

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2012-23

AN ORDINANCE

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
CHANGING THE ZONING CLASSIFICATION FOR THE “424 ACEQUIA MADRE
PARCEL;” CHANGING 0.15± ACRE FROM RC-8 (RESIDENTIAL COMPOUND,
8 DWELLING UNITS PER ACRE) TO RC-8 AC (RESIDENTIAL COMPOUND, 8
DWELLING UNITS PER ACRE WITH ARTS AND CRAFTS OVERLAY), WITH
RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 0.15± ACRE,
LOCATED IN THE VICINITY OF PASEO DE PERALTA AND ACEQUIA MADRE AT
424 ACEQUIA MADRE, AND LYING WITHIN TOWNSHIP 17N, RANGE 9E, SECTION
25, NEW MEXICO PRIME MERIDIAN, TRACT A-1-C SANTA FE LAND GRANT,
CITY OF SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO AND
PROVIDING AN EFFECTIVE DATE. (“424 ACEQUIA MADRE REZONING,” CASE
NO. 2012-45).**

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

Section 1. That a certain parcel of land comprising 0.15± acre (the “Property”) located within Township 17N, Range 9E, Section 25, New Mexico Prime Meridian, Santa Fe

1 County, State of New Mexico, of which approximately 0.15± acre is located within the municipal
2 boundaries of the City of Santa Fe, is restricted to and classified as RC-8 AC (Residential
3 Compound, 8 dwelling units per acre with an Arts and Crafts Overlay), as described in the zoning
4 map attached hereto as EXHIBIT A.

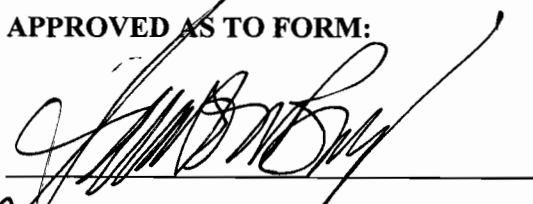
5 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance
6 No. 2001-27 is hereby amended to conform to the changes in zoning classification for the
7 Property set forth in Section 1 of this Ordinance.

8 **Section 3.** This rezoning action and any future development plan for the Property is
9 approved with and subject to the conditions set forth in the table attached hereto as EXHIBIT B
10 and incorporated herein summarizing the City of Santa Fe staff technical memoranda and
11 conditions recommended by the Planning Commission on June 7, 2012.

12 **Section 4.** This rezoning action is subject to the time restrictions set forth in Section
13 14-3.5(D)(1) SFCC 1987 (Two-year Review/Recission). Resolution 2011-26 has extended
14 zoning approvals for a limited duration of time.

15 **Section 5.** This Ordinance shall be published one time by title and general summary
16 and shall become effective five days after publication.

17 **APPROVED AS TO FORM:**

18 
19 _____
20 GENO ZAMORA, CITY ATTORNEY

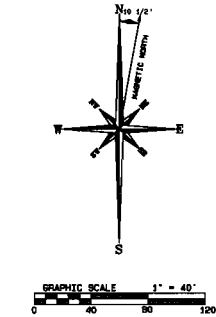
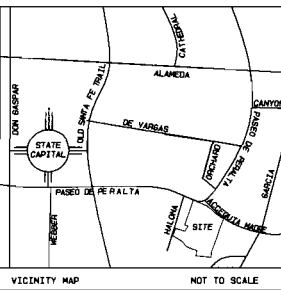
REZONING FOR TRACT A-1-C & LOT SPLIT OF TRACT A-1-C & A-1-A PLAZA CHAMISAL, A CONDOMINIUM

LYING AND BEING SITUATE WITHIN PROJECTED 25, 117N, R9E, N.M.P.M.
AND WITHIN THE SANTA FE LAND GRANT, CITY & COUNTY OF SANTA FE NM.

