

SANTA FE COUNTY

Resolution No. 2000-119

A RESOLUTION ADOPTING THE MADRID COMMUNITY PLAN PURSUANT TO COUNTY ORDINANCE 1998-5, THE COMMUNITY PLANNING PROCESS.

WHEREAS, the Town of Madrid began a community planning process in August of 1997; and

WHEREAS, the Santa Fe County General Plan, Part I, Policies, adopted on December 17, 1997, states that the County will work with Traditional Communities to develop local land use plans with participation from property owners and residents; and

WHEREAS, citizen involvement was a key element in the planning process for the Town of Madrid and their input has been incorporated into the Plan's vision, goals, objectives and action strategies; and

WHEREAS, public hearings were held before the Board of County Commissioners on August 8, 2000 and September 12, 2000 to consider the approval of the Madrid Community Plan; and

WHEREAS, the requirements of the County Ordinance 1998-5, the Community Planning Process, for plan process, notice and review have been complied with; and

WHEREAS, the policies of the Madrid Community Plan conform to the overall goals and policies of the Santa Fe County Growth Management Plan; and

WHEREAS, County Development Review Committee considered the amendment to the Traditional Community Zoning District boundary and zoning on April 27, 2000 and made a recommendation of approval; and

WHEREAS, the status of the community plan is to be used as a guideline for the review and approval of zoning changes or ordinance amendments, acceptance of public dedications, or capital improvements programming;

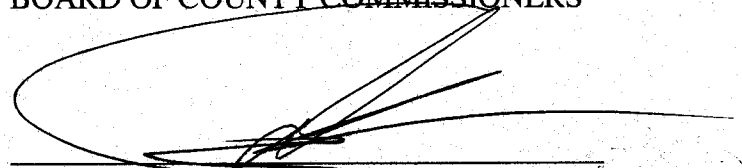
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Santa Fe County that:

1. The Madrid Community Plan, attached as Exhibit A to this Resolution, is hereby adopted; and
2. A designated contact of the Planning Committee will be notified of development proposals within the Traditional Community Boundary.

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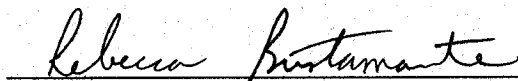
PASSED, APPROVED AND ADOPTED this 12th of September, 2000.

BOARD OF COUNTY COMMISSIONERS

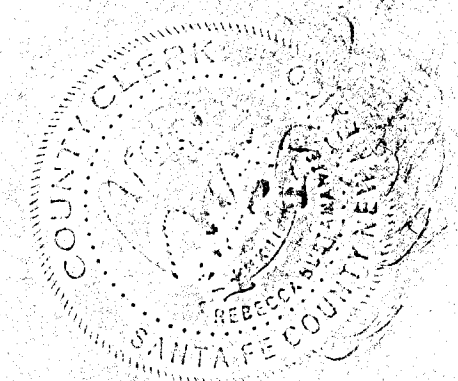


Paul Duran, Chairman

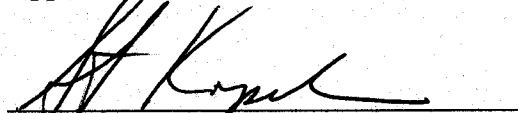
ATTEST:



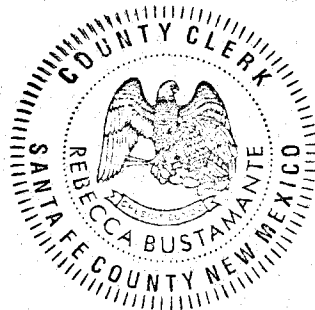
Rebecca Bustamante
County Clerk



Approved As to Form:

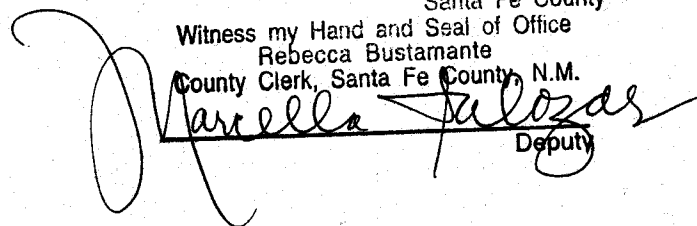


County Attorney



1145.659
COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed
for record on the 19 day of Feb A.D.
20 01 at 10:09 o'clock a.m
and was duly recorded in book 1860
page 236 - 289 of the records of

Santa Fe County
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.



Deputy

Town of Madrid Community Plan



*Prepared by Community Members of the Town of Madrid
1996 - 2000*

*Adopted by the Santa Fe County Boards of County Commissioners
Resolution 2000 - 119
12 September 2000*

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The Community Plan:

In order to deal with the inevitable changes and plan for the future, the residents of Madrid have worked together to create the following community plan. This Plan represents the product of countless hours of volunteer time from community members, friends and neighbors that was spent in meetings, discussions, disagreements and friendly conversations regarding how the community will best be able to direct its future. This Plan is submitted as a blueprint or guide for the future of Madrid.



*Madrid, 1967.
(Photo courtesy of Oscar Goodwin © 1967)*

Cover – View of Madrid, 1997.

ATTACHMENT 4:

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VISION STATEMENT

The following statement has been adopted by the residents of Madrid to serve as the guiding vision for the creation of the Town of Madrid Community Plan.

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Our vision for our community is one of a peaceful and rural nature, one that respects diversity and is governed through unity. We resolve to protect our natural environment and unique character by honoring our traditional cultures and the area's historical, agricultural, livestock and residential traditions. We wish to maintain the community's self-sufficient character and protect our small village from urban sprawl. We wish to live in a community where people of all cultures and incomes share in decision making, a community in which changes, improvements, and decisions are dictated by realistic consideration of available resources along with residents' vision of our relaxed and open quality of life.



Overhead view of Madrid, 1930.

ACKNOWLEDGEMENTS

Village of Madrid Community Plan, Planning Committee

1860242

Madrid Landowners Association

Joni Conrad-Neutra
Jerome Parnes

County Liaison

Robbie McCoy
Stanley Howell

Businesses

Linda Dunnill
Joni Conrad-Neutra

Residential

Lilly Whiteswan
Marga Trnka

Developers/Realtors

Sid Bryan
Glenn Neff

Lessees/Renters

Liz Benefiel
Ed Gilliam

Madrid Youth

William David Brunson
Linda Dunnill

Historical/Environmental

Lilly Whiteswan
Gerald Godbey

Madrid Water Cooperative and
Madrid Volunteer Fire Department

Tom Allen
Gavin Strathdee

Santa Fe County Board of County Commissioners

Commissioner Marcos Trujillo, District 1
Commissioner Paul Duran, District 2
Commissioner Javier Gonzales, District 3
Commissioner Richard D. Anaya, District 4 (Chairman)
Commissioner Joe S. Grifé, District 5

County Manager

Samuel A. Montoya

Land Use Department and Planning Division

Estévan Lopez – Land Use Administrator
Jack Kolkmeier – Planning Division Director
Judy McGowan, Planner III
Lesli Ellis, Planner III
Alina Bokde – Planner II, Project Co-Manager,
Paul Olafson – Planner I, Project Co-Manager
Kenneth Pin – Lead Planner, 1997-2000

This plan is dedicated to the residents of Madrid - past, present and future. A special thanks to all of the Madrid community members who dedicated countless hours to the planning process and who cooperated, listened, argued, cajoled, agreed, collaborated, learned and explored during the creation of this dynamic and continually evolving community plan.

INTRODUCTION

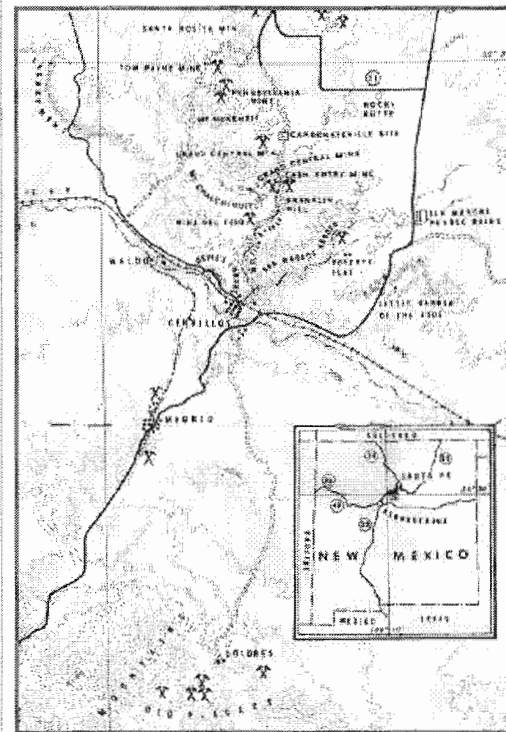
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A Brief History of Madrid

The Village of Madrid is located approximately twenty-four miles southwest of the city of Santa Fe in a small valley along New Mexico State Highway 14. Madrid was an active mining community and one the busiest villages in the area during the late 19th and early 20th centuries. The town straddles the highway, which is also known as The Turquoise Trail, and has a lively commercial district consisting primarily of gift shops, galleries, and other tourism related retail shops. The town depends on the tourist industry as the mainstay of the local economy. The majority of residents live in wooden frame houses dating from the mining era and many of the commercial buildings also have living quarters in the rear for the shop owners.

