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# SANTA FE COUNTY

## *Ordinance No. 2000 - 13*

1850795

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AN ORDINANCE AMENDING ARTICLE XIV, TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS, OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE TO ADD A NEW SECTION 3, TESUQUE COMMUNITY ZONING DISTRICT

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BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY THAT THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ARTICLE XIV, TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS, IS AMENDED TO ADD A NEW SECTION 3 AS FOLLOWS:

**Section 3 – TESUQUE COMMUNITY ZONING DISTRICT**

3.1 Location of District and Boundaries

3.1.1 The Tesuque Community Zoning District consists of all lands lying within the Tesuque Traditional Historic Community boundary as designated by County Ordinance 1998 - 6, as depicted on Map RTZ 1, attached.

3.1.2 The following maps are hereby adopted and incorporated into this Section:

- a. Tesuque Community Zoning, Map RTZ 1
- b. Tesuque Scenic Corridor, Map RT 5

3.2 Intent of the Rio Tesuque Land Use Plan and Tesuque Community Zoning District

3.2.1 The standards and regulations set forth for this District are intended to implement the purposes, intent, planned land use goals and strategies of the Rio Tesuque Comprehensive Land Use Plan, Resolution 2000 - 165, adopted and approved by the Board of County Commissioners on December 12, 2000 pursuant to the Community Planning Process set forth in Article XIII of the Code. This Plan and the District standards may be amended from time to time.

3.2.2 Purpose and Intent

1 Village residents desire to maintain and preserve the rural character of the Rio Tesuque  
2 community.

3 To preserve, protect and conserve the following natural resources: open space,  
4 greenbelts, ground and surface water, wetlands, riparian areas, flora and fauna, and,  
5 particularly, the Tesuque River and its watershed.

6 To preserve and protect and maintain the following cultural resources: acequia systems,  
7 archeological sites, historic structures, historical agricultural elements, historic trails and  
8 the traditions associated with each of the cultural groups composing its population.

9 To manage traffic on local roads in a manner that addresses both traffic quantity, impact  
10 and noise levels and to consider pedestrian, equestrian, and bicyclist safety during all  
11 traffic management decision making.

12 All development must occur in a manner that supports: the rural character of the village,  
13 erosion control, open space preservation, natural resources conservation, "view-scape"  
14 management, and regional watershed protection. Growth must be environmentally  
15 sensitive and balanced with individual rights, collective community well being and the  
16 ecological system that surrounds us.

17 All future commercial development should be designed to address the expressed needs of  
18 the local community.

19 Land adjacent to the Historic Community boundaries and development efforts on  
20 adjacent land have consequences for Tesuque and the Rio Tesuque watershed. The  
21 community will monitor activities on neighboring land and form collaborative  
22 partnerships with other groups concerned with managing the ecological relationship  
23 shared by the watershed and the communities and land therein.

24 To establish and promote a formal process through which the residents of Tesuque may  
25 fully participate in the planning and development review processes.

### 26 3.3 Performance Standards for Rural Character

27 3.3.1 The following standards shall apply to new development in Tesuque and shall be  
28 interpreted in conformance with the Rio Tesuque Comprehensive Land Use Plan:

29 a. Open spaces set aside for density transfers or other easements for  
30 protection of river, arroyos or trail corridors shall interconnect to such sites or  
31 potential sites on adjacent properties, as practicable.

32 b. Density transfers shall be used to protect agricultural lands and acequias.

33 c. When density transfers or affordable housing result in higher site  
34 densities, such clusters shall be designed to fit the land features and Tesuque  
35 Village character, not in an urban grid pattern.

36 d. Developments shall design narrow roads and driveways that follow the  
37 natural terrain without creating large cut and fill areas; roads shall be designed  
38 with more natural edges, using shoulders, ditches and grassy swales rather than  
39 curb and gutter.

40 e. Identified wildlife corridors shall be avoided.

41 f. Native vegetation shall be preserved on development sites and local  
42 native plants used for landscape buffers and screening.

1 g. Preserving clean air and water are community priorities. The Code  
2 Administrator shall be authorized to develop criteria and standards with respect  
3 to air and water quality, including without limitation, determining the efficacy of  
4 alternative liquid waste disposal systems and other ground water protection  
5 practices.

6 h. Noise and lighting standards shall be strictly enforced. All outdoor lights  
7 shall be shielded pursuant to the standards of Article III, Section 4.4.4 of the  
8 Code.

9 i. Maximum lot coverage for development shall be twenty percent (20%),  
10 calculated as follows:

11 i. Residential uses: Lot Coverage means the percentage of total lot area  
12 which may be covered by the total roofed area of principal and accessory  
13 structures.

14 ii. Non-residential uses. Lot Coverage means the percentage of total lot  
15 area which may be covered by roof area of all structures and parking areas and  
16 driveways.

17 iii. Whenever density transfers are used to create open space which is  
18 protected in perpetuity by easement or other legal means, lot coverage shall be  
19 calculated based on the total acreage of the project rather than for each  
20 individual development lot and shall be apportioned to the density transfer lots  
21 by means of building envelopes on the approved final plat.

22 j. Parking lots shall be located and constructed

- 23 • So that the view of commercial lots are effectively shielded from  
24 residential neighboring lands; shielding may consist of a landscaped  
25 buffer, wall or berm;
- 26 • to the side or rear of buildings unless the LDRC determines that  
27 alternative siting more effectively protects the rural character of the  
28 area;
- 29 • with gravel surfacing except as required to meet ADA standards.

