



Agenda

Notice of the Early
Neighborhood Notification
(ENN)
February 4, 2026 at 5:30 PM
Meeting Virtually

Procedures for Early Neighborhood Notification (ENN) Meeting

1. ENN Name
 - a. 27698 and 27700 West Frontage Road
2. Project Address
 - a. 27698 and 27700 West Frontage Road
3. Description
 - a. Conditional Use approval to construct and operate a mini self storage facility within a C-2 (Community Commercial) zoning district on two legal lots of record (Lot 1 & Lot 2) consisting of seven (7) buildings including approximately 400+/- storage units within a total of 29,850+/- sq.ft The request includes a possible variance of Article 14-5.3.H.2.II.B.6.i which prohibits building within 100 feet of residentially zoned property where in this case a residential zoning district has been assigned to a major interstate.
4. Applicant
 - a. NM Land Solutions LLC (505) 983-5588
5. Staff
 - a. Rebekah Clouser, reclouser@santafenm.gov
6. Meeting Location
 - a. Join Zoom Meeting
<https://us02web.zoom.us/j/81895124037?pwd=5HjaQgBt92Cgkec6abVQFlpGw0aRXS.1>

Meeting ID: 818 9512 4037
Passcode: 261128

One tap mobile
+16694449171,,81895124037#,,,,*261128# US

+16699009128,,81895124037#,,,,*261128# US (San Jose)

Join instructions

https://us02web.zoom.us/join/81895124037?signature=GP-8yXfZA8yUX_d9s2bFBhUKkidLHwhnlodHtepRJQ

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

Delegation of Authority Letter

RZX Property, LLC.
A New Mexico limited liability company
1420 Mystic Valley Parkway, Medford, MA 02155 Telephone 617/299-9932

By means of this letter, I, Ian Bond, the Manager of RZX Property, LLC, delegate the authority to Peter R. Bond, as Agent, Principal, Developer, Architect, Construction Manager and Property Manager for RZX Property, LLC, to do the following as an agent of RZX Property, LLC.

1. To represent the company in preparing, applying and signing applications for building and other permits, utility installations, HOA design review boards, and facility management.
2. To solicit, prepare, and sign contracts with third parties for the purchase of materials, labor, services, equipment, insurance, rentals, leases and permits to develop real estate properties.
3. To represent himself as the architect, construction manager and property manager responsible for making decisions and signing agreements for RZX Property, LLC to include printing business cards, signing correspondence, and writing emails with the title of Agent, Architect, Construction Manager or Property Manager for RZX Property, LLC.
4. To have the authority to manage and be a signature to the RZX Property, LLC Fidelity Account Z40208580 and the RZX Property, LLC Bank of America Account 466012995475. This authority includes approving and making payment from the accounts for payment of contractors, suppliers or other costs associated with the duties. All payments to Peter R. Bond or entities that he has control of shall be made by Ian Bond, Manager of RZX Properties, LLC.
5. To have the authority to manage and be a signature to the State of New Mexico Taxation and Revenue CRS accounts associated with RZX Properties, LLC.

This Delegation of Authority Letter may be withdrawn at any time by Ian Bond, Manager, by providing written notice to Peter R. Bond by USPS to 15 Bosque Loop, Santa Fe, NM 87508 or by email to pbond.mail@gmail.com.

RZX Property, LLC:

[Signature] 12/12/25
Ian Bond, Manager Dated

Acknowledged and Agreed:

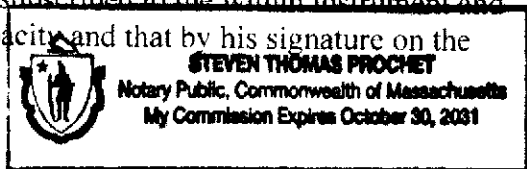
[Signature] 12/12/25
Peter R. Bond Dated