Since the mid-1970's when the Town of Madrid first adopted a set of covenants, the population has grown from approximately 75 households to approximately 200 households. The town is a popular tourist stop along the Turquoise Trail and is often referred to as an old mining ghost town that has been re-settled by a diverse group of artists and independent thinkers. The village's growth and increased tourism has provided many with opportunities but it has also brought inevitable changes. For example, Madrid currently faces a severe shortage of water and several residents haul water for domestic use from the neighboring community of Los Cerrillos. The Madrid Water Cooperative has issued a moratorium on new member hook-ups until new sources of water can be brought on-line to meet the existing demand.

The community plan was developed as a response to the changes growth has brought to the town. The Plan lays out a series of goals and actions that will help address problems such as the water shortage as well as provide direction for the community's future development.



Map of the Madrid area circa, 1900.

*(Reproduced from Turquoise and Six-Guns:
The Story of Cerrillos New Mexico.
by Marc Simmons, ©1974)*

The Madrid Community Planning Process:

What is Community Planning?

Community planning is a process where residents, business owners, and property owners in Madrid have examined their town and decided what and how change can best be directed to support and protect community resources. Planning is both solving problems as well as expressing a clear vision for the future. Madrid's community plan is the result of the community identifying a common set of concerns, goals that address these concerns, and then create clear policies to achieve the goals for future development in the community.

For example, planning in Madrid must be consistent with the community's history and the ways that past planning efforts have shaped the village. The planning process must include the opinions and ideas of residents, business owners and property owners in order to be representative of the community. The process involves looking at issues that all community members may not agree on but have a shared interest in addressing. Planning requires an open and inclusive dialogue so that all voices are heard and included.

The History of the Madrid Planning Process

In May of 1996, residents of Madrid began meeting regularly to discuss planning for the community. They requested assistance from the Design Planning Assistance Center (DPAC) at the University of New Mexico in conducting a community survey in order to document issues facing the town. The survey asked residents about growth, traffic, covenants, and design styles. The survey results and existing data is described in Attachment 3, Analysis of Results, The Madrid Planning Study Community Survey - June 1996-May 1997. In October of 1996, community members from Madrid asked the Board of County Commissioners to approve the initiation of a community planning process with support from the County Planning Division staff.

In May of 1997, residents decided to form a community planning committee. The committee was designed to include the many interests of the diverse town population and ensure representation for all voices in the planning efforts. Residents selected important interest groups and specific issues that needed to be addressed in the planning process, including; the Madrid Water Cooperative, the Madrid Volunteer Fire Department, the Madrid Land Owners Association, a liaison with the county, business, residential,

Benefits of Planning

Community Planning is a means for an unincorporated community like Madrid to have a voice about future development and growth. Once the Board of County Commissioners adopts a plan, future developments within the established community boundary will reflect the specific vision, goals, and actions laid out in the plan.

The Plan is a guide that includes input from local residents, business owners, property owners and County staff. The helps to inform the Board of County Commissioners when it considers future development proposals in the planning area. Programs and projects proposed in an adopted plan will be considered for funding through County programs such as the Infrastructure Capital Improvements Program (ICIP). The community planning process is not static and plans can be amended as new conditions arise, allowing for the community plan to evolve over time as the community changes.

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developers and realtors, lessees and renters, youth, and history and environment. The community held elections to select representatives for each subject or interest identified and the elected representatives formed the Community Planning Committee that created this Plan.

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During the summer of 1997, Planning Division staff began working with the newly formed committee and in August, regular meetings began at the firehouse with the Community Planning Committee and County Planning staff. Between 1997 and the Spring of 2000, over 50 meetings were held with the Community Planning Committee and sub-committees. The meetings were opportunities to investigate planning issues as well as to listen to residents' concerns and incorporate those into the Plan. All planning meetings were open to the public for comment and participation. In addition to the planning meetings, three town-wide meetings were held to select the planning committee, review a draft of the plan and present the final plan to the residents of Madrid.

Status of the Madrid Community Plan.

In accordance with Article XIII of the County Land Development Code, Community Planning Ordinance, the adoption of the Madrid Community Plan will constitute an amendment to the County General Plan. Proposed programs and projects will be considered for funding through County programs such as the Infrastructure Capital Improvements Program (ICIP). Once the community plan is adopted, ordinances will be created to legally implement many of the Plan's goals and actions.

When a development permit is sought by a landowner within the Community Plan Boundary Area, all regulations adopted through an ordinance by the Board of County Commissioners will apply. For example, specific design standards for commercial businesses may be different for businesses within the Plan area rather than those outside the Plan area.

The intent of the Madrid Community Plan is problem solving. The community, through the community survey and public meetings identified problems addressed in the Plan. The planning committee developed a vision statement for the Plan that portrays how future development should enhance the community of Madrid. The goals and action statements provide details for developing ordinances that will follow the adoption of this Plan.

Planning and Implementation:

The Planning Division of Santa Fe County's Land Use Department is the lead agency for both assisting the residents of Madrid in the creation of this plan as well as for helping the community coordinate implementation of the actions. The actions contained herein are designed to address specific issues. Various agencies are listed as contacts for Madrid's community organizations to work with on respective actions. See Appendix 2 for more details on plan implementation.

It must be noted that neither the County nor the various agencies mentioned in the plan are directly committing resources for specific actions. However, the County is committed to assisting the community in addressing problems and finding locally appropriate solutions. The Planning Division will be responsible to help Madrid's residents and community organizations to coordinate both planning and implementation of the actions steps.

LAND USE AND ZONING

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Introduction

The following is a brief description of land use development in Madrid. It characterizes the issues faced by the Community Planning Committee in creating a plan to meet the unique circumstances of the community.

Madrid is a mining town dating to the late 1800's with compact wooden buildings situated on small lots that were laid out in the town's early years. It is not unusual for lots to measure only .10 or .15 acres which has resulted in houses located in very close proximity to each other.

New Mexico State Highway 14 runs the length of the town and is the main thoroughfare with nearly all commercial establishments located along this roadway. The traditional development pattern has focused commercial and business development along the highway while the remainder of the town area is used for residential purposes.

In 1975, the Albuquerque and Cerrillos Mining Company sold all properties within the townsite of Madrid and covenants for the townsite were established. There were approximately 75 households in Madrid when the covenants were developed but by 2000, the population had grown to include approximately 200 households. The covenants include protection of the townsite's natural and man made resources as well as state that development should maintain the historic, cultural and environmental qualities that make Madrid a unique place. The Planning Committee established a Covenants Committee to provide recommendations for policies that support several of the existing covenants.

In 1981, Santa Fe County implemented a Land Development Code. Many of the commercial establishments in Madrid were established prior to 1981 and are therefore "grandfathered" into the Code as a legal, non-conforming land use even though they do not meet the Code's requirements for commercial zoning regarding parking, setbacks, and fire protection. If a grandfathered business changes hands, the new owner must obtain a business license and re-open within one year with a similar intensity of use to retain the grandfathered status. The intent of the Plan is to protect the existing grandfathered businesses and maintain the town's traditional and unique small business atmosphere. The



*Mining operations in Madrid,
date unknown.*

*(Photo reproduced from Turquoise and Six-Guns: The Story of Cerrillos New Mexico.
by Marc Simmons, © 1974)*



*Unoccupied wooden frame house
in Madrid, 1997.*

Plan seeks to discourage chain store and franchise type development while promoting new business uses that match the existing character and intensity of commercial development in Madrid as well as those that will both protect and not put additional demands on limited water resources. The Plan defines a higher intensity use as increasing one or more of the following: commercial floor space, water use, need for fire protection, or number of required parking spaces.

Finally, some of Madrid's businesses are "mixed-use" establishments with a retail operation in the front of the building and the owner's living quarters in the rear. Mixed-use businesses that were in existence prior to the 1981 Code are grandfathered uses and may or may not be required to meet all of the County's adopted Standards under the National Fire Protection Association's Life Safety Code (NFPA Life Safety Code -101). The Community Plan supports continuing the grandfathered mixed-use establishments in Madrid.

PROBLEMS:

- Lack of consistent enforcement of the town covenants by the Madrid Landowners Association (MLA). Enforcement has been constrained by financial considerations. Violations have occurred due to some property owners' lack of awareness of the covenants.
- Some existing businesses do not adequately meet the NFPA Life Safety Code - 101.
- Approval of dry commercial establishments, an establishment without a water supply or without adequate water resources, places undue strain on existing residential and commercial water supplies and wastewater systems.
- An increase in intensity of business use under existing, non-conforming land uses threatens to strain Madrid's limited water resources.

