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SANTA FE COUNTY

Ordinance No. 2001-7

1919861

AN ORDINANCE CREATING A NEW ARTICLE XVI OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE (ORDINANCE 1996-10) AS AMENDED TO PROVIDE FOR LAND USE AND ZONING REGULATIONS FOR THE TRANSFER OF DEVELOPMENT RIGHTS

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SANTA FE THAT THE SANTA FE COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED AS FOLLOWS:

ARTICLE XVI TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS

SECTION 1 REFERENCES, PURPOSE AND DEFINITIONS

- A. This BCC Ordinance 2001- XVI, as amended from time to time, may be cited as the "Transfer of Development Rights Ordinance" or the "TDR Ordinance."
- B. Article XVI is adopted to implement the land use goals of County land use plans. These plans include but are not limited to the Santa Fe Metro Area Highway Corridor Plan ("Highway Corridor Plan"), the La Cienega Community Plan and the Growth Management Plan as they currently exist and as they may be amended.
- C. Article XVI shall govern and control the allocation transfer and use of transferable development rights within Santa Fe County. Any contradiction, inconsistency or ambiguity between the requirements of this Article XVI and any other provision of the Land Development Code shall be governed and controlled by the requirements of this Article XVI. If not specifically covered in Article XVI, the provisions of the Land Development Code shall apply.



COUNTY OF SANTA FE } SS 540
 STATE OF NEW MEXICO }
 I hereby certify that this instrument was filed
 for record on the 8 day of June A.D.
 20 01 at 4:00 o'clock P m
 and was duly recorded in book 1919
 page 861-879 of the records of

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

D. Definitions:

1. Corridor Fringe means the area within the Highway Corridor District that is not Required Setback, Desired Setback, or designated for non-residential uses as depicted in the Highway Corridor Plan.
2. Desired Setback is the area depicted in the Santa Fe Metro Area Highway Corridor Plan.
3. Developed means a lot with at least one existing dwelling unit or commercial structure.
4. Highway Corridor Sending Areas, East Corridor means the portion of the Highway Corridor District on Interstate I-25 ("I-25"), east of Cerrillos Road, North Corridor means the portion of the Highway Corridor District on New Mexico State Highway 599 ("NM-599") north of Airport Road, South Corridor means the portion of the Highway Corridor District on NM-599 south of Airport Road, West Corridor means the portion of the Highway Corridor District on I-25, west of Cerrillos Road.
5. Minimum Sending Lot Size means the smallest lot size that qualifies as a sending site for TDRs. The minimum size refers to the area of the entire lot, not just a lot portion located within one of two or more sending site categories
6. Net Sending Area means the land area of a lot or lot portion after the following area deductions: (1) the area of land precluded from development by dedications and deed restrictions imposed prior to TDR deed restrictions, (2) for each existing dwelling unit, the net sending area shall be reduced by the minimum lot size allowed in the underlying zoning district. At the time of adoption of this Article, 2.5 acres would be deducted for each existing dwelling unit in all four Highway Corridor District sending areas as well as the Santa Fe Canyon sending area. Similarly, 0.75 acres would be deducted for each existing dwelling unit in the Traditional Community Zone category of the La Cienega Community Plan Area.
7. Receiving Area is an area designated by the Land Development Code as appropriate for development beyond its base development limits through the transfer of development rights.
8. Required Setback is the area depicted in the Santa Fe Metro Area Highway Corridor Plan
9. Riparian Land means land that contains or abuts an acequia, spring, stream, river, natural wetlands, natural animal habitats associated with water or natural wetlands, or tree and vegetation areas associated with water or natural wetlands.
10. Sending Area means an area designated by the Land Development Code as a sending area appropriate for the conveyance of transferable development rights from the area.
11. Transferable Development Rights ("TDRs") means the potential development that may be transferred from a sending area as

designated by the Land Development Code and used at a designated receiving site to allow additional residential or non-residential development as determined by the Land Development Code. TDR allocations and requirements are expressed in whole numbers, rounding up if .5 or higher.

12. Transfer Development Right Threshold ("TDR Threshold") is the existing underlying zoning in the County.

13. Transfer of Development Rights means the conveyance of TDRs by deed, easement or other legal instrument to another parcel of land and the recordation of that conveyance among the land records of Santa Fe County.

