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**CITY OF SANTA FE, NEW MEXICO**

**ORDINANCE NO. 2008-27**

**AN ORDINANCE**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;  
CHANGING THE CLASSIFICATION FROM RM-10 (RESIDENTIAL, 10 DWELLING  
UNITS PER ACRE) TO C-4 (COMMERCIAL LIMITED OFFICE AND RETAIL);  
APPROVING A SITE PLAN AND CERTAIN VARIANCES; AND PROVIDING AN  
EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL OF LAND  
COMPRISING 0.24 ACRES MORE OR LESS KNOWN AS 510 & 510 ½ ST. FRANCIS,  
SANTA FE, NEW MEXICO. (510 & 510 1/2 ST FRANCIS REZONING CASE NO. ZA  
2007-12).**

**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 C-4 (Commercial Limited Office and Retail):

A parcel of land comprising 0.24 +/- acres more or less located on Lot 6 as shown and delineated on that plat of survey entitled, "Lot Line Adjustment Survey Prepared for Seth Jacobson, Resurvey of Lot of Doroteo Place- Plat Book 455, Page 004, and Lot 7 of Doroteo Place- Plat Book 469, Pages 022-023, Lying within the Santa Fe Grant- Projected SE ¼ Section 23, T17N, R9E, NMPM, Located at 510 and 510 ½ St. Francis Drive in the City of Santa Fe, County of Santa Fe, State of New Mexico," dated May 9, 2003 and recorded September 3, 2003 as Instrument No. 1288312 in Plat Book 541 at

1 page 019, records of Santa Fe County, New Mexico, as more fully described in “Exhibit  
2 A” attached hereto and incorporated by reference.

3 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance No.  
4 2001-27 is amended to conform to the changes of zoning classifications for the property set forth  
5 in Section 1 of this Ordinance.

6 **Section 3.** Site Plan “Exhibit B” attached is hereby approved, including the following  
7 variances and use restriction:

8 • On Lot 6: A variance from the required 10 foot front yard setback to allow an 8  
9 foot setback for the existing building; and a variance from the required 15 foot north and  
10 south side yard setbacks to allow a 6 foot setback and a 5.5 foot setback for the existing  
11 building; and

12 • On Lot 7: A variance from the required 10 foot front yard setback to allow a 5  
13 foot setback for the existing building; and a variance from the required 15 foot north and  
14 south side yard setback to allow a 0 (Zero) foot setback and a 10 foot setback for the  
15 existing building; and a variance from the required 25 foot rear yard setback to allow a 1  
16 foot setback for the existing building; and a variance from the 15 foot landscape buffer  
17 requirement along the west lot line.

18 • The rezoning action effected by this ordinance is subject to the restriction of any  
19 proposed commercial uses to office use only.

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

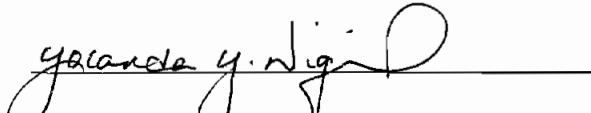
22 **Section 5.** The rezoning action with respect to the Property affected by this Ordinance is  
23 subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 2001 (Two-year  
24 Review/Rescission).  
25

PASSED , APPROVED AND ADOPTED this 28<sup>th</sup> day of May, 2008.

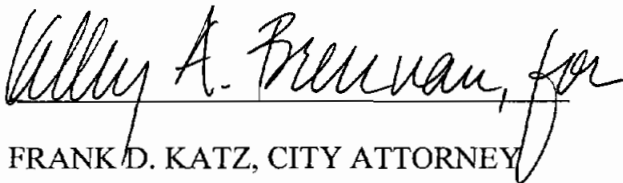


DAVID COSS, MAYOR

ATTEST:

  
YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

  
FRANK D. KATZ, CITY ATTORNEY

PROPERTY DESCRIPTION - LOT 6

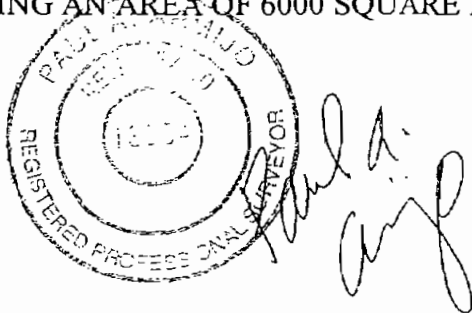
A CERTAIN TRACT OR PARCEL OF LAND BEING ALL OF LOT 6, DOROTEO PLACE AS SHOWN ON SURVEY ENTITLED "LOT LINE ADJUSTMENT SURVEY PREPARED FOR SETH JACOBSON, LOT 6 AND LOT 7 DOROTEO PLACE...AT 510 AND 510-1/2 ST. FRANCIS DRIVE, CITY AND COUNTY OF SANTA FE, NEW MEXICO", BY PAUL A. ARMIJO NMPS NO. 13604, FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON SEPTEMBER 5, 2003, IN PLAT BOOK 541, PAGE 019, AS DOCUMENT NO. 1288,312, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE N.E. CORNER OF LOT 6 FROM WHENCE FOR A TIE CITY OF SANTA FE CONTROL MONUMENT NO. 26 BEARS S04-50'03"E 50.00'; N06-39'22"E 726.51' DISTANT, THENCE FROM SAID POINT OF BEGINNING ALONG THE FOLLOWING COURSES OF SAID LOT 6; S04-50'03"E 50.00' TO A POINT; THENCE S04-55'17"E 17.18' TO THE S.E. CORNER OF LOT 6; THENCE S85-06'00"W 63.51' TO THE S.W. CORNER OF LOT 6; THENCE N04-54'18"W 67.20' TO THE N.W. CORNER OF LOT 6; THENCE N85-06'59"E 63.58' TO THE POINT AND PLACE OF BEGINNING CONTAINING AN AREA OF 4270 SQUARE FEET OR 0.098 ACRES MORE OR LESS.

