

2 **SANTA FE COUNTY**

3 *Ordinance No. 2000 - 12*

1846016

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6 ***AN ORDINANCE CREATING A NEW ARTICLE XV OF THE SANTA FE COUNTY LAND DEVELOPMENT***  
7 ***CODE (ORDINANCE 1996-10) AS AMENDED TO PROVIDE FOR LAND USE AND ZONING***  
8 ***REGULATIONS FOR THE COMMUNITY COLLEGE DISTRICT***  
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10 ***BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SANTA FE***  
11 ***THAT THE SANTA FE COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED AS FOLLOWS:***

12 **ARTICLE XV COMMUNITY COLLEGE DISTRICT LAND USE AND ZONING REGULATIONS**

13 **SECTION 1 REFERENCES, PURPOSE AND DEFINITIONS**

14 A. This BCC Ordinance 2000 - 12, as amended from time to time, may be cited as the  
15 "Community College District Ordinance" or the "CCDO." A reference in this Ordinance  
16 to the "Community College District Plan," the "CCD Plan," or the "Plan" means and  
17 refers to the Community College District Plan, which amends the Santa Fe County  
18 Growth Management Plan. A reference in this Ordinance to the "Community College  
19 District," the "CCD" or the "District" means and refers to the Community College  
20 District established by the Community College District Plan and this Ordinance.

21 B. Article XV is adopted to implement the vision, goals and principles of the CCD Plan.  
22 This Ordinance is adopted with the intent and effect of promoting and allowing "mixed-  
23 use" developments.

24 C. Article XV shall govern and control all development within the CCD. Any contradiction,  
25 inconsistency or ambiguity between the requirements of this Article XV and any other  
26 provision of the Land Development Code shall be governed and controlled by the  
27 requirements of this Article XV. If not specifically covered in Article XV, the provisions  
28 of the Land Development Code shall apply.

29 **D. Definitions:**

30 1. Distribution Facility means and refers to an establishment engaged in the receipt,

1 storage, and distribution of goods, products, cargo and materials.

2 2. Floor Area Ratio (FAR) means the ratio of the building floor area to the land area  
3 within New Community Centers, Neighborhood Centers, Employment Center  
4 Zones or Institutional Campus Zones, exclusive of central plaza, public parks, and  
5 street rights-of-way.

6 3. Indoor Recreational Center means indoor recreational uses and structures  
7 including but not limited to game rooms, bowling alleys, pool rooms, or skating  
8 rinks.

9 4. Mixed-use means and refers to a land use pattern which provides for the  
10 integration of appropriate residential and non-residential uses.

11 5. Outdoor Market means an occasional or periodic market held in an open area or  
12 structure where groups of individual sellers offer goods for sale to the public.

13 6. Personal Services means establishments primarily engaged in providing services  
14 involving the care of a person or his or her personal goods or apparel. They  
15 include but are not limited to uses such as barbershops, beauty shops, dry  
16 cleaning, shoe repair shops, tanning salons, linen supply, diaper service, funeral  
17 services and domestic services.

18 7. Transportation Center means facilities including but not limited to bus, taxi,  
19 charter bus, and railroad stations or depots; maintenance facilities for these types  
20 of transit may be located at the Center or an alternate site.

21 8. Light Industry means enterprises engaged in the processing, manufacturing,  
22 compounding, assembly, packaging, treatment or fabrication of materials and  
23 products from processed or previously manufactured materials and may include  
24 retail sales on site of such products. Such uses are capable of operating in a  
25 manner to control the external effects of the manufacturing process.

26 9. Retail Center means a building or buildings planned and managed as a total entity  
27 with a total floor area of 30,000 square feet or larger with at least 80% of the floor  
28 area dedicated to combined individual retail sales uses.

**SECTION 2                      ADOPTION OF LAND SYSTEMS MAP, LAND USE ZONING MAP AND  
CIRCULATION MAP**

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- A. The Community College District Land Systems Map, the Community College District Land Use Zoning Map, and the Community College District Circulation Map attached to this Ordinance are hereby adopted and incorporated into the Land Development Code. The zoning districts depicted and shown on above referenced maps are hereby created, established and adopted.
- B. The road and trail network shown on the Community College District Circulation Map shall be used as a guide for the establishment of the road and trail alignments and transit corridors in the CCD.

**SECTION 3                      CCD ZONES**

- A. The following zones districts are hereby created in the CCD:
  - 1. Village Zones (New Community Centers, Neighborhood Centers and Neighborhoods may be established within the Village Zones);
  - 2. Fringe Zones;
  - 3. Institutional Campus Zones;
  - 4. Employment Center Zones;
  - 5. Rural Zones; and
  - 6. Existing Neighborhood Zones.
- B. A description of the above zones and the land use and zoning regulations in the CCD are set forth in the Zoning Matrix, Exhibit 1, which is hereby adopted and incorporated into the Land Development Code. The location of the zones is based on the landscape types shown on the Land Systems Map and a description of the purpose of each is set forth in the Santa Fe Community College District Plan.
- C. Zone Boundary Definition  
The zone boundaries in the Community College District have been established on the Land Use Zoning Map. Those zone boundaries shall be refined during the Master Plan, Preliminary Development Plan and Final Development Plan approval process. The exact location of the boundaries shall be described by metes and bounds, indicated on a digital aerial photograph; a boundary survey is not required.

**SECTION 4                      REVIEW PROCEDURES AND SUBMITTALS**

All development within this Community College District is required to submit a Master Plan,

1 Preliminary Development Plan and Final Development Plan. In addition, the requirements of the  
2 applicable Subdivision Regulations shall apply. Specific review process requirements are as  
3 follows:

4 A. Administrative Procedures and Submittals

5 1. Procedures

6 Article II, Section 2.3 shall apply.

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7 2. Submittals

8 The design standards set forth in Article XV shall apply. In addition, the  
9 applicant shall submit the following:

- 10 a) Proof of ownership and legal lot of record;
- 11 b) Vicinity Map: A vicinity map drawn at a scale of not more than one inch  
12 equals two thousand feet (1"=2000') showing contours at twenty foot  
13 (20') intervals showing the relationship of the lot, tract or parcel to its  
14 general surroundings, and the location of all existing drainage channels,  
15 water courses and water bodies within one mile of the development site.
- 16 c) Existing Site Data: A description of existing conditions on or adjacent to  
17 the lot, tract or parcel, including proof that the parcel is a legal lot of  
18 record. Maps shall be at a scale of one inch (1") to one hundred feet  
19 (100') or larger and shall include the following:
- 20 i. Boundary lines, bearings and distances; The error or closure shall  
21 be of a third order survey, and no discrepancy between computed  
22 and measured distances shall exceed one (1) part in one thousand  
23 two hundred eighty (1,280) parts;
- 24 ii. Easements: Location, width and purposes;
- 25 iii. Streets on and immediately adjacent to the tract, name and right-  
26 of-way width;
- 27 iv. Utilities on and immediately adjacent to the tract;
- 28 v. Owners of record of unplatted land and existing subdivision plats  
29 by name and recordation, shall be shown for property within one  
30 thousand feet (1,000') of that tract; and
- 31 vi. Title and certificates: Present tract designations according to  
32 official records in the County Clerk's Office, title under which the

1 proposed development is to be recorded with name and address of  
2 owner, notation stating acreage, scale, true and magnetic north  
3 arrow, U.S.G.S. datum and benchmarks, if any, certification of the  
4 engineer or land surveyor licensed in accordance with the laws of  
5 the State of New Mexico who prepared the plat.

6 d) Site Plan

7 The site plan consisting of a map and other drawings or documents drawn  
8 to a scale of one inch (1") to one hundred feet (100'), or larger, shall show  
9 the following:

- 10 i. Proposed arrangement of buildings; 1846020  
11 ii. Proposed parking and loading facilities;  
12 iii. Proposed access to the site and internal vehicular and pedestrian  
13 circulation;  
14 iv. Existing and proposed landscaping;  
15 v. Proposed location and type of fences, walls, and signs;  
16 vi. Drainage and grading plan indicating existing and proposed  
17 contours; soils and flood plain areas;  
18 vii. A lighting plan;  
19 viii. Proposed architectural treatment; and  
20 ix. All existing and proposed utility easements and improvements.

- 21 e) A land system map derived from a slope analysis map that defines the  
22 boundaries of the Landscape Types, at a scale of 1" = 100" or at a scale as  
23 determined by the Code Administrator, prepared, signed and sealed by a  
24 registered New Mexico Professional Engineer, a New Mexico licensed  
25 surveyor, architect, landscape architect, or other qualified person as  
26 determined by the Code Administrator, which is based upon contour  
27 intervals no greater than five feet (5').

28 B. Master Plan

29 1. Procedures

30 The eligible, special and prohibited uses for each zone within the CCD are set  
31 forth in the Land Use Table, Exhibit 2, which is hereby adopted and incorporated  
32 into the Land Development Code. All uses, including eligible and special uses

1 shall comply with all applicable design standards.

- 2 a) Master Plans will require public hearings as set forth in the Land **1846021**  
3 Development Code, Article V, Section 5.2.
- 4 b) All lands within the Community College District are zoned for the uses  
5 allowed in the Land Use Table. The purpose of the Master Plan is to  
6 establish the extent and scope of the project including, without limitation,  
7 the uses for the project, the site specific information to determine the  
8 relationship between the landscape types, the zones and the project, and  
9 the relationship of its phases and multiple components with the adjacent  
10 environment and with its overall needs for services and infrastructure.

11 2. Submittals

12 Article V, Section 5.2.2 and the Design Standards set forth in this Article XV  
13 shall apply to all submittals. In addition, the following submittals are required:

- 14 a) The minimum area which must be included within a master plan shall be  
15 an entire Village Zone, Employment Center Zone or Institutional Campus  
16 Zone, or that portion of such zone owned by the applicant. If an applicant  
17 does not own adequate land to include a New Community Center or a  
18 Neighborhood Center or if the submittal does not include a Center, then  
19 the submittal must provide a map of the area that shows the Master Plan's  
20 relationship to an existing or future Center. The submittal shall also show  
21 the road, walking and open space connections that will ultimately connect  
22 to the Center. The applicant shall be required to address off-site  
23 infrastructure improvements necessary to support the development being  
24 proposed.
- 25 b) The Master Plan shall:
- 26 i. Define the boundaries of the landscape types and the resulting  
27 configuration of Village, Employment Center, Institutional  
28 Campus, and Fringe Zones and Open Space;
- 29 ii. Calculate the zoning allowances and requirements including the  
30 minimum and maximum number of residential units, the minimum  
31 and maximum range of commercial square footage, FAR and the  
32 open space and park requirements;

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- iii. Establish categories of land uses with sufficient specificity to allow for an analysis of the traffic and other impacts of the proposed uses, within each category;
  - iv. Identify the location and general configuration of New Community Centers, Neighborhood Centers, Neighborhoods, Employment Center Zones and Institutional Campus Zones that are included in the Master Plan area. A digitized aerial photograph containing metes and bounds description may be used to establish zone locations;
  - v. Identify the proposed categories of land uses to be developed to demonstrate the mixed-use nature of the development;
  - vi. Establish the general road layout and classification of road segments as living-priority, mixed-priority and traffic-priority roads;
  - vii. Establish the general trail network and classification as district, village, local or any separate equestrian trails;
  - viii. Establish a phasing schedule which details the timing for the proposed development which shall include a general description of each phase of the development, with projected sales and buildout; an explanation of how each development phase promotes the mixed-use intent of this Article XV; a description of the phased development of the on-site infrastructure and the manner in which it is coordinated with development of needed off-site infrastructure to ensure that the standards of the zones and densities of the development required by this Article XV are achieved;
  - ix. In an Employment Center Zone, an applicant may propose a phase which is not mixed use if
    - 1) the phase following the non-mixed use is a mixed use phase, and
    - 2) the proposed use is for a major employer, is not retail, creates a significant number of new jobs and all infrastructure is adequate; and

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3) the Board finds, in their discretion, that (a) the proposed non-mixed use phase bear a sufficient connection to the approved, proposed or built residential uses in the same Zone or any adjacent or contiguous Zone such that the overall mixed use intention of this Ordinance will be achieved; and (b) the uses in the non-mixed use phase promote and advance the County regional goals for employment and economic development and are compatible and appropriate with principles of the CCD and meet the requirements of the Land Use Table.

- x. Include a land systems map that defines the boundaries of the Landscape Types, as described on the Zoning Matrix and the Land Systems Map, with the following slope ranges identified: 0-5%, 5-10%, 10-15%, and 15% and over;
  - xi. Establish preliminary restrictive covenants proposed for the development. Restrictive covenants shall comply with and support the intents and purpose of this Article XV and the approved Santa Fe Community College District Plan;
  - xii. Provide a school impact report. The Community College District Land Use Zoning Map designates proposed school sites, including elementary schools, middle schools and high schools. The designations on the CCD Land Use Zoning Map are advisory and not mandatory, and are indications of the estimate of the number and type of public sites which will be needed. The report shall assess the need and specific plans for location of school sites;
  - xiii. Provide an Affordable Housing Plan; and
  - xiv. Provide a grading and drainage plan that demonstrates compliance with Article XV, Section 6.D, Terrain Management.
- c) Master Plans for development in Fringe Zones will include site specific grading, drainage and vegetation protection plans and standards to demonstrate the techniques to be utilized to blend development into Fringe Zones.

- 1 d) To the extent required by this Ordinance, applicants who have received  
 2 Master Plan approval prior to the adoption of the Community College  
 3 District Ordinance, shall show the location of open space, required parks,  
 4 plazas and trails on subsequent development plans and subdivision plats.

5 3. Criteria for Approval

6 The criteria for approval of master plan applications in the CCD are as follows:

- 7 a) Conformance to the Santa Fe County Growth Management Plan as  
 8 amended by the Community College District Plan;
- 9 b) Viability of the proposed phases of the project to function as completed  
 10 developments in the case that subsequent phases of the project are not  
 11 approved or completed;
- 12 c) Conformance to the CCDO and other applicable law and ordinances in  
 13 effect at the time of consideration, including required improvements,  
 14 proposed roads and trails, community facilities, design and or construction  
 15 standards, and open space standards; and
- 16 d) Impacts to schools, adjacent lands or the County in general.

17 4. Master Plan Denial

18 If a master plan is denied, the applicant shall be apprised of the reasons for denial.

19 C. Preliminary Development Plan

20 1. Procedures

21 Article V, Section 7.1.3 shall apply.

22 2. Submittals

23 Article V, Section 7.1 and the Design Standards as set forth in this Article XV  
 24 shall apply to all submittals. In addition, the following submittals are required:

- 25 a) A Stormwater Management Plan which demonstrates the standards set  
 26 forth in Article VII, Section 1 and 3, and Article XV;
- 27 b) A trail construction and maintenance plan; and
- 28 c) A survey prepared by a licensed New Mexico surveyor which, at a  
 29 minimum, provides a metes and bounds description of the development,  
 30 including zone and landscape type boundaries.

