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

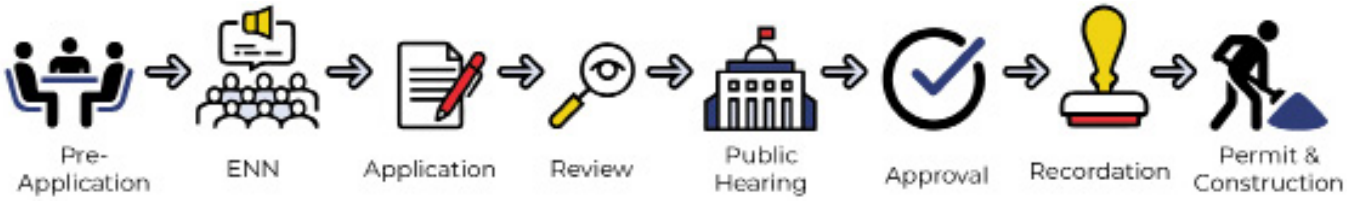
INTERACTIVE GIS MAPS : https://santafenm.gov/information-technology-telecommunications/gis

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:

- ✓ County parcel map depicting properties within 300 feet of the properties' perimeter (available from County Assessor's)
- ✓ ENN meeting notification guidelines
- ✓ Legal lot of record
- ✓ Notification mailing list, including neighborhood associations
- ✓ Draft notification poster
- ✓ Draft neighborhood notice letter
- ✓ Site Plan with vicinity map

CITY OF SANTA FE

EARLY NEIGHBORHOOD NOTIFICATION
PLUD-02

PROJECT INFORMATION

Project Name:	Midtown Campus - Metropolitan Redevelopment Area Master Plan Amendment		
Address:	1600 St. Michael's Drive	Parcel Size:	64 acres
Zoning:	C-2 PUD	Future Land Use:	C-2 PUID
Pre-application Conference Date:			
Project Description:	Master Plan Amendment to include the following: A) Section 5.2: Review of Infrastructure at 90% Design in Accordance with Thoroughfare Standards; B) Amendment to Section 5.5, Table 5.5A: Prohibited and Conditional Use; and C) Section 6.3: Full Electrification & Gas Infrastructure to the Midtown site.		

PROPERTY OWNER INFORMATION

Name (First, Last):	City of Santa Fe		
Address:	200 Lincoln Avenue		
	Street Address	Suite/Unit #	
	Santa Fe	NM	87505
	City	State	ZIP Code
Phone:		E-mail Address:	

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Name (First, Last):	Midtown Campus Metropolitan Redevelopment Area - City of Santa Fe		
Address:	1600 St. Michael's Drive	Southwest Annex	
	Street Address	Suite/Unit #	
	Santa Fe	NM	87505
	City	State	ZIP Code
Phone:	505-955-6043	E-mail Address:	kmambrosino@santafenm.gov

AGENT AUTHORIZATION (IF APPLICABLE)

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

N/A

I/we authorize _____ to act as my/our agent to execute this application.

Signed:		Date:	
Signed:		Date:	

PROPOSED ENN MEETING DATES

Please provide 2 options	Preferred Option	Alternative Option
Date:	October 26, 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.

The proposed amendment will not have an effect on character and appearance of the surrounding neighborhood because there is currently no clear character or appearance in the surrounding area. The Midtown Master Plan calls for typical facade zone building heights of 62 feet, with articulation above 3 stories. Buildings are situated at the 0' setback to encourage densities and compact urban form.

A) Section 5.2: Review of Infrastructure at 90% Design in Accordance with Thoroughfare Standards: N/A for discussion item A.

B) Section 5.5, Table 5.5.A: Prohibited and Conditional Use:

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.

A) Section 5.2: Review of Infrastructure at 90% Design in Accordance with Thoroughfare Standards:
The proposed amendment to the Midtown Master Plan road sections are related to user safety and existing site conditions and have no adverse effect, but rather protect, the physical environment.

B) Section 5.5, Table 5.5.A: Prohibited and Conditional Use:
The allowance for Light Industrial uses is positioned for vocational education and machinist trades. The uses are limited to enclosed buildings not to exceed 30,000 square feet, with deliveries situated to the rear of buildings. Any trash generation or handling of waste materials will be subject to the Land Development Code and additional requirements of Environmental Services and the Fire Marshal

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.

