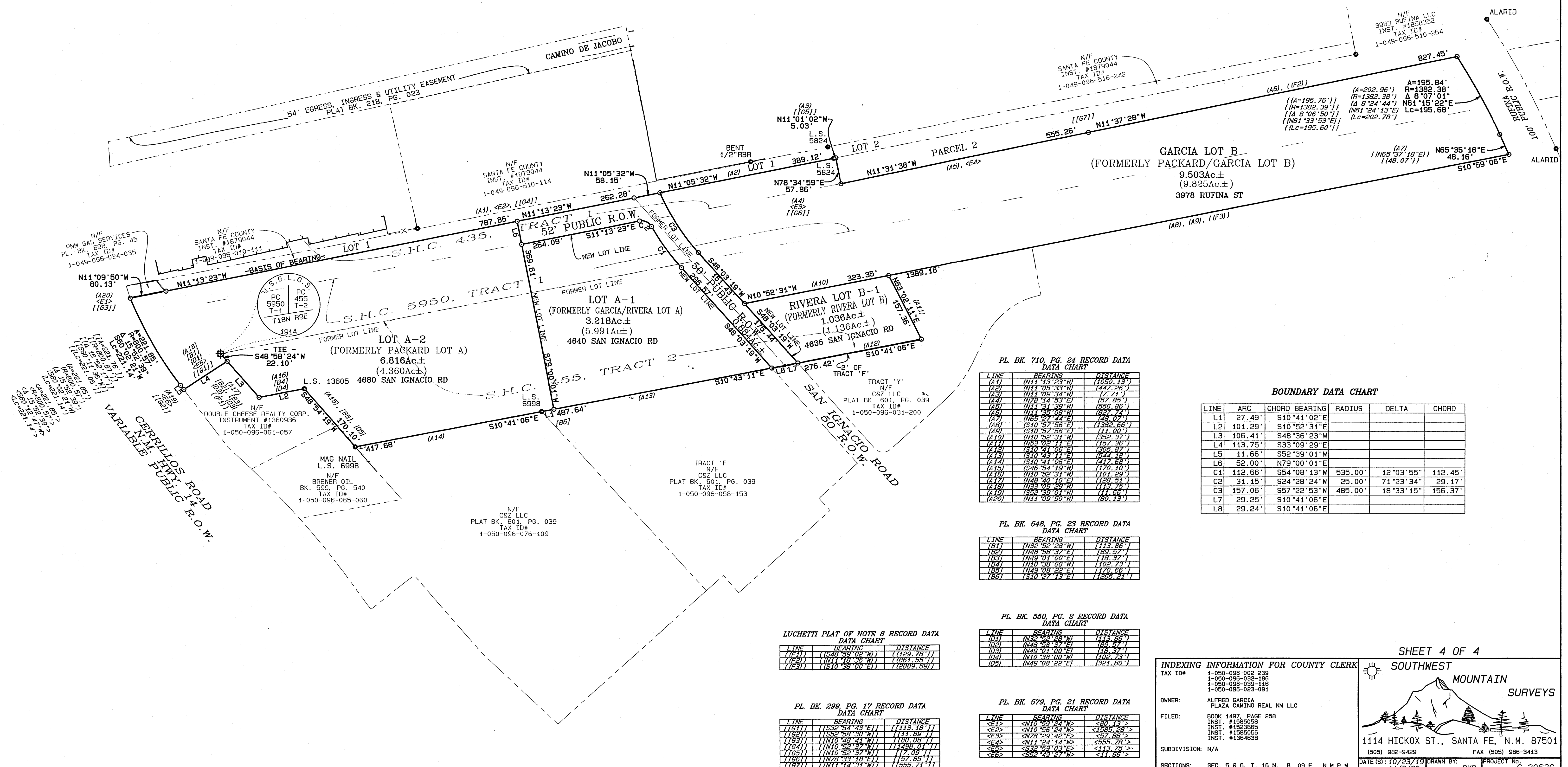
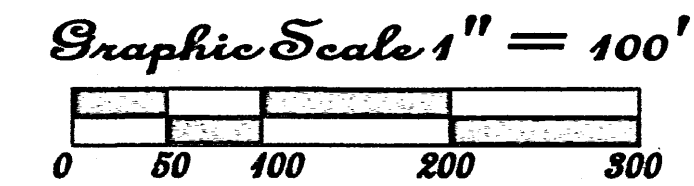
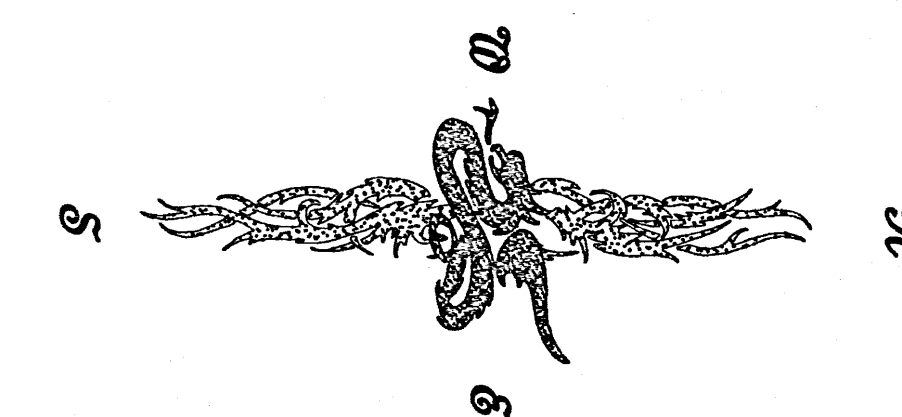
LOT LINE ADJUSTMENT SURVEY OF PACKARD LOT A, GARCIA/RIVERA LOT A, RIVERA LOT B & PACKARD/GARCIA LOT B