ACTIONS:

- Mixed-use businesses and commercial uses will be located along New Mexico State Highway 14.
- Commercial and mixed-use businesses shall meet fire protection requirements; for example, a sprinkler system, smoke alarms, and fire exit signs, as per the County Code.
- The Madrid Land Owners Association (MLA) and Madrid Volunteer Fire department (MVFD) will coordinate with the County Fire Marshal to help educate local grandfathered establishments regarding affordable and appropriate means to improve compliance with the NFPA Life Safety Code -101.
- No dry commercial establishments shall be permitted.
- New commercial establishments shall submit a water resources plan as part of the development review process. The water resources plan must demonstrate secured access to a supply of water to meet all current and projected demands for the business operation.
- New commercial establishments will be required to hook-up to the community water system or if this is not feasible, will be required to limit water consumption to .25 acre feet of water per year.

GOALS:

- Create standards in the Plan that are consistent with the town covenants.
- Promote business development that reflects existing intensity of use.
- Businesses classified as “Grandfathered” and mixed-use establishments continue to operate with similar intensity of use in the planning area.
- Promote responsible business and community development that reflects water resource scarcity and the need for water conservation.
- Improve business compliance with the Life Safety Code (NFPA-101).



Note: A ridge or ridgetop shall be defined as a long, narrow land form with slope less than fifteen percent (15%) that includes the prominently visible portion of a hill or mountain, as viewed from a major arterial (such as state Highway 14) and that sits above an area having an average slope greater than twenty percent (20%). A ridgetop will be the area measured horizontally from the shoulder across the crest to the parallel shoulder. Where a ridgetop measures more than two hundred feet (200') from shoulder to shoulder (a mesa), the ridge top standards and requirements for the architecture and buffers shall apply within two hundred feet (200') of the shoulder of the ridge.

Actions continued:

- Backlit, plastic, and neon signs are prohibited.
- Home occupations are appropriate throughout the Planning Area.
- Residential uses shall be permitted in the entire planning area.
- Temporary, portable or wheeled structures, such as mobile homes, tents, campers, and trailers shall not be allowed on properties for more than thirty days.
- Maximum lot coverage for a residential structure shall be 25% of the lot.
- Minimum front setback shall be 8 feet.
- Minimum side and back setbacks shall be 10 feet.
- Maximum height for a structure shall be 25 feet.
- In order to preserve the unobstructed horizons surrounding Madrid, no portion of a structure shall be visible above the ridge top when viewed from the centerline of Highway 14 at the nearest spot on the highway with a direct view of the proposed structure. Along with this ridgetop building restriction, all other County Code requirements regarding building on slopes and hillsides are applicable.
- Any new development on land that has been included in the Traditional Community Zoning District subsequent to the adoption of this Plan on September 12th, 2000 are required to connect to the Madrid Water Cooperative or any other legal community water system before a development permit will be issued by the County.

COMMUNITY PLAN BOUNDARY

1860249

To determine the boundaries for the planning area, the Town of Madrid Planning Committee established a Boundary Committee to review suggestions from community residents. Existing boundaries in the area the 1981 Traditional Community Zoning District and the Townsite of Madrid. The Boundary Committee first submitted recommendations to the Planning Committee for review and approval and then the boundary recommendations were submitted to community residents for approval on June 13, 1999.

The Traditional Community Zoning District

The boundaries for the Traditional Community Zoning District of Madrid (3/4 acre density) were established under the Santa Fe County Code in 1981. The original boundary was drawn as an arbitrary rectangle based on existing development and potential new development that local water resources could support. The Boundary Committee requested that the County modify the District's boundaries to include all residential areas and other traditional community areas, such as the ball field, that are considered traditional community places.

Establishment of New Planning Area Boundaries

The boundaries for the Community Planning Area include the residential areas of the Townsite of Madrid as defined by the April 19, 1975 survey (Morrison Plat Survey) plus all lots that have been permitted by the County with some lying within the 1981 Traditional Community Zoning District. A new Traditional Community Zoning District boundary has been surveyed and will amend the existing boundary once to be approved by the Board of County Commissioners and recorded with the County Clerk.

The planning boundaries are described as follows: The Traditional Community Planning Area is identified by a map completed by the County Geographic Information Systems Division and will be submitted for adoption by the Board of County Commissioners along with this Plan. It can be generally described as the traditional community zoning district along with the ridgelines on the eastern and western sides of the town. The Traditional Community Zoning District is identified by a survey completed in July 1998, by Southwest Mountain Surveys and will be submitted for adoption by the Board of County Commissioners along with this Plan. The area includes all of the traditional residential and commercial properties of Madrid as laid out in the 1975 Morrison Plat Survey minus some properties on the north and south ends of town and bordered by the hills and ridges surrounding town on the east and west. See Attachment 4 for supporting maps.

ACTIONS:

- Petition the Board of County Commissioners to adopt the new Traditional Community Zoning District and record the new boundaries with the County Clerk.
- Members of the Madrid Water Cooperative will coordinate with the County Planning Division to define and establish boundaries of the aquifer recharge area, determine what restrictions are required in this area and adopt the boundaries and restrictions into the County Code.
- The Madrid Landowners Association will coordinate with the County Planning Division to define the boundary of the catchment area, determine what restrictions are required in this area and adopt the boundaries and restrictions into the County Code.

DOMESTIC WATER**Introduction**

The supply of domestic water is an important issue as the community has limited water resources to supply community members' water needs. The majority of Madrid's residents are supplied domestic water through membership in the Madrid Water Cooperative (MWC). Additionally, some people pump water from individual wells while a small number of people haul water from sources that are off of their property.

The MWC was formed to supply water to the water right area as outlined in the 1975 Morrison Plat recognized by the State Engineer's Office. The MWC's system was designed to deliver water to approximately 75 families in the residential area of Madrid with a potential to accommodate approximately twice that many customers. In 2000, the MWC provides water to 125 members. A moratorium was placed on new hook-ups due to the limited supply of available water and is expected to be in effect until adequate and reliable sources of water can be accessed by the Cooperative.

Currently, water for the MWC is supplied by a single well known as well #3. A wellhead protection zone with a one thousand foot (1000') radius has been measured, platted and approved by the New Mexico Environment Department. Recent efforts to locate additional sources of drinking water have included the drilling of an 800 foot well, commonly known as Well #4, which was funded through a state general appropriation in 1996. Well #4 only yielded 0.3 gallons per minute (gpm) which is inadequate to meet the MWC's needs. A new water source must be identified before future expansion of service is possible.

The MWC does not have adequate funds to independently develop new wells. Additionally, the cooperative is repaying the remainder of a forty-year federal loan (final payment in 2019) and a twenty-year state loan (final payment in 2003). As a condition of the federal funding, the MWC maintains a reserve fund for operations, emergencies, and maintenance. The MWC is also committed to support the Madrid Landowners Association (MLA) through 2006 in the purchase of a community greenbelt parcel that includes water line easements and existing water distribution lines.

ACTIONS:

- The MWC and the MLA will work to acquire adequate funding to locate new water supplies and use these to support the community water system.
- The MWC and MLA will coordinate with the New Mexico Environment Department and the County Hydrologist to fund an engineering study and implement an appropriate recharge basin management plan to protect the town's current and future wells.
- The MWC and MLA will coordinate with the County Planning Division to acquire funding to improve water treatment facilities through the County's Infrastructure Capital Improvements Program (ICIP) and any other available sources.
- The MWC will coordinate with the County Planning Division to acquire funding to secure additional water storage.

1860251

PROBLEMS:

- An inadequate supply of domestic water to serve all residents.
- While the domestic water supply is potable, most community residents do not drink it due to strong odor and taste. The water would require additional treatment in order to be palatable for most residents. An improvement to the treatment system is estimated to cost \$100,000-\$200,000. The MWC does not have the financial resources to make such improvements to its treatment facilities.
- The MWC year 2000 water storage capacity of 30,000 gallons is insufficient to meet current and expected water needs. The storage capacity must be increased to 60,000 gallons (based on a two-day supply) in order to meet expected demands. This would cost an estimated \$30,000. The MWC lacks the necessary funds for expansion however, a site for the tank has been secured.
- The declared water right area recognized by the State Engineer's Office is for the residential area of Madrid which is smaller than the townsite of Madrid. Currently, the MWC services some customers outside of the water right area which further strains its limited water supply.
- The MWC is currently making payments for the greenbelt property which takes some funding away from improvements for the water system.
- The imposed moratorium prevents the MWC from adding new members, thereby freezing revenues.

GOALS:

- Provide an adequate supply of drinking water for residential and commercial use.
- Improved water treatment capacity to make water palatable.
- Provide adequate water storage facilities to meet community needs.

