

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

SANTA FE COUNTY
Ordinance No. 2002 - 9

2155704

AN ORDINANCE AMENDING ARTICLE XIV, TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS, OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1996-10, TO ADD A NEW SECTION 6, LA CIENEGA AND LA CIENEGUILLA TRADITIONAL COMMUNITY PLANNING AREA AND LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY THAT THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1996-10, ARTICLE XIV, TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS, IS AMENDED TO ADD A NEW SECTION 6 AS FOLLOWS:

SECTION 6 - LA CIENEGA AND LA CIENEGUILLA TRADITIONAL COMMUNITY PLANNING AREA AND LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT

6.1 Applicability of Ordinances and the Land Development Code

All regulations, policies and conditions established via the Santa Fe County Land Development Code (herein referred to as the "Code") shall be applicable to all property within the La Cienega and La Cieneguilla Traditional Community Planning Area and the La Cienega Traditional Community Zoning District except those specifically modified by this Ordinance.

6.2 Location of Planning Area and Traditional Community Zoning District Boundaries

The La Cienega and La Cieneguilla Traditional Community Planning Area and Traditional Community Zoning District consists of all property designated by County Resolution 2001-117, as amended. The following maps depicting these areas are hereby adopted and incorporated into this section.

- a.) La Cienega and La Cieneguilla Traditional Community Planning Area Map
 - i. Written description of La Cienega and La Cieneguilla Traditional Community Planning Area Boundary
- b.) La Cienega Traditional Community Zoning District Map (Recorded in Santa Fe County Plat Book 490, pages 46-47)

6.3 Intent of La Cienega and La Cieneguilla Community Plan:

The standards and regulations set forth for this Planning Area are intended to implement the purposes, intent, planned land use goals and strategies of the La Cienega and La Cieneguilla Community Plan, adopted and approved by the Board of County Commissioners on August 14th, 2001 via Resolution 2001-117, as amended, pursuant to the Community Planning Process set forth in Article XIII of the Code (Ordinance 1998-5, as amended). This Ordinance shall apply to all development occurring after the adoption of this Ordinance and development not legally in existence at the time of adoption of this Ordinance. Any development that does not have final

1 plan approval where such approval is required, at the time of adoption of this Ordinance, shall
2 comply with this ordinance. This Ordinance and standards may be amended from time to time.

3
4 **6.4 Zoning Density:**

5 **6.4.1 Traditional Community Zoning District:**

6 Maximum density is three quarters of an acre per one dwelling unit (.75 acre). Density
7 adjustments must follow requirements as outlined in Article III, Section 10 and Article
8 VII, Section 6 of the Code, as amended, along with all requirements outlined in this
9 ordinance. The maximum density shall not be increased even when community water and
10 sewer systems are provided except where density transfer is used to protect sensitive
11 lands or preserve community assets as described in Section 6.6 and gross density is
12 maintained. Note: the Traditional Community Zoning District is located within the
13 Traditional Historic Community boundary but the .75 acre zoning density applies only in
14 the Traditional Community Zoning District. See attached map b.), *La Cienega*
15 *Traditional Community Zoning District.*

16 **6.4.2 Basin Zone:**

17 Maximum density in the Basin Zone shall be ten acres per one dwelling unit (10 acres).
18 With proof of 100 year water supply through a geohydrologic reconnaissance report, and
19 adoption of water use covenants (See Attachment 1), the maximum density may be
20 increased to one dwelling unit per 2.5 acres. Density adjustments above one dwelling unit
21 per 10 acres must follow requirements as outlined in Article III, Section 10 and Article
22 VII, Section 6 of the Code, as amended, along with all requirements outlined in this
23 ordinance. The maximum density shall not be increased even when community water and
24 sewer systems are provided except where density transfer is used to protect sensitive
25 lands or preserve community assets as described in Section 6.6 and gross density is
26 maintained.

27 **6.4.3 Basin Fringe Zone:**

28 Maximum density in the Basin Fringe Zone shall be fifty acres per one dwelling unit (50
29 acres). With proof of 100 year water supply through a geohydrologic reconnaissance
30 report, and application of water use covenants (See Attachment 1), the maximum density
31 may be increased to one dwelling unit per 12.5 acres. If an adequate 100 year supply of
32 water, and no impairment to neighboring wells, is proven by an on-site geohydrological
33 well test, land may be further divided to a maximum of 2.5 acres per dwelling unit.
34 Density adjustments above one dwelling unit per 50 acres must follow requirements as
35 outlined in Article III, Section 10 and Article VII, Section 6 of the Code, as amended,
36 along with all requirements outlined in this ordinance. The maximum density shall not be
37 increased even when community water and sewer systems are provided except where
38 density transfer is used to protect sensitive lands or preserve community assets as
39 described in Section 6.6 and gross density is maintained.

40 **6.4.4 Homestead Zone:**

41 Maximum density in the Homestead Zone shall be one hundred and sixty acres per one
42 dwelling unit (160 acres). With proof of 100 year water supply through a geohydrologic
43 reconnaissance report, and application of water use covenants (See Attachment 1), the
44 maximum density may be increased to one dwelling unit per 40 acres. If an adequate 100
45 year supply of water, and no impairment to neighboring wells, is proven by an on-site
46 geohydrological well test, land may be further divided to a minimum of 2.5 acres per

1 dwelling unit. Density adjustments above one dwelling unit per 160 acres must follow
 2 requirements as outlined in Article III, Section 10 and Article VII, Section 6 of the Code
 3 as amended, along with all requirements outlined in this ordinance. The maximum
 4 density shall not be increased when community water and sewer systems are provided
 5 except where density transfer is used to protect sensitive lands or preserve community
 6 assets as described in Section 6.6 and gross density is maintained.

7 **6.4.5 Density Requirements on Lots with Multiple Zoning Designations:**

8 If a single land parcel and/or subdivision lies within two separate hydrologic or zoning
 9 districts, the density of dwelling units per acre shall reflect the exact proportion of each
 10 district in which the parcels lies.

11 **6.4.6 Documentation of Wastewater System Compliance for Zoning and Land Division**
 12 **Applications:**

13 When property in the Planning Area is divided, subject to a family transfer or re-zoned
 14 the landowner must furnish complete and accurate documentation to the County which
 15 demonstrates that all facilities on-site are in compliance with all applicable New Mexico
 16 Environment Department regulations and that all necessary permits have been obtained
 17 for any and all septic and waste disposal facilities on the property. This section shall not
 18 be interpreted so as to exempt existing development from all applicable requirements.

19
 20 **6.5 Density Transfers to Protect Community Assets:**

21 Density transfer(s) should be used to protect community assets including but not limited to
 22 wetlands, open spaces, springs, watercourses, riparian areas, agricultural lands, acequias,
 23 traditional community centers, archeological sites, historical and cultural sites and multi-
 24 generational family housing compounds. When density transfers result in higher site densities,
 25 such development shall be clustered and sited in a manner to fit the topography, and existing rural
 26 character of La Cienega and La Cieneguilla, instead of in an urban grid pattern.

27
 28 **6.6 Open Space Land Protection through Density Transfers or other types of Easements:**

29 Open spaces set aside for density transfer or other easements for the protection of community
 30 assets, as described above, should interconnect to similar sites or potential sites on adjacent
 31 properties whenever possible. Easements shall clearly delineate the open space areas and no build
 32 areas as well as document any permitted uses in such areas.

33
 34 **6.7 Acequia Protection**

35 **6.7.1 Acequia Setback Requirements:**

36 No new structures or permanent fences or walls that will impair or obstruct normal
 37 operations of an acequia shall be permitted within six (6) feet of community acequia
 38 associations registered with the Office of the State Engineer. This will not apply to
 39 private acequia associations.

40 **6.7.2 Acequia Association Review of New Development:**

41 Prior to issuance of development permits for activities that may interfere with acequia
 42 operations including fences, walls, grading, drainage and septic systems, applications for
 43 development within twenty-five feet (25') of an acequia must be reviewed by the affected
 44 acequia association. Such review will include a recommendation of approval or denial
 45 and/or any suggested conditions for approval and will be non-binding. Applicants shall

1 submit a copy of the site plan, building elevations and survey plat to the County. The
 2 County will require the applicant to mail submittals, via certified mail, to the appropriate
 3 acequia association for review. The review period will be no longer than 14 days and if
 4 no response is received from the acequia association by that time, the application shall be
 5 processed under normal procedures.

6
 7 **6.8 Ridgetop Protection**

8 Building on slopes greater than 15% and ridgetops will be subject to the existing Code
 9 requirements such as setbacks, screening and buildable areas. Ridgetops in the La Cienega and La
 10 Cieneguilla Community Planning Area will be defined as follows: 1) A ridge or ridgetop shall be
 11 defined as a long, narrow land form with slope less than fifteen percent (15%) that includes the
 12 prominently visible portion of a hill or mountain that sits above an area having an average slope
 13 greater than twenty percent (20%) on one or more sides. Code standards to be applied include but
 14 are not limited to Article III, Section 2.3.8 – *Architectural Appearance Standards* and Article III,
 15 Section 2.3.10 b) – *Preservation and Revegetation of Native Vegetation* and Article III, Section
 16 2.3.10 c) – *Buffering and Revegetation for Ridgetops with Development Sites with a Natural*
 17 *Slope of 15% or greater.*

18
 19 **6.9 Residential Uses:**

20 Residential uses shall be permitted in the entire Planning Area.

21 **6.9.1 Residential Lot Coverage:**

22 For residential uses, the total roofed area of principal and accessory structures shall be no
 23 more than twenty percent (20%) of the total lot area.

24 **6.9.2 Residential Lot Coverage Calculations on Parcels with Perpetual Easements:**

25 Whenever density transfer is used to create open space which is protected in perpetuity
 26 by easement or other legal means, lot coverage shall be calculated based on the total
 27 acreage of the project rather than for each individual development lot and shall be
 28 apportioned to the density transfer lots by means of building envelopes on the approved
 29 final plat.

