

SANTA FE COUNTY

Resolution No. 1999 - 120

A RESOLUTION ADOPTING THE SANTA FE NORTHWEST COMMUNITY PLAN AND DESIGNATING THE PLANNING AREA AS A CONTEMPORARY COMMUNITY PURSUANT TO COUNTY ORDINANCE 1998-5, THE COMMUNITY PLANNING PROCESS, AND INCORPORATING THE SANTA FE NORTHWEST COMMUNITY PLAN INTO THE SANTA FE COUNTY GROWTH MANAGEMENT PLAN.

WHEREAS, The Santa Fe Northwest Advisory Council (SNAC) was authorized to begin a sector plan by the Extraterritorial Zoning Authority on March 29, 1994 and by the Board of County Commissioners on April 12, 1994. In September and October 1995 the planning boundary was amended by the EZA and the Board to incorporate the King Bros. properties south of Las Campanas; and

WHEREAS, SNAC submitted its Plan draft in 1997 and awaited the approval of the County Community Planning Ordinance No. 1998-5 so that their plan could be adopted by the Board of County Commissioners; and

WHEREAS, CDRC considered the designation of the planning area on October 29, 1998 and made a recommendation on the Contemporary Community boundary on November 19, 1998; and

WHEREAS, on February 11, 1999 a study session was held for EZC, EZA, CDRC and Board members to review the Santa Fe Northwest Community Plan. The EZC reviewed the draft plan in public hearings on March 11, 1999 and on May 13, 1999 and recommended approval of the plan as amended; and

WHEREAS, the EZA heard public comment and adopted the Santa Fe Northwest Community Plan on June 29, 1999; and

WHEREAS, public hearings were held before the Board of Commissioners on August 10, 1999 and September 14, 1999 to consider approval of the Santa Fe Northwest Community Plan;

WHEREAS, the SNAC Planning Task Force has requested that the Board approve the Planning Boundary shown on Amended Figure 1 of The Santa Fe Northwest Community Plan (Exhibit A) as the Contemporary Community boundary;

WHEREAS, the requirements of County Ordinance 1998-5, the Community Planning Process, for plan process, notice and review have been complied with; and

WHEREAS, the policies of the Santa Fe Northwest Community Plan conform to the overall goals and policies of the Santa Fe County Growth Management Plan; and

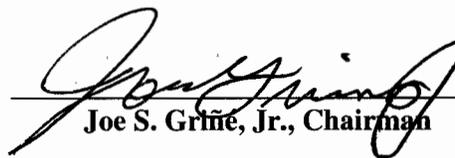
WHEREAS, the status of community, neighborhood, and sector plans is advisory only and is to be used as a guideline for the review and approval of zoning changes or ordinance amendments, acceptance of public dedications, or capital improvements programming; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Santa Fe County that:

1. The Santa Fe Northwest Community Plan, attached as Exhibit A to this Resolution, is hereby adopted and incorporated into the Santa Fe County Growth Management Plan; and
2. The Santa Fe Northwest Contemporary Community is hereby designated with the boundary conforming to the community plan boundary as shown on Amended Figure 1 of Exhibit A.
3. There are several areas which may need special consideration and conditions:
 - a) Any development which occurs in the area(s) within the Community which are also in the Highway Corridor District shall conform to the land use and design standards adopted for that District. This may involve density transfers and clustering to provide buffers along the SR 599 corridor as well as specific site and architectural design.
 - b) The impacts of any mixed use or village development on the King property could entail amendments to the Santa Fe Northwest Community Plan in the future, including amending the boundary to include this property in a Westside Community area when a plan is developed for that area.
 - c) There remain issues or concerns about roads, commercial development and the location of community service facilities that relate to adjacent areas and the region where the detail of plan solutions is unresolved. These may need to be addressed at a later date in a district or other planning initiative by the County along with residents and other area representatives.

PASSED, APPROVED AND ADOPTED this 14th day of September, 1999.

BOARD OF COUNTY COMMISSIONERS


 Joe S. Griffe, Jr., Chairman



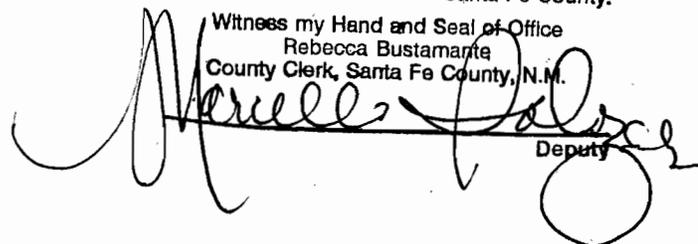

 Rebecca Bustamante
 County Clerk



Approved As To Form:

