



## Agenda

Notice of the Early  
Neighborhood Notification  
July 6, 2026 at 5:30 PM  
Meeting Virtually

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### Procedures for Early Neighborhood Notification Meeting

1. ENN Name
  - a. Dos Arroyos
2. Project Address
  - a. 3800 Camino de Los Arroyos
3. Description
  - a. Preliminary Development Plan and Preliminary Plat for 19 lot townhome subdivision/development.
4. Applicant
  - a. Integrity Land Planning, agent for Santa Fe Community Housing Trust, (505) 690-8603
5. Staff
  - a. A. George Terry, [agterry@santafenm.gov](mailto:agterry@santafenm.gov)
6. Meeting Location
  - a. Join Zoom Meeting  
<https://us06web.zoom.us/j/83132988315?pwd=QPerdkZLMQfa46uB3jKR9YBm1ca36m.1>  
  
Meeting chat link  
<https://us06web.zoom.us/launch/jc/83132988315>  
  
View meeting insights with Zoom AI Companion  
<https://us06web.zoom.us/launch/edl?muid=d9df8510-4c14-49a3-8bd3-5781012fac97>  
  
Meeting ID: 831 3298 8315  
Passcode: 488507

One tap mobile

+16699006833,,83132988315#,,,,\*488507# US (San Jose)

+16694449171,,83132988315#,,,,\*488507# US

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



PROJECT INFORMATION

Project Name: Dos Arroyos - Santa Fe Community Housing Trust
Address: 6005 Jaguar Drive, Santa Fe, NM 87507
Parcel Size: 2.88
Zoning: R-12
Future Land Use: TMXU
Pre-application Conference Date: April 6, 2026
Project Description: The Applicant, Santa Fe Community Housing Trust, is requesting approval of a Preliminary Development Plan and Preliminary Plat for the proposed Dos Arroyos project.

PROPERTY OWNER INFORMATION

Name (First, Last): Santa Fe Community Housing Trust
Address: 6005 Jaguar Drive
Street Address Suite/Unit #
Santa Fe NM 87507
City State ZIP Code
Phone: (505) 455-8106
E-mail Address: dgtrujillo@housingtrustonline.org

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Name (First, Last): Integrity Land Planning LLC.
Address: P.O. Box 2536
Street Address Suite/Unit #
Santa Fe NM 87504
City State ZIP Code
Phone: 505-690-8603
E-mail Address: nathan@integritylandplanning.com

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:
Santa Fe Community Housing Trust CEO - Roman Abeyta (Applicant)
I/we authorize, Integrity Land Planning LLC - Nathan Manzanares (Agent) to act as my/our agent to execute this application.
Signed: [Signature] Date: 6/11/24

PROPOSED ENN MEETING DATES

Table with 3 columns: Please provide 2 options, Preferred Option, Alternative Option. Row 1: Date: July 6, 2026, July 7, 2026

ENN Policies:

- ENN 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)
ENN are hosted by the applicant on their Zoom account (Minimum Pro Plan)
ENN must be recorded by the applicant
ENN 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)



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 corresponding document type. Items include County parcel map, ENN meeting notification guidelines, Legal lot of record, Notification mailing list, Draft notification poster, Draft neighborhood notice letter, and Site Plan with vicinity map.



Integrity Land Planning, LLC.  
P.O. Box 2536  
Santa Fe, New Mexico, 87504  
[nathan@integritylandplanning.com](mailto:nathan@integritylandplanning.com)  
(505) 690-8603

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## LETTER OF INTENT MEMORANDUM

Date: April 1, 2026  
To: City of Santa Fe Land Use Department  
From: Nathan Manzanares – Principal - Integrity Land Planning, LLC (Agent)  
Project: Dos Arroyos – Preliminary Development Plan & Preliminary Plat  
Property Address: 3800 Camino de Los Arroyos, Santa Fe, NM 87505  
Applicant: Santa Fe Community Housing Trust

RE: Letter of Intent – Request for Dos Arroyos – Preliminary Development Plan & Preliminary Plat Application(s)

### Proposed Request

This letter of intent memorandum is submitted on behalf of the Santa Fe Community Housing Trust, in support of a Preliminary Development Plan and Preliminary Plat Application for the proposed Dos Arroyos project.

The Applicant is requesting approval to develop a nineteen (19) lot townhome community on a property zoned R-12 PUD, utilizing the flexibility provided under the Planned Unit Development framework to create a cohesive, efficient, and code compliant residential development.

Furthermore, the proposed request is consistent with the City of Santa Fe Land Development Code (Ordinance 2025-25) and implements key policies of the City’s General Plan related to infill development, housing diversity, and efficient land use.

### Site Context and Development Suitability

The subject property is located at *3800 Camino de Los Arroyos* within an established area of the City characterized by existing residential developments as well as mixed-use / commercial establishments within the vicinity of the property as well as available public infrastructure.

The site is vacant and does not present physical or environmental constraints that would limit development under its current zoning designation. Its location within an already serviced area makes it particularly well suited for residential infill development.

### **Consistency With Future Land Use and General Plan**

The Future Land Use Map designation for the property is Transitional Mixed-Use (TMXU).

The proposed townhome development is consistent with the intent of the TMXU designation, which supports a range of residential densities within walkable, connected environments.

The project advances several key General Plan objectives, including:

- Infill Development: Utilization of land within an existing service area
- Housing Opportunity: Expansion of attainable housing options within the City
- Efficient Land Use: Compact development pattern that maximizes infrastructure efficiency
- Neighborhood Compatibility: Development scale and form consistent with surrounding residential uses

The Dos Arroyos project represents a logical and appropriate implementation of the TMXU designation and aligns with the City's long-term planning framework.