30 **6.9.3 Residential Water Use Restrictions:**

- 31 a.) All new residential land division and subdivisions using ground water from a domestic
 32 well shall limit water consumption to .25 acre feet of water (approximately 81,450
 33 gallons) per year per dwelling unit for domestic consumption. This will include all indoor
 34 and outdoor household water use. This water consumption requirement applies only to
 35 residential domestic water uses and does not apply to agricultural water rights or private
 36 water rights.
- 37 b.) Applicants for new residential development using water from a domestic well may
 38 request additional water consumption for domestic purposes of up to .50 acre feet of
 39 water per year, not to exceed a total maximum of .75 acre feet of water per year per
 40 dwelling unit. The request for additional water consumption must include a water budget
 41 and proof of 100 year water supply as per Article VII Section 6 of the Code, as amended.
 42 The request for additional water consumption shall be required only once and is not an
 43 annual requirement.

1 6.9.4 Residential Connection to Water Systems:

- 2 a.) All new lots created as part of residential land divisions and subdivisions shall be
3 required to connect to the Santa Fe County Water System when said system is extended
4 to within 200 feet of the property line of a lot, unless that lot has previously connected to
5 a community water system, provided that adequate capacity exists in the system and that
6 water taps are available. This requirement will be applied with the following conditions:
- 7 i. If the water system is already in place and capable of providing service or if the
8 County can provide an estimated time of completion of six (6) months or less,
9 connection to the system will be required immediately upon the time of service
10 capability within the system. The requirement for connection shall be duly noted on
11 the survey plat, and the property owner shall agree to bonding or financial guarantee
12 to ensure connection within six (6) months, prior to final approval.
- 13 ii. If the County cannot provide an estimated time for waterline completion and capacity
14 for service of six (6) months or less, the new land division will be granted a 5 year
15 grace period from the time the water line is actually installed and taps are available
16 before the agreement to connect to the system will be effective. The requirement for
17 connection shall be duly noted on the survey plat prior to final approval.
- 18 iii. If connection to a county or community water system is not possible at the time of
19 land division for new residential development of two or more lots of 2.5 acres or less,
20 all lots will be required to use shared wells where new lots are adjoining, providing
21 adequate water is available for both lots. The requirement to connect to the county or
22 community water system will still be in effect and the property owners will be
23 granted a 5 year grace period from the time the water line is actually installed and has
24 adequate capacity, before the connection to the system will be required. The
25 requirement for connection shall be duly noted on the survey plat prior to final
26 approval.

27
28 6.10 Commercial Uses:

29 6.10.1 Areas for Commercial Development and Requirements

30 Property that is zoned commercial at the time of adoption of this Ordinance shall be
31 permitted to continue as commercial areas along with planned commercial development
32 in areas as outlined in the Highway Corridor Plan. Such commercial development shall
33 be required to meet all requirements of the Code. No new commercial zoning shall be
34 allowed except as outlined in Section 6.11, Home Occupations, of this Ordinance.

35 6.10.2 Prohibited Commercial Development:

36 New developments that pose a risk of contaminating surface and groundwater systems
37 shall not be permitted within the Planning Area. Non-permitted uses will include but not
38 be limited to: gas stations, asphalt batch plants and asphalt production plants, large-scale
39 mining, any warehouse which stores or transfers chemicals, large-scale agricultural
40 operations which stockpile manure or have manure lagoons (e.g.: dairies, horse parks or
41 stables, chicken farms), waste oil recycling, septic tank pumping waste disposal, grease
42 trap waste disposal, large-scale chili processing plants, cheese processing plants, gasoline
43 storage facilities or transfer stations, auto repair facilities, car washes, sludge disposal
44 fields, mortuaries, municipal and/or hazardous landfill, and slaughter houses.

1 6.10.3 Commercial Connection to Water Systems and Water Use Restrictions:

2 All new commercial development shall be required to connect to the Santa Fe County
3 Water System when said system is extended to within 200 feet of the property line, unless
4 the development has previously connected to a community water system, provided that
5 adequate capacity exists in the system and that water taps are available. Refer to section
6 6.10.2 of this ordinance for description of permissible commercial uses and Section 6.11
7 for description of Home Occupations.

8 a.) If connection to the County water system is not possible, the development must limit
9 water consumption to .35 acre feet (approximately 114,030 gallons) of water per year
10 per acre of the tract. This water consumption requirement applies only to use of water
11 for commercial purposes from domestic wells as defined by the state and does not
12 apply to any other water rights (irrigation or private).

13 i. If the water system is already in place and capable of providing service or if the
14 County can provide an estimated time of completion of six (6) months or less,
15 connection to the system will be required immediately upon the time of service
16 capability within the system. The requirement for connection shall be duly noted
17 on the survey plat and the property owner shall agree to bonding or financial
18 guarantee to ensure connection within six (6) months prior to final approval.

19 ii. If the County cannot provide an estimated time for waterline completion and
20 capacity for service of six (6) months or less, the new land division will be
21 granted a 5 year grace period from the time the water line is actually installed and
22 taps are available before connection to the system will be required. The
23 requirement for connection shall be duly noted on the survey plat prior to final
24 approval.

25 6.10.4 Commercial Water Resources Plan:

26 All new commercial establishments or expansions of existing commercial developments
27 shall submit a water resources plan at the time of application. The water resources plan
28 must demonstrate secured access to a 100 year supply of water as well as secured water
29 rights, as required by state law and/or the Code to meet all current and projected demands
30 for the business operation.

31 6.10.5 Non-residential Lot Coverage:

32 For non-residential uses, the total roofed area of principal structures and accessory
33 structures, roadways, driveways, walkways and parking facilities shall be no more than
34 sixty percent (60%) the total lot area.

35 6.10.6 Non-residential Lot Coverage Calculations on Parcels with Perpetual Easements:

36 Whenever density transfer is used to create open space which is protected in perpetuity
37 by easement or other legal means, lot coverage shall be calculated based on the total
38 acreage of the project rather than for each individual development lot and shall be
39 apportioned to the density transfer lots by means of building envelopes on the approved
40 final plat.

41
42 6.11 Home Occupations

43 Mixed use development consisting of development that house both residential and non-residential
44 uses on the same property and/or in the same structures shall be permitted as part of a home
45 occupation. Home occupations are appropriate throughout the Planning Area. Any existing, legal

1 non-conforming home businesses and small commercial operations in the Planning Area at the
2 time of the adoption of this ordinance shall be permitted.

3
4 **6.11.1 New Home Occupation Businesses:**

5 New home occupations shall meet the standards of Article III, Section 3 of the Code, as
6 amended, with the following changes:

- 7 a.) No more than four (4) persons, other than individuals residing on the premises, shall
8 be regularly engaged in work at the site of the home occupation.
- 9 b.) All parking for the residence and home occupation, including all parking for the
10 resident(s), employees and patrons, must be off the roadway and shoulders of the
11 road and meet all code requirements.
- 12 c.) Home occupation businesses may not occupy more than fifty percent (50%) of the
13 total square footage of the legally permitted residence. The area of a legally permitted
14 accessory structure used for the home occupation may not be larger than fifty percent
15 (50%) of the total square footage of the residence. A home occupation may be
16 located in either the residence or an accessory structure.
- 17 d.) Small-scale retail establishments, such as arts and crafts stores, restaurants or
18 galleries may be permitted as part of a home occupation. Small scale shall be defined
19 by the number of vehicle visits per day with no more than thirty (30) vehicle visits
20 per day and no more than ten (10) vehicle visits per hour. Refer to section 6.9.4 of
21 this ordinance for description of commercial water use restrictions.
- 22 e.) Applications for Home Occupations shall be administratively reviewed.

23
24 **6.12 Agricultural Sales and Roadside Stands:**

25 Agricultural sales and roadside stands are important ways of supporting local agricultural
26 traditions and economies and shall be allowed in the Planning Area with a permit. Applications
27 for agricultural sales and roadside stand permits will be provided by the Land Use Department
28 and shall be administratively approved by the Land Use Administrator.

29
30 **6.13 Other Development:**

31 Other development as defined by the County Code shall be permitted with the exception that all
32 large outdoor recreation and landscaping areas such as ball fields or other large grass areas must
33 use treated effluent rather than potable water for landscaping and turf. Any effluent used must be
34 treated to meet all state and county regulations for water quality and for use with public facilities.

35
36 **6.14 Family Transfers**

37 **6.14.1 Support for Family Transfers**

38 Because families are one of the great community resources of the La Cienega and La
39 Cieneguilla Community Planning Area, lots created by inheritance or family transfer are
40 allowed and shall meet the requirements of Article II, Section 4 of the Code, as amended.

1 6.14.2 Family Transfer Densities:

2 The maximum densities achieved by family transfer shall not be adjusted below those
3 outlined in the Article II, Section 4 of the Code, as amended.

4 6.14.3 Five Year Holding Between Family Transfer Applications:

5 Any applicant for a family transfer or small lot family transfer must demonstrate a
6 minimum of five (5) years direct ownership of the lot(s) since the last land division(s) or
7 sale or transfer of the property.

8 6.14.4 Exemption for Five Year Holding Between Family Transfer Applications:

9 An exemption to the five-year holding period may be applied for and must clearly state
10 how the additional family transfer lot division is needed in order to avoid an unnecessary
11 hardship, that the request is a minimal easing of the Ordinance requirements, making
12 possible the reasonable use of the land and that it will have no adverse impact to
13 neighboring properties, the community or the environment. Such requests for exemption
14 must be approved by the La Cienega and La Cieneguilla Development Review
15 Committee.

16 6.14.5 Review of Family Transfer Applications:

17 All family transfer applications shall be administratively reviewed by the Land Use
18 Administrator. A summary of all applications shall be forwarded by fax or email to the
19 La Cienega and La Cieneguilla Development Review Committee (LCDRC) for review.
20 LCDRC members shall have five (5) working days to review applications; no response
21 from any LCDRC members shall constitute concurrence of the administrative decision.
22 Applications may be reviewed by the LCDRC if a quorum of LCDRC members request,
23 in writing, that the application be reviewed by the LCDRC. Such requests must clearly
24 state how the application does not meet Code requirements for the family transfer under
25 Article III, Section 2.4.2. Such cases shall be placed on the agenda of the LCDRC's next
26 available meeting date. If a quorum of the LCDRC does not request review of the case,
27 the Land Use Administrator will authorize the transfer application. Family transfer
28 applications shall demonstrate that the parcel to be divided/transferred is suitable for
29 subdivision, and follow County Land Development Code noticing requirements, and
30 persons who write a letter of inquiry or comment regarding a Family Transfer application
31 will be sent a letter stating the administrative decision no later than one day following the
32 decision.