LEGEND:

- FOUND SURVEY MONUMENT
- CALCULATED POINT
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- - - EASEMENT LINE
- - - ADJACENT EASEMENT LINE
- FENCE LINE
- UTILITY POLE & LINE
- WATER METER
- WATER VALVE
- △ ELECTRIC METER
- GAS METER
- GAS MANHOLE
- GAS STREET VALVE
- UTILITY BOX
- FIRE HYDRANT
- CLEAN OUT
- c.c.e. LIMITED COMMON ELEMENT
- ⊕ CITY OF SANTA FE CONTROL MONUMENT
- ⊕ STON EASEMENT

LINE	BEARING	DISTANCE
L1	S19°34'47"W	5.65'
L2	N73°08'18"E	6.00'
L3	N19°34'47"E	6.47'
L4	S50°59'40"E	8.48'



LINE	BEARING	DISTANCE
L1	N19°34'47"W	30.05'
L2	S72°34'26"E	6.02'
L3	N19°08'34"E	25.28'
L4	N74°26'00"W	30.04'

LINE	BEARING	DISTANCE
L1	S19°08'18"E	138.99'
L2	N19°08'18"E	77.15'
L3	N19°08'18"E	64.13'

LINE	BEARING	DISTANCE
L1	S19°34'47"W	56.67'
L2	S19°34'47"W	120.80'
L3	S54°20'58"W	90.88'
L4	S68°19'41"W	31.03'
L5	N71°17'51"E	54.67'
L6	N04°26'53"E	45.32'
L7	N62°37'45"E	45.51'
L8	N65°40'01"E	38.17'
L9	N65°49'45"E	16.49'
L10	N81°46'47"E	19.87'
L11	S62°28'56"E	33.53'
L12	N84°56'25"E	20.25'
L13	N72°26'52"E	12.98'
L14	N65°57'19"E	21.13'
L15	N62°11'10"W	74.96'
L16	N41°00'32"W	22.72'
L17	S44°50'49"W	33.26'
L18	S18°40'47"W	36.25'
L19	S45°45'43"W	36.91'
L20	S27°20'00"W	15.05'
L21	S27°20'00"W	31.44'
L22	N68°57'41"E	88.49'
L23	N08°54'49"E	136.82'

LINE	BEARING	DISTANCE
L1	S19°34'47"W	56.67'
L2	S19°34'47"W	120.80'
L3	S54°20'58"W	90.88'
L4	S68°19'41"W	31.03'
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L22	N68°57'41"E	88.49'
L23	N08°54'49"E	136.82'

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE DIVISION AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISDOM AND DESIRES. THIS LAND HEREBY LIES WITHIN THE CITY OF SANTA FE PLANNING AND PLATTING JURISDICTION. THE EXISTING EASEMENTS AS SHOWN ON PLAT ARE HEREBY GRANTED TO:

FREDERICK F. JANNING, THE CORE GROUP, INC.
STATE OF NEW MEXICO }
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2003 BY FREDERICK F. JANNING.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

REVIEWED BY:
CITY OF SANTA FE
Rezoning approved by the City Council on _____ Case # 2012-45
_____, 2012.

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

Lot Split approved by the Planning Commission on June 7, 2012.
Case #2012-46.
_____, 2012.

CHAIRMAN OF SURVEY COMMITTEE _____ DATE _____

SECRETARY OF SURVEY COMMITTEE _____ DATE _____

SUBDIVISION ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____

NOTES

- 1) BASIS OF BEARINGS IS TAKEN DIRECTLY FROM PLAT OF SURVEY ENTITLED "AMENDED & RESTATED PLAT OF SURVEY FOR PLAZA CHAMISAL, A CONDOMINIUM" PREPARED BY MITCHELL K. MOONAN, N.M.P.L.S., No. 6908, AND RECORDED IN BOOK 504, PAGE 030-042 AT THE SANTA FE COUNTY CLERK'S OFFICE.
- 2) REFER TO SPECIAL WARRANT DEED AND RATIFICATION, HARVEY DELAND II TO CHANTAL INVESTORS, L.L.C. RECORDED IN BOOK 2064, PAGE 487-488 ON FEBRUARY 4, 2002 AT THE SANTA FE COUNTY CLERK'S OFFICE.
- 3) REFER TO A PLAT OF SURVEY ENTITLED "LOT SPLIT SURVEY PREPARED FOR HARVEY DELAND, TRACT A-1, PLAZA CHAMISAL..." BY RICHARD B. SMITH N.M.P.S., No. 5837, DATED 03/15/01, AND APPROVED AT THE CITY OF SANTA FE SURVEY COMMITTEE MEETING ON 04/03/01.

