

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2012-26

3
4
5 AN ORDINANCE

6 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
7 CHANGING THE ZONING CLASSIFICATIONS FOR THE “SHELLABERGER
8 TENNIS CENTER PARCEL”; CHANGING 8.62± ACRES FROM R-5
9 (RESIDENTIAL, 5 DWELLING UNITS PER ACRE) TO C-2 (GENERAL
10 COMMERCIAL) AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO
11 A CERTAIN PARCEL OF LAND LOCATED IN THE VICINITY OF SIRINGO ROAD
12 AND ALUMNI DRIVE (2400 ALUMNI DRIVE), AND IDENTIFIED AS TRACT E OF
13 THE COLLEGE OF SANTA FE REPLAT, PLAT BOOK 635, PAGES 46 AND 47,
14 AND LYING WITHIN TOWNSHIP 17N, RANGE 9E, SECTION 34, NEW MEXICO
15 PRIME MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, STATE OF NEW
16 MEXICO. (“SHELLABERGER REZONING,” CASE NO. 2012-53).

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

19 **Section 1.** That a certain parcel of land comprising 8.62± acres (the “Property”)
20 located in the vicinity of Siringo Road and Alumni Drive (2400 Alumni Drive) within Township
21 17N, Range 9E, Section 34, New Mexico Prime Meridian, Santa Fe County, State of New
22 Mexico, which are located within the municipal boundaries of the City of Santa Fe, is restricted to
23 and classified as C-2 (General Commercial) as described in the zoning map attached hereto as
24 EXHIBIT A and incorporated herein.

25 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance

1 No. 2001-27 is hereby amended to conform to the changes in zoning classifications for the
2 Property set forth in Section 1 of this Ordinance.

3 **Section 3.** This rezoning action and any future development plan for the Property is
4 approved with and subject to the conditions set forth in the table attached hereto as EXHIBIT B
5 and incorporated herein summarizing the City of Santa Fe staff technical memoranda and
6 conditions recommended by the Planning Commission on June 7, 2012.

7 **Section 4.** This rezoning action is subject to the time restrictions set forth in Section
8 14-3.5(D)(1) SFCC 1987 (Two-year Review/Recission). Resolution 2011-26 has extended
9 zoning approvals for a limited duration of time.

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

12 **PASSED, APPROVED and ADOPTED this 8th day of AUGUST, 2012.**

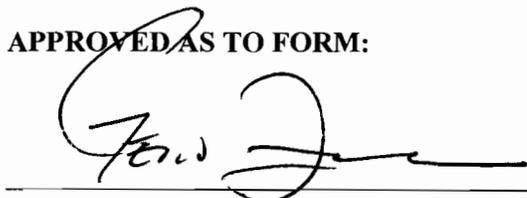
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14 

15 **DAVID COSS, MAYOR**

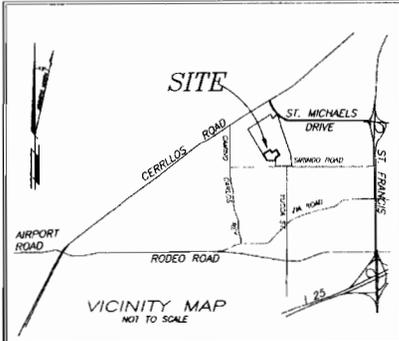
16
17 **ATTEST:**

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20 **YOLANDA Y. VIGIL, CITY CLERK**

21
22 **APPROVED AS TO FORM:**

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24 

25 **GENO ZAMORA, CITY ATTORNEY**



LEGEND:
 BEARINGS ARE NEW MEXICO STATE PLANE GRID; CENTRAL ZONE. DISTANCES ARE REFERRED TO GROUND AT 6800 FEET AMSL. GROUND TO GRID SCALE FACTOR = .9995839

- DENOTES FOUND REBAR SURVEY MONUMENT
- DENOTES CALCULATED POINT NOT SET.
- △ DENOTES FIRE HYDRANT
- DENOTES WATER METER
- ⊕ DENOTES WATER VALVE
- ⊖ DENOTES MANHOLE
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

THIS PLAT SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD AS SHOWN ON PLATS REFERENCED HEREON.

REFERENCE DOCUMENTS:

- BOUNDARY SURVEY PLAT PREPARED FOR THE COLLEGE OF SANTA FE, BY DANSON SURVEYS, INC., RECORDED SEPT. 14, 2009 IN PLAT BOOK 707, PAGE 50-50A.
- REPLAT PREPARED FOR COLLEGE OF SANTA FE, BY DANSON SURVEYS, INC., RECORDED SEPT. 19, 2008 IN PLAT BOOK 635, PAGE 46-47.

DEDICATION AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO REPLAT TRACT E SHOWN HEREON, THE PURPOSE OF THE REPLAT IS TO CREATE A WATER EASEMENT AND RETRACE TRACT E AS SHOWN HEREON.

