

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

CASE NO. V 16-5040
Tessera Subdivion
Homewise Inc., Applicants

ORDER

THIS MATTER came before the Santa Fe County Planning Commission (Commission) for hearing on June 16, 2016, on the Application of Homewise Inc. (Applicants) for a variance of Chapter 7, Section 7.13.11.7, Water Harvesting, of Ordinance No. 2015-11, the Santa Fe County Sustainable Land Development Code (SLDC) to allow the remaining 34 Lots within the Tessera Subdivision Phase I to be allowed to adhere to prior County water harvesting requirements which were set forth in Ordinance 2003-6 (An Ordinance Amending Ordinance 1996-10, The Santa Fe County Land Development Code, Article III, Section 4.4.1 and Article III, Section 2.4.1 To Require Rainwater Catchment Systems For All Commercial And Residential Development). The Tessera Subdivision is within the Tres Arroyos del Poniente Community District (TAPCD) and is zoned as a Planned Development District (PD-4). The Subdivision is located via NM 599, within Section 20 and 17 Township 17 North, Range 9 East (Commission District 2). The Commission, having reviewed the application, staff reports, the Hearing Officer's recommended decision, and having conducted a public hearing on the application, finds that the application is well-taken and should be approved and makes the following findings of fact and conclusion of law:

1. The Commission hereby adopts in its entirety the Hearing Officer's Recommended Decision and Order attached hereto as Exhibit A; and
2. The Application to allow the remaining 34 lots of the Tessera Subdivision Phase I to utilize rain barrels for water harvesting in lieu of cisterns for homes with heated area of less than 2,500 sq. ft. is approved subject to the conditions memorialized in the Hearing Officer's Recommended Decision and Order.

IT IS SO ORDERED.

This Order was adopted by the Commission on this ____ day of _____, 2016.

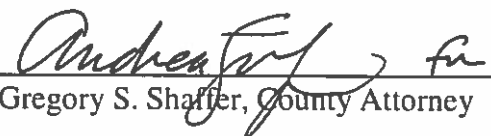
THE SANTA FE COUNTY PLANNING COMMISSION

Frank Katz, Chairperson

ATTEST:

Geraldine Salazar, County Clerk

APPROVED AS TO FORM:



Gregory S. Shaffer, County Attorney