### **Compliance with City of Santa Fe Land Development Code (Ordinance 2025-25)**

The proposed development has been designed to comply with the applicable provisions of the City's Land Development Code, including the following:

Planned Unit Development (PUD) Intent:

The R-12 PUD zoning district is intended to provide flexibility in site design while ensuring high-quality development outcomes.

The Dos Arroyos project fulfills this intent by:

- Promoting efficient and coordinated site planning
- Integrating open space and circulation into the overall design
- Allowing clustered residential development consistent with permitted density

Subdivision Standards:

The Preliminary Plat has been designed to meet subdivision requirements, including:

- Logical lot configuration and layout
- Safe and efficient internal circulation
- Adequate provision of utilities and infrastructure
- Integration of open space and landscaping

Development Plan Review Criteria:

The Preliminary Development Plan demonstrates:

- Compatibility with surrounding land uses
- Adequate access and site connectivity
- Availability of infrastructure and public services
- A site-responsive design consistent with City standards

### **Project Design and Development Approach**

The Dos Arroyos project consists of a 19-lot townhome subdivision designed to create a cohesive and functional residential environment.

The development approach emphasizes:

- Efficient use of land while maintaining livability
- A unified and consistent site layout
- Pedestrian connectivity and internal circulation
- Integration of landscaping and open space

The townhome format provides a balanced housing type that fits appropriately within the surrounding neighborhood context.

### **Access, Utilities and Infrastructure**

Access to the site will be provided via Camino de Los Arroyos, an existing improved roadway capable of supporting the proposed development.

Wet and Dry Utilities are available in the area and will be extended to serve the project in accordance with City requirements. The project benefits from existing infrastructure, consistent with General Plan policies promoting efficient growth.

Stormwater management will be addressed through engineered solutions designed to meet City standards and prevent adverse impacts to surrounding properties.

### **Community Benefit and Public Interest**

The Dos Arroyos project provides a public benefit through the delivery of additional affordable and workforce housing within the City of Santa Fe.

As a project led by the Santa Fe Community Housing Trust, the development directly supports local housing initiatives and addresses a critical community need.

Key benefits include:

- Expansion of housing supply within an established area
- Efficient use of existing infrastructure and services

- High-quality residential design
- Consistency with adopted plans and policies

## Conclusion

In summary, the proposed Dos Arroyos development appears to be consistent with the Transitional Mixed-Use (TMXU) designation, which supports a range of compatible uses and is intended to function as a transition between residential neighborhoods and more intensive mixed-use areas.

While TMXU allows for mixed-use development, it is understood to be implemented at a broader neighborhood scale, and the surrounding area already reflects a mix of residential and commercial uses.

The proposed 19-lot townhome development provides a context-sensitive, moderate-density residential form that aligns with this transitional intent. The project is also supported by the underlying R-12 PUD zoning, which is intended to allow flexibility in site design and encourage well-planned residential development responsive to site conditions.

As proposed, the development represents an efficient use of serviced land and advances key General Plan objectives related to infill development, housing opportunity, and infrastructure efficiency.

The Applicant looks forward to working collaboratively with City staff through the pre-application process to confirm a clear and achievable path forward toward formal submittal and review under the City of Santa Fe Land Development Code (Ordinance 2025-25).

Sincerely,



Nathan Manzanares  
Principal- Integrity Land Planning LLC.

## AUTHORIZATION OF AGENT / CONSENT LETTER

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Client Name(s): Santa Fe Community Housing Trust  
Entity Name (if applicable): \_\_\_\_\_  
Property Address / Project Location: 6005 Jaguar Dr. Santa Fe, NM 87507

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### Authorized Agent:

Integrity Land Planning LLC.  
Principal - Nathan Manzanares  
Email: Nathan@integritylandplanning.com  
Phone: (505) 690-8603

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### 1. AUTHORIZATION

I/We, the undersigned, hereby authorize *Integrity Land Planning, and its Principal - Nathan Manzanares*, to act as my/our authorized representative (“Agent”) for the purpose of preparing, submitting, and processing applications, documents, and materials related to land use, planning, zoning, permitting, and development approvals.

This authorization includes, but is not limited to, the authority to:

- Submit applications, plans, and supporting documents
  - Communicate with local, state, and federal agencies
  - Receive and respond to agency comments and requests for information
  - Attend meetings, hearings, and inspections on my/our behalf
  - Execute minor administrative corrections or revisions to submitted materials
  - Coordinate with consultants, engineers, surveyors, and other professionals
- 
- 

### 2. AGENCY INTERACTION

This authorization applies to all relevant governmental and quasi-governmental entities, including but not limited to:

- City and County Planning and Land Use Departments
  - Building and Permitting Divisions
  - Public Works and Utilities Departments
  - State of New Mexico agencies (including NMED, NMDOT, OSE, etc.)
  - Federal agencies, if applicable
- 
-

**3. ACKNOWLEDGMENT**

I/We acknowledge that I/we am/are the legal owner(s) of the subject property or have sufficient legal interest to grant this authorization. I/We understand that all final decisions, approvals, and obligations remain my/our responsibility.

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**4. SIGNATURES**

Owner / Authorized Representative:

Signature: RA

Printed Name: Roman Abeyta

Title (if applicable): Chief Executive Officer

Date: 4/6/26

Co-Owner / Authorized Representative (if applicable):

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title (if applicable): \_\_\_\_\_

Date: \_\_\_\_\_

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**NOTARY ACKNOWLEDGMENT (STATE OF NEW MEXICO)**

State of New Mexico )

) ss.