The entirety of the Midtown campus is covered by the Suburban Archaeological Review District. Archaeological work is ongoing with Chama Environmental to clear the site for new development on subject future parcels for all horizontal infrastructure, proposed light industrial uses and electrification and gas uses.

A) Section 5.2: Review of Infrastructure at 90% Design in Accordance with Thoroughfare Standards: N/A for discussion item C.

B) Section 5.5, Table 5.5.A: Prohibited and Conditional Use: N/A for discussion item C.

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.

As noted in the Midtown Master Plan, development standards in this Plan have been coordinated with existing planning and regulatory documents, including both the General Plan & Land Development Code currently under amendment, and including the Midtown LINC Overlay. The themes of the General Plan are reiterated throughout the Midtown Master Plan

A) Section 5.2: Review of Infrastructure at 90% Design in Accordance with Thoroughfare Standards: N/A on this criterion for discussion item D.

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

The entirety of the site is accessible via multi modes and roadways providing intra-site connections; access to the Midtown Plaza and Arroyo Park trail are provided, with inter-site connectivity of the Midtown Campus to broader Midown via its main ingress and egress points, Alumni Drive and Siringo Road. Public Transit service to the site is currently being evaluated for optimal service points and bus types. Development on future applicable parcels shall comply with Section 4 of the Midtown Master Plan, Mobility and Connectivity. The Midtown Master Plan is based on best practices in vehicular, pedestrian and bike safety, accessibility, comfortable, active, and friendly

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.

A) Section 5.2: Review of Infrastructure at 90% Design in Accordance with Thoroughfare Standards: N/A on this criterion for discussion item F.

B) Section 5.5, Table 5.5.A: Prohibited and Conditional Use:
The Midtown Master Plan calls for a broad mix of uses to meet the needs of Santa Fe's economy. Limited light industrial uses at the Midtown Site will enable trades and innovation in the maker economy to strengthen the economic underpinnings of the Midtown District commercial corridor as a whole

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.

A) Section 5.2: Review of Infrastructure at 90% Design in Accordance with Thoroughfare Standards: N/A on this criterion for discussion item G.

B) Section 5.5, Table 5.5.A: Prohibited and Conditional Use: N/A on this criterion for discussion item G.

C) Section 6.3: Full Electrification & Gas Infrastructure to the Midtown site: All residential development is proposed to be 100% electric

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.

A) Section 5.2: Review of Infrastructure at 90% Design in Accordance with Thoroughfare Standards:
The Midtown Master Plan provides urban, dense development that maximizes the efficiency of public works infrastructure and public utilities. In an effort to protect the community's most vulnerable users, the deviation of road sections as proposed in the Midtown Master Plan were analyzed and reconfigured by the Midtown design team in collaboration with the City Public Works Department.

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.

As with prior Midtown developments, all new development will meet water conservation standards and purchase water credits to offset development, as required with qualifying projects under the Midtown LINC. Furthermore,by Resolution 2025-60, “effective January 1, 2026, the value of water rights used to determine offset fees in the Water Offset Requirement Fee Chart shall be $36,000 per acre-foot.” Thus, qualifying projects within the Midtown LINC shall pay $36,000 per acre-foot hereafter.

A) Section 5.2: Review of Infrastructure at 90% Design in Accordance with Thoroughfare Standards: N/A on this criterion for discussion item I other than to say enhanced stormwater capture and conveyance infrastructure is currently being designed for implementation

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

The Midtown Master Plan development calls for a mixed use district that includes housing affordability, neighborhood serving retail and services, pedestrian and bike oriented design, vehicular safety, and connectivity to the surrounding neighborhoods to the greatest extent possible. Implementing the Midtown Master Plan, including the currently proposed residential development on parcel F-1a will achieve these objectives.