CITY OF SANTA FE NOTES:

- A. TERRAIN MANAGEMENT REGULATIONS, SFCC 14.9.2 SHALL BE COMPLIED WITH AT THE TIME OF BUILDING PERMIT APPLICATION.
- B. PURSUANT TO SFCC 14.9.3.C, A CAPITOL IMPACT FEE WILL BE ASSESSED ON THESE LOTS. ANYONE INTENDING TO BUILD SHOULD CONTACT STAFF AT CITY HALL.
- C. ANY OFF-SITE DRAINAGE INTO THE ACEQUIA MADRE IS PROHIBITED.
- D. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1997 AND SUBSEQUENT AMENDMENTS.
- E. PROPERTY IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT.
- F. PRIOR TO ANY NEW CONSTRUCTION, PLAT SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR COMPLIANCE WITH THE INTERNATIONAL FIRE CODE.



SURVEYOR'S CERTIFICATE

I, MITCHELL K. MOONAN, N.M.P.L.S., No. 6908 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT IS THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED AND WAS 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.

DEPUTY RICHARD B. SMITH N.M.P.L.S., No. 5837

INDEXING INFORMATION FOR COUNTY CLERK

A) NAME: MITCHELL K. MOONAN
FILED: No. 1907, Pg. 483
B) SUBD:
C) SECTIONS: 002, 117N, R9E, SANTA FE LAND GRANT

REVISIONS BY DATE

NO.	DATE	REVISION

COUNTY OF SANTA FE }
STATE OF NEW MEXICO }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ DAY OF _____ A.D. 2012, AND WAS DULY RECORDED IN PLAT BOOK PAGE _____ OF THE RECORDS OF SANTA FE COUNTY.

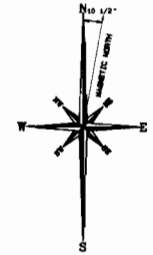
WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE COUNTY, N.M.

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
505-825-9429 FAX 505-825-9413
DATE: 03/01/12 PROJECT NO.: C-000818

REZONING FOR TRACT A-1-C & LOT SPLIT OF TRACT A-1-C & A-1-A PLAZA CHAMISAL, A CONDOMINIUM

LYING AND BEING SITUATE WITHIN PROJECTED 25, T17N, R9E, N.M.P.M.,
AND WITHIN THE SANTA FE LAND GRANT, CITY & COUNTY OF SANTA FE NM.

U.S. COAST & GEODETIC
SURVEY BRASS CAP
FT. MARCY



GRAPHIC SCALE
0 10 20 30'

LEGEND:

- FOUND SURVEY MONUMENT
- CALCULATED POINT
- BOUNDARY LINE
- ADJOURNING BOUNDARY LINE
- - - EASEMENT LINE
- - - ACEQUIA EASEMENT LINE
- x x x FENCE LINE
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- WATER METER
- WATER VALVE
- △ ELECTRIC METER
- △ GAS METER
- GAS HANDHOLE
- GAS STUB/VALVE
- ⊗ UTILITY BOX
- ⊕ FIRE HYDRANT
- CLEAN OUT
- L.C.E. LIMITED COMMON ELEMENT

BOUNDARY DATA

LINE	BEARING	DISTANCE
L1	S15°31'28"W	3.12'
L2	S17°58'57"W	2.24'
L3	S15°31'36"W	8.18'
L4	N72°06'29"W	8.69'
L5	N17°30'31"E	5.30'
L6	S17°53'31"W	6.50'
L7	N72°06'29"W	9.20'
L8	S17°53'31"W	0.98'
L9	N82°25'09"W	3.33'
L10	N61°20'18"W	3.92'

