

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2008-23

AN ORDINANCE

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
CHANGING THE CLASSIFICATION FROM RM-10 (RESIDENTIAL, 10 DWELLING
UNITS PER ACRE) TO C-4 (COMMERCIAL LIMITED OFFICE AND RETAIL);
APPROVING A SITE PLAN AND CERTAIN VARIANCES; AND PROVIDING AN
EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL OF LAND
COMPRISING 0.24 ACRES MORE OR LESS KNOWN AS 510 & 510 ½ ST. FRANCIS,
SANTA FE, NEW MEXICO. (510 & 510 1/2 ST FRANCIS REZONING CASE NO. ZA
2007-12).

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. The following real property (the "Property") located within the municipal
boundaries of the city of Santa Fe, is restricted to and classified C-4 (Commercial Limited Office
and Retail):

A parcel of land comprising 0.24 +/- acres more or less located on Lot 6 as shown and
delineated on that plat of survey entitled, "Lot Line Adjustment Survey Prepared for Seth

1 Jacobson, Resurvey of Lot of Doroteo Place- Plat Book 455, Page 004, and Lot 7 of
2 Doroteo Place- Plat Book 469, Pages 022-023, Lying within the Santa Fe Grant-
3 Projected SE ¼ Section 23, T17N, R9E, NMPM, Located at 510 and 510 ½ St. Francis
4 Drive in the City of Santa Fe, County of Santa Fe, State of New Mexico,” dated May 9,
5 2003 and recorded September 3, 2003 as Instrument No. 1288312 in Plat Book 541 at
6 page 019, records of Santa Fe County, New Mexico, as more fully described in “Exhibit
7 A” attached hereto and incorporated by reference.

8 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance No.
9 2001-27 is amended to conform to the changes of zoning classifications for the property set forth
10 in Section 1 of this Ordinance.

11 **Section 3.** Site Plan “Exhibit B” attached is hereby approved, including the following
12 variances:

13 • On Lot 6: A variance from the required 10 foot front yard setback to allow an 8
14 foot setback for the existing building; and a variance from the required 15 foot north and
15 south side yard setbacks to allow a 6 foot setback and a 5.5 foot setback for the existing
16 building; and

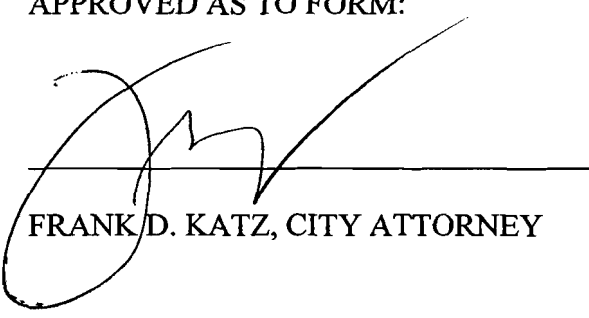
17 • On Lot 7: A variance from the required 10 foot front yard setback to allow a 5
18 foot setback for the existing building; and a variance from the required 15 foot north and
19 south side yard setback to allow a 0 (Zero) foot setback and a 10 foot setback for the
20 existing building; and a variance from the required 25 foot rear yard setback to allow a 1
21 foot setback for the existing building; and a variance from the 15 foot landscape buffer
22 requirement along the west lot line.

23 **Section 4.** This Ordinance shall be published one time by the title and general summary
24 and shall become effective five days after such publication.

25 **Section 5.** The rezoning action with respect to the Property affected by this Ordinance is

1 subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 2001 (Two-year
2 Review/Rescission).

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4 APPROVED AS TO FORM:

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7 FRANK D. KATZ, CITY ATTORNEY
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Bill # 2008-23

PROPERTY DESCRIPTION - LOT 6

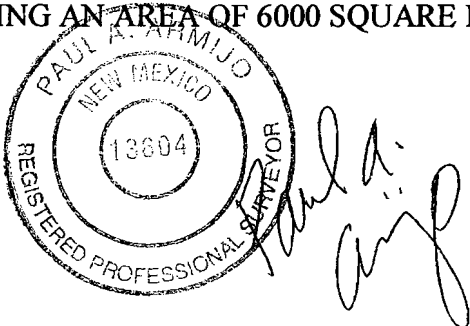
A CERTAIN TRACT OR PARCEL OF LAND BEING ALL OF LOT 6, DOROTEO PLACE AS SHOWN ON SURVEY ENTITLED "LOT LINE ADJUSTMENT SURVEY PREPARED FOR SETH JACOBSON, LOT 6 AND LOT 7 DOROTEO PLACE...AT 510 AND 510-1/2 ST. FRANCIS DRIVE, CITY AND COUNTY OF SANTA FE, NEW MEXICO", BY PAUL A. ARMIJO NMPS NO. 13604, FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON SEPTEMBER 5, 2003, IN PLAT BOOK 541, PAGE 019, AS DOCUMENT NO. 1288,312, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE N.E. CORNER OF LOT 6 FROM WHENCE FOR A TIE CITY OF SANTA FE CONTROL MONUMENT NO. 26 BEARS S04-50'03"E 50.00'; N06-39'22"E 726.51' DISTANT, THENCE FROM SAID POINT OF BEGINNING ALONG THE FOLLOWING COURSES OF SAID LOT 6; S04-50'03"E 50.00' TO A POINT; THENCE S04-55'17"E 17.18' TO THE S.E. CORNER OF LOT 6; THENCE S85-06'00"W 63.51' TO THE S.W. CORNER OF LOT 6; THENCE N04-54'18"W 67.20' TO THE N.W. CORNER OF LOT 6; THENCE N85-06'59"E 63.58' TO THE POINT AND PLACE OF BEGINNING CONTAINING AN AREA OF 4270 SQUARE FEET OR 0.098 ACRES MORE OR LESS.

