

## RESOLUTION

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SANDOVAL COUNTY, NEW MEXICO, ADOPTING THE ALGODONES AREA DEVELOPMENT POLICY AS A COMPONENT OF THE SANDOVAL COUNTY COMPREHENSIVE PLAN

WHEREAS, the Board of County Commissioners of Sandoval County (hereinafter the "BOARD") recognizes the need for comprehensive planning to ensure rational development which respects the human, economic, and environmental needs of the County; and

WHEREAS, it is the responsibility of the BOARD to promote a comprehensive planning process with the purpose of guiding a cooperative and harmonious development of lands throughout the County; and

WHEREAS, the Board has appointed a County Planning and Zoning Task Force to formulate and recommend the necessary planning and zoning documents to conduct a County land use management process initially covering the needs of the Algodones Area and ultimately to be expanded throughout the County; and

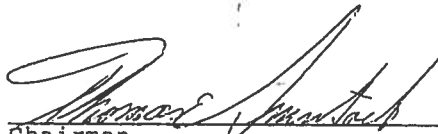
WHEREAS, the County Planning and Zoning Task Force has met on numerous occasions, has conducted public meetings in the Algodones Area, and has reviewed, approved, and recommended a statement of Algodones Area Development Policy as a basis for Zoning in the Algodones Area.

NOW, THEREFORE, BE IT RESOLVED by the BOARD as follows:

1. The Algodones Area Development Policy, attached and made a part of this Resolution, is hereby adopted as an essential component of the Sandoval County Comprehensive Plan, and shall provide a basis for other plans and programs affecting the Algodones Area.


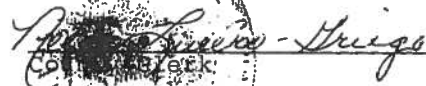
2. The Algodones Area Development Policy shall serve as a general guideline for land use and other development decisions, and shall provide a foundation for more detailed regulations.
3. The Algodones Area Development Policy shall be periodically reviewed to determine the achievement and applicability of stated policies, and shall be updated or revised as necessary.

PASSED, ADOPTED, and APPROVED this 19th day of March, 1987, by the Board of County Commissioners of Sandoval County, New Mexico.

  
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 Chairman

\_\_\_\_\_  
 Member

  
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 Member

ATTEST:  
  
  
 \_\_\_\_\_  
 Notario Lucero Griego, Clik. & Recorder

STATE OF NEW MEXICO } SS  
 COUNTY OF SANDOVAL }  
 This instrument was filed for record on

MAR 19 1987  
 At 8:11 A.M. P.M.  
 Recorded in Vol. 302  
 of records of said county, folio 276-781  
 Notario Lucero Griego, Clik. & Recorder  
 By: [Signature] Deputy

SANDOVAL COUNTY COMPREHENSIVE PLAN

Algodones Area Development Policy

1. The Algodones Area shall be broadly defined as all lands held in private ownership within the following sections: TWP 13N, RGE 4E, Sections 1, 2, 10, 11, 12, 13, 14, and TWP 13N, RGE 5E, Sections 6, 7, 17, and 18.
2. An Algodones Community District shall be designated within the Algodones Area for the purpose of protecting and preserving an established but unincorporated village core consisting of communities commonly known as Algodones, Angostura, and Las Colonias.
3. The Algodones Community District shall be generally defined as the prevailing residential development clustered along or near U. S. Highway 85 and the A. T. & S. F. Railroad tracks from the northern boundary of the El Ranchito Grant to the Turrieta Arroyo, and including the abutting lands east to the I-25 western right-of-way line and south of the I-25/U. S. Highway 85 connection road.
4. The Algodones Community District shall be preserved as a predominantly residential community with necessary commercial/business and other non-residential activities existing to serve the local residents.
5. The traditional clustered settlement patterns within the Algodones Community District shall be maintained, provided that environmental degradation does not result from future development.
6. Those portions of the Algodones Area lying outside the Algodones Community District shall be allowed to develop in a manner which is appropriate to their setting and which is not detrimental to the Algodones Community District.

7. It is recognized that there is a potential for major land development activities near the I-25/Algodones interchange and on those lands which have direct access to the associated east frontage road; therefore, all new development there shall be subject to a review process prior to construction in order to alleviate possible adverse impacts to local residents and to determine the adequacy of infrastructure to serve the development.
8. Any large-scale land development proposals shall be accompanied by: a traffic impact study; stormwater drainage plans which include the anticipated impact of runoff to downstream lands; and a plan for mitigating environmental pollution such as particulate or gaseous emissions, liquid effluent, refuse, noise, or odors.
9. Because of hydrologic problems such as poor drainage, shallow depth to groundwater, and flooding due to stormwater runoff, and because of extremely limited vehicular access, the lands generally situated between the Rio Grande and the A. T. & S. F. Railroad tracks shall be preserved for agricultural uses and low density, large lot, rural development.
10. Special regulations shall be applied to mobile home parks, concerning water and wastewater systems, fire protection, and drainage.
11. All development with on-site or off-site water and wastewater disposal systems shall be situated on lots of adequate size to comply with the regulations and standards of the New Mexico Environmental Improvement Division.
12. Development shall be closely regulated in arroyos where there is a possibility of altering or inhibiting the natural action of stormwater flow or ground infiltration.