Ms. Abbott: February 7th.

Mr. Flance: All in favor of the motion, signify by saying aye.

Mr. Bell, Mr. Brill, Mr. Purvis, Mr. Sellars: Aye.

Mr. Flance: Opposed? The ayes have it. Thank you Mr. Jahnig. Hopefully we can work together to get this resolved.

Mr. Jahnig: Thank you. Our last instructions from the Director of Planning were to go this way. Now we'll go this way.

2. Case #H 01-160. 320 Camino Delora. Downtown and Eastside Historic District. Non-contributing. Steve Marlens proposes an addition of 286 sq. ft. to a 246 sq. ft. non-contributing garage.

Mr. Flance: Okay. Let's move along. Under New Business, we're now on case number two: Case H 01-160.

[inaudible conversation among board members]

Mr. Flance: 320 Camino Delora. Downtown and Eastside Historic District. Non-contributing. Steve Marlens proposes an addition of 286 sq. ft. to a 246 sq. ft. non-contributing garage. Alysia.

Ms. Abbott: Mr. Chair. The applicant proposes the addition of 286 sq. ft. to a 246 sq. ft. non-contributing garage at 320 Camino Delora in the Downtown and Eastside Historic District. The garage was constructed in the late 1970's or early 1980's. No survey documentation exists for the garage building. Plans call for the addition to be constructed in a manner similar to the existing garage building. The addition will have a flat roof. Fenestration on the proposed addition will be simulated divided ten-light fixed and 20 light casements to match the windows on the existing building. Window trim will be left the natural wood color. Exterior doors will be wood, full light true divided. The building will be stuccoed in El Rey "Sandalwood." The height of the proposed addition will be I' I". Plans also call for the construction of a 4' high yard wall with 5' high wooden pedestrian gate.

This highly controversial project meets the design guidelines for changes to non-contributing buildings (sorry. Had to throw that in) in the

Downtown and Eastside Historic District. As such, staff recommends approval of the project. [attached as Exhibit N].

Mr. Flance: Thank you very much, Ms. Abbott. Excellent. Anyone... Is the applicant here? Do you have anything to add to the staff report? Could you stand up please? Could you step a little more lightly, please?

Recorder: Please state your name and address for the record.

Mr. Marlens: My name is Steve Marlens. I live at 320 Camino Delora.

Recorder: Please raise your right hand. Under penalty of perjury do you swear or affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth?

Mr. Marlens: I do.

Mr. Flance: Okay. Do you have any comments on the staff report?

Mr. Marlens: Only to say that what's being called a garage is actually a... I would characterize it more just as a one room open studio. It's not a functioning garage any more. It was until it was approved to become a studio about a year ago by this Board.

Mr. Flance: Okay. Thank you.

Ms. Abbott: I stand corrected.

Mr. Flance: Any one... Do you have anything else to add?

Mr. Marlens: No.

Mr. Flance: That's it. Anyone else? Anyone from the audience? If not, what's the pleasure of the Board.

Mr. Brill: **Motion to approve Case #H 01-160 pursuant to staff recommendations.**

Mr. Sellars: **I second.**

Mr. Flance: Okay. Discussion on the motion? Mr. Purvis.

Mr. Purvis: This is of the applicant. You end up rather a long straight wall showing up against Cristo Rey. Is there anything you could do to make that not 46' long. That is longer than we normally encourage in this style.

Mr. Marlens: I guess it was just my architectural judgement that this was the most kind of innocuous way of doing it. When you say up against Cristo Rey...

Mr. Purvis: I'm talking about the school.

Mr. Marlens: Un huh. But you understand that this is not up against that side of the property but the other side of the property. Do you have a copy of the site plan?

Mr. Purvis: Right. I just noticed that you end up seeing into your property when you come up Camino Delora. So that façade is visible, to the extent that you can... you know... that the fence is there or not there.

Mr. Marlens: Well there is an existing fence between my house and the school right now so that, on approach, I don't think you can see it. I mean, this would all be hidden from.. the view coming up the street. In fact, the only... it would be invisible from just about anywhere, including the neighbors unless they kind of went up to the fence and peered over. You can't see it.

Mr. Purvis: I mean, now you can see your garage from the street. You can't see it well, but you can see it.

Mr. Marlens: You can see what would be the east elevation, but you would have no idea what's behind it. I mean... you are concerned about the long...

Mr. Purvis: I'm just concerned about the length. You know. Why you would choose to do a 46 foot wall ... I mean, that would be the longest, straightest wall on the property.

Mr. Marlens: Wall? Or you mean the ... you are speaking about the north elevation?

Mr. Purvis: Yes.

Mr. Marlens: I don't know. I guess I just thought ... It struck me that it was in keeping with sort of long single file built on adobe homes there, that I've seen in the area. You know, they just kind of go, go on in a line. And it just seemed to be the least obtrusive... the most... sort of architecturally

innocuous way of doing it, rather than stepping it in or out or something like that.

Mr. Purvis: I mean, normally, the Board encourages... and I don't know the particular part of the ordinance that it' in, to step long walls so that they don't go on for a long distance. That's what I was asking.

Mr. Flance: It's in the wall and fence guidelines.

Mr. Marlens: I'm confused.

Ms. Abbott: It's a long elevation.

Mr. Marlens: I'm sorry?

[inaudible]

Mr. Marlens: I'm not sure whether you're talking about ... You're talking about walls and fences and this is the ...

