AMENDING THE ZONE CODE AND ZONE MAP OF BERNALILLO COUNTY AS
SHOWN IN ORDINANCE NO. 213 APPENDIX A, FOR THE SANTOLINA LEVEL A
MASTER PLAN WHICH ESTABLISHES PLANNED COMMUNITIES ZONING FOR
SANTOLINA PROPERTY WITHIN THE UNINCORPORATED AREA OF
BERNALILLO COUNTY.

SECTION 1. The Zoning Code and Zone Map of Bernalillo County is hereby amended to
establish general zoning categories and procedures in accordance with Section 19.5 of the
Bernalillo County Zoning Code, as set forth in Chapter 4 of the adopted Santolina Level A
Master Plan, summarized as follows:

Section 1. The Santolina Planned Communities PC Zone applies to the
approximately 13,800 acre property defined as generally bounded by Interstate 40 to the
north, 118th Street and the escarpment open space to the east, the Pajarito Mesa on the
south, and the escarpment area adjacent to the Rio Puerco Valley on the west,
enscapming projected sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17, T9N,
R1E and sections 6, 7, 8, 16, 17, & 18, T9N, R2E and sections 32, 33, 34, 35, & 36,
T10N, R1E and sections 30 & 31, T9N, R2E, N.M.P.M., Town of Atrisco Grant,
Albuquerque, Bernalillo County, New Mexico

Section 2. The Santolina Level A Master Plan generally identifies a general zoning
classification and a three-step process that requires selection of specific uses, site
attributes, and development standards during the land development process from the
following components: (1) Land Use Districts (listed in Chapter 4 and spatially shown in
the Land Use Map in Chapter 3 of the Santolina Level A Master Plan, attached as Exhibit
A); (2) Site Characteristics; and (3) Design Standards.

Section 3. Zoning and Governance. The zoning framework and regulations
identified in the Santolina Level A Master Plan will be expanded upon in future Level B
Plans for Santolina.
SECTION 2. Severability Clause. If any section, paragraph, sentence, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of the ordinance. The Commission hereby declares that it would have passed this ordinance and each division, section, paragraph, sentence, clause, word or phrase thereof irrespective of any provision declared unconstitutional or invalid.

SECTION 3. Effective Date. This ordinance shall take effect thirty days after final adoption by the Bernalillo County Board of County Commissioners.
CONTINUATION PAGE 3, ORDINANCE NO. 2015-20 SANTOLINA PLANNED COMMUNITIES ZONING.

BE IT ORDAINED BY THE GOVERNING BODY OF THE COUNTY OF BERNALILLO, NEW MEXICO this ___ day ___ June 2015.

DONE this ___ day of ___, 2015.

APPROVED AS TO FORM

[Signature]
Randy Autio, County Attorney

BOARD OF COUNTY COMMISSIONERS

[Signature]
Maggie Hart Stebbins, Chair

[Signature]
Art De La Cruz, Vice Chair

[Signature]
Debbie O’Malley, Member

[Signature]
Lonnie C. Talbert, Member

[Signature]
Wayne A. Johnson, Member

ATTEST

[Signature]
Maggie Toulouse Oliver, County Clerk