14. Undeveloped means a lot with no existing dwelling units or commercial structures.

SECTION 2 ADOPTION OF HIGHWAY CORRIDOR SENDING AREA MAP AND RECEIVING AREA MAP

The Highway Corridor Sending Area Map and the Receiving Area Map attached to this ordinance are hereby adopted and incorporated into the Land Development Code. The sending areas and receiving areas depicted and shown on the above referenced maps are hereby created, established and adopted.

SECTION 3 SENDING AREAS

Sending Areas within the Highway Corridor District shall be the Required and Desired Setbacks as determined by the Santa Fe Metro Area Highway Corridor Plan. Future Sending Areas for the La Cienega Community Zoning District and the La Cienega/Santa Fe Canyon Area may be defined by the La Cienega Community Plan.

Additional Desired Setback Sending Areas may be designated within the Highway Corridor by the BCC/EZA provided that these setbacks add to the visual or environmental protection of the Highway Corridor.

Owners of land within any sending area are not required to transfer TDRs. The transfer of TDRs is an option that owners may voluntarily choose to use or not use.

A. Highway Corridor District: Sending Areas

- 1. Minimum Sending Lot Size:
 - a. Undeveloped: No minimum lot size
 - b. Developed: five (5) acres

- 2. TDR Allocations:
 - a. North & East Corridors: five (5) TDRs per net

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sending area acre

- b. South & West Corridors: four (4) TDRs per net sending area acre
- c. Former Potential Districts (“nodes”): twelve (12) TDRs per net sending area acre for areas surrounding intersections at the State road 599/I-25 Interchange and I-25/La Cienega exit Interchange, previously identified as potential commercial districts in Article III, Section 4 of the Santa Fe County Land Development Code, but subsequently designated for setbacks by the Highway Corridor Plan

3. Qualifying Lots:
TDRs may be transferred from an **entire lot** if either of the following two conditions is satisfied:

- a. The lot is entirely within the Required Setback or the Desired Setback or entirely within both the Required and Desired Setbacks.
- b. The lot is partly within the Required and/or Desired Setback and the portion of the lot that is not within the Desired Setback is less than 2.5 acres.

4. Lot Portions:
TDRs may be transferred from those **lot portions** that are within the Desired Setback or the Desired and Required Setback but not any portion of those lots that are 2.5 acres or more in size and lie outside these setbacks. TDRs shall not be transferred from lots or lot portions in the Required Setback if no portion of the lot is within the Desired Setback and the portion of the lot that is not within the Required Setback is 2.5 acres or more in size.

5. TDRs can be transferred from qualifying land regardless of development restrictions including but not limited to the existence of floodways, floodplains and slopes greater than 30 percent.

B. La Cienega Community Zoning District
This Section is reserved and will be completed after the La Cienega Community Plan is adopted.

1 C. Santa Fe Canyon

2 This Section is reserved and will be completed after the La Cienega
3 Community Plan is adopted.
4
5

6 **SECTION 4 RECEIVING AREAS**
7

8 A. Receiving Area 1: Urban Growth Area #1

9 The Santa Fe County Growth Management Plan designates urban
10 Growth Area #1. No TDRs are required to achieve the threshold density.
11 To exceed threshold density, one TDR must be transferred to this area
12 for each additional dwelling unit permitted in excess of the TDR
13 Threshold.
14

15 TDRs shall not be transferred to portions of this receiving area that are
16 designated as Required or Desired Setbacks in the Highway Corridor
17 Plan or to areas that cannot be developed due to environmental
18 constraints including but not limited to floodways, floodplains and slopes
19 greater that 30 percent.
20

21 For non-residential uses, developers must acquire (9) TDRs for each net
22 acre of land rezoned commercial.
23

24 Upon annexation to the City of Santa Fe, all land regulations shall be
25 governed by the City of Santa Fe General Plan Policies and Zoning
26 Codes and the provisions of Article XVI of the Santa Fe County Land
27 Development Code shall not apply without specific action taken as part
28 of an annexation agreement.
29

30 B. Receiving Area 2: Urban Growth Area #2

31 The Santa Fe County Growth Management Plan designates urban
32 Growth Area #2. No TDRs are required to achieve the threshold density.
33 To exceed threshold density, one TDR must be transferred to this area
34 for each additional dwelling unit permitted in excess of the TDR
35 Threshold.
36

37 TDRs shall not be transferred to portions of this receiving area that are
38 designated as Required or Desired Setbacks in the Highway Corridor
39 Plan or to areas that cannot be developed due to environmental
40 constraints including but not limited to floodways, floodplains and slopes
41 greater that 30 percent.
42

43
44 For non-residential uses, developers must acquire (9) TDRs for each net
45 acre of land rezoned commercial.
46

