

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2023-8**

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9
10 **A RESOLUTION**

11 **AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FOR APPROXIMATELY**
12 **19.54 ACRES, LOCATED AT 3600 SOUTH MEADOWS ROAD, FROM PARK TO LOW-**
13 **DENSITY RESIDENTIAL. (CASE NO. 2021-4648).**

14
15 **WHEREAS**, Subsection 14-2.3(7)(a) of the City Code requires the Planning Commission to
16 review and recommend proposed revisions and amendments to the General Plan to the Governing
17 Body; and

18 **WHEREAS**, the agent for the owner of Tract 4 within Section 1, T16N, R8E, N.M.P.M. as
19 shown on Exhibit A, attached hereto, the “Subject Property,” submitted an application to the City to
20 amend the General Plan Future Land Use Map from “Park” to “Low Density”; and

21 **WHEREAS**, the Governing Body held a public hearing on the proposed amendment;
22 reviewed the staff report, the recommendation of the Planning Commission, and the evidence
23 presented at the public hearing; and determined that the proposed amendment to the General Plan, as
24 recommended by the Planning Commission, meets the approval criteria set forth in SFCC 1987,
25 Section 14-3.2(E); and

1 **WHEREAS**, reclassifying the Subject Property would allow for uses that are consistent with
2 the General Plan, as amended by Resolution No. 2001-82, and the prevailing uses and character of the
3 area; and

4 **WHEREAS**, the Subject Property has suitable access to and availability of necessary
5 infrastructure; and

6 **WHEREAS**, reclassifying of the Subject Property will enable future development of uses
7 that will serve the surrounding neighborhood.

8 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
9 **CITY OF SANTA FE** that the General Plan Future Land Use Map is amended to Residential Low
10 Density for the Subject Property, as described above and shown in Exhibit A.

11 **BE IT FURTHER RESOLVED** that the effective date of this Resolution is the date the City
12 accepts Los Prados Park, as described in the Los Prados Master Plan, Resolution 2023-8,

13 **PASSED, APPROVED, and ADOPTED** this 8th day of February, 2023.

14 

15 _____
16 ALAN WEBBER, MAYOR

17 ATTEST:

18 

19 _____
20 KRISTINE MIHELIC, CITY CLERK

21 APPROVED AS TO FORM:

22 

23 _____
24 ERIN K. MCSHERRY, CITY ATTORNEY

25 *Legislation/2023/Resolutions/2023-8 2021-4648 South Meadows Rezoning*

- DENOTES ELEC. TRANSFORMER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- ▲ DENOTES WATER MARKER
- △ DENOTES FIRE HYDRANT
- ▽ DENOTES GAS TEST
- ◁ DENOTES TEL./COW RISER
- DENOTES POINT FOUND (AS NOTED)
- ⊙ DENOTES MONUMENT FOUND
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES EDGE OF EASEMENT
- DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION W0884
 LOT OR RECORD IS FROM GSP OBSERVATION W0884
 LOT OR RECORD IS FROM GSP OBSERVATION W0884
 BY GARY E. JAWSON, MAP# 17014 AND FILED IN PLAT BOOK 478, PG. 32 IN THE OFFICE OF THE SANTA FE COUNTY CLERK
 2. AND COUNTAINS OF RECORD.

PLAT REFERENCE

- PLAT REFERENCE#1
 "BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. JAWSON, MAP# 17014 AND FILED IN PLAT BOOK 478, PG. 32 IN THE OFFICE OF THE SANTA FE COUNTY CLERK
 RECORD DATA SHOWN IN ()
- PLAT REFERENCE#2
 "BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. JAWSON, MAP# 17014 AND FILED IN PLAT BOOK 402, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK
 RECORD DATA SHOWN IN ()
- PLAT REFERENCE#3
 "REVISED BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. JAWSON, MAP# 17014 AND FILED IN PLAT BOOK 296, PG. 32 IN THE OFFICE OF THE SANTA FE COUNTY CLERK
 RECORD DATA SHOWN IN ()
- PLAT REFERENCE#4
 "SOUTH MEADOWS LOT SPPLIT 77014 AND FILED IN PLAT BOOK 148, PG. 40 IN THE OFFICE OF THE SANTA FE COUNTY CLERK
 RECORD DATA SHOWN IN ()
- PLAT REFERENCE#5
 "CITY OF SANTA FE RUFINA STREET ROW PROJECT PHASE II C.I.P. NO.828" BY MORRIS A. APODACA, MAP# 1565000 AND FILED IN PLAT BOOK 146, PG. 23 IN THE OFFICE OF THE SANTA FE COUNTY CLERK
 RECORD DATA SHOWN IN ()

LOT LINE ADJUSTMENT

HOMEWISE
TRACTS 3 & 4
 UTR# 1-048-008-405-005-TRACT 3
 UTR# 1-048-008-405-007-TRACT 4
 LYING WITHIN SECTION 1, T16N, R9E, N1PM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
 NEW MEXICO REGISTRATION NO. 11011
 110 WAGON TRAIL RD.
 CERRILLOS, NM. 87100
 (505) 470-0087
 OWNER: HOMEWISE
 LOCATION: CITY & COUNTY OF SANTA FE, NEW MEXICO.