County of Santa Fe, NM

This instrument was acknowledged before me on this 6<sup>th</sup> day of April, 2026

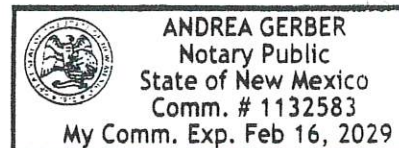
by Roman Abeyta (name of signer),

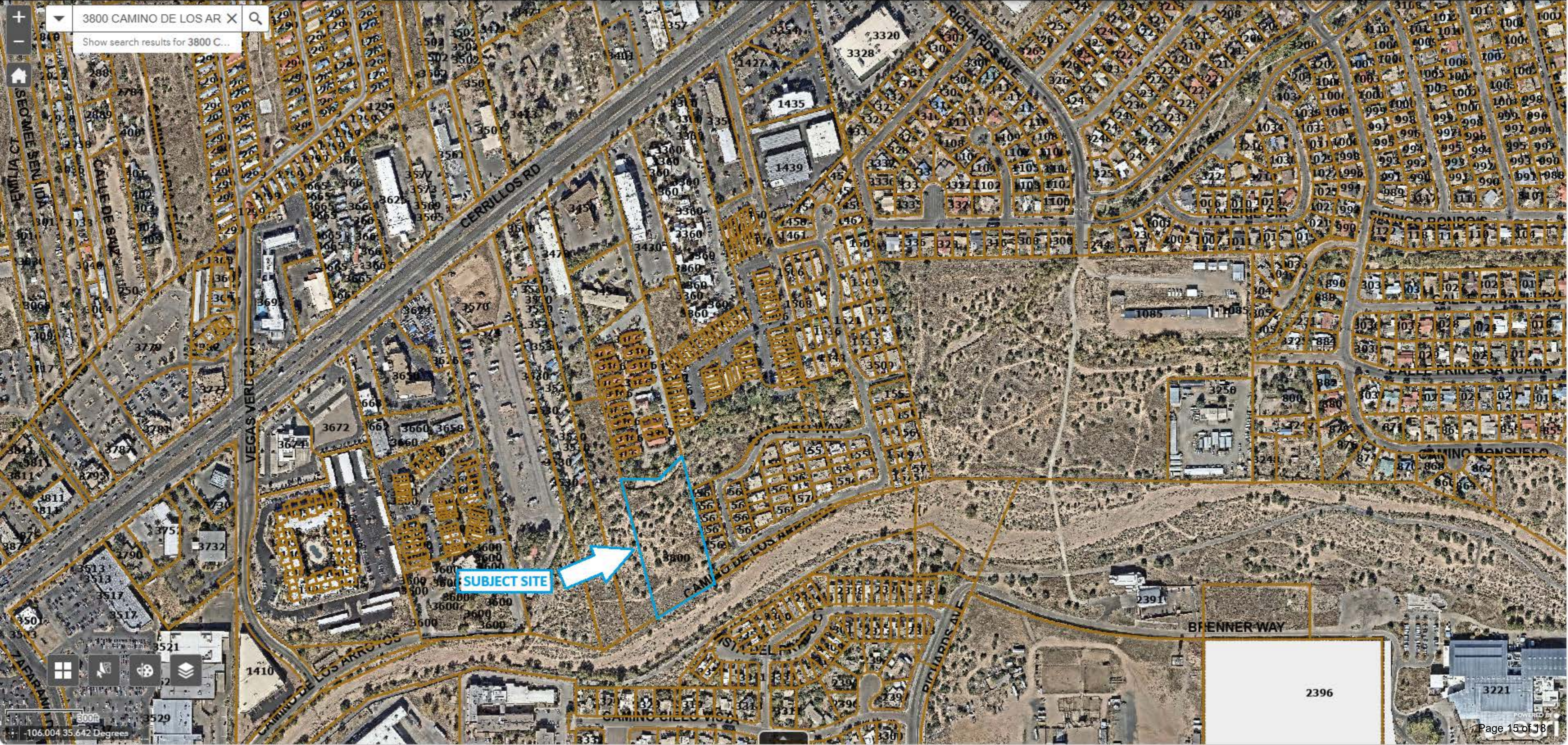
as Chief Executive Officer (title/capacity, if applicable).

Notary Public Andrea Gerber

My Commission Expires: 2/16/2029

(Seal)



