

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2023-1

3
4
5 AN ORDINANCE

6 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE; CHANGING
7 THE CLASSIFICATION OF A CERTAIN AREA FROM THE PRESENT DESIGNATION
8 AND CLASS OF R-1 (SINGLE FAMILY – 1 DWELLING PER ACRE) TO R-3 (SINGLE
9 FAMILY – 3 DWELLING PER ACRE) WITH RESPECT TO ONE TRACT OF LAND
10 LYING WITHIN THE SANTA FE CORPORATE LIMITS, COMPRISING
11 APPROXIMATLY 9.59 ACRES AT 2200 OLD PECOS TRAIL AND KNOWN AS THE
12 "2200 OLD PECOS TRAIL REZONING." (CASE NO. 2022-5063).

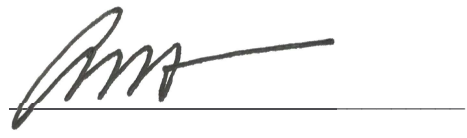
13
14 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

15 **Section 1.** Section 1. The following real property (the "Property"), located within the
16 municipal boundaries of the city of Santa Fe, which is restricted to and classified R-1, is newly
17 restricted to and reclassified as R-3: 2200 Old Pecos Trail, more particularly described as Tract B
18 & Tract C in the Plat entitled "Replat showing lot consolidation of Tract B & Tract C prepared for
19 the Wurst Trust Originally Dated June 19, 1984" recorded in the Office of the County Clerk in Plat
20 Book 892, Page(s) 8-9 as Instrument Number 991451, lying within projected Section 1, Township
21 16 North, Range 9 East, New Mexico Prime Meridian, and more particularly described in the
22 attached Legal Description (Exhibit A), which is incorporated herein.

23 **Section 2.** The official zoning map of the city of Santa Fe adopted by Ordinance No.
24 2001-27 is amended to conform to the change of zoning classification for the property set forth in
25 Section 1 of this Ordinance.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PASSED, APPROVED, AND ADOPTED this 21ST day of January, 2022.



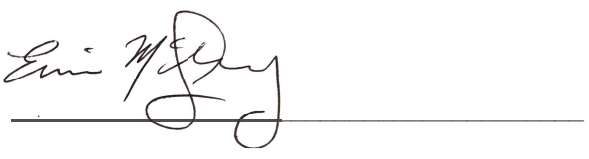
ALAN WEBBER, MAYOR

ATTEST:



KRISTINE MIHELIC, CITY CLERK

APPROVED AS TO FORM:



ERIN K. MCSHERRY, CITY ATTORNEY

Bill No. 2022-22

Legislation/2023/Ordinances/2023-1 Old Pecos Trail Rezoning

**DECEMBER 14, 2022
GOVRNING BODY**

**Case #2022-5063
2200 Old Pecos Trail
Rezoning**

EXHIBIT A

Exhibit A Ordinance 2023-1 Legal Description

1. Bill 2022-22

NOTES:

1. THIS PLAT SUBJECT TO VALID RESTRICTIONS, COVENANTS AND EASEMENTS
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF THE
14. LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
3. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF THE
- SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN
- THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT
- PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT
- AMENDMENTS.
4. BUILDABLE AREAS FOR DEVELOPABLE PLATTED PARCELS WILL BE DETERMINED AT THE
- BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
5. PRIOR TO ANY NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR
- COMPLIANCE WITH INTERNATIONAL FIRE CODE.
6. NO FENCES, WALLS OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN THE
- MEXICO HIGHWAY 5-C.M.E.-4 EASEMENT.
7. ALL NEW DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE
- LAND DEVELOPMENT CODE.
8. ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN A 10% GRADE.
9. FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20 FEET WIDE TO ANY
- CONSTRUCTION.
10. SHALL PROVIDE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AND
- OF CONSTRUCTION.
11. UTILITY COMPANIES/PUBLIC UTILITIES NOTE CITY APPROVAL OF THIS PLAT AND
- OR REMOVE ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD P

NOTES:

1. THIS TRACT IS SUBJECT TO VALID COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD THAT EFFECT THIS TRACT.
2. THIS PROPERTY IS ZONED "R1, (PUD) SINGLE-FAMILY 1du/as." SEE THE CITY OF SANTA FE EXTRATERRITORIAL LAND USE AUTHORITY, ZONING DISTRICTS MAP.
3. THESE LOTS SUBJECT TO EASEMENT FROM RONALD L. WURST AND NELLEKE M. WURST NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT, DATED AUGUST 13, 1990 AND RECORDED IN BOOK 870 PAGE 779, RECORDS OF SANTA FE COUNTY NEW MEXICO. SHOWN HEREON.
4. ADDRESSES SHOWN AS SHOWN ON SANTA FE COUNTY TAX PARCEL MAP.
5. UTILITY MARKING COORDINATED WITH NEW MEXICO ONE CALL, INC., DAWSON SURVEYS MAKES NO STATEMENT AS TO THE ACCURACY OR THE COMPLETENESS OF THE LOCATION.
6. ADJOINING OWNERS SHOWN HEREON ARE FROM THE SANTA FE COUNTY TAX PARCEL MAP.
7. EASEMENTS SHOWN HEREON ARE FROM EXISTING RECORDED PLATS OBTAINED BY DAWSON SURVEYS. NO DOCUMENTS WERE PROVIDED TO DAWSON SURVEYS.