33 6.14.6 Notice of Family Transfer Applications:

34 All applications for family transfer must follow County Code requirements and notice of
35 the application shall be posted at Community notice boards identified by the Land Use
36 Department.

37
38 **6.15 Water Use and Metering:**

39 6.15.1 Commercial and Residential Water Meters:

40 All new wells and buildings using groundwater drawn from wells located within the
41 Planning Area as a partial or total water supply must install a water meter on their wells.
42 All new development using shared wells or community water systems must install a
43 water meter on every dwelling unit or primary structure/intake that uses the well water.

1 6.15.2 Water Meter Recording and Auditing:

2 All development in the Planning Area that is required to install a water meter shall
3 monitor and record water meter readings on a monthly basis and submit an annual report
4 of monthly readings to the County Hydrologist. As part of the application process for
5 new development, applicants shall agree to allow for permission to read meters at
6 mutually agreed upon dates and times.

7 6.15.3 Swimming Pools:

8 Any new pool must meet water conservation guidelines as outlined in this ordinance,
9 water availability requirements and include a covering when not in use to minimize
10 evaporation. Note: County Ordinance 1996-10, Article VII, prohibits the construction of
11 new swimming pools on lots created after 1996.

12 6.15.4 Water Use for Restoration, Enhancement and/or New Construction of Riparian Areas or
13 Wetlands:

14 The restoration and enhancement of riparian areas and wetlands in the Planning Area is
15 recognized as a potentially valuable resource management practice, so long as such
16 projects are designed and implemented to maximize benefits to ecosystem and water
17 resources while avoiding harm to the health, safety and welfare of residents, including
18 but not limited to loss of private property and public infrastructure. Therefore, all projects
19 which propose restoration, enhancement and/or new construction of riparian areas or
20 wetlands must demonstrate that the project will have a beneficial or neutral impact on
21 existing water resources and meet the following conditions:

- 22 1. Notice of the project will be provided to the Community Planning Committee (see
23 Section 6.28.1 of this Ordinance), with opportunity for community input to the
24 project design. Such community input may be accomplished in community meetings,
25 on-site workshops and/or other venues. Landowners whose property adjoins the
26 proposed project shall be notified by certified mail.
- 27 2. Applicants shall submit a hydrologic report for review by the County Hydrologist
28 that analyzes the effects of the project in terms of evapotranspiration, infiltration and
29 recharge. Projects may also be subject to monitoring programs that examine the
30 hydrologic impacts of the project. Monitoring programs shall be designed on a case-
31 by-case basis between the project applicant and the County Hydrologist. If the
32 monitoring data show a trend indicating net consumption of water resources by the
33 riparian/wetland project or other negative impacts, the permit shall be reevaluated
34 through the original permitting process described above and the project may be
35 terminated if identified problems cannot be adequately addressed.
- 36 3. Projects on perennial streams or water sources shall demonstrate adequate water
37 rights and/or source(s) of water to meet consumptive needs of the riparian area or
38 wetlands, and that the project will not negatively impact prior beneficial uses or
39 traditional uses of water resources. No project shall be permitted that would
40 negatively impact prior beneficial uses or traditional uses of water resources.
- 41 4. Projects on ephemeral streams, water sources or arroyos shall provide estimates,
42 based on the best available data, of how occasional flows will be managed to raise
43 the water table and/or generate surface water resources to support the consumptive
44 needs of the wetland or riparian area.
- 45 5. All such projects shall comply with all Code requirements including, without
46 limitation, terrain management and floodway regulations, as well as all applicable

1 laws and regulations including but not limited to those enacted by the State
2 Engineer's Office, the Army Corps of Engineers, the Federal Emergency
3 Management Administration, and the Natural Resources Conservation Service.

4
5 **6.16 Septic Tanks:**

6 All new septic tanks installed in the Planning Area shall meet or exceed existing New Mexico
7 Environment Department (NMED) and County standards and be equipped with an above ground
8 access port.

9
10 **6.17 Roads**

11 6.17.1 All construction, widening and/or upgrading of roads into the Planning Area by public
12 entities shall be planned and designed through consultation with the La Cienega and La
13 Cieneguilla Community Plan Committee (see Section 6.29.2 of this Ordinance) and shall
14 include design standards that meet all legal requirements and should maintain the rural
15 character of the Planning Area.

16 6.17.2 Developments shall design narrow roads and driveways that follow the natural terrain
17 without creating large cut and fill areas; roads shall be designed with more natural edges,
18 using shoulders, ditches and grassy swales rather than curb and gutter. Roads and
19 driveways must meet all Code requirements.

20
21 **6.18 Parking Lots:**

22 All new parking lots must implement water runoff control measures to mitigate erosion and
23 pollution.

24
25 **6.19 Overhead Utility Lines**

26 All new and replacement utility lines and fixtures within the Planning Area must be installed
27 underground or if the Land Use Administrator determines that this is not feasible due to terrain or
28 physical conditions, lines and fixtures shall be installed in such a manner so as to mitigate the
29 aesthetic impact on the rural character of the community and surrounding natural environment.
30 Installation of all utilities shall meet all other requirements in this Code.

31
32 **6.20 Community Facilities**

33 All proposed public community facilities that include improvements, such as a community center,
34 public park or other public facilities shall, be designed through consultation with the La Cienega
35 and La Cieneguilla Community Plan Committee (see Section 6.28.1 of this Ordinance) and shall
36 include low water use design and maintenance.

37
38 **6.21 Cell Towers and Antennas**

39 Communication towers and antennas shall meet all Code requirements.

40
41 **6.22 Noise and Lighting**

42 All Code noise and lighting standards shall apply in the Planning Area. All outdoor lights shall be
43 shielded pursuant to the standards of Article III, Section 4.4.4 of the Code, as amended.

1
2 **6.23 Landscaping:**

3 Native vegetation shall be preserved, when possible, on development sites and local native plants
4 shall be used for landscape buffers and screening. All trees and shrubs used for required
5 landscaping buffers and screening must meet the following standards: trees shall have a caliper of
6 one and one-half inch (1.5") or greater and shall be six feet (6') in height or taller. Shrubs shall be
7 in five (5) gallon pots or greater.

8 **6.23.1 Water Conservation Requirements for Landscaping**

9 To the extent that it is practicable and not to exceed 1% of total construction costs, all
10 new development shall incorporate water conservation and management practices that are
11 compliant with state and Code regulations. Water collected by such systems shall be used
12 for landscaping irrigation and/or other domestic uses in order to replace use of potable
13 water supplies.

14 **6.23.2 Water Use for Landscaping:**

15 Xeriscaping and/or native plants will be encouraged for landscaping on all new
16 landscaping. The area of landscaping to be irrigated will be based on County Hydrologist
17 approved water budget estimates of rainwater collection and storage capacity per the
18 individual development and may be supplemented by use of water collection systems
19 including but not limited to, reuse of gray water, storm water recharge and rainwater
20 collection systems such as, cisterns, gravel beds or other storage systems that are
21 compliant with state and county regulations. This will not apply to agricultural uses of
22 water.

23
24 **6.24 Commercial and Residential Water Impact Summary Reports for Master Plans:**

25 As part of applications for commercial development and residential subdivision master plans,
26 landowners must provide documentation supporting water availability and the impact on
27 neighboring wells and make them available for public review at a centrally located spot in the
28 community, such as the Community Center.

29
30 **6.25 Development Review:**

31 **6.25.1 Protection of Community Assets:**

32 The protection and maintenance of community assets including, but not limited to
33 wetlands, open spaces, springs, watercourses, riparian areas, agricultural lands, acequias,
34 traditional community centers, established pedestrian and equestrian trails, archeological
35 sites, historical and cultural sites and multi-generational family housing compounds
36 should be interpreted as intrinsic community values that shall be considered as part of
37 discretionary review process, when applicable, for land use and development
38 applications.

39
40 **6.25.2 Review of Applications Requesting Increased Zoning Density:**

41 When examining requests for increases in zoning density, all applicable review bodies
42 shall consider the proposed development's impact on factors such as but not limited to
43 traffic, schools, water, liquid waste, and infrastructure as part of the development review
44 process. It is appropriate requests for increases in zoning density to be denied in the
45 Planning Area if the reviewing body determines that there is a reasonable expectation,

1 based on the evidence presented, that the development would negatively impact the
2 community and/or surrounding neighbors.

3 **6.25.3 Review of Non-Residential Development Applications:**

4 Applications for new non-residential development shall submit a statement of potential
5 major impacts, including but not limited to traffic, water and environmental impacts, to
6 the community, both positive and negative, as part of the master plan proposal.

7
8 **6.26 Public Notice**

9 **6.26.1 Public Notice Requirements:**

10 All development requiring notice under the County Code shall follow noticing
11 procedures therein with the following additional requirements:

- 12 a.) Notice signs shall be posted prominently on the property, building, or other structure
13 subject to the application and be accessible from a public roadway.
- 14 b.) Notice signs shall be posted in such a way as to give reasonable notice to persons
15 interested in the application.
- 16 c.) A laminated copy of the site plan showing existing and proposed development shall
17 be firmly attached to the poster.
- 18 d.) The notice sign shall be removed no later than seven (7) days after a final decision
19 has been made on the application.

20 **6.26.2 Summary of Water Availability Reports for All Land Divisions and Requests for**
21 **Increased Zoning Density Requests:**

22 All land division, subdivision and requests for increased zoning density applications in
23 the Planning Area shall be granted only if the applicant provides a site-specific
24 geohydrological report that demonstrates a 100 year water supply, as per Article VII,
25 Section 6 of the Code, as amended. These reports shall assess the impact of the new well
26 on neighboring wells, acequias, streams, ponds and springs. A summary of the
27 geohydrological reports must be mailed to all property owners adjacent to the property
28 proposed for division or for increased zoning density as a part of the public noticing
29 process to inform neighbors of potential water impacts to existing wells and surface
30 water.

31
32 **6.27 Community Pre-application Review of Non-residential Zoning and Large-scale**
33 **Subdivision Applications**

34 **6.27.1** Applicants for any non-residential development and large scale subdivisions (24 units or
35 more) shall hold a pre-application meeting in the community to present the development
36 concept and gather public comments and concerns about the development.

