

VILLAGE OF TIJERAS

ORDINANCE NO. 220

AN ORDINANCE AMENDING THE VILLAGE OF TIJERAS ZONE MAP

WHEREAS, the Village of Tijeras currently owns three parcels of land in the vicinity of NM Highway 333 and Tijeras Avenue bearing UPC numbers 102805723631320303, 102805724931320304 and 102805725730810303, respectively; and

WHEREAS, said parcels are currently zoned Government/Institutional Zone (G), Commercial Development Zone 1 (CB-1) and Commercial Development Zone 1 (CB-1), respectively; and

WHEREAS, the Governing Body of the Village of Tijeras has determined said parcels are surplus to the Village's needs and has approved the sale of said parcels in a public sale; and

WHEREAS, the Governing Body wishes to change the zone of all three parcels to Large Commercial Zone (CB-2) in anticipation of their sale and future development; and

WHEREAS, the Governing Body and Planning and Zoning Commission of the Village of Tijeras find that the proposed zone changes are consistent with the provisions of Comprehensive Zoning Ordinance No. 190;

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE VILLAGE OF TIJERAS AS FOLLOWS:

SECTION 1. The Village of Tijeras Zone Map is hereby amended as follows:

The zone of the parcel bearing UPC number 102805723631320303 is changed from Government/Institutional Zone (G) to Large Commercial Zone (CB-2).

The zone of the parcel bearing UPC number 102805724931320304 is changed from Commercial Development Zone 1 (CB-1) to Large Commercial Zone (CB-2).

The zone of the parcel bearing UPC number 102805725730810303 is changed from Commercial Development Zone 1 (CB-1) to Large Commercial Zone (CB-2).

SECTION 2. A copy of this Ordinance shall be recorded in the Office of the County Clerk of Bernalillo County, New Mexico.

SECTION 3. If any section, subsection, sentence, clause, word, or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The Village Council of Tijeras, New Mexico, hereby declares that it would have passed the Ordinance and each section, subsection, sentence, clause, word, or phrase thereof irrespective of any one or more sections, subsections, sentences, clauses, words, or phrases being declared unconstitutional or otherwise invalid.

COMPILING CLAUSE: This Ordinance shall be incorporated in and compiled as a part of the Code of Ordinances of the Village of Tijeras, as provided herein.

EFFECTIVE DATE AND PUBLICATION: This Ordinance shall become effective and be in full force and effect from and after its passage, publication and posting, according to law.

PASSED, APPROVED AND ADOPTED by the Governing Body of the Village of Tijeras, New Mexico, on the 7th day of September, 2021.

APPROVED:

Jake Bruton, Mayor

ATTEST:

Hallie Brown, Clerk/Manager

LEGAL DESCRIPTIONS

TRACT C
BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND WHENCE CANON DE CARNUE GRANT CORNER MC14 BEARS N74°27'35"E, 4802.24', THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING

N68°39'22"W, 215.56', THENCE
S24°21'35"W, 59.61', THENCE
S23°26'26"W, 138.12', THENCE
S69°05'47"E, 160.74', THENCE
S34°09'07"E, 4.01', THENCE ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 74.57 THRU A CENTRAL ANGLE OF 5°18'44" AND A RADIUS OF 804.24', THENCE
N09°15'36"E, 52.91', THENCE
N20°06'32"E, 139.76', TO THE POINT AND PLACE OF BEGINNING CONTAINING 1.01 ACRES MORE OR LESS

PARCEL A

BEGINNING AT THE NE CORNER OF THE HEREIN DESCRIBED TRACT OF LAND WHENCE CANON DE CARNUE GRANT CORNER MC14 BEARS N72°17'23"E, 4623.39', THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING

S06°06'00"E, 52.01', THENCE
S69°34'32"W, 69.53', THENCE
N85°23'52"W, 27.51', THENCE
N06°25'34"E, 153.45', THENCE
S41°36'11"E, 105.26' TO THE POINT AND PLACE OF BEGINNING CONTAINING 0.20 ACRES MORE OR LESS