Mr. Purvis: I'm not talking about walls and fences. You have a north wall of your garage that will be, as your studio... and I guess will be your studio when you are done, that will be 46 feet long.

Mr. Marlens: Yes.

Mr. Purvis: And that's what I am talking about. And normally, in Pueblo style, that is specifically not encouraged.

Mr. Marlens: yes.

Mr. Purvis: And I'm having a hard time finding the reference. That's alright.

Mr. Marlens: I guess, given the fact that it's... It would really be visible, that unbroken expanse of north elevation would not be visible, except if you were actually in the back yard of my property. Does that really matter to you from the historic styles point of view. I mean, it's not visible from the street.

The only elevation of this building that would be visible from the street is just through the narrow driveway gap and you'd absolutely only see the east façade. You would have no idea whether, you know, it was fifteen

feet long or 46 feet long. I mean, it doesn't... aesthetically, it doesn't bother me. I actually thought it would call less attention to itself somehow if it was just a single simple wall.

Mr. Purvis: I guess I would disagree with you but, it's your back yard.

I have one other thing now. What about those lights on the front of the house. They look like exposed bulbs. Don't you have some kind of provision to screen those bulbs? Maybe this is a question for staff...

Ms. Abbott: There is a bulb plan, Mr. Purvis. We've got a plan.

Mr. Marlens: [inaudible]

Mr. Purvis: Regardless of whether it's in the ordinance or not, could you see your way clear to screening the bulbs in front of your house? Right now they are exposed.

Mr. Marlens: Which... I'm not sure which bulbs you are referring to.

Mr. Purvis: You have fixtures right now on either side of your front door.

Mr. Marlens: On the front door? Yeah.

Mr. Purvis: Of exposed bulbs. I don't believe we approved them as a Board last year and that might have been our oversight or not getting clear. But since you are continuing to make renovations, I'm asking you that question.

Mr. Marlens: What constitutes an exposed bulb?

Mr. Purvis: When you can see the light source.

Mr. Marlens: When you can see the actual bulb?

Mr. Purvis: Yes.

Mr. Marlens: I see. So you tend to approve the sorts of fixtures that sort of hide the bulb and cast the light up and down?

Mr. Purvis: Yes.

Mr. Marlens: I guess I could switch to those, if it would please the Board.

Mr. Purvis: Thank you.

Mr. Flance: Anything else, Mr. Purvis.

Mr. Purvis: No.

Mr. Flance: Anyone else? Okay. What's the pleasure of the Board?

Mr. Brill: We have a motion.

Mr. Flance: Oh. We have a motion. Would you repeat the motion?

Recorder: The motion is to approve Case #H 01-160 pursuant to staff recommendations.

Mr. Flance: Okay. All in favor of the motion signify by saying aye.

Mr. Bell, Mr. Brill, Mr. Purvis, Mr. Sellars: Aye.

Mr. Flance: Opposed? Thank you very much.

3. Case #H 01-161. 12 & 12B La Vereda. Downtown and Eastside Historic District. Non-contributing. Michael Sandrin/Sandrin Inc., agent for Jane Reid and Carol Young, proposes (a) the demolition of a non-contributing carport as per 14-70.13 of the ordinance, (b) the construction of three (3) two-story Spanish Pueblo Revival houses with a combined footprint of 5,500 sq. ft. to a height of 23'. (Maximum allowable height = 23' 4").

   This case was postponed until January 20, 2002, under Approval of the Agenda.

4. Case #H 01-162. 429 Delgado Lane. Downtown and Eastside Historic District. Contributing. William R. Glaser, agent for Orville Linck, proposes to construct a 220 sq. ft. addition to a non-primary elevation of John Gaw Meem designed contributing building.

Mr. Flance: And our final case: Case H 01-162. 429 Delgado Lane. Downtown and Eastside Historic District. Contributing. William R. Glaser, agent for Orville Linck, proposes to construct a 220 sq. ft. addition to a non-primary elevation of John Gaw Metal?... John Gaw Meem designed contributing building.

that with the Lensic. "We've already done that with the whole lot and it's all done and we don't have to do any more."

Ms. Abbott: I'll check into that. I think they did do all of it.

Mr. Hewat: I think they did do in the parking lot.

Ms. Abbott: They did have... They did go down... The only other thing I want to look at is whether or not all of that lot was included in that.

Mr. Bell: He says it was and I wondered...

Mr. Hewat: I think they did do it on that parking lot.

Mr. Flance: The only other thing I wanted to mention is that I promised we would be out of here by eight o'clock. I missed it by two hours and ten minutes. But I wanted to thank everyone for a patient meeting and staff. It was a very difficult meeting and I think everybody did very well. So thank you very much.

BUSINESS FROM THE FLOOR

None.

ADJOURNMENT

Mr. Brill: Motion to adjourn.

Mr. Purvis: Second.

There being no further business to appear before the City of Santa Fe Historic Design Review Board, the meeting was adjourned at approximately 10:10 p.m.

Cecilia Rios for
Stephen Flance, Chair Pro Tem

Carl Boaz
Carl Boaz, Recorder

City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Jim Romero, City Manager

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
Jimmie Martinez, Dist. 1
Karen Heldmeyer, Dist. 2
Cristopher Moore, Dist. 2
Miguel M. Chavez, Dist. 3
Frank Montaño, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : ADD 286 SQFT TO 246 SQFT N-CONT GARAGE
Project number : 01-10100172
Case number : H-01-160
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **320 CAMINO DELORA**
HISTORIC DISTRICT: **DOWNTOWN & EASTSIDE**

PROJECT NAMES:

OW – Steve Marlens
Santa Fe, NM 87505

302 Camino Delora
505-982-2238

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on January 8, 2002, acted on the above referenced case. The decision of the board was to conditionally approve your request with the condition that you replace open bulb fixtures with enclosed fixtures.