Actions continued:

- MWC and MLA will coordinate with the County Planning Division to investigate the possibility of creating a water and/or sewer district.
- If feasible, the MWC will work to connect with the Santa Fe County Water System.
- The MWC and MLA will coordinate with local businesses to implement an educational water conservation program for tourists and local residents.



Portion of old mine site, 2000.

STORM WATER AND SURFACE WATER RUNOFF

1860252

Madrid is located in a small valley that serves to collect and channel rainwater. The local topography leaves the community susceptible to heavy damage from storm water flows. Severe flooding occurred in the 1920's. Development over the years has led to changes in the surface water flow patterns, increasing surface water runoff problems.

PROBLEMS:

- The existing storm water system in Madrid was not properly maintained and does not extend to the arroyo. The poor drainage leads to damage for the highway, town roads and private property.
- Storm water runoff from New Mexico State Highway 14, hillsides, roads and private driveways causes public and private property damage through erosion.
- A large natural catchment area located south of town creates the potential for a one million gallon per minute (gpm) storm flow. Madrid currently has no protections in place for the potential flooding and property damage that could accompany a large storm event.
- Unpermitted developments have resulted in drainage problems, erosion, and property damage.

GOALS:

- Adequate storm water drainage for all new and existing development in the area that will prevent property damage and erosion.
- Protection of the catchment area to prevent increased surface water runoff.

ACTIONS:

- The Madrid Landowners Association (MLA) will coordinate with the County Planning Division, the Hydrologist, and the Public Works Department to fund an engineering study and appropriate implementation of storm water management in Madrid.
- The MLA will coordinate with the County Planning Division, the Hydrologist, and the Public Works Department to fund an engineering study and appropriate implementation of a catchment area management plan to appropriately mitigate potential flood risks.
- The MLA will coordinate with the New Mexico Highway Department District 5 Engineer's Department to correct drainage problems existing along New Mexico State Highway 14.
- The MLA will coordinate with the New Mexico Mining and Minerals Division, Abandoned Mines Bureau to ensure that slag pile mitigation does not create or contribute to storm water drainage problems.
- MLA will coordinate with the County Planning Division to educate property owners regarding the need to obtain permits and inspection on all improvements impacting drainage.
- The MLA will coordinate with the County Planning Division to develop an education campaign regarding the prohibition of the destruction or filling of arroyos.

WASTEWATER

Introduction

Madrid was originally platted as a mining town in the late 1800s. The size and proximity of the residential lots creates wastewater problems. Most of the older lots are smaller than contemporary minimum lot size standards for septic systems. Some lots and septic systems that were designed for residential use now support commercial uses. The residential size septic tanks have inadequate capacity to handle commercial use.

PROBLEMS:

- The high density of individual septic systems caused by small lot sizes can create a potential for nitrate and other contamination of the ground water.
- Residents have difficulty getting permits for new septic systems due to the small lot sizes.
- Some septic systems are not adequately maintained which poses a potential danger of ground water contamination from leaking or improperly operating systems.
- Some businesses cannot make toilet facilities available to customers which places additional pressure on existing septic systems.
- Inadequate public restroom facilities aside from portable toilets.



← Portable restroom facilities are used as a temporary solution to wastewater problems in Madrid. (photo, 1997)

GOALS:

- An ecological wastewater sewage treatment system to meet community needs.
- Protection of groundwater from septic contamination and any other pollution.
- Adequate public restroom facilities for tourist needs.

ACTIONS:

- New businesses must provide proof of adequate restroom facilities before business permits will be granted.
- The Madrid Water Cooperative (MWC) and Madrid Land Owners Association (MLA) will coordinate with the County Utilities Division to conduct a feasibility study for wastewater system needs.
- MWC and MLA will coordinate with the New Mexico Environment Department to investigate appropriate septic systems for community and individual use as well as appropriate small scale wastewater treatment systems that protect domestic water supplies from contamination.
- The MWC and MLA will coordinate with the New Mexico Environment Department and the County Hydrologist to promote water conservation practices including the installation of low flow water fixtures.
- The community will coordinate with the Turquoise Trail Association to fund a visitor center with low water use restroom facilities for the public through the Scenic Byways Program and/or other appropriate programs.

FIRE PROTECTION

Introduction

The close physical proximity of old wooden buildings in Madrid has been a fire protection concern for many years. In November 1997, a fire gutted the old schoolhouse and firefighters felt the fire posed a direct threat to the entire town if the winds had shifted. The precarious situation created by the town's layout and building materials is compounded by the fact that many of these same old buildings do not meet the County's adopted standards under the National Fire Protection Association's Life Safety Code (NFPA-101).

The fire danger in Madrid has created a strong commitment among residents to mitigate fire hazards. The Madrid Volunteer Fire Department (MVFD), County Fire Department, and Land Use Department have begun a fire prevention program. The program has completed installation of fire protection water lines as well as two hydrants along New Mexico State Highway 14, two hydrants in the old railroad right-of-way, and two hydrants on the west side of the arroyo. These water lines are supplied from an existing 100,000 gallon water storage tank.



Madrid Volunteer Fire Department Fire Station, 2000.

ACTIONS:

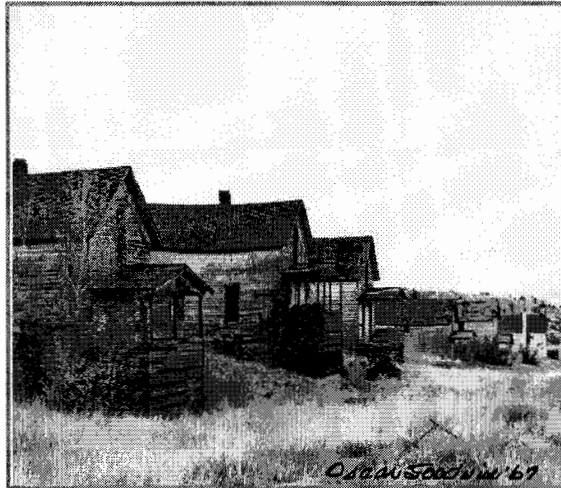
- MVFD will coordinate with the County Fire Marshal to fund expansion of the fire fighting distribution system to cover the entire community area.
- MVFD will coordinate with the County Fire Department on recruitment and retention of volunteer firefighters/EMT personnel.
- MVFD will coordinate with the County Fire Marshal to develop a program to ensure all residences will have working smoke alarms and fire extinguishers.
- MVFD will coordinate with the County Fire Marshal to educate community residents about fire hazards and fire protection through newsletters and workshops as well as disseminate information regarding the protection of dwellings and buildings within the wildland/urban interface.

PROBLEMS:

- The Town has many old commercial and wooden residential structures that stand close together.
- The MVFD has low membership. The recommended minimum is 12 members and Madrid has 10 members.
- Most local dwellings lack working smoke alarms and fire extinguishers.
- Some commercial establishments lack fire extinguishers and fire exit signs.
- Discarded lumber and weeds around houses pose a fire hazard in the wildland/urban interface.
- Some buildings are inaccessible to the fire department because of inadequate emergency access
- Individual homeowners have encroached upon fire access easements through activities such as landscaping and fences.
- Parking along New Mexico State Highway 14 can delay and/or block emergency service response.

GOALS:

- Expanded fire protection distribution system.
- Adequate water supply and storage facilities for fire protection system.
- Increased active volunteer fire personnel membership in the local fire department.
- Working smoke alarms and fire extinguishers in all buildings.
- Mitigated fire hazards by establishment of fire protection and mitigation programs.
- Mitigation of limited access areas along fire easements and New Mexico State Highway 14.



*Unoccupied wooden houses in Madrid, 1967
(photo courtesy of Oscar Goodwin)*

Actions Continued:

- MVFD will coordinate with the County Open Space Program and the Fire Marshal to develop a community program to mitigate fire hazards in the arroyo and greenbelt areas.
- MVFD will coordinate with the County Fire Marshal to develop a community program to remove fire hazards such as old debris, weeds, and lumber from residential areas.
- MVFD will coordinate with the County Fire Marshal to schedule an annual fire department sanctioned controlled burn of vegetation at a central location.
- MVFD will coordinate with the County Fire Marshal and County Code Enforcement Office to enforce restrictions on encroachment into fire access easements.

1860255

YOUTH AND RECREATION

Introduction

The Town of Madrid, like many of the small, unincorporated areas of Santa Fe County, does not sponsor a full range of activities for youth. The young people have noted a lack of activities or places to congregate and say they must travel to Santa Fe or Albuquerque for youth oriented activities.

The local ballpark has long served as the town's main community outdoor gathering place. The ballpark is located on the north side of town and is the site for summer jazz concerts, little league baseball games, and basketball courts. The grandstand is used for event seating but is in disrepair. Additionally, the adjoining basketball court which also doubles as a skateboard area, is uneven and in need of repair. The Madrid Landowners Association (MLA) owns the ballpark but has insufficient funds to upgrade the facility. Suggested improvements to the playground have also been delayed due to funding constraints and concerns regarding liability issues.