1 Upon annexation to the City of Santa Fe, all land regulations shall be
 2 governed by the City of Santa Fe General Plan Policies and Zoning
 3 Codes and the provisions of Article XVI of the Santa Fe County Land
 4 Development Code shall not apply without specific action taken as part
 5 of an annexation agreement.
 6

7 C. Receiving Area 3: Redevelopment District

8 The Redevelopment District is designated in the Highway Corridor Plan
 9 as appropriate for retail, business-park, light industrial and other non-
 10 residential uses. No TDRs are required to achieve the threshold density.
 11 For non-residential uses, developers must acquire nine (9) TDRs for
 12 each net acre of land rezoned commercial outside of the existing
 13 commercial district at the intersection of NM 599/Airport Road.
 14

15 TDRs shall not be transferred to portions of this receiving area that are
 16 designated as Required or Desired Setbacks in the Highway Corridor
 17 Plan or to areas that cannot be developed due to environmental
 18 constraints including but not limited to floodways, floodplains and slopes
 19 greater than 30 percent.
 20

21 D. Receiving Area 4: Airport Development District

22 The Airport Development District is described in the Growth
 23 Management Plan as appropriate for residential and non-residential
 24 development.
 25

26 1. Residential Development:

27 To exceed the TDR threshold, one TDR must be transferred to this
 28 area for each additional dwelling unit permitted in excess of the TDR
 29 Threshold.
 30

31 2. Non-Residential Development:

32 For non-residential uses, developers must acquire nine (9) TDRs
 33 for each net acre of land rezoned commercial.
 34

35 TDRs shall not be transferred to portions of this receiving area that
 36 cannot be developed due to environmental constraints including but not
 37 limited to floodways, floodplains and slopes greater than 30 percent.
 38

39 E. Receiving Area 5 and Highway Corridor Fringe

40 1. The Corridor Fringe is designated in the Highway Corridor Plan.

41 To exceed the TDR Threshold, one TDR must be transferred to this
 42 area for each additional dwelling unit.
 43

44 Additional receiving Areas may be designated within the Corridor
 45 Fringe provided that they meet the Criteria for establishing a TDRR-5
 46 Zone.

1
2 2. Receiving Area #5 and Transfer of Development Rights Receiving/5
3 Units Per Acre Zone ("TDRR-5").

4 The County may rezone land in the Corridor Fringe to a zoning
5 district of Transfer of Development Rights Receiving: 5 Units Per
6 Acre Zone

7
8 a. Criteria

9 Applicants requesting a rezoning to the TDRR-5 zoning
10 district must demonstrate that the following criteria are met
11 to the satisfaction of the Board of County Commissioners.

- 12
13 1. The property shall be located within the Corridor Fringe as
14 depicted in the Highway Corridor Plan.
15 2. The property shall not be located within any community
16 planning district other than the Highway Corridor District.
17 3. The property shall be located within ¼ mile of existing
18 commercial uses or land zoned and/or approved for
19 commercial uses.
20 4. The property shall be served by vehicular access that meets
21 all County roadway requirements.
22 5. The TDRR-5 zoning shall not be applicable until the applicant
23 has permanently transferred one TDR for each additional
24 dwelling unit above the established TDR threshold.