THE 25' WATERLINE EASEMENT AND 20' SEWERLINE EASEMENT CREATED BY THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF SANTA FE FOR A WATER DISTRIBUTION AND SEWER SERVICE LINE, THE CONSTRUCTION, OPERATION AND MAINTENANCE OF, INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS AND EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND EQUIPMENT, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

THE SAID PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND THIS GRANT OF EASEMENT SHALL BE BINDING UPON THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS.

THIS REPLAT CONTAINS 0.616 ACRES MORE OR LESS AND LIES WITH THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

OWNER: TRACT E

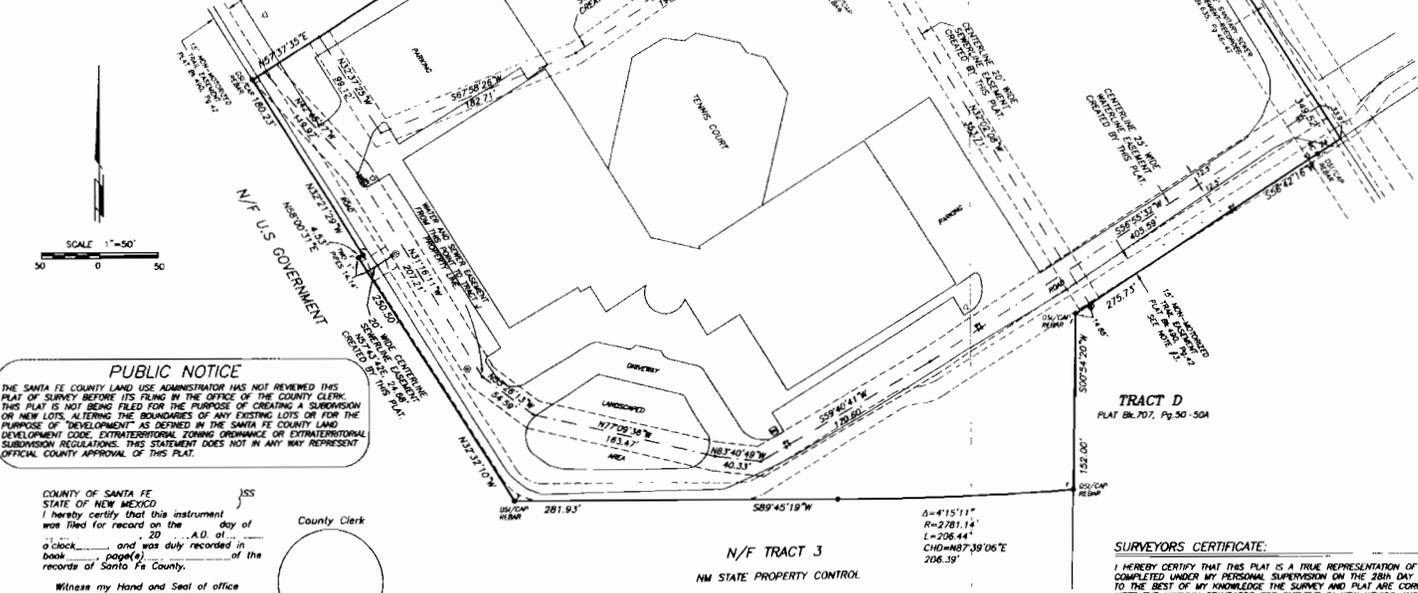
BY: _____ DATE: 12-12-12

STATE OF NEW MEXICO
 COUNTY OF SANTA FE
 THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS 12th DAY OF December, 2012

 NOTARY PUBLIC MY COMMISSION EXPIRES: _____

NOTE:

- WATERLINE EASEMENT DATA GENERATED USING FIELD TIES OF SURFACE WATERLINE APPRATUS'S COMBINED WITH SANDRO DE ORTIZ WATER DIVISION COMMENTS AND A 2001 CONSTRUCTION DRAWING, PREPARED BY TERRA ENGINEERING CONSULTANTS INC. NO UTILITY LOCATES WERE DONE DURING THE COURSE OF THIS SURVEY AND DANSON SURVEYS, INC. MAKES NO STATEMENT TO THE ACCURACY OR THE COMPLETENESS OF THE WATERLINE LOCATION.
- SEWERLINE EASEMENT DATA GENERATED USING FIELD TIES OF THREE MANHOLES COMBINED WITH AERIAL SEWERLINE DATA AND COMMENTS PROVIDED BY THE WASTEWATER MANAGEMENT DIVISION. NO UTILITY LOCATES WERE DONE DURING THE COURSE OF THIS SURVEY AND DANSON SURVEYS, INC. MAKES NO STATEMENT TO THE ACCURACY OR THE COMPLETENESS OF THE SEWERLINE LOCATION.
- TRAIL EASEMENT SHALL NOT BE VACATED UNTIL WHICH TIME THE TRAIL CONDITION HAS BEEN MET. THE APPLICANT SHALL EITHER CONSTRUCT THE TRAIL, OR CONTRIBUTE TO THE CONSTRUCTION OF AFFECTED OFF-SITE TRAILS AT THE TIME OF ANY FUTURE DEVELOPMENT PLAN AMENDMENT. IF CONTRIBUTION TO OFF-SITE OCCURS, TRAIL EASEMENT CAN BE VACATED ADMINISTRATIVELY AT THE TIME OF HAVING MET THE CONDITIONS.



