

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2008-17

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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 RM-LD/PUD (MULTIPLE FAMILY RESIDENTIAL 12
9 DWELLING UNITS PER ACRE, PLANNED UNIT DEVELOPMENT OVERLAY
10 DISTRICT), LOCATED TO THE SOUTH OF CERRILLOS ROAD, WEST OF
11 KACHINA RIDGE, PHASE II, AND NORTH OF THE ARROYO DE LOS CHAMISOS,
12 AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL
13 OF LAND COMPRISING 2.88 ACRES MORE OR LESS CREATED BY A PLAT OF
14 SURVEY PREPARED BY JEFFERY LUDWIG FOR THE SANTA FE COMMUNITY
15 HOUSING TRUST FILED FOR RECORD IN THE OFFICE OF THE SANTA FE
16 COUNTY CLERK ON MARCH 1, 2007 BOOK 648, PAGE 005, RECEPTION NO.
17 1472923. (FIRST MESA REZONING FROM R-1 TO RM-LD/PUD CASE NO. ZA 2007-
18 11).

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

21 Section 1. The following real property (the "Property") located within the municipal
22 boundaries of the city of Santa Fe, is restricted to and classified as RM-LD/PUD (Multiple
23 Family Residential, Planned Unit Development):

24 A parcel of land comprising 2.88 +/- acres described as Tract A-1B as shown on Plat of
25 Survey entitled "Land Division Survey Plat prepared for Santa Fe Community Housing

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Trust, Inc. of Tract A-1 within the Southerly portion of S.H.C. 432, Lot 2, City and County of Santa Fe, New Mexico” as more fully described in “Exhibit A” attached hereto and incorporated by reference.

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 of zoning classifications for the property set forth in Section 1 of this Ordinance.

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

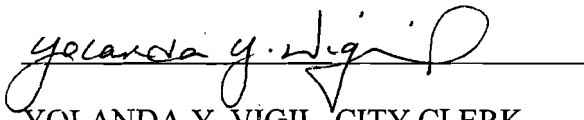
Section 4. The rezoning action with respect to the Property affected by this Ordinance is subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 2001 (Two-year Review/Rescission).

PASSED, APPROVED AND ADOPTED this 26th day of March, 2008.



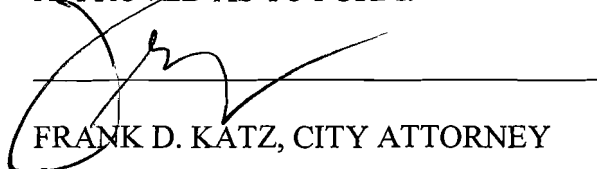
DAVID COSS, MAYOR

ATTEST:

