

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2007-41

3
4
5 AN ORDINANCE

6 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
7 CHANGING THE CLASSIFICATION FROM R-1 (RESIDENTIAL, ONE DWELLING
8 UNIT PER ACRE) TO R-7 PUD (RESIDENTIAL, SEVEN DWELLING UNITS PER
9 ACRE, PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT); APPROVING A
10 PRELIMINARY DEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE
11 WITH RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 1.00 ACRE
12 MORE OR LESS KNOWN AS TRACT C WITHIN SEC 2, T16N, R9E, NMPA CITY OF
13 SANTA FE, NEW MEXICO LOCATED ON SIRINGO ROAD AND SOUTH OF THE
14 INTERSECTION OF CALLE CONTENTO AND SIRINGO ROAD AND PROVIDING
15 AN EFFECTIVE DATE. (“VILLAS DE SOPHIA” ZONING CASE NO. ZA 2007-08).

16
17 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

18 Section 1. The following real property (the “Property”) located within the municipal
19 boundaries of the city of Santa Fe, is restricted to and classified as R-7 PUD (Residential, Seven
20 Units per Acre, Planned Unit Development Overlay District).

21 A parcel of land comprising 1.00 acre more or less located on Tract C within Sec 2,
22 T16N, R9E, NMPA, as more fully described in “Exhibit A” attached hereto and
23 incorporated by reference.

24 Section 2. The official zoning map of the City of Santa Fe adopted by Ordinance No.
25 2001-27 is amended to conform to the changes of zoning classifications for the property set forth

1 in Section 1 of this Ordinance.

2 **Section 3.** The preliminary development plan is hereby approved (Exhibit B, attached)
3 subject to the Conditions of Approval (Exhibit C, attached) and an additional condition of
4 approval by the Governing Body that the homes be built to minimum energy star requirements.

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

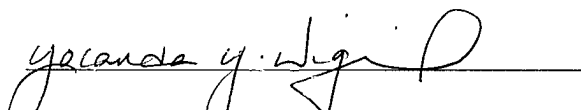
7 **Section 6.** The rezoning action with respect to the Property affected by this Ordinance is
8 subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 1987 (Two-year
9 Review/Rescission).

10 PASSED , APPROVED AND ADOPTED this 29th day of October 29, 2007.

11
12 

13 DAVID COSS, MAYOR

14
15 ATTEST:

16
17 
18 YOLANDA Y. VIGIL, CITY CLERK
19 Received 3/11/11

20 APPROVED AS TO FORM:

21
22 
23 GENO ZAMORA, CITY ATTORNEY

**EXHIBIT A:
LEGAL DESCRIPTION
ORDINANCE NO. 2007-41
VILLAS DE SOPHIA**

Tract C, within Section 2, Township 16 North, Range 9 E, N.M.P.M.

Beginning at a point, the Southwest corner of herein described tract from whence Santa Fe Control Monument #SFC64 lies N8d02'48"W, 1152.45';
Thence from said point of beginning N00d20'43"E, 209.52';
Thence S89d44'40"E, 207.96';
Thence S00d22'05"W, 209.41';
Thence N89d46'31"W, 207.88' to the point and place of beginning and
Containing 1.00 acre, more or less.

FLIGHT SCALE: 1/8" = 10'
 DEVELOPMENT BOUNDARY LINES
 INTERIOR SUBDIVISION LOT LINES
 SETBACK LINES
 PROPOSED COMMON OPEN SPACE

