Woven
Architecture

1114 Hickox St., Suite A
Santa Fe, NM 87505
505.820.1555

October 2, 2026

Planning Department
City of Santa Fe
200 Lincoln Ave, 1st Floor
Santa Fe, NM 87501

RE: Design Conditions for Approval
Conditional Use Approval Application for Micro-Community Project at 2395 Richards Ave., Santa Fe.

Planning Department,

Per the information noted on the last page of the Application Letter dated September 30, 2026, regarding additional design and technical work, I realized that additional comment is needed regarding clarification of city review versus state review.

The following drawings and information will be provided to the Land Use Department for *review and approval* as part of permitting requirements prior to any work occurring on site:

- Zoning Setbacks
- Civil Drawings: grading & drainage plan; terrain management plan; curb & gutter
- Utility Plans for Meter Connections
  - Domestic Meter – Master Meter with Sub-Meters at structures with water connections. A water budget will not be provided for the domestic water usage as there is no equivalent. Instead, as water is used the City will build a case-study of expected water usage for this type of use.
  - Landscape Meter – will include a water budget for projected irrigation.
  - Electrical Lines from Transformer to Meter
- Landscape Plan
- Site Plan for Fire Department Review

It is my understanding that, as the site was previously developed, archaeological review would have occurred at that time. I have been unable to confirm if this is true. Would it be possible to review City records to ascertain whether this review has occurred? If not, and this review will be required, we will add it to the items listed above. As an aside, the three community structures will have turn-down slabs on grade while the other structures will not have any foundations. As such, the most intrusive digging anticipated will be for new or revised utilities.

As a City project, the remaining construction documents will be reviewed by the State of New Mexico Construction Industries Division for permit approval and subsequent construction inspections, including accessibility, electrical, plumbing, and structural. As a *courtesy* to the Land Use Department, when all the documents are completed they will be shared with the Land Use Department for their information and records.

Construction documents are currently estimated to be complete by October 31, 2026. Please let me know if there are additional questions regarding differentiation between City approval and CID approval at 505-490-9710 or barbara@wovenarchitecture.com.

Sincerely,

Barbara J. Felix, AIA
Principal Architect

CC: Sandra Emory, Community Services Department Director
J. Sam Burnett, Public Works Director
File