25
26 b. Uses and Development Standards

- 27
28 1. Allowed uses in the TDRR-5 zone shall be one single-family
29 residential dwelling unit for each individual single-family
30 residential lot as well as all uses permitted by the underlying
31 County zoning.
32 2. The developer may elect to exceed the TDR threshold density
33 by transferring to this site one TDR for each residential
34 dwelling unit above the TDR threshold density. The maximum
35 density shall be five dwellings per net acre. A final subdivision
36 map allowing densities above the TDR threshold shall not be
37 approved until the required number of TDRs have been
38 extinguished as prescribed in the Procedures Section of this
39 ordinance.
40 3. Current Santa Fe County Code requirements shall apply to
41 this zoning district for all development standards that are not
42 specifically imposed by the following development standards,
43 which implement the policies of the Highway Corridor Plan.
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- a. Maximum building size shall be 5,000 square feet. (The size of attached garages shall be included in total building size.)
- b. Maximum building height shall be 24 feet.
- c. Maximum lot coverage shall be 60 percent including parking and structures. (40 percent minimum undisturbed area.)
- d. Any goods, equipment or materials not enclosed in a roofed building shall be considered outside storage. Outside storage areas shall not exceed 400 square feet and shall not be visible from the public R.O.W. or adjacent properties. A stucco wall shall enclose all outdoor storage areas at least 6 feet and not more than eight feet high.
- e. Landscaping shall comply with the standards of Article III § 4.4.4. f. of the Santa Fe Land Development Code including but not limited to the following:
 1. Only drought-tolerant species shall be located outside of protected courtyards.
 2. Native species and topography shall be preserved on undeveloped areas of property.
 3. For screening of buildings from adjacent roadways, 50 percent of all new trees shall be evergreen, minimum 6 feet height with 1.5 inch caliper at planting. Acceptable species include: Rocky Mountain juniper (*Juniperus scopulorum* cultivars), One-seed juniper (*Juniperus monosperma*), Bristlecone pine (*Pinus aristata*), Pinon (*Pinus edulis*), Austrian black pine (*Pinus nigra*), Ponderosa (*Pinus ponderosa*) and Scotch Pines (*Pinus sylvestris*), and Japanese black pine (*Pinus thunbergiana*).
 4. All pinons over 4 inch caliper that cannot be preserved shall be replaced with minimum 8 feet tall pinons. Pinons shall be planted, irrigated and maintained at a density commensurate with the existing natural landscape.
- f. Site Walls
 1. Maximum height for retaining walls on site is 4 feet. Walls may be stepped back a minimum of 3 feet if additional height is necessary.
 2. Maximum height for site walls (stone, stucco or combination with solid wood fence) shall be 6 feet except screening of outdoor storage may be 8 feet.
- g. Lighting shall meet current County standards including but not limited to the following:
 1. Overhead utilities, including streetlights shall not be located within the required setback area.

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2. All lighting, including signs, shall be fully shielded and directed down.
 3. A maximum of 0.5 average horizontal footcandles shall be permitted.
 4. Parking and security lights shall not be taller than buildings (maximum 24 feet).
 5. Landscape lighting shall be limited to a maximum height of 4 feet.
 6. Façade lighting shall not be used.
 7. Streetlights shall be determined according to AASHTO standards and the Manual of Uniform Control Devices.
- h. Other Architectural Standards
1. Buildings shall be designed with a minimum of 3 distinct masses to be defined by 4 feet of change in both the vertical and horizontal direction.
 2. Building exteriors shall be finished predominantly with earth-tone colors with 5 percent of frontage in brighter highlight and trim colors permitted.
 3. Building roofs shall be limited to a maximum Light Reflective Value of 30 percent.
 4. Building exteriors shall be limited to a maximum Light Reflective Value of 40 percent.
 5. All buildings shall employ Southwestern architectural styles.
 6. The predominant exterior material shall be stucco.
 7. Skylights and other rooftop structures and mechanical equipment shall be setback a minimum of 2 feet from the building face edges and screened as part of the building design.
- i. Community parking lots, if any, shall adhere to the following standards.
1. Community parking lots shall be located to the sides and rear of the proposed buildings to minimize the visual impact from the highway and adjacent residential properties.
 2. Community parking lots shall be screened from the public R.O.W. by landscape berms (minimum 3 feet, 3:1 maximum side slopes) or walls with landscaping (minimum 3 feet, maximum 4 feet). Berms may be combined with walls to provide screening.
 3. Community parking lots shall be screened from adjacent residential properties by a stucco wall (minimum 4 feet; maximum 6 feet) and landscaping or naturalistic berm (minimum 3 feet; 3:1 maximum side slopes).
- j. Site Planning

- 1 1. Access and internal roads shall be limited to two
- 2 lanes.
- 3 2. Pedestrian and bicycle trails (and equestrian trails
- 4 where possible) shall be provided and shall be
- 5 linked, when possible, to a master plan trail system
- 6 and to trails in the R.O. W and shall be granted for
- 7 public use.
- 8 3. Trails and sidewalks shall be connected to non-
- 9 residential services.
- 10 4. Pedestrian walkways shall be provided within
- 11 parking lots, if any.
- 12 5. Natural features such as arroyos, ridge tops and
- 13 large trees shall be preserved wherever possible.