903 12

LEGEND:

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR STAMPED
SW MTN SURVEYS L.S. 8877
- CONCRETE RETAINING WALL WITH RAILING
- BRICK RETAINING WALL
- UNDERGROUND GAS LINE
- ⊕ TELEPHONE JUNCTION BOX
- ★ GAS VALVE

LYING AND BEING SITUATED WITHIN
SECTION 5 & 6, T. 16 N., R. 09 E., N.M.P.M.,
CITY AND COUNTY OF SANTA FE, NEW MEXICO
CONTAINING 20.573 AC.±



PL. BK. 710, PG. 24 RECORD DATA DATA CHART

LINE	BEARING	DISTANCE
(A1)	N11°13'23"W	(1050.19')
(A2)	N11°05'32"W	(44.26')
(A3)	N11°09'34"W	(71.71')
(A4)	N11°31'38"W	(555.26')
(A5)	N11°37'28"W	(827.45')
(A6)	N11°35'08"W	(827.74')
(A7)	N65°27'18"E	(48.07')
(A8)	S10°41'06"E	(112.45')
(A9)	S10°52'31"E	(112.45')
(A10)	N10°52'31"W	(352.37')
(A11)	N63°02'11"E	(151.38')
(A12)	S10°41'06"E	(805.87')
(A13)	S10°43'11"E	(544.18')
(A14)	S10°41'06"E	(417.68')
(A15)	S48°58'24"W	(170.10')
(A16)	N10°52'31"W	(101.29')
(A17)	N48°40'10"E	(128.51')
(A18)	N33°02'29"W	(113.75')
(A19)	S52°39'01"W	(111.66')
(A20)	N11°09'50"W	(80.13')

BOUNDARY DATA CHART

LINE	ARC	CHORD	BEARING	RADIUS	DELTA	CHORD
L1	27.49'		S10°41'02"E			
L2	101.29'		S10°52'31"E			
L3	106.41'		S48°36'23"W			
L4	113.75'		S33°09'29"E			
L5	11.66'		S52°39'01"W			
L6	52.00'		N79°00'01"E			
C1	112.66'	535.00'	S54°08'13"W	12°03'55"	112.45'	
C2	31.15'	25.00'	S24°28'24"W	71°23'34"	29.17'	
C3	157.06'	485.00'	S57°22'53"W	18°33'15"	156.37'	
L7	29.25'		S10°41'06"E			
L8	29.24'		S10°41'06"E			

PL. BK. 548, PG. 23 RECORD DATA DATA CHART

LINE	BEARING	DISTANCE
(B1)	N32°52'28"W	(113.66')
(B2)	N48°58'37"E	(89.57')
(B3)	N49°01'00"E	(18.37')
(B4)	N10°52'31"W	(102.23')
(B5)	N49°08'22"E	(170.66')
(B6)	S10°27'13"E	(1265.21')

PL. BK. 550, PG. 2 RECORD DATA DATA CHART

LINE	BEARING	DISTANCE
(D1)	N32°52'28"W	(113.66')
(D2)	N48°58'37"E	(89.57')
(D3)	N49°01'00"E	(18.37')
(D4)	N10°52'31"W	(102.23')
(D5)	N49°08'22"E	(170.66')

