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CITY OF SANTA FE, NEW MEXICO

BILL NO. 2014-13

AN ORDINANCE

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
CHANGING THE ZONING CLASSIFICATION FROM I-2 (GENERAL INDUSTRIAL)
TO I-1 (LIGHT INDUSTRIAL); AND PROVIDING AN EFFECTIVE DATE WITH
RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 2.39± ACRES
LOCATED AT 2868 RUFINA STREET (“HOMEWISER” REZONING CASE NO. 2013-128).**

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 I-1 (Light Industrial):

A parcel of land comprising 2.39± acre generally located at the southwest corner of Rufina and Clark Road at 2868 Rufina Street and more fully described in EXHIBIT A attached hereto and incorporated by reference, located in Section 23, T17N., R9E, N.M.P.M., Santa Fe County, New Mexico,


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.

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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 February 6, 2014.

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:



KELLEY BRENNAN, INTERIM CITY ATTORNEY

Bill No. 2014-13

**EXHIBIT A
2868 Rufina Street (Homewise)
Legal Description for I-1 Zoning**

A parcel of land lying and being situate at 2868 Rufina Street, within Lot 1, Block 2 of the R & B Industrial Subdivision, Section 33, Township 17 North, Range 9 East, N.M.P.M., City of Santa Fe, State of New Mexico being more particularly described as follows:

Beginning at a point marked by Santa Fe Control aluminum cap stamped " CD-5 " from whence S.20°00'30"W. a distance of 7,655.65 feet to a point on a curve at the northeast corner of the parcel described the true point and place of beginning marked by a number 4 rebar with NMPS 10988 cap;

Thence along a curve to the right having a radius = 25.0 feet, length = 39.27 feet, delta angle = 90°00'00", chord bearing S.59°37'47"E. a distance of 35.36 feet to a point marked by a number 4 rebar with NMPS 10988 cap;

Thence along the east boundary adjacent to the west right of way of Clark Road S.14°37'47"E. a distance of 480.50 feet to the southeast property corner of the parcel described marked by a number 4 rebar with NMPS 10988 cap;

Thence along the south boundary S.61°46'13"W. a distance of 198.00 feet to the southwest property corner of the parcel described marked by number 4 rebar with NMPS 10988 cap;

Thence along the west boundary N.15°35'58"W. a distance of 547.65 feet to the northwest corner of the parcel described marked by Mag nail with NMPS 10988 shiner and being south of the Rufina Street right of way;

Thence along the north boundary common to the south right of way of Rufina Street along a curve to the right having a radius = 1112.92 feet, length = 98.31 feet, delta angle = 05°03'41", chord bearing N.72°50'22"E. a distance of 98.28 feet;

Thence continuing along the north boundary N.75°15'51"E. a distance of 78.53 feet to the true point and place of beginning.

Described parcel contains 2.39 Acres more or less and is subject to all access, and utility easements of record, as depicted on the Boundary Survey Plat prepared for John W. Lim and Maude Lim (Trustees of the Lim Revocable Trust) Land Surveying Company, LLC project number L-2547 as certified by Salvador I. Vigil, NMPS 10988 as filed for record in Book 767, page 034, Instrument No. 1725730 in the Office of the Santa Fe County Clerk.

2868 Rufina Street (Homewise)
Rezoning from I-2 (General Industrial) to I-1 (Light Industrial)
Case #2013-128
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DRT Conditions of Approval	Department	Staff
<ul style="list-style-type: none"> • If this project moves forward to application for a building permit, curb, gutter, and sidewalks must be constructed on Rufina Street and Clark Road in accordance with Article 14-9.2(E) of the Land Development Code. If adequate right-of-way is not available, sidewalk shall be located in a public access easement dedicated to the City on an approved Plat. Sidewalk construction is not required to exceed twenty percent of the value of the other construction covered by the permit. 	Tech Review Div/Land Use	RB Zaxus
<ul style="list-style-type: none"> • Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division. • Wastewater UEC charges shall be paid at the time of building permit application 	Wastewater Management Division	Stan Holland
<ul style="list-style-type: none"> • The developer shall dedicate Right-of-Way or grant a sidewalk easement along Clark Road in accordance with the provisions of Chapter 14 of the Land Use Code. • At the time of development of any portion of the subject property, the developer shall construct sidewalk and curb and gutter along the entire length of the property lines that adjoin Rufina Street and Clark Street. 	Traffic Engineering	Sandy Kassens
<ul style="list-style-type: none"> • Shall comply with IFC requirements. • Fire Department Access shall not be less than 20 feet width. • Fire Department shall have 150 feet distance to any portion of the building on any new construction. • Shall have water supply that meets IFC requirements. 	Fire Marshal	Reynaldo Gonzales

EXHIBIT B
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**2868 Rufina Street (Homewise)
 Rezone from I-2 (General Industrial) to I-1 (Light Industrial)
 Case #2013-128
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<ul style="list-style-type: none"> • No pedestrian access is shown from the adjoining streets (Rufina or Clark). Pedestrian Walkways connected to adjoining streets should be provided. • Bicycle Parking facilities should be clearly identified on the site plan and meet the requirements outlined in Chapter 14 and guidance provided in the Bicycle Master Plan. 	MPO	Keith Wilson
<p>There are no issues with water service for the subject case. A main extension may be required to serve the site. Fire protection requirements are addressed by the Fire Department.</p>	Water Division	Antonio Trujillo

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