31 3. Criteria for Approval

32 The criteria for approval of Preliminary Plan applications are as follows:

- a) The development has sufficient water availability to sustain the phase of the project for which the application is made;
- b) The necessary infrastructure including roads and utilities are designed for viability of the phase of the project for which the application is made; and
- c) All standards set forth in the CCDO have been met.

D. Final Development Plans

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1. Procedures

Article V, Section 7.2.2 shall apply. Special Uses (see Exhibit 2, Land Use Table) shall be subject to review and recommendation by the CDRC and review and approval by the BCC at public hearings.

2. Submittals

All submittals required in Article V, Section 7.2.1 shall apply.

3. Criteria for Approval

- a) The criteria for approval of final plan applications are as follows:
  - i. All conditions of Preliminary approval have been met;
  - ii. Financial guarantees have been provided;
  - iii. All preliminary reports are made final and are in compliance with conditions of approval, staff recommendations and all applicable County Standards; and
  - iv. All other submittal requirements have been met and approved.
- b) In approving a Special Use the BCC shall consider the following:
  - i. Whether the proposed use is appropriate in the specific location;
  - ii. Environmental impacts including, without limitation, noise, lighting, traffic and visibility effects generated as a result of the development are mitigated so that its effects on the adjoining properties are minimized; and
  - iii. The intent and principals of the CCD Plan are implemented by the approval of the proposed use at the proposed location.

**SECTION 5 LAND USE AND ZONING REGULATIONS**

A. Eligible, Special and Prohibited Uses

The eligible, special and prohibited uses for each zoning district or development type within the CCD are set forth in the Land Use Table. The Land Use Table shall be

1 reviewed by the Board no later than nine months from the effective date of this  
2 Ordinance.

3 1. Eligible Uses

4 Eligible uses may be proposed anywhere within a zone in which they are allowed  
5 pursuant to the Land Use Table.

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6 2. Special Uses

7 a) Special Uses require a more detailed study prior to approval. The Code  
8 Administrator may require additional submittals in order to evaluate the  
9 potential effects of the development.

10 b) In approving a special use, the Board shall consider the following:

11 i. The proposed use is appropriate and compatible in the specific  
12 location. Environmental impacts including, without limitation,  
13 noise, lighting, traffic and visibility effects generated as a result of  
14 the development are mitigated so that the effects on the adjoining  
15 properties are minimized; and

16 ii. The intent and principles of the Santa Fe Community College  
17 District Plan are implemented by the approval of the proposed use  
18 at the proposed location.

19 c) In approving a Special Use the Board shall find in its discretion, that the  
20 proposed Special Use fulfills the concerns and criteria set forth in b) i and ii  
21 above.

22 4. Notwithstanding any other provision of this Ordinance, a landowner may develop  
23 land for residential uses on the basis of one dwelling unit for 160 acres of land on  
24 domestic wells and septic tanks.

25 5. Prohibited Uses

26 Prohibited Uses are not allowed anywhere in the CCD.

27 6. Uses Not Listed.

28 When a proposed use is not listed by this Ordinance, it shall be evaluated by the  
29 Code Administrator pursuant to Article III, 4.3.4 of the County Land  
30 Development Code.

31 **SECTION 6 DESIGN AND DEVELOPMENT STANDARDS**

32 A. Design and development standards are set forth in this Article XV, Section 6 and in the

Zoning Matrix.

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B. Water and Liquid Waste Disposal Requirements

1. Except as noted in paragraph B.2., below, Community water and community sewer systems are required for all developments in the CCD except for Existing Neighborhood Zones and Rural Zones. However, if the property line of a development within a Rural Zone is within 200 feet of an existing community water system and/or community sewer system and such service is available, the development shall hook up to the community system(s) provided that easements are available for the connection and the terrain is suitable for the connection.
2. If a community water supply service and/or community sewer supply service is not available within 200 feet of the property boundary, schools and other public buildings may be developed utilizing private water supply wells and/or private wastewater treatment systems. Provided, however, that any such private water supply wells shall demonstrate water availability pursuant to Article VII Section 6 and any such private wastewater treatment systems shall conform to the requirements of Article VII, Section 2.  
Notwithstanding the foregoing, within one (1) year of community water and/or sewer service becoming available within 200 feet of the property boundary, the facility shall connect to the community system(s) and decommission the private system(s) and cap any on-site water wells. Such decommissioning and capping shall conform to NMED and NMOSE regulations and guidelines.
3. Except as identified in the preceding two paragraphs, the requirements for community water and community sewer systems set forth in the County Land Development Code Article VII, Section 2 and Article VII, Section 6, respectively, shall apply for all developments within the CCD.
4. Developers are encouraged to develop technically proven alternative sustainable approaches that are consistent with District principles of water use efficiency and treated effluent reuse and recharge. The Code Administrator shall be authorized to develop criteria that will permit a reduced per dwelling unit water use requirement, and for determining the efficacy of alternative liquid waste systems and their integration with the District water management plan.

1 C. Parking Requirements

- 2 1. Unless otherwise approved in accordance with Subsection C.3 below, the  
3 minimum parking for all non-residential uses shall be 1 space for every 250  
4 square feet of building, exclusive of storage.
- 5 2. Unless otherwise approved in accordance with Subsection C.3 below, the  
6 minimum parking for residential uses shall be as follows:
- 7 a) For each detached dwelling unit, there shall be at least two off-street  
8 spaces; and
- 9 b) For each attached dwelling unit, there shall be provided one assigned and  
10 1/4 unassigned off-street spaces.
- 11 3. To reduce the amount of land dedicated to parking lots, an applicant may propose  
12 a parking budget using shared parking, differential time use, one-stop multiple  
13 use, and on-street parking. Diagonal on street parking may also be approved  
14 consistent with pedestrian safety. The Code Administrator shall have the authority  
15 to approve such a parking budget with different parking requirements than are set  
16 forth above, after determining that adequate parking is provided for the proposed  
17 uses. The uses upon which the parking budget is approved shall not be changed  
18 without Code Administrator's approval.
- 19 4. Each parking space shall be at least 9 feet wide by 19 feet long.

20 D. Terrain Management

- 21 1. The provisions set forth in Article VII, Sections 1 and 3 shall apply. In addition,  
22 it is the intent of the CCD to provide opportunities for water harvesting, recharge,  
23 recycling and reuse of runoff and wastewater flows.
- 24 2. Terrain Management Standards: In addition to the requirements set forth in  
25 Article VII, Section 3, the following standards are applicable to all development  
26 in the CCD:
- 27 a) Approved silt control measures shall be in place prior to the start of  
28 construction;
- 29 b) Grading shall be kept to within fifteen (15) feet of development except as  
30 approved on the development plan;
- 31 c) Areas disturbed by construction shall be revegetated within one year of  
32 completion of construction; and

1 d) Temporary silt control measures erected during construction shall remain  
2 until landscaping and revegetation is in place.

3 3. Stormwater Management: In addition to the requirements set forth in Article XI,  
4 Section 3, the following post development standards are applicable to all  
5 development in the CCD:

6 a) Stormwater conveyance systems shall use methods that maximize  
7 infiltration and do not erode soil. The maximum flow rate from the  
8 developed area shall not exceed the historic pre-development flow rates.  
9 Conveyance systems that meet this requirement include, without  
10 limitation, shallow-sloped, gravel filled trenches and grass swales with in-  
11 line check dams, or other such systems as may be determined by the Code  
12 Administrator for the flow rate being managed. Retention and detention  
13 ponds or other proposed drainage structures shall be located down stream  
14 from the stormwater source to allow for positive drainage and erosion  
15 control;

16 b) The entire length of the stormwater management system (including  
17 conveyance and detention) shall be used for infiltration;

18 c) Stormwater control devices shall be located as close to the stormwater  
19 source as possible, except where impractical due to lot size and density.  
20 Control devices should include, without limitation, stormwater harvesting  
21 and irrigation to limit stormwater velocity and volume;

22 d) Stormwater control devices shall be designed to detain stormwater to  
23 maximize infiltration while accommodating a possible stormwater event  
24 the next day. Such design shall make allowance for the accumulation of  
25 silt;

26 e) Drop inlets, catch basins, and piped systems shall be avoided when  
27 practical. Where used, such facilities shall have down stream stilling  
28 basins or energy dissipaters to slow stormwater velocity and minimize  
29 erosion;

30 f) National Pollution Discharge Elimination System permit shall be provided  
31 if applicable; and

32 g) Retention/detention ponds or other proposed drainage structures are to be

1 located downstream of the stormwater source for positive drainage and  
2 erosion control.

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3 E. Road Circulation, Design And Construction Standards

- 4 1. The Road Standards set forth in this Subsection E shall apply.
- 5 2. If the Code Administrator determines that a fair and substantial showing is made  
6 that a proposed development will increase the burden on existing inadequate  
7 public roadways or generate traffic which will exceed the capacity of an existing  
8 or proposed public roadway, the developer shall make such improvements or  
9 contribute a fair share of improvements required to increase the capacity of the  
10 public roadway to the acceptable level of service. The required traffic analysis  
11 report shall address all proposed improvements necessary.

12 3. Road Circulation and Design Standards

13 The following standards are applicable to all development in the CCD:

- 14 a) Roadway circulation within the Community College District shall provide  
15 a network of roads that will integrate automobile traffic, pedestrian and  
16 other modes of transportation in a safe and controlled manner. Road  
17 networks shall be designed in such a way as to discourage high speed  
18 traffic;
- 19 b) Within each development, roadway circulation shall be interconnected as  
20 shown on the Circulation Map. The developer shall be required to  
21 construct any portion of the roadway necessary to maintain connectivity  
22 throughout the CCD;
- 23 c) No-outlet roadways shall be used only to preserve open space contiguity  
24 or in cases that terrain does not allow connectivity. No-outlet roadways  
25 shall not exceed three hundred feet (300') in length and shall have a  
26 minimum fifty foot (50') turn around;
- 27 d) Roadways shall be laid out to intersect as nearly as possible at right  
28 angles;
- 29 e) Roadway networks shall be laid out to have the minimum number of  
30 intersections with state highways, arterials and traffic priority roads,  
31 consistent with sound engineering practice and the access needs for  
32 emergency and service vehicles;

- 1 f) When two roadway categories intersect, the intersection design shall be  
2 for the largest road category and shall be consistent with pedestrian safety;
- 3 g) Intersections and driveways shall be designed to meet the most current  
4 AASHTO standards (American Association of State Highway  
5 Transportation Officials, *Policy on Geometric Design of Highways and*  
6 *Streets*, latest edition) for sight distance. Clear sight triangles required by  
7 AASHTO shall be maintained;
- 8 h) Minimum distance required between driveways or road intersections are  
9 as follows:
- 10 Living Priority - No less than seventy five feet (75')
- 11 Mixed Priority - No less than one hundred twenty five feet (125')
- 12 Traffic Priority - No less than two hundred feet (200'); and
- 13 i) The design standards for each class of roadway are the minimum  
14 standards. Increased pavement thickness, subgrade or base material,  
15 turning lanes, extra width at medians or other improvements may be  
16 necessary where projected traffic loads, type of traffic (trucks or heavy  
17 equipment, etc.) or soil conditions require a higher standard pursuant to  
18 AASHTO standards and the Manual on Uniform Traffic Control Devices  
19 (MUTCD); and
- 20 j) When reviewing road designs and circulation plans, the Code  
21 Administrator shall consider whether the development's proposed  
22 circulation plan provides adequate overall capacity to meet the intent of  
23 the Community College District Plan. Design details shall comply with the  
24 Institute of Traffic Engineer's *Traditional Neighborhood Development:*  
25 *Street Design Guidelines* for living priority and mixed priority roads and  
26 AASHTO or the Institute of Traffic Engineer's (ITE) *Guidelines for*  
27 *Major Urban Street Design* for traffic priority roads. Modification to these  
28 standards may be considered and approved administratively by the Code  
29 Administrator if sound technical evidence demonstrating effective  
30 alternatives is provided. Such evidence shall include but is not limited to  
31 engineering designs, drawings, studies and/or specifications.

32 4. Road Classifications

1 Roadways within the Community College District are classified in a hierarchy by  
2 function and are designed to accommodate the traffic integration and purpose for  
3 which the roadway is intended.

- 4 a) Living Priority Roads are slow-speed roads that will comprise the majority  
5 of roads in the Community College District, even when high traffic  
6 volumes are present. The design priority is for the non-motorist. These  
7 roads have low design speeds, tight curb radii and narrow travel lanes to  
8 slow traffic speeds. Living priority roads vary greatly in character and are  
9 similar to or match "traditional neighborhood" engineering designs as  
10 defined by the Institute of Traffic Engineers. Living priority roads are  
11 found in New Community Centers, Neighborhood Centers,  
12 Neighborhoods, Existing Neighborhoods and Fringe, Institutional  
13 Campus, Employment Center, and Rural Zones;
- 14 b) Mixed Priority Roads are moderate-speed roads that serve as transition  
15 areas between living priority and traffic priority roads, and as internal  
16 links from one area to another within each Village Zone. Design for mixed  
17 priority roads shall consider the safety and efficiency of non-motorists and  
18 motorists equally. These roads are usually found in Village Separators, but  
19 may be used in portions of Employment Center, Institutional Campus, and  
20 Rural Zones to transition between density clusters. Since mixed priority  
21 roads are used as transitions, their length does not generally exceed 2,500  
22 feet; and
- 23 c) Traffic Priority Roads are higher speed, long-distance through roads primarily  
24 for efficient movement of motorists, but non-motorists shall also be safely  
25 accommodated. Traffic priority roads link Village Zones and external regional  
26 roadways such as State Highway 14. Buildings do not generally front on  
27 traffic priority roads. These roads are usually found in Open Space Zones and  
28 Village Separators.

29 Note that the various portions of a given road may be more than one type, in order  
30 to respond to the surrounding development, topographic and land use context.