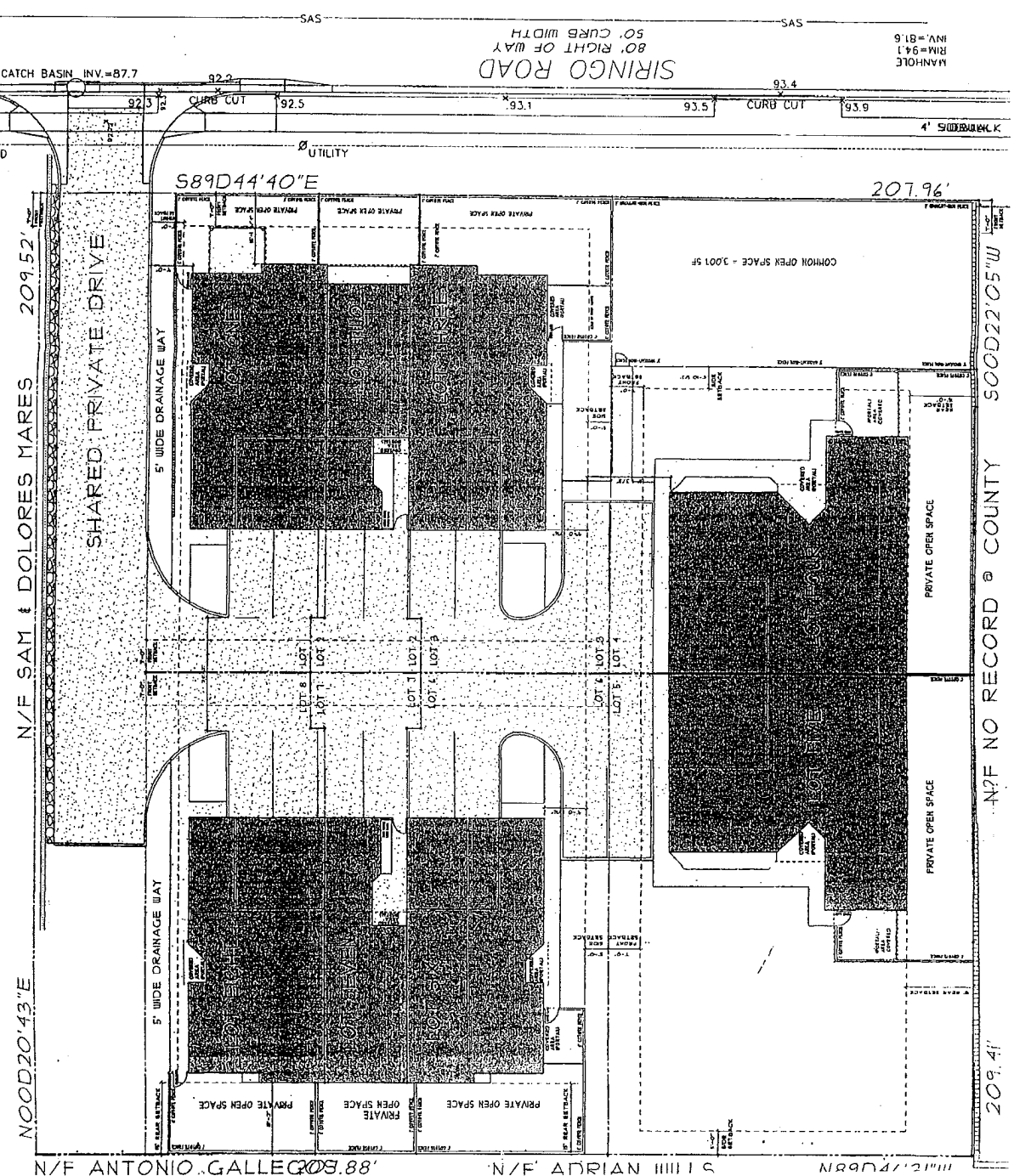
SCALE: 1" = 10'
 0 10 20
 DEVELOPMENT NOTES:
 REZONING: R-1 PUD
 LOT SIZE: 1 ACRE
 DENSITY:
 1 UNITS PLUS 1 AS PER SANTA FE
 HOUSING PROGRAM ORDINANCE.
 (4 MARKET HOMES)
 (2 AFFORDABLE HOMES TO HABITAT)
 MINIMUM LOT SIZE: AS PER PAR 14-105
 MINIMUM LOT SIZE: 3000 SQ FT COMMON OPEN SPACE PROVIDED
 NOTE: SUB OF LOT AREAS = 3,000 SQ FT
 COMMON OPEN SPACE = 3,000 SQ FT
 SUBTOTAL * 40,000 SQ FT
 10,000 SQ FT / 8 LOTS = 5,000 SQ FT
 SETBACKS AS LAND OUT ON DEVELOPMENT PLAN
 FRONT: 5' SIDE: 5' REAR: 5'
 LOT COVERAGE: MAX. 40%
 NOTE: 5% ALLOWED IF PRIVATE OPEN SPACE PROVIDED
 VARIANCES REQUESTED:
 LOT 1: 303 SQ FT PRIVATE OPEN SPACE
 LOT 2: 333 SQ FT PRIVATE OPEN SPACE
 LOT 3: 335 SQ FT PRIVATE OPEN SPACE
 LOT 4: 335 SQ FT PRIVATE OPEN SPACE
 COMMON OPEN SPACE: 250 SQ FT REQUIRED * 8 = 2,000 SQ FT REQUIRED
 3,000 SQ FT PROVIDED
 PARKING: TWO SPACES PER UNIT REQUIRED. PROVIDED
 GRADING PERMIT NO.
 LANDSCAPE PERMIT NO.
 CASE NO.