PROPERTY DESCRIPTION - LOT 7

A CERTAIN TRACT OR PARCEL OF LAND BEING ALL OF LOT 7, DOROTEO PLACE AS SHOWN ON SURVEY ENTITLED "LOT LINE ADJUSTMENT SURVEY PREPARED FOR SETH JACOBSON, LOT 6 AND LOT 7 DOROTEO PLACE...AT 510 AND 510-1/2 ST. FRANCIS DRIVE, CITY AND COUNTY OF SANTA FE, NEW MEXICO", BY PAUL A. ARMIJO NMPS NO. 13604, FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON SEPTEMBER 5, 2003, IN PLAT BOOK 541, PAGE 019, AS DOCUMENT NO. 1288,312, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE N.E. CORNER OF LOT 7 FROM WHENCE FOR A TIE CITY OF SANTA FE CONTROL MONUMENT NO. 26 BEARS N04-55'17"W 17.18'; N06-39'22"E 726.51' DISTANT, THENCE FROM SAID POINT OF BEGINNING ALONG THE FOLLOWING COURSES OF SAID LOT 7; S04-55'17"E 32.72' TO THE S.E. CORNER OF LOT 7; THENCE S85-11'12"W 101.45' TO THE S.W. CORNER OF LOT 7; THENCE N06-27'28"W 49.77' TO A POINT; THENCE N06-37'59"W 50.05' TO THE N.W. CORNER OF LOT 7; THENCE N85-06'59"E 40.82' TO A POINT; THENCE S04-54'18"E 67.20' TO A POINT; THENCE N85-06'00"E 63.51' TO THE POINT AND PLACE OF BEGINNING CONTAINING AN AREA OF 6000 SQUARE FEET OR 0.138 ACRES MORE OR LESS.



"EXHIBIT A"

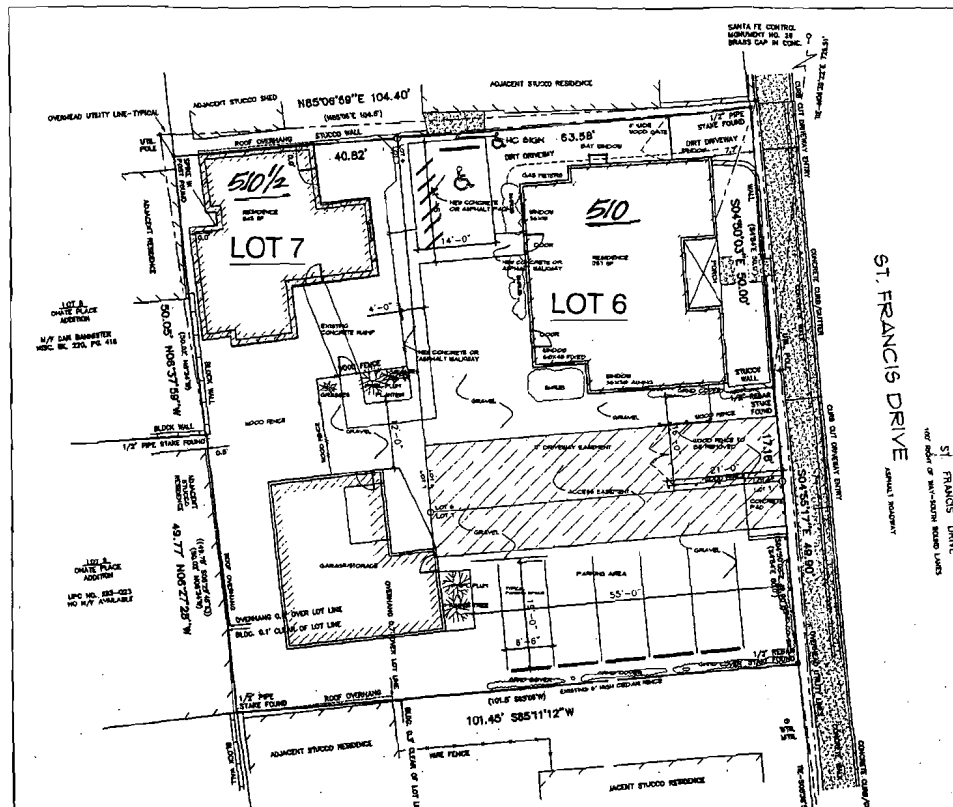


VICINITY MAP
SANTA FE, NM USGS

Site Data:
Land Area: Lot 6 - 4,270 sq. ft.
Lot 7 - 6,000 sq. ft.
Total - 10,270 sq. ft.

Current Zoning: RM-10
Proposed Zoning: C-4

Parking:
Gross Floor Area: 2,100 sq. ft.
Required: 1 space/350 sq. ft. = 6 spaces
Provided: 6 spaces (5 standard & 1 Accessible)



CONCEPTUAL SITE PLAN
1" = 10'

0 10' 20' 40'
SCALE: 1" = 10'

CASE NO. 2A 2007-12

505.316.6936
owner: Jean Francois Chabaud
510 St. Francis Drive
Santa Fe, NM 87501

510 & 510 1/2 ST. FRANCIS DRIVE
SANTA FE, NM 87501

05/12/2007

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"Exhibit B"