## 31 5. Construction Standards

32 Any and all road construction shall conform to and comply with AASHTO

standards, ITE guidelines, New Mexico State Highway and Transportation Department specifications and all applicable National codes. Construction standards shall be according to sound engineering practice as follows:

- a) Vertical and horizontal curves and the super-elevation of the horizontal curves shall conform to the requirements set forth in the AASHTO Standards;
- b) Vertical grade percentages shall not exceed eight percent (8%) for any roadway type. In order to minimize cuts and fills and the cutting of trees on steep and mountainous terrain which can lead to erosion problems and visual scars, the Code Administrator may allow a maximum driveway grade of fifteen percent (15%) with consideration for emergency access and maintenance and consistent with sound engineering practices for difficult terrain;
- c) Grades at the approach of intersections shall not exceed five percent (5%) for one hundred lineal feet (100') from the radius return of the intersection, excluding vertical curve distance;
- d) No horizontal road grade shall be less than one percent (1%); and
- e) Soil classification and subgrade conditions shall determine the base course thickness required. A minimum of six inches (6") of base course shall be required in all cases and more than six inches (6") may be required if soil conditions so indicate. Base course shall be compacted to no less than ninety five percent (95%) of maximum density, according to methods specified by the AASHTO, T-180 modified moisture density test;
- f) Base course and sub-base aggregate shall meet the gradation requirements specified in Table 304, Class I, II or III, NMSHTD "Standard Specifications for Road and Bridge Construction";
- g) All mixed priority and traffic priority roads shall be paved. All living priority roads, except lanes, closes and alleys shall be paved. Lanes, closes and alleys shall be, at a minimum, base course. All roadways that require asphalt paving shall be paved to minimum of four inches (4") in depth;

1 surface for water runoff;

- 2 i) Adequate provisions for drainage shall be installed at all waterway  
3 crossings. Culverts shall also be sized to accommodate a twenty-five year  
4 (25 yr.) storm, with provisions to safely pass a one hundred year (100 yr.)  
5 storm. Culverts shall also be of sufficient gauge or thickness and length,  
6 and placed appropriately deep to withstand projected traffic loading and  
7 storm runoff. Where necessary to accommodate roadside drainage,  
8 driveways entering roads shall have eighteen inch (18") minimum  
9 diameter culverts installed so as not to impede flowing water. Driveways  
10 shall also be designed and constructed so as to prevent flowing water  
11 from entering onto or crossing the roadway;
- 12 j) Adequate road drainage shall be provided as shown in this Subsection E.  
13 Notwithstanding other requirements of this Section, the Code  
14 Administrator may require curb and gutter whenever that is the best  
15 option for drainage control or to protect the safety of pedestrians and  
16 traffic;
- 17 k) Pedestrian sidewalks are required as shown in Subsection 7, Road  
18 Sections. All sidewalks shall conform to the Americans With Disabilities  
19 Act (ADA) Compliance Guide. Notwithstanding other requirements of  
20 this Section, the Code Administrator may require sidewalks wherever  
21 needed to protect the safety of pedestrians due to the particular  
22 characteristics or location of the site. Sidewalks shall be constructed of  
23 four inch (4") thick concrete. Other hard surface materials may be used if  
24 evidence is shown that the design is coordinated with streetscape and  
25 project design. Sidewalks shall not be located on the roadway surface or  
26 in a storm drainage;
- 27 l) All wet utilities shall be located under the roadway surface. All dry  
28 utilities shall be located in the prescribed utility easement or right-of-way,  
29 in a shared trench;
- 30 m) Pavement striping is required as shown in Subsection 7, Road Sections in  
accordance with the MUTCD;
- 31 n) On-street parking is allowed as shown in Subsection 7, Road Sections;
- 32

1 and

- 2 o) Curb radii minimum standards are shown in Subsection 7, Road Sections.  
3 Where necessary, the County Fire Marshal may require that on-street  
4 parking, street trees, vertical curbs and other obstructions be restricted  
5 from being located on or near intersections with curb return radii of less  
6 than 20 feet, in order to allow emergency vehicles to drive over the curb  
7 return.

8 **6. Road Ownership and Maintenance**

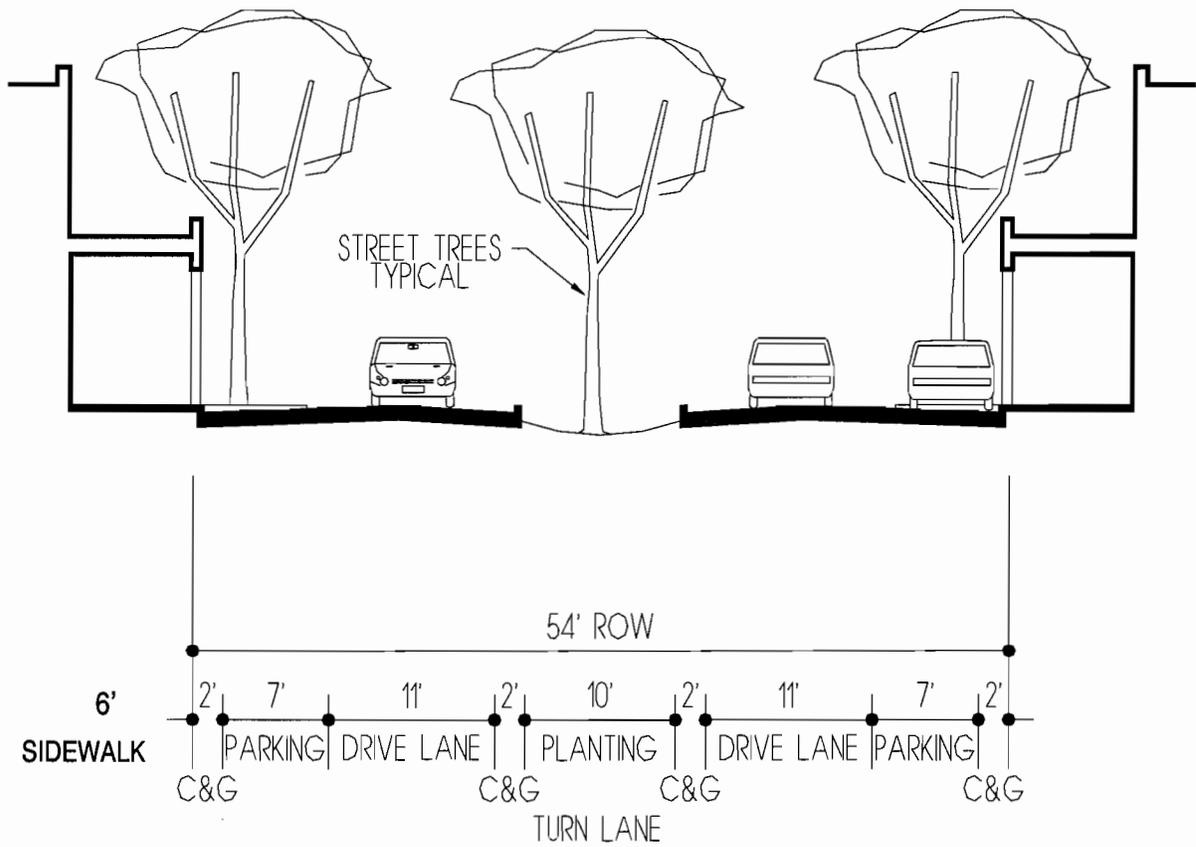
9 Ownership and maintenance of all roads is to remain the responsibility of the developer or  
10 designated owner or civic league association. All roads designated as primary roads on the  
11 Circulation Map are to be conditionally dedicated to Santa Fe County.  
12

7. Road Sections

Note that other road design options than those illustrated may be proposed as long as the minimum standards of this CCD Ordinance and the intent of the Community College District Plan are met.

a) Living Priority Roads Cross Sections

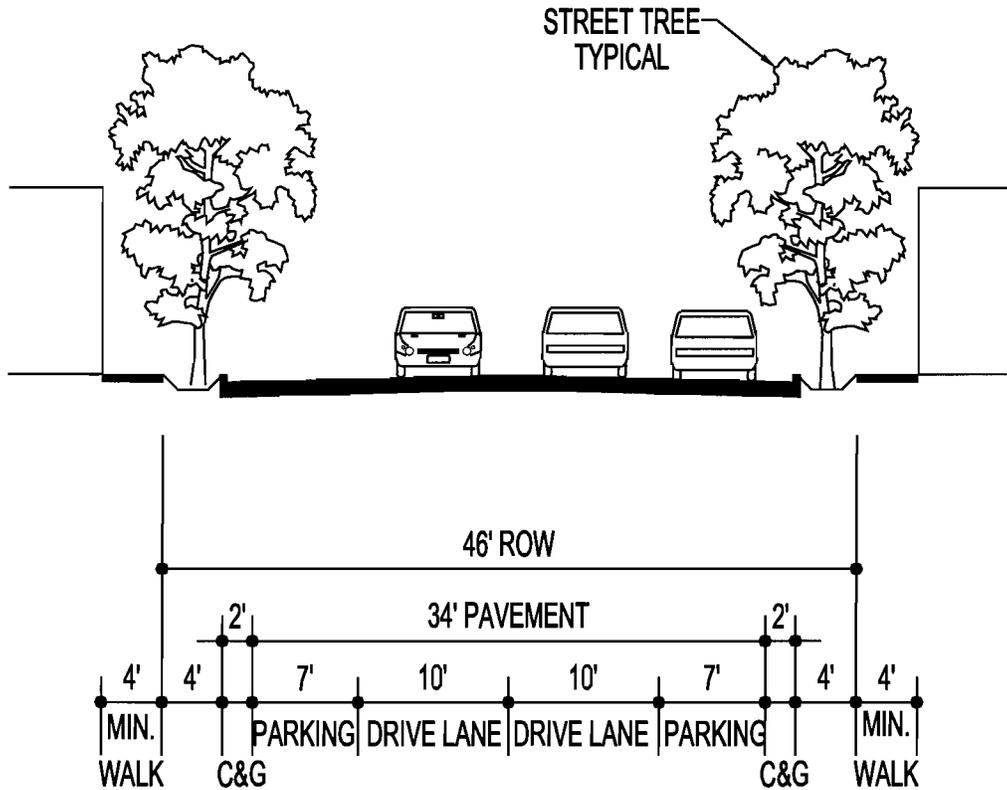
- i. Main Street: this design is urban in character and may be used for roads that traverse the center of a New Community Center.



8

<b>Name:</b>	Main Street	<b>Striping:</b>	Centerline & turn lanes only
<b>Category:</b>	Living	<b>Sidewalks:</b>	Both sides, minimum 6 feet wide
<b>Design Speed:</b>	30 mph	<b>Bike lanes:</b>	No
<b>Travel lanes:</b>	2, with center turn lane	<b>Median:</b>	10 foot minimum
<b>Curb Radii:</b>	15 feet	<b>Drainage:</b>	Curb and gutter
		<b>On-street parking:</b>	Both sides, parallel

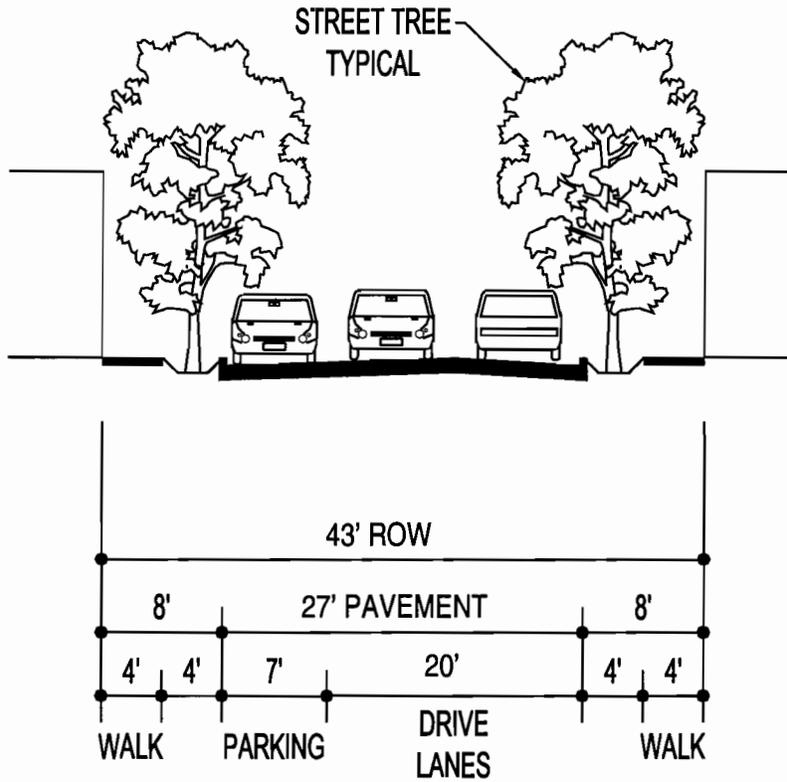
- ii. Village Street: this design is urban in character and may be used throughout a New Community Center, Neighborhood Center, Employment Center or Institutional Campus.



<b>Name:</b>	Village Street	<b>Striping:</b>	Centerline only
<b>Category:</b>	Living	<b>Sidewalks:</b>	Yes, both sides
<b>Design Speed:</b>	30 mph	<b>Bike lanes:</b>	No
<b>Travel lanes:</b>	2	<b>Median:</b>	No
<b>Curb Radii:</b>	15 feet	<b>Drainage:</b>	Curb and gutter
		<b>On-street parking:</b>	Yes, both sides

- iii. Neighborhood Street: this design is typical for Neighborhoods or Neighborhood Centers; it may be urban or rural in character.

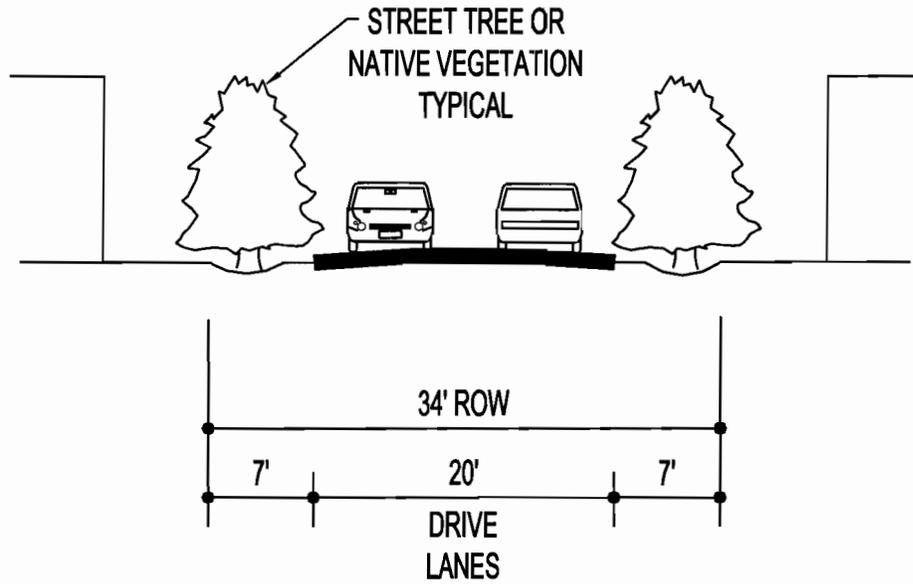
1846038



<b>Name:</b>	Neighborhood Street	<b>Striping:</b>	No
<b>Category:</b>	Living	<b>Sidewalks:</b>	One or both sides
<b>Design Speed:</b>	25	<b>Bike lanes:</b>	No
<b>Travel lanes:</b>	2	<b>Median:</b>	No
<b>Curb radii:</b>	15 feet	<b>Drainage:</b>	Curb and gutter or swale
		<b>On-street parking:</b>	Yes, on one or both sides

- iv. Lane: this Section is suitable for low-density Neighborhood, Fringe and Rural areas.