APPROVED BY THE CITY COUNCIL:

MAYOR: _____ DATE: 12-12-12

ATTEST CITY CLERK: _____ DATE: 12-12-12

REVIEWED BY CITY OF SANTA FE:

 CITY ENGINEER FOR LAND USE DATE: 11/26/12

 CITY PLANNER DATE: 11-27-12

CITY NOTES:

- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, S.F.C.C. 1987 AND SUBSEQUENT AMENDMENTS.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, S.F.C.C. 1987 AND SUBSEQUENT AMENDMENTS.
- RECORDING OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL BY THE CITY OF ANY ENCROACHMENT INTO PRIVATE PROPERTIES.
- THESE LOTS ARE SUBJECT TO APPLICABLE RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.
- FOR SPECIFIC INFORMATION PERTAINING TO SETBACKS AND LOT COVERAGE SEE CITY OF SANTA FE ZONING REQUIREMENTS.
- EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE.

PUBLIC NOTICE

THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING BY THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE. EXTRATERRITORIAL ZONING ORDINANCE OR EXTRATERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANY WAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

COUNTY OF SANTA FE
 STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the _____ day of _____, 20____ A.D. at _____ o'clock _____ and was duly recorded in book _____ page(s) _____ of the records of Santa Fe County.

Witness my Hand and Seal of office
 VALERIE ESPINOZA
 County Clerk, Santa Fe county, N.M.

 Deputy

 Seal

FLOODZONE:

THIS PROPERTY LIES WITHIN ZONE "X" OTHER AREAS, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA PANEL 35040C04150 WITH AN EFFECTIVE DATE JUNE 17, 2008.

4-415°11'
 R=2781.14'
 L=206.44'
 CHD=M87.39'06"E
 206.39'

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF SEPT. 2012, TO THE BEST OF MY KNOWLEDGE THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO AND THAT THIS IS NOT A SUBDIVISION OF LANDS AS DEFINED BY STATE STATUTES.

 EDWARD M. TRULLIO N.M.P.L.S. 12352

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

GENERAL PLAN AMENDMENT AND ZONING MAP WITHIN TRACT E, SHELLABERGER TENNIS CENTER

SHOWING TRACT E, RECORDED IN THE SANTA FE COUNTY CLERKS OFFICE BOOK 635, PAGE 46-47, LYING WITHIN SECTION 34 T.17N. 19E, NMPM CITY AND COUNTY OF SANTA FE, NEW MEXICO.



DANSON SURVEYS, INC.
 PROFESSIONAL LAND SURVEYORS
 2302 B CHARRA ENTRADA
 SANTA FE, N.M. 87507
 FILE#13917P-E DATE:11/05/12

Exhibit A

Shellaberger Tennis Center—Conditions of Approval

City Council

Case #2012-52 and #2012-53 General Plan Amendment to Community Commercial and Rezone to C-2

Conditions	Department	Staff
<p>Fire Department:</p> <ol style="list-style-type: none">1. Shall Comply with International Fire Code (IFC) 2009 Edition.2. Shall meet fire department access for C-2 zoning.3. Shall have 20 feet road width for fire department access.	Fire Department	Rey Gonzales
<p>Traffic Engineering:</p> <ol style="list-style-type: none">1. When any additional development occurs on the site, a traffic study will be required that consider the potential uses in the C-2 zone. Depending on what the traffic study reveals, additional infrastructure improvements may be required at that time.	Traffic Engineering	John Romero
<p>Roadway and Trails Engineering:</p> <ol style="list-style-type: none">1. The existing development plan illustrates the construction of a trail in Phase 3. The applicant shall contribute to the construction of related off-site trails at a 1:1 ratio in lieu of building an on-site trail at the time of any future development.	Roadway & Trails Engineering	Eric Martinez
<p>Current Planning:</p> <ol style="list-style-type: none">1. Any development on the site, beyond maintenance, repair, and improvements within the existing structure shall require a Development Plan Amendment subject to Planning Commission review and approval.	Current Planning	Heather Lamboy