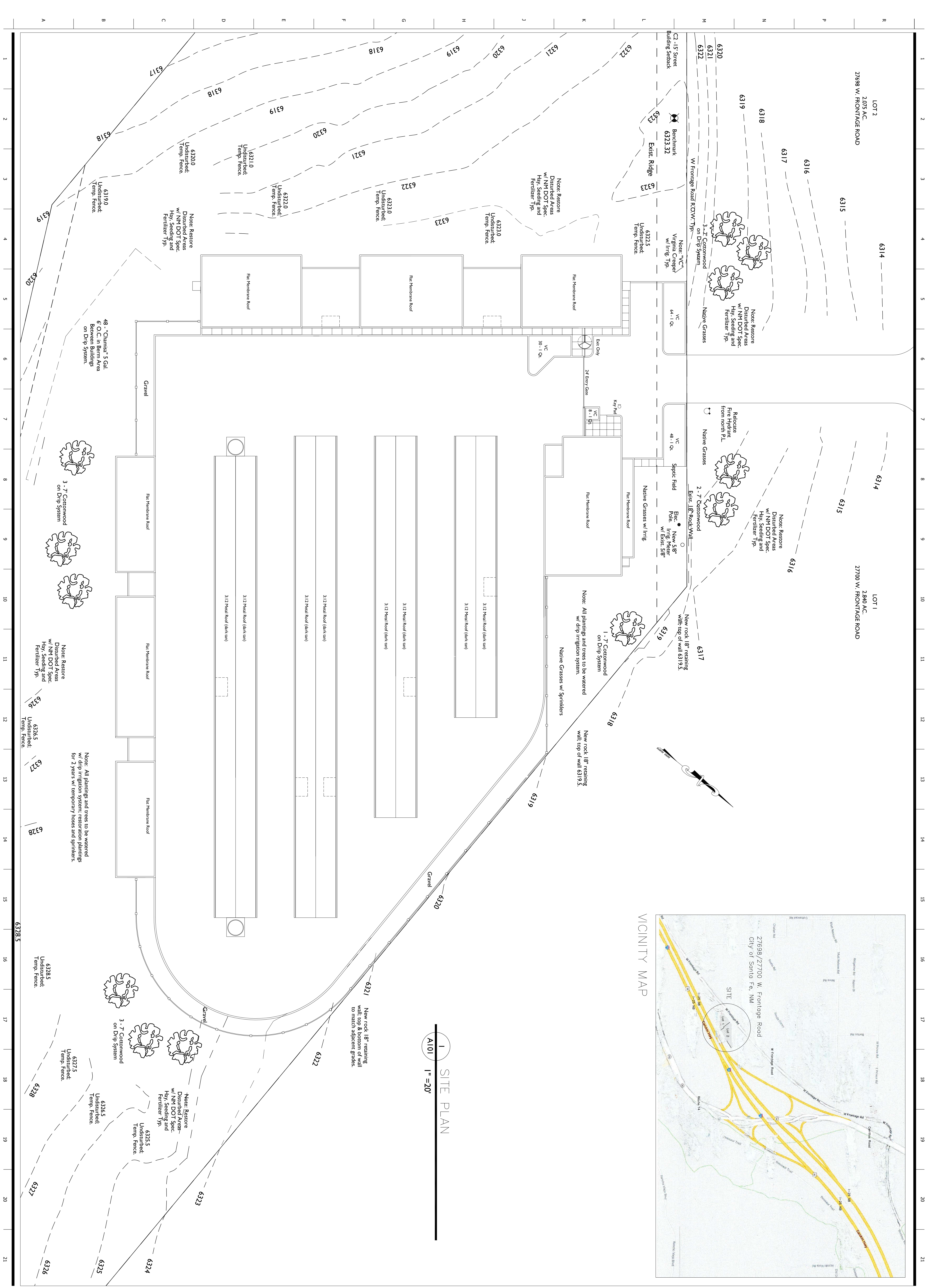
In Witness Whereof, the above signed has executed this Delegation of Authority Letter this 12th day of December, 2025.