14 SECTION 5 SENDING AREA PROCEDURES

15 A. Sending Area Owner Options

16 In conjunction with the deed restriction of an undeveloped sending site, a
 17 property owner may request to convey title to that land to the County or to
 18 other entities authorized by the County to accept title including private land
 19 trusts and non-profit organizations. The TDR Manager shall determine
 20 whether or not to accept title based on guidelines approved by the County
 21 Land Use Administrator. In developing these guidelines, the County may
 22 elect to only allow the conveyance of title to a land trust, non-profit
 23 organization or other entity rather than the County. Any landowners
 24 requesting to convey title shall demonstrate that the subject site meets
 25 environmental standards set forth in those guidelines.
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29 B. Sending Site Owner Applies for TDR Easement Approval and 30 Recordation

31 Property owners who wish to transfer TDRs shall apply for approval and
 32 recordation of a TDR Easement by submitting to the TDR Manager an
 33 application, application fee, title report and signed but unrecorded TDR
 34 Easement using forms approved by Santa Fe County. The TDR Easement
 35 shall specify the amount of future development to be retained, if any, and
 36 the uses allowed on the sending site following recordation. The TDR
 37 easement shall state that the grantee of the easement is Santa Fe County
 38 and/or a land trust or non-profit organization authorized by Santa Fe
 39 County.
 40

41 C. TDR Manager Approves the Application and Records the TDR Easement

42 The TDR Manager shall review the application, title report and unrecorded
 43 TDR Easement. If satisfied that the information is complete, the TDR
 44 Manager shall approve the TDR Easement. The easement shall include
 45 the number of TDRs available for transfer and the serial numbers
 46 assigned to these TDRs. The TDR Manager shall record the completed

1 and approved TDR Easement. The TDR Easement shall be recorded
 2 before recordation of a Deed of Transfer of Development Rights and
 3 before final development plan approval of the receiving site development
 4 that requires these TDRs.
 5

6 D. Deed of Transfer of Development Rights

7 In order to transfer TDRs, the sending site owner shall complete and
 8 record a Deed of Transfer of Development Rights using a form approved
 9 by Santa Fe County. This Deed shall not be recorded prior to recordation
 10 of the corresponding TDR Easement. The Deed shall identify the TDR
 11 Easement that created the TDRs, the number of rights conveyed by the
 12 Deed, the serial numbers of these TDRs, the property to which these
 13 TDRs were originally attached and prior Deeds of Transfer of
 14 Development Rights, if any. A new Deed of Transfer of Development
 15 Rights shall be recorded each time TDRs are conveyed. TDRs may be
 16 conveyed to brokers, developers, investors or any other party before they
 17 are ultimately used at a TDR receiving site.
 18

19 **SECTION 6 RECEIVING AREA PROCEDURES**
 20

21 A. Receiving Area Designation.

22 Section 4 of this article designates TDR receiving areas, indicates the density
 23 threshold for TDRs in each receiving area and states the number of TDRs
 24 needed to exceed the TDR threshold.
 25

26 B. Timing of TDR Acquisition.

27
 28 Developers are required to acquire an option to purchase TDRs prior to
 29 applying for master plan, preliminary, and final development plan and/or plat
 30 approval. Developers are required to own TDRs prior to recording a final plat
 31 and/or development plan.
 32

33 C. Sending Area Development Rights Extinguishment Procedures

34 Prior to recording the final development plan and/or plat of a receiving site
 35 project requiring TDRs, the developer of that project shall provide to the TDR
 36 Manager a signed, written confirmation that the development rights on the
 37 sending area property have been extinguished. This document shall
 38 indicate the number of TDRs being used, the serial numbers of those TDRs,
 39 the Deed of Transfer of the TDRs, and the receiving site project where these
 40 TDRs will be used. The document shall also state that the subject TDRs
 41 cannot be thereafter conveyed or used. If satisfied that all the information
 42 outlined above has been submitted and is complete, the TDR Manager shall
 43 record the confirmation document and notify the Santa Fe County Land Use
 44 Department that the TDR requirements needed for final development plan
 45 approval of the receiving site project have been met.
 46

1 D. Deed Restriction Requirements

2 Along with the confirmation document, a recorded deed that indicates the
3 restrictions to the deed after the TDR transfer shall be submitted .
4

5 **SECTION 7 TDR MANAGER**
6

7 A. Appointment of TDR Manager

8 The Santa Fe Board of County Commissioners shall appoint a TDR
9 Manager. The TDR Manager may be an employee of Santa Fe County, a
10 firm or individual contracted to perform this duty or a land trust or other non-
11 profit organization authorized to do this work. The Board may change this
12 appointment at any time for the benefit of the TDR program.
13

