

MEMORANDUM

DATE: April 13, 2010

TO: Board of County Commissioners

FROM: Vicki Lucero, Development Review Team Leader

VIA: Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

RE: CDRC CASE # MIS 10-5120 Suerte del Sur Time Extension

ISSUE:

Suerte del Sur LLC, Applicant, Scott Hoeft, Agent request a 36-month time extension of the Final Plat & Development Plan approval (Phases 1-4) of the Suerte del Sur Subdivision. The property is located along Los Suenos Trail, south of Las Campanas, north of Pinon Hills Subdivision, within Section 24, Township 17 North, Range 8 East and Section 19, Township 17 North, Range 9 East (Commission District 2).

SUMMARY:

On April 8, 2008, the BCC granted Final Plat and Development Plan approval for the referenced subdivision (refer to Exhibit "C") which consisted of 241 residential lots on 660 acres.

Article V, Section 5.4.6 of the County Land Development Code states, " Any approved or conditionally approved final plat approved after July 1, 1996 shall be recorded within twenty-four (24) months after its approval or conditional approval or the plat shall expire. Upon request by the subdivider, an additional period of no more than thirty-six (36) months may be added to the expiration date by the Board."

The Applicant states that due to current market conditions and the limited demand for residential lots, the subdivider has been unable to post a construction bond, record the

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Final Subdivision Plat, and commence construction. Therefore, they are requesting a thirty-six (36) month extension of the Final Plat and Development Plan approval in order for the market demand for residential lots in Santa Fe County to rebound.

RECOMMENDATION:

There have not been any major changes in the ordinances that govern this area since the time of the previous approvals for this development therefore, County staff recommends the BCC grant an extension of the prior approval as requested by the Applicant.

ATTACHMENTS:

Exhibit "A" – Applicant's Letter
Exhibit "B" – Site Plan-Vicinity Map
Exhibit "C" – April 8, 2008, BCC Minutes
Exhibit "D" – April 8, 2008, BCC Findings of Fact