37 **6.27.2** The applicant shall publish notice of the time, place and purpose of the meeting in the
38 legal section of a newspaper of general circulation in the community 21 days before the
39 meeting and shall mail notice to Santa Fe County, Planning Area community
40 organizations, and to all property owners within one thousand (1000) feet (excluding
41 rights-of-way) of the subject property. Notice of the meeting shall be posted at
42 Community notice boards identified by the Land Use Department. The property shall be
43 posted as set forth in this Ordinance.

1 6.27.3 The applicant shall record the meeting proceedings and submit a written summary of the
 2 meeting proceedings and a list of attendees to the County along with the application for
 3 development. The summary and list of attendees shall be posted at Community notice
 4 boards identified by the Land Use Department.

5
 6 **6.28 Community Plan Review and Revision**

7 **6.28.1 Formation of a Community Plan Committee to Implement and Monitor Plan.**

8 Upon adoption of this Ordinance, the County Planning Division will establish a
 9 permanent La Cienega and La Cieneguilla Community Plan Committee to conduct
 10 annual review of the Plan as well as to review proposals for amendments to the Plan and
 11 this Ordinance. Santa Fe County Planning Division staff will provide support and help to
 12 coordinate the committee formation process. This committee shall consist of three (3)
 13 representatives each from La Cieneguilla, Upper La Cienega and Lower La Cienega for a
 14 total number of nine (9) committee members. Representatives shall serve for two-year
 15 terms and the terms shall be staggered to ensure continuity of the planning process.
 16 Representatives shall be nominated by residents, property owners and business owners
 17 from each respective area. Nominees must be a resident, business owner or property
 18 owner in order to be eligible to serve as a representative on the committee. In the case
 19 that more than three nominations are received for each area, three names shall be
 20 randomly selected to serve on the committee. This committee shall follow the process
 21 established for community planning under Ordinance 1998-5, as amended, including
 22 consensual decision-making and open public meetings.

23 **6.28.2 Amendments to the Plan:**

24 All amendments to the Plan shall be developed and proposed through the La Cienega and
 25 La Cieneguilla Community Plan Committee as described in 6.28.1 *Formation of*
 26 *Community Plan Committee to Implement and Monitor Plan*. Amendments to the Plan
 27 may be proposed at any time.

28 **6.28.3 Area Specific Planning**

29 The creation of area specific sub-plans within the Planning Area shall be conducted by
 30 requesting an amendment to the Plan as per the process described in 6.28.2 *Amendments*
 31 *to the Plan*. Additionally, it is possible for a community to request a separate community
 32 plan that would alter the Planning Area boundary to create a new Planning Area. This
 33 would require approval from the Board of County Commissioners and that the requesting
 34 group follow all requirements of Ordinance 1998-5, as amended, and the Growth
 35 Management Plan, as amended.

36 **6.28.4 Community Review of the Plan:**

37 An annual community review of the La Cienega and La Cieneguilla Community Plan
 38 shall be conducted each year to assess community concerns and assist in monitoring
 39 community conditions as well as implementation of Plan elements. The annual review
 40 shall be coordinated by the Community Plan Committee and County Planning Division
 41 staff.

42 **6.28.5 Biennial Review of the Plan by the Board of County Commissioners:**

43 The La Cienega and La Cieneguilla Community Plan Committee (see 6.29.1 *Formation*
 44 *of Community Plan Committee to Implement and Monitor Plan*) shall present a biennial
 45 (once every two years) review of La Cienega and La Cieneguilla Community Plan to the
 46 Board of County Commissioners. Santa Fe County Planning Division staff shall assist in

the preparation of these reports. Such reviews will include an update on the Plan's implementation and, if necessary, request direction from the Board on planning issues and/or new planning initiatives.

Severability

If any part of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance and its application to other persons or circumstances shall not be affected thereby.

PASSED, ADOPTED AND APPROVED this 11th day of June, 2002, by the Santa Fe County Board of County Commissioners.


Paul Duran, Chairman

ATTEST:


Rebecca Bustamante, County Clerk



APPROVED AS TO LEGAL FORM AND SUFFICIENCY:


Steven Kopelman, County Attorney

1212427 } ss
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
FOR RECORD ON THE 27 DAY OF June A.D.
20 02 AT 6:07 O'CLOCK P M
AND WAS DULY RECORDED IN BOOK 2155
PAGE 704-724 OF THE RECORDS OF
SANTA FE COUNTY

WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE COUNTY, N.M.

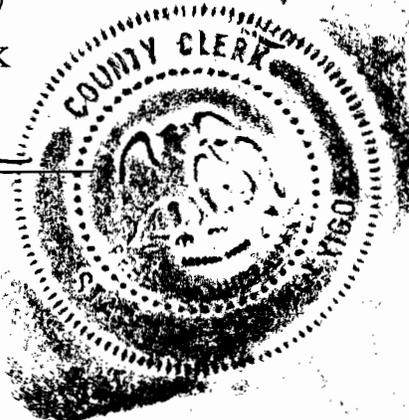
DEPUTY

CERTIFICATE OF FILING

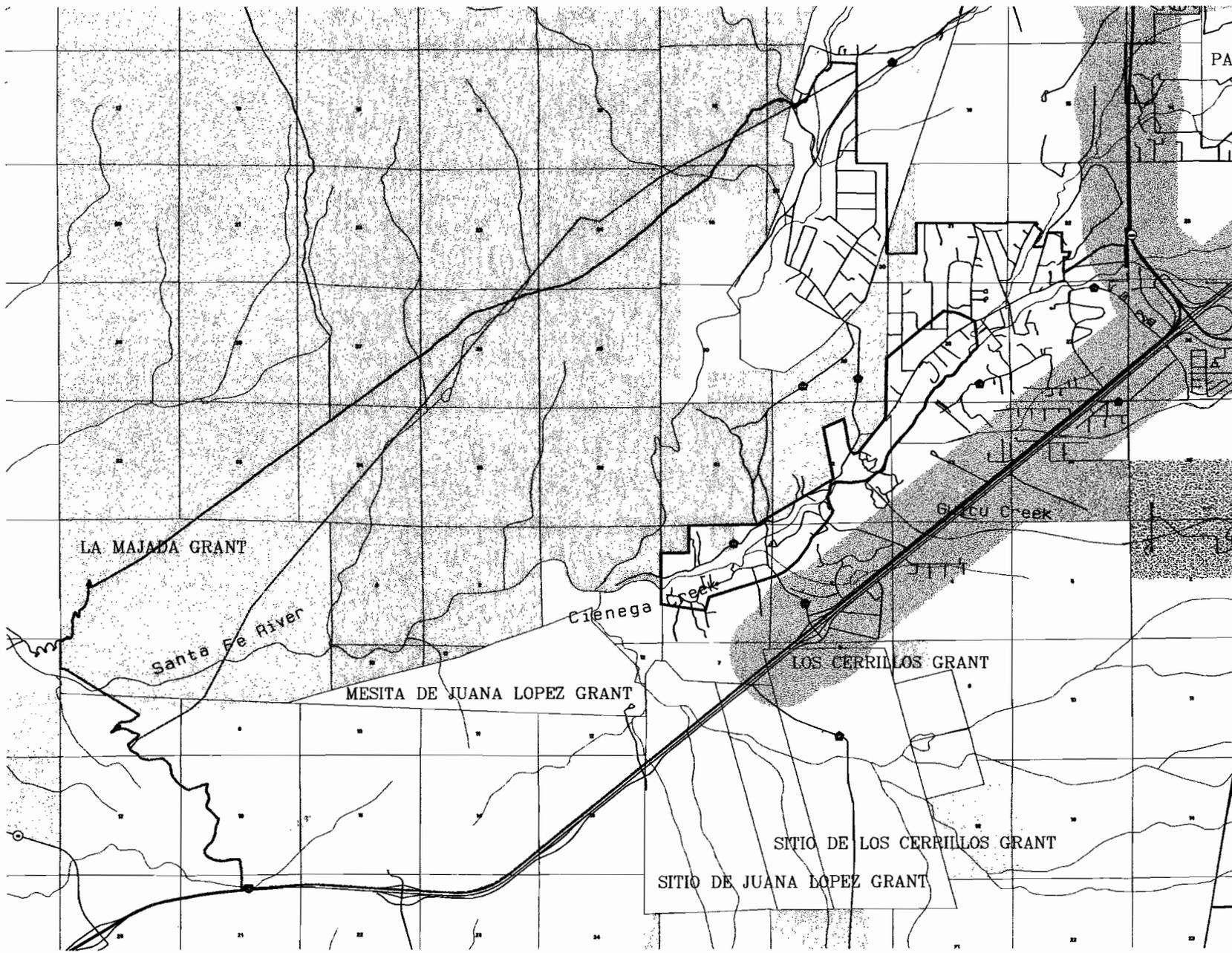
I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated as Ordinance, No. 2002-9, was filed in my office on the 27 day of June, 2002, in book Number 2155 at Page 704-724.

SANTA FE COUNTY CLERK


REBECCA BUSTAMANTE



La Cienega and La Cieneguilla Community Planning Area



LEGEND

- La Cienega and La Cieneguilla Community Planning Area as adopted August 2000 by Santa Fe County Resolution No. 2000-10
- La Cienega Traditional Zoning District Boundary
- La Cienega and La Cieneguilla Traditional Historic Boundary -- as adopted May 9, 2000 by Santa Fe County Ordinance No. 2000-10
- PLSS Section Lines and Grant Boundaries
- City of Santa Fe Boundary
- GPS Roads
- Streams and Arroyos
- Highway Corridor Plan Area
- BLM Land
- State Land
- Forest Service Land
- State Penitentiary
- NM National Guard



REDUCED COPY - NOT TO SCALE



This information is for reference only. Santa Fe County assumes no responsibility for errors associated with the use of this map. Users are solely responsible for the accuracy of the data accuracy when used.