Additional activities or recreational opportunities include the local library. The library is currently housed in the basement of Kirsten Johnson's house and is in need of expansion and relocation to make it more accessible for the entire community.



PROBLEMS:

- Lack of recreational facilities and activities.
- The community and MLA lack sufficient funds to implement suggested improvements to existing recreational facilities.

GOALS:

- Improved community recreational facilities at the ballpark and elsewhere.
- Recreational opportunities for all residents of Madrid.
- Rehabilitated grandstand at the ballpark.

← Joe Guerra, Madrid

ACTIONS:

- The MLA will coordinate with the County Planning Division to seek funding for the repair of the ballpark grandstand, the basketball court, and the playground.
- The MLA will work to include youth in the planning and implementation of community recreation facilities.
- The MLA will coordinate with community members and the County Open Space Program to identify possible trails such as horse and bicycle trails on the greenbelt and surrounding parcels.
- The MLA will coordinate with the Turquoise Trail Association/Ortiz Mountain Health Center to expand social, health, and recreational services in the Madrid area.
- The MLA will coordinate with the County Planning Division to study the need for and options for funding a multi-use facility and relocating the library.

1860257

Miners, 1936

Town Of Madrid Community Plan

TRAFFIC AND PARKING

Introduction

Commercial activity in Madrid generates pedestrian and vehicular traffic from the many shops, galleries and boutiques along state Highway 14. The narrow width of the right-of-way and the haphazard, unmarked parking areas create safety concerns for pedestrians. Many non-conforming businesses were grandfathered into the County Code without parking requirements to meet existing demands from the tourists. As the town has no sidewalks or boardwalks, much of the pedestrian traffic spills out onto the roadway. For example, on event days such as Blues Festivals, vehicles line both sides of Highway 14 and pedestrians are forced to walk in the roadway.

PROBLEMS:

- Designated public parking areas are not clearly marked.
- Several businesses lack off-street parking.
- Pedestrians walk on the highway due to inadequate walkways.
- The narrow width of Highway 14 does not allow adequate space for parking and pedestrian uses.
- The ballpark parking lot does not have adequate signage to indicate it is available for buses, cars, and RV's.
- The scarcity of parking encourages people to park anywhere.
- Buses park in the middle of town, block parking places, and make it difficult for tourists to walk.

GOALS:

- Community free from traffic and pedestrian congestion.
- Ample parking, signage, and safe walkways for visitors.
- Safer streetscapes for people and vehicles.
- Maintenance of the community's historic ambiance.

ACTIONS:

- The Madrid Landowners Association (MLA) will coordinate with business owners, property owners, the New Mexico Highway Department, District 5 Office, and the County Planning Division to seek funds for pedestrian and traffic safety initiatives. This may include but is not limited to initiatives such as the purchase of vacant lots to create parking spaces, the rental of private parking spaces for public uses, and the installation of boardwalks.
- The MLA will coordinate with business owners, property owners and the New Mexico Highway Department, District 5 Office to create signage to indicate parking areas, parallel parking spots, fire lanes, and to direct vehicles to the ballfield parking area. This will include developing appropriate signage that directs parking but does not disrupt the ghost town ambiance that makes Madrid unique.
- The MLA will coordinate with the County Planning Division and the New Mexico Highway Department, District 5 Office to assess and provide strategies to reduce the volume of commuter and truck traffic through town.
- The MLA will coordinate with the Turquoise Trail Association and the County Planning Division to develop a Main Street Program and to investigate whether historic designation could assist the town in developing streetscapes and parking facilities.

OPEN SPACE

Introduction

Madrid is a small rural town with limited resources to maintain community open space facilities. The Madrid Landowners Association (MLA), the Madrid Water Cooperative (MWC) and the Madrid Volunteer Fire Department Association (MVFDA) purchased an 11 acre piece of property that runs through the center of Town and is commonly known as the "Greenbelt". Additionally, the community successfully petitioned the County Open Space Program to purchase the 45 acre Madrid Wilderness area in 2000. These tracts are contiguous and intended for use as community open spaces. Madrid needs to develop a locally appropriate management plan that addresses environmental, recreational and educational components of the greenbelt and the wilderness properties.

PROBLEMS:

- No community funding exists for the purchase of additional open space properties.
- The MWC's and MLA's payments for the greenbelt property serve to limit these organizations' respective capacities to meet their primary obligations.
- The open space areas need an appropriate management program.
- Unauthorized vehicular traffic enters the greenbelt area.
- Unauthorized dumping at the closed dumpsite adjacent to ballpark.

GOALS:

- Expanded open space programming including resource protection and trails.
- Community directed management of open space parcels.

← Arroyo open space property in Madrid, 2000

ACTIONS:

- The MLA, MWC, MVFD will coordinate with the County Open Space Program to identify and inventory existing open space, vacant properties and other parcels for inclusion in open space areas as well as identify techniques to help protect open spaces, such as conservation easements.
- The MLA, MWC, MVFD will coordinate with the County Open Space Program to create a community committee to develop a locally appropriate management and implementation plan, including funding, for all open space properties.
- The MLA, MWC, MVFD will coordinate with the County Open Space Program to install signage and/or barriers to restrict vehicular traffic in open space areas.
- All motorized vehicular traffic in the greenbelt area shall be prohibited with the exception of traffic on existing road easements and uses such as emergency purposes and water cooperative maintenance.
- The MLA, MWC, MVFD will coordinate with the County Planning Division to secure the old dumpsite near the ballpark to prevent dumping, rehabilitate the site, and install gates.

1860259



ATTACHMENT 1:

Proposed Ordinances & Regulatory Changes

The adoption of the Town of Madrid Community Plan will necessitate the creation of ordinances that will amend specific sections of the County Land Development Code. The ordinances are the legally binding regulations that are specific to the Madrid Community Planning Area as outlined under Article XIII of the code. The following is a brief outline of the plan actions that will be developed into ordinances. This section is presented as a helpful explanation of the Plan's actions and a general description of how the ordinances will effect future development and land use in the Madrid Traditional Community Planning Area.

LAND USE ACTIONS:

- Mixed-use businesses and commercial uses will be located along New Mexico State Highway 14.
This policy reflects the existing Townsite of Madrid Covenants and Restrictions and will be included into the County Code with adoption of the plan. This action will limit future commercial and mixed-use development to the area along the New Mexico State Highway 14. This will not impact any existing development, home occupations or other development that is already outlined by the County Code. This is more restrictive than the County Code.
- Commercial and mixed-use businesses shall meet fire protection requirements; for example a sprinkler system, smoke alarms, and fire exit signs, as per the County Code.
This policy requires all businesses to meet the county code requirements for fire protection and is not more restrictive. The Plan recommends programs to assist businesses and home owners with meeting the Code requirements.
- No dry commercial establishments shall be permitted.
This policy will prohibit commercial establishments in the planning district if they do not have adequate water supply as outlined in the following policy.

Ordinance Development

The community planning process includes three phases. The first phase begins with community members making the decision to begin the planning process. This includes asking the Board of County Commissioners to sponsor initiation of the community planning process and selecting a representative group of community members to direct the process.

The second phase is the development of a plan by conducting public meetings to discuss planning issues, researching these issues, writing a plan and eventually presenting a completed plan and surveyed planning district to the Board for adoption.

The third phase is the creation of ordinances that are the legal phrasing of the plan's action statements. The ordinances are amendments to the County Land Development Code following adoption by the Board of County Commissioners.

1860260

1860261

- New commercial establishments shall submit a water resources plan as part of the development review process. The water resources plan must demonstrate secured access to a supply of water to meet all current and projected demands for the business operation.

This policy would require all new businesses to develop a water plan that projects how much water the business will use in the present and in the future as well as, prove that the amount of water needed to meet these needs is available for the business to use. This policy is not more restrictive than those outlined in the County Code.

- New commercial establishments will be required to hook-up to the community water system or if this is not feasible, will be required to limit water consumption to .25 acre feet of water per year.

This policy is designed to protect the limited water resources available in the Madrid area and to limit high water consumption uses. New businesses must either connect to the existing community water system or if the community system cannot accommodate new users, the business will be limited to using no more than .25 acre feet of water per year. This policy does not affect existing businesses or grandfathered businesses that will have a similar intensity of water consumption as defined in the Plan (see the Land Use and Zoning section for definition of intensity of use).

- Backlit, plastic, and neon signs are prohibited.

This policy reflects the existing Townsite of Madrid Covenants and Restrictions and will be included into the County Code with adoption of the plan. This is more restrictive than the County Code.

- Home occupations are appropriate throughout the Planning Area.

This policy allows for home occupations throughout the planning area. Home occupations in Madrid are subject to the same conditions for approval as outlined in the County Code. This is not more restrictive than the County Code.