PROPERTY DESCRIPTION - LOT 7

A CERTAIN TRACT OR PARCEL OF LAND BEING ALL OF LOT 7, DOROTEO PLACE AS SHOWN ON SURVEY ENTITLED "LOT LINE ADJUSTMENT SURVEY PREPARED FOR SETH JACOBSON, LOT 6 AND LOT 7 DOROTEO PLACE...AT 510 AND 510-1/2 ST. FRANCIS DRIVE, CITY AND COUNTY OF SANTA FE, NEW MEXICO", BY PAUL A. ARMIJO NMPS NO. 13604, FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON SEPTEMBER 5, 2003, IN PLAT BOOK 541, PAGE 019, AS DOCUMENT NO. 1288,312, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE N.E. CORNER OF LOT 7 FROM WHENCE FOR A TIE CITY OF SANTA FE CONTROL MONUMENT NO. 26 BEARS N04-55'17"W 17.18'; N06-39'22"E 726.51' DISTANT, THENCE FROM SAID POINT OF BEGINNING ALONG THE FOLLOWING COURSES OF SAID LOT 7; S04-55'17"E 32.72' TO THE S.E. CORNER OF LOT 7; THENCE S85-11'12"W 101.45' TO THE S.W. CORNER OF LOT 7; THENCE N06-27'28"W 49.77' TO A POINT; THENCE N06-37'59"W 50.05' TO THE N.W. CORNER OF LOT 7; THENCE N85-06'59"E 40.82' TO A POINT; THENCE S04-54'18"E 67.20' TO A POINT; THENCE N85-06'00"E 63.51' TO THE POINT AND PLACE OF BEGINNING CONTAINING AN AREA OF 6000 SQUARE FEET OR 0.138 ACRES MORE OR LESS.



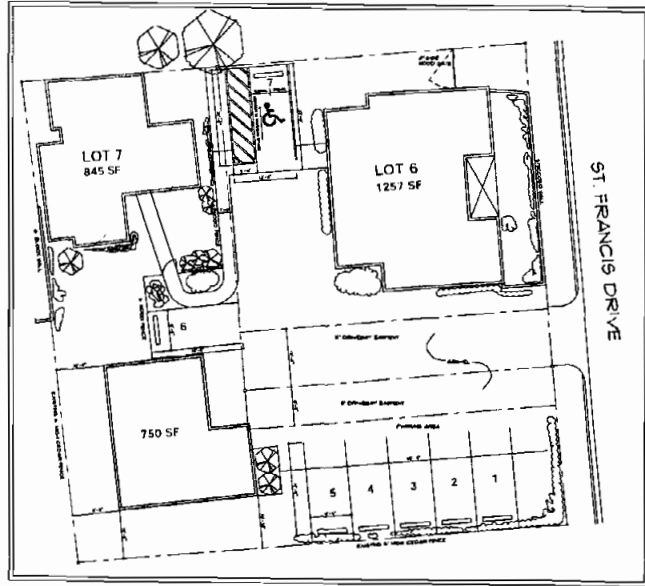
"EXHIBIT A"

Ordinance #2008-27

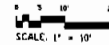


**VICINITY MAP**  
SANTA FE, NM USGS

<p>Site Data</p> <p>Land Area:          Lot 6 - 4,270 sq. ft.          Lot 7 - 6,000 sq. ft.          Total - 10,270 sq. ft.</p> <p>Zoning: C-4          Lot Coverage: 28%</p> <p>Parking:          Gross Floor Area: 2852 sq. ft.          Net Leasable Area: 2,282 sq. ft.          Required:          1 space/350 sq. ft. = 7 spaces          Provided:          7 spaces (6 standard &amp; 1 accessible)</p>
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. The property is Zoned C-4 (Commercial, Limited Office &amp; Retail) and is subject to the development criteria of the C-4 District set forth in the City of Santa Fe Land Development Code.</li> <li>2. The Permissible Uses are residential and offices/studios.</li> </ol>



**SITE PLAN**  
510 & 510½ ST. FRANCIS DRIVE



510 & 510½ ST. FRANCIS DRIVE  
 Santa Fe, NM 87501

505.316.6936  
 owner: Jean Francois Chebaud  
 510 St. Francis Drive  
 Santa Fe, NM 87501

DATE:  
 8/28/2008

For Ordinance  
 No. 2008-27  
 Exhibit B