

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2015-31

AN ORDINANCE

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
CHANGING THE ZONING CLASSIFICATION FROM R-5 (RESIDENTIAL, 5
DWELLING UNITS PER ACRE) TO R-7 (RESIDENTIAL, 7 DWELLING UNITS PER
ACRE); APPROVING A PRELIMINARY DEVELOPMENT PLAN; AND PROVIDING
AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL OF LAND
COMPRISING 4.25± ACRES LOCATED AT 2180 AND 2184 WEST ALAMEDA (“RIVER
TRAIL LOFTS” REZONING CASE NO. 2015-46).**

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-7 (Residential, 7 dwelling
units per acre):

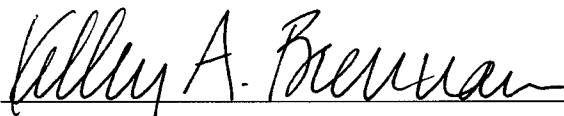
A parcel of land comprising 4.25± acres located at 2180 and 2184 West Alameda
and more fully described in EXHIBIT A attached hereto and incorporated by reference,
located in Section 27, T17N, R9E, N.M.P.M., Santa Fe County, New Mexico,

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 June 4, 2015.

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

10 **APPROVED AS TO FORM:**

11 
12 _____

13 **KELLEY BRENNAN, CITY ATTORNEY**

EXHIBIT A:
for Bill No. 2015-31

**Legal Description of the
River Trail Lofts project site**

**Comprised of Tract A and Tract B as described below and
in the attached warranty deeds and subdivision plats.**

Tract A: 2184 Rufina Street

Tract "A" as delineated on that certain plat prepared by George Rivera, Registered Land Surveyor, from surveys completed in the field on May 9, 1966 entitled "La Era Subdivision, Ward No. 4, Santa Fe, N.M.", and bearing said surveyor's identification No. C-56 G.R.L.S. which said plat was filed for record on May 27, 1966, as Document No. 293,011 in Plat Book 14, Page 42, Real Property Records of Santa Fe County, New Mexico.

Tract B: 2180 Rufina Street

Tract "B" as delineated on that certain plat prepared by George Rivera, Registered Land Surveyor, from surveys completed in the field on May 9, 1966 entitled "La Era Subdivision, Ward No. 4, Santa Fe, N.M.", and bearing said surveyor's identification No. C-56 G.R.L.S. which said plat was filed for record in the Office of the County Clerk of Santa Fe County on May 27, 1966, as Document No. 293,011 in Plat Book 14, Page 42.

EXHIBIT A

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LandAmerica Capitol City Title File No. 6311005861 DP63

**WARRANTY DEED
(Joint Tenants)**

Arsenio R. Rivera and Rosemary H. Rivera, husband and wife, for consideration paid, grant(s) to
Richard J. Martinez, a single man, and Abe L. Rivera, a single man,
whose address(es) is/are: 22016 W. Kimberly Drive, Buckeye, Arizona 85326
as joint tenants with rights of survivorship, the following described real estate in Santa Fe County, New Mexico:

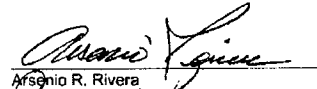
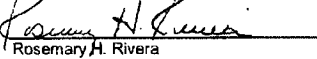
Tract "A", as delineated on that certain plat prepared by George Rivera, Registered Land Surveyor, from surveys completed in the field on May 9, 1966 entitled "La Era Subdivision, Ward No. 4, Santa Fe, N.M.", and bearing said surveyor's identification No. C-56 G.R.L.S. which said plat was filed for record on May 27, 1966, as Document No. 293,011 in Plat Book 14, Page 42, Real Property Records of Santa Fe County, New Mexico.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the year 2007 and subsequent years;

with warranty covenants.

This deed is given to correct the Grantees names and marital status in that certain Warranty Deed dated August 21, 2007 and recorded August 22, 2007 as Instrument #1496715 in the records of Santa Fe County, New Mexico.

Witness my/our hands this date: August ³¹20, 2007

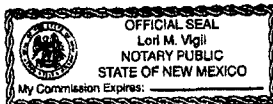

Arsenio R. Rivera

Rosemary H. Rivera

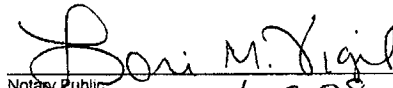
ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF SANTA FE

This instrument was acknowledged before me on 8/31/07, by Arsenio R. Rivera and Rosemary H. Rivera.