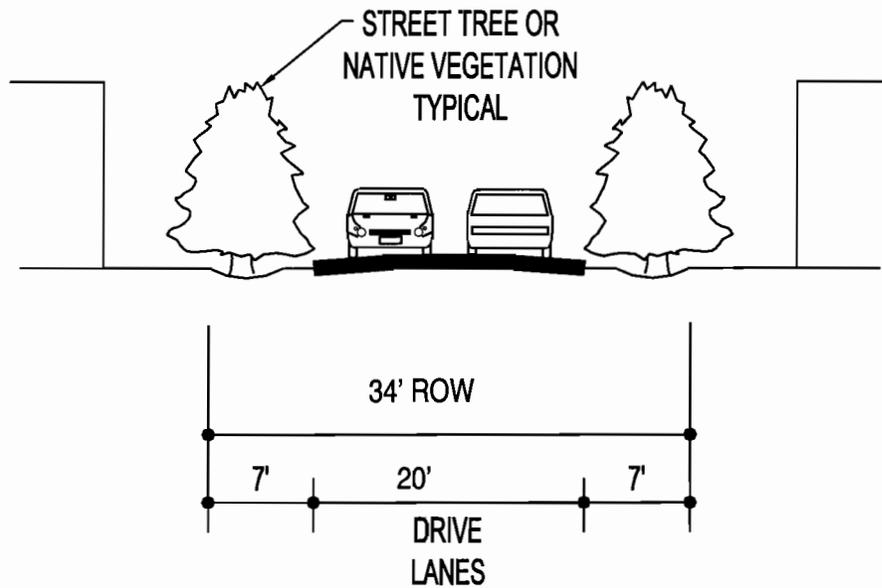
1846039



<b>Name:</b>	Lane	<b>Striping:</b>	Centerline only
<b>Category:</b>	Living	<b>Sidewalks:</b>	Optional, may be "shared street"
<b>Design Speed:</b>	25 mph	<b>Bike lanes:</b>	No
<b>Travel lanes:</b>	2	<b>Median:</b>	No
<b>Curb Radii:</b>	10 feet	<b>Drainage:</b>	Swales
		<b>On-street parking :</b>	No

- v. **Close:** This section is designed to be used in Village areas. A close is a road loop, used in place of two parallel dead-end roads. A close is typically less than 1,000 feet in total length.

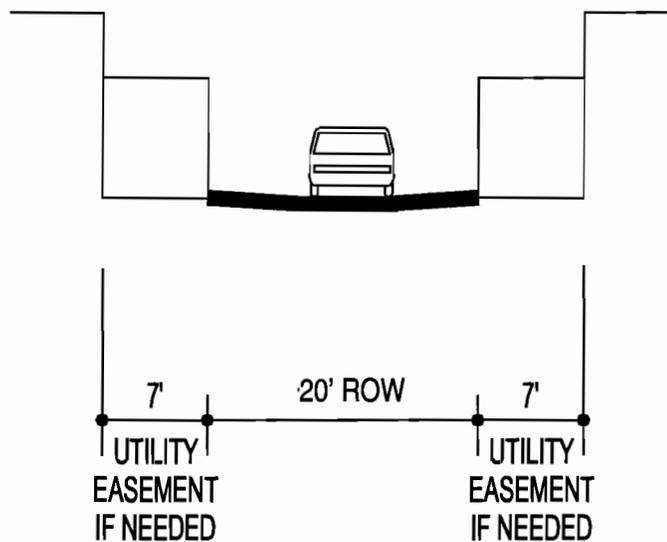
1846040



<b>Name:</b>	Close		<b>Striping:</b>	No
<b>Category:</b>	Living		<b>Sidewalks:</b>	No
<b>Design Speed:</b>	20 mph		<b>Bike lanes:</b>	No
<b>Travel lanes:</b>	2		<b>Median:</b>	No
<b>Curb Radii:</b>	10 feet		<b>Drainage:</b>	Curb and gutter, swales or inverted crown
			<b>On-street parking:</b>	No

- vi. Alley: provides rear access for residential and commercial uses in high-density areas such as New Community Centers, Neighborhood Centers, Neighborhoods, and Employment Centers. Alleys must bisect an entire block - "L" type or dead-end alleys are not permitted.

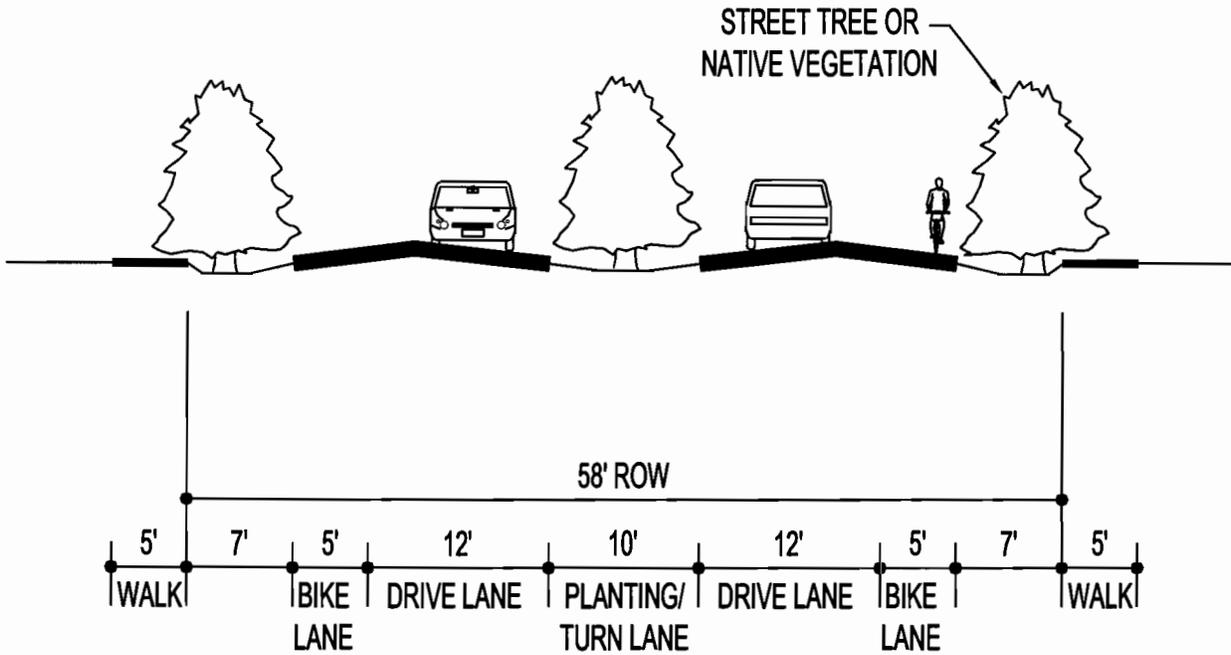
Note: a two way alley is illustrated below; one way alleys are also allowed.



<b>Name:</b>	Alley	<b>Striping:</b>	No
<b>Category:</b>	Living	<b>Sidewalks:</b>	No
<b>Design Speed:</b>	10 mph	<b>Bike lanes:</b>	No
<b>Travel lanes:</b>	2	<b>Median:</b>	No
<b>Curb Radii:</b>	10 feet	<b>Drainage:</b>	Inverted crown
		<b>On-street parking:</b>	No

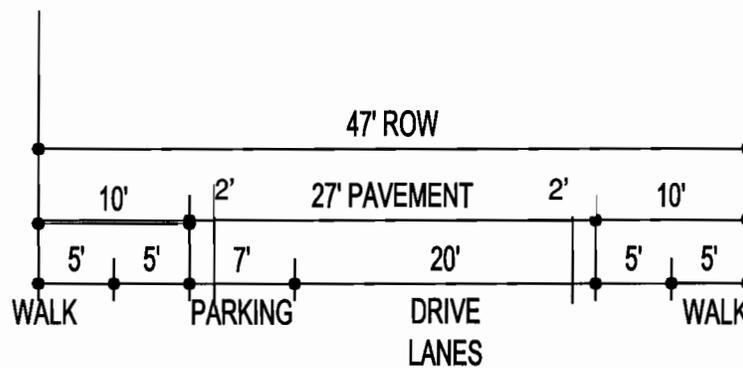
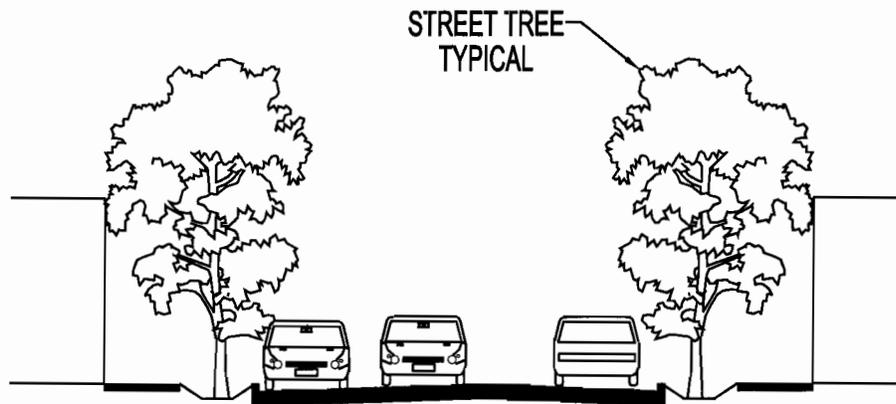
b) . Mixed Priority Road Cross Sections (Two Types):

- i. Split Rural Connector: used in Village Separators, these roads typically provide views of open space on one or both sides,



<b>Name:</b>	Split Rural Connector	<b>Striping:</b>	Edgeline both sides
<b>Category:</b>	Mixed	<b>Sidewalk:</b>	Yes, both sides
<b>Design Speed:</b>	30	<b>Bike lanes:</b>	Yes, both sides
<b>Travel lanes:</b>	2 w/center turn lane	<b>Median:</b>	10 foot minimum
<b>Curb Radii:</b>	20	<b>Drainage:</b>	Swales
		<b>On-street Parking:</b>	No

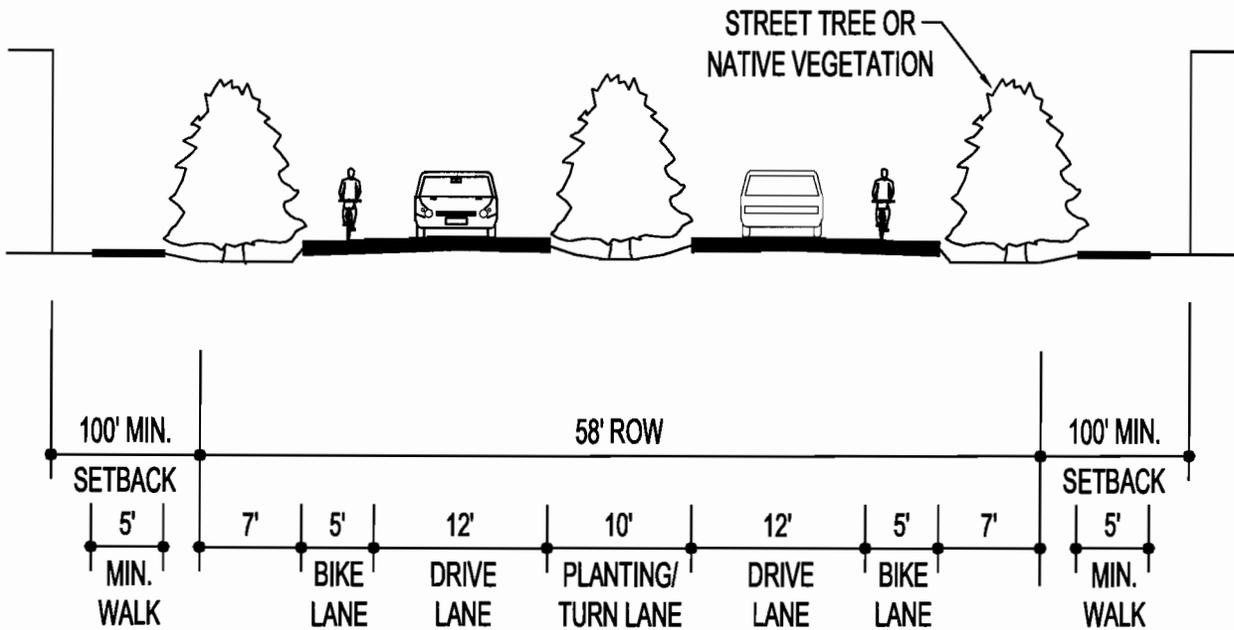
- ii. Community Road: this section may be used to transition between density clusters, in Institutional Campuses and Employment Centers. It may also be used to connect one neighborhood to another.



<b>Name:</b>	Community Road	<b>Striping:</b>	Centerline
<b>Category:</b>	Mixed	<b>Sidewalk:</b>	Yes, both sides
<b>Design Speed:</b>	25 mph	<b>Bike lanes:</b>	Optional
<b>Travel lanes:</b>	2	<b>Median:</b>	Optional
<b>Curb radii:</b>	15 feet	<b>Drainage:</b>	Curb and gutter or swales
		<b>On-street parking:</b>	Yes, one or both sides

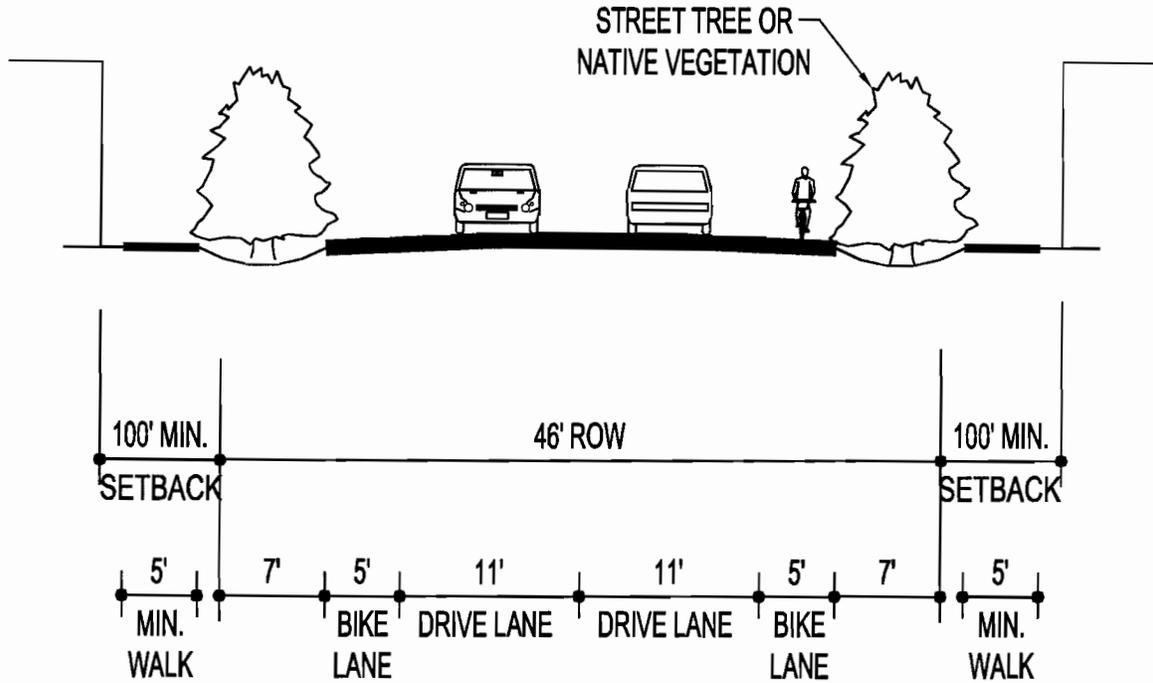
c) Traffic Priority Road Cross Sections (Two Examples):

- i. Split Lane Rural Highway: the preferred design for traffic priority roads, it provides views of open space on both sides of the road.