STATE OF MASSACHUSETTS, COUNTY OF Middlesex

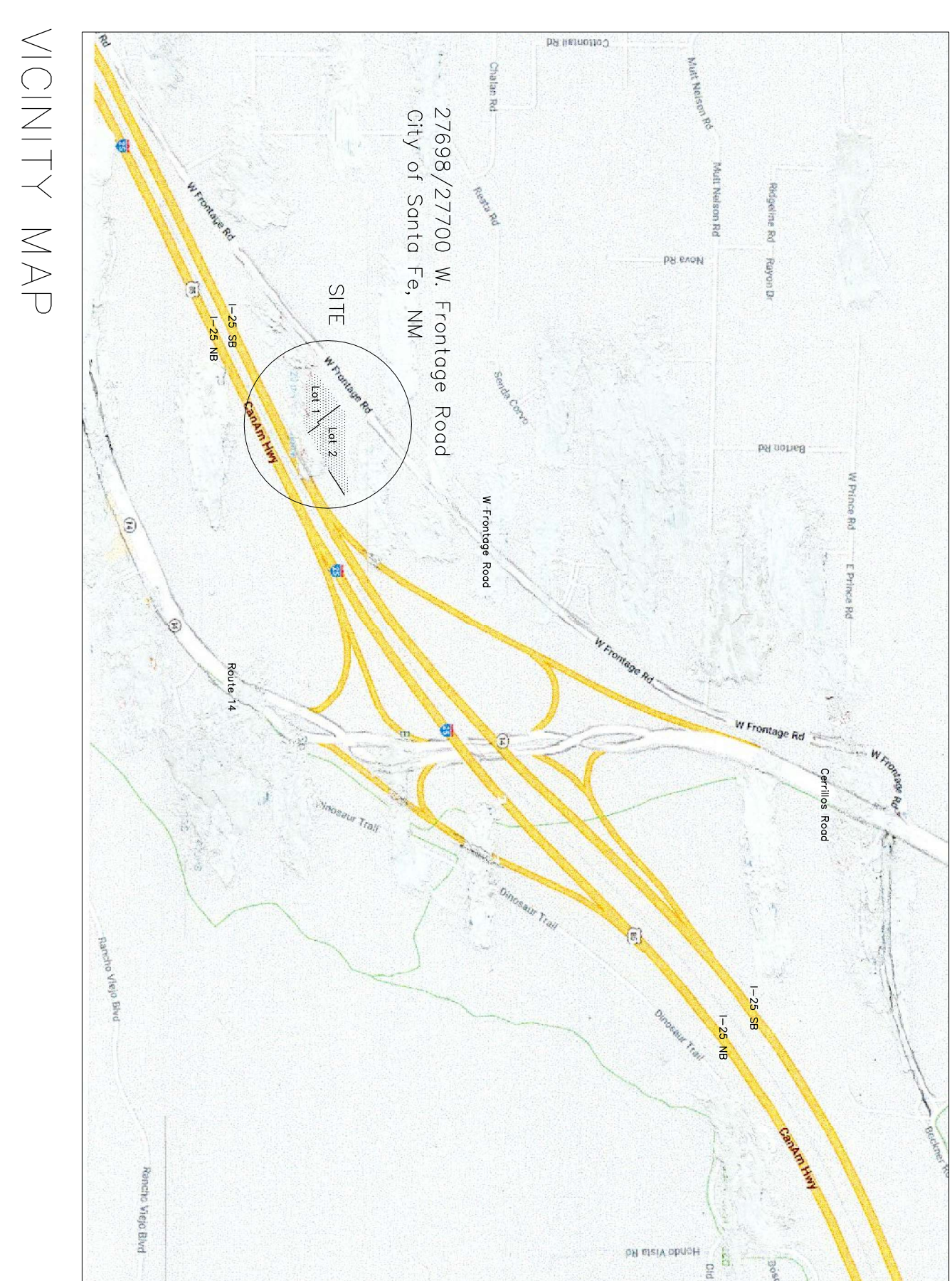
On the 12th day of December, 2025, before me, the above signed personally appeared Ian Bond, personally known to me or proved to me on satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument executed the instrument.

