

CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2025-02

AN ORDINANCE

**REZONING LAS SOLERAS TRACT 19, APPROXIMATELY 9.11 ACRES OF LAND,
LOCATED AT THE SOUTHWEST QUADRANT OF THE WALKING RAIN ROAD
/BECKNER ROAD ROUNDABOUT, FROM MU (MIXED USE) TO C-2 (GENERAL
COMMERCIAL) (CASE NO. 2024-8853).**

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 MU, comprised of approximately 9.11 acres of land, more particularly described as Tract 19 lying and situated within Sections 17 and 18, Township 16 North, Range 9 East New Mexico Prime Meridian, recorded in Plat Book 809, Pages 3-4 of the Office of the County Clerk, and being more particularly described in Attachment A, 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.

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

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Alan Webber (Jan 15, 2025 18:22 MST)

5 ALAN M. WEBBER, MAYOR

6 ATTEST:

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9 ANDREA SALAZAR (Jan 15, 2025 18:24 MST)

10 ANDRÉA SALAZAR, CITY CLERK

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13 APPROVED AS TO FORM:

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17 ERIN K. MCSHERRY, CITY ATTORNEY

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24 Bill No. 2025-02

25 Legislation/ Land Use Legislation/Ordinances/2025-02(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 19, 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 20, 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 SOUTHEAST CORNER OF TRACT 19 BEING A FOUND REBAR WITH YELLOW PLASTIC CAP PLS NO. 13986, LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 25 FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS N 60°49'43" E, A DISTANCE OF 215.15 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, S 60°48'43" W, A DISTANCE OF 608.76 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°57'12" W, A DISTANCE OF 99.29 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°58'43" W, A DISTANCE OF 60.13 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND ROW T-RAIL "650+16.30;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1606.05 FEET, A RADIUS OF 11309.16 FEET, A DELTA ANGLE OF 08°08'12", A CHORD BEARING OF S 64°53'40" W, AND A CHORD LENGTH OF 1604.71 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND ROW T-RAIL"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 68°58'55" W, A DISTANCE OF 254.66 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND 5/8" REBAR;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 20°59'34" W, A DISTANCE OF 258.67 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 90.10 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 14°01'41", A CHORD BEARING OF N 74°42'30" E, AND A CHORD LENGTH OF 89.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

ATTACHMENT A

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 67°41'37" E, A DISTANCE OF 888.57 FEET TO 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 LEFT, HAVING AN ARC LENGTH OF 135.50 FEET, A RADIUS OF 2500.00 FEET, A DELTA ANGLE OF 03°06'20", A CHORD BEARING OF N 66°08'27" E, AND A CHORD LENGTH OF 135.48 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 64°35'17" E, A DISTANCE OF 664.33 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 LEFT, HAVING AN ARC LENGTH OF 542.82 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 84°30'54", A CHORD BEARING OF N 22°20'43" E, AND A CHORD LENGTH OF 494.93 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986"

THENCE ALONG THE EAST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, N 19°56'08" W, A DISTANCE OF 346.29 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'02", A CHORD BEARING OF N 02°54'27" W, AND A CHORD LENGTH OF 14.64 FEET, TO AN ANGLE POINT, LYING AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF BEKCNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 70°03'52" E, A DISTANCE OF 246.88 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 37°29'43" E, A DISTANCE OF 854.55 FEET TO THE POINT OF BEGINNING, CONTAINING 19.7979 ACRES (862,397 SQUARE FEET), MORE OR LESS.












2025-02 (O) Las Soleras - Case No. 2024-8853

Final Audit Report

2025-01-16

Created:	2025-01-14
By:	CHRISTINE SPIERS (cmspiers@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA38wstVKvahaGSRqMCC9QB01Vd3o-8O_h

"2025-02 (O) Las Soleras - Case No. 2024-8853" History

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2025-01-14 - 4:28:03 PM GMT- IP address: 98.60.107.33
-  Document emailed to Erin McSherry (ekmcsherry@santafenm.gov) for signature
2025-01-14 - 4:28:48 PM GMT
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2025-01-16 - 0:44:29 AM GMT- IP address: 104.47.64.254
-  Document e-signed by Erin McSherry (ekmcsherry@santafenm.gov)
Signature Date: 2025-01-16 - 0:45:17 AM GMT - Time Source: server- IP address: 216.207.130.218
-  Document emailed to Alan Webber (amwebber@santafenm.gov) for signature
2025-01-16 - 0:45:18 AM GMT
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2025-01-16 - 1:21:20 AM GMT- IP address: 104.28.85.159
-  Document e-signed by Alan Webber (amwebber@santafenm.gov)
Signature Date: 2025-01-16 - 1:22:07 AM GMT - Time Source: server- IP address: 63.232.20.2
-  Document emailed to ANDREA SALAZAR (asalazar@santafenm.gov) for signature
2025-01-16 - 1:22:09 AM GMT
-  Email viewed by ANDREA SALAZAR (asalazar@santafenm.gov)
2025-01-16 - 1:23:55 AM GMT- IP address: 174.240.21.119
-  Document e-signed by ANDREA SALAZAR (asalazar@santafenm.gov)
Signature Date: 2025-01-16 - 1:24:08 AM GMT - Time Source: server- IP address: 174.240.21.119
-  Agreement completed.
2025-01-16 - 1:24:08 AM GMT