### 30 3.4 Residential Uses

#### 31 3.4.1 Traditional Village Zone

32 a. Minimum Lot Size is one (1) acre and only one dwelling unit shall be  
33 permitted per acre.

34 b. Two dwelling units may be located on a lot of 1.5 acres or larger if advanced  
35 liquid waste systems with backup vault holding tanks are installed to serve the  
36 dwellings. Such systems must be designed by a New Mexico Professional  
37 Engineer with experience in liquid waste system design. These systems must  
38 treat effluent to tertiary standards prior to discharge. Disinfection and filtration  
39 are required. The systems shall be designed so that the effluent's total nitrogen  
40 shall not exceed 10 milligrams per liter, fecal coliform shall not exceed 100  
41 colony forming units per 100 milliliters, and chemical oxygen demand shall not  
42 exceed 25 milligrams per liter. (Constructed wetlands are prohibited.)

1 c. The minimum lot size shall not be adjusted down when community water and  
2 sewer systems are provided except:

3 1) where density transfers are used to protect sensitive lands or preserve  
4 open space or agricultural lands and gross density is maintained; or

5 2) where affordable housing on community water and sewer systems and  
6 meeting County standards is provided.

7 3.4.2 Tesuque Basin Fringe Zone

8 a. Lot Size Requirements of Art. III, Section 10 for Basin Fringe Zone shall  
9 apply.

10 b. The minimum lot size shall not be adjusted down when community water and  
11 sewer systems are provided except:

12 1) where density transfers are used to protect sensitive lands or preserve  
13 open space or agricultural lands and gross density is maintained; or

14 2) where affordable housing on community water and sewer systems and  
15 meeting County standards is provided.

16 3.4.3 Family Transfers

17 Because local families are one of the great community resources of the Tesuque  
18 Traditional Historic Community, lots created by inheritance or family transfer  
19 are allowed and shall meet the requirements of Article II, Section 4 of the Code.

20 3.5 Commercial Uses

21 3.5.1 Lot Size

22 a. Minimum Lot Size is  $\frac{3}{4}$  acre

23 b. Maximum Lot Size is 1.5 acres

24 c. The Code Administrator shall determine whether a conventional liquid waste  
25 treatment system is adequate for a proposed commercial use and/or lot or  
26 whether the use of advanced liquid waste treatment is required. Commercial uses  
27 producing waste water of 2000 g.p.d. or more must hook up to a community  
28 sewer system.

29 3.5.2 Performance standards

30 Commercial uses must meet all Rural Character Performance Guidelines set forth in  
31 Section 3.3.1 above.

32 3.5.3 Resort uses shall be governed by Article III, Section 6, Large Scale Residential  
33 Uses.

34 3.5.4 The proposed location for neighborhood scale commercial activity at the village  
35 center is within a five hundred foot (500') radius from a point on CR 73 midway between  
36 the intersections of CR73/CR73A and CR73/Griego Road. See Map RT1 Tesuque  
37 Community Zoning Map. The total area eligible for rezoning will be up to 20 acres  
38 maximum; the shape and extent will be based on boundaries of parcels which are zoned.  
39 Other locations for non-residential uses may be proposed as long as the standards of this  
40 Section 3.5 and Section 3.3 are met.

41 3.6 Home Occupations

1 3.6.1 Home occupations meeting the minimum standards of Article III, Section 3 of the  
2 Code are allowed within the Tesuque Community Zoning District.

3 3.6.2 Arts and crafts may be sold as part of a home occupation provided:

- 4 a. all products to be sold are manufactured on site by the resident; and  
5 b. no more than two (2) employees other than the resident shall be regularly  
6 engaged in work at the site of the home occupation.

7 3.7 Non-conforming Legal Uses

8 3.7.1 Non-conforming legal land uses and lots shall meet the standards of Article II of  
9 this Code.

10 3.7.2. Non-conforming legal uses which have previously been expanded under the  
11 County Land Development Code or the Santa Fe Extraterritorial Zoning Ordinance shall  
12 not be allowed further expansion based on adoption of this Ordinance.

13 3.8 Terrain Management

14 The terrain management standards of Article VII, Environmental Requirements and site  
15 planning standards of Article III shall apply except where alternative or more restrictive  
16 standards are set forth below.

17 3.8.1 Protection of River corridors and acequias

18 a. Except as provided below, development shall be set back a minimum of fifty  
19 feet (50') from the natural edge of the Little Tesuque and the Big Tesuque rivers.  
20 A minimum of twenty-five feet (25') set back is required from the natural edge of  
21 other streams, waterways, drainage ways or arroyos that may convey a discharge  
22 ("Q") of one hundred cubic feet per second (100 cfs) or more, generated by a  
23 design storm (100 year recurrence, 24 hour duration); the required setback may  
24 be increased if the Code Administrator determines that a clear hazard exists  
25 pursuant to the procedures set forth in Art. VII, Section 3.4.

26 1) Bridges, gardens, acequias, detention ponds and other erosion control  
27 facilities, access and utility corridors are allowed within setback areas; trails  
28 and outdoor recreational uses are allowed but not buildings; and

29 2) Exceptions to these setbacks may be approved by the Code Administrator  
30 pursuant to standard engineering practice and alternative stormwater  
31 management practices.