PARCEL B

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND WHENCE THE CANON DE CARNUE GRANT CORNER MC14 BEARS N20°06'32"E, 139.76', THENCE N74°27'35"E, 4802.24', THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING
S09°15'36"W, 52.91', THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 144.33', THRU A CENTRAL ANGLE OF 10°16'57" HAVING A RADIUS OF 804.25', THENCE
S 86°13'00"E, 26.65', THENCE
N35°43'34"E, 11.20', THENCE
N55°48'13"W, 122.49', THENCE
S86°48'18"W, 66.12' TO THE POINT AND PLACE OF BEGINNING

CONTAINING 0.19 ACRES MORE OR LESS

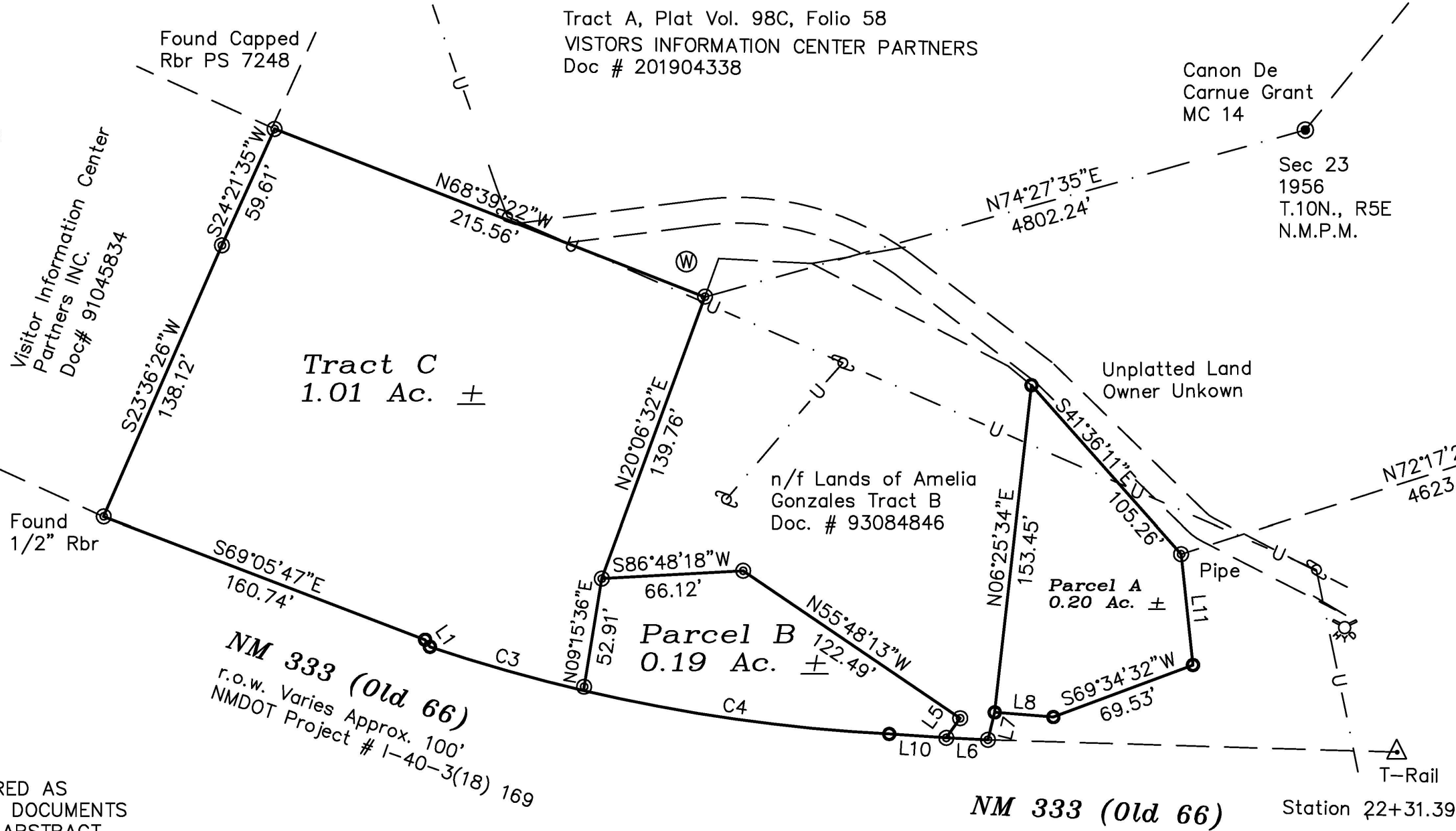
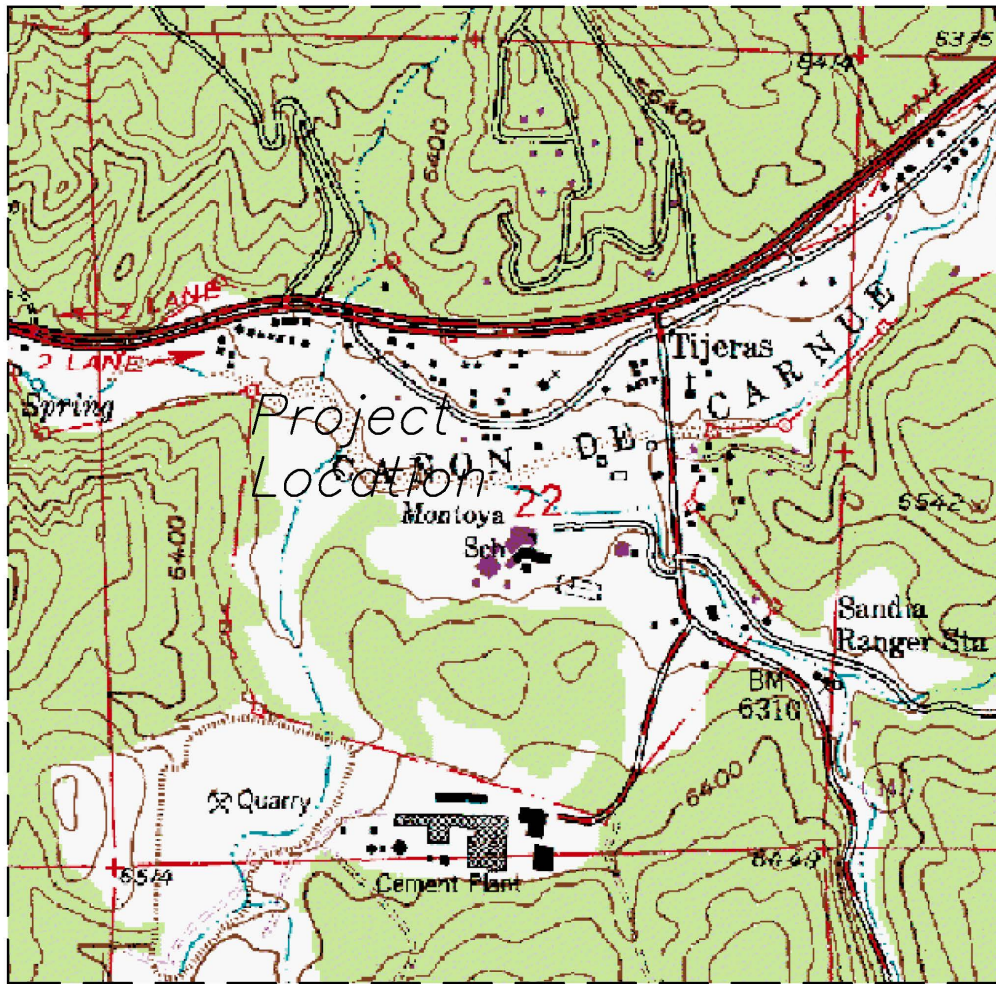
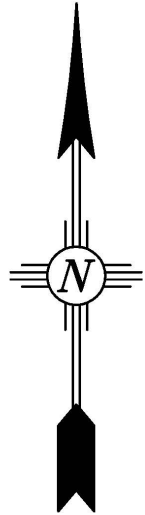
LEGEND

