CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date	08-03-26	Property Owner of Record	Sonny Otero				
Applicant/Agent Contact	Michael Bodelson, Architect						
Site Address	817 Vista Catedral						
Suite or Space #	n/a	Subdivision Name	El Cerro Moreno				
Lot #	105	Block #	n/a	Total Roof Area (square feet)	6,546		
Lot Coverage %	17.2	Lot Size (square feet)	3,8156.5				
Proposed Construction Description	New single-family residence. 3-bedrooms, 3 and 1/2 baths, study and 3-car garage. ICF (Insulated Concrete For						
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ☐ Development Plan						
Zoning District	PUD R-2	Overlay Districts	✓ Escarpment ☐ Flood Plain ☐ Other				
Proposed Setbacks	Front	18'-2"	Rear	271'	Left Side	9'-1"	Right Side 10'-1"
Required Setbacks	Front	18'	Rear	15'	Left Side	5'	Right Side 10'
Proposed Height	19'-7"	Max Height	20'	Parking Required	2	Provided 4	Bike Parking 0 Provided 0

Historic Planning Case Manager: Lani McCulley

If you selected "other," please write in the name of your case manager. n/a

ADDITIONAL SUBMITALS (IF APPLICABLE)

☐ Y ✓ N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
☐ Y ✓ N Setback Affidavit and Agreement		
☐ Y ☐ N Site Visibility Triangle	✓ Y ☐ N Escarpment Slope Analysis	☐ Y ✓ N Flood Plain Grading Plan

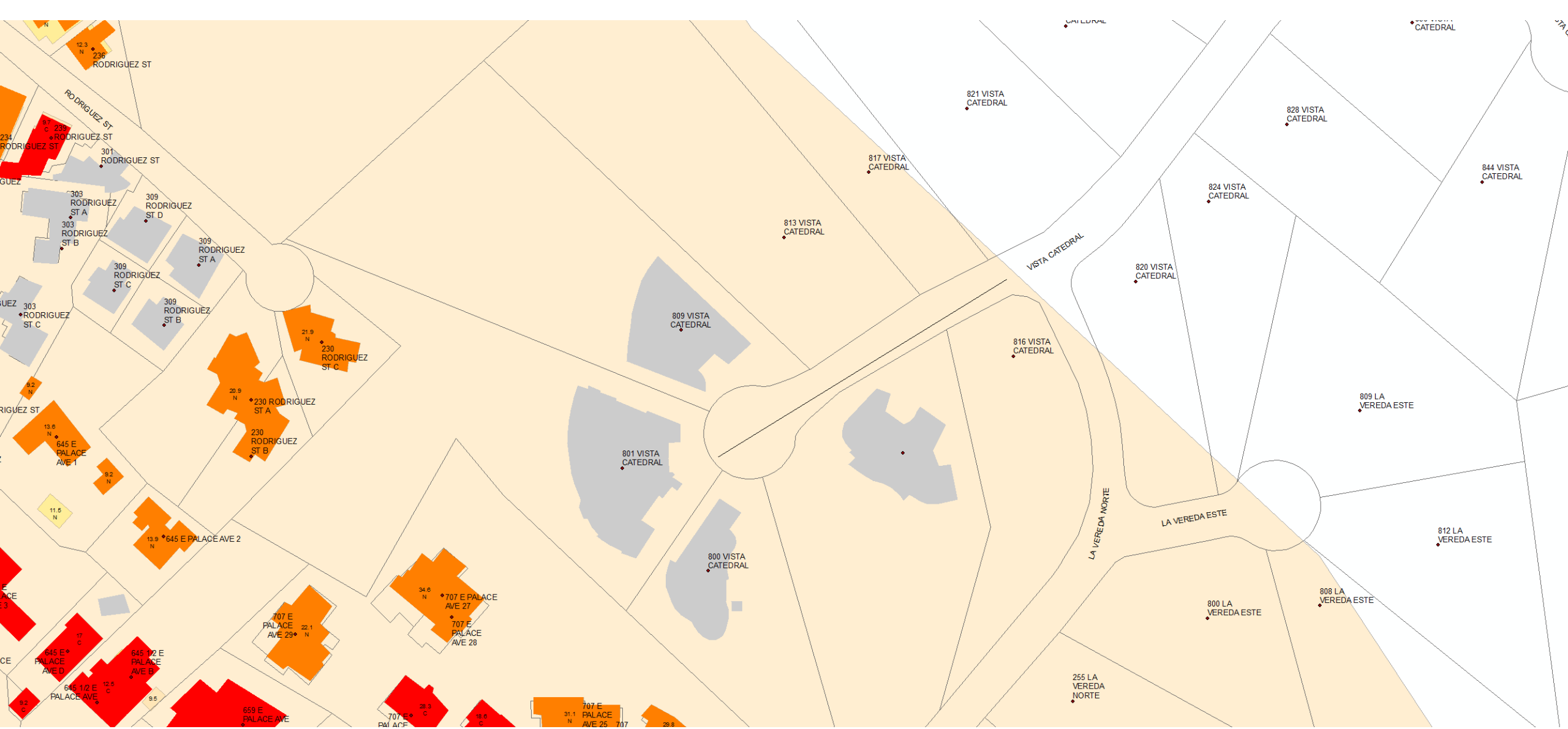
This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Michael Bodelson, Architect ☐ Owner ☐ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

✓ Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied
Comments/Conditions		
Preliminary Zoning Review completed by: Benjamin Pfeifer	Date: 08.28.2026	
Preliminary Zoning Review #: 2026-013054		



817 Vista Catedral …. No calculable heights… Maximum allowable height 16’-0”

Per Section 14-4.6(F)(1)(III)(f)“*When the proposed building, yard wall, or fence is located in a streetscape that includes no buildings, yard walls, or fences, the height of the proposed building shall not exceed sixteen (16) feet. Yard walls and fences in this streetscape shall not exceed five (5) feet in height.”*