[Signature]





1 SITE PLAN
A101 1" = 20'



SITE PLAN
W/ VICINITY MAP

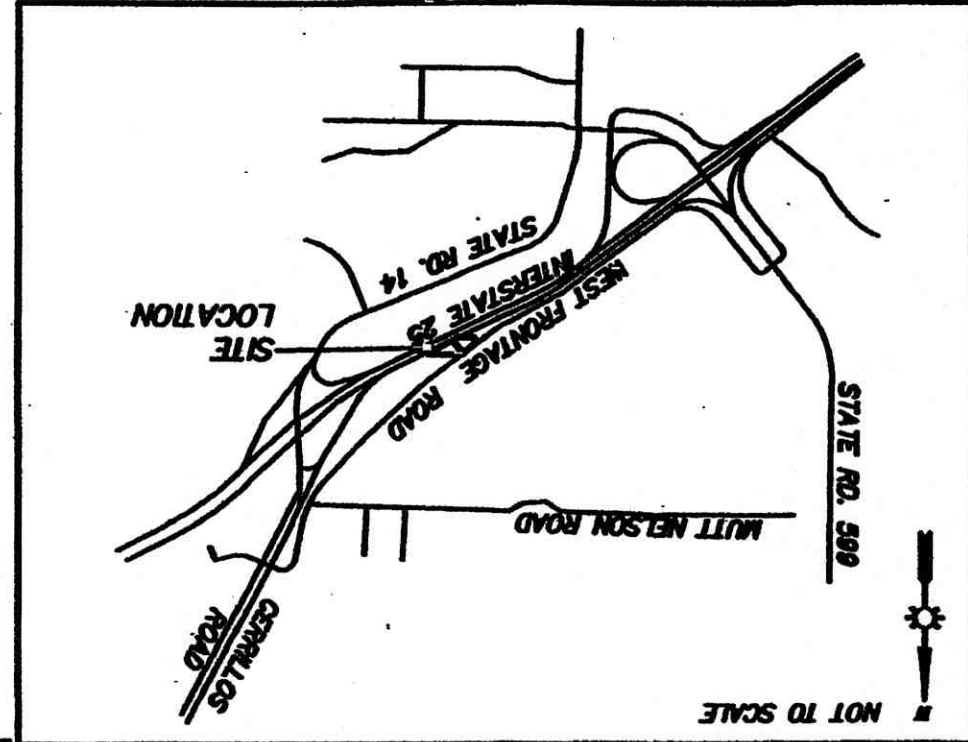
RZX PROPERTY, LLC
BUSINESS OFFICES / MINI-STORAGE UNITS
SANTA FE, NM
 PROJECT: 2001 DATE: January 16, 2026

PROJECT: Business Offices/Mini-Storage Units
 27698/27700 W. Frontage Road
 Santa Fe, New Mexico
 ARCHITECT:
 Peter R. Bond, NM Architect
 NM Registration No.: 004946

REVISION / DATE

DEVELOPER/AGENT FOR LLC
 Peter R. Bond, Agent/Architect
 15 Bosque Loop
 Santa Fe, NM 87508
 505/992-0500
 pbond.mail@gmail.com

GENERAL NOTES:
 All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify all dimensions prior to construction. Do not scale drawings in lieu of dimensions provided or implied. This drawing is an instrument of service of the Architect, Peter R. Bond, and cannot be used on this or any other project without the Architect's prior written consent.



- LEGEND
- INDICATES POINTS FOUND AS NOTED
 - SET THIS SURVEY
 - INDICATES CALCULATED POINT NOT SET
 - INDICATES MANHOLE
 - u — INDICATES UTILITY POLE
 - o — OVERHEAD UTILITY LINES



SURVEYOR'S CERTIFICATION

I, MICHAEL V. TRUJILLO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12130, 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.