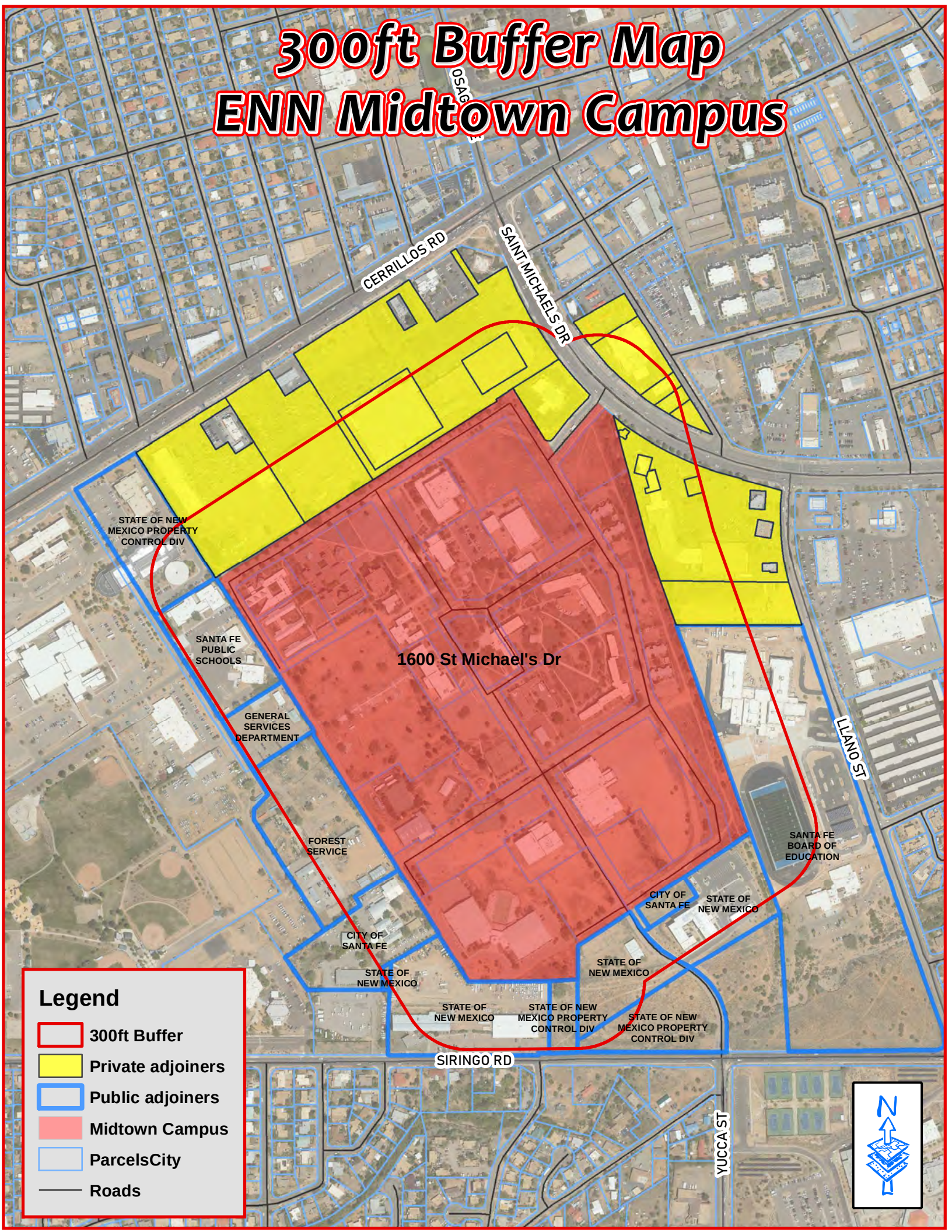
K. EFFECT ON SANTA FE'S URBAN FORM For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.

The Midtown Master Plan is a form-based plan that promotes mixed-use urban forms consistent with Santa Fe's urban form. The infill site is centrally located in the city, adjacent to the city's largest transit corridors, and provides housing and commercial opportunities to create a dense district serving the entire city.

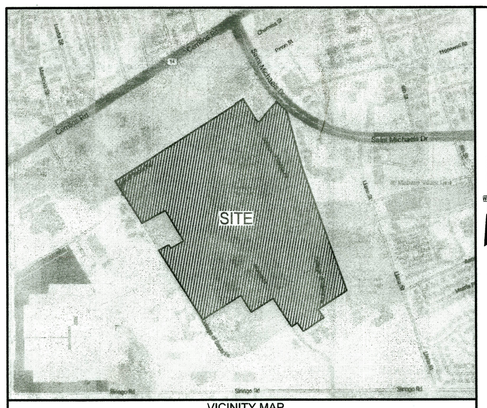
A) Section 5.2: Review of Infrastructure at 90% Design in Accordance with Thoroughfare Standards: N/A