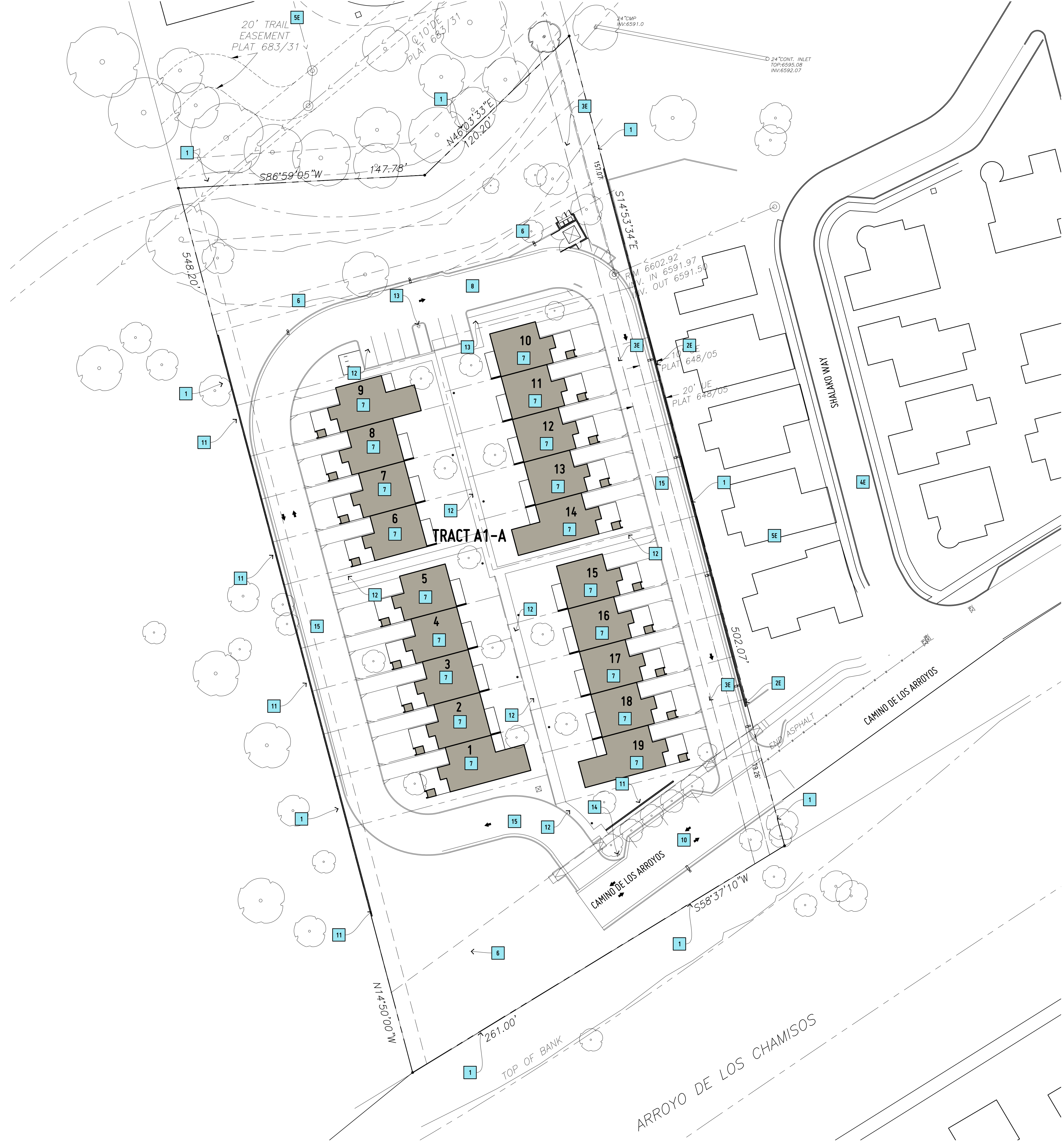


SUBJECT SITE



3800 CAMINO DE LOS AR X  
Show search results for 3800 C...

300ft  
-106.004 35.642 Degrees



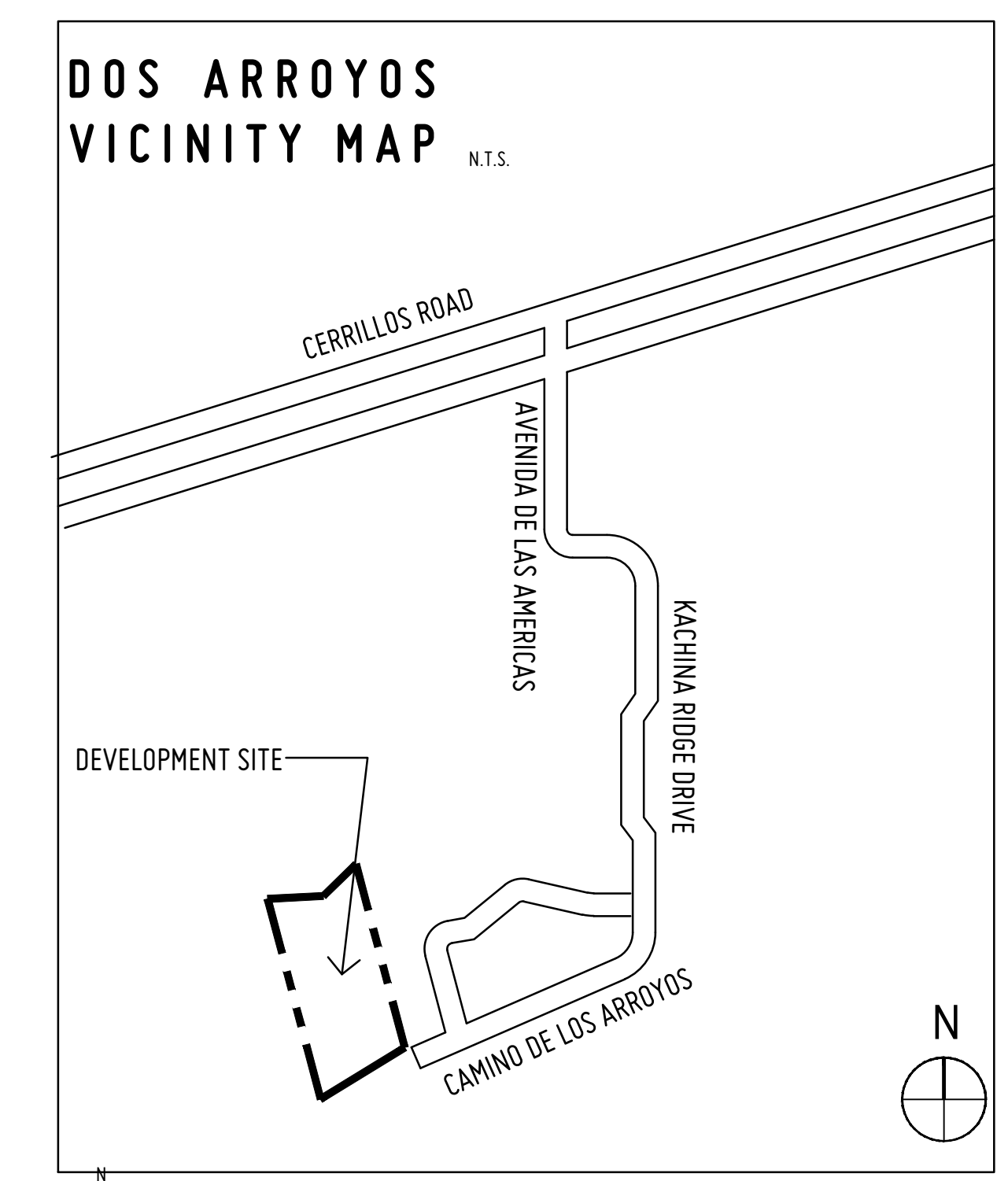
- ### SITE KEY:
- NEW BUILDINGS
  - EXISTING BUILDINGS
  - NEW CONCRETE SIDEWALKS ADA PARKING AND/OR PATIOS, 2% MAX. CROSS SLOPE
  - NEW ASPHALT, SEE CIVIL
  - ADA ACCESSIBLE ROUTE
  - NEW PHYSICALLY ACCESSIBLE DWELLING UNIT
  - NEW HEARING/VISION ACCESSIBLE DWELLING UNIT
  - NEW ADA ACCESSIBLE PARKING SPACE
  - NEW FIRE HYDRANT
  - NEW SITE LIGHTING