32 b. In order to protect the Little Tesuque and the Big Tesuque rivers from  
33 siltation and contaminants from accessory uses, drainage from all land uses  
34 which may discharge runoff containing high nitrogen content or other  
35 contaminants, such as stables or kennels, shall be retained in ponds set back a  
36 minimum of twenty-five feet (25') from the natural edge of the river or the  
37 FEMA designated 100 year flood plain whichever is closer. Retention ponds  
38 shall be cleaned regularly to maintain their planned capacity and are encouraged  
39 to be incorporated into landscaping for the site.

40 c. Applications for development within twenty-five feet (25') of an acequia shall  
41 be reviewed by the affected acequia association before any Development Permits  
42 are issued.

43 3.8.2 Architectural and Appearance Standards

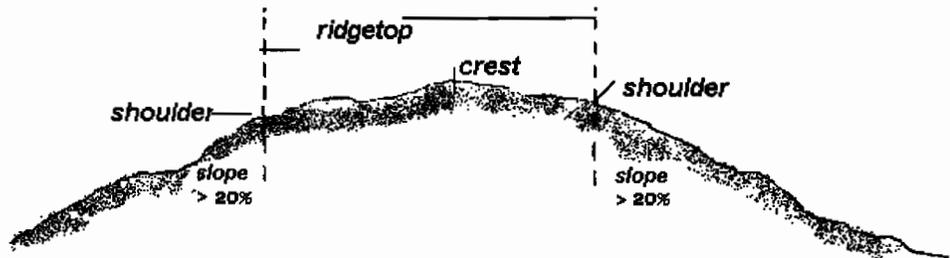
a. No Build and Buildable Areas

Except as set forth in this Tesuque Community Zoning District Ordinance, No Build and Buildable Areas shall be determined according to the standards of Article III and Article VII, Section 3.4 of the Code.

b. Definitions

1) Ridgetop - the uppermost elevations, between the shoulder and crest, of any hill or ridge with a slope of twenty percent (20%) or greater. For purposes of these regulations, a ridgetop means the area measured horizontally from the shoulder across the crest to the parallel shoulder. A ridge formation which does not contain a development site of at least twelve hundred (1200) square feet will not be classed as part of the Buildable Area for purposes of construction of a primary residential structure. See also "Shoulder" defined below. Where a ridgetop measures more than three hundred feet (300') from shoulder to shoulder (a mesa), the ridgetop standards and requirements for architecture and buffers shall apply within one hundred fifty feet (150') of the shoulder of the ridge.

2) Shoulder - the line where the profile of the upper slope of an elevation (hill, ridge, mountain, escarpment, etc.) changes from 20% or greater slope to less than 20% slope.



c. These standards apply to all new buildings and additions to existing structures which are located on development sites where any portion of land has a natural slope prior to development of fifteen percent (15%) or greater and on ridgetops. They are designed to assure that buildings, roads, driveways, utilities, and other development blend into the natural landscape and conform to the existing natural topography, vegetation, and soils characteristics of Tesuque. The natural form, color, slope, and texture of the hills or mountains should be the dominant feature, not the built environment.

1) Exterior walls, facades and roofs shall be darker shades of the natural earth tones (dark tan, brown, or dark mauve) of the soils on the building site and shall blend with predominant year round color of the natural foliage of the native trees or other vegetation.

2) Roof colors and all wall and facade colors visible from adjacent properties or from US 84/285, CR 73 and CR 73A shall be muted and of non-reflective or non-glossy materials with a Light Reflective Value (LRV) of less than forty (40) pursuant to manufacturers specifications. When such

1 data is unavailable, compliance will be determined by a comparison of  
2 samples for which data is available.

3 3) For all new buildings and additions to existing structures which are  
4 located on development sites where any portion of land has a natural slope  
5 prior to development of fifteen percent (15%) or greater and on ridgetops,  
6 window and door glazing shall be limited to no more than thirty percent  
7 (30%) of a facade and shall be non-mirrored and the LRV shall be less than  
8 twenty (20), except:

9 i. glazing shall be limited to no more than fifty percent (50%) under  
10 portals eight feet (8') or deeper, or

11 ii. this subsection shall not apply to glazing on a south-facing facade  
12 where incorporated into a documented, design solar heating application  
13 equivalent to one for which the annual "Solar Saving Fraction (SSF)"  
14 exceeds sixty percent (60%). See for example "Passive Solar Design  
15 Handbook", Balcomb et al., DOE/Los Alamos National Laboratories, 1984.

16 d. Height on slopes and on Ridgetops

17 1) On ridgetops as defined in this Section, only one story buildings are  
18 allowed and the height of any structure shall not exceed fourteen feet (14').  
19 Chimneys may extend three feet (3') beyond the height limitation.

20 2) The height of any dwelling or residential accessory structure located on  
21 land which has a natural slope of fifteen percent (15%) or greater shall not  
22 exceed eighteen feet (18'). The vertical distance between the highest point  
23 of a building and the lowest point of a building at natural grade or finished  
24 cut grade, whichever is lower, shall not exceed thirty feet (30'). The Code  
25 Administrator may waive this requirement if the portion of the structure  
26 located on land over 15 % slope is incidental to the entire site.