B) Section 5.5, Table 5.5.A: Prohibited and Conditional Use: N/A

L. ADDITIONAL COMMENTS (Optional)


300ft Buffer Map
ENN Midtown Campus
CERRILLOS RD
SAINT MICHAELS DR
OSAGE
1600 St Michael's Dr
STATE OF NEW MEXICO PROPERTY CONTROL DIV
SANTA FE PUBLIC SCHOOLS
GENERAL SERVICES DEPARTMENT
FOREST SERVICE
LLANO ST
SANTA FE BOARD OF EDUCATION
CITY OF SANTA FE
STATE OF NEW MEXICO
CITY OF SANTA FE
STATE OF NEW MEXICO
STATE OF NEW MEXICO
STATE OF NEW MEXICO PROPERTY CONTROL DIV
STATE OF NEW MEXICO PROPERTY CONTROL DIV
SIRINGO RD
YUCCA ST
Legend
300ft Buffer
Private adjoiners
Public adjoiners
Midtown Campus
ParcelsCity
Roads
N

921-13



VICINITY MAP
N.T.S.

Lot Line Adjustment and Right-of-Way Dedication
for PLAT OF EXISTING
Midtown Site
within Projected Section 34, T.17N., R.9E., N.M.P.M.
City of Santa Fe
Santa Fe County, New Mexico
November 2024

Plat amendment to correct missing metes and bounds calls on plat recorded for "Lot Line Adjustment and Right-of-Way Dedication for Plat of existing Midtown Site" recorded in Book 920, Pages 1+2 as instrument #2050258.

NOTES:

1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE.
   DISTANCES ARE GROUND DISTANCES.
   COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0,0)
   BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984",
   BEARING = S.49°38'22"W.
3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
6. ALL CORNERS IDENTIFIED AS —●— WILL BE SET POINTS IN THE FIELD AS 5/8" REBAR WITH CAP STAMPED "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

REFERENCED DOCUMENTS:
THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
2. DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
3. REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.
4. REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
5. REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
6. REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
7. BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047.
8. PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
9. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 733, PAGE 043.
10. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
11. PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/ 2009.
12. REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
13. BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.

REFERENCED DOCUMENTS: (CONTINUED)
THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

14. LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
15. QUITCLAIM DEED from U.S.A. to COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
16. DECLARATION from U.S.A. to COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
17. SPECIAL WARRANTY DEED from COLLEGE OF THE CRISTIAN BROTHERS to CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
18. EASEMENT from COLLEGE OF SANTA FE to PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
19. EASEMENT from COLLEGE OF SANTA FE to BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
20. EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
21. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
22. EASEMENT from COLLEGE OF SANTA FE to PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
23. EASEMENT from COLLEGE OF SANTA FE to NEW MEXICO STATE BANK , filed JUNE 12, 2009 as INSTRUMENT 1566667.
24. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.
25. This document Legal Lot of record, recorded in Book: 920, ~~Page: 2~~ Pages 1 +2

STATEMENT OF DECLARATION:
THE PURPOSE OF THIS PLAT IS TO:
ADJUST EXISTING LOT LINES AND TO DEDICATE RIGHT-OF-WAY, AS SHOWN HEREON.

AFFIDAVIT:
NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 68.5327 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE.
THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: ALAN M. WEBBER, MAYOR DATE: 1/31/2025

CITY CLERK: Andrea Salazar DATE: 1/31/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 31st DAY OF January, 20 25.

NOTARY PUBLIC MY COMMISSION EXPIRES 3/25/25

XAVIER
Notary Public - State of New Mexico
Commission # 1132968
My Comm. Expires Mar 25, 2025

SANTA FE COUNTY:

COUNTY TREASURER DATE: 02/12/25

City Signatures to acknowledge Plat amendment for missing metes and bounds calls on plat recorded for "Lot Line Adjustment and Right-of-Way Dedication for Plat of existing Midtown Site" recorded in Book 920, Pages 1+2, instrument #2050258.

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE DATE: 2/6/25

CITY PLANNER Daniel M. Esquibel DATE: 2-6-25

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, 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. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

DATE 1/28/25

BENJAMIN M. ARAGON NEW MEXICO 15268 REGISTERED PROFESSIONAL SURVEYOR

CASE NUMBER:

Tract	Case #
Midtown Site	2024-9265

COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS
2052655
I hereby certify that this instrument was filed for record on the 12th day of February, 20 25 A.D. at 2:42 o'clock PM, and was duly recorded in book 921, page(s) 13-14 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.