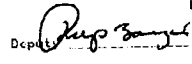



Notary Public
My Commission Expires: 6-5-08



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was Filed for
Record On The 31ST Day Of August, A.D. , 2007 at 15:57
And Was Duly Recorded as Instrument # **1498117**
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
County Clerk, Santa Fe, NM


SFC CLERK RECORDED 08/31/2007

River Trail Lofts

(Case #2015-46)

2180 and 2184 West Alameda Rezoning with a Development Plan

DRT Conditions of Approval	Department	Staff
Traffic Engineering Division stated several conditions of approval in the attached memo based on the Traffic Impact Report: • Remove the stop signs on West Alameda Street as presented in the TIS in order to improve the operation of the intersection, provided that there are no sight distance issues at this intersection. Planning Commission voted to remove this condition at the 6/4/15 PC meeting. The Developer shall make the following changes to the Lot Consolidation plat prior to recordation: • Grant public sidewalk easements for those portions of the 5' wide concrete sidewalk near West Alameda Street where the alignment of said sidewalk leaves the Right-of-Way (ROW) and continues through the subject properties of the River Trail Lofts. • Grant pedestrian access easement(s) from the River Trail Lofts to Santa Fe River Road that abuts the property to the East and to the River Trail on the south end of the property. • Grant Pedestrian access for the internal north-south, 4" thick concrete sidewalk so that it is ADA compliant and connects to the River Trail to the south of the property. (See attached Traffic Engineering memo for more detailed comments regarding required revisions to civil and construction details on the applicant's plan sheets.)	Traffic Engineering/Public Works	John Romero (per Sandra Kassens)
• It appears that Santa Fe River Road was stubbed out at the property line for this project with the intention for it to connect. Why does this project not have a roadway connection with Santa Fe River Road? • This size of project should provide a connection to the River Trail which exists along its south boundary • The project shows no internal pedestrian pathways/sidewalks or pedestrian connections to the existing neighborhood to its east. Planning Commission voted at the 6/4/15 PC meeting to amend this statement to read: "Include internal pedestrian pathways, sidewalks or pedestrian connections to the existing neighborhood to its east."	MPO	Keith Wilson

EXHIBIT

B

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River Trail Lofts

(Case #2015-46)

2180 and 2184 West Alameda Rezoning with a Development Plan

- The proposed development requires a water main extension to connect a water main on Santa Fe River Road to a main on a private street off of Alameda St. Each dwelling unit must either be separately metered or sub-metered with a master meter. - An Agreement to construct and dedicate will be required to connect the existing mains through the subject lot. The water division has discussed the main extension concept with the developer. An approved water plan will be required for the agreement to construct and dedicate the new main. - Fire service requirements will have to be determined by the Fire Department prior to development.	Water	Dee Beingessner
Prior to any new construction or remodel shall comply with the current code adopted by the governing body. - All Fire Department access shall be no greater than a 10% grade throughout. - Fire Department Access shall not be less than 20 feet width. - Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. - Fire Department shall have 150 feet distance to any portion of the building on any new construction. - Shall have water supply that meets fire flow requirements as per IFC	Fire Marshal	Reynaldo Gonzales

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River Trail Lofts

(Case #2015-46)

2180 and 2184 West Alameda Rezoning with a Development Plan

The following notes shall be added to the plat for the final development plan as a condition of approval: • No fences, walls, or other obstructions shall be placed or constructed across or within public sanitary sewer or utility easements. • Wastewater Utility Expansion Charges for each lot shall be due to the City of Santa Fe at time of building permit application. • Add a note that the development is served by a private on-site sewer collection system The following are conditions of approval: • Show the existing sewer line and sewer easement on the grading/drainage plan and the landscape plan • Indicate on sheet C-3 in the title block that the on-site sewer system is private. • No trees are allowed within the sewer easement as shown on the landscape plan set. • It appears some of the proposed buildings/foundations and drainage ponds are encroaching into the existing sewer easement which is not allowed. • It is not clear how access to the existing sewer manhole within the site will be provided. • It appears the proposed six (6) inch private sewer line can connect to the existing public manhole without the addition of two (2) new public manholes. Please verify.	Wastewater	Stan Holland
• Prior to recording, Development Plan must contain vicinity map and all items listed in Article 14-3.8(C)(1). • Consolidation Plat must be recorded prior to or simultaneous with approved Development Plan.	Land Use Engineer	RB Zaxus

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River Trail Lofts

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2180 and 2184 West Alameda Rezoning with a Development Plan

• Provide Landscape Plan as per Article 14-8.4 "Landscape and Site Design" • Show compliance with Article 14-8.4 (F)(2)(e) which states "stormwater detention ponds and retention ponds shall be planted with appropriate trees, shrubs and grasses, with a minimum of one tree and three shrubs per five hundred (500) square feet of required ponding area. Plants located in the bottom third of the detention pond or retention pond must be adaptable to periods of submersion and may require replacement during periodic maintenance to remove silt". • Provide analysis of how many trees and shrubs are required and how many are actually provided for all open space, detention ponds, and streets. • Provide details on proposed plant species. This shall include icons, species, size and caliper. . • Show compliance with Street Tree Standards. Trees shall be planted in a 5 foot planter strip located between the curb and sidewalk. Each tree shall be space between 25 and 35 feet.	Landscape Review	Noah Berke
There are over 18 units so it does not qualify for service in 90 gallon containers. There should be a space designated for dumpster service.	Solid Waste	Eric Lucero

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