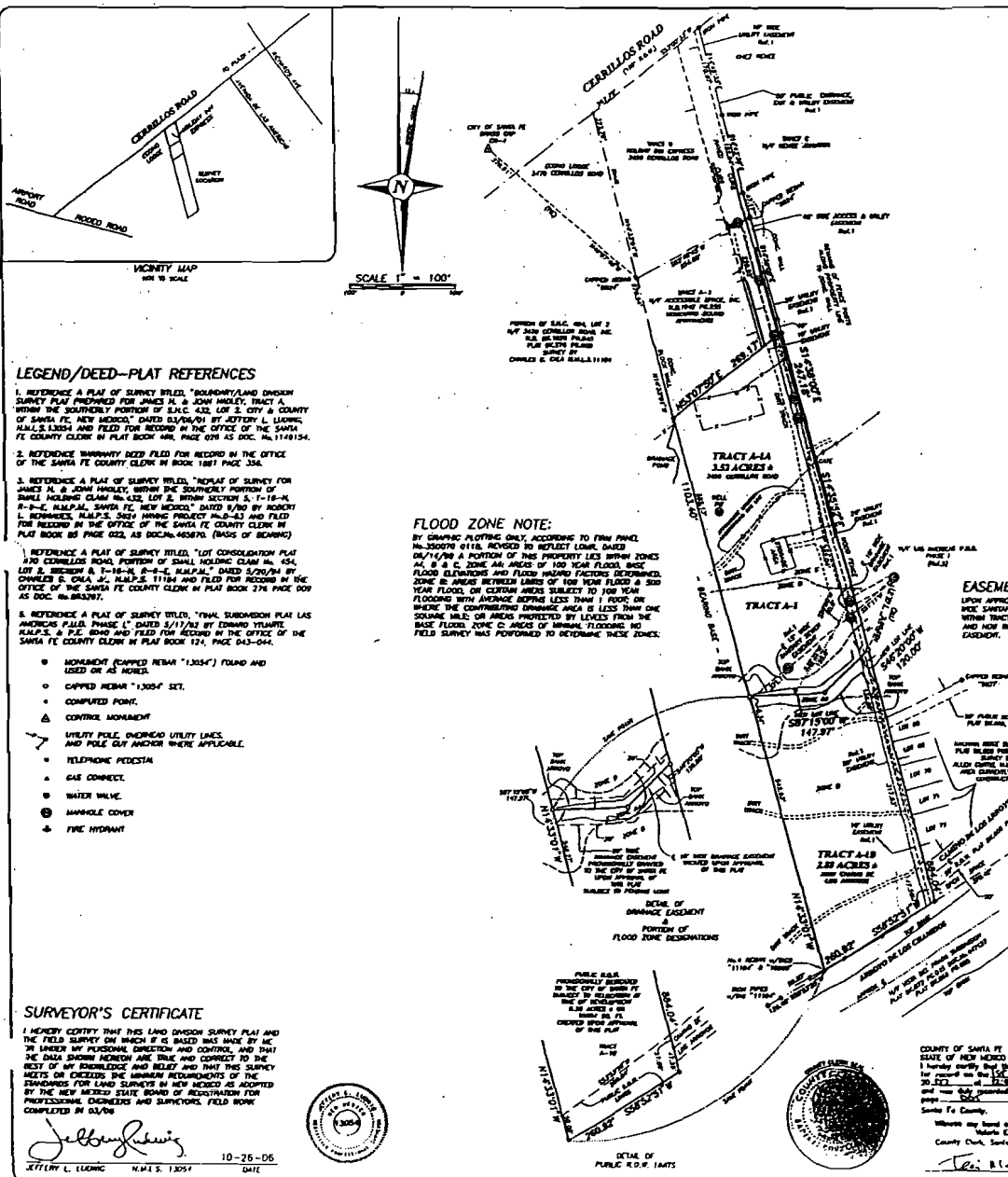


YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:



FRANK D. KATZ, CITY ATTORNEY



LEGEND/DEED-PLAT REFERENCES

1. REFERENCE A PLAT OF SURVEY TITLED "BOUNDARY/LAND DIVISION SURVEY PLAT PREPARED FOR JAMES A. & JOAN HOLEY, TRACT A, WITHIN THE SOUTHERLY PORTION OF S.H.C. 432, LOT 2, CITY & COUNTY OF SANTA FE, NEW MEXICO," DATED 10/16/01 BY JEFFERY L. LEWIS, N.M.L.S. 13054 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 448, PAGE 074 AS DOC. NO. 1148154.
2. REFERENCE BARRIQUETE DEED FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 1081 PAGE 156.
3. REFERENCE A PLAT OF SURVEY TITLED "DEED OF SURVEY FOR JAMES A. & JOAN HOLEY, WITHIN THE SOUTHERLY PORTION OF SMALL HOLDING CLAIM NO. 452, LOT 2, WITHIN SECTION 5, T-18-N, R-9-E, N.M.L.S. 13054, SANTA FE, NEW MEXICO," DATED 1/18/04 BY ROBERT L. BERNARD, N.M.L.S. 5024 HAVING PROJECT NO. 43 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 458, AS DOC. NO. 146570. (BASIS OF BEARING)
4. REFERENCE A PLAT OF SURVEY TITLED "LOT CONSOLIDATION PLAT AND CORRELATION PLAT OF SMALL HOLDING CLAIM NO. 454, LOT 2, SECTION 5, T-18-N, R-9-E, N.M.L.S. 13054," DATED 5/20/04 BY ROBERT L. BERNARD, N.M.L.S. 5024 HAVING PROJECT NO. 43 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 274 PAGE 009 AS DOC. NO. 146570.
5. REFERENCE A PLAT OF SURVEY TITLED "TRAIL SUBDIVISION PLAT LAS AMERICAS PHASE 1," DATED 5/17/02 BY EDWARD YLARIATE, N.M.L.S. & P.L.E. 8940 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 124, PAGE 043-044.

FLOOD ZONE NOTE:
BY GRAPHIC PLATING ONLY, ACCORDING TO FIRM PANEL NO. 130078-0116, REVISED TO REFLECT LOWER DATED 04/15/06 A PORTION OF THIS PROPERTY LIES WITHIN ZONES A, B & C. ZONE A IS AREAS OF 100 YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. ZONE B AREAS BETWEEN LINES OF 100 YEAR FLOOD & 500 YEAR FLOOD, ON CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTH LESS THAN 1 FOOT, WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE C AREAS OF MINIMAL FLOODING. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THESE ZONES.

EASEMENT NOTE:
UPON APPROVAL OF THIS PLAT, THE WIDTH OF THE 15' WIDE SANITARY SEWER EASEMENT AS SHOWN HEREON, WITHIN TRACTS A-1 AND A-1B HAS BEEN INCREASED TO AND NOW INCLUDES A PUBLIC 30' WIDE SANITARY SEWER EASEMENT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LAND DIVISION SURVEY PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL SUPERVISION AND CONTROL, AND THAT THE DATA SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY ACCORDS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, FIELD WORK COMPLETED ON 06/06.