DECEMBER 2, 2016 (Date of Field Work)

Michael V. Trujillo
 MICHAEL V. TRUJILLO, N.M.P.S. No. 12130
 DATE: Dec 9, 2017

BEARINGS BASED ON GPS OBSERVATIONS USING TRIMBLE S800 RECEIVERS, RTK MODE, WGS84 LOCAL REFERENCE AND BASIS OF BEARINGS.

BEARINGS AND DISTANCES IN PARENTHESES FROM PLAT OF SURVEY BY CARL E. SERVA, DATED AUGUST 31, 2006, ENTITLED "BOUNDARY SURVEY FOR ROCK HILL, S24 17th, 18th, COUNTY OF SANTA FE, STATE OF NEW MEXICO"; FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, ON DECEMBER 27, 2006 IN PLAT BOOK 643, P.46, AS DOCUMENT NO. 1464734.

SPECIAL WARRANTY DEED - FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO AS INSTRUMENT NO. 1802721.

- NOTES:
1. PROPERTY IDENTIFICATION MAP No.1-048-093-248-190 FOR THIS PROPERTY.
 2. THESE PARCELS OF LAND ARE SUBJECT TO ALL EASEMENTS, COVENANTS AND RIGHTS OF RECORD.
 3. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON AND WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE WAS FURNISHED, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL OF LAND.

ASSOCIATED SURVEYS

MICHAEL V. TRUJILLO
 N.M.P.S. No. 12130

1120 CAMINO CONSUELO
 SANTA FE, NEW MEXICO 87607
 PH. 484-1395

PROJECT NO.	M16-88 L-457
CHECKED-BY	M.V.T.
DATE	DEC 2, 2016
SCALE	1" = 40'
LOT SPLIT FOR	XLNT STORAGE
SECTION	24
TOWNSHIP	1 16 N.
RANGE	R 8 E
GRANT	SANTA FE, NEW MEXICO
M.P.M.	WITHIN SECTION 24, T.16N., R.8E., N.M.P.M.

CITY OF SANTA FE NOTES AND CONDITIONS

NO FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN PUBLIC SANITARY SEWER OR UTILITY EASEMENTS.

CONNECTION TO THE CITY PUBLIC SEWER SYSTEM IS MANDATORY WHEN THE PROPERTY IS IN THE CITY LIMITS AND IS BEING DEVELOPED OR IMPROVED IS ACCESSIBLE TO THE CITY SEWER SYSTEM. PRIOR TO THE A TECHNICAL SEWER EVALUATION REVIEW BY THE CITY OF SANTA FE WASTEWATER DIVISION.

WASTEWATER UTILITY EXPANSION CHARGES FOR EACH LOT SHALL BE DUE TO THE CITY OF SANTA FE AT TIME BUILDING PERMIT APPLICATION.

EACH LOT SHALL BE SERVED BY ITS OWN SEPARATE SEWER SERVICE LINE CONNECTED TO THE CITY PUBLIC SEWER SYSTEM.

ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN A 10% GRADE THROUGHOUT AND MAINTAIN 20' FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20 FEET WIDTH TO ANY NEW CONSTRUCTION.

FIRE DEPARTMENT SHALL MEET DRIVEWAY REQUIREMENTS AS PER IFC.

NEW CONSTRUCTION SHALL HAVE MINIMUM 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY SPARKLER SYSTEM.

MUST BRING REFUSE AND OR RECYCLING TO A STREET THAT IS CURRENTLY BEING SERVED BY THE CITY OF SANTA FE SOLID WASTE DIVISION.