Deputy

County Clerk Seal

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

921-14

Lot Line Adjustment and Right-of-Way Dedication

for PLAT OF EXISTING
Midtown Site
within Projected Section 34, T.17N., R.9E., N.M.P.M.
City of Santa Fe
Santa Fe County, New Mexico
November 2024

Plat amendment to correct missing metes and bounds calls on plat recorded for "Lot Line Adjustment and Right-of-Way Dedication for plat of existing Midtown Site" recorded in Book 920, pages 1 + 2 as instrument #2050258.

GRAPHIC SCALE

100 0 50 25 100
(IN FEET)
1 inch = 100 ft.

LEGEND:

- NEW LOT LINE
- EASEMENT LINE (AS NOTED)
- LOT LINE TO BE ELIMINATED
- PUBLIC ACCESS EASEMENT TO BE GRANTED BY THE FILING OF THIS PLAT.
- RETENTION POND DRAINAGE EASEMENT, AS SHOWN.
- ALL CORNERS IDENTIFIED WILL BE SET POINTS IN THE FIELD AS 5/8" REBAR WITH CAP STAMPED "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.
- FOUND PROPERTY CORNER

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE

LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

City of Santa Fe
200 Lincoln Ave, Santa Fe, NM 87501 | santafenm.gov

Michael J. Garcia, Mayor

October 9, 2026

Dear Neighbor:

The City of Santa Fe Metropolitan Redevelopment Agency "MRA" (Applicant) seeks three Master Plan Amendments for the Midtown Santa Fe Campus, formerly known as both the College of Santa Fe, and the Santa Fe University of Art and Design, as follows: A) Section 5.2: Review of Infrastructure a 90% Design in Accordance with Thoroughfare Standards; B) Section 5.5, Table 5.5.A: Prohibited and Conditional Use; and C) Section 6.3: Full Electrification & Gas Infrastructure. The campus is approximately 64 acres and is located at 1600 St. Michael's Drive. You are receiving this notice because your business or residence is situated within 300 feet (excluding Right-of-Way) of the Subject Property. Its legal description is as follows:

LOT LINE ADJUTMENT AND RIGHT-OF-WAY DEDICATION FOR PLAT OF EXISTING MIDTOWN SITE WITHIN PROJECTED SECTION 34, T.17N, R.9E, N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, NOVEMBER 2024

The MRA team would like to invite you to an Early Neighborhood Notification Meeting prior to application submittal to the City of Santa Fe's Land Use Department. The team will answer questions about the series of future public hearings with the Planning & Zoning Commission. Details for the virtual meeting are below:

Date: October 26, 2026
Time: 5:30 p.m.
Location: via Zoom https://santafenm.portal.civicclerk.com/
https://santafenm-gov.zoom.us/j/82765948573?pwd=j0xPl2Ea8klmHlndukuxfbUgVby7Qc.1

Meeting ID: 827 6594 8573
Passcode: 567306

One tap mobile
+17193594580,,82765948573#,,,,*567306# US

Per the SFCC 14-2.1(B)(1)(II), City of Santa Fe Land Development Code, the Applicant shall provide one meeting to all property owners within 300 feet, excluding public rights-of-way, of the exterior lot lines of the subject property prior to the public hearing on the request.

Please contact the MRA with any questions or requests for additional information at kmambrosino@santafenm.gov.
Sincerely,

Margaret Ambrosino

Margaret Ambrosino

CITY OF SANTA FE
METROPOLITAN REDEVELOPMENT AGENCY

City Council

Alma G. Castro, District 1
Patricia Feghali, District 1
Elizabeth "Liz" Barrett, District 2
Paul C. Bustamante, District 2
Lee Garcia, Mayor Pro Tem, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