For further information please call 955-6605.

Sincerely,

James M. Hewat
Historic Preservation Planner

AR for

Alysia Abbott
Historic Preservation Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT**

CITY OF SANTA FE, NEW MEXICO

Project description: ADD 286 SQFT TO 246 SQFT N-CONT GARAGE
Project number: 01-10100172
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PROJECT LOCATION (S): 320 CAMINO DELORA

PROJECT NAMES:

OW - Steve Marlens
Santa Fe, NM 87505

320 Camino Delora
505-982-2238

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	NON-CONTRIBUTING
PUBLICLY VISIBLE FAÇADE-EAST	YES
PUBLICLY VISIBLE FAÇADE-NORTH	NO
PUBLICLY VISIBLE FAÇADE-SOUTH	NO
PUBLICLY VISIBLE FAÇADE-WEST	NO
HISTORIC DISTRICT SURVEY NUMBER	H-778
YEAR OF CONSTRUCTION	POST-1945
PROJECT TYPE (NEW, ADD, ETC.)	ADDITION
USE, EXISTING	RESIDENTIAL
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	

City of Santa Fe, New Mexico

memo

DATE: **9 January 2002**

TO: Historic Design Review Board Members

VIA: Cyrus Samii, Planning Division Team Leader

FROM: **Alysia Abbott,** Historic Preservation Planner

ITEM & ISSUE:

CASE # **H-01-160**

ADDRESS 320 Camino Delora
Historic Status Non-Contributing
Historic District Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
X Case Synopsis	X Proposal Letter
X District Standards	X Vicinity Map
___ State Historic Survey Sheet	X Site Plan/Floor Plan
___ Other:	X Elevations
	X Photographs
	X Preliminary Zoning Review Sheet

STAFF RECOMMENDATION:

The proposed project meets the Design Guidelines for changes to non-contributing buildings in the Downtown & Eastside Historic District. As such, staff recommends approval of the project.

BACKGROUND & SUMMARY:

The applicant proposes the addition of 286 Sq. Ft. to a 246 Sq. Ft. non-contributing garage at 320 Camino Delora in the Downtown & Eastside Historic District. The garage was constructed in the late 1970's or early 1980's. No survey documentation exists for the garage building. Plans call for the addition to be constructed in a manner similar to the existing garage building. The addition will have a flat roof. Fenestration on the proposed addition will be simulated divided ten-light fixed and 20 light casements to match the windows on the existing building. Window trim will be left the natural wood color. Exterior doors will be wood, full light true-divided. The building will be stuccoed in El Rey "Sandalwood". The height of the proposed addition will be 8'8". Plans also call for the construction of a 4' high yard wall with 5' high wooden pedestrian gate.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

Steve Marlens

982-2238

320 Camino Delora

Santa Fe, NM 87505

PROPOSAL LETTER, HRB, 12-11-01

320 CAMINO DELORA: ADDITION TO STUDIO

I plan to build a rectangular 26' x 10'10'' framed addition to the existing freestanding framed studio behind my house. It will contain, from east to west, a small kitchen, bath, and bedroom, making it a guesthouse that, including the studio, will be half the size of the main house. The addition will attach seamlessly to the studio and run 26' west in line with the present studio facade. It will use the same doors, windows, trim, and finish now on the studio and main house and will be invisible from the street. I also propose a 4' high, 15' long interior yard wall with wooden gate in line with the north facade of the studio/addition and extending west until it intersects the existing yard wall on the west property line. It, too, will be invisible from the street.