27 e. Landscaping

28 1). Indigenous evergreen trees at least five feet (5') tall and approximating  
29 the original density and type existing on the site prior to disturbance shall be  
30 used for screening and buffering of structures and cuts and fills, where  
31 required, in order to maintain year round screening.

32 2). Cut slopes with a slope or retaining wall closer than six feet (6') from  
33 the edge of a road or driveway, where the planting area for trees is limited,  
34 may be screened with a trellis supporting planted vegetation or some other  
35 similar means which creates a natural screened effect.

36 3.8.3. Administrative approval

37 The Code Administrator may approve siting or design of a structure which minimally  
38 deviates from strict compliance with terrain management standards or architectural and  
39 appearance standards upon a finding that the proposed deviation results in a decrease of  
40 the visual or environmental impact of the development or reduces site grading. In making  
41 this finding, the Administrator shall consider existing topography, effects on native  
42 vegetation, soils and erosion potential, location of infrastructure, proposed site  
43 improvements and other proposed changes that would protect the public interest and  
44 further the intent of terrain management or architectural and appearance standards.

1 *Examples of such instances include 1) stepped construction with greater overall height*  
 2 *in order to diminish visual impact and/or the impact of excavation or erosion that might*  
 3 *result from strict adherence to the standards and 2) construction of a building with*  
 4 *greater overall height on the non-visible side of a ridge in order to avoid building on the*  
 5 *ridgetop or another more visible area of the lot.*

6 3.9 Signs

7 a. Pole mounted signs are not allowed; wall and pedestal signs with a maximum  
 8 size of six (6) square feet are allowed for non-residential uses. Home  
 9 occupations are allowed one sign of one (1) square foot.

10 b. Internally lit signs are not allowed; external lights shall be shielded so that the  
 11 light source is not visible.

12 3.10 Scenic Corridor

13 3.10.1 A Scenic Corridor adjacent to US 84/285 is designated as depicted on Map RT 5.

14 3.10.2 Development in the Scenic Corridor shall conform to the standards of the Santa  
 15 Fe Metro Area Highway Corridor for the Scenic Corridor Area except where the  
 16 requirements of this Section 3 are more restrictive. *(Insert correct reference when a*  
 17 *Highway Corridor ordinance is approved).*

18 a. A noise impact setback of 300 feet is required. Applicants may perform  
 19 on site noise analysis to determine a specific setback, which may be less than  
 20 300 feet, as long as buildings and building sites can be located outside of 65Leq  
 21 dBA or weighted equivalent noise levels measured in decibels, projected for  
 22 2020.

23 b. Berms and landscaping may be used to mitigate noise levels; sound  
 24 walls, i.e., a wall or walls erected at the edge of the property along the highway  
 25 right-of-way in order to deflect noise, are not allowed.

26 3.11 Roads and Traffic

27 3.11.1 Bus and Truck Restrictions

28 Bishop's Lodge Road (CR 73A) north of the Bishop's Lodge property is a historic  
 29 roadway following closely the original wagon road in width and alignment. It is very  
 30 narrow, with sharp curves and limited sight distance for cars entering from side roads  
 31 and driveways. The section of the road between Shidoni on the north and Bishop's  
 32 Lodge on the south is less than two standard lanes wide and without center line striping.  
 33 Through traffic by commercial motor carrier vehicles (12,000 pounds or greater) is  
 34 restricted from this section of CR 73A; local deliveries are allowed.

35 3.11.2 Traditional Village Road Standards

36 SECTION RESERVED FOR VILLAGE ROAD STANDARDS

37 3.12 Community Notice and Procedures

38 3.12.1 Submittals for Construction in Tesuque

39 All development permit applications shall require a site specific slope analysis showing  
 40 the existing topography of the Buildable Area and development site including building  
 41 locations, utility corridors and sites, access corridors and landscaped areas. Slope  
 42 analysis shall clearly indicate all areas with natural slopes between fifteen percent (15%)

1 percent (30%) or greater as calculated between every contour interval on the map. A  
 2 slope analysis of the entire lot or parcel may be required by the Code Administrator in  
 3 cases of local occurrences of steeper slopes, drainage, erosion or slope stability  
 4 problems.

5 a. Applications for development sites of less than fifteen (15%) slope may use  
 6 contour mapping available from Santa Fe County Geographic Information  
 7 System.

8 b. Development sites containing land with natural slopes of fifteen percent  
 9 (15%) or greater shall be mapped with contour line intervals of not more than  
 10 five feet (5') signed and sealed by a registered land surveyor, professional  
 11 engineer or other qualified professional.

### 12 3.12.2 Posting

13 Notice of development applications shall be posted prominently on all sides of the land,  
 14 building, or other structure which is the subject of the application in such a way as to  
 15 give reasonable notice to persons interested in the application. A laminated copy of the  
 16 site plan showing existing and proposed development shall be firmly attached to the  
 17 poster.

### 18 3.12.3 Community Pre-application Review of Non-Residential Zoning Applications

19 Applicants for any non-residential development shall hold a pre-application meeting in  
 20 the community to present the development concept and gather public comments and  
 21 concerns about the development.

22 a. The applicant shall publish notice of the time, place and purpose of the  
 23 meeting in a newspaper of general circulation in the community and shall mail  
 24 notice to Santa Fe County, neighborhood organizations on the County's agenda  
 25 list, and to all property owners within one hundred (100) feet (excluding rights-  
 26 of-way) of the subject property. The property shall be posted as set forth in  
 27 Section 3.12.2 above.