- ### KEY NOTES:
- 1 PROPERTY LINE
  - 2E EXISTING FENCE OR YARDWALL
  - 3E EXISTING UTILITY EASEMENT
  - 4E EXISTING ASPHALT DRIVE AND PARKING
  - 5E EXISTING BUILDING
  - 6 10' D TRAIL EASEMENT
  - 7 TOWNHOUSE, 1 STORY
  - 8 DRIVE AND PARKING AREA, ASPHALT. SITE PARKING SPACES "STANDARD" 8'4" X 18'0"
  - 9 ACCESSIBLE PARKING AREA, CONCRETE. SITE PARKING SPACES "STANDARD" 8'4" X 18'0"
  - 10 EXTEND CITY STREET WITH PARALLEL PARKING AND CONCRETE SIDEWALK
  - 11 5'0" H. CMU YARD WALL W/ CAP BLOCK
  - 12 SIDEWALK, CONCRETE
  - 13 BICYCLE PARKING RACK
  - 14 FIRE HYDRANT
  - 15 ACCESS DRIVEWAY
  - 16 PRIVATE DRIVEWAY

### PROJECT DATA

LOCATION: 3800 CAMINO DE LOS ARROYOS, SANTA FE, NEW MEXICO 87505  
 EXISTING ZONING: None PROPOSED: R-12  
 HEIGHT: 24'0" MAXIMUM HEIGHT  
 SITE AREA: TRACT A-1-B 2.880 ACRES (125,452.8 SF)  
 RESIDENCE DATA: 19 D.U. = (15) TWO BEDROOM AND (4) THREE BEDROOM UNITS  
 RESIDENCE - 2 BR 1.5 BA 1046 HSF (15) = 14,644 HSF  
 RESIDENCE - 3BR 3.5 BA = 1347 HSF (4) = 5,388 HSF  
 PARKING: (2) PER LOT = 38 PLUS (7) GUEST