<b>Name:</b>	Split Lane Rural Highway	<b>Striping:</b>	Edgeline both sides
<b>Category:</b>	Traffic	<b>Sidewalk:</b>	Trail, on 1 or 2 sides
<b>Design Speed:</b>	40 mph	<b>Bike lanes:</b>	Yes
<b>Travel lanes:</b>	2 w/center turn lane	<b>Median:</b>	10 foot minimum
<b>Curb Radii:</b>	30	<b>Drainage:</b>	Swale
		<b>On-street parking:</b>	No

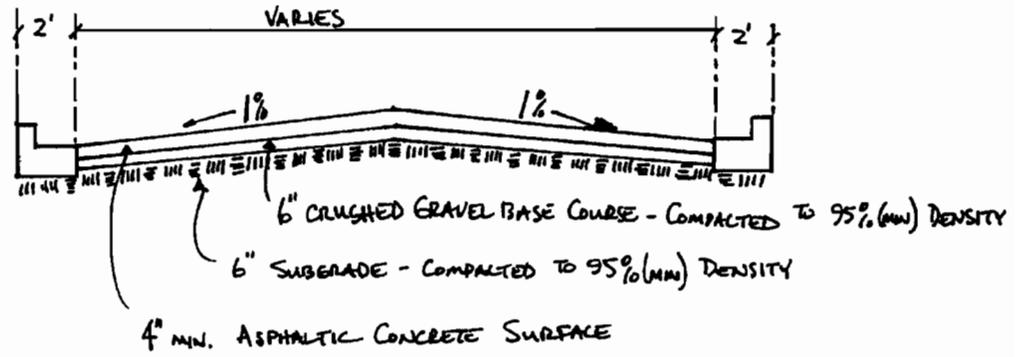
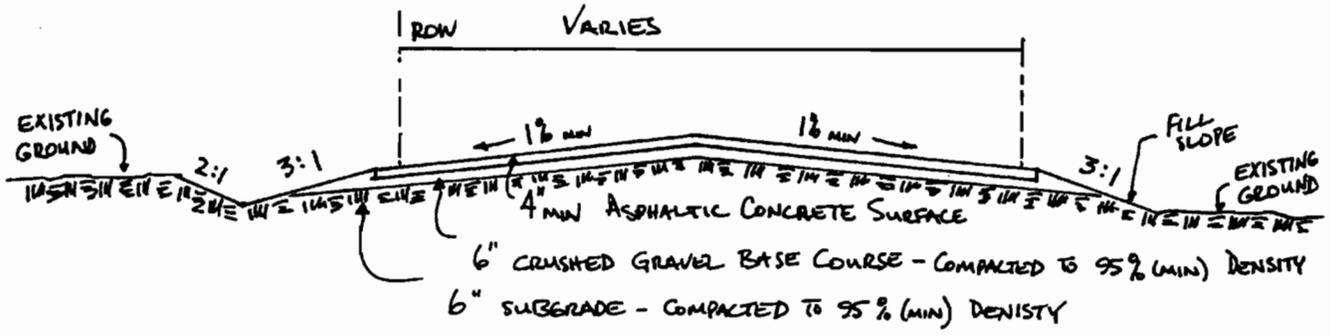
- ii. Village Connector Highway: used in areas when a split lane rural highway may not be possible due to steep terrain or the presence of mature vegetation.



<b>Name:</b>	Village Connector Highway	<b>Striping:</b>	Yes
<b>Category:</b>	Traffic	<b>Sidewalk:</b>	Trail, on one or both sides
<b>Design Speed:</b>	35	<b>Bike lanes:</b>	Yes
<b>Travel lanes:</b>	2	<b>Median:</b>	No
<b>Curb Radii:</b>	25	<b>Drainage:</b>	Swale
		<b>On-street parking:</b>	No

d) Road Typical Minimums

1846046



1 F. Lighting and Signage Standards

2 All lighting in the CCD shall be shielded. All other lighting and signage standards set  
3 forth in Article III, Section 4.4.4h and Article VIII shall apply.

4 G. Landscaping Standards

5 1. Except as specifically set forth in the CCD, the provisions of Article III, Section  
6 2.3.10 and Section 4.4.4 shall apply. In addition, it is the intent of the CCD to promote  
7 the use of xeriscape designs for landscaping and the use of stormwater and treated  
8 wastewater effluent for irrigation to minimize water consumption

9 2. Buffers and Landscaping for Road Frontages

10 Setbacks and width of landscape buffers from major and minor arterial roads, highways,  
11 or limited access highway rights-of-ways as set forth in Article III, Section 4 and Article  
12 V of the County Land Development Code, Ordinance 1996-10, as amended, shall not  
13 apply to highways to roads or rights-of-way within the Community College District.

14 Buffers and landscaping for road frontages shall be provided as shown on the Land Use  
15 Zoning Map or on the Road Cross Sections.

16 3. Residential yards shall be required to use xeriscape designs incorporating  
17 drought-tolerant and native vegetation to the maximum extent possible. Non-native turf  
18 will not be permitted. Areas to be used for recreation, parks, playfields, and plazas shall  
19 be excluded from this requirement. See Article XV, Section (I),7, Park Plazas and Trail  
20 Standards.

21 4. Irrigation Systems:

22 a) Irrigation systems shall maximize the use of drip or storm flow capture  
23 systems, using the best available technology for conservation.

24 b) Parks, playfields, plazas, other developed open space areas and all commercial  
25 and industrial areas shall have installed effluent reuse lines for irrigation of  
26 community and commercial landscapes. Subject to acquisition of applicable  
27 State and Federal permits, irrigation of such areas shall be converted to non-  
28 potable water when a reliable source is available from the District wastewater  
29 treatment facility that meets all applicable standards and requirements.

30 H. Open Space Standards

31 1. Applicability

1 a) All development within the CCD; except within Existing Neighborhood  
2 Zones, shall meet the open space standards as set forth below. 1846048

3 2. Standards and Procedures

4 a) A master plan submitted shall show a minimum of 50% of the property to  
5 be dedicated or reserved as open space.

6 3. Criteria

7 a) The following property may be considered open space for the purpose of  
8 meeting the 50% requirement:

9 i. Open space mapped on the Land Use Zoning Map shall be  
10 common or public open space;

11 ii. Common or Public Parks and Plazas;

12 iii. Trails allowing public access and connecting the District Trail  
13 system;

14 iv. Public trailheads;

15 v. Archaeological easements;

16 vi. Setbacks required by the Highway Corridor Standards or other  
17 Ordinances; and

18 vii. Private Open Space shall be counted if it is physically contiguous  
19 or separated only by road or trail features from adjacent open space  
20 and is not enclosed by fences, walls or other structures.

21 b) Open space shall be dedicated or reserved on the final development plan or  
22 plat. Open space may be dedicated on property not contiguous to the zone for  
23 which the applicant is seeking master plan approval if 1) open space adjacent  
24 to or within the proposed development is not feasible or has already been  
25 dedicated as part of another development phase, and (2) the continuous  
26 property is within property designated as open space on the Land Use Zoning  
27 Map, and (3) the proposed open space dedication is contiguous to other lands  
28 dedicated as open space and meets the intent of the CCD Plan to form a  
29 continuous open space system.

30 I. Park, Plaza, And Trail Standards

31 1. Purpose

- 1 a) Parks and plazas are intended to provide a variety of recreational facilities  
2 and improvements.  
3 b) Trails are intended to provide an equestrian, bicycle, and pedestrian  
4 transportation system.

5 2. Applicability and Procedures

- 6 a) The park, plaza, and trail standards apply to all development within the  
7 CCD, except for Existing Neighborhood Zones.  
8 b) Parks, plazas or trails must be dedicated or reserved on the final  
9 development plan or plat.  
10 c) Submittal of plans or plats showing the location of parks, plazas, and trails  
11 shall be accompanied by the following:  
12 i. An improvement plan showing trail sections, building materials,  
13 and trailhead improvements, and required improvements as set  
14 forth in the Park/Plaza Table in this Subsection, below;  
15 ii. A landscaping and irrigation plan; and  
16 iii. A maintenance plan.

17 3. Park Categories

- 18 a) Plaza: Plazas are developed community gathering areas, including  
19 seating, walks, shade trees and landscaping.  
20 b) Community Park: Community Parks are developed active recreational  
21 areas including open play fields, seating or picnic facilities, walks, and  
22 trees. Public-accessible school play fields meeting minimum size  
23 requirements may be used to meet this requirement. No night lighting  
24 allowed. Land area from 3 to 5 acres. One park is needed for each  
25 neighborhood or Village Zone of up to 1000 dwellings; a larger  
26 community park might serve an entire Village Zone of up to 1500  
27 dwellings.  
28 c) Neighborhood Park: Neighborhood Parks are to be developed quiet  
29 activity parks, including toddler play facilities, seating, walks, and trees.  
30 Land area from .25 to 1.0 acres minimum.  
31 d) Passive Park: Alternate to Community Park. Land area must be a  
32 minimum of 10 acres, with 10% of the park developed with seating or

picnic facilities, walks and shade trees. The developed portion of a park can be an aggregate of several developed areas within the park. Trails are not considered development.

- e) District Park: District Parks may include, but are not limited to, multi-use play fields, soccer fields, ball fields, parking, and hard courts. Night lighting is allowed. Large scale recreational fields on Institutional Campuses may fulfill this requirement if accessible for public use.

4. Park and Plaza Standards

a) Standards for parks and plazas are set forth in the following Table:

<b>Parks/Plaza Table</b> Allowable locations	<b>Employment Center Zone</b>	<b>Institutional Campus Zone</b>	<b>New Comm. Center</b>	<b>Neighborhood Center</b>	<b>Neighborhood</b>	<b>Fringe Zones</b>	<b>Village Separators</b>	<b>Rural Zones</b>
<b>Plaza</b>	Required .33-1.0 ac.	Required .33-1.0 ac.	Required .75-1.0 ac.	Required .33-1.0 ac.				x
<b>Community Park (1)</b>	x	x	Alternate location	Alternate location	Required 3-6 ac.	Alternate location	Alternate location	
<b>Neighborhood Park (2)</b>	x	x	x	x	Required .25 -1.0 ac			x
<b>Passive Park (3)</b>	x	x			x	x	x	x
<b>District Park (4)</b>	x	x			x SU			

**Notations:**  
 (1) Required one (1) per neighborhood can be placed adjacent alternate locations as noted on matrix.  
 (2) Required one (1) within 1000 ft. of each residence in neighborhood.  
 (3) Alternate to Community Park.  
 (4) Recommended (1) per 5000 dwelling units.  
 Required = Required minimum one (1) per zone  
 Alternate = Alternate location for required park  
 X = Option per development  
 SU = Special Use in this zone shall follow the same procedures for Special Uses set forth in the Land Use Table.

b) Substitution for Acreage Requirements

- i. Active recreation areas on school sites and on other institutional sites may be counted as parks if accessible to the public.
- ii. Land for trails does not count towards the acreage required for parks. Land for trailheads does count toward the acreage required

1 for parks.

2 iii. Community gardens and recreational facilities count toward the  
3 required acreage for parks.

4 c) General Landscaping Requirements

5 i. No more than 50% of the trees shall be evergreen with the  
6 remainder being low water use deciduous shade trees. Evergreen  
7 trees shall be a minimum of eight feet tall.

8 ii. Deciduous trees shall be a minimum of 1 1/2 inch caliper and 6 ft.  
9 tall at time of planting.

10 iii. Unpaved areas of parks and plazas shall be re-vegetated with  
11 native grasses or native wildflowers (turf grasses may be required  
12 for active recreation or high traffic areas only), and planted with  
13 shrubs at an average of one shrub per 30 square feet, or a  
14 combination thereof.

15 iv. All non-native plant materials in parks and plazas shall be irrigated  
16 by a permanent automated irrigation system. All native plant  
17 materials shall be irrigated for a three year period or planted with  
18 permaculture methods to minimize irrigation.

19 5. Trail Categories

20 a) District Trails: District Trails are the district-wide connective trail  
21 systems. District trails are an alternative transportation system. They  
22 connect the Village Zones, Employment Center Zones and Institutional  
23 Campus Zones. The District Trails are shown on the SFCCD  
24 Circulation Map and are to be included in Master Plan and Preliminary  
25 Development Plan submittals. District Trails shall be designed for  
26 pedestrian, bicycle and equestrian use. Master Plans and development  
27 plans and plats shall show District Trails in the approximate locations  
28 shown on the CCD Circulation Map.

29 b) Village Trails: Village Trails are the main trails connecting the centers  
30 of the Village Zones, Employment Center Zones and Institutional  
31 Campus Zones to the District Trail system. These are to be identified at  
32 the Preliminary Development Plan submittal. At a minimum, Village

Trails shall be designed for pedestrian and bicycle use.

- c) Local Trails: Local Trails are the secondary trails connecting Neighborhoods, Neighborhood Centers, Fringe Areas, and Rural Zones to the Village and District Trails network. These are to be identified at the Preliminary Development Plan submittal. At a minimum, Local Trails shall be designed for pedestrian and bicycle use.
- d) Equestrian Trails: If additional equestrian trails are provided they shall be identified at the Preliminary Development Plan submittal.

6. Trail Standards

Standards for trails are set forth in the following table:

Trail Category (1)	Minimum Trail Width	Min. Easement Width	Min. Surface Req.
District Trail	8	20	Natural Soil
Village Trail	6	20	4" Base course or 3" paved
Local Trail	5	15	4" Base course
Equestrian Trail (2)	5	15	Natural Soil

Notes:

- (1) Trails shall be established as public easements and shall be subject to reasonable notes and regulation. Trails may be located within the 100-year flood plain.
- (2) Except for District Trails, Equestrian Trails should be separate from other trails.
- (3) Subgrade surfaces for proposed trails shall be treated for weed control.

