

ORDINANCE NO. 06-14

AN ORDINANCE AMENDING ORDINANCE #253, ADOPTED APRIL 27, 1993, BY REVISING CERTAIN DEFINITIONS IN SEC. 18-77, AND REVISING SEC. 18-88, SUMMARY PROCEDURE, FOR REPLATS WHERE THE COMBINATION OF LOTS DOES NOT INCREASE THE TOTAL NUMBER OF LOTS, IN THE LAND USE REGULATIONS OF THE CODE OF ORDINANCES OF THE VILLAGE OF CORRALES

WHEREAS, the Village of Corrales has established a Planning and Zoning Commission to assist in the orderly subdivision, resubdivision and platting of lands within the Village; and,

WHEREAS, the Laws of the State of New Mexico provide for an alternate summary procedure in Section 3-20-3 of Article 20, Subdivisions; Planning and Platting, which permits certain approvals to be delegated to administrative officers, including the authority to approve subdivisions of not more than two parcels, lots, or tracts (so-called lot splits) rather than follow the subdivision process of the Planning and Zoning Commission; and,

WHEREAS, the Governing Body, as planning authority, wishes to amend this delegation of authority so that lot splits will require full consideration by the Planning and Zoning Commission; and,

WHEREAS, the growth of population and the infill of properties within the Village has heightened the interest of the public in subdivision activity and the public meetings of the Planning and Zoning Commission afford an opportunity to receive public comment on proposed subdivisions, including lot splits; and,

WHEREAS, neighboring jurisdictions have recently decided to similarly limit administrative approval of lots splits and summary procedure subdivisions;

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Village of Corrales, New Mexico, that:

Section 18-88 of the Code of Ordinances of the Village of Corrales, being a portion of Ordinance 190, adopted April 11, 1988, as amended by Ordinance No. 253, adopted April 27, 1993, is hereby amended to read as follows:

Sec. 18-88. Summary procedure.

(a) *Authority.* In lieu of the requirements of this article, the following summary procedures may be followed:

- (1) The Governing Body establishes a summary procedure for approving:
 - a. ~~Subdivisions, resubdivisions or replats of not more than two parcels, lots or tracts of land;~~
 - b. Resubdivisions or replats, where combination or recombination of portions of previously platted parcels, lots or tracts does not increase the total number of parcels, lots or tracts;

(2) Any ~~subdivision, resubdivision or replat~~ as approved as authorized in this section shall be in substantial conformity with the provisions of this article.

(b) *Delegation.*

(1) The planning and zoning administrator is delegated authority to review and approve subdivisions, resubdivisions or replat to the extent approval of such resubdivisions or replats is authorized by this method summary procedure.

(2) Despite any language to the contrary contained in this section or in article II of this chapter or this article, the designated administrative officer is given the authority to waive any of the requirements of this article in accordance with the provisions of section 18-90.

(c) *Recording and platting.* Approval by this summary procedure shall be endorsed on the plat by the planning and zoning administrator and such approval shall be conclusive evidence of the approval of the planning authority. The county clerk shall accept the instrument of conveyance for filing and recording.

EFFECTIVE DATE AND PUBLICATION: This Ordinance shall become effective and be in full force and effect from and after its passage, publication and posting according to law.

PASSED, APPROVED AND ADOPTED by the Governing Body of the Village of Corrales, New Mexico as Ordinance No. 06-14 this _____ day of _____, 2006.

Ord. 06-14 Not Used

APPROVED:

The Honorable Philip Gasteyer
Mayor, Village of Corrales

ATTEST:

Juan J. Reyes
Village Clerk