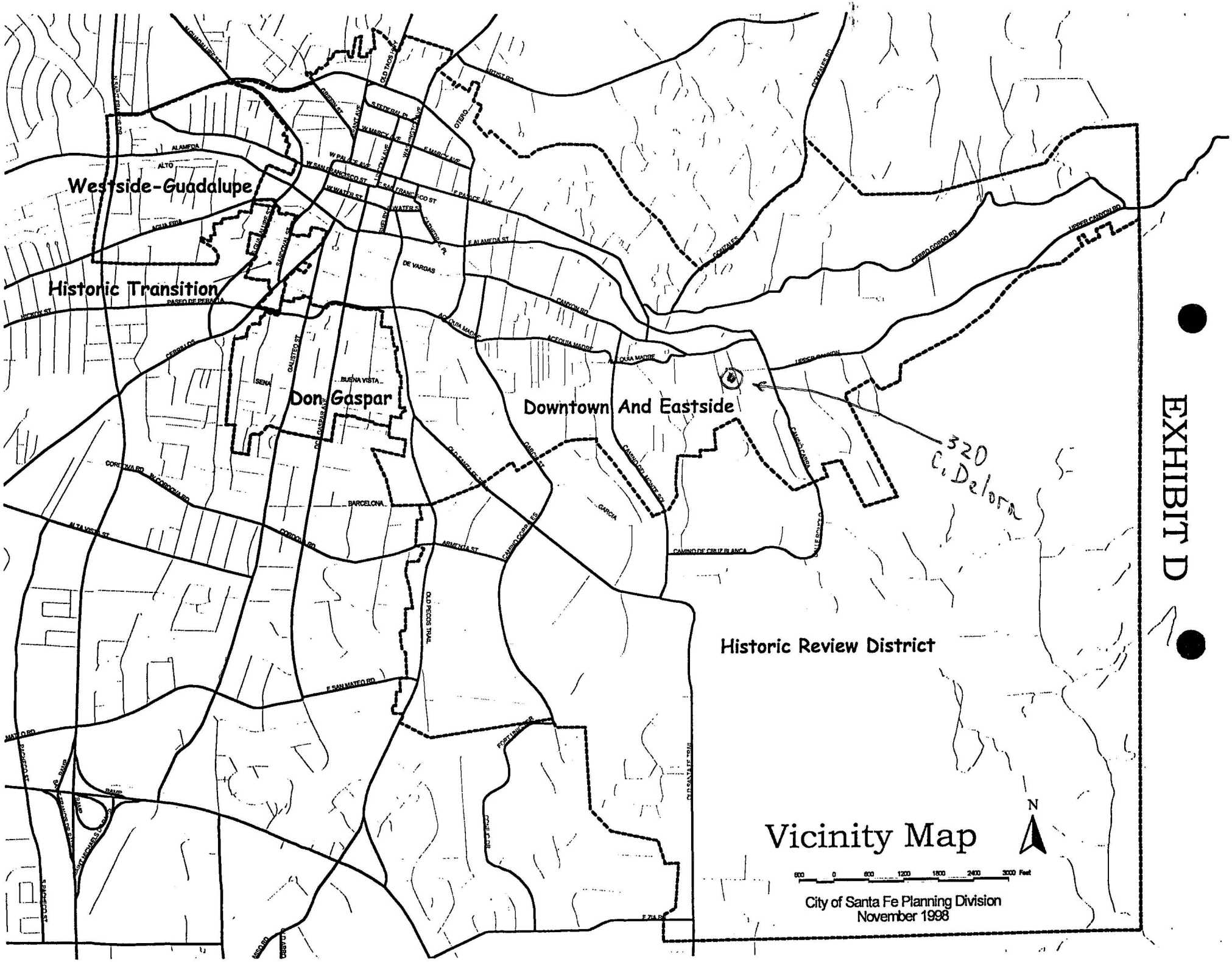
WINDOWS/DOORS: N and W sides: F-5510 douglas-fir, 2x10 lite, true-divided-lite doors, singly and in pairs to match existing windows and doors on main house and studio. S side: white, vinyl-clad simulated divided lite casements matching those on N side of main house.

ROOF: As on present studio, roof will be flat with 11'' overhangs and torched-down roofing, pitched from south to north and draining into yard (I may add gutter and rain barrel for water conservation).

STUCCO AND TRIM: As on main house and studio, I will use El Rey #121 Sandalwood cementitious stucco, and will treat all exterior wood trim with raw linseed oil to leave it natural in color.

INTERIOR YARD WALL: As with present front property wall, this wall will be 16'' thick using unstabilized adobe brick, mud mortar, and El Rey #121 finish.

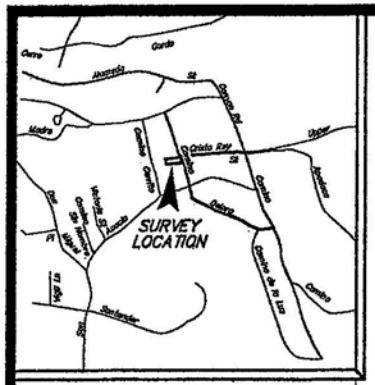
ARCHITECTURAL HISTORY: The 20' x 12' studio is a converted one-car framed garage built in the late 1970s or early 80s with flat roof, plywood exterior, 2x4 studs, 2x8 rafters, and cement-slab foundation; in 2001, under Permits 00-1981 and 00-1689, I added windows, doors, stucco in keeping with the architecture of the main house, and also insulation and electricity. The studio is one open room, and will remain that way with the addition.


Westside-Guadalupe
Historic Transition
Don Gaspar
Downtown And Eastside
Historic Review District
320 C. Delora
EXHIBIT D
Vicinity Map
N
600 0 600 1200 1800 2400 3000 Feet
City of Santa Fe Planning Division
November 1998