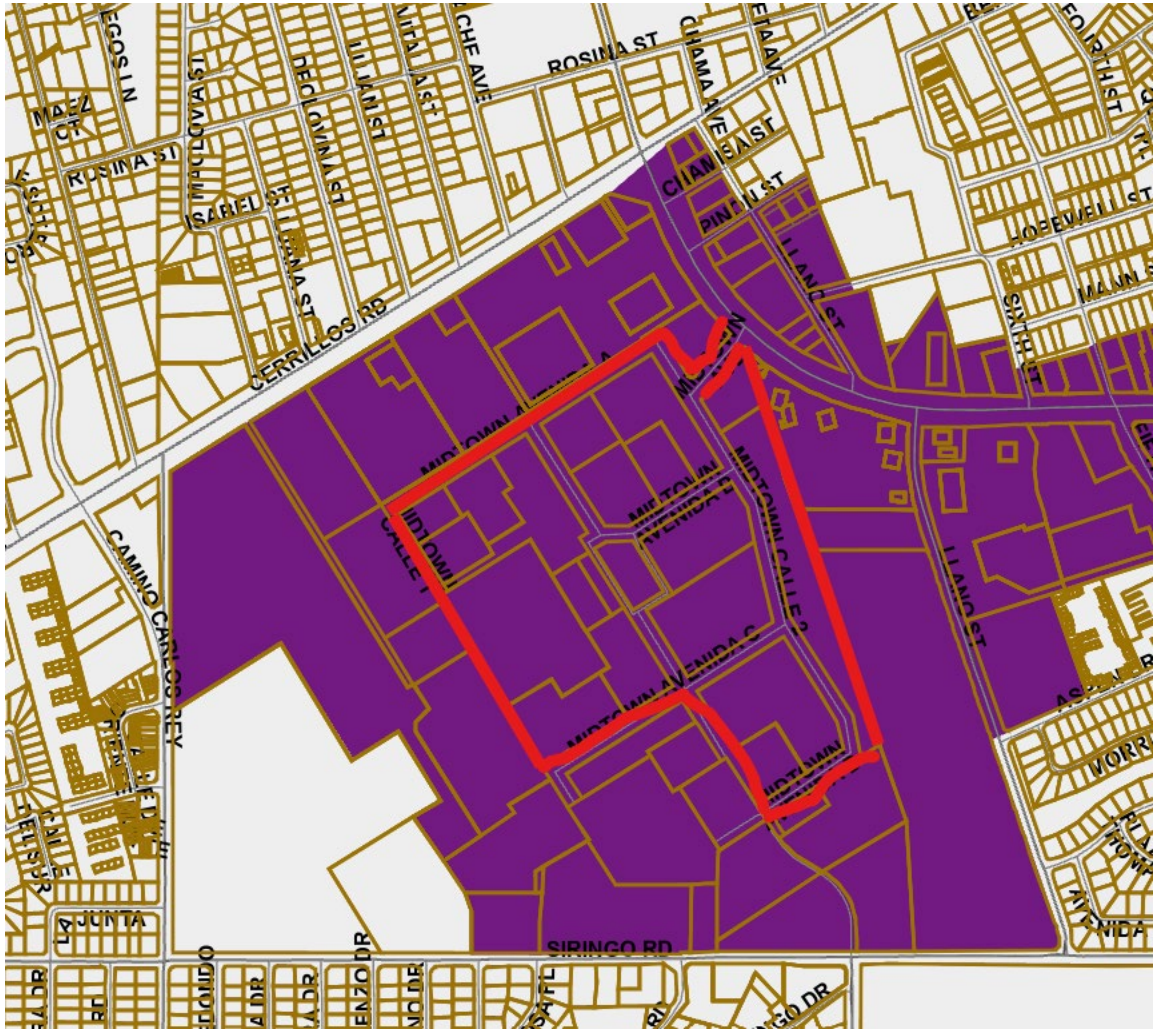
Public Adjoiners

Owner Name	Situs address	Mailing Address	City	State	Zip
STATE OF NEW MEXICO	UNASSIGNED	GEN DEL	SANTA FE	NM	87501
STATE OF NEW MEXICO	2641 SIRINGO RD	GEN DEL	SANTA FE	NM	87501
STATE OF NEW MEXICO	1600 ST MICHAELS DR	1100 S ST FRANCIS DR	SANTA FE	NM	87505
STATE OF NEW MEXICO	1950 SIRINGO RD	1100 S ST FRANCIS DR	SANTA FE	NM	87505
STATE OF NEW MEXICO PROPERTY CONTROL DIV	SIRINGO RD	1100 S SAINT FRANCIS DR	SANTA FE	NM	87505-4147
STATE OF NEW MEXICO PROPERTY CONTROL DIV	UNASSIGNED	1100 S SAINT FRANCIS DR	SANTA FE	NM	87505-4147
STATE OF NEW MEXICO PROPERTY CONTROL DIV	2500 CERRILLOS RD	1100 S SAINT FRANCIS DR	SANTA FE	NM	87505-4147
GENERAL SERVICES DEPARTMENT	1169 CAMINO CARLOS REY	PO BOX 26110	SANTA FE	NM	87502
SANTA FE PUBLIC SCHOOLS	2600 CERRILLOS RD	610 ALTA VISTA ST	SANTA FE	NM	87505-4149
SANTA FE BOARD OF EDUCATION	1720 & 1730 LLANO ST	GEN DEL	SANTA FE	NM	87501
FOREST SERVICE	1171 CAMINO CARLOS REY	301 DINOSAUR TRL	SANTA FE	NM	87508-1560
CITY OF SANTA FE	2651 SIRINGO RD	P O BOX 909	SANTA FE	NM	87504-0909
CITY OF SANTA FE	1565 MIDTOWN AVENIDA D	P O BOX 909	SANTA FE	NM	87504-0909

