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2 **SANTA FE COUNTY**
3 **Ordinance No. 2003-02**
4

2341424

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6 **An Ordinance Amending Ordinance 1996-10, the Santa Fe County Land**
7 **Development Code, Article V, Section 5.2 Master Plan Procedures**
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11 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
12 **SANTA FE COUNTY THAT THE SANTA FE COUNTY LAND DEVELOPMENT**
13 **CODE IS HEREBY AMENDED AS FOLLOWS:**
14

15 SECTION 5.2.1.c: The master plan submittal will consist of both plans and written
16 reports which will include the information required in 5.2.2 below. A typical
17 submittal would include a vicinity map, a plan showing existing site data, a
18 conceptual environmental plan with written documentation, a master plan map, a
19 master plan report, a schematic utilities plan, including water and liquid waste, and
20 the phasing schedule. Maps and reports may be combined or expanded upon at the
21 discretion of the applicant to fit the particular development proposal as long as the
22 relevant information is included.
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24 **SECTION 5.2.2.g: Master Plan report which includes the following:**
25

- 26 1) A general description of the project, existing development of
27 the parcel, location, adjacent properties, acreage, lot coverage,
28 access, traffic impacts, terrain management, soils, landscaping,
29 outside lighting, parking, signage, solid waste, archaeological
30 sites, fire protection measures, and any proposed water
31 harvesting techniques;
32
33 8) A preliminary water supply plan and liquid waste disposal plan.
34 This analysis will identify one or more sources of water to
35 supply the proposed development, i.e. County or other utility,
36 wells, water rights transfers, point of diversion, etc. The
37 analysis will also include estimated water budget (demand) by
38 phase, total demand at full build-out, including commercial
39 uses, if applicable, and a water conservation plan.
40

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43 The liquid waste disposal plan will identify one or more
44 methods of addressing liquid waste, i.e. individual septic
45 systems, community treatment system, utilization of county or

1 other municipal wastewater system, constructed wetlands, etc.
2 The plan will also address estimated discharge (annual) by
3 phase, and total discharge at full build-out, including
4 commercial uses, if applicable.
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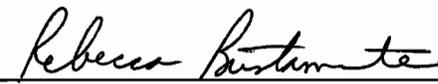
- 6 9) In addition to the requirements listed above, for all non-
7 residential developments proposing to use more than 1.0 acre
8 ft. of water per year, and all Type I, II, and IV subdivisions, the
9 applicant must submit a water supply plan and water permits as
10 required by Article VII, Section 6 of the Code for the first
11 sustainable phase of development.
12

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14 **SECTION 5.2.4: Master Plan Approval**

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16 c. Master Plan approval does not confer a vested development right to the
17 applicant or future assignee, given that said approval is solely predicated on a
18 preliminary determination with respect to viability and conceptual integrity.
19

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21 **PASSED, APPROVED, and ADOPTED** this 11 day of Feb., 2003, by the
22 Santa Fe County Board of County Commissioners.
23

24 
25 _____
26 JACK SULLIVAN, CHAIRMAN
27

28
29
30 ATTEST: 
31 _____
32 REBECCA BUSTAMANTE
33 SANTA FE COUNTY CLERK
34

35 APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

36 
37 _____
38
39 COUNTY ATTORNEY
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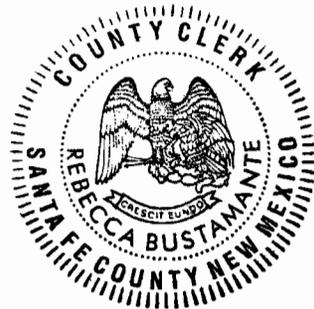
CERTIFICATE OF FILING

I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated as Ordinance No. 2003 - 02, was filed in my office on the 17 day of Feb, 2003, in book Number 2341 at Page 424-427

SANTA FE COUNTY CLERK

Rebecca Bustamante

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1249.449
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED
FOR RECORD ON THE 17 DAY OF FEB AD
20 03 AT 1:09 O'CLOCK P M
AND WAS DULY RECORDED IN BOOK 2341
PAGE 424-427 OF THE RECORDS OF
SANTA FE COUNTY

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

THE SANTA FE
NEW MEXICAN

Founded 1849

SANTA FE COUNTY LAND USE
P.O. BOX 276
SANTA FE, NM 87504-0276
ATTN MARTY

AD NUMBER: 295329 ACCOUNT: 73450
LEGAL NO: 72624 P.O.#: 300075
80 LINES 3 time(s) at \$ 91.37
AFFIDAVITS: 5.25
TAX: 6.04
TOTAL: 102.66

JAN 2003

2341427

AFFIDAVIT OF PUBLICATION

**SANTA FE COUNTY
BOARD OF
COMMISSIONERS
PUBLIC NOTICE**

Notice is hereby given that public hearings will be held before the Board of County Commissioners on the 10th day of December 2002, at 5 p.m., and the 14th day of January 2003, at 5 p.m. In the County Commission Chambers of the Santa Fe County Courthouse corner of Grant and Palace Avenues, Santa Fe, New Mexico to consider An Ordinance Amending Ordinance 1996-10, the Santa Fe County Land Development Code, Article V, Section 5.2 Master Plan Procedures to require the submission of a preliminary water and liquid waste disposal plan with master plan applications. Also, the amendment will include additional language that clarifies that a master plan approval does not confer a vested development right.

All interested parties will be heard at the Public Hearings prior to the Commission taking action. All comments, questions and objections to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing.

Legal #72624
Pub. December 30, 2002; January 7, 2003

STATE OF NEW MEXICO
COUNTY OF SANTA FE

I, K. Voornhees 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 #72624 a copy of which is hereto attached was published in said newspaper 3 day(s) between 12/30/2002 and 01/07/2003 and that the notice was published in the newspaper proper and not in any supplement; the first publication being on the 30 day of December, 2002 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

/s/ K. Voornhees
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this
7 day of January A.D., 2003

Notary Laura E. Harding

Commission Expires 11/23/03

PO # 300075
101-0505414-7037
Robert Bryant
RA
1/15/03

PAID