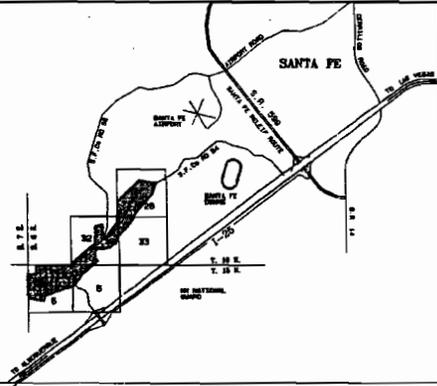


OFFICIAL BOUNDARY OF La Cienega Traditional Community Zoning District Boundary

WITHIN SECTIONS 28, 31, 32 & 33 T.16N., R.0E., AND SECTIONS 5 & 6 T.15N., R.0E., N.M.P.M.

SANTA FE COUNTY, NEW MEXICO

PURPOSE: TO CREATE A LEGALLY SURVEYED BOUNDARY OF THE
EXISTING LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT BOUNDARY

AN AREA OF LAND CREATED AND DESIGNATED AS LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT BOUNDARY LYING AND BEING SITUATE WITHIN SECTIONS 28, 31, 32 & 33 T. 16 N., R. 0 E., AND SECTIONS 5 & 6 T. 15 N., R. 0 E., N.M.P.M., SANTA FE COUNTY, NEW MEXICO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SANTA FE COUNTY CONTROL MONUMENT NO. 84 THENCE S87°48'07" W A DISTANCE OF 1200.00 FEET TO A U.S.P.M. CONTROL MONUMENT NO. 10738; THENCE BY THE NORTHEAST CORNER OF THE LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT BOUNDARY AND THE POINT AND PLACE OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING (1) N. 89°00'00" E. A DISTANCE OF 1870.00 FEET (2)
THENCE S 89°00'00" E. A DISTANCE OF 2177.51 FEET (3)
THENCE N. 89°00'00" E. A DISTANCE OF 2081.55 FEET (4)
THENCE S 89°00'00" E. A DISTANCE OF 800.00 FEET (5)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (6)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (7)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (8)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (9)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (10)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (11)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (12)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (13)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (14)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (15)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (16)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (17)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (18)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (19)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (20)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (21)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (22)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (23)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (24)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (25)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (26)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (27)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (28)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (29)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (30)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (31)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (32)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (33)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (34)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (35)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (36)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (37)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (38)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (39)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (40)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (41)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (42)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (43)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (44)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (45)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (46)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (47)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (48)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (49)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (50)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (51)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (52)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (53)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (54)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (55)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (56)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (57)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (58)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (59)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (60)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (61)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (62)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (63)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (64)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (65)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (66)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (67)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (68)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (69)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (70)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (71)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (72)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (73)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (74)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (75)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (76)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (77)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (78)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (79)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (80)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (81)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (82)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (83)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (84)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (85)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (86)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (87)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (88)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (89)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (90)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (91)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (92)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (93)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (94)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (95)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (96)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (97)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (98)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (99)
THENCE S 89°00'00" E. A DISTANCE OF 200.00 FEET (100)
CONTAINING 880.000 AC., MORE OR LESS.

NEW MEXICO COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

MONUMENT AND FOOTING	NORTHING	EASTING	ELEVATION (NAVD 88)
AP-1	1881107.49	1573833.11	8004.84
AP-4	1881107.13	1573803.74	3880.36
POL 48	1882094.81	1573844.37	8034.41
AP-9	1884287.15	1581950.16	6078.80
POL 13A	1889943.00	1583942.83	6138.12
AP-14	1870701.11	1585931.36	6174.03
AP-15	1570440.30	1587073.75	6129.33
AP-37	1581521.37	1582365.05	6032.80
AP-38	1580017.10	1578976.29	6032.88
AP-39	1558845.52	1577784.21	5988.21
AP-41	1537382.14	1574929.46	5827.88
AP-42	1557208.12	1572885.73	5917.38

SANTA FE COUNTY APPROVAL

APPROVED AS PER RESOLUTION NO. 2001-176, MEETING DATE: 12/11/01

MAINTAIN BOARD OF COUNTY COMMISSIONERS
 DATE: 12-11-01
 FOR: BY: COUNTY CLERK: REBECCA EUSTANCE
 DATE: 11/28/01
 SANTA FE COUNTY LAND USE ADMINISTRATION
 DATE: 11/28/01



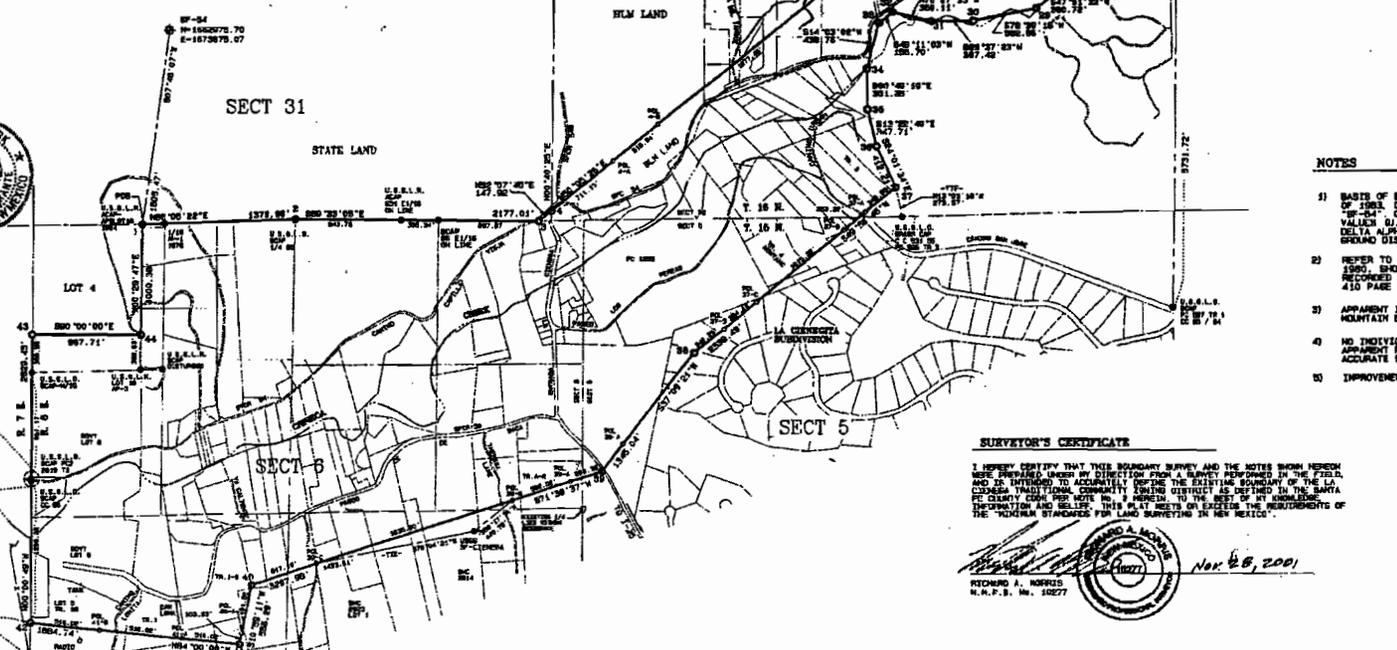
THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE.



1185 478

DATE OF SURVEY: 11/28/01
 DATE OF RECORD: 12/11/01
 DATE OF PLAT: 12/11/01
 DATE OF RECORD: 12/11/01
 DATE OF PLAT: 12/11/01

Marcella Pulgar
 COUNTY CLERK
 SANTA FE COUNTY, NEW MEXICO



- NOTES
- 1) BASIS OF BEARING OF THIS SURVEY IS THE CENTRAL MERIDIAN OF THE STATE OF NEW MEXICO.
 - 2) REFER TO MAP AND RECORDS SHOWING THE RECORDS IN THE 410 PAGE 844.
 - 3) APPARENT ENCUMBRANCES NOT SHOWN ON THIS SURVEY.
 - 4) NO INDIVIDUAL HOLDINGS OR INTERESTS ARE SHOWN ON THIS SURVEY.
 - 5) IMPROVEMENTS SHOWN ON THIS SURVEY ARE NOT SHOWN ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE NOTES HEREON WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE BOUNDARY OF THE LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT AS SHOWN ON THIS SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, WITHIN THE LIMITS OF THE PRECISION OF THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO".