*Fourth of July celebrations in Madrid
circa 1930.*

*(Photo reproduced from
Turquoise and Six-Guns:
The story of Cerrillos, New Mexico.
by Marc Simmons © 1974)*

1860262

- Residential uses shall be permitted in the entire planning area so long as they meet the conditions and policies described within this plan.
This policy allows for residential uses throughout the planning area if they meet the conditions outlined for development within the plan. This is more restrictive than the county Code but no more restrictive than the conditions within the Plan.
- Temporary, portable or wheeled structures, such as mobile homes, tents, campers, and trailers shall not be allowed on properties for more than thirty days.
This policy reflects the existing Townsite of Madrid Covenants and Restrictions and will be included into the County Code with adoption of the plan. This is more restrictive than the County Code.
- Maximum lot coverage for a residential structure shall be 25% of the lot.
This policy reflects the existing Townsite of Madrid Covenants and Restrictions and will be included into the County Code with adoption of the plan. This is more restrictive than the County Code.
- Minimum front setback shall be 8 feet.
This policy reflects the existing Townsite of Madrid Covenants and Restrictions and will be included into the County Code with adoption of the plan. This is more restrictive than the County Code.
- Minimum side and back setbacks shall be 10 feet.
This policy reflects the existing Townsite of Madrid Covenants and Restrictions and will be included into the County Code with adoption of the plan. This is more restrictive than the County Code.
- Maximum height for a structure shall be 25 feet.
This policy reflects the existing Townsite of Madrid Covenants and Restrictions and will be included into the County Code with adoption of the plan. This is less restrictive than the County Code.



*Unoccupied houses in Madrid, unknown date.
(Photo reproduced from
Turquoise and Six-Guns:
The story of Cerrillos, New Mexico.
by Marc Simmons © 1974)*

1860263

- In order to preserve the unobstructed horizons surrounding Madrid, no portion of a structure shall be visible above the ridge top when viewed from the centerline of New Mexico State Highway 14 at the nearest spot on the highway with a direct view of the proposed structure. Along with this ridgetop building restriction, all other County Code requirements regarding building on slopes and hillsides are applicable.

The policy requires that all structures be placed in such a manner that they will not block or alter the view of the horizon as they exist at the time of the Plan's adoption. The policy will not effect exiting or approved structures at the time of the Plan's adoption. This is more restrictive than the County Code. See the box to the right for a description of a ridgetop.

- Any new development on land that has been included in the Traditional Community Zoning District subsequent to the adoption of this Plan on September 12th, 2000 are required to connect to the Madrid Water Cooperative or any other legal community water system before a development permit will be issued by the County.

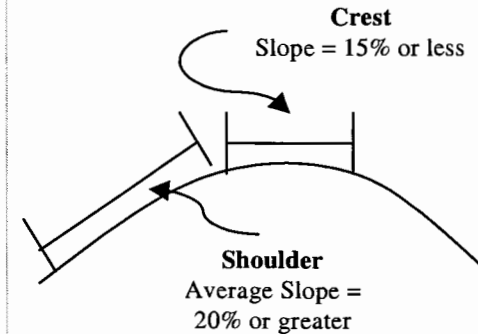
This policy requires development on lots that are created by the change of the Traditional Community Zoning District boundary to connect to a community water system. The policy will not effect exiting structures at the time of the Plan's adoption. This is more restrictive than the County Code.

BOUNDARY ACTIONS:

- Petition the Board of County Commissioners to adopt the new Traditional Community Zoning District and record the new boundaries with the County Clerk.

This policy statement states that the proposed new boundaries developed through the planning process must be approved by the Board of County Commissioners and registered with the clerk before they will be included into the County Code. Once adopted, the new Planning District and all subsequent actions and ordinances outlined in this plan will be legally binding to all properties within the District.

Ridgetop Definition



Drawing Not to Scale -for illustration purposes only.

A ridge or ridgetop shall be defined as a long, narrow land form with slope less than fifteen percent (15%) that includes the prominently visible portion of a hill or mountain, as viewed from a major arterial (such as New Mexico State Highway 14) and that sits above an area having an average slope greater than twenty percent (20%). A ridgetop will be the area measured horizontally from the shoulder across the crest to the parallel shoulder. Where a ridgetop measures more than two hundred feet (200') from shoulder to shoulder (a mesa), the ridge top standards and requirements for the architecture and buffers shall apply within two hundred feet (200') of the shoulder of the ridge.

WASTEWATER ACTIONS:

- New businesses must provide proof of adequate restroom facilities before business permits will be granted.

This policy requires that all new businesses must prove that they have either onsite or some other type of accessible restroom facilities that the business' patrons can access before the business permit will be approved. This is more restrictive than the County Code.

OPEN SPACE ACTIONS:

- All motorized vehicular traffic in the greenbelt area shall be prohibited with the exception of traffic on existing road easements and uses such as emergency purposes and water cooperative maintenance.

This policy limits all vehicular traffic in the greenbelt area aside from emergency and maintenance purposes. The policy will not affect existing road easements. This is more restrictive than the County Code.

ATTACHMENT 2:

1860265

Plan Implementation Resources

This attachment provides a listing of community planning contacts for residents, business owners and property owners in Madrid. It is designed to provide a guide to help in researching and implementing the programmatic aspects of the Town of Madrid Community Plan as well as to help individuals who want to learn more about these issues.

The best resource for beginning to investigate aspects of the Town of Madrid Community Plan and the programmatic aspects of the plan is the Santa Fe County Planning Division. Staff members worked to help develop the plan and have background information on the ideas and policies presented in the plan. For additional information on specific subjects, you may contact the following agencies and organizations.

- **Community Planning, Land Use and Enforcement**

Santa Fe County Planning Division

You may contact the Planning Division to ask for a staff planner to help with questions regarding the Town of Madrid Community Plan and the community planning process in Santa Fe County. The Planning Division is the lead county agency responsible for helping to implement the various aspects of the community plan as well as directing community planning efforts.

Santa Fe County Development Review Division

The Development Review Division is responsible for reviewing development plans and applications and may help answer questions regarding a specific project and how both County and Madrid ordinances effect proposed projects.

Santa Fe County Permits and Inspection Division

You may contact the Permits and Inspection Division for specific questions regarding building permits and the regulatory process as they pertain to both Santa Fe County and specifically to the Town of Madrid. The Permits and Inspections Division will also be able to respond to your questions regarding existing buildings and possible violations to the County Land Development Code.

Contacts:

Planning Division

Santa Fe County Land Use Dept.
PO Box 276
Santa Fe, NM 87504-0276
(505) 986-6225

Development Review Division

Santa Fe County Land Use Dept.
PO Box 276
Santa Fe, NM 87504-0276
(505) 986-6225

Permits and Inspection Division

Santa Fe County Land Use Dept.
PO Box 276
Santa Fe, NM 87504-0276
(505) 986-6225

1860266 • **Fire Protection**

Santa Fe County Fire Marshall

The Santa Fe County Fire Marshall is responsible for fire protection related activities in the County. You may contact the Fire Marshall's office for information regarding specific fire protection requirements as well as for educational materials and help in designing community-wide fire protection efforts.

• **Community Services**

Santa Fe County Open Space Program

The County Open Lands, Trails, and Parks Advisory Committee (COLTPAC) is coordinated through the Open Space Program of the County Planning Division. The Open Space Program has already acquired open space property in Madrid and will be responsible for coordinating future management and planning activities regarding open space in Madrid.

Santa Fe County Community, Health and Economic Development Department

County community services are managed through the Community, Health and Economic Development Department. The Department may help identify both programming sources and funding sources for community-wide projects such as the ball field, library and a community center.

Design and Planning Assistance Center

The Design and Planning Assistance Center (DPAC) is part the School of Architecture and Planning at the University of New Mexico. DPAC assisted in conducting the community survey for Madrid and offers both community planning, architectural and landscape architectural design help for community organizations. DPAC is a potential resource for helping with design of the Greenbelt and any other community planning or design activities.

Contacts:

Fire Marshall

Santa Fe County Fire Marshall
Number 14 Fire Place
Santa Fe, NM 87505
(505) 992-3070

Open Space Program

Planning Division

Santa Fe County Land Use Dept.
PO Box 276
Santa Fe, NM 87504-0276
(505) 986-6225

Community, Health and Economic Development Department

52 Camino de Jacobo
Santa Fe, NM 87505
(505) 992-3060

Design Assistance and Planning Center (DPAC)

School of Architecture and Palnning
University of New Mexico
2414 Central Avenue SE
Albuquerque, NM 87131
(505) 277-3654

Ortiz Mountain Health Center

The Ortiz Mountain Health Center is a local health care coordinator and provider in the Ortiz Mountain area. The health center is an important resource for planning future community services and may help with data resources regarding local health care and other issues.

- **Water Systems, Water Quality and Water Conservation**

Santa Fe County Hydrologist

The County Hydrologist may be of assistance in answering questions about water availability and requirements for water availability as they pertain to the Madrid Plan and the County Land Use Code. The Hydrologist may also assist in examining watershed, recharge and storm water management programs for Madrid.