STATE OF NEW MEXICO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS DAY OF DECEMBER, A.D. 2017, AT 10:30 A.M. AND WAS DULY RECORDED IN BOOK 643, PAGE 17, OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
 COUNTY CLERK, SANTA FE COUNTY, NM

Christina Martinez
 Christina Martinez
 COUNTY CLERK

CITY OF SANTA FE NOTES AND CONDITIONS

REVIEWED BY:

SUMMARY COMMITTEE CHAIR: *John Williams* DATE: 01/11/18

SUMMARY COMMITTEE SECRETARY: *Steve Clark* DATE: 12/18

SANTA FE COUNTY TREASURER: *John Williams* DATE: 1-8-18

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF **March 3, 2017**

CASE NO. **2016-156**

CITY ENGINEER: *John Williams* DATE: 01/11/18

CITY PLANNER: *John Williams* DATE: 01/11/18

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER HAS CAUSED TO BE ADJUSTED, THE LANDS SHOWN HEREON, THIS LOT SPLIT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE PLANNING WISHES AND DESIRES OF SAID OWNER, THIS PROPERTY LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

ALAN WREYFORD
 PLANNING SERVICES CORP.
 828041

STATE OF NEW MEXICO

COUNTY OF SANTA FE

THIS 13th day of December, 2017.

MY COMMISSION EXPIRES 2-8-2022

Michael D. Adams
 MICHAEL D. ADAMS
 COUNTY PUBLIC

- PUBLIC UTILITY EASEMENTS**
- PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE.
 3. COMST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE.
 4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT OF WAY AND EASEMENT FOR THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEES, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE CREATED OR CONSTRUCTED ON SAID EASEMENTS, NOT SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

UTILITIES: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PUBLIC SERVICE COMPANY OF NEW MEXICO
 DATE: 12-11-17

NEW MEXICO GAS COMPANY
 DATE: 12-5-2017

QUEST CONSULTATION, d/b/a/ CENTURINK QC
 DATE: 12-5-2017

MARIE A. DUPRE
 N / F
 BK. 1488, P.179

WARRANTY DEED

XLNT Services Corporation, a Delaware corporation of Santa Fe, New Mexico, for good and valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, transfer and convey to **RZX Property, LLC, a New Mexico limited liability company**, whose address is 91 Rev Nazareno Properzi Way, Somerville, MA 02143, the following described real estate in Santa Fe County, New Mexico:

Lots 1 and 2, as shown on "Lot Split for XLNT Storage", lying within Section 24, T.16N., R.8E., N.M.P.M., recorded in the office of the County Clerk, Santa Fe County, New Mexico on January 9, 2018 in Plat Book 828, Page 041, as Instrument No. 1845823.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements of record and taxes for the year 2021 and subsequent years.

With warranty covenants.

Dated as of the 9th day of June, 2021.

XLNT Services Corporation, a Delaware corporation

BY: [Signature]
Joe Alan Wreyford
President

COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	WARRANTY DEED PAGES: 1
I Hereby Certify That This Instrument Was e-Recorded for Record On The 10TH Day Of June, A.D., 2021 at 08:52:37 AM And Was Duly Recorded as Instrument # 1955937 Of The Records Of Santa Fe County	
Deputy - KVAUGHN	Witness My Hand And Seal Of Office Katharine E. Clark County Clerk, Santa Fe, NM

STATE OF New Mexico
COUNTY OF Santa Fe

This instrument was acknowledged before me on this 9th day of June, 2021 by Joe. Alan Wreyford, President of XLNT Services Corporation, a Delaware corporation.

[Signature]
Notary Public

My Commission Expires: 4/28/23

(SEAL)



OFFICIAL SEAL
Diane Woods
NOTARY PUBLIC - STATE OF NEW MEXICO

My Commission Expires: _____



APPLICATION RESOURCES

PLANNING AND LAND USE DEPARTMENT RESOURCES

MISSION: The mission of the Planning Division is to review development applications for compliance with the City's land development code and department policies while providing information, guidance, and the highest possible level of customer service to applicants, neighborhoods, and the City's quasi-judicial decision-making bodies.