Richard A. Norris
 RICHARD A. NORRIS
 N.M.P.S. NO. 10277

NOV 28, 2001

OFFICIAL BOUNDARY OF
La Cienega
Traditional Community
Zoning District Boundary

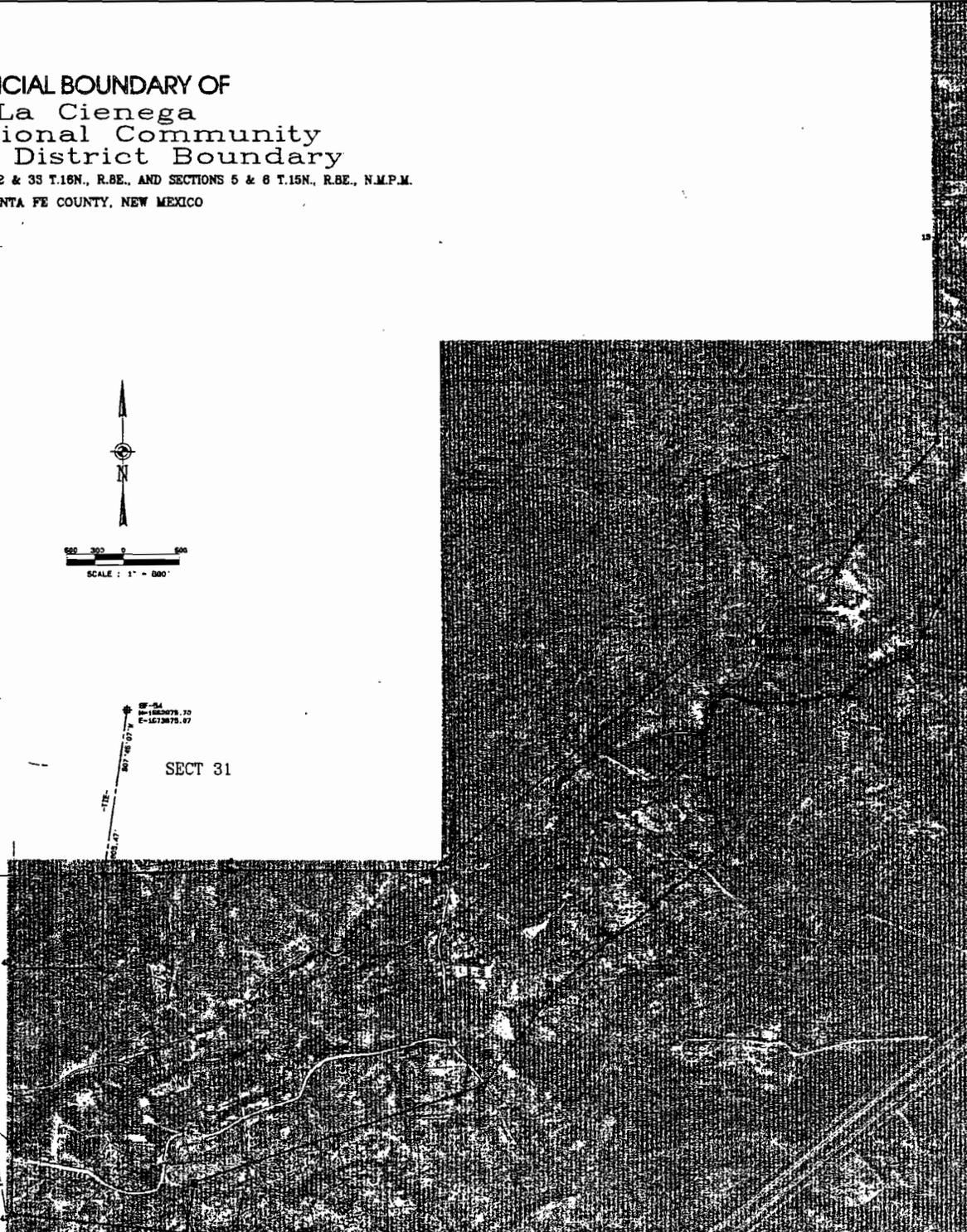
WITHIN SECTIONS 28, 31, 32 & 35 T.16N., R.8E., AND SECTIONS 5 & 6 T.15N., R.8E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO



500 300 0 300 500
SCALE: 1" = 500'

SE-34
N=1852675.70
E=1673875.87

SECT 31



THIS SHEET
PHOTO BASE

ENGINEER
1810 Parkway
Santa Fe, N.M.
PHONE: (505)
DRAWN BY: M.C.
NAME: LA CIENEGA

Written Description of
La Cienega and La Cieneguilla Traditional Community Planning Area Boundary

2155721

- 1 Beginning at the southwest corner of Section 16, T16NR08E,
- 2
- 3 West along the section boundary 1320 feet to the eastern edge of the Vista Land Subdivision,
- 4
- 5 North approximately 4,365 feet along the ¼ section boundary of Section 17, T16NR08E to the northeast
- 6 corner of the County open space parcel as recorded as Parcel 1 in Plat Book 431 Page 047 and Parcel 2 in
- 7 Plat Book 431 Page 043 of the Santa Fe County Clerk's office,
- 8
- 9 West and southwest along the boundary of the County open space parcel to the intersection with County
- 10 Road #56,
- 11
- 12 West and generally southwest along County Road #56 approximately 8 miles to the intersection of the
- 13 west boundary of Section 8, T15NR07E,
- 14
- 15 Generally southeast along the boundary of the U.S. Forest Service land to the top of La Bajada mesa and
- 16 the contour line for 6,020 feet,
- 17
- 18 Generally southeast along the 6020 foot contour approximately 1.5 miles to the ½ section of the southern
- 19 boundary of Section 16, T15NR07E,
- 20
- 21 South approximately 650 feet to Interstate 25,
- 22
- 23 East and northeast along the centerline of the Southbound Lane of Interstate 25 to the centerline of the
- 24 exit 276 on ramp from State Road 599,
- 25
- 26 Northwest along the centerline of State Road 599 to a point approximately 600 feet north of the southwest
- 27 corner of the parcel recorded in Book 349 Page 005 with the Santa Fe County Clerk,
- 28
- 29 West from the centerline of State Road 599 to the eastern boundary of the parcel recorded in book 349
- 30 page 005,
- 31
- 32 Following the boundary of the parcel recorded in Book 349 Page 005 south and west along the perimeter
- 33 of the property and across the Arroyo De Los Chamisos to the intersection with the southeast corner of
- 34 the parcel belonging to the City of Santa Fe as part of the City Airport facility,
- 35
- 36 West along the southern boundary of the City Airport parcel to the western edge of the Vista Lands
- 37 subdivision,
- 38
- 39 North along the boundary of the Vista Lands subdivision to the point of origin at the southwest corner of
- 40 Section 16, T16NR08E.

1 **Attachment 1: La Cienega and La Cieneguilla Conditions for**
2 **Connection to Water System**

3
4 The following shall be enforced as part of Ordinance 2002-9 which enacts the La Cienega and La
5 Cieneguilla Community Plan. These conditions replace the existing La Cienega Watershed Conditions
6 only in the area as recognized as the La Cienega and La Cieneguilla Community Planning area as
7 depicted on Map a. of this Ordinance.
8
9

10 1) **CONNECTION TO COUNTY WATER UTILITY.**

11 Lot owners, their successors and assignees shall agree to connect to the County Water Utility
12 when service is available within 200 feet of the property line of the land being divided, which
13 200 feet shall be measured along platted easements to the nearest property line. This
14 agreement shall be binding on lot owners, their successors and assignees. The landowners,
15 successors, and assignees agree not to oppose the creation of an improvement district
16 pursuant to articles NMSA 1978, Section 4-55A-I et. seq., as those sections may be
17 appropriate. Alternatively, this condition does not preclude any lot owner from connecting to
18 the County Water Utility utilizing means of financing other than the improvement district
19 method. The line extensions within said 200 feet shall be done in accordance with the
20 applicable rules and regulations and tariffs of the Santa Fe County Water Utility.
21

22 2) **ENCOURAGEMENT FOR SHARED WELLS.**

23 To the greatest extent feasible, lot owners should use shared wells to minimize expenses
24 related to the interim water supplies.
25

26 3) **DESIGN AND CONSTRUCTION.**

27 At the time a line extension is made pursuant to paragraph 1 above, the distribution system
28 within the land divided shall be designed to meet the minimum fire flow requirements of the
29 Santa Fe County Water Utility and Fire Department, exclusive of any reservoir capacity.
30

31 4) **DISCONNECTION FROM DOMESTIC WELLS.**

32 At the time the connection is made to the Santa Fe Water Utility, lot owners, their heirs,
33 successors, and assignees, agree to disconnect any domestic wells created under NMSA 1978,
34 Section 72-12-1 (A) and to discontinue use of said wells except in emergency circumstances.
35

36 5) **EASEMENTS.**

37 Lot owners shall dedicate a utility easement of at least fifteen feet (15') in width along all
38 property lines for the installation, operation, maintenance, access, and egress of utility
39 infrastructure for the County Utility. If said easement is shared between two adjacent
40 properties, the easement shall be a minimum of ten feet (10') in width on each property. The
41 Land Use Administrator, in consultation with the Utilities Director, may waive the
42 requirement of an easement on one or more property line if it is demonstrated that adequate
43 utility access is provided.
44

45 6) **WELL DESIGN.**

46 A good faith effort shall be made to drill all wells 50 feet into the Tesuque formation and to
47 construct a seal to prevent mixing of water between the Tesuque and Ancha formations. A
48 suggested well design is available from the County Land Use Department

THE SANTA FE
NEW MEXICAN

Founded 1849

2155723

SANTA FE COUNTY PLANNING
P.O. BOX 276
SANTA FE, NM 87504-0276
ATTN PAUL OLAFSON

AD NUMBER: 262593 ACCOUNT: 73450
LEGAL NO: 71510 P.O.#: 200308
130 LINES 2 time(s) at \$ 102.89
AFFIDAVITS: 5.25
TAX: 5.76
TOTAL: 114.90

AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Santa Fe County Board of County Commissioners will consider an Ordinance amending Article XIV, Traditional and Contemporary Community Zoning Districts, of the Santa Fe County Land Development Code (Ordinance 1996-10) to add a new Section 6, La Cienega and La Cieneguilla Traditional Community Zoning District. The proposed Ordinance will codify policies outlined in the La Cienega and La Cieneguilla Traditional Community Plan (resolution 2001-117) and amend the Santa Fe County Land Development Code with specific regulations to be applied only within the La Cienega and La Cieneguilla Traditional Community Planning Area. The proposed Ordinance includes creating new opportunities for public involvement in local development issues, protection of community resources, water conservation and availability requirements, creating a new small business category to expand the existing Home Occupation provisions and replace existing allowances for new commercial develop-

ment under the Land Development Code. This is the second of two required public hearings and it is expected that action will be taken on the proposed Ordinance.

The hearing is scheduled to be held in the County Commission Chambers of the Santa Fe County Administration Building, 102 Grant Ave., Santa Fe, NM 87504 (The old County Courthouse on the corner of Grant and Palace Avenues) on the 11th day of June 2002, beginning at 4:00 p.m. Please call the County Manager's Office at 986-6200 or check the County's web page at www.santafecounty.org for meeting agendas and to confirm meeting times.

Please forward all comments, questions and objections to the proposal to the Land Use Administrator at P.O. Box 276, Santa Fe, New Mexico 87504-0276; or call (505) 986-6343 for more information. Legal #71510 Pub. May 29 & June 2002.