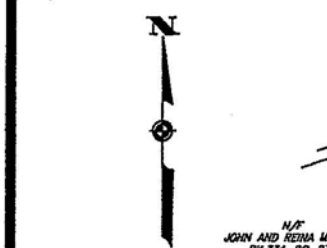
BOUNDARY SURVEY PLAT
FOR
STEVE MARLENS

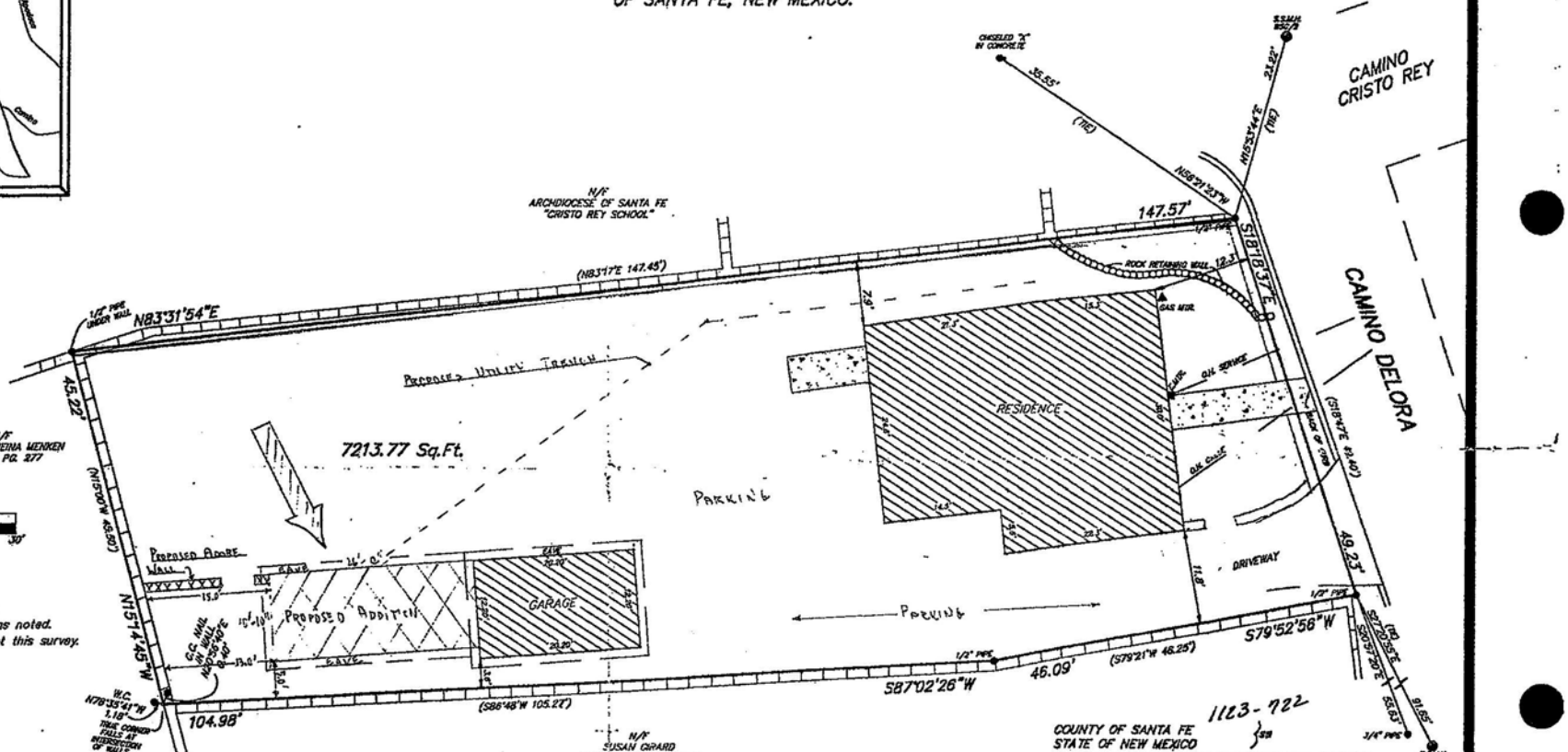
AT 320 CAMINO DELORA, CITY AND COUNTY OF SANTA FE, NEW MEXICO.

449030



VICINITY MAP





LEGEND

- Sanitary Sewer Manholes
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

1.) BASIS OF BEARING FOR THIS SURVEY IS FROM G.P.S. FIELD MEASUREMENT BETWEEN FOUND MONUMENTS (N.G.S.84-GRID-LOCAL).
2.) REFERENCE DOCUMENTS:
PLAT OF SURVEY FOR VICENTE AND PETRITA T. BRITO, RECORDED IN BK. 13, PG. 19. BEARINGS AND DISTANCES IN ( ) ARE FROM THIS PLAT.
PLAT SHOWING SURVEY FOR ELOISA BRITO DELORA AND TONY DELORA BY SAMUEL DAVALOS, RECORDED IN BK. 6, PG. 60.
SPECIAL WARRANTY DEED RECORDED IN BK. 228, PG. 590.
WARRANTY DEED RECORDED IN BK. 334, PG. 277.
3.) F.I.R.M. PANEL No. 350070-0009B, ZONE "C".

CERTIFICATE

I, Allen C. Grace, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract / tracts.

JULY 15, 2000.

Allen C. Grace
331 VILLEROS ST.

P.S. No. 12443
Santa Fe, NM.

ALLEN C. GRACE NEW MEXICO 12443 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE COUNTY PUBLIC NOTICE
THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE, EXTRATERRITORIAL ZONING ORDINANCE OR EXTRATERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANYWAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

1163-722

COUNTY OF SANTA FE }ss
STATE OF NEW MEXICO }

I hereby certify that this instrument was filed for record on the 21 day of July A.D. 20 00, at 9:42 o'clock A m. and was duly recorded in Book 449, Page 03 of the records of Santa Fe County.

