

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2013-6

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4
5 AN ORDINANCE

6 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
7 CHANGING THE ZONING CLASSIFICATION FROM R-8 (RESIDENTIAL, 8
8 DWELLING UNITS PER ACRE) TO C-4 (LIMITED OFFICE, RETAIL AND ARTS
9 AND CRAFTS); AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A
10 CERTAIN PARCEL OF LAND COMPRISING 0.165± ACRE LOCATED ON THE
11 NORTHEAST CORNER OF PASEO DE PERALTA AND ST FRANCIS DRIVE (“554
12 JUANITA STREET” REZONING CASE NO. 2012-138).

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

15 **Section 1.** The following real property (the “Property”) located within the municipal
16 boundaries of the city of Santa Fe, is restricted to and classified C-4 (Limited Office, Retail and
17 Arts and Crafts):

18 A parcel of land comprising 0.165± acre generally located at the northeast corner of
19 Paseo De Peralta and St. Francis Drive and more fully described in EXHIBIT A attached
20 hereto and incorporated by reference, located in Section 26, T17N., R9E, N.M.P.M.,
21 Santa Fe County, New Mexico,


22 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance No.
23 2001-27 is amended to conform to the changes in zoning classifications for the Property set forth
24 in Section 1 of this Ordinance.

25 **Section 3.** This rezoning action and any future development plan for the Property is

1 approved with and subject to the conditions set forth in the table attached hereto as EXHIBIT B
2 and incorporated herein summarizing the City of Santa Fe staff technical memoranda and
3 conditions recommended by the Planning Commission on January 10, 2013.

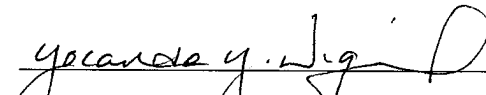
4 **Section 4.** This Ordinance shall be published one time by title and general summary
5 and shall become effective five days after publication.

6 **PASSED, APPROVED AND ADOPTED** this 13th day of February, 2013.


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9 DAVID COSS, MAYOR

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11 ATTEST:

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14 YOLANDA Y. VIGIL, CITY CLERK

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16 APPROVED AS TO FORM:

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19 GENO ZAMORA, CITY ATTORNEY

Ordinance No. 2013-6

EXHIBIT A:
554 Juanita Street
Legal Description for C-4 Zoning

A parcel of land lying within section 26, T.17 N., R.9 E., N.M.P.M., Santa Fe County, New Mexico, and being more particularly described as follows:

A plat of Tract A; a Plat of a Resurvey and Lot Consolidation prepared for Alfred and Audrey Quintana of the remainder of Lots 3, 4 and 5, Block 5 of Stern's Second Addition, City of Santa Fe, N.M.

Containing 0.165± acre more or less.

554 Juanita Street – Conditions of Approval
Rezoning from R-8 to C-4

Comments	Department	Staff
<p>Must bring refuse & recycling to an area and or street where service is already being rendered.</p>	<p>Solid Waste</p>	<p>Randall Marco</p>
<p>The Developer shall demonstrate that their design complies with City Code, Chapter 14, specifically 14-7.1.F as it pertains to sight visibility at driveways and intersections;</p> <p>a. That sight visibility triangles and object heights shall be calculated based on the methodology in the current edition of AASHTO'S "A Policy on Geometric Design of Highways and Streets"; and</p> <p>b. Heights of potential obstructions within the sight visibility triangles shall be measured in relation to the adjacent roadway elevation; rather than the height above the existing grade of the property.</p>	<p>Traffic Engineering</p>	<p>John Romero, Traffic Engineer, (Sandra Kassens)</p>
<p>As submitted, the request and plan set associated with the request meets the requirements of Article 14-8.4 "Landscape and Site Design." At time of construction permit, the applicant will be required to submit an Irrigation Plan as specified in Article 14-8.4E "Water Harvesting and Irrigation Standards."</p>	<p>Technical Review, landscape</p>	<p>Noah Berke</p>
<p>Must comply with IFC 2009 edition. A Change of occupancy will require any existing building/s to be brought up to code. A renovation or remodel may require any existing building/s to be brought up to code.</p>	<p>Fire Marshal</p>	<p>Reynaldo Gonzales, Fire Marshal</p>