STATE OF NEW MEXICO
COUNTY OF SANTA FE

I, K. Voorhees being first duly sworn declare and say that I am Legal Advertising Representative of THE SANTA FE NEW MEXICAN, a daily newspaper published in the English language, and having a general circulation in the Counties of Santa Fe and Los Alamos, State of New Mexico and being a Newspaper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 on Session Laws of 1937; that the publication #71510 a copy of which is hereto attached was published in said newspaper 2 day(s) between 05/29/2002 and 06/05/2002 and that the notice was published in the newspaper proper and not in any supplement; the first publication being on the 29 day of May, 2002 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

K. Voorhees
/s/

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this
5 day of June A.D., 2002

Notary Laura L. Hord

Commission Expires 11/25/03

PO# 200308
101-0502-4147037
TRA
6/17/02



*** Proof ***

Albuquerque Publishing Company
7777 Jefferson NE
Albuquerque, NM 87109
(505)823-7777

2155724

Account Information

Phone: (505) 986-6200
Name: SANTA FE COUNTY LAND USE
DEPT
Account #: C88296
Address: PLANNING DIVISION
PO BOX 276
SANTA FE, NM 87504
Client:
Placed by: PAUL OLAFSON
Fax #:

Ad Information

Classification: 0000-Legal Notices - Government
Size: 1 x 62.000
Start date: 05-29-02 Billed size: 62.00 lines-6.5pt
Stop date: 06-05-02 Ad #: 7462857
Insertions: 2 Ad type: Liner Ad
Rate code: Gov Legal Line
Publications: Journal Daily

Ad Cost: \$ 49.10
Tax: \$ 2.85
Total: \$ 51.95

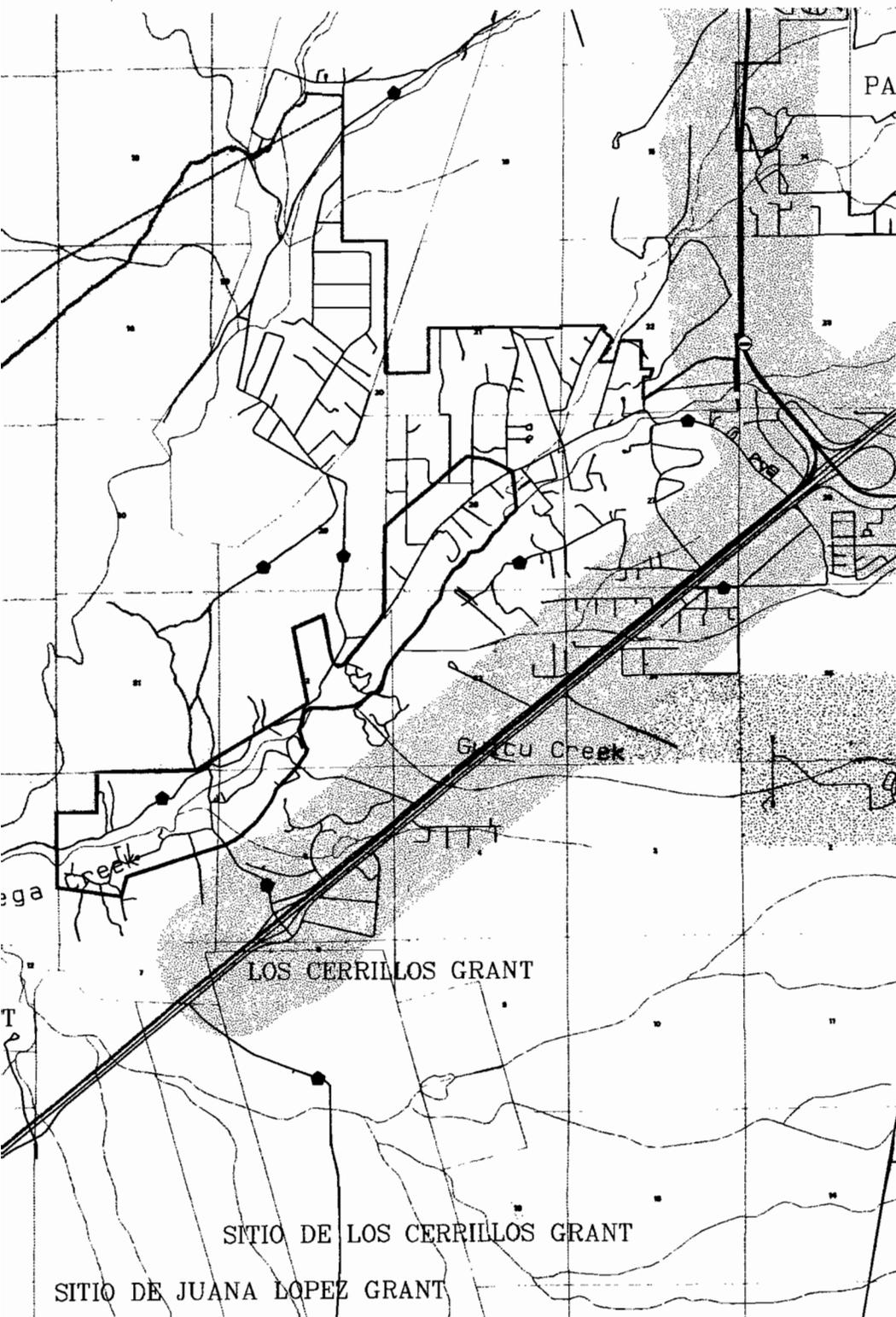
Ad Copy:

NOTICE OF PUBLIC HEARING

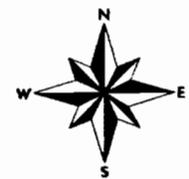
Notice is hereby given that the Santa Fe County Board of County Commissioners will consider an Ordinance amending Article XIV, Traditional and Contemporary Community Zoning Districts, of the Santa Fe County Land Development Code (Ordinance 1996-10) to add a new Section 6, La Cienega and La Cieneguilla Traditional Community Zoning District. The proposed Ordinance will codify policies outlined in the La Cienega and La Cieneguilla Traditional Community Plan (resolution 2001-117) and amend the Santa Fe County Land Development Code with specific regulations to be applied only within the La Cienega and La Cieneguilla Traditional Community Planning Area. The proposed Ordinance includes creating new opportunities for public involvement in local development issues, protection of community resources, water conservation and availability requirements, creating a new small business category to expand the existing Home Occupation provisions and replace existing allowances for new commercial development under the Land Development Code. This is the second of two required public hearings and it is expected that action will be taken on the proposed Ordinance.

The hearing is scheduled to be held in the County Commission Chambers of the Santa Fe County Administration Building, 102 Grant Ave., Santa Fe, NM 87504 (The old County Courthouse on the corner of Grant and Palace Avenues) on the 11th day of June 2002, beginning at 4:00 p.m. Please call the County Manager's Office at 986-6200 or check the County's web page at www.santafecounty.org for meeting agendas and to confirm meeting times.

Please forward all comments, questions and objections to the proposal to the Land Use Administrator at P.O. Box 276, Santa Fe, New Mexico 87504-0276; or call (505) 986-6343 for more information.
Journal May 29, June 5, 2002



-  La Cienega and La Cieneguilla Community Planning Area Boundary as adopted August 14, 2001 by Santa Fe County Resolution No. 2001-117
-  La Cienega Traditional Community Zoning District Boundary
-  La Cienega and La Cieneguilla Traditional Historic Community Boundary — as adopted May 9, 2000 by Santa Fe County Ordinance No. 2000-07
-  PLSS Section Lines and Grant Boundaries
-  City of Santa Fe Boundary
-  GPS Roads
-  Streams and Arroyos
-  Highway Corridor Plan Area
-  BLM Land
-  State Land
-  Forest Service Land
-  State Penitentiary
-  NM National Guard



REDUCED COPY - NOT TO SCALE
1 inch represents 1,000 feet



This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary.



La Cienega Traditional Community Zoning District Boundary

SECTIONS 28, 31, 32 & 33 T.16N., R.8E., AND SECTIONS 5 & 6 T.15N., R.8E., N.M.P.M.

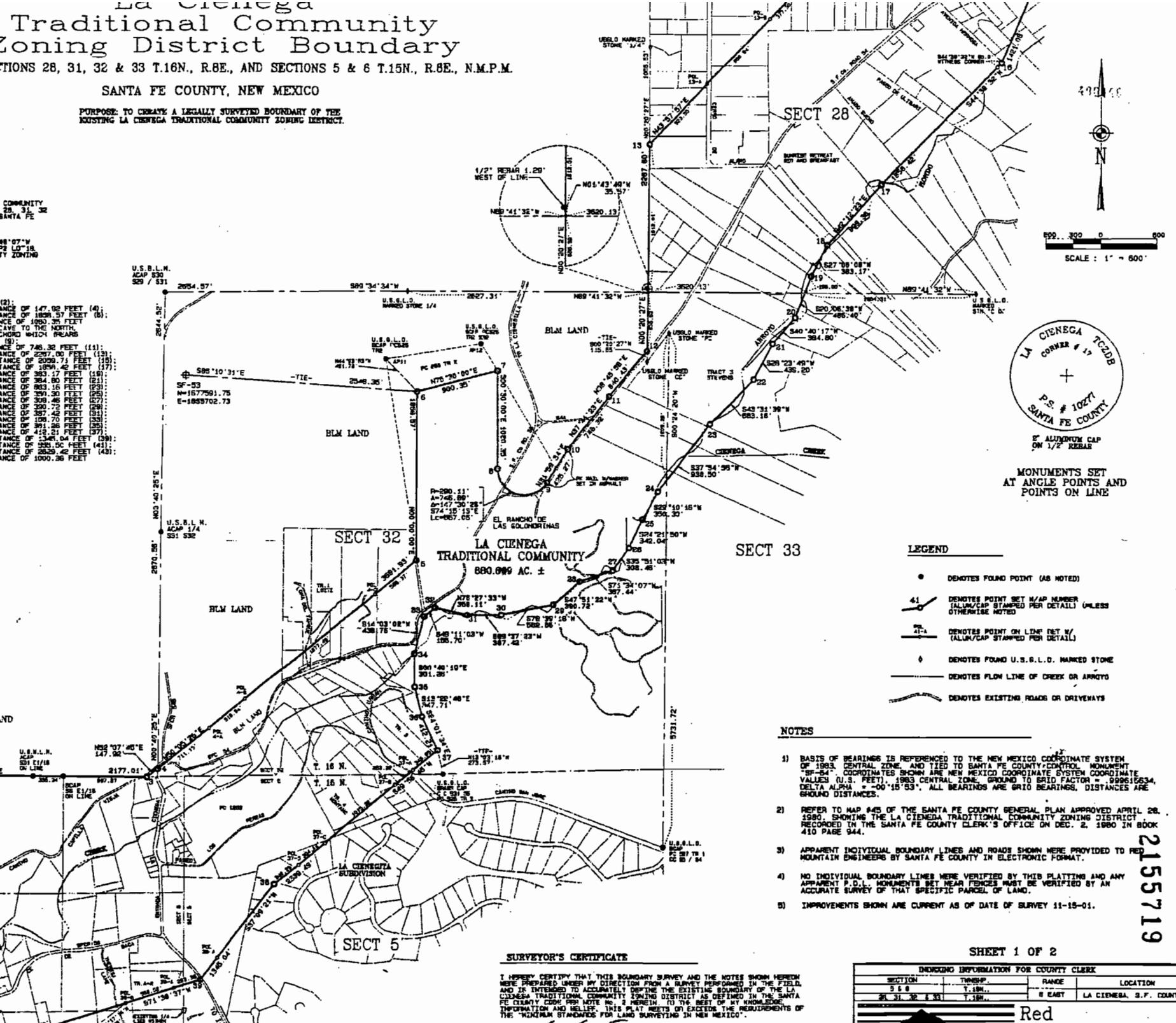
SANTA FE COUNTY, NEW MEXICO

PURPOSE: TO CREATE A LEGALLY SURVEYED BOUNDARY OF THE EXISTING LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT.