Santa Fe County Utilities Division

The County Utilities Division may help with planning for water services and water systems in Madrid. The Division may help answer questions regarding development or expansion of Madrid's community water system and in wastewater systems for the community.

New Mexico Environment Department (NMED)

The New Mexico Environment Department is responsible for monitoring various aspects of both groundwater and surface water management and protection in Madrid. The NMED Program Manager for the Santa Fe Field Office may answer questions regarding private (less than 2,000 gallons per day) wastewater and septic systems. The Program Manager for the NMED Groundwater Quality Bureau, Pollution Prevention Section may address questions regarding small-scale community wastewater systems (systems using more than 2,000 gallons per day). The NMED Drinking Water Bureau may answer questions regarding water quality and community education programs regarding drinking water for both private wells and community water systems. The NMED Surface Water Bureau may help answer questions regarding watershed, recharge, and storm water management and protection programs.

Contacts:

Ortiz Mountain Health Center

PO Box 148
Cerrillos, NM 87010
(505) 471-6266

Santa Fe County Hydrologist

Santa Fe County Land Use Dept.
PO Box 276
Santa Fe, NM 87504-0276
(505) 986-6225

Santa Fe County Utilities Division

605 Letrado
Santa Fe, NM 87505
(505) 986-6210

New Mexico Environment Dept.

- Groundwater Quality Bureau, Pollution Prevention Section
(505) 827-2900
- Program Manager, Santa Fe Field Office
(505) 827-1840
- Drinking Water Bureau
1-(877) 654-8720
- Surface Water Bureau
1(800) 879-3421
- NMED Information Line
1(800) 879-3421

New Mexico State Engineer's Office (SEO)

The State Engineer's Office may answer questions regarding water rights and development of new wells. The SEO Water Rights Division may address questions regarding what rights may be available for wells and water use. The Technical Division may help answer questions regarding construction and hydrology including watershed areas, aquifer recharge and watershed protection. The Water Conservation Program may answer questions regarding water conservation efforts for both individuals and communities.

- **Roads and New Mexico State Highway 14**

New Mexico State Highway Department, District 5 Office

The New Mexico State Highway Department's District 5 Office maintains Highway 14 and may be reached for questions and comments regarding the highway and all related road issues such as drainage and watershed catchment for the Madrid area.

Turquoise Trail Association

The Turquoise Trail Association is a non-profit group that sponsors economic development and tourism along New Mexico State Highway 14, including Madrid. The Association sponsored the designation of the Turquoise Trail/Highway 14 as a National Scenic By-way and could help in developing roadway restroom facilities or other tourism related facilities along Highway 14.

Contacts:

State Engineer's Office

- Water Rights Division
(505) 827-6120
- Technical Division
(505) 827-6140
- Water Conservation Program
1(800) 928-3766

District 5 Office

New Mexico State Highway Dept.
Box 4127 Coronado Station
Santa Fe, NM 87502-4127
(505) 827-9500

Turquoise Trail Association

PO Box 1335
Cedar Crest, NM 87008
1(888) 263-0003

Analysis of Survey Results

ATTACHMENT 3:

1860269

1860270

**Analysis of the Madrid Community Survey
as presented in the Madrid Planning Study:
June 1996 – May 1997**

Prepared by:

**Design and Planning Assistance Center (DPAC)
School of Architecture and Planning
University of New Mexico**

**DPAC Director: Edward B. Norris, AIA, Architect
Volunteer Planner: Luz Valdés-Norris, MCRP
Planning Student: Allen D. Adonis**

The following is a compilation of the first, second and third Madrid Surveys. Section One is in narrative form, and explains the preferences of Madrid residents. Section Two contains the organized raw survey data.

Section One

I. Zoning Ordinances

The majority of residents who reside in Madrid New Mexico favor the enactment of zoning ordinances. 62% of respondents favored zoning ordinances while 23% of respondents did not. Approximately 14% of respondents were unsure whether or not they favored zoning ordinances. The overwhelming sentiment exists, 60%, that any zoning ordinances that are enacted should be mildly strict, allowing for flexibility.

While the vast majority of Madrid residents favor zoning for an unspecified reason, 60% of respondents favor the enactment of policies that will slow the growth of Madrid. Of specific concern to residents are: land use planning, enacted building codes, enactment of zoning codes and economic development. Additionally, resident respondents favor a maximum population of 300-400, the current population of the Madrid.

II. Land Use Controls

Madrid residents favor land use controls over uncontrolled growth and sprawl. Generally, respondents believe that land use controls and zoning should restrict a land owner's rights to the least extent possible. However, respondents believe that land use controls are a useful means for managing growth and would enhance the quality of life and property values in Madrid.

Residents of Madrid appear to be split on the issue of whether the landowner or the MLA should bear the cost of new development. 31% of respondent's believe that the

individual landowner should bear the development costs for new development and 37.78% of respondents believe that the landowner and the MLA should bear the cost jointly.

1860272

III. Architectural Styles

Residents of Madrid generally agree that architectural styles and design should be consistent with the historical designs of Madrid.¹

Architectural styles in Madrid vary among: Early farm house design, California Bungalow design, Spanish Adobe design, and Sloped Tin Roof Adobe Style. The residents of Madrid discriminate little in the preferred style among the foregoing. However, if a preference structure were designed the preferences would prefer Early Farm House Design the most, and California bungalow the least. Residents did not appear to show a preference between Spanish Adobe style and Slanted Tin Roof Adobe, but preferred these two designs over California Bungalow design.

IV. Covenants

The covenants in Madrid state that each lot shall be used exclusively for single family residences. However, an exception is allowed for home based businesses. 57% of residents either strongly agree or agree with this exception. Additionally, existing covenants do not allow for temporary structures for more than 30 days. The term temporary structures varies, and consensus varies as to the desirability of different

¹ It is worth noting that Question #2 from Part III of the survey is a leading question and requires a "yes" or "no" answer. However, the survey answers are delineated as: "strongly agree", "agree", "not sure", "disagree", and "strongly disagree". These answers offer an inadequate measure for the question asked. Therefore, two solutions are offered to correct this error. *First*, the answers "strongly agree" and "agree" can be considered as "yes" answers to the question and the answers "disagree" and "strongly disagree" can be considered as "no" answers to the question. If this approach is taken, then the four (4) answers of "not sure," would have to be discarded. This approach would yield a general consensus among the residents of Madrid that architectural building styles should be consistent with historical styles in Madrid. *Secondly*, the question can be discarded in its entirety. The former solution was adopted for the purposes of analyzing the survey data. Generally, the responses are consistent with the sentiments of residents of Madrid. However, where the responses remain inconsistent or counter-intuitive, the question is footnoted with comments.

temporary structures.² Notwithstanding the existing covenants on land in Madrid, residents favor variances for those individuals who are occupying a structure while in the process of constructing a new residence, under the condition that the structure is completed within a year.

1860273

IV. A. Zoning Ordinances

In response to the questions on Survey III that specifically govern zoning ordinances, it appears to be the general consensus that zoning in Madrid should not allow for such industries as: franchises, heavy manufacturing, amusement parks etc.³ Additionally, residents believe that large animals should not be allowed within the city limits unless approved by two thirds (2/3) of the MLA.

V. Construction

In the analysis of Question 10., the initial problem that was discovered in Section One Architectural Styles III, was duplicated. Thus, all survey responses that either strongly agreed or agreed with the question were considered to be answers in the affirmative, ("yes"), and all responses that were not affirmative answers, were considered to be "no" responses.

Residents of Madrid consistently agree with the existing covenants that govern restrictions on new buildings. In short, residents generally believe that single story buildings should equal 25% of the lot area or 1500 square feet, whichever is less.⁴ Multi-

² It is the general consensus of Madrid residents that temporary structures are all undesirable. However, temporary structures were ranked in order of their desirability from most to least desirable: mobile homes; inoperative vehicles; unregistered vehicles; trailers; tents; campers; and tee-pees. Reference: Madrid Survey III.

³ It can be inferred from the survey that Madrid residents support institutions that are socially conscience, support the arts and the like and do not wish to enact zoning ordinances that will attract heavy manufacturing, franchises and other uses that will attract high volumes of people.