28 b. The applicant shall record the meeting proceedings and submit a written  
 29 record to the County along with the application for development.

### 30 Severability

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

34  
 35  
 36 **PASSED, ADOPTED AND APPROVED** this 12<sup>th</sup> day of Dec., 2000, by the Santa Fe  
 37 County Board of County Commissioners.

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Paul Duran, Chairman

1850804



6 Rebecca Bustamante

7  
8 REBECCA BUSTAMANTE  
9 COUNTY CLERK



10  
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12  
13

14 APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

15  
16 A. Kopf  
17  
18  
19 COUNTY ATTORNEY

1143 186  
COUNTY OF SANTA FE } SS  
STATE OF NEW MEXICO }  
I hereby certify that this instrument was filed  
for record on the 26 day of Jan A.D.  
20 01 at 10:06 o'clock a m  
and was duly recorded in book 1850  
page 795-813 of the records of

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

Merrell Salazar  
Deputy

24 CERTIFICATE OF FILING

25  
26 I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated  
27 as Ordinance, No. 2000 - 13, was filed in my office on the 26 day of Jan, 2001, in  
28 book Number 1850 at Page 795-813.

29  
30  
31  
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34

SANTA FE COUNTY CLERK



Rebecca Bustamante

REBECCA BUSTAMANTE

MODE = MEMORY TRANSMISSION

START=JAN-04 18:01

END=JAN-04 18:17

FILE NO. = 044

NO.	COM	ABBR/NTWK	STATION NAME/ TELEPHONE NO.	PAGES	PRG.NO.	PROGRAM NAME
001	INC	8	9891814	000/009		

-S F COUNTY

\*\*\*\*\* -S F COUNTY - \*\*\*\*\* 50598866389- \*\*\*\*\*

Post-it® Fax Note	7671	Date	# of pages ▶
To	Margaret Gency	From	Judy McGowan
Co./Dept.		Co.	
Phone #		Phone #	
Fax #	989-1814	Fax #	986-6389

1850805

**DRAFT**

**SANTA FE COUNTY**

*Ordinance No. 2000 - 13*

AN ORDINANCE AMENDING ARTICLE XIV, TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS, OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE TO ADD A NEW SECTION 3, TESUQUE COMMUNITY ZONING DISTRICT

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY THAT THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ARTICLE XIV, TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS, IS AMENDED TO ADD A NEW SECTION 3 AS FOLLOWS:

**Section 3 - TESUQUE COMMUNITY ZONING DISTRICT**

3.1 Location of District and Boundaries

3.1.1 The Tesuque Community Zoning District consists of all lands lying within the Tesuque Traditional Historic Community boundary as designated by County Ordinance 1998 - 6, as depicted on Map RT1, attached.

3.1.2 The following maps are hereby adopted and incorporated into this Section:

- a. Tesuque Community Zoning, MapRT1
- b. Tesuque Scenic Corridor, Map RT2

3.2 Intent of the Rio Tesuque Land Use Plan and Tesuque Community Zoning District

3.2.1 The standards and regulations set forth for this District are intended to implement the purposes, intent, planned land use goals and strategies of the Rio Tesuque Comprehensive Land Use Plan, Resolution 2000 - 165, adopted and approved by the Board of County Commissioners on December 12, 2000 pursuant to the Community Planning Process set forth in Article XIII of the Code. This Plan and the District standards may be amended from time to time.

3.2.2 Purpose and Intent

10/06/00  
Friday

ORDER ENTRY  
SUMMARY

3:25:47 PM  
Ad Management

CUSTOMER: 73450 SF COUNTY  
AGENCY:  
GROUP:  
BILL TO:

AD#: 270362  
SPACE/ADTL:  
CREDIT:  
SALES: 21

COST: 130.40  
138.80  
8.40  
MICHAEL MOSHER

AD TYPE: RROP RETAIL ROP  
LINE 1: COMMUNITY NEWS  
BILL PUB: nm Santa Fe New Mexican  
SPEC AD? n  
COLORS:  
DEADL RUN:

CAMERA READY? n  
PROOFS? n  
COLUMNS: 2.0  
DEPTH: 4.000  
LINAGE: 8.000  
SPACE RESU? n  
DOUBLE TRK? n  
COUPON? n  
CO-OP? y  
SIG TYPE:  
COVER AD: 1850806

PUBLISH PUBL ZONE LOCATION SECTION PAGE BUY TYPE RATE STATUS  
09/15/00 Fri nm Full MAIN a Single 16.30 Rate Billed

10/06/00  
Friday

ORDER ENTRY  
ORDER

A.