Witness my Hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, New Mexico

Deputy

COUNTY CLERK SANTA FE COUNTY REBECCA BUSTAMANTE

U.P.C. 1-055-098-330-388

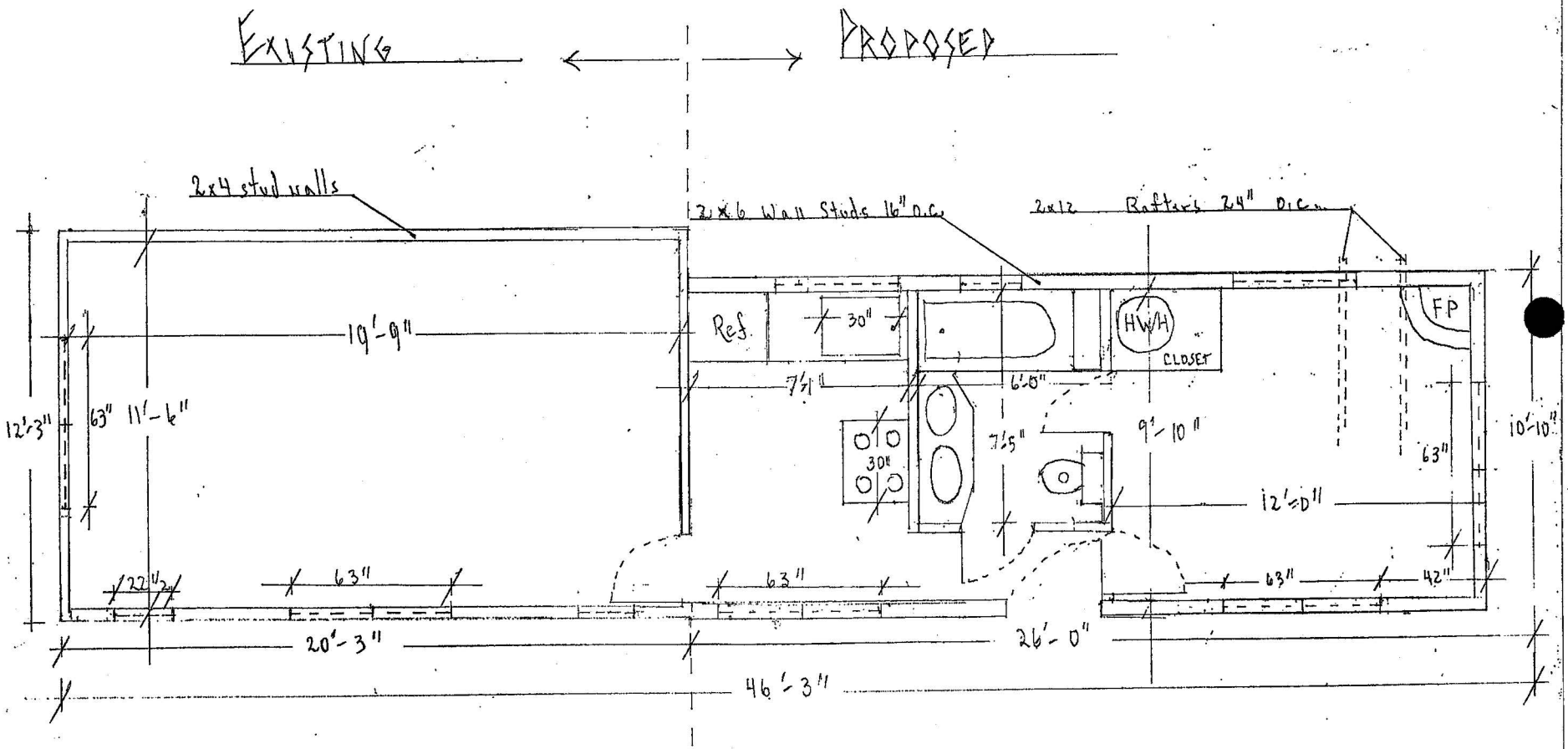
XYZ SURVEYING & DRAFTING		
331 VILLEROS ST.	SANTA FE, NM	982-5536
Project No. XYZ2K048	Dwg. ACG	Ck.
	File: XYZ2K048	Bk. A20
INDEXING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
BRITO	SEC. 30, T17N, R10E	N/A

220 Camino Delora

Guesthouse Addition

26'-0" x 10'-10"

PLAN 1/4" = 1'-0"