Private Adjoiners

Owner Name	Situs address	Mailing Address	City	State	Zip
COLLEGE PLAZA SF SHOPPING CENTER LLC	2404 TO 2446 CERRILLOS RD	5670 WILSHIRE BLVD STE 1250	LOS ANGELES	CA	90036-5685
SMITH'S FOOD & DRUG CENTERS	2308 CERRILLOS RD	1014 VINE ST 7TH FLOOR	CINCINNATI	OH	45202
COLLEGE PLAZA SHOPPING CENTER	2016 CERRILLOS RD	564 N GUADALUPE ST	SANTA FE	NM	87501-1454
COLLEGE PLAZA RETAIL ASSOC LLC	2010 & 2002 CERRILLOS RD	564 N GUADALUPE ST	SANTA FE	NM	87501-1454
COLLEGE PLAZA SHOPPING CTR LTD	2006 CERRILLOS RD	564 N GUADALUPE ST	SANTA FE	NM	87501-1454
UMB BANK	1592 SAINT MICHAELS DR	PO BOX 6640	SANTA FE	NM	87502
RFJ AUTO T-PROPERTIES, LLC	1500 SAINT MICHAELS DR	500 N CENTRAL EXPRESSWAY STE 320	PLANO	TX	75074-1003
RFJ AUTO T-PROPERTIES, LLC	0 SAINT MICHAELS DR	500 N CENTRAL EXPRESSWAY STE 440	PLANO	TX	75074-6770
R&D STRAUSS LTD CO	1607 SAINT MICHAELS DR	7620 JEFFERSON ST NE	ALBUQUERQUE	NM	87109-4340
HAYS, JEFFREY M	1609 SAINT MICHAELS DR	1609 ST MICHAELS DRIVE	SANTA FE	NM	87501
LILAC HILL LLC	1611 A ST MICHAEL'S DR	119 E MARCY ST STE 203	SANTA FE	NM	87501-2046
TP-SMVW LLC	1630 ST. MICHAELS DR	340 EAST BERGER ST	SANTA FE	NM	87501
TP-SMVW LLC	1602 TO 1650 & 1698 SAINT MICHAELS DR	340 EAST BERGER ST	SANTA FE	NM	87501
TP-SMVW LLC	1640 SAINT MICHAELS DR	340 EAST BERGER ST	SANTA FE	NM	87501
TP-SMVW LLC	1602 SAINT MICHAELS DR	340 EAST BERGER ST	SANTA FE	NM	87501
TP-SMVW LLC	2000 CERRILLOS RD	340 EAST BERGER ST	SANTA FE	NM	87501
TP-LLANO, LLC	1716 LLANO ST	340 EAST BERGER ST	SANTA FE	NM	87505

Vicinity Map – Midtown Campus: 1600 St. Michael's Drive - within Midtown LINC



City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

The City of Santa Fe Metropolitan Redevelopment Agency is proposing Midtown Master Plan Amendments as follows: A) Section 5.2: Review of Infrastructure a 90% Design in Accordance with Thoroughfare Standards; B) Section 5.5, Table 5.5.A: Prohibited and Conditional Use; and C) Section 6.3: Full Electrification & Gas Infrastructure.

Type of project

Midtown Master Plan Amendments

Project Location

Early Neighborhood Notification

Type of Meeting

5:30 pm

Time

10/26/2026

Date

Virtual at: https://santafenm.portal.civicclerk.com/

Meeting Location

City of Santa Fe

Applicant / Agent

For information call 505-955-6043

Phone #

Refer to Case _____

Required to be posted and visible from a public street from (10/9/26) **to** (10/26/26)

POST 15 DAYS PRIOR TO HEARING

Clear Form

PLU022.cdr-10/02