TRACT B
0.544AC.±

NON-EXCLUSIVE TRAILER STORAGE
UTILITY EASEMENT FOR THE SERVICE OF
CERTAIN UNITS IN PLAZA CHAMISAL, A
CONDOMINIUM, 1507 MEMPHIS BLVD.
SANTA FE, NM 87501
AS DOCUMENT NO. 1800110

E 15' WIDE PUBLIC
UTILITY EASEMENT
(BK. 424, PG. 037)

NON-EXCLUSIVE ACCESS
EASEMENT TO TRACT "B"
FOR CONDOMINIUM
ASSOCIATION FOR
UTILITIES BK. 543, PG. 030-033

DETAIL OF TRACT A-1-C

TRACT
A-1-C
0.150 AC.±
424 ACEQUIA MADRE

UNIT 15

UNIT 13

UNIT 14

TRACT A-1-A
3.996 AC.±

Exhibit A, Page 2 of 2

SHEET 2 OF 3
SOUTHWEST

MOUNTAIN SURVEYS

1114 HICKOX ST., SANTA FE, N.M. 87501

PHONE 982-6400 FAX (505) 880-3419

DATE 03/01/12 PROJECT NO. C-1502106.6

INDEXING INFORMATION FOR COUNTY CLERK

A) NAME: Plaza Chamisal, A Condominium
FILED: BK. 1887, PG. 421

B) SLED:

C) SECTIONS: 25, T17N, R9E,
SANTA FE LAND GRANT

424 Acequia Madre—Conditions of Approval
 Planning Commission
 Case #2012-45 and 2012-46 Rezoning to RC-8 AC and Lot Split

Conditions	Department	Staff
<p>Fire Department:</p> <ol style="list-style-type: none"> Any change in use shall comply with the International Fire Code (2009) Edition. 	Fire Department	Rey Gonzales
<p>Current Planning:</p> <ol style="list-style-type: none"> If a change in zoning is approved, the applicant shall ensure that the project meets all current Fire, Americans with Disabilities Act (ADA), and building codes for any non-residential use. Changes to the building may be required to meet these code requirements. If any exterior changes to the building are required to meet code requirements for a non-residential use, Historic Districts Design Board review will be required as the structure is designated as “significant.” Add the following notes to the Lot Split Plat prior to mylar recordation: <ol style="list-style-type: none"> Any off-site drainage into the Acequia Madre is prohibited. Property development is required to comply with the applicable provisions of Chapter 14, Land Development Code, SFCC 1987 and subsequent amendments. Property is required to comply with the provisions of each City of Santa Fe Ordinance adopted prior to plat and/or Development Plan recording with the County Clerk or submittal for a Building Permit. Prior to any new construction, Plat shall be submitted to the Fire Department for compliance with the International Fire Code. Each lot shall be served with separate sewer and water. There are no listed references on the Lot Split plat. Include the plat references prior to final recordation of the Lot Split plat. Prior to recordation, indicate the proposed property line in a heavier line so it can be more clearly distinguished from adjacent properties on the Lot Split plat. Additionally, indicate adjacent property lines and label property owners. Prior to recordation, label both sheets as “Rezoning and Lot Split Plat for Tract A-1-C.” The signature blocks need to change to “Lot Split approved by the Planning Commission on June 7, 2012, Case #2012-46.” Include signature lines for the Planning Commission Chair and Secretary. Then include a signature block for the rezoning, “Rezoning approved by the City Council on _____, Case # 2012-45. Include signature lines for the Mayor and the City Clerk. Prior to recordation, correct the indexing information for the Lot Split and Rezoning Plat. It will not be part of the “Plaza Chamisal, A Condominium” if it is approved. Prior to recordation, final dissolution of condominium, with Plaza Chamisal approvals, shall be provided. 	Current Planning	Heather Lamboy