



VILLAGE OF CORRALES

ORDINANCE NO. 15-01

AN ORDINANCE MAKING A ZONE MAP AMENDMENT; REZONING FROM A-1, AGRICULTURAL AND RURAL RESIDENTIAL ZONE, TO C, NEIGHBORHOOD COMMERCIAL AND SERVICE ZONE, CERTAIN PROPERTY DESCRIBED AS LOTS FIVE (5) THROUGH NINE (9), INCLUSIVE, BLOCK 7, TIERRA DE CORRALES SUBDIVISION, IN THE VILLAGE OF CORRALES AND IN SANDOVAL COUNTY, NEW MEXICO, COMPRISING COLLECTIVELY SOME FIVE (5) ACRES, MORE OR LESS.

WHEREAS, Corrales Land Group, represented by Ian A. Caird, has applied for a zone map amendment to change the zoning of Lots 5 through 9, inclusive, Block 7 of the Tierra de Corrales Subdivision, comprising some 5.0 acres, more or less (collectively, the "Lands"), from A-1, Agricultural and Rural Residential Zone, to C, Neighborhood Commercial and Service Zone; and

WHEREAS, the Lands are located on the west side of Don Julio Road within the Far Northwest Sector of the Village of Corrales (the "Village") and within the County of Sandoval, and are adjacent to commercially zoned and commercially used properties in the City of Rio Rancho; and

WHEREAS, the Lands are entirely within the Neighborhood Commercial and Office District ("NCOD") as designated in the Village of Corrales Far Northwest Sector Plan (Addendum to the Northwest Sector Plan), dated November 9, 2001, and adopted by Ordinance No. 342 on February 12, 2002; and

WHEREAS, appropriate zoning for land use in the NCOD, pursuant to the Far Northwest Sector Plan, includes A-1, C and O zoning, but lands in the NCOD retain the underlying A-1 zoning until an application for other zoning is made and approved; and

WHEREAS, the Planning and Zoning Commission of the Village has considered the application, has heard testimony and taken evidence on the matter, and has recommended to the Village Council, the governing body of the Village ("Governing Body") that the application should be approved and the Lands should be rezoned into Zone C; and

WHEREAS, the Governing Body finds that the proposed rezoning of the Lands from A-1 to C is consistent with the Far Northwest Sector Plan and should be approved.

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

1. Lots numbered Five (5) through Nine (9), inclusive of Block 7, Tierra de Corrales Subdivision, shall be and hereby are rezoned into Zone "C", the Neighborhood Commercial and Service Zone.

2. The Planning and Zoning Administrator is instructed to amend the Zone Map of the Village of Corrales to reflect the change in zoning set forth in Paragraph 1 of this Ordinance.

SEVERABILITY CLAUSE: Should any section, paragraph, clause or provision of this Ordinance be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance. The Governing Body of the Village of Corrales hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, word or phrase thereof irrespective of any one or more sections, subsections, sentences, clauses, words or phrases being declared unconstitutional or otherwise invalid.

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, this ____ day of _____, 2015.

VILLAGE OF CORRALES

The Honorable Scott Kominiak
Mayor

ATTEST:

Jennifer A. Hise
Village Clerk