OFFICE: Santa Fe City Hall 200 Lincoln Avenue Santa Fe, NM 87501

WEBSITE: https://santafenm.gov/land-use/current-planning

CURRENT AND UPCOMING PUBLIC MEETINGS: https://santafe.primegov.com/public/portal

INTERACTIVE GIS MAPS: https://santafenm.gov/information-technology-telecommunications/gis

SANTA FE CITY CODE (SFCC): https://library.municode.com/nm/santa_fe/codes/code_of_ordinances

APPLICATION SUBMISSION AND FEES: All applications shall be submitted electronically as PDF files to planning@santafenm.gov. Incomplete applications, including those missing required submittals will be returned without processing. Application fees will be assessed and invoiced upon acceptance of the application for initial review. Fee tables may be viewed online.

GENERAL QUESTIONS: zoningcounter@santafenm.gov

DEVELOPMENT REVIEW PROCESS



PRE-APPLICATION PHASE

For many applications, the development review process begins with a pre-application conference, where the applicant presents their proposal to the City's Development Review Team (DRT) for initial review and feedback. If the applicant wishes to proceed, a city planner is assigned to assist the applicant through the remaining steps of the process. For administratively reviewed applications, a pre-application conference is usually not required.

For all applications requiring a hearing before a land use board, the applicant shall schedule, notice and host an early neighborhood notification (ENN) meeting in coordination with the city planner. The intent of the ENN is to provide for an exchange of information among the applicant, residents, and property owners, prior to application submittal. ENN notification requirements are set forth in SFCC §14-3.1(H). Applications that qualify for administrative review and some variances are not required to conduct an ENN meeting.

DEVELOPMENT REVIEW PHASE

Once an application and all required submittals are prepared by the applicant, they or their agent submits the Application to the City via planning@santafenm.gov. The applicant will receive an email confirming receipt of the application, and an invoice for applicable development fees which can be paid online or at the cashier's office at City Hall. The city planner and the DRT review the application for completeness and compliance with all applicable codes, ordinances, plans and regulations. During the review process, the city planner or members of the DRT may request additional information or amendments from the applicant to complete the review process. The review timeline can range for 9-12 weeks or more depending on the complexity of the application and the total number of cases under review.

PUBLIC HEARING PHASE

When the City determines that the application is complete, the case is scheduled for a public hearing before the applicable Land Use Board. Notification requirements for public hearings are set forth in SFCC §14-3.1(H). If the application is approved at the public hearing, the city planner will prepare the findings of fact and conclusions of law (FOFCOL) documenting the approval findings, any conditions of approval and an expiration date for the approval, as required.

POST APPROVAL PHASE

When the applicant has met all necessary conditions of approval and technical corrections, the plan or plat is recorded at the County Clerk's office and filed with the City's plat room. The case planner prepares an action letter detailing the approval record. The applicant may then proceed to building permitting and construction.

If you have questions about the requirements please contact your assigned case planner or planning@santafenm.gov.



LAND DEVELOPMENT CODE REFERENCE

EARLY NEIGHBORHOOD NOTIFICATION PROCEDURES (SECTION 14-3.1(F)SFCC)

Intent: The early neighborhood notification meeting (ENN) is intended to provide for an exchange of information between the applicant and residents and property owners in affected neighborhoods before plans become too firm to respond meaningfully to community input and before changes in plans might cause major financial losses by the applicant.

Applicability: Generally, an ENN is required for all projects heard before a land use board or the governing body.

ENN Scheduling; Notice Required: ENN's shall be scheduled in coordination with city staff, prior to issuing notice. The applicant is responsible for providing notice of the ENN in accordance with Subsection 14-3.1(H).

ENNs are scheduled Monday - Thursday from 5:30 PM to 7:00 PM based on staff availability. ENNs are hosted by the applicant on Zoom.

All ENNs are posted on the City's Primegov portal: https://santafe.primegov.com/public/portal

ENN Procedures: ENNs must take place at least ten days before an application is submitted to the City. The applicant is responsible for hosting the meeting and providing information on the proposal addressing the ENN Guildelines. Staff is present at the ENN meeting to acquaint the applicant and community with the provisions of city ordinances, applicable code standards and the development review process. The applicant presents schematic or preliminary plans for the proposed project and a drawing or other graphical representation suitable to reasonably indicate streets and structures within a two hundred (200) foot radius from the perimeter of the property that is the subject of the application. Following the presentation the community is invited to ask questions, provide feedback and comments on the proposal.