COMMUNITY
28, 31, 32
SANTA FE

48° 07' N
72° 10' W
TY ZONING

- (1) DISTANCE OF 147.02 FEET (4)
- (2) DISTANCE OF 1828.57 FEET (5)
- (3) DISTANCE OF 1000.35 FEET (6)
- (4) DISTANCE OF 1000.35 FEET (7)
- (5) DISTANCE OF 1000.35 FEET (8)
- (6) DISTANCE OF 1000.35 FEET (9)
- (7) DISTANCE OF 1000.35 FEET (10)
- (8) DISTANCE OF 1000.35 FEET (11)
- (9) DISTANCE OF 1000.35 FEET (12)
- (10) DISTANCE OF 1000.35 FEET (13)
- (11) DISTANCE OF 1000.35 FEET (14)
- (12) DISTANCE OF 1000.35 FEET (15)
- (13) DISTANCE OF 1000.35 FEET (16)
- (14) DISTANCE OF 1000.35 FEET (17)
- (15) DISTANCE OF 1000.35 FEET (18)
- (16) DISTANCE OF 1000.35 FEET (19)
- (17) DISTANCE OF 1000.35 FEET (20)
- (18) DISTANCE OF 1000.35 FEET (21)
- (19) DISTANCE OF 1000.35 FEET (22)
- (20) DISTANCE OF 1000.35 FEET (23)
- (21) DISTANCE OF 1000.35 FEET (24)
- (22) DISTANCE OF 1000.35 FEET (25)
- (23) DISTANCE OF 1000.35 FEET (26)
- (24) DISTANCE OF 1000.35 FEET (27)
- (25) DISTANCE OF 1000.35 FEET (28)
- (26) DISTANCE OF 1000.35 FEET (29)
- (27) DISTANCE OF 1000.35 FEET (30)
- (28) DISTANCE OF 1000.35 FEET (31)
- (29) DISTANCE OF 1000.35 FEET (32)
- (30) DISTANCE OF 1000.35 FEET (33)
- (31) DISTANCE OF 1000.35 FEET (34)
- (32) DISTANCE OF 1000.35 FEET (35)
- (33) DISTANCE OF 1000.35 FEET (36)
- (34) DISTANCE OF 1000.35 FEET (37)
- (35) DISTANCE OF 1000.35 FEET (38)
- (36) DISTANCE OF 1000.35 FEET (39)
- (37) DISTANCE OF 1000.35 FEET (40)
- (38) DISTANCE OF 1000.35 FEET (41)
- (39) DISTANCE OF 1000.35 FEET (42)
- (40) DISTANCE OF 1000.35 FEET (43)
- (41) DISTANCE OF 1000.35 FEET (44)
- (42) DISTANCE OF 1000.35 FEET (45)
- (43) DISTANCE OF 1000.35 FEET (46)
- (44) DISTANCE OF 1000.35 FEET (47)
- (45) DISTANCE OF 1000.35 FEET (48)
- (46) DISTANCE OF 1000.35 FEET (49)
- (47) DISTANCE OF 1000.35 FEET (50)
- (48) DISTANCE OF 1000.35 FEET (51)
- (49) DISTANCE OF 1000.35 FEET (52)
- (50) DISTANCE OF 1000.35 FEET (53)
- (51) DISTANCE OF 1000.35 FEET (54)
- (52) DISTANCE OF 1000.35 FEET (55)
- (53) DISTANCE OF 1000.35 FEET (56)
- (54) DISTANCE OF 1000.35 FEET (57)
- (55) DISTANCE OF 1000.35 FEET (58)
- (56) DISTANCE OF 1000.35 FEET (59)
- (57) DISTANCE OF 1000.35 FEET (60)
- (58) DISTANCE OF 1000.35 FEET (61)
- (59) DISTANCE OF 1000.35 FEET (62)
- (60) DISTANCE OF 1000.35 FEET (63)
- (61) DISTANCE OF 1000.35 FEET (64)
- (62) DISTANCE OF 1000.35 FEET (65)
- (63) DISTANCE OF 1000.35 FEET (66)
- (64) DISTANCE OF 1000.35 FEET (67)
- (65) DISTANCE OF 1000.35 FEET (68)
- (66) DISTANCE OF 1000.35 FEET (69)
- (67) DISTANCE OF 1000.35 FEET (70)
- (68) DISTANCE OF 1000.35 FEET (71)
- (69) DISTANCE OF 1000.35 FEET (72)
- (70) DISTANCE OF 1000.35 FEET (73)
- (71) DISTANCE OF 1000.35 FEET (74)
- (72) DISTANCE OF 1000.35 FEET (75)
- (73) DISTANCE OF 1000.35 FEET (76)
- (74) DISTANCE OF 1000.35 FEET (77)
- (75) DISTANCE OF 1000.35 FEET (78)
- (76) DISTANCE OF 1000.35 FEET (79)
- (77) DISTANCE OF 1000.35 FEET (80)
- (78) DISTANCE OF 1000.35 FEET (81)
- (79) DISTANCE OF 1000.35 FEET (82)
- (80) DISTANCE OF 1000.35 FEET (83)
- (81) DISTANCE OF 1000.35 FEET (84)
- (82) DISTANCE OF 1000.35 FEET (85)
- (83) DISTANCE OF 1000.35 FEET (86)
- (84) DISTANCE OF 1000.35 FEET (87)
- (85) DISTANCE OF 1000.35 FEET (88)
- (86) DISTANCE OF 1000.35 FEET (89)
- (87) DISTANCE OF 1000.35 FEET (90)
- (88) DISTANCE OF 1000.35 FEET (91)
- (89) DISTANCE OF 1000.35 FEET (92)
- (90) DISTANCE OF 1000.35 FEET (93)
- (91) DISTANCE OF 1000.35 FEET (94)
- (92) DISTANCE OF 1000.35 FEET (95)
- (93) DISTANCE OF 1000.35 FEET (96)
- (94) DISTANCE OF 1000.35 FEET (97)
- (95) DISTANCE OF 1000.35 FEET (98)
- (96) DISTANCE OF 1000.35 FEET (99)
- (97) DISTANCE OF 1000.35 FEET (100)



MONUMENTS SET AT ANGLE POINTS AND POINTS ON LINE

LEGEND

- DENOTES FOUND POINT (AS NOTED)
- 41 DENOTES POINT SET W/ MAP NUMBER (ALUM/CAP STAMPED PER DETAIL) UNLESS OTHERWISE NOTED
- PC-A DENOTES POINT ON LINE SET W/ (ALUM/CAP STAMPED PER DETAIL)
- DENOTES FOUND U.S.S.L.D. MARKED STONE
- DENOTES FLOW LINE OF CREEK OR ARROYO
- DENOTES EXISTING ROADS OR DRIVEWAYS

NOTES

- 1) BASIS OF BEARINGS IS REFERENCED TO THE NEW MEXICO COORDINATE SYSTEM OF 1983 CENTRAL ZONE, AND TIED TO SANTA FE COUNTY CONTROL MONUMENT "SF-84" COORDINATES SHOWN ARE NEW MEXICO COORDINATE SYSTEM COORDINATE VALUES (U.S. FEET). 1983 CENTRAL ZONE, GRID FACTOR = 999615654, DELTA ALPHA = -00°15'33". ALL BEARINGS ARE GRID BEARINGS, DISTANCES ARE GROUND DISTANCES.
- 2) REFER TO MAP #45 OF THE SANTA FE COUNTY GENERAL PLAN APPROVED APRIL 28, 1980, SHOWING THE LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON DEC. 2, 1980 IN BOOK 410 PAGE 944.
- 3) APPARENT INDIVIDUAL BOUNDARY LINES AND ROADS SHOWN WERE PROVIDED TO RED MOUNTAIN ENGINEERS BY SANTA FE COUNTY IN ELECTRONIC FORMAT.
- 4) NO INDIVIDUAL BOUNDARY LINES WERE VERIFIED BY THIS PLATTING AND ANY APPARENT P.D.L. MONUMENTS SET NEAR FENCES MUST BE VERIFIED BY AN ACCURATE SURVEY OF THAT SPECIFIC PARCEL OF LAND.
- 5) IMPROVEMENTS SHOWN ARE CURRENT AS OF DATE OF SURVEY 11-15-01.

2155719

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY DIRECTION FROM A SURVEY PERFORMED IN THE FIELD, AND IS INTENDED TO ACCURATELY DEFINE THE EXISTING BOUNDARY OF THE LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT AS DEFINED IN THE SANTA FE COUNTY CODE, FOR NOTE NO. 2 HEREIN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO".

INDEXING INFORMATION FOR COUNTY CLERK			
SECTION	TOWNSHIP	RANGE	LOCATION
28, 31, 32 & 33	T.16N.	R.8E.	LA CIENEGA, S.F. COUNTY

Red

18507

490877

2155720



THIS SHEET FOR VISUAL REFERENCE TO EXISTING SURFACE FEATURES.
 PHOTO BASE MAP OBTAINED FROM SANTA FE COUNTY G.I.S.
 1992 AERIAL PHOTOGRAPHY