CITY OF SANTA FE APPROVAL, NOTES AND CONDITIONS:

CITY ENGINEER FOR LAND USE: *[Signature]*
 DATE: 11/01/23
 CITY PLANNER: *[Signature]*
 DATE: 11/01/23

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE SUBORDINATE ZONING ORDINANCES, LAND DEVELOPMENT CODE, SFC 1987 AND 2. WASTEWATER UTILITY EXPANSION CHARGES (WEC) SHALL BE PAID AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
3. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
4. PRIOR TO ANY NEW CONSTRUCTION OR REMODELING ALL FIRE DEPARTMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
5. BLOCKS 3, 4 & 4 LE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.75 ACRE MINIMUM CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 30049C030D.
6. CITY APPROVAL OF THIS RECORD DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS, HAVE CAUSED TO BE ADJUSTED THESE LANDS SHOWN HEREON THIS ADJUSTMENT IS MADE WITH THE EGRESS COMPANY AND UTILITIES COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES. OTHER EASEMENTS ARE GRANTED AS SHOWN.

THIS ADJUSTMENT CONTAINS 22,198 AC.±, AND LIES WITHIN THE PLANNING AND PLATING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

STATE OF NEW MEXICO
 COUNTY OF SANTA FE
 SUBSCRIBED BEFORE ME BY MICHAEL D. LOTTIN, EXECUTIVE DIRECTOR HOMEWISE INC.

THIS 22ND DAY OF *October* 2023, NOTARY PUBLIC
 MY COMMISSION EXPIRES 10.9.2023.

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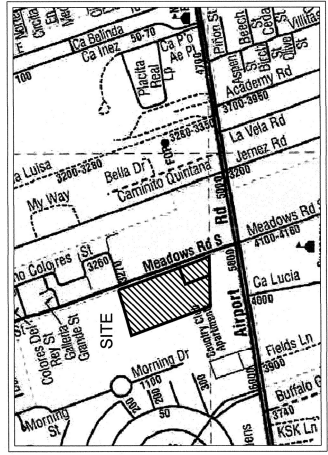
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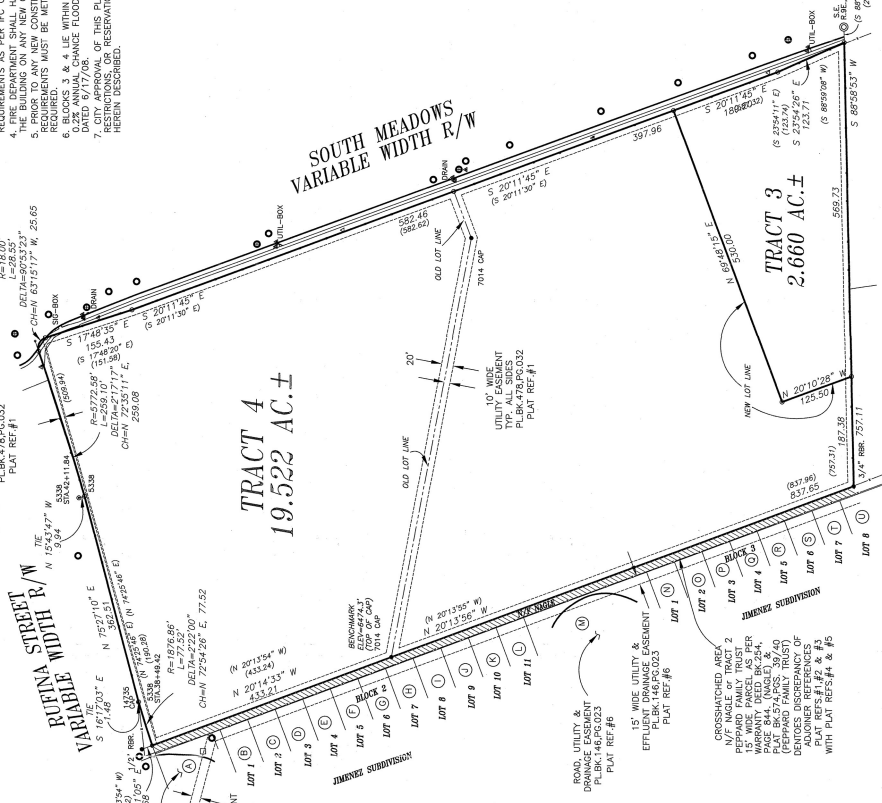
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VICINITY MAP (NTS)



ADJOINER INFORMATION

LETTER	OWNER	DOC#-REV/PG
A	SANTA FE COUNTY	1763014
B	MORRISON	10074/271
C	ALBERTE	10074/271
D	WINN	1779532
E	TORREZ	698/977
F	MOTION	638/454
G	VRABEL	714/185
H	WINATOS	1887131
I	SANTA FE COUNTY	1310905
J	BARB REYNOLDS	1518940
K	MARKEL	1372779
L	MARKEL	1372779
M	MARKEL	1372779
N	MARKEL	1372779
O	LOPEZ	1785159
P	LOPEZ	1785159
Q	LOPEZ	1785159
R	LOPEZ	1785159
S	SHERRILL	1893963
T	SHERRILL	1893963
U	PACHECO	1891934

NORTH
 SCALE 1"=100'



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY AND THE ADJUSTMENT OF THE BOUNDARIES OF THE LANDS SHOWN ON THIS SURVEY WERE MADE BY ME OR UNDER MY DIRECTION ON NOV. 15TH, 2023, AND ARE TRUE AND CORRECT AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

12/15/22
 N.M.P.L.S.#11011

[Signature]
 RICK CHATROOP