

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2013-4

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5 AN ORDINANCE

6 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;  
7 CHANGING THE ZONING CLASSIFICATION FROM R-10 (RESIDENTIAL, 10  
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 0.12± ACRE LOCATED AT 504 S. ST.  
11 FRANCIS DRIVE, BETWEEN AGUA FRIA STREET AND HICKOX STREET (“504 S.  
12 ST. FRANCIS DRIVE” REZONING CASE NO. 2012-125).

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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 0.12± acre generally located between Agua Fria Street and  
19 Hickox Street on S. St. Francis Drive and more fully described in EXHIBIT A attached  
20 hereto and incorporated by reference, located in Section 23, 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.

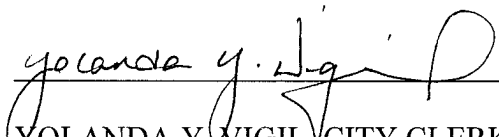
4 **Section 4.** This Ordinance shall be published one time by title and general summary  
5 and shall become effective five days after publication.

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

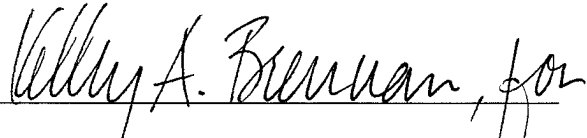
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9 DAVID COSS, MAYOR

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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

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**Ordinance No. 2013-4**

**EXHIBIT A:  
504 S. St. Francis Drive  
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:

Beginning at the southeast corner of the herein described tract of land whence right away marker station 83+ 80.8 bears S04 54'00"E, 370.90', thence from said point of beginning S85 06'00"W, 107.85' to a point, thence N06 34'00"W, 107.85' to a point, thence N06 34'00"W, 50.02' to a point, thence N85 06'00"E, 109.30' to a point, thence S04 54'00"E, 50.0' to said point of beginning containing 0.1246 acres.

Containing 012± acre more or less.

**504 S. St. Francis Drive – Conditions of Approval**  
Rezoning from R-10 to C-4

<b>Comments</b>	<b>Department</b>	<b>Staff</b>
<p>For compliance at time of building permit or at time of business license:</p> <ol style="list-style-type: none"> <li>1. Compliance must be shown with Article 14-8.4 “Landscaping and Site Design”.</li> <li>2. Show compliance with Article 14-8.4(F) “Plant Materials Standards”. Provide legend that clearly shows what types of shrubs and plants are to be proposed and used.</li> <li>3. Show compliance with Article 14-8.4(G) “Street Trees” which describes what is required and the quantity that is required.</li> <li>4. Show compliance with Article 14-8.4(I) “Parking Lots”. Demonstrate compliance with Perimeter Screening as specified in the Article mentioned previously.</li> <li>5. Show compliance with Article 14-8.4(J)(3) “Buffer for Nonresidential Development Abutting Residential”.</li> </ol>	<p>Technical Review, Landscape</p>	<p>Noah Berke</p>
<p>Must bring refuse &amp; recycling to an area and or street where service is already being rendered.</p>	<p>Solid Waste</p>	<p>Randall Marco</p>
<ol style="list-style-type: none"> <li>1. Must comply with IFC 2009 edition.</li> <li>2. A change of occupancy will require any existing building/s to be brought up to code.</li> <li>3. Must have 20 feet fire department access lane and gate.</li> </ol>	<p>Fire Marshall</p>	<p>Reynaldo Gonzales</p>