Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

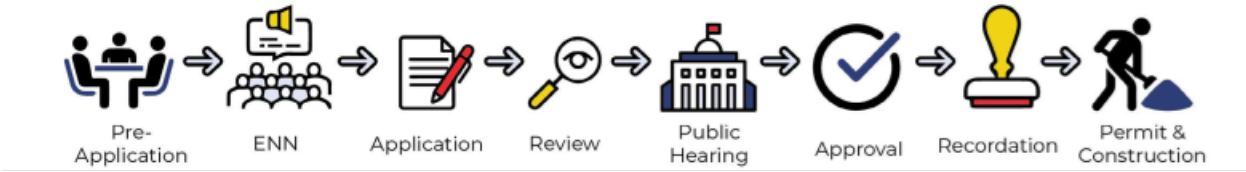


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due
		Monday, October 12, 2026

Form Updated: April 2024

Date: October 14, 2026

DRT Member: Lauren A. Vagts, Senior Preservation Planner

Dept/Div: Land Use and Development - Historic Preservation

Case No.: **2026-013291 – 2395 Richards Avenue, Micro Community**

Case Planner: Joel Cruz-Haber

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. If cultural resources or human remains are discovered during the project development, all construction activities must immediately cease and divert to provisions outlined in City Code, 14-2.1(G)(1)(V).	as applicable	
2. Approval of archaeological monitoring plan by the Archaeological Review Committee submitted by an archaeologist listed on the City of Santa Fe's List of Approved Archaeologists and Historians.	as applicable	
3. An archaeological clearance permit is required prior to the final development plan or plat for all City projects over two acres in size, as outlined in the City of Santa Fe Code, 14-4.2(D)(3)(II)	as applicable	
4.		
5.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project: While Archaeological Review Committee (ARC) Clearance is not needed at this time, in the case of cultural resources or human remains discovered during project development, the outlined provisions above will need to be enacted and all construction work cease.

Explanation of Conditions or Corrections (if needed): n/a