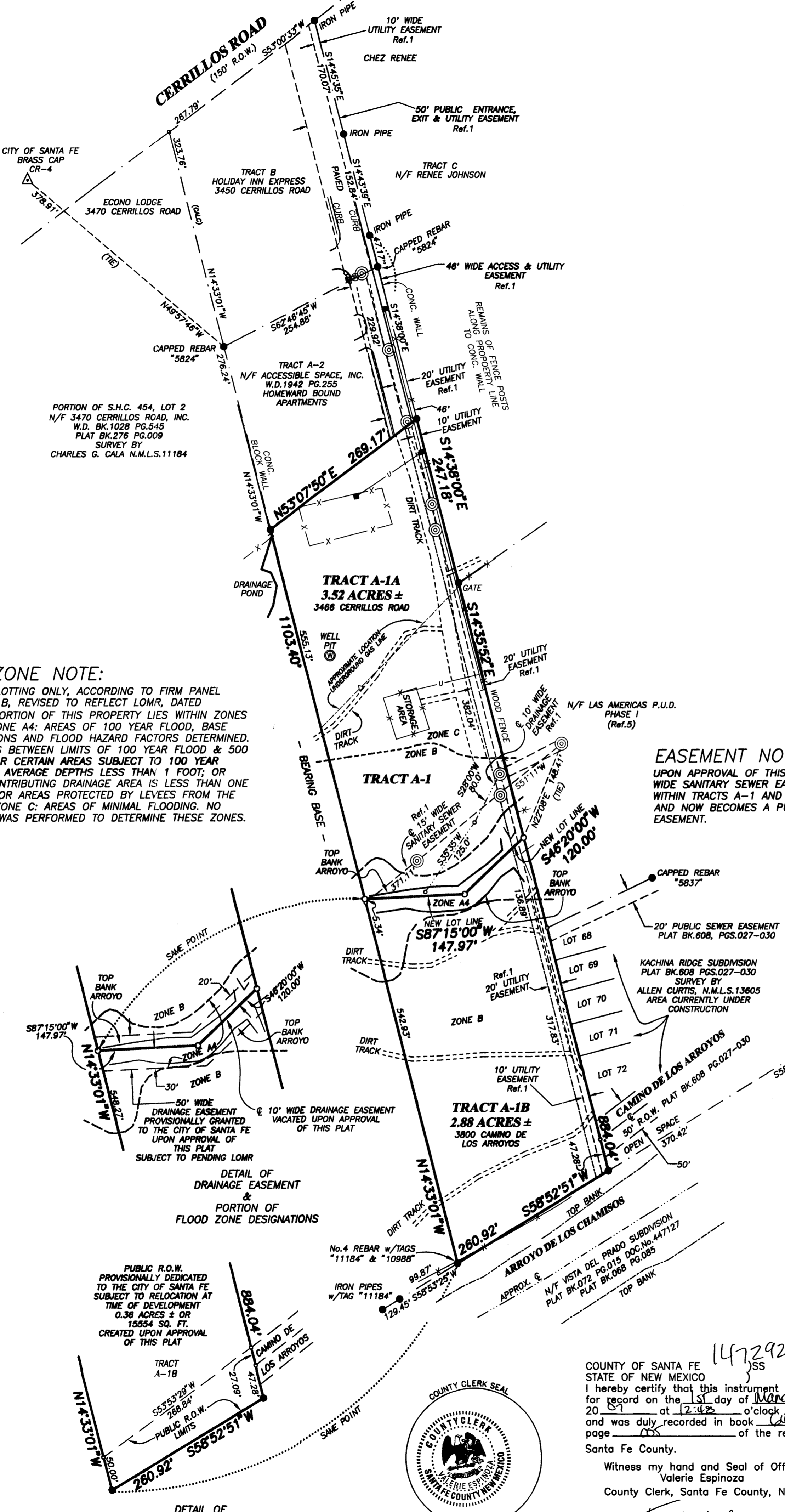
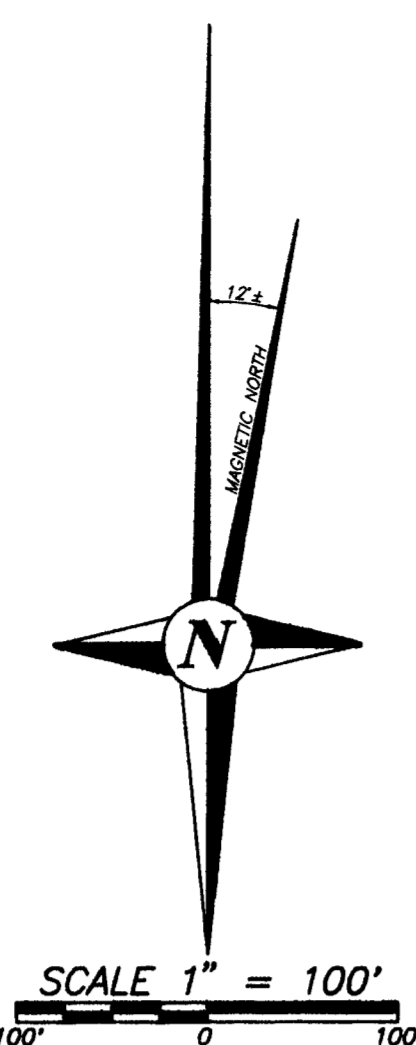
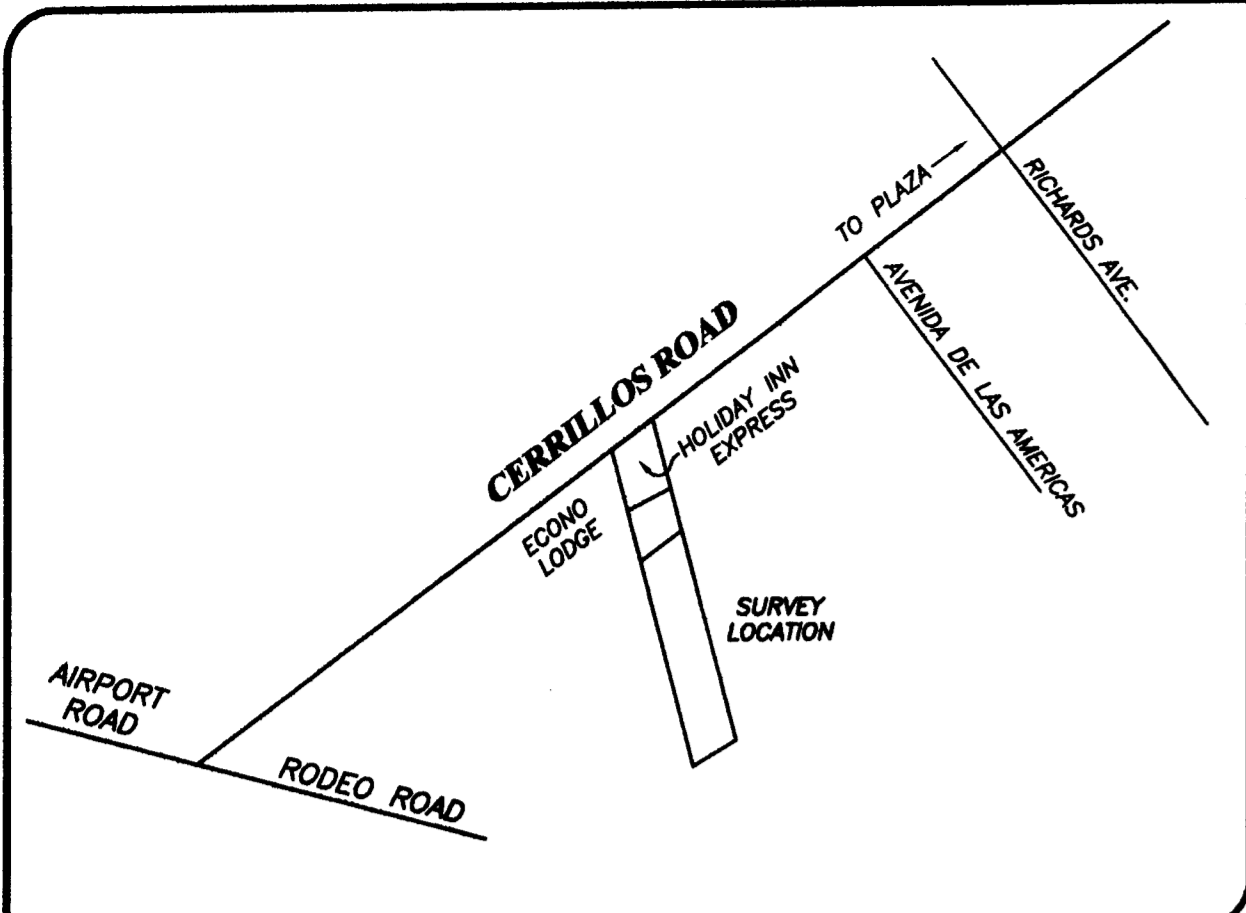
TRACT A-1-B  
 SUBDIVISION INTO (19) SINGLE FAMILY LOTS AND (2) "COMMON" ADDITIONAL LOTS



