

CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2025-01

AN ORDINANCE

REZONING LAS SOLERAS TRACTS 21 AND 26, APPROXIMATELY 8.18 ACRES OF LAND, AND TRACTS 23 AND 24, APPROXIMATELY 13.45 ACRES OF LAND, LOCATED AT THE SOUTHEAST QUADRANT OF THE LAS SOLERAS/BECKNER ROAD ROUNDABOUT, FROM C-1 (GENERAL OFFICE) TO C-2 (GENERAL COMMERCIAL) (CASE NO. 2024-7900).

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

Section 1. The real property located within the municipal boundaries of the city of Santa Fe, which is restricted to and classified as C-1, more particularly described as consisting of Tracts 21 and 26 in Attachment A, incorporated herein, and Tracts 23 and 24 in Attachment B, incorporated herein, (the "Property"), is now restricted to and reclassified as C-2.

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

Section 3. Pursuant to SFCC 1987, Section 2-2.4, this Ordinance shall be published by title and general summary and shall become effective five (5) days after publication.

1 PASSED, APPROVED, AND ADOPTED this 10th day of January, 2025.

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4 Alan Webber (Jan 15, 2025 18:21 MST)


5 ALAN M. WEBBER, MAYOR

6 ATTEST:

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8 ANDREA SALAZAR (Jan 15, 2025 18:23 MST)

9 ANDRÉA SALAZAR, CITY CLERK

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12 APPROVED AS TO FORM:

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16 ERIN K. MCSHERRY, CITY ATTORNEY

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24 *Bill No. 2025-01*

25 *Legislation/ Land Use Legislation/Ordinances/2025-01(O) Las Soleras Tracts 21, 23, 24 and 26 Rezoning*

ATTACHMENT A

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 26, LOS SOLERAS, AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 21, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21 BEING A SET NO. 5 REBAR WITH PINK PLASTIC CAP "L. MEDRANO PS 11993", LYING ON THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS S 70°40'09" W, A DISTANCE OF 2457.17 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE S 67°40'57" W, A DISTANCE OF 284.62 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 358.43 FEET, A RADIUS OF 298.00 FEET, A DELTA ANGLE OF 68°54'54", A CHORD BEARING OF N 77°50'38" W, AND A CHORD LENGTH OF 337.21 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N 43°27'11" W, A DISTANCE OF 399.79 FEET TO POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 58.30 FEET, A RADIUS OF 63.00 FEET, A DELTA ANGLE OF 53°01'25", A CHORD BEARING OF N 04°01'30" E, AND A CHORD LENGTH OF 56.24 FEET, TO A POINT OF COMPOUND CURVATURE, LYING ON THE SOUTH RIGHT OF WAY LINE OF BECKNER ROAD MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 77.78 FEET, A RADIUS OF 558.00 FEET, A DELTA ANGLE OF 07°59'11", A CHORD BEARING OF N 34°31'42" E, AND A CHORD LENGTH OF 77.72 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 9.87 FEET, A RADIUS OF 783.00 FEET, A DELTA ANGLE OF 00°43'20", A CHORD BEARING OF N 38°52'56" E, AND A CHORD LENGTH OF 9.87 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 47°56'27" E, A DISTANCE OF 25.29 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 32°17'22" E, A DISTANCE OF 14.94 FEET TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 248.60 FEET, A RADIUS OF 782.00 FEET, A DELTA ANGLE OF 18°12'53", A CHORD BEARING OF N 51°16'09" E, AND A CHORD LENGTH OF 247.56 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 110.22 FEET, A RADIUS OF 1450.29 FEET, A DELTA ANGLE OF 04°21'17", A CHORD BEARING OF N 62°33'05" E, AND A CHORD LENGTH OF 110.20 FEET, TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 38°50'23" E, A DISTANCE OF 325.50 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE S 38°49'46" E, A DISTANCE OF 465.57 FEET TO THE POINT OF BEGINNING, CONTAINING 8.1805 ACRES (356,343 SQUARE FEET), MORE OR LESS.

ATTACHMENT B

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 17, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 24, LOS SOLERAS, AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 23, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 BEING A SET NO. 5 REBAR WITH PINK PLASTIC CAP "L. MEDRANO PS 11993", LYING ON THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP 1-025-5(36)272 BEARS N 73°44'16" E A DISTANCE OF 1409.20 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, FROM SAID POINT OF BEGINNING, N 38°49'41" W, A DISTANCE OF 397.23 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE N 38°49'39" W, A DISTANCE OF 297.31 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF BECKNER ROAD MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.73 FEET, A RADIUS OF 45.03 FEET, A DELTA ANGLE OF 09°50'08", A CHORD BEARING OF N 47°57'36" E, AND A CHORD LENGTH OF 7.72 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 95.45 FEET, A RADIUS OF 663.00 FEET, A DELTA ANGLE OF 08°14'55", A CHORD BEARING OF N 57°00'16" E, AND A CHORD LENGTH OF 95.37 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 70°18'08" E, A DISTANCE OF 17.92 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 52°31'45" E, A DISTANCE OF 13.10 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 66.93 FEET, A RADIUS OF 476.00 FEET, A DELTA ANGLE OF 08°03'23", A CHORD BEARING OF N 66°04'21" E, AND A CHORD LENGTH OF 66.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

ATTACHMENT B

THENCE N 70°04'42" E, A DISTANCE OF 638.46 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'14", A CHORD BEARING OF S 36°56'58" E, AND A CHORD LENGTH OF 14.64 FEET, TO A POINT OF TANGENCY, LYING ON THE WEST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 19°55'23" E, A DISTANCE OF 300.35 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S 19°53'14" E, A DISTANCE OF 45.94 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 439.56 FEET, A RADIUS OF 298.00 FEET, A DELTA ANGLE OF 84°30'49", A CHORD BEARING OF S 22°19'47" W, AND A CHORD LENGTH OF 400.78 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 12352";

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, S 64°35'45" W, A DISTANCE OF 346.96 FEET TO THE POINT OF BEGINNING, CONTAINING 10.7916 ACRES (470,081 SQUARE FEET), MORE OR LESS.