CUSTOMER: 73450  
ACCOUNTS PAYABLES -  
SF COUNTY  
PO BOX 276  
SANTA FE NM 87504-0276

AD#: 270362  
CREDIT: PAST DUE  
OVRD RATE: .000  
OVRD TYPE:  
PO #: 100277

# COMMUNITY

On the  
Final Draft of  
The Rio Tesuque Comprehensive Land Use Plan  
and  
A Proposed Tesuque Community Zoning District

Where: Tesuque Elementary School  
When: Weds., Sept. 20  
Thurs., Sept. 28  
Time: 6:30 to 8:00 pm

Please come & participate  
copies of the drafts are available:

Pick up at County Land Use Office  
102 Grant Ave., Mon-Fri 8-5

or  
Call Rio Tesuque Land Alliance, 982-3962

# MEETINGS

TO # 100277  
10-0502-414-7037  
RA  
10/20/00

73450

PAID  
10/20/00

THE SANTA FE  
**NEW MEXICAN**  
Founded 1849

NOV 2000

SF COUNTY LAND USE  
ATTN: JUDY McGOWAN  
PO BOX 276  
SANTA FE, NM 87504-0276

AD NUMBER: 175317 ACCOUNT: 73450  
LEGAL NO: 68214 P.O.#: 100277  
126 LINES 3 time(s) at \$ 138.19  
AFFIDAVITS: 5.25  
TAX: 8.97  
TOTAL: 152.41

1850807

AFFIDAVIT OF PUBLICATION

**NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that public hearings will be held to consider the adoption of:

**Resolution 2000-amending Resolution 1999-137, the Santa Fe County Growth Management Plan, as amended, to adopt and incorporate the Rio Tesuque Community Comprehensive Land Use Plan.**

**Ordinance 2000-amending Article XIV, Traditional and Contemporary Community Zoning Districts, of Ordinance 1996-10, Santa Fe County Land Development Code, as amended, to add a new section, Tesuque Community Zoning District.**

The Tesuque Development Review Committee will hear and recommend at their regular meeting on Thursday, October 26, 2000 at 9:00 a.m.

The Board of County Commissioners will hear the Resolution and Ordinance at their regular meetings on Tuesday, November 14,

2000 at 5:00pm and on Tuesday, December 12, 2000 at 5:00 p.m.

All hearings will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico.

Copies of the proposed Plan and Ordinance are available from the County Land Use Administration Office, 102 Grant Ave, 8-5 Weekdays Or Call Rio Tesuque Land Alliance, 982-3962 Or Email Requests For An Electronic Copy to Rod Temple At [Rod-Barb@Trail.com](mailto:Rod-Barb@Trail.com)

All interested parties will be heard at the Public Hearing prior to the Committee taking action. All comments and questions to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing. Legal #68214  
Pub. October, 11.30, 2000 and November, 6, 2000.

STATE OF NEW MEXICO  
COUNTY OF SANTA FE

I, Betsy Pluner 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 #68214 a copy of which is hereto attached was published in said newspaper 3 day(s) between 10/11/2000 and 11/06/2000 and that the notice was published in the newspaper proper and not in any supplement; the first publication being on the 11 day of October, 2000 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

/s/ Betsy Pluner  
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 6 day of November A.D., 2000

Notary Laura R. Harding

Commission Expires 11/23/03

PO # 100277  
101-25802-414-7037  
RA  
11/28/00

PAID  
102-7162

**NOTICE OF PUBLIC HEARINGS**

1850809

Notice is hereby given that public hearings will be held to consider the adoption of :

**Resolution 2000 - \_\_\_ amending Resolution 1999-137, the Santa Fe County Growth Management Plan, as amended, to adopt and incorporate the Rio Tesuque Community Comprehensive Land Use Plan.**

**Ordinance 2000 - \_\_\_, amending Article XIV, Traditional and Contemporary Community Zoning Districts, of Ordinance 1996-10, Santa Fe County Land Development Code, as amended, to add a new section, Tesuque Community Zoning District.**

The Tesuque Development Review Committee will hear and recommend at their regular meeting on Thursday, October 26, 2000 at 9:00 a.m.