1 | SITE PLAN  
 A\_001

SCALE: 1" = 30'

DATE: 12 MAR 2025  
 REVISION:   
 SHEET TITLE: SITE PLAN



**FLOOD ZONE NOTE:**

BY GRAPHIC PLOTTING ONLY, ACCORDING TO FIRM PANEL No.350070 011B, REVISED TO REFLECT LOMR, DATED 06/14/99 A PORTION OF THIS PROPERTY LIES WITHIN ZONES A4, B & C, ZONE A4: AREAS OF 100 YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. ZONE B: AREAS BETWEEN LIMITS OF 100 YEAR FLOOD & 500 YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN 1 FOOT; OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE C: AREAS OF MINIMAL FLOODING. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THESE ZONES.

**EASEMENT NOTE:**

UPON APPROVAL OF THIS PLAT, THE WIDTH OF THE 15' WIDE SANITARY SEWER EASEMENT AS SHOWN HEREON, WITHIN TRACTS A-1 AND A-1B HAS BEEN INCREASED TO AND NOW BECOMES A PUBLIC 20' WIDE SANITARY SEWER EASEMENT.

**LEGEND/DEED-PLAT REFERENCES**

1. REFERENCE A PLAT OF SURVEY TITLED, "BOUNDARY/LAND DIVISION SURVEY PLAT PREPARED FOR JAMES H. & JOAN HADLEY, TRACT A, WITHIN THE SOUTHERLY PORTION OF S.H.C. 432, LOT 2, CITY & COUNTY OF SANTA FE, NEW MEXICO," DATED 03/06/01 BY JEFFERY L. LUDWIG, N.M.L.S.13054 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 469, PAGE 028 AS DOC. No.1149154.
2. REFERENCE WARRANTY DEED FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 1881 PAGE 356.
3. REFERENCE A PLAT OF SURVEY TITLED, "REPLAT OF SURVEY FOR JAMES H. & JOAN HADLEY, WITHIN THE SOUTHERLY PORTION OF SMALL HOLDING CLAIM No.432, LOT 2, WITHIN SECTION 5, T-16-N, R-9-E, N.M.P.M., SANTA FE, NEW MEXICO," DATED 9/80 BY ROBERT L. BENAVIDES, N.M.P.S. 5824 HAVING PROJECT No.D-63 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 85 PAGE 022, AS DOC.No.465870. (BASIS OF BEARING)
4. REFERENCE A PLAT OF SURVEY TITLED, "LOT CONSOLIDATION PLAT 3470 CERRILLOS ROAD, PORTION OF SMALL HOLDING CLAIM No. 454, LOT 2, SECTION 5, T-16-N, R-9-E, N.M.P.M.," DATED 5/20/94 BY CHARLES G. CALA, JR., N.M.P.S. 11184 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 276 PAGE 009 AS DOC. No. 966927.
5. REFERENCE A PLAT OF SURVEY TITLED, "FINAL SUBDIVISION PLAT LAS AMERICAS P.U.D. PHASE I," DATED 5/17/82 BY EDWARD YUARTE N.M.P.S. & P.E. 6040 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 124, PAGE 043-044.

