

1 CITY OF SANTA FE, NEW MEXICO

2 BILL NO. 2013-11

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10 AN ORDINANCE

11 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
12 CHANGING THE ZONING CLASSIFICATION FROM R-8 (RESIDENTIAL, 8
13 DWELLING UNITS PER ACRE) TO C-4 (LIMITED OFFICE, RETAIL AND ARTS
14 AND CRAFTS); AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A
15 CERTAIN PARCEL OF LAND COMPRISING 0.165± ACRE LOCATED ON THE
16 NORTHEAST CORNER OF PASEO DE PERALTA AND ST FRANCIS DRIVE (“554
17 JUANITA STREET” REZONING CASE NO. 2012-138).

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

19 Section 1. The following real property (the “Property”) located within the municipal
20 boundaries of the city of Santa Fe, is restricted to and classified C-4 (Limited Office, Retail and
21 Arts and Crafts):

22 A parcel of land comprising 0.165± acre generally located at the northeast corner of
23 Paseo De Peralta and St. Francis Drive and more fully described in “Exhibit A” attached
24 hereto and incorporated by reference, located in Section 26, T17N., R9E, N.M.P.M.,
25 Santa Fe County, New Mexico,

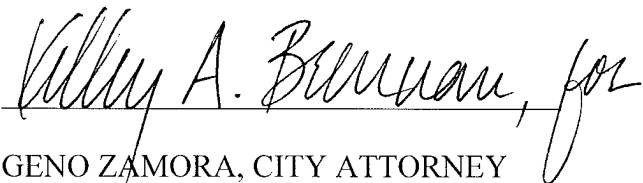
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Section 2. The official zoning map of the City of Santa Fe adopted by Ordinance No. 2001-27 is amended to conform to the changes in zoning classifications for the Property set forth in Section 1 of this Ordinance.

Section 3. This rezoning action and any future development plan for the Property is approved with and subject to the conditions set forth in the table attached hereto as EXHIBIT B and incorporated herein summarizing the City of Santa Fe staff technical memoranda and conditions recommended by the Planning Commission on January 10, 2013.

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

APPROVED AS TO FORM:


GENO ZAMORA, CITY ATTORNEY

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Exhibit A

554 Juanita Street

Legal Description for C-4 Zoning

A parcel of land lying within section 26, T.17 N., R.9 E., N.M.P.M., Santa Fe County, New Mexico, and being more particularly described as follows:

A plat of Tract A; a Plat of a Resurvey and Lot Consolidation prepared for Alfred and Audrey Quintana of the remainder of Lots 3, 4 and 5, Block 5 of Stern's Second Addition, City of Santa Fe, N.M.

Containing 0.165± acre more or less.

554 Juanita Street – DRT Conditions of Approval
Rezoning from R-8 to C-4

Comments	Department	Staff
<p>Must bring refuse & recycling to an area and or street where service is already being rendered.</p>	<p>Solid Waste</p>	<p>Randall Marco</p>
<p>The Developer shall demonstrate that their design complies with City Code, Chapter 14, specifically 14-7.1.F as it pertains to sight visibility at driveways and intersections; a. That sight visibility triangles and object heights shall be calculated based on the methodology in the current edition of AASHTO'S "A Policy on Geometric Design of Highways and Streets"; and b. Heights of potential obstructions within the sight visibility triangles shall be measured in relation to the adjacent roadway elevation; rather than the height above the existing grade of the property.</p>	<p>Traffic Engineering</p>	<p>John Romero, Traffic Engineer, (Sandra Kassens)</p>
<p>As submitted, the request and plan set associated with the request meets the requirements of Article 14-8.4 "Landscape and Site Design." At time of construction permit, the applicant will be required to submit an Irrigation Plan as specified in Article 14-8.4E "Water Harvesting and Irrigation Standards."</p>	<p>Technical Review, landscape</p>	<p>Noah Berke</p>
<p>Must comply with IFC 2009 edition. A Change of occupancy will require any existing building/s to be brought up to code. A renovation or remodel may require any existing building/s to be brought up to code.</p>	<p>Fire Marshal</p>	<p>Reynaldo Gonzales, Fire Marshal</p>