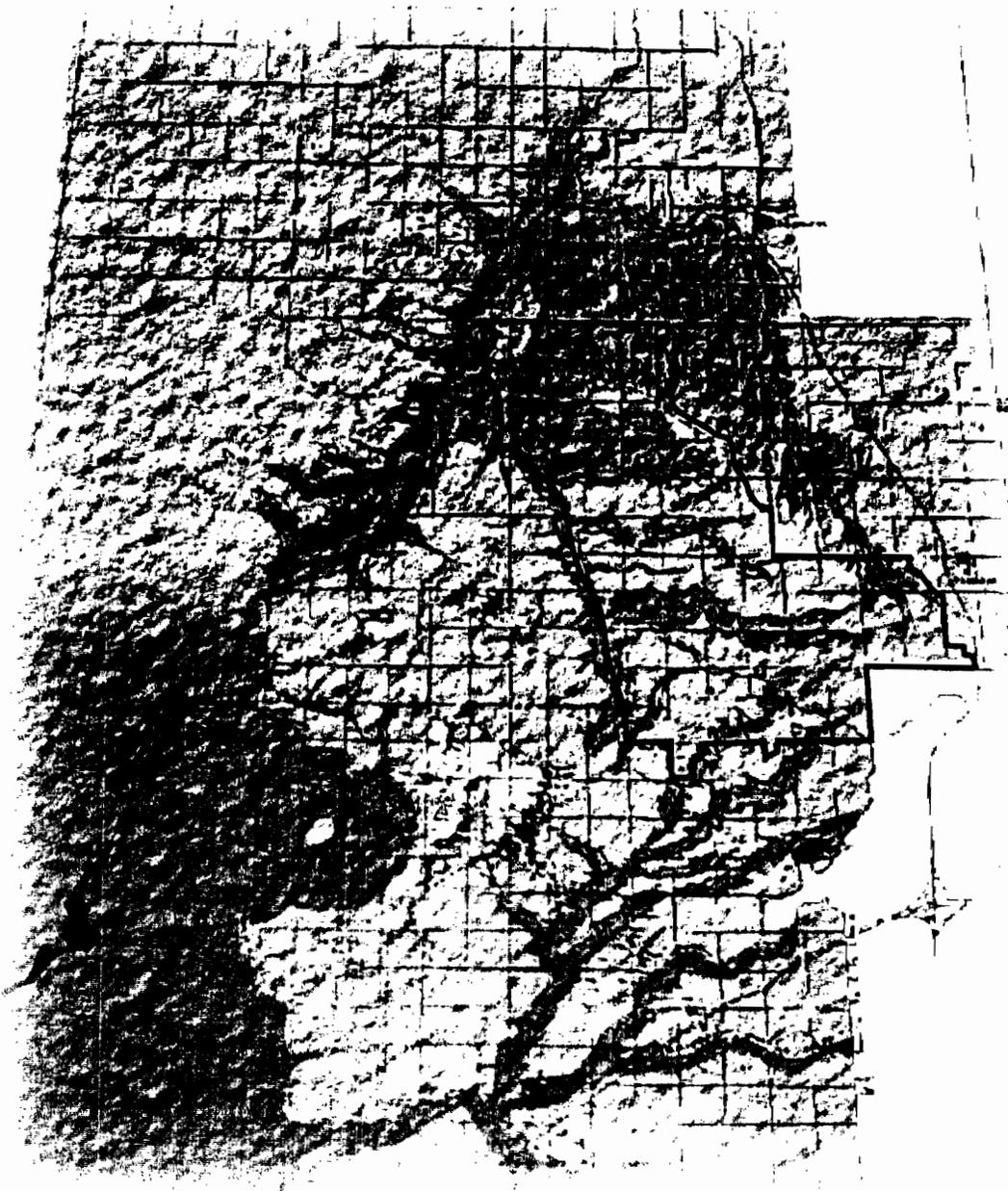
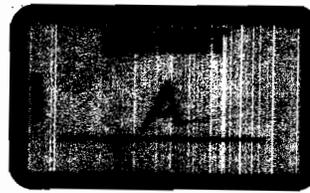

 Denice Brown, County Attorney

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 COUNTY OF SANTA FE)
 STATE OF NEW MEXICO)SS
 I hereby certify that this instrument was filed for record on the 15 day of Sept A.D. 19 99, at 4:01 o'clock P.m and was duly recorded in book 110870 page 908-909 of the records of Santa Fe County.

Witness my Hand and Seal of Office
 Rebecca Bustamante
 County Clerk, Santa Fe County, N.M.

 Deputy

Santa Fe Northwest Community Plan

1694844



Prepared by the
Santa Fe Northwest Advisory Council

1999