- MONUMENT (CAPPED REBAR "13054") FOUND AND USED OR AS NOTED.
- CAPPED REBAR "13054" SET.
- COMPUTED POINT.
- △ CONTROL MONUMENT
- UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE.
- TELEPHONE PEDESTAL
- △ GAS CONNECT.
- ⊙ WATER VALVE.
- ⊙ MANHOLE COVER
- ⊕ FIRE HYDRANT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS LAND DIVISION SURVEY PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, AND THAT THE DATA SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. FIELD WORK COMPLETED IN 03/06

*Jeffery Ludwig*  
JEFFERY L. LUDWIG N.M.L.S. 13054  
10-26-06  
DATE



COUNTY OF SANTA FE STATE OF NEW MEXICO  
I hereby certify that this instrument was filed for record on the 1st day of March A.D. 2007 at 12:42 o'clock p.m. and was duly recorded in book 469 page 028 of the records of Santa Fe County.  
Witness my hand and Seal of Office  
Valerie Espinoza  
County Clerk, Santa Fe County, N.M.  
*Tai McElroy*  
Deputy

**CORNERSTONE LAND SURVEYING**  
JEFFERY L. LUDWIG  
N.M.L.S. No.13054  
505-690-7010 CELL  
505-471-5477 OFFICE  
P.O. BOX 8348  
SANTA FE, NEW MEXICO 87504

SECTION(s) PROJECTED	5
TOWNSHIP	T-16-N
RANGE	R-9-E
GRANT	SANTA FE
GRANT	GRANT
N.M.P.M.	

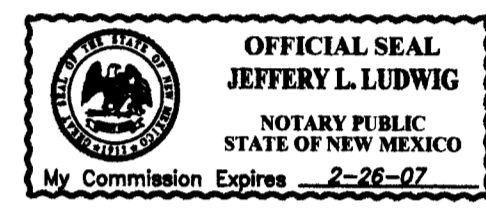
**LAND DIVISION SURVEY PLAT**  
PREPARED FOR  
**SANTA FE COMMUNITY HOUSING TRUST, INC.**  
OF  
**TRACT A-1**  
WITHIN THE SOUTHERLY PORTION OF  
S.H.C. 432, LOT 2  
CITY AND COUNTY OF SANTA FE, NEW MEXICO

SCALE	1" = 100'
DATE	10/26/06
DRAWN-BY	LUDY
CHECKED-BY	LUDY
PROJECT No.	06-003LD

**UTILITY COMPANIES**  
*Paul Lopez*  
PUBLIC SERVICE COMPANY OF NEW MEXICO (ELECTRIC & GAS DIVISION) DATE 11-9-2006  
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND PNM GAS SERVICES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASER ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.  
*P. R. Alt* 11-16-06  
COMCAST DATE  
*W. P. R.* 12-11-06  
QWEST COMMUNICATIONS DATE  
QWEST DISCLAIMER  
THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO SUBDIVISION.

**CONSENT AFFIDAVIT** SA20005  
KNOW ALL PERSONS BY THESE PRESENTS:  
THAT THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) HAVE REVIEWED THIS PLAT, SAID PLAT WAS PREPARED TO SHOW: A DIVISION OF LAND BEING 6.40 ACRES INTO TWO LOTS, ONE BEING 3.52 ACRES AND THE OTHER BEING 2.88 ACRES; TO CREATE NECESSARY EASEMENTS; TO VACATE A 10 FOOT WIDE DRAINAGE EASEMENT; TO PROVISIONALLY GRANT A 50 FOOT WIDE DRAINAGE EASEMENT TO THE CITY OF SANTA FE AND TO PROVISIONALLY DEDICATE A PUBLIC RIGHT-OF-WAY WHICH INCLUDES A 50' ROADWAY TO THE CITY OF SANTA FE, SAID ROADWAY SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT, ALL AS SHOWN HEREON LYING WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S). THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO. MAINTENANCE OF THE ACCESS EASEMENTS AS SHOWN HEREON IS TO BE THE RESPONSIBILITY OF THE LAND OWNERS/USERS. AN EASEMENT IS HEREBY GRANTED FOR ALL PUBLIC EXISTING UTILITIES AFFECTING TRACTS A-1A & A-1B.  
*Sharon Welsh* 11-20-06  
SANTA FE COMMUNITY SHARRON WELSH - PRESIDENT DATE  
HOUSING TRUST, INC.  
A NEW MEXICO CORPORATION

STATE OF NEW MEXICO }  
COUNTY OF SANTA FE }  
ON THIS 20th DAY OF NOVEMBER 2006 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEAR ABOVE.  
*Jeffery Ludwig* 02-26-07  
NOTARY PUBLIC COMMISSION EXPIRES



**CITY OF SANTA FE APPROVAL NOTES & CONDITIONS**

APPROVED BY THE SUMMARY COMMITTEE AT ITS MEETING ON 08-27-06 AS CASE #SP 2006-18  
*H. J. ...* CHAIRPERSON 11-16-07  
*...* SECRETARY 1-16-07  
*...* PE. CEM 2/21/07  
SUBDIVISION ENGINEER DATE  
*...* 3/1/07  
CITY PLANNER DATE

EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICES INCLUDING SEPERATE METER SERVICE ACCOUNTS.  
PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.  
PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.  
BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.  
THIS TRANSFER IS LEGALLY MADE. ANY PERSON INTENDING TO PURCHASE A LOT WITHIN THIS SUBDIVISION SHOULD CONTACT CITY HALL STAFF. REQUEST FOR BUILDING PERMITS ON ILLEGALLY SOLD LOTS SHALL BE DENIED.  
THE LANDOWNER AGREES TO PROVISIONALLY DEDICATE RIGHT-OF-WAY NEEDED FOR THE FUTURE EXTENSION OF THE ROAD ALONG THE ARROYO DE LOS CHAMISOS. ACTUAL DEDICATION SHALL OCCUR AT THE TIME TRACT A-1 IS DEVELOPED OR AT ANY OTHER TIME DETERMINED TO BE APPROPRIATE BY THE CITY OF SANTA FE.

UPC 1-050-096-427-181  
INDEXING INFORMATION FOR COUNTY CLERK