J. Other Infrastructure Improvements

The County shall have the right to require developers, as a condition of approval, to enter into a development agreement pursuant to which the developer shall be required to pay a pro-rata share of future off-site improvements.

K. Affordable Housing:

1. Applicability

- a) This Section applies to development of Village Zones, Fringe Zones, Rural Zones and Employment Center Zones within the CCD. Every application for master plan approval in those zones shall contain an Affordable Housing Plan which, when implemented, will meet the requirements of this Ordinance and the compliance with which must be a condition of any approval of the master plan.

- 1 b) If any development in the CCD which has a recorded plat as of the effective  
2 date of this Ordinance which is subject to the requirements of this Ordinance,  
3 then such development will be permitted to include any shortfall in the  
4 number of Affordable Housing Units in future phases of the development or  
5 on any undeveloped tract or lots in any previously recorded phase of the  
6 development.
- 7 c) Within the Community College District, the provisions of this Ordinance  
8 supersede all prior County ordinances dealing with affordable housing, and  
9 any and all development agreements or affordable housing requirements for  
10 projects within the Community College District shall be null and void, and no  
11 density bonuses, credits or other benefits to the owner of such projects shall be  
12 allowed under any previous County ordinance. Any undeveloped residential  
13 tracts or lots in existing developments with final plat approval may, at the  
14 option of the owner thereof, be used to meet the requirements for affordable  
15 housing under this Ordinance in future project phases.

## 16 2. Definitions

17 For purposes of this Section, the following definitions shall apply:

- 18 a) Affordable Housing Plan means a written plan which describes the plan which  
19 the applicant intends to implement to comply with the requirements of this  
20 Section and which includes the number and types of Affordable Housing  
21 Units which must be built with the project proposed by the Applicant.
- 22 b) Affordable Housing means “Eligible Housing Types or Units” sold at or  
23 below the “Maximum Base Price” to any “Eligible Buyer.” Any real estate  
24 sales transaction in which an “Eligible Buyer” purchases any “Eligible  
25 Housing type or Unit” meets the Affordable Housing criteria of this  
26 Ordinance. The Eligible Housing Unit must be occupied by the Eligible  
27 Buyer as a primary residence.
- 28 c) Eligible Buyer means a buyer of an Eligible Housing Unit as a primary  
29 residence whose “Annual Gross Income” is below 100% of the Area Median  
30 Income.
- 31 d) Area median income is the median income for the Santa Fe Metropolitan  
32 Statistical Area as adjusted for various household sizes and published and

1 revised periodically by the United States Department of Housing and Urban  
2 Development. The Santa Fe Metropolitan Statistical Area includes Santa Fe  
3 and Los Alamos Counties. Changes to the Area Median Income published by  
4 the Department of Housing and Urban Development of the United States of  
5 America shall be updated once annually by the Code Administrator.

- 6 e) Eligible Housing Type or Unit – any housing unit, attached or detached, that  
7 is built in compliance with applicable codes on a fee simple lot meeting the  
8 following specifications:

9 Type A – 2 bedrooms, 1 bathroom of at least 1,000 sq. ft. of heated space

10 Type B – 3 bedrooms, 2 bathrooms of at least 1,300 sq. ft. of heated space

11 Type C – 4 bedrooms, 2 bathrooms of at least 1,500 sq. ft. of heated space

- 12 f) Income Ranges means the income ranges used in the formula for determining  
13 “Maximum Base Price” for each Eligible Housing Type, and under this  
14 Ordinance the three Income Ranges are:

15 Income Range 1: 0% to 60% of the Area Median Income;

16 Income Range 2: 61% to 80% of the Area Median Income; and

17 Income Range 3: 81% to 100% of the Area Median Income.

- 18 g) Maximum Base Price means the highest price at which an Eligible Housing  
19 Type or Unit may be sold. On the effective date of this Ordinance, the  
20 Maximum Base Prices for each eligible housing type and income range are  
21 found in the table below. The Maximum Base Price shall be adjusted  
22 annually by the Code Administrator in accordance with the provisions and  
23 procedures set forth in this Ordinance:  
24

Eligible Housing Types	Maximum Base Price for Income Range 1: 0-60%	Maximum Base Price for Income Range 2: 61-80%	Maximum Base Price for Income Range 3: 81-100%
Type A: 2 Bedrooms 1 Bath	\$88,733	\$121,000	\$133,000
Type B: 3 Bedrooms 2 Bath	\$98,537	\$134,369	\$147,805
Type C: 4 Bedrooms 2 Bath	\$106,347	\$145,019	\$159,520

The Maximum Base Price for an Affordable Housing Unit does not include any options, lot premiums, and upgrades chosen by the Eligible Buyers; provided, however, all “options,” “lot premiums,” and “upgrades” must be published in advance as part of the marketing of the Affordable housing, and must be reasonably comparable to those offered to other non-Eligible Buyers for the same housing type, and cannot exceed \$2,000.00. Increases in the sales price not exceeding \$2,000.00 for an Affordable Housing Unit which are based upon “options,” “lot premiums” or “upgrades” shall not disqualify a sale or transaction as meeting the requirements of providing Affordable Housing.

- h) Affordable Housing Regulations – regulations duly adopted and published by the Code Administrator pursuant to this Section used to implement the Affordable Housing Plan.

### 3. Affordable Housing Requirements

All applications for master plan approval within the CCD shall submit an Affordable Housing Plan and meet the following requirements:

- a) Percentage of Affordable Housing: Fifteen percent (15%) (or Adjusted Percentage defined in sub-paragraph B below) of the total housing approved in the Master Plan shall be Affordable Housing. This Affordable Housing requirement must be in the following proportions or as provided for the

Adjusted Percentage:

1. Five percent (5%) of the total housing shall be sold at or below the Maximum Base Price for Income Range 1;
  2. Five percent (5%) of the total housing shall be sold at or below the Maximum Base Price for Income Range 2;
  3. Five percent (5%) of the total housing shall be sold at or below the Maximum Base Price for Income Range 3.
- b) If an applicant exceeds the percentage in Income Range 1 or 2 set forth above, the requirement in any higher Income Range shall be reduced by the same percentage (the "Adjusted Percentage"). By way of example, if an applicant sells 6% of the total housing in a Village at or below the Maximum Base Price for income Range 1, then his total requirement for sales at Maximum Base Prices for Income Range 2 or 3 shall be reduced by 1%.
- c) "Total housing" means and includes all for-sale houses on fee simple lots within the Village Zone, Fringe Zones, Rural Zone, and Employment Center Zones; provided, however, the Affordable Housing is not required to be located within Fringe Zones, Rural Zones, or Employment Center Zones.
- d) Integration of Affordable Housing: Affordable Housing Units shall be provided as part of the development and shall be integrated into the overall design and lay-out of the project. The general location of the Affordable Housing shall be identified in the Affordable Housing Plan and the exact location shall be identified in the Affordable Housing Agreement, which must be executed prior to recordation of final plats and plans for any phase of the Master Plan.
- e) Phasing Requirements: The Affordable Housing may be phased. Phasing must comply with the following requirements:
- i. Prior to final plat and plan approval for more than 25% of the Total Housing, at least 25% of the Affordable Housing shall be offered for sale;
  - ii. Prior to final plat and plan approval for more than 50% of the Total Housing, at least 50% of the Affordable Housing shall be offered for sale; and
  - iii. Prior to final plat and plan approval for more than 75% of the Total

- 1 Housing, at least 75% of the Affordable Housing shall be offered for sale.  
2 f) Affordable Housing Agreement: The final plat shall not be recorded until  
3 the applicant has entered into an Affordable Housing Agreement with the  
4 County. The purpose of this agreement is to further establish the terms  
5 and conditions for the provision of Affordable Housing within the  
6 development and to ensure compliance with the terms of this Ordinance.  
7 The Affordable Housing Agreement will describe how Affordable Units  
8 will be marketed and sold to eligible buyers.

9 **4. Affordable Housing Regulations**

- 10 a) Within ninety (90) days of the effective date of this Ordinance, the County  
11 Code Administrator shall adopt and post in the County Clerk's office  
12 Affordable Housing Regulations which shall establish and include:  
13 i. The form of Affordable Housing Agreement, which shall provide for the  
14 method and documentation necessary to verify that the applicant has met  
15 the Affordable Housing requirements of this Ordinance;  
16 ii. The process of certification of Eligible Buyers by the County, which  
17 process shall not exceed fifteen (15) business days from the date a Buyer  
18 applies for certification, and the fees to be charged to the developer for the  
19 certification; and  
20 iii. The form of certificate of compliance to be issued to applicants upon  
21 compliance with the terms of this ordinance, which shall be issued not  
22 later than fifteen (15) business days of applicants submission of the  
23 required verification documentation.  
24 iv. The exact method of determining the Maximum Base Price, which must  
25 (1) be done in the same manner annually by the Code Administrator, (2)  
26 use a market analysis to determine a market price for the Eligible Housing  
27 Type, and then (3) discount the market price arrived at by the Code  
28 Administrator by the same percentages to determine the price for each  
29 category of Eligible Housing Type and for each Income Range.  
30 b) The Affordable Housing Regulations, and any amendment thereto, shall  
31 only be effective once they have been adopted in writing by the Code  
32 Administrator and posted in the County Clerk's office for a period of not

1 less than fifteen (15) business days. Thereafter, the adopted regulations  
2 shall be made available to the public.

3 **SECTION 7 EFFECTIVE DATE**

4 The Community College District Ordinance shall become effective on the 30th day after  
5 recording of this Ordinance in the offices of the County Clerk.

6 **SECTION 8 SEVERABILITY**

7 The provisions of this Ordinance are severable, and if any provision, sentence, clause, section, or  
8 any part thereof, is held illegal, invalid, unconstitutional, or inapplicable, it shall not affect or  
9 impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance or  
10 their application to other persons or circumstances.

11 **SECTION 9 EFFECT ON APPROVED MASTER PLAN, AND PRELIMINARY AND FINAL**  
12 **PLANS**

13 Upon the effective date of this Article XV, the following shall apply for properties that have  
14 received master plan, final or preliminary development plan but have not recorded a final  
15 development plan prior to its effective date:

- 16 A. For properties proposed for development which have approved master plans, the  
17 proposed plan for the property may be developed in accordance with approved master  
18 plan or development plan without amendment if there does not exist a substantial non-  
19 conformity between the approved master plan and the provisions of Article XV.
- 20 B. If the Code Administrator determines that there exists a substantial nonconformity  
21 between the provisions of this Article XV and the approved master or development plan,  
22 then the approved plan must be amended to obtain conformity with the requirements of  
23 this Article XV.
- 24 C. For purpose of this Section of this Ordinance a “substantial non-conformity” shall be  
25 determined by the Code Administrator finding that a development does not meet the  
26 following criteria:
- 27 1. For residential development:
    - 28 a) The plan relies upon community water and community sewer:
    - 29 b) The plan makes provision for connectivity with the open spaces and road  
30 networks planned within the CCD;
    - 31 c) The net densities (i.e. the density of dwelling units on land developed  
32 without open space tracts) are generally in accordance with this CCD plan; and

1 d) The plan provides for adequate open space, trails, and a mix of housing  
2 types and prices.

**1846059**

3 2. For commercial development:

4 a) The plan relies upon community water and community sewer system

5 b) The property is part of a larger tract which will likely develop as part of an  
6 employment center planned within the CCD in such a way that the remainder of  
7 the property can be planned and developed in accordance with CCD plan; and

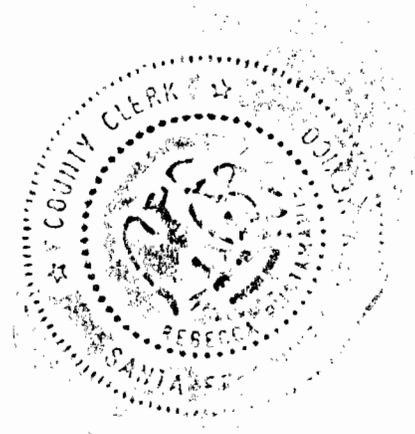
8 c) The uses are generally in accordance with those shown on CCD plan for  
9 the property.  
10  
11  
12  
13

1 PASSED, ADOPTED AND APPROVED this 11<sup>th</sup> day of DEC., 2000, by the Santa Fe  
2 County Board of County Commissioners.

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PAUL DURAN, CHAIRMAN

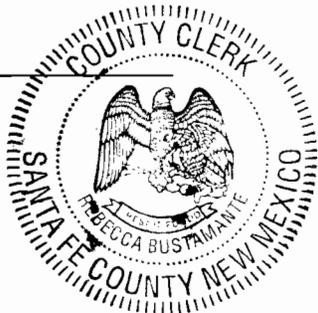
ATTEST:

Rebecca Bustamante  
REBECCA BUSTAMANTE  
COUNTY CLERK



APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

A. Kopf  
COUNTY ATTORNEY

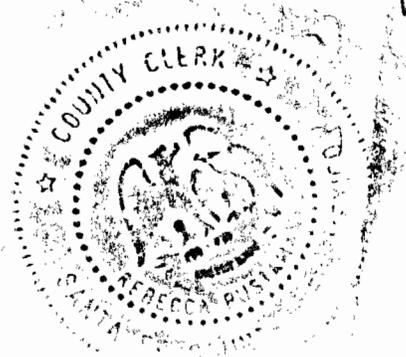


1141 838  
COUNTY OF SANTA FE } SS  
STATE OF NEW MEXICO }  
I hereby certify that this instrument was filed  
for record on the 11 day of Jan A.D.  
20 01 at 4:08 o'clock P.m.  
and was duly recorded in book 1846  
page 16-94 of the records of  
Santa Fe County