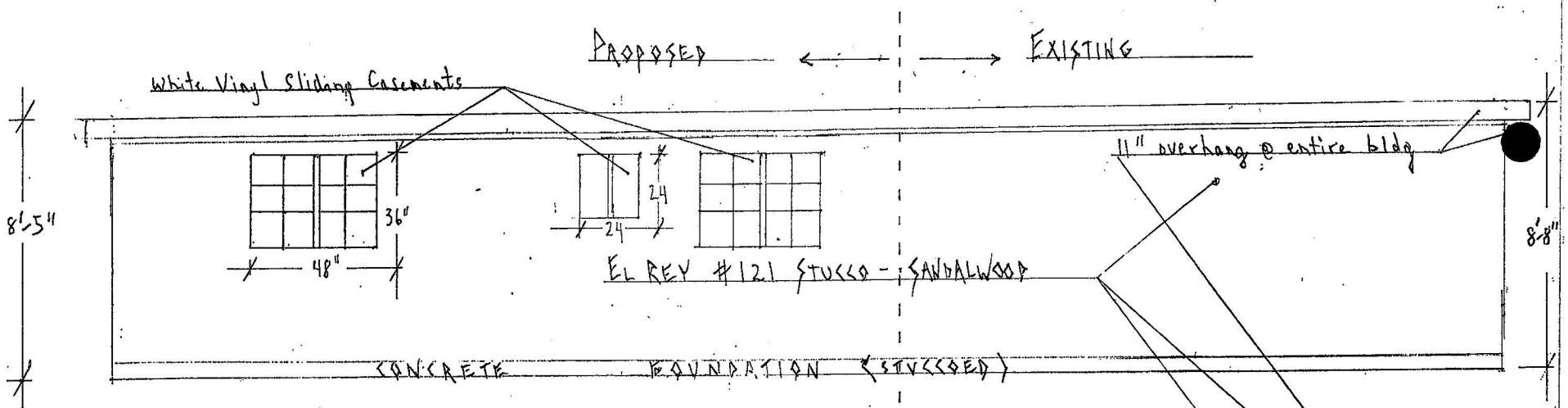


320 Camino Delora

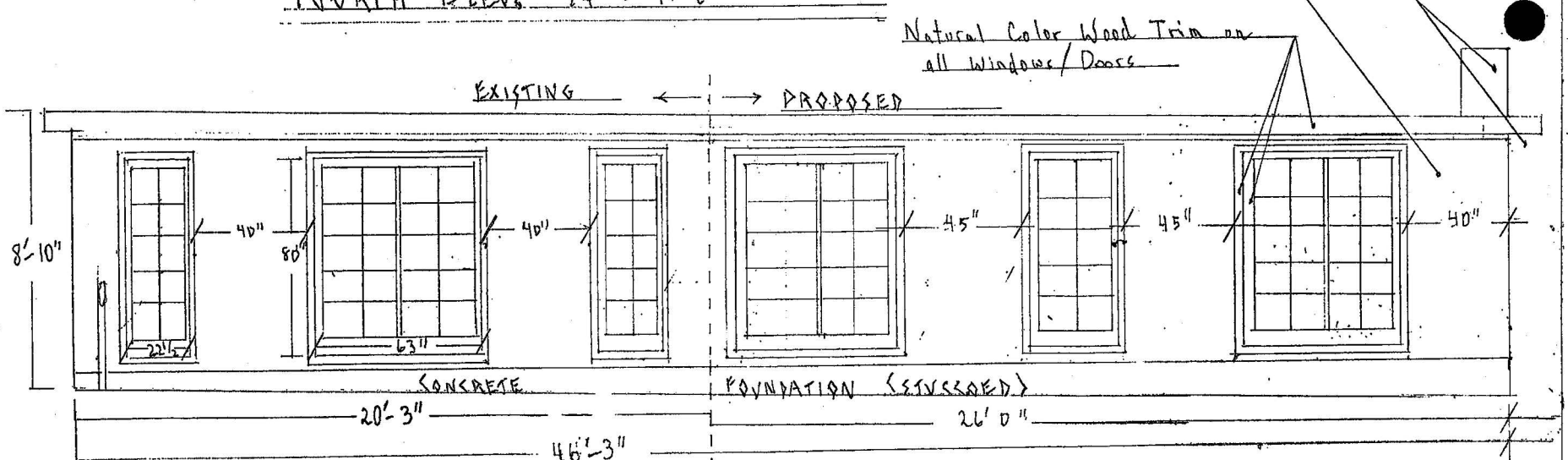
Guesthouse Elevs. N + S

26'-0" x 10'-0" Addition to Studio

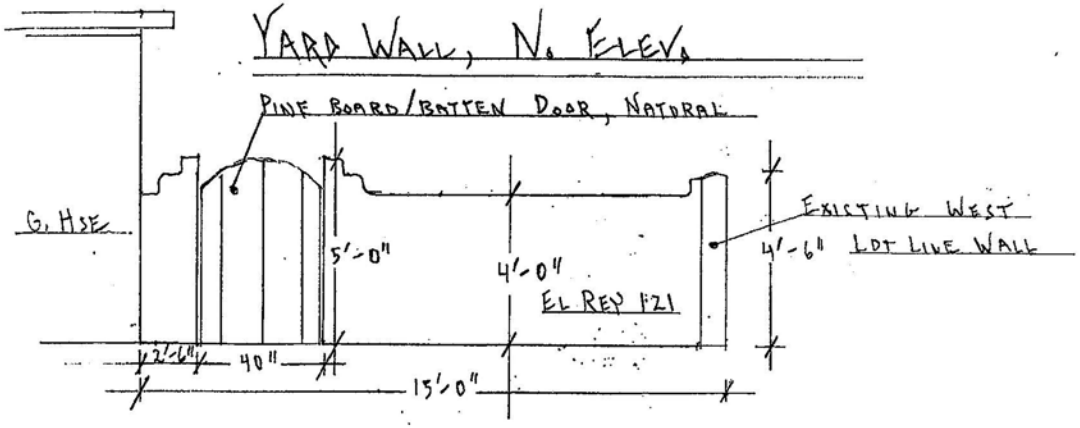
South Elev. 1/4" = 1'-0"



North Elev. 1/4" = 1'-0"



YARD WALL, N. ELEV.