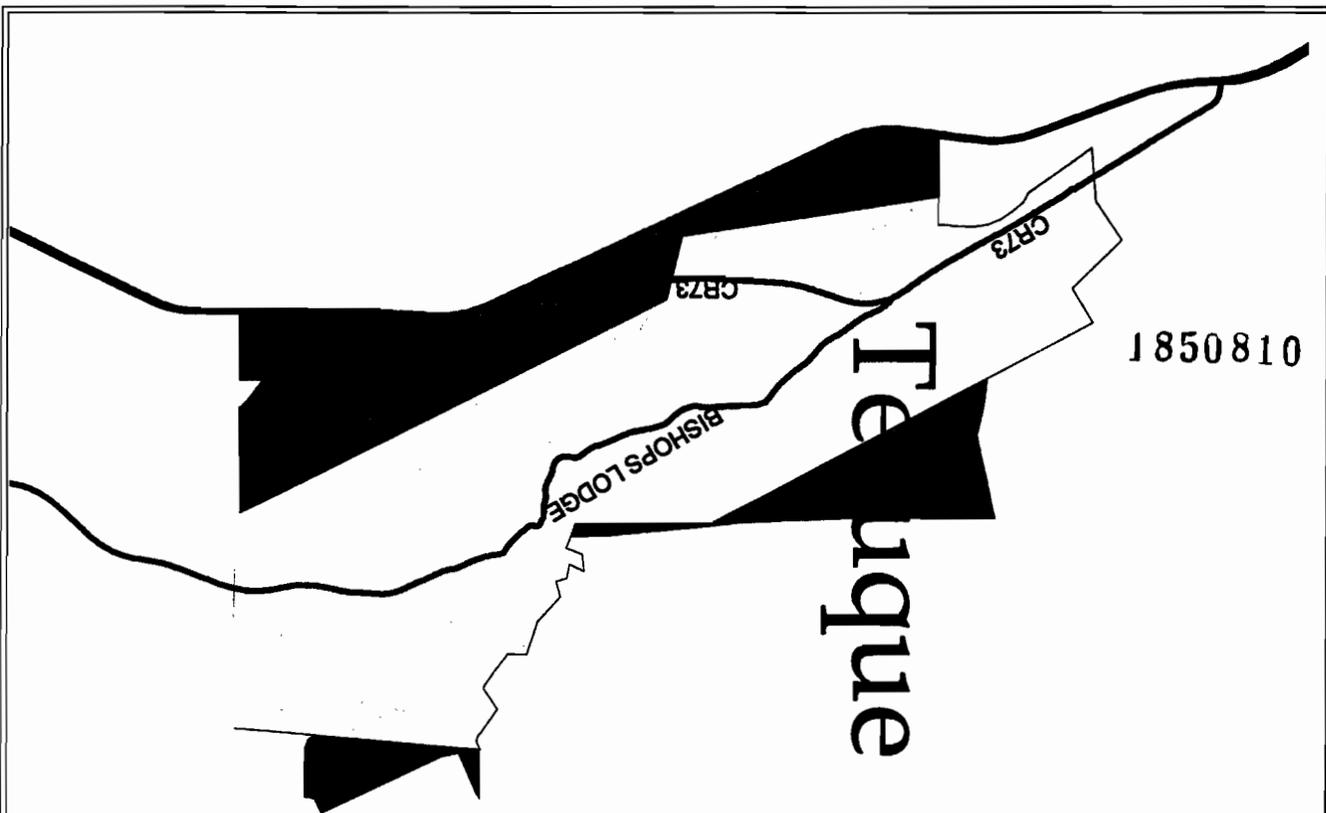
The Board of County Commissioners will hear the Resolution and Ordinance at their regular meetings on Tuesday, November 14, 2000 at 5:00 pm and on Tuesday, December 12, 2000 at 5:00 p.m.

All hearings will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico.

Copies of the proposed Plan and Ordinance are available from the County Land Use Administration Office, 102 Grant Ave, 8-5 Weekdays Or Call Rio Tesuque Land Alliance, 982-3962

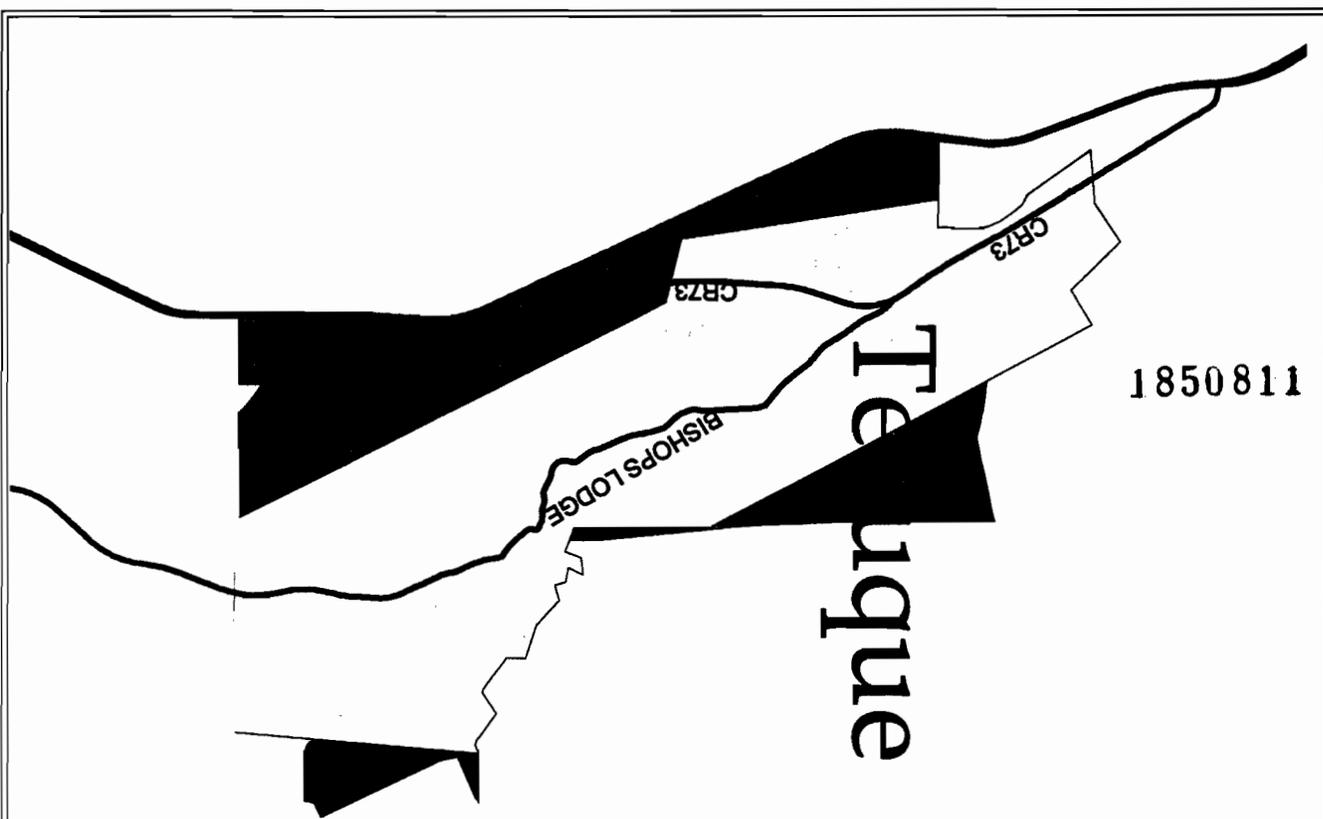
All interested parties will be heard at the Public Hearing prior to the Committee taking action.