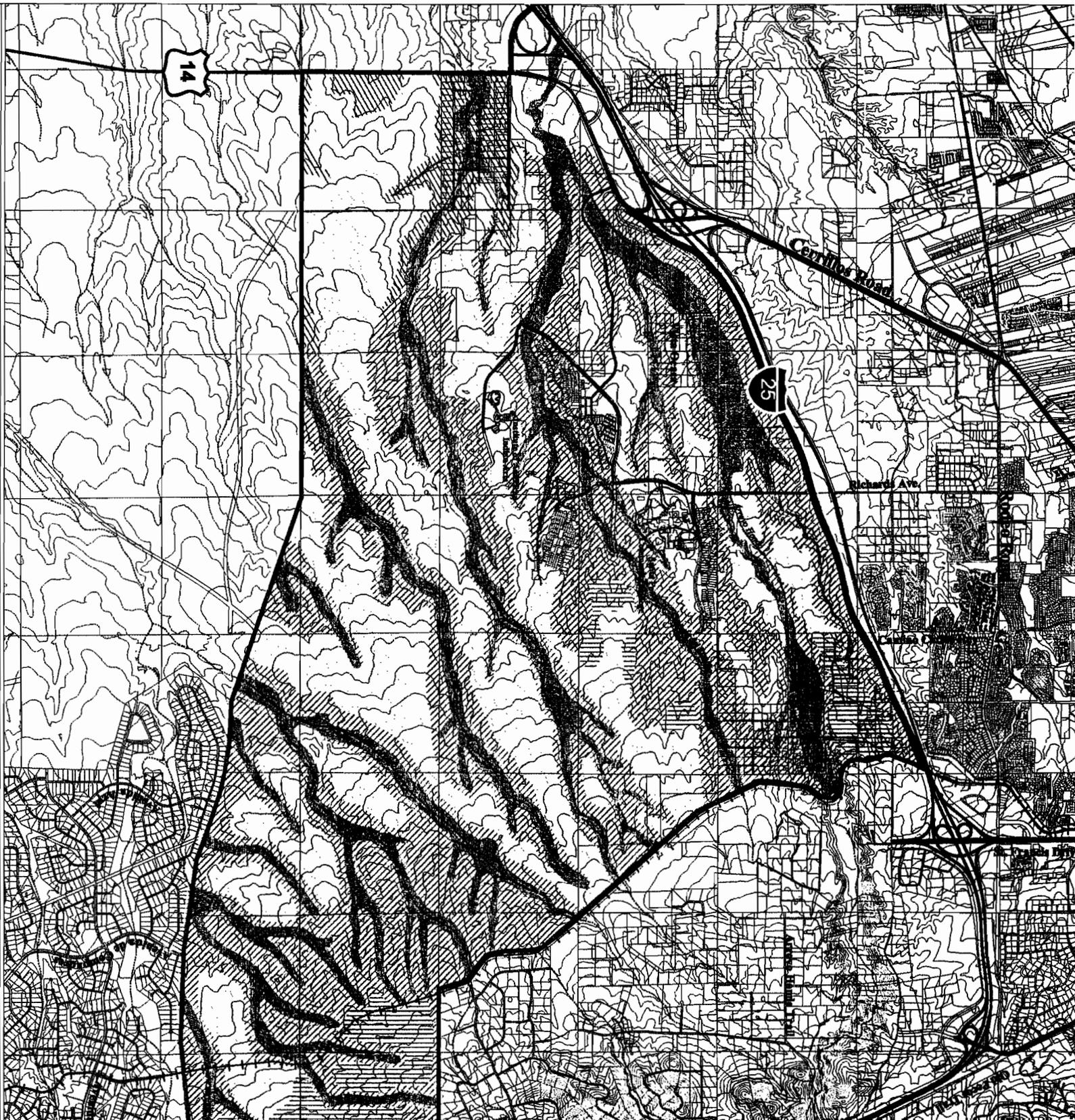
Witness my Hand and Seal of Office  
Rebecca Bustamante  
County Clerk, Santa Fe County, N.M.  
Marcella Salazar  
Deputy

CERTIFICATE OF FILING

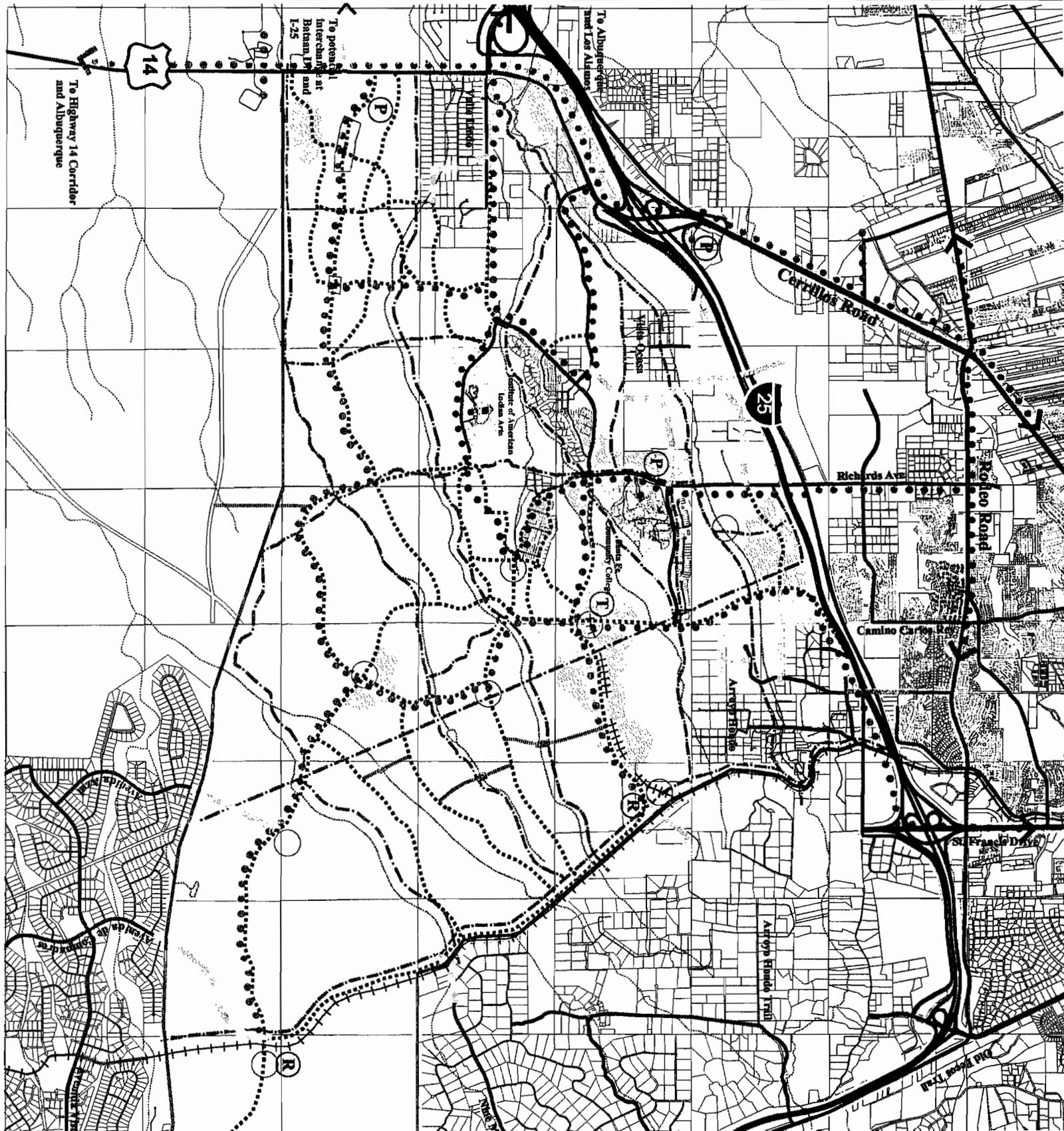
I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated  
as Ordinance, No. 2000 - 12, was filed in my office on the 11 day of Jan., 2001, in  
book Number 1846 at Page 16-94.



SANTA FE COUNTY CLERK  
Rebecca Bustamante  
REBECCA BUSTAMANTE







To Highway 14 Corridor  
and Albuquerque



To potential  
Interchange at  
Bellem, NM  
and  
I-25

To Albuquerque  
from Los Alamos

Cerrillos Road



Richards Ave

Roleo Road

Camino Carlos Rey

St. Francis Drive

Albuquerque  
Historic Trail

Old Town  
Historic Trail



University of American  
Indian Arts

Albuquerque  
Convention Center

Albuquerque  
Historic Trail



1846087A

USE CATEGORY	VILLAGE ZONES				OTHER ZONES				
	New Community Center	Neighborhood Center	Neighborhoods (optional)**	Fringe Zone	Rural Zone	Employment Center Zone	Institutional Campus Zone	Open Space *	Village Separators *
<b>ELIGIBLE USES</b>									
<b>Residential and Residential Accessory</b>									
Bed and Breakfast (6 units max.)	x	x	x	x	x				
Group Homes and Shelters	x	x	x		x	x	x		
Guest Houses and secondary dwellings	x	x	x	x	x	x	x		
Home Day Care (12 or fewer children)	x	x	x	x	x	x	x		
Home Occupations	x	x	x	x	x	x	x		
Live / Work Dwellings	x	x	x	x	x	x	x		
Residential, dormitories	x	x			x		x		
Residential, Limited Multifamily (4units max.)	x	x	x	x	x	x	x		
Residential, Multifamily (over 4 units)	x	x	x			x	x		
Residential, Single family	x	x	x	x	x	x	x		
Retirement Homes/Assisted Living	x	x		S			x		
Studios	x	x	x	x	x	x	x		
<b>Civic/Public/Institutional</b>									
Auditoria, Community Theatres, Museums	x	x				S	x		
Cemeteries			x	x	x			S	S
Churches/Religious Institutions	x	x	x	x	x	x	x		
Day Care (more than 12 children)	x	x	S	x	x	x	x		
Hospitals						S	S		
Nursing Homes	x	x		S			x		
Private Club/Lodges	x	x		S			S		
Public Buildings	x	x				x	x		
Recreational areas, play fields & facilities, including school fields	x	x	x		x	S	x	S	S
Recreational buildings, public indoor	x	x	S	S			x		
Schools: Colleges, Universities, Vocational	x	x					x		
Schools: K-6, Public	x	x	x	S			x		
Schools: Middle or High, Public ***	x	x	S				x		
Schools: Private	x	x	x	S	S	S	x		
<b>Commercial/Industrial</b>									
Automotive sales/Auto, truck or RV dealerships	S					S			
Automotive services/ Car Washes	S	S				x			
Automotive services/ Gas stations	S	S				S			
Automotive services/ repair shops	S	S				x			
Banks/Financial institutions	x	x				x	x		
Business & Personal Services	x	x				x	x		
Campgrounds, RV parks				x	x				
Construction supplies & yards	x	x				x			
Distribution facilities	S					S			
Greenhouses/Plant nurseries		x		x	x	x			
Guest Ranches, Resorts	x	x		S	x				
Health Clubs	x	x				x	x		
Hotel, motel, inns, Bed & Breakfast (over 6 units)	x	S				x			
Indoor Recreational Centers	x	S					S		
Industrial, Light & crafts manufacture	S	S			S	x			

x= uses eligible in zone

S= special use

1846087B

EXHIBIT 2

LAND USE TABLE

Adopted 12/11/00

USE CATEGORY	VILLAGE ZONES			Fringe Zone	OTHER ZONES				
	New Community Center	Neighborhood Center	Neighborhoods (optional)**		Rural Zone	Employment Center Zone	Institutional Campus Zone	Open Space *	Village Separators *
Industrial, Heavy						S			
Laundromat/dry cleaning	x	x	x			x	x		
Liquor stores, bars, lounges and pubs	S	S	S			S	S		
Medical: drug & alcohol treatment	S						S		
Medical: Offices, Clinic/Laboratory	x	x	x				x		
Mobile home sales & services						S			
Movie Theaters	x	S					S		
Office, Limited (1000 s.f. max., first fl. only)	x	x	x	x	x	x			
Office: Professional or Business	x	x				x	x		
Outdoor markets	S			S		S			S
Parking Garages	x	x				x	x		
Recycling centers	x	x	x	x	x	x	x		
Research laboratories & associated medical facilities	S					x	x		
Restaurant (more than 40 seats)	x	x				x	x		
Restaurant, Limited (40 seats max.)	x	x	x	x		x			
Retail Sales (single uses 5000 s.f. max.)	x	x				x			
Retail Sales (single uses over 5000 s.f.)	x	x				S			
Retail Centers	x	x				S			
Solid Waste Transfer Station				S	S	S			
Storage, outdoor	S					S			
Storage, Self storage	S	S				S			
Storage, warehouse						x			
Transportation Center: maintenance & storage						S	S		
Transportation Center: depots	x	x	x			x	x		
Truck terminals						S			
Utilities: substations	S	S		S	S	S	S		
Utilities: well fields, water & waste water treatment facility	S	S	S	S	S	x	x	S	
Veterinary hospitals, kennels & shelters (Large animal)					S		S		
Veterinary hospitals, kennels & shelters (Small animal)	S	S			S				
<b>Agricultural and Assesory Uses</b>									
Agriculture and ranching ****	x	x	x	x	x	x	x	x	x
Community Gardens	x	x	x	x	x		x	S	x
Stables, riding academies		S		S	x		x	S	S
<b>Prohibited Uses</b>									
Airports, scrap yards, slaughterhouses, adult entertainment									

x= uses eligible in zone

S = special use

\* Accessory buildings only allowed; principal buildings and structures shall be located in adjacent zones

\*\* Neighborhoods are optional development types. Permitted uses in neighborhoods may be individually defined by each development, but may not be less restrictive than the uses allowed for Neighborhood Center zone.

\*\*\* Locate at edge of Village Area or Institutional Campus

\*\*\*\* Allowed unless superceded by other development

Uses not marked as eligible are not permitted in the particular zone.

# AMENDED NOTICE OF PUBLIC HEARING

1846088

Notice is hereby given that public hearings will be held to consider the Santa Fe Community College District Plan and the zoning ordinances to implement the Plan as follows:

- **October 10, 2000 before the Santa Fe County Board of County Commissioners at 1:30 pm 102 Grant Avenue in the Commission Chambers**

Public Hearing to consider Resolution 2000 - \_\_\_ Amending Resolution 1999-137, The Santa Fe County Growth Management Plan, to Adopt and Incorporate The Santa Fe Community College District Plan

- **October 24, 2000 before the Extraterritorial Zoning Authority at 6:00 pm 102 Grant Avenue in the Commission Chambers**

Public Hearing on EZA Ordinance 2000 - \_\_, an Ordinance Amending EZA Ordinance 1988-1, The Santa Fe Comprehensive Extraterritorial Plan, Section V, To Adopt and Incorporate The Santa Fe Community College District Plan.

Please note that the EZA meeting previously scheduled for October 31 has been changed to October 24.

- 
- **October 31, 2000 before Santa Fe County Board of County Commissioners at 1:30 pm 102 Grant Avenue in the Commission Chambers**

- **November 14, 2000 before Santa Fe County Board of County Commissioners at 5:00 pm 102 Grant Avenue in the Commission Chambers**

Public Hearings to consider Ordinance 2000 - \_\_, An Ordinance amending the County Land Development Code, Ordinance 1996-10, as amended, and adding a new Article XV to provide land use and zoning regulations for the Santa Fe Community College District, a portion of which is located within the County and outside of the Extraterritorial Zoning District.

- **November 28, 2000 before the Extraterritorial Zoning Authority at 6:00 pm 102 Grant Avenue in the Commission Chambers**

Public Hearing to consider EZA Ordinance 2000 - \_\_, an Ordinance amending certain sections of the Extraterritorial Zoning Ordinance 1997-4, as amended, and adding a new Section 13 to provide for Land Use and Zoning Regulations for the Santa Fe Community College District, a portion of which is located within the Extraterritorial Zoning District.