- CALCULATED CORNER NOT SET.
- CAPPED REBAR SET THIS SURVEY.
- ⊙ CAPPED REBAR FOUND PS 8667 OTHERWISE SHOWN.
- ⊙ U.S. CADASTRAL SURVEY BRASS CAP
- x — WIRE FENCE.
- ⊙ WATER METER.
- ⊙ GAS METER.
- ⊙ ELECTRIC METER.
- U — EXISTING OVERHEAD UT. LINE AND POWER POLE
- ⊙ FIRE HYDRANT

Boundary Survey
FOR
The Village of Tijeras
Tract C, Parcel A and Parcel B
Within the Canon de Carnue Land Grant in
Projected Section 22, T.10N., R.5E., N.M.P.M.
Village of Tijeras, Bernalillo County
State of New Mexico



SCALE: 1"=60'



NOTES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THESE DOCUMENTS NOTED HERON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR THE RESULTS OF AN ACCURATE TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT COULD AFFECT THIS PARCEL.

THIS TRACT OR PARCEL OF LAND MAYBE SUBJECT TO RESTRICTIONS AND/OR EASEMENTS OF RECORD.

THIS TRACT OR PARCEL OF LAND MAY CONTAIN UTILITIES THAT ARE NOT IDENTIFIED HEREON.

SURVEYOR'S CERTIFICATE

I Lorenzo E. Dominguez, New Mexico Professional Surveyor No.10461, do hearby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; And that it its true and correct to the best of my knowledge and belief.

I further certify that this survey is not a land division or subdivision as defined in New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.

Lorenzo E. Dominguez PS NO. 10461

Date:



East Mountain Surveying Co.

Lorenzo (Larry) E. Dominguez

Owner/Professional Surveyor • PS #10461

P.O. Box 1607, Moriarty, NM 87035

505-639-5557 Mobile 505-450-2097 • Fax 505-639-5557

REFERENCES:

WARRANTY DEED FROM MICHAEL TRESEMER TO THE VILLAGE OF TIJERAS AS FILED FOR RECORD IN THE OF THE BERNALILLO COUNTY CLERKS OFFICE ON JUNE 21, 2011

GIFT SPECIAL WARRANTY DEED FROM MICHAEL L. KELEHER & MARGARET WILLS KELEHER TO THE VILLAGE OF TIJERAS AS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN BK.9914 PG.8814

SPECIAL WARRANTY DEED CITIFINACIAL MORTGAGE COMPANY INC. TO THE VILLAGE OF TIJERAS AS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON MAY 11, 2004

PLAT ENTITLED "VILLAGE OF TIJERAS LIBRARY & PARK SITE....." AS THE SAME AS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERKS OFFICE ON AUGUST 14, 1971 IN PLAT VOL. 92C, FOLIO 114

PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT OF THE LANDS OF THE VILLAGE OF VISTORS INFORMATION CENTER PARTNERSHIP, ,INC./GONZALES/KELEHER..." AS THE SAME IF FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN PLAT VOL. 98C, FOLIO 58.

UPC NO'S:
1-028-057-236-313-20303 (TRACT "C")
1-028-057-249-313-20304 (PARCEL"B")
1-028-057-257-308-10303 (PARCEL"A")

INDEXING INFORMATION FOR COUNTY CLERK

OWNERS(S): VILLAGE OF TIJERAS
RECORDED DOCUMENT(S): SEE REFERENCES
SEC.(S), TOWNSHIP(S), RANGE(S): SEC. 22, T.10N., R.05E., NMPM (Projected)
GRANT CANON DE CARNUE GRANT
UPC # SEE ABOVE INDEXING INFORMATION
PROJECT NO. EM-20-125



Satellite View

Location of Lots for Proposed Zone Change