

**CITY OF SANTA FE, NEW MEXICO**

**BILL NO. 2012-27**

**AN ORDINANCE**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;  
CHANGING THE ZONING CLASSIFICATION FROM R-2 (RESIDENTIAL, 2  
DWELLING UNITS PER ACRE) TO R-5 (RESIDENTIAL, 5 DWELLING UNITS PER  
ACRE); AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN  
PARCEL OF LAND COMPRISING 0.67± ACRE LOCATED BETWEEN AGUA FRIA  
AND CERRILLOS ROAD ON HARRISON ROAD (“1158 HARRISON ROAD”  
REZONING CASE NO. 2012-58).**

**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 R-5 (Residential, 5 dwelling  
units per acre):

A parcel of land comprising 0.67± acre generally located between Agua Fria and  
Cerrillos on Harrison Road and more fully described in “Exhibit A” attached hereto and  
incorporated by reference, located in Section 33, T17N., R9E, N.M.P.M., Santa Fe  
County, New Mexico,

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

4           **Section 3.**     This rezoning action and any future development plan for the Property is  
5     approved with and subject to the conditions set forth in the table attached hereto as EXHIBIT B  
6     and incorporated herein summarizing the City of Santa Fe staff technical memoranda and  
7     conditions recommended by the Planning Commission on July 19, 2012.

8           **Section 4.**     This rezoning action is subject to the time restrictions set forth in Section  
9     14-3.5(D)(1) SFCC 1987 (Two-year Review/Rescission). Resolution 2010-26 has extended  
10    zoning approvals for a limited duration of time.

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

13    **APPROVED AS TO FORM:**

14                                 *Kelly A. Brennan, for*  
15                                 \_\_\_\_\_  
16    GENO ZAMORA, CITY ATTORNEY

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**Exhibit A**

**1158 Harrison Road**

**Legal Description for R-5 Zoning**

A parcel of land lying within section 33, T.17 N., R.9 E., N.M.P.M., Santa Fe County, New Mexico. And being more particularly described as follows:

Commencing at the southeast corner of the parcel hereon described from whence the City of Santa Fe control monument #1043 bears S 86°20'52" E, 398.62' distant; Thence from said point and place of beginning S 74°50'40" W, 116.44'; Thence N 15°09'36" W, 250.47'; Thence N 74°54'51" E, 115.51'; Thence S 15°22'18" E, 250.33' to the point and place of beginning.

Containing 0.67± acre more or less.

**1158 Harrison Road**  
**Rezone and Lot Split (Case #2012-58 and #2012-59)**

DRT Conditions of Approval	Department	Staff
<p>Below are comments for the 1158 Harrison Road Rezoning and Lot Split. These comments are based on the proposed Lot Split Plat prepared by Rick Chatroop.</p> <p>The project is not within the Escarpment Overlay District nor the Mountainous and Difficult Terrain Boundary.</p> <p><u>Floodplain</u>  The lot does not contain floodplain property, and the floodplain status is shown correctly for the current effective FIRM. However, a statement must be added to the Plat regarding the floodplain status based on the February 17, 2011 Preliminary DFIRM.</p> <p><u>Address</u>  Obtain address for new lot. Contact Marisa Struck, Planner Technician Senior (955-6661) for addressing. Show addresses on the Plat.</p> <p><u>Drainage Easement</u>: Provide a 10' wide drainage easement along the south side of proposed Lot 2, for possible future drainage improvements.</p>	<p>Tech Review Div/Land Use</p>	<p>RB Zaxus</p>
<ol style="list-style-type: none"> <li>1. No fences, walls, or other obstructions shall be placed or constructed across or within public sanitary sewer easements.</li> <li>2. Each lot shall be served by a separate sewer service line.</li> <li>3. Wastewater Utility Expansion Charges (UEC) shall be paid at the time of building permit application.</li> </ol> <p>Additional Comments:</p> <ol style="list-style-type: none"> <li>1. There is an existing active public sanitary sewer line and easement that are located within this property.</li> </ol>	<p>Wastewater Management Division</p>	<p>Stan Holland</p>

EXHIBIT



**1158 Harrison Road  
Rezone and Lot Split (Case #2012-58 and #2012-59)**

<p>Review comments are based on submittals received on May 16, 2012. The comments below should be considered as Conditions of Approval to be addressed prior to final approval unless otherwise noted:</p> <ol style="list-style-type: none"><li>1. The Developer shall dedicate to the City of Santa Fe, a pedestrian access easement, that measures 7.5 feet in width and extends from the southern boundary of Tract 10-A to the northern boundary of Tract 10-A along the eastern property line of Tract 10-A, (adjacent to Harrison Road).</li><li>2. The Developer shall construct a 5 ft. wide sidewalk per Santa Fe City Code Article 14-9.2(E) along the eastern boundary of the proposed Tract 10-A, Lot 1 (lot with the existing residence) or provide the City of Santa Fe with a financial guarantee to cover the cost of sidewalk placement prior to recordation of the Lot Split plat.</li><li>3. The Developer of Tract 10-A, Lot 2 shall be required to construct a sidewalk at the time of building permit application.</li></ol>	<p>Traffic Engineering</p>	<p>Sandy Kassens</p>
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