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102 Grant Avenue is the County Administration Building on the corner of Grant and Palace Avenue, Santa Fe, New Mexico. Public hearings will be held in the Commission Chambers on the second level.

Copies of the draft plan and ordinances are available from the County Land Use Department at 102 Grant Ave. All interested parties will be heard at any of the scheduled public hearings. In addition all comments and questions on the proposed plan and ordinances may be submitted in writing to the County Land Use Administrator to: P.O. Box 276, Santa Fe, New Mexico 87504-0276.

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# NOTICE OF PUBLIC HEARING

Notice is hereby given that public meetings will be held to consider the Community College District Plan and the draft ordinances to implement the plan:

1846090

"A Resolution adopting the Santa Fe Community College District Plan and amending the Santa Fe County Growth Management Plan to incorporate it."

"An Ordinance amending EZA Ordinance 1988-1, the Santa Fe Comprehensive Extraterritorial Plan, to incorporate the Santa Fe Community College District Plan in Section V.

"An Ordinance amending certain sections of the Land Development Code, 1996-10, as amended, and adding a new Article XV, to provide for Land Use and Zoning Regulations for the Community College District, a portion of which is located outside the Extraterritorial Zoning District and within the County."

"An Ordinance amending certain sections of the Extraterritorial Zoning Ordinance, 1997-4, as amended, and adding a new Section 13 to the EZO to provide for Land Use and Zoning Regulations for the Community College District, a portion of which is located within the Extraterritorial Zoning District."

## **NEIGHBORHOOD MEETINGS ARE SCHEDULED FOR:**

- **TUESDAY, OCT. 3, 2000, 6 – 8 P.M. IN THE JEMEZ ROOM AT THE SANTA FE COMMUNITY COLLEGE.**
- **MONDAY, OCTOBER 9, 2000 7-9 P.M. AT ECIA RAILROAD BUILDING, SPONSORED BY ELDORADO RESIDENTS ASSOCIATION.**

## **Public Hearings will be held on the following dates:**

- **October 2, 2000, before a combined special meeting of the Extraterritorial Zoning Committee and the County Development Review Committee at 5:30 p.m. 102 Grant Ave. in the Commissioners Chambers**
- **October 10, 2000, first public hearing before the Board of County Commissioners at 1:30 p.m. 102 Grant Ave. in the Commissioners Chambers.**
- **October 31, 2000, second public hearing before the Board of County Commissioners at 1:30 p.m. 102 Grant Ave. in the Commissioners Chambers.**
- **October 31, 2000, public hearing before the Extraterritorial Zoning Authority at 6:00 p.m. 102 Grant Ave. in the Commissioners Chambers.**

## **Additional night meetings can be scheduled as needed.**

102 Grant Ave. is the County Administration Office Building on the corner of Grant and Palace Avenue, Santa Fe, New Mexico. Public Hearings will be in the Commissioners Chambers on the second level.

Copies of the draft plan and ordinances are available from the County Land Use Administration Office at 102 Grant Ave. All interested parties will be heard at any of the scheduled Public Hearings. In addition, all comments and questions on the proposal may be submitted to the County Land Use Administrator in writing to: P.O. Box 276, Santa Fe, New Mexico 87504-0276.

*Map of Community College District on reverse side*

**NOTICE OF  
PUBLIC HEARING**

Notice is hereby given that public meetings will be held to consider the Community College District Plan and the draft ordinances to implement the plan as follows:

171796  
222.78

1846092

"An Ordinance amending EZA Ordinance 1988-1, the Santa Fe Comprehensive Extraterritorial Plan, to incorporate the Santa Fe Community College District Plan in Section V.

"An Ordinance amending certain sections of the Extraterritorial Zoning Ordinance, 1997-4, as amended, and adding a new Section 13 to the EZO to provide for Land Use and Zoning Regulations for the Community College District a portion of which is located within the Extraterritorial Zoning District."

POT# 100277B

"A Resolution adopting the Santa Fe Community College District Plan and amending the Santa Fe County Growth Management Plan to incorporate it."

"An Ordinance amending certain sections of the Land Development Code, 1996-10, as amended, and adding a new Article XV to provide for Land Use and Zoning Regulations for the Community College District, a portion of which is located outside the Extraterritorial Zoning District and within the County."

Public Hearings will be held on the following dates:

\* October 2, 2000, before a combined special meeting of the Extra-Territorial Zoning Committee and the County Development Review Committee at 5:30 p.m. 102 Grant Ave. in the Commissioners Chambers

\* October 10, 2000, first public hearing before the Board of County Commissioners at 1:30 p.m. 102 Grant Ave. in the Commissioners Chambers.

\* October 31, 2000, second public hearing before the Board of County Commissioners at 1:30 p.m. 102 Grant Ave. in the Commissioners Chambers.

\* October 31, 2000, public hearing before the Extra-Territorial Zoning Authority at 6:00 p.m. 102 Grant Ave. in the Commissioners Chambers.

102 Grant is the County Administration Office Building on the corner of Grant and Palace Avenue, Santa

POT# 100277  
101-0502-44-7037  
Berta Payman

RA 10/20/00

SAID  
[Signature]

OCT 10 2000

1846093

SF COUNTY PLANNING  
ATTN: JUDY MCGOWAN  
PO BOX 276  
SANTA FE, NM 87504-0276

AD NUMBER: 174732 ACCOUNT: 73450  
LEGAL NO: 68201 P.C.#: 100277  
199 LINES 2 time(s) at \$ 157.50  
AFFIDAVITS: 5.25  
TAX: 10.17  
TOTAL: 172.92

### AMENDED NOTICE OF PUBLIC HEARING

Notice is hereby given that public hearings will be held to consider the Santa Fe Community College District Plan and the zoning ordinances to implement the Plan as follows:

October 10, 2000 before the Santa Fe County Board of County Commissioners at 1:30 pm 102 Grant Avenue in the Commission Chambers

Public Hearing to consider Resolution 2000 - Amending Resolution 1999-137, The Santa Fe County Growth Management Plan, to adopt and incorporate the Santa Fe Community College District Plan

October 24, 2000 before the Extraterritorial Zoning Authority at 6:00 pm 102 Grant Avenue in the Commission Chambers

Public Hearing on EZA Ordinance 2000, an Ordinance Amending EZA Ordinance 1988-1, The Santa Fe Comprehensive Extraterritorial Plan, Section V, To Adopt and Incorporate The Santa Fe Community College District Plan.

Please note that the EZA meeting previously scheduled for October 31 has been changed to October 24.

October 31, 2000 before Santa Fe County Board of County Commissioners at 1:30 pm 102 Grant Avenue in the Commission Chambers

November 14, 2000 before Santa Fe County Board of County Commissioners at 5:00 pm 102 Grant Avenue in the Commission Chambers

Public Hearings to consider Ordinance 2000, An Ordinance amending the County Land Development Code, Ordinance 1996-10, as amended, and adding a new Article XV to provide land use and zoning regulations for the Santa Fe Community College District, a portion of which is located within the County and outside of the Extraterritorial Zoning District.

November 28, 2000 before the Extraterritorial Zoning Authority at 6:00 pm 102 Grant Avenue in the Commission Chambers

Public Hearing to consider EZA Ordinance 2000, an Ordinance amending certain sections of the Extraterritorial Zoning Ordinance 1997-4, as amended, and adding a new Section 13 to provide for Land Use and Zoning Regulations for the Santa Fe Community College District, a portion of which is located within the Extraterritorial Zoning District.

102 Grant is the County Administration Office Building on the corner of Grant and Palace Avenue, Santa Fe, New Mexico. Public Hearings will be in the Commission Chambers on the second level.

Copies of the draft plan and ordinances are available from the County Land Use Department at 102 Grant Ave. All interested parties will be heard at any of the scheduled public hearings. In addition all comments and questions on the proposed plan and ordinances may be submitted in writing to the County Land Use Administrator to: P.O. Box 276, Santa Fe, New Mexico 87504-0276. Legal #68201 Pub. Oct. 9 & 18, 2000

### AFFIDAVIT OF PUBLICATION

STATE OF NEW MEXICO  
COUNTY OF SANTA FE

I, Betty Kelley 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 #68201 a copy of which is hereto attached was published in said newspaper 2 day(s) between 10/09/2000 and 10/18/2000 and that the notice was published in the newspaper proper and not in any supplement; the first publication being on the 9 day of October, 2000 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

/s/ Betty Kelley  
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 18 day of October A.D., 2000

Notary Laura L. Harding

Commission Expires 11/23/03

RETICOTT  
101-0502-1147-037  
LEGAL REPRESENTATIVE  
RA  
11/28/00

*[Handwritten signature]*

1846094

R

from Page B-1

solicitation in early it wouldn't conflict signs by other public is in Albuquerque. programming is just announcements our soliciting pledge 1393. You can mail to KSFR, 6401 ve., Santa Fe, N.M., of \$100 or more will on a compact disc. tributed Saturday

No special programming is planned — just announcements every half-hour soliciting pledge calls to 428-1393. You can mail donations to KSFR, 6401 Richards Ave., Santa Fe, N.M., 87505.

morning because he wanted a CD of children singing Elvis Presley songs. Bond said the fund raiser isn't likely to cause any changes at

the station, but an \$85,000 grant will be used to install digital equipment at the station over the Christmas holidays. KSFR broadcasts from a tower

off East Alameda Street with 3,000 watts of power — enough to reach Los Alamos, parts of Española, Eldorado and as far as the rim of La Bajada. By comparison, KUNM, the public FM station based at The University of New Mexico, broadcasts with 50,000 watts.

Based on listener phone calls, Bond said, perhaps the most popular show on KSFR is Diego Mulligan's *The Journey Home*, a mixture of talk and music that airs from 4 p.m. to 6 p.m. Mondays through Fridays.

### ELLITE

from Page B-1

tical for all types of said Carol Cagle, the New Mexico Affordable Phones, of groups that lobbies of consumers and petitors.

ow what we have in the equivalent of a n hose. But all these are gobbling up huge bandwidth, and it through those tiny nre," Cagle said. need is more like a

competing satellite ill become available first quarter of next

product to be rolled fband, which kills first consumer two- m, high-speed satel- service."

are consists of a 24- stellite dish, which l and receive data.

ill be sold as a pack- hoStar's Dish Net- e TV, or as a pack- ffish-ready Compaq (radioShack.

will need a clear to the southern sky

for the dish to work.

StarBand promises download speed of up to 500 kilobytes per second and upload speeds of up to 150 kilobytes per second — speeds that are several times faster than the standard dial-up modems.

Customers will also have to pay a monthly access fee of about \$60 per month to about \$100 per month

Hughes Network Systems and WildBlue, a Denver-based company, plan to offer their own satellite services next year.

Campbell thinks the service will be worth the price. "Qwest has been dragging its feet, but it's not going to matter anymore," Campbell said. "They're going to miss the boat with customers like myself."

Other Santa Feans apparently agree. Judy Johnson, office manager for Noble Satellite, says her company already has a waiting list of more than 40 people who want to buy the StarBand system.

Qwest is moving ahead with DSL lines in metropolitan Santa Fe, Albuquerque and Las Cruces. The laying of DSL lines in smaller New Mexico cities is pending approval of a plan Qwest is proposing to settle regulatory

issues with the state Public Regulation Commission.

Asked to comment on satellite servers, Qwest spokesman Mark Genrich said, "Such new products and entrants are eloquent evidence that there is vigorous competition in the local market."

Genrich said that because there is competition, the PRC should approve Qwest's plan, which is known as the Alternative Form of Regulation.

Patrick Vanderpool, a staff member for U.S. Sen. Pete Domenici, R-N.M., who specializes in economic development, thinks Qwest's proposed settlement represents a solid investment by the company in New Mexico

"But we've been ignored for about six years, and it's going to take at least two years to catch up," Vanderpool said.

In the meantime, Vanderpool predicted that satellite service "is going to be huge here."

And satellite service may provide a permanent solution for the many businesses and homes that aren't within the service boundaries for DSL.

DSL lines are only available to homes and businesses within about 15,000 feet of a Qwest central office.

After Innovative Technology Partners moved to an office on Tramway in Albuquerque, Jekowski found that the company couldn't get DSL.

"Here we are in the most metropolitan area of the state, and we couldn't get it," Jekowski said.

Schools, which generally have to keep their limited number of telephone lines open for other purposes, will also benefit from satellite service, Jekowski predicted.

Some would-be subscribers, including even race-car fan Campbell, plan to wait and see how well satellite service works before they rush out to subscribe. StarBand officials could not be reached Friday.

On its Web site, the company bills its technology as proven. However, some users on the East Coast have reported problems with installation and start-up, according to the Washington Post.

And the service could ultimately be limited by the same crowding factors that hinder other delivery systems. "If everyone in rural America had the money and inclination to sign up for this," said Jekowski, "we would rapidly run out of bandwidth."

### PICE

from Page B-1

to "have time to difficulties with other- grieving in a safe, vironment."

eral discussion of participants will ups — with a fac- explore the issues hat directly affect

Some funeral homes offer similar ceremonies, but this is the first to combine ritual with therapeutic discussion.

with their feelings. In these groups they will also make ornaments honoring the memory of their loved ones who have died.

candle-lighting and a ritual involving hanging the ornaments on a banner. Some funeral homes offer similar ceremonies for

bine ritual with therapeutic discussion, the counselors said.

The event, called Hope for the Holidays, is scheduled for 6:30 p.m. on Dec. 7 at St. Bede's Episcopal Church, 1601 St. Francis Drive. It is free, and children and teenagers are welcome. There will be refreshments. Registration is required. People who are interested may call the Hospice Center

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The CDRI was established in part by the City of Santa Fe. It is a component New Mexico is a division of the Office of Cultural Affairs, and the U.S. Embassy has

**Local Websites**  
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**Public Hearings**

A proposed Ordinance amending the County Land Development Code, Ordinance 1996-10, as amended, and adding a new Article XV to provide land use and zoning regulations for the Santa Fe Community College District and the parallel ordinance amending the Extrajurisdictional Zoning Ordinance, 1997-4, as amended, and adding a new Section 13 to provide for Land Use and Zoning Regulations for the Santa Fe Community College District will be considered at the following public hearings:

- The Extrajurisdictional Zoning Commission on Monday, December 4, 2003 at 6:00 pm
- The County Development Review Committee on Mon, Dec 4th, 5:00pm.
- The Extrajurisdictional Zoning Authority and the Board of County Commissioners in a joint session on Monday, December 11, 2003 at 6:00 pm.

All meetings will take place at 102 Grant Avenue in the County Commission Chambers. • Copies of the draft ordinances are available from the County Land Use Department at 102 Grant Ave.

Please forward affidavit of publication to the County Land Use Administrator, P.O. Box 276, Santa Fe, New Mexico 87504-0276

**AFFIDAVIT MUST BE MAILED TO THE LAND USE DEPARTMENT AT LEAST THREE (3) DAYS PRIOR TO THE MEETING DATE.**