320 CAMINO DELORA

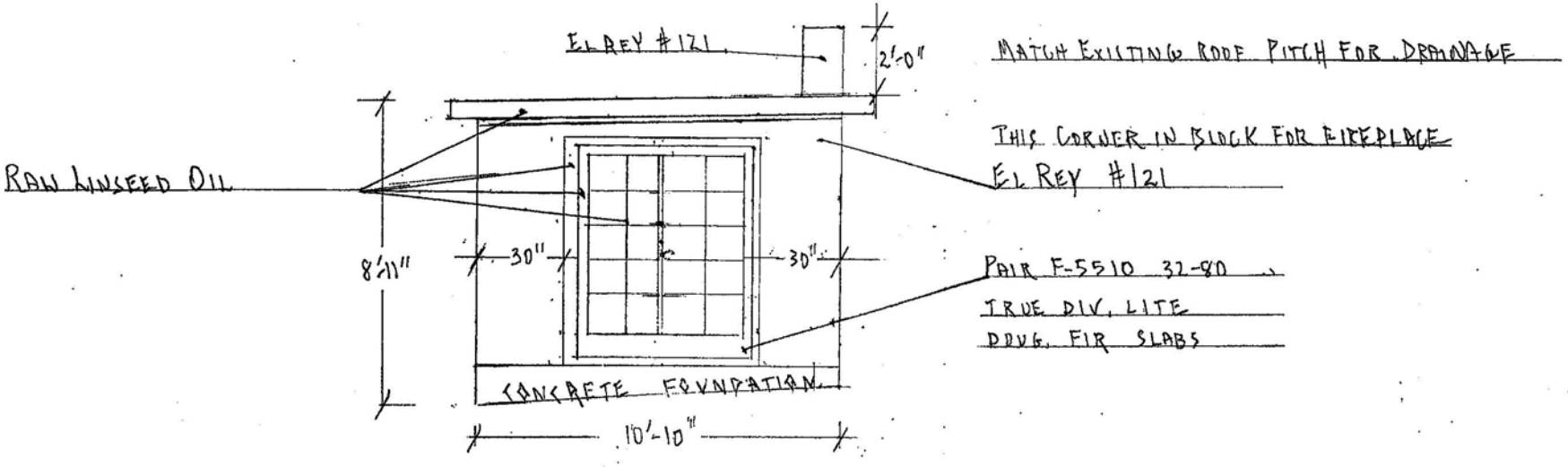
GUESTHOUSE ELEV., WEST

26'-0" x 10'-10" ADDITION

WEST ELEVATION 1/4" = 1'-0"

0 1 2 3 4"

(EXISTING EAST ELEV. IDENTICAL EXCEPT 12⅓" WIDE WITH DOORS CENTERED)

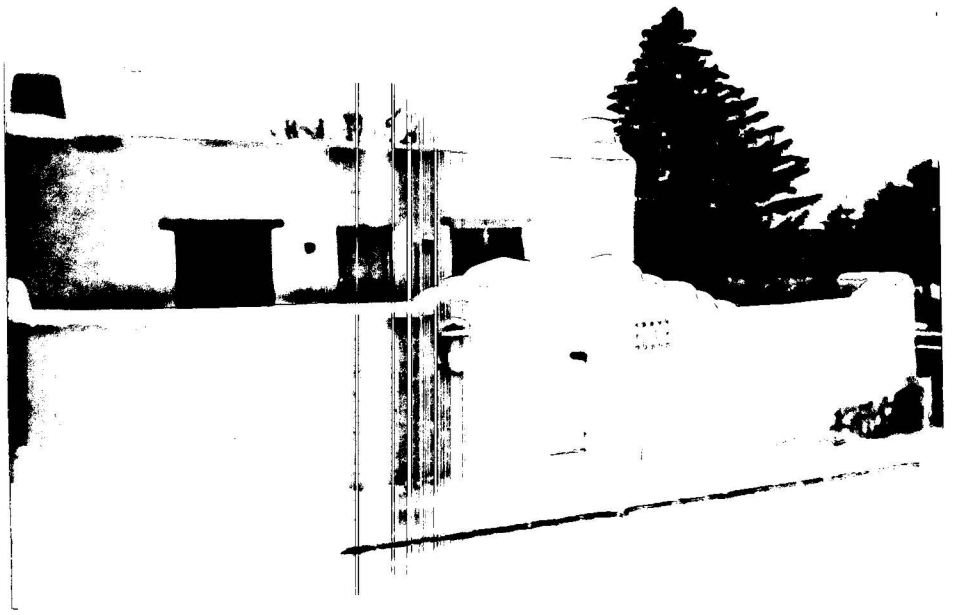




320 CAMINO DELORA
Studio, North Façade, looking SW



Studio, West & North Facades,
Looking SE (addition will
Extend 26' to right)



Main House from Camino Delora,
Looking WNW

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 12-10-01

Property Owner of Record Steve Marleau

Applicant Name Steve Marleau Phone 982-2238

Site Address 320 Camino Delora

Proposed Construction Addition to existing studio; small interior yard wall.

TO BE COMPLETED BY STAFF:

Zoning District R-S Subdivision _____ Lot ____ Block ____

Permitted Use : ☐ Section # _____
Accessory Use : ☒ Section # 14-17.3 B
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

Setbacks:
(Front) Provided 87' Minimum 20' (Rear) Provided 13' Minimum 5'

(Left Side) Provided 5' Minimum 5' (Right Side) Provided 30' Minimum 5'

(Special Yard) Provided _____ Minimum _____

Density: N/A Open Space: YARD PROJECTS

Lot Size: 7213 ☐ Total Roof Area: 1620 ☐ Lot Coverage: 22%

1080
540
1620

Height: 9 Wall Requirement: N/A

Parking: # Required 3 # Provided 3 Maneuverability N/A

Other District Requirements: _____

Preliminary Approved ☒
Preliminary Approval w/ Conditions ☐ _____
Preliminary Rejection ☐

Comments: _____

Reviewer PHIL SHAFER Date 12/11/01 Phil Shafer

Prepared by: Mmontoya 12/99
Revised 4/3/2001