Jeffery L. Lewis
JEFFERY L. LEWIS N.M.L.S. 13054 DATE 10-26-06



UTILITY COMPANIES

Paul Dwyer 11-9-2006
PUBLIC SERVICE COMPANY OF NEW MEXICO (ELECTRIC & GAS DIVISION) DATE
IN APPROVING THIS PLAT, PUBLIC SERVICE AND PNM GAS SERVICES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT HAVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, RETAIL OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.
J. R. At 11-16-06
CONTRACTOR DATE
W. R. 12-11-06
CHECK COMMUNICATIONS DATE
I HEREBY CERTIFY THAT THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO SUBDIVISION.

CONSENT AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) HAVE REVIEWED THIS PLAT, SAID PLAT HAS BEEN PREPARED TO SHOW A DIVISION OF LAND BEING 6.40 ACRES INTO TWO LOTS, ONE BEING 3.53 ACRES AND THE OTHER BEING 2.88 ACRES, TO CREATE NECESSARY EASEMENTS, TO WIDEN A 10 FOOT WIDE DRAINAGE EASEMENT TO PROVISIONALLY GRANT A 50 FOOT WIDE DRAINAGE EASEMENT TO THE CITY OF SANTA FE AND TO PROVISIONALLY GRANT A PUBLIC RIGHT-OF-WAY WHICH INCLUDES A 30' ROADSIDE TO THE CITY OF SANTA FE, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S). THESE LANDS LIE WITHIN THE PLANNING AND PLATING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO. MAINTENANCE OF THE ACCENT EASEMENTS AS SHOWN HEREON IS TO BE THE RESPONSIBILITY OF THE LAND OWNERS/ASERS. AN EASEMENT IS HEREBY GRANTED FOR ALL PUBLIC EXISTING UTILITIES AFFECTING TRACTS A-1A & A-1B.
Sharon Welsh 11-20-06
SANTA FE COUNTY SHARON WELSH - PRESIDENT DATE
HOLDING PLAT IN THE CITY OF SANTA FE, NEW MEXICO A NEW MEXICO CORPORATION

STATE OF NEW MEXICO
COUNTY OF SANTA FE
ON THIS 26th DAY OF OCTOBER 2006 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAMES) APPEAR ABOVE.
Jeffery Lewis 02-28-07
NOTARY PUBLIC COMMISSION EXPIRES



CITY OF SANTA FE APPROVAL NOTES & CONDITIONS

APPROVED BY THE SUBDIVISION COMMISSION AT ITS MEETING ON 09/17/06 AS CASE #06-18
Jeffery Lewis 11/20/06
CHAIRPERSON SECRETARY
W. R. 11/20/06
W. R. 11/20/06
SUBDIVISION ENGINEER DATE
Chris Smith 3/1/07
CITY PLANNER DATE

- 1. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICES INCLUDING SEPARATE METER SERVICE ACCOUNTS.
- 2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SPEC 1987 AND SUBSEQUENT AMENDMENTS.
- 3. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OF SUBSTANTIAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SPEC 1987 AND SUBSEQUENT AMENDMENTS.
- 4. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
- 5. THIS TRANSFER IS LEGALLY VOID, ANY PERSON INTENDING TO PURCHASE A LOT WITHIN THIS SUBDIVISION SHOULD CONTACT CITY HALL STAFF, REDUCED FOR BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
- 6. THE LANDOWNER AGREES TO PROVISIONALLY DEDICATE RIGHT-OF-WAY NEEDED FOR THE FUTURE EXTENSION OF THE ROAD ALONG THE APPROXIMATE LOS CHAMBERS. ACTUAL DEDICATION SHALL OCCUR AT THE TIME TRACT A-1 IS DEVELOPED OR AT ANY OTHER TIME DETERMINED TO BE APPROPRIATE BY THE CITY OF SANTA FE.

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on this 26th day of OCTOBER, A.D. 2006 at 11:26 AM in the County Clerk's Office and was duly published in Santa Fe County, New Mexico, in accordance with the provisions of the Statutes of Santa Fe County.
Whereas my Seal and Seal of Office is hereunto Subscribed
County Clerk, Santa Fe County, N.M.
Joe R. King Deputy



<p>CORNERSTONE LAND SURVEYING JEFFERY L. LEWIS N.M.L.S. 13054 385-690-7910 CELL 505-478-0477 OFFICE P.O. BOX 6244 SANTA FE, NEW MEXICO 87504</p>	<p>SECTION(S) PLATTED 2</p>	<p>LAND DIVISION SURVEY PLAT PREPARED FOR SANTA FE COMMUNITY HOUSING TRUST, INC. OF TRACT A-1 WITHIN THE SOUTHERLY PORTION OF S.H.C. 432, LOT 2 CITY AND COUNTY OF SANTA FE, NEW MEXICO</p>	<p>SCALE 1" = 100'</p>
	<p>TOWNSHIP T-18-N RANGE R-9-E SECTION SECTION</p>		<p>DATE 10/26/06 DRAWN BY LEWIS CHECKED BY LEWIS PROJECT No. 06-0020</p>