

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2018-11

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4
5 AN ORDINANCE

6 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE; CHANGING
7 THE ZONING CLASSIFICATION FROM R-21 (RESIDENTIAL-TWENTY ONE
8 DWELLING UNITS PER ACRE) TO C-1 (OFFICE AND RELATED COMMERCIAL)
9 FOR THE AREA COMPRISING APPROXIMATELY 5.49 ACRES LOCATED NORTH
10 AND SOUTH OF HOPEWELL AND MANN STREETS AND WEST OF ESPINACITAS
11 STREET WITHIN T17N, R9E, PROJECTED SECTION 34 N.M.P.M., SANTA FE
12 COUNTY NEW MEXICO. (HOPEWELL MANN REZONING, PLANNING
13 COMMISSION CASE NO. 2017-139.)

14
15 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

16 **Section 1.** That following real property (the Property) located within the municipal
17 boundaries of the City of Santa Fe, which has been restricted to and classified as R-21 (Residential-
18 21 dwelling units per acre), is hereby restricted to and reclassified as C-1 (Office and Related
19 Commercial):

20 A portion of land comprising approximately 5.49 acres located within the Hopewell Mann
21 Lease Tract, as described in the warranty deed from Bess G. Thomas to the City of Santa
22 Fe, Instrument No. 261/840, and referenced as a portion of a parcel of approximately 5.83
23 acres at Hopewell Street and Quapaw Place, "portion of Zimmerman's Tract No.236" and
24 recorded in the office of the County Clerk of Santa Fe County New Mexico on December
25 31, 1962, as described in Exhibit A attached hereto and incorporated herein by reference.

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This portion of land lies north of Hopewell Street and south of the arroyo running east to west across the northern part of the Hopewell Mann Lease Tract.

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

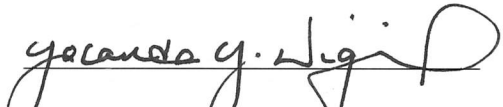
Section 3. This Ordinance shall be published one time by title and general summary and shall become effective five days after publication.

PASSED, APPROVED AND ADOPTED this 11th day of April, 2018.



ALAN M. WEBBER, MAYOR

ATTEST:


YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:



Asst CITY ATTORNEY
FOR

GENO ZAMORA, INTERIM CITY ATTORNEY

EXHIBIT A - WARRANTY DEED

WARRANTY DEED

BESS G. THOMAS, widow of Bradley M. Thomas, deceased, acting individually and as executrix of the estate of Bradley M. Thomas, deceased, VIRGINIA THOMAS NYDES and BRADLEY MORRIS THOMAS, JR., for consideration paid, grant to CITY OF SANTA FE, NEW MEXICO, a municipal corporation, the following described real estate in the City of Santa Fe, County of Santa Fe and State of New Mexico, to-wit:

Beginning at the Southwest corner of the herein described tract marked by an iron pipe and being a point on the East boundary line of Capital Land & Townsite Addition and the West boundary of Zimmerman's Tract No. 236, from which a U.S.G.L.O. brass cap marking the one mile corner on the South boundary of the Santa Fe Grant bears South 07°38' East 3153.50 feet, and a similar U.S.G.L.O. brass cap marking the Southwest corner of the Santa Fe Grant bears South 57°26' West 5767.58 feet distant; thence from said beginning point and running along the East boundary line of Capital Land & Townsite Addition North 17°30' West 711.20 feet to the Northwest corner of the tract herein described, being a point identical with the Northwest corner of Zimmerman's Tract No. 236; thence North 81°30' East 2.3 feet; thence North 53°45' East 133.4 feet; thence North 57°47' East 20 feet; thence South 43°17' East 44.1 feet; thence South 17°30' East 74.90 feet; thence North 71°18' East 45.63 feet; thence North 85°50' East 55.56 feet; thence North 81°38' East 75.63 feet; thence North 63°10' East 131.41 feet to the Northeast corner of the tract herein described and being a point on the East boundary of Zimmerman's Tract No. 236; thence running along the East boundary of said Tract No. 236 South 7°45' East 508.98 feet to the Southeast corner of the tract herein described; thence South 52°31' West 409.67 feet to the place and point of beginning, being and intended to be a portion of Zimmerman's Tract No. 236, containing 5.851 acres as shown on property line map Site "C" Alternate Revised Housing Authority of the City of Santa Fe, prepared by William E. Fields, Dated October, 1962, Project No. (S)NM-9-A;

SUBJECT, HOWEVER, to the two following easements: (1) That certain easement in favor of Public Service Company of New Mexico, dated September 18, 1953, recorded in Book 84, at page 147 Miscellaneous Records of Santa Fe County, New Mexico; and (2) That certain easement in favor of City of Santa Fe for maintenance of a Santa Fe sanitary sewer line dated September 18, 1954, recorded in Book 114, at page 130 Miscellaneous Records of Santa Fe County, New Mexico.

with warranty covenants.

WITNESS our hands and seals this 21st day of December, 1962.

Bradley Morris Thomas Jr.
Bradley Morris Thomas, Jr.

VIRGINIA THOMAS NYDES

By Bess G. Thomas
Bess G. Thomas
Her Attorney-in-fact

Bess G. Thomas
Bess G. Thomas, Individually

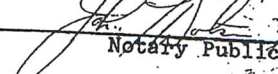
Bess G. Thomas
Bess G. Thomas, Executrix of
the Estate of Bradley-M.
Thomas, deceased

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS

The foregoing instrument was acknowledged before me this 21st

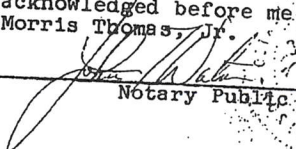
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day of December, 1962, by Bess G. Thomas, a widow, individually and as executrix of the estate of Bradley M. Thomas, deceased.

My commission expires April 19, 1966  Notary Public

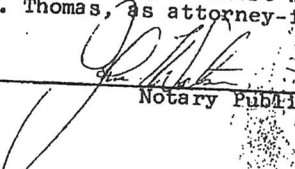
STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS

The foregoing instrument was acknowledged before me this 21st day of December, 1962, by Bradley Morris Thomas, Jr.

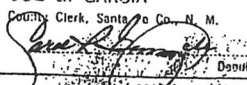
My commission expires Apr. 19, 1966  Notary Public

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS

The foregoing instrument was acknowledged before me this 21st day of December, 1962, by Bess G. Thomas, as attorney-in-fact on behalf of Virginia Thomas Nydes.

My commission expires Apr. 19, 1966  Notary Public



STATE OF NEW MEXICO } ss 264 840
COUNTY OF SANTA FE }
I hereby certify that this instrument was filed for record on the 31st day of Dec. A. D., 1962 at 2:10 o'clock P. M. and was duly recorded in book _____ of the records of _____ page _____
Witness my hand and Seal of Office
JOE E. GARCIA
County Clerk, Santa Fe Co., N. M.
 Deputy