ENN Guidelines: The guidelines listed below are explained in further detail and are to be filled out in the following pages of this application.

- a. Effect on character and appearance of surrounding neighborhoods
b. Effect on protection of physical environment
c. Impacts on prehistoric, historic, archaeological or cultural sites or structures, including acequias and historic downtown
d. Relationship to existing density and land use within surrounding area and with land uses and densities proposed by the general plan
e. Effects on pedestrian or vehicular traffic and access to services
f. Impact on economic base of Santa Fe
g. Effect on availability of affordable housing and availability of housing choices
h. Effect on public services and infrastructure elements
i. Impacts on water supply, availability and conservation methods
j. Effect on opportunities for community integration and social balance
k. Effect on urban form

SUBMITTAL CHECKLIST

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information during the review process. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

Table with 2 columns: Item description and Draft status. Items include County parcel map, ENN meeting notification guidelines, Legal lot of record, Notification mailing list, Draft notification poster, Draft neighborhood notice letter, Site Plan with vicinity map.



PROJECT INFORMATION

Project Name: RZX Self Storage Conditional Use Permit Approval
Address: 27698 (Lot 2) & 27700 (Lot 1) W. Frontage Rd. Parcel Size: Lot 2-2.075 ac & Lot 1-2.84 ac.
Zoning: C-2 Future Land Use: Community Commercial
Pre-application Conference Date: January 8th, 2026
Project Description: Conditional Use approval to construct and operate a self storage facility on two legal lots of record consisting of seven (7) buildings which will include approximately 400+/- storage units within a total of 29,850+/- sq.ft

PROPERTY OWNER INFORMATION

Name (First, Last): RXZ Property LLC -Ian D. Bond, Owner/Manager
Address: 1420 Mystic Valley Pkwy
Street Address Suite/Unit #
Medford MA
City State ZIP Code
Phone: (505) 992-0500 E-mail Address: pbond.mail@gmail.com

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Name (First, Last): Peter Bond Applicant/Signatory authorization - Victoria Dalton, Agent (NM Land Solutions LLC)
Address: 915 Mercer Streeer
Street Address Suite/Unit #
Santa Fe NM 87505
City State ZIP Code
Phone: 505 983-5588 E-mail Address: victoria@jwsiebert.com

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:
27698 & 27700 W. Frontage Rd
I/we authorize Peter Bond & Victoria Dalton, NM Land Solutions to act as my/our agent to execute this application.
Signed: [Signature] Date: 1/16/2026
Signed: See signed/notarized authorization included under separate cover Date:

PROPOSED ENN MEETING DATES

Table with 3 columns: Please provide 2 options, Preferred Option, Alternative Option. Row 1: Date: 2/4/26, 2/9/2026

- ENN Policies:
ENNs are scheduled in coordination with City staff; Monday - Thursday; 5:30 PM to 7:00 PM
ENN notice affidavit must be submitted on the notice date (15 days prior to the ENN)
ENNs are hosted by the applicant on their Zoom account (Minimum Pro Plan)
ENNs must be recorded by the applicant
ENNs are valid for one year



ENN MEETING GUIDELINES

The applicant and neighborhood shall use the guidelines below to assist them in discussing the project at the ENN. The guidelines are based on the requirements of Chapter 14 and the general plan and other formally adopted city plans. Responses from all participants shall be provided to the land use board prior to hearing the application.

Please address each of the discussion items below. Each discussion item is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in [Section 14-3.1\(F\)\(5\)](#) SFCC 2001. A short narrative should address each item (if applicable) in order to facilitate discussion of the project at the ENN meeting. Responses should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail 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.

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.

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.

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.



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.

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.

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.

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.

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.



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.

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.

L. ADDITIONAL COMMENTS (Optional)