14 B. Duties of TDR Manager

- 15
- 16 1. The TDR Manager shall develop forms and written procedures that
17 implement this Article to the satisfaction of the Santa Fe County
18 Attorney.
19
 - 20 2. The TDR Manager shall perform all duties assigned to the TDR
21 Manager as required under this Article.
22
 - 23 3. The TDR Manager shall provide information to the general public on
24 the program, promote the program to landowners and developers and
25 maintain a list of all parties potentially interested in selling or buying
26 TDRs.
27
 - 28 4. The TDR Manager shall be responsible for the operation of the TDR
29 bank if a TDR bank is created.
30

31 C. TDR Bank

32 If and when the TDR Manager believes that a TDR Bank would improve the
33 Santa Fe County TDR Program, the TDR Manager shall report that finding to
34 the Board of County Commissioners and the Board may authorize the TDR
35 Manager to create a TDR Bank and TDR Bank Program.
36

1 **SECTION 8 EFFECT ON APPROVED MASTER PLAN, AND**
2 **PRELIMINARY AND FINAL PLANS**

3
4 In receiving areas, the requirement to obtain TDRs to exceed the TDR
5 Thresholds outlined in this Article shall not apply to projects that have a recorded
6 final development plan or have received approval for a master plan, preliminary
7 development plan or final development plan.
8

9 **SECTION 9 REVIEW PROCEDURES AND SUBMITTAL**
10 **REQUIREMENTS**

11
12 In addition to the requirements under this Article, development standards criteria
13 and submittal requirements set forth in Articles III, V, VI, VII and all the general
14 requirements of the Santa Fe County Development Code shall apply. All
15 proposed developments within the receiving areas shall be served by City or
16 County sewer and water systems or other approved municipal sewer or water
17 systems.
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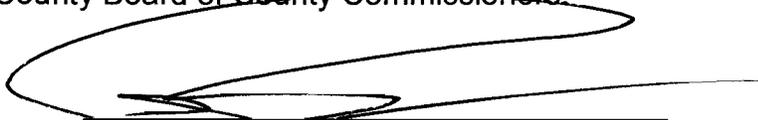
19 **SECTION 10 SEVERABILITY**

20
21 The provisions of this Ordinance are severable, and if any provision, sentence,
22 clause, section, or any part thereof is held illegal, invalid, unconstitutional, or
23 inapplicable, it shall not affect or impair any of the remaining provisions,
24 sentences, clauses, sections, or parts of this Ordinance or their application to
25 other persons or circumstances.
26

27 **SECTION 11 EFFECTIVE DATE**

28
29 The Transfer of Development Rights Ordinance shall become effective on the
30 30th day after recording of this Ordinance in the Offices of the County Clerk.
31

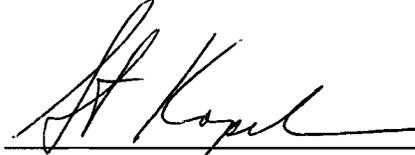
32
33 **PASSED, ADOPTED AND APPROVED** this 30th day of May, 2001, by the
34 Santa Fe County Board of County Commissioners.
35

36
37 
38 PAUL DURAN, CHAIRMAN
39

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43 ATTEST:
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1
2 REBECCA BUSTAMANTE
3 COUNTY CLERK
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6 APPROVED AS TO LEGAL FORM AND SUFFICIENCY:
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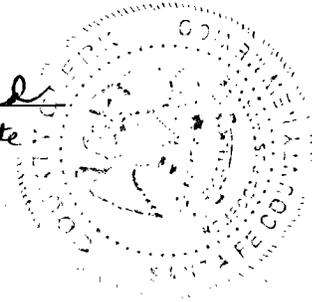
11 COUNTY ATTORNEY
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16 **CERTIFICATE OF FILING**
17

18 I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing
19 ordinance, designated as Ordinance No. 2001 - 7, was filed in my office on the
20 8th day of June, 2001, in book Number 1919 at Page 861.
21

22
23 SANTA FE COUNTY CLERK
24

25
26 
27 for: Rebecca Bustamante
28



Notice:

To be published two times in the **Public Notice** section of the **Legal Ads** of the paper on **June 5th**, and **June 12, 2001**:

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

Notice is hereby given that a public hearing was held before the Board of County Commissioners on the 30th day of May 2001 at 6 p.m. in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico and the Board adopted Ordinance 2001-07 , "An Ordinance creating a new Article XVI of the Santa Fe County Land Development Code (Ordinance 1996-10) as amended to provide for Land Use and Zoning Regulations for the Transfer of Development Rights.

County Ordinance 2001-07 will become effective on July 9, 2001. Copies are available at the Santa Fe County Land Use Department, 102 Grant Ave., Santa Fe.

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