LUCHETTI PLAT OF NOTE 8 RECORD DATA DATA CHART

LINE	BEARING	DISTANCE
(E1)	(S48°58'02"W)	(1129.78')
(E2)	(N11°13'23"W)	(1051.95')
(E3)	(S10°52'31"E)	(12889.69')

PL. BK. 299, PG. 17 RECORD DATA DATA CHART

LINE	BEARING	DISTANCE
(F1)	(S32°54'43"E)	(1113.18')
(F2)	(S52°58'30"W)	(111.89')
(F3)	(N10°48'41"W)	(180.08')
(F4)	(N10°52'31"W)	(11298.01')
(F5)	(N10°52'31"W)	(117.09')
(F6)	(N10°52'31"W)	(117.09')
(F7)	(N11°14'31"W)	(1555.71')

PL. BK. 579, PG. 21 RECORD DATA DATA CHART

LINE	BEARING	DISTANCE
(G1)	N10°52'31"W	<80.13'>
(G2)	N10°52'31"W	<1052.28'>
(G3)	N10°52'31"W	<37.88'>
(G4)	N11°24'14"W	<555.78'>
(G5)	S52°39'01"E	<113.75'>
(G6)	S52°48'27"W	<11.66'>

INDEXING INFORMATION FOR COUNTY CLERK

TAX ID# 1-050-096-002-239
1-050-096-032-186
1-050-096-039-116
1-050-096-023-091

OWNER: ALFRED GARCIA
PLAZA CAMINO REAL NM LLC

FILED: BOOK 1497, PAGE 258
INST. #1585056
INST. #1523056
INST. #1585056
INST. #1364638

SUBDIVISION: N/A

SECTIONS: SEC. 5 & 6, T. 16 N., R. 09 E., N.M.P.M.

SHEET 4 OF 4

SOUTHWEST MOUNTAIN SURVEYS

1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE(S): 10/23/19 DRAWN BY: DKR PROJECT NO. C-2063C



Santa Fe Public Schools

Property & Asset Management

Residential Development Impact Information Form

School Notification as required by City Ordinance 14-8.18 AFCC 1987

1. Project Name: San Ignacio Road Multi-Family Affordable Housing
2. Location of Property: 4680 San Ignacio Road, Santa Fe, NM, 87507
3. Owner/Agent Name: Ulysses Development Group
- Mailing Address: 210 University Blvd., Denver, CO, 80206
- Phone & Fax: (720) 615-1010

4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached) Single Family (attached) Townhome/ Apartment Multi-Family Commercial	180	Rental unit mix and rents TBD; all household rents will be below 60% AMI across the project

5. Elementary School Zone for Proposed Development:
6. Middle School Zone for Proposed Development:
7. High School Zone for Proposed Development:
8. Build out Rates (Year/s; #/yr): Construction is expected to start 4-1-2027 with projected completion by 4-1-2029. All units will come on line at completion; this schedule is subject to change and SFPS will be promptly notified on any changes as they occur.

Educational Services Center
 610 Alta Vista
 Santa Fe, NM 87505
 Telephone (505) 467-2000
 www.sfps.info

For questions & submittal, contact:
 Santa Fe Public Schools, Property & Asset Management,
 2195 Zia Road, Santa Fe NM 87505
 505 467 3400

AUTHORIZATION LETTER

October 24, 2025

Heather Lamboy
Land Use Director
Planning & Land Use Department
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87504

RE: Authorization to submit application for 4680 San Ignacio Road


Ms. Lamboy:

The undersigned own the property commonly known as 4680 San Ignacio Road, Santa Fe, New Mexico 87507, legally described as Lot A-2, as shown on that certain plat of survey recorded in the records of the Santa Fe County Clerk on June 15, 2023, as Instrument No. 2013790, in Plat Book 903, Pages 9 – 12 (the "Property"). This letter shall serve our authorization for Ulysses Development Group and JenkinsGavin, Inc. to file applications for land use approval from the City of Santa Fe on the Property.

Thank you.

Sincerely,

PLAZA CAMINO REAL NM LLC
a Delaware limited liability company

By:  MAN. MEMBER
Its: Managing Member Title
Printed Name: Albert S. Salametti

State of CONNECTICUT
County of Fairfield) ss DANBURY

The foregoing instrument was acknowledged before me this 29th day of October, 2025 by ALBERT J. SALAMETTI as Manager of Plaza Camino Real NM LLC, a Delaware limited liability company, on behalf of the company..

 My Commission Expires: _____
Notary Public
Commissioner Superior Court - CONNECTICUT
Juris # 001298