OWNER:
 PEZ ESPADA LLC
 1 Ed Craggins, Managing Member
 3212 La Pal Lake, Santa Fe, NH 03501
 605-470-2533
 DESIGN ENGINEER:
 CIVIL ENGINEER:
 SANTA FE, NH 03504
 PO BOX 3788
 HONTOLA LAND USE CONSULTING, INC.
 HONTOLA, VERMONT
 ARCHITECT
 PO BOX 4503, SANTA FE, NH 03504
 605-474-5276
 505-470-7374
 NH ARCHITECTS, LLC 0281

PROJECT:
 VILLAS DE SOPHIA
 SRINGO ROAD
 SANTA FE, NH 03505
 R-1 to R-1 PUD DEVELOPMENT PLAN
 SHEET 2

PLANNING DEPARTMENT
 CITY ENGINEER
 CITY PLANNER
 PLANNING DEPARTMENT SECRETARY
 PLANNING COMMISSION CHAIRMAN
 AT THE HEARING OF:
 ALL FINAL CASE #
 DATE
 DATE
 DATE
 DATE
 DATE

CITY OF SANTA FE DEVELOPMENT NOTES:
 1. RECORD THE IMPROVEMENTS SHALL BE SUBJECT TO CASE ORDINANCE NO. 2007-14
 2. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF SANTA FE DEVELOPMENT PLAN
 3. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF SANTA FE DEVELOPMENT PLAN
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 10. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF SANTA FE DEVELOPMENT PLAN



MANHOLE
 INV. = 81.6
 RIM = 94.1
 80' RIGHT OF WAY
 SIRINGO ROAD
 50' CURB WIDTH
 SAS
 209.41'
 209.41'
 209.96'
 209.52'
 209.43'
 N/F ANTONIO GALLEGOS
 N/F ADRIAN IIIUS
 N/F NO RECORD COUNTY
 500022051W
 50022043"E
 589D44'40"E
 207.96'

Exhibit: B

EXHIBIT B

**EXHIBIT C:
CONDITIONS OF APPROVAL
ORDINANCE NO. 2007- 41**

VILLAS DE SOPHIA REZONING

Prior to submittal for final development plan, the plan must comply with requirements as provided by the following City Departments at the time of subdivision:

1. The applicant shall record an irrevocable offer to dedicate to the city for the future use as a public road, 25 feet of right-of-way along the west boundary of the property. The City may accept the offer to dedicate at any time, or may vacate the offer to dedicate by resolution of the Governing Body.
2. A detailed final development plan shall be prepared and filed prior to development of the property, and shall comply with the requirements of the following departments:
 - Engineering Division Review memo
 - Engineering Division Landscape Review memo
 - Engineering Division Traffic Review memo
 - Solid Waste Division Review memo
 - Fire Department memo
 - Water Division memo
 - Parks, Open Space & Trails Review memo
3. A minimum of 0.5 unassigned guest parking space shall be provided in the final development plan.