All comments and questions to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing.



**Santa Fe County Land Use Dept  
102 Grant Ave  
P.O. Box 276  
Santa Fe, New Mexico 87504-0276**

*Mailed to all property owners  
of record in Co. Assessors' Office  
w/in  $\frac{1}{2}$  w/in 100 ft. as req'd by  
Statute on Oct. 18, 2000*

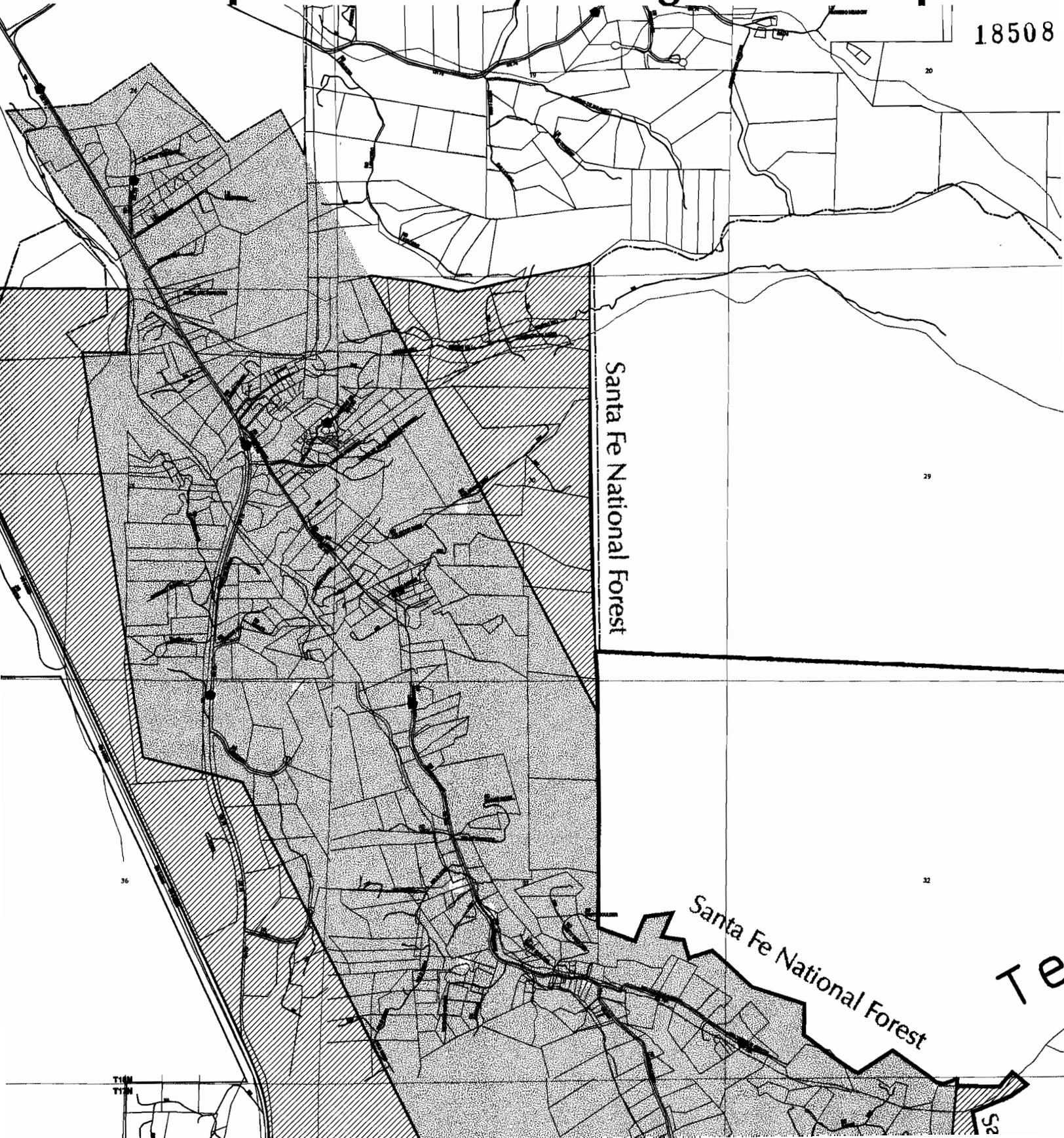


**Santa Fe County Land Use Dept  
102 Grant Ave  
P.O. Box 276  
Santa Fe, New Mexico 87504-0276**

**Tesuque Village Resident  
Route 4 Box holder  
Santa Fe, NM 87501**

# Tesuque Community Zoning District Map

18508



Santa Fe National Forest

Santa Fe National Forest

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# Tesuque Scenic Highway Corridor Area