⁴ The majority of respondents to this question were not sure whether or not single story structure should be the smaller or 25% of the lot size or 1500 feet. Following the discussion in footnote #1, the analysis of this question would be greatly affected if these responses were discarded. For a more fair analysis of this question, the responses of "not sure" were measured against the responses of "Strongly agree" and "agree." If this analysis is measured, then there is a statistical difference of .069, in favor of

story buildings should equal a maximum of 20% of the lot area and no more than 1200 square feet per floor area.⁵ Residents agree with the setbacks and maximum height allowances that are currently delineated in the covenants, as well as maximum height restrictions.⁶

1860274

Section Two

Part 1: Community Services

1. Please rate the adequacy of the following community services and facilities in Madrid. (Circle one answer for each category)

	<u>Excellent</u>	<u>Adequate</u>	<u>Improvement</u>	<u>Non Existent</u>	<u>Don't</u>
<u>Need</u>					
A. Road Maintenance	1	25	42	16	2
B. Street Lights	3	10	11	16	46
C. Drainage	1	26	40	12	3
D. Police Protection	3	29	18	9	31
E. Speed Control	2	8	61	14	7
F. Traffic Control	2	20	25	11	18
G. Public Parking	0	17	60	5	4
H. Fire Protection	19	50	15	1	2
I. Animal Control	0	33	27	7	21
J. Noise Control	0	34	28	8	16
K. Water Service	1	15	69	5	0

those who agree with the existing covenants. However, 41.4% of the responding residents were "not sure" whether they agree with the existing covenants and 48.3% of the residents agree with the existing covenants.

⁵ Question 10. B. is a leading question and requires an answer of "yes" or "no". thus, the question asked in 10. B. has been interpreted in a manner that is consistent with the intent of the line of questioning in Question 10. Question #10 from Part III of the survey is a leading question and requires a "yes" or "no" answer. However, the survey answers are delineated as: strongly agree, agree, not sure, disagree, and strongly disagree. These answers offer an inadequate measure for the question asked. Therefore, two solutions are offered to correct this error. *First*, the answers strongly agree and agree can be considered as "yes" answers to the question and the answers disagree and strongly disagree can be considered as "no" answers to the question. If this approach is taken, then the twelve (12) answers of "not sure," would have to be discarded. This approach would yield a general consensus among the residents of Madrid that architectural building styles should be consistent with historical styles in Madrid. *Secondly*, the question can be discarded in its entirety. The former solution was adopted for the purposes of analyzing the data. Generally, the responses are consistent with the sentiments of residents of Madrid. However, where the responses remain inconsistent or counter-intuitive, the question is footnoted with an explanation.

⁶ The current covenants that govern Madrid provide for 8 foot setbacks on street sides and 10 feet from property lines. Maximum height restrictions allow for structures no greater than 25 feet, unless a variance is granted by the Board of governors.

L. Sewage Treatment	0	13	23	37	12
M. Health Service	10	48	30	7	6
N. Recreation Facilities	2	26	40	10	3
O. Community Center	6	28	44	0	2
P. Youth Projects	1	10	58	10	2
Q. Parks	2	14	47	22	1
R. Environmental Clean-up	0	18	43	16	6
S. Environmental Protection	0	17	38	15	5
T. Community Meetings	1	41	35	3	4
U. Grievance Board (Independent and voluntary)	1	20	36	14	10
V. Public Restrooms	0	20	48	7	0
W. Other (Specify) _____	1	0	1	0	6

2. Of the Services and facilities above that you marked (in need of improvement or nonexistent) which three (3) should be given the highest priority?

1. _____
2. _____
3. _____

1860275

3. Do you feel strongly enough about the services or facilities you marked on question 1 that you would want local funds spent for improving or obtaining them? (Circle one)

- | | |
|-----------|-----------------------|
| 1. Yes 61 | 3. Uncertain 13 |
| 2. No 3 | 4. Other (specify) 11 |

4. The MLA is attempting to acquire the greenbelt in the center of town. What would you like to see this open space used for?

Greenbelt Park	29	Botanical Garden	11	Youth Project	1
Open Space	34	Sewage Under Ground	6	WalkWay	1
Public Pool and Shower	1	Park	4	Open Air Theater	1
For Horses	1	Board Walk	1	Unsure	1

5. Do you feel it is necessary to have any paved roads in town other than State Highway 14?

1. Yes (Specify what Roads) 10
2. No (Specify what roads) 62
3. Uncertain 7
4. County Responsibility 5
- 5.

6. A. As a resident, how long have you lived in Madrid? 10.43 Avg. Yrs.
- B. As a non-resident, how long have you been associated with Madrid? 12.82 A Yrs.
- C. How long have you been in business in the area? 10.4 Avg. Yrs.

7. A. Do you commute to work? _17_ Into Town _14_ Out of Town

B. Where do you commute to/from?

Santa Fe 13 Abq. 5

Cerrillos 5 Taos 1

C. 8. Are you one of the following?

___57___ Landowner ___16___ Renter ___24___ Business Owner

1860276

Part II: Growth and Development

1. What is the major change, if any, that you have seen occur in Madrid over the past five years?

- | | |
|---|---|
| <p>11</p> <p>1. commercialism/tourism - 16</p> <p>3. more businesses - 5</p> <p>5. difficult water - 2</p> <p>-1</p> <p>7. traffic - 3</p> <p>9. cleaner - 1</p> <p>11. none - 1</p> | <p>2. growth/population/development</p> <p>4. gentrification - 2</p> <p>6. negative attitude towards growth</p> <p>8. lack of control - 1</p> <p>10. for sale signs - 2</p> |
|---|---|

1860277

2. What is the one major improvement that would make living in Madrid better for you?

- | | |
|---|--|
| <p>1. water quality - 20</p> <p>3. limiting non hist. housing - 3</p> <p>5. bio-regional community - 2</p> <p>6. all of the following received 1 vote each:</p> <p>a. less politics development</p> <p>b. traffic bypass</p> <p>i. sewage treatment</p> <p>l. no county interference</p> | <p>2. less tourists/pop. - 3</p> <p>4. better business services - 2</p> <p>b. animal control</p> <p>f. speed control</p> <p>j. open space</p> <p>c. street lights</p> <p>g. infrastructure</p> <p>k. leaving as is</p> <p>d.</p> <p>h. master plan</p> |
|---|--|

3. What is the quality about Madrid that you most want to preserve?

- | | | |
|-------------------------|---|------------------------|
| 1. community spirit - 9 | 2. smallness/rural/hist. feel - 20 | 3. freedom/variety - 9 |
| 4. bad water - 1 | | |

4. Do you favor the development of a master land use plan to guide the future development of Madrid?

30__ Yes 8__ No 5__ Unsure

5. Would you be in favor of the enactment of zoning ordinances in Madrid?

27__ Yes 10__ No 6__ Unsure

6. If Madrid were to develop zoning regulations, which best describes your feelings on how the regulations should be developed? (Circle one)

1. No zoning regulations are needed - 5
2. Very strict, with specific land use controls - 6
- 3. Mildly strict, leaving some flexibility - 26**
4. Loose, leaving a lot of flexibility - 4
5. Other - ecologically conscious zoning - 2

7. Which of the following should Madrid consider doing in regard to the issue of growth or no-growth? (Circle one)

1. Develop policies to prevent growth in Madrid - 6

2. Develop policies to guide the slow growth of Madrid - 26

3. Develop policies to promote growth in Madrid - 2

4. Neither encourage nor discourage growth in Madrid - 6

5. Other: a. limit commercial growth - 1 b. limit growth - 3 c. limit non-hist. growth - 1

8. How important are each of the following Madrid concerns, if any? (Circle one)

	Very Important	Somewhat Important	Not Important	
1. enactment of building codes	18	16	9	
2. land use planning	21	13	8	
3. enactment of zoning codes		11	21	10
4. economic development	9	17	17	
5. others: a. no lights/ b. open space/ c. self sustainability/ each got 1 vote				

9. In your opinion, what should be the upper limit of the population of Madrid? (Circle one)

	<u>Responses</u>	
1. 300-400 (approximately the present population)	22	1860278
2. 500-600	14	
3. 700 or more	0	

10. There is an increasing pressure on ourselves to examine the community planning process and land use controls such as zoning, easements, and other regulations to influence the development and use of privately owned land. Please circle the category which best reflects how you feel about each of the following statements.

	Strongly <u>Agree</u>	<u>Agree</u>	<u>Disagree</u>	Strongly <u>Disagree</u>	
1. No one has the right to tell <u>Neutral</u> landowners what they can or cannot do with their land	6	10	18	7	1
2. Land use controls are very use- ful in achieving orderly growth	8	22	5	6	2
3. Land use controls are a poor means of protecting natural resources	5	6	19	7	3
4. We need more land use controls in town	2	17	8	5	5
5. Land use controls will make the town a better place to live	4	16	8	4	9
6. Land use controls would reduce conflicts between landowners and public	1	13	10	7	11
7. Land use controls would increase the value of my property	1	14	9	4	11
8. Most people would be harmed					

11. Do you have any comments you would like to make in regard to your answers in question 10?

- a. land use clarity - 4
 - b. land use controls - 4
 - c. historic preservation - 2
 - d. no government - 3
 - e. loose controls - 2
 - f. new water system - 1
 - g. future vision - 1
 - h. slow growth - 1
 - i. doesn't need growth2
 - j. doesn't need tourism
- 1

12. If growth is to occur, do you feel it is the responsibility of the landowner or the MLA to take on the burden of paying for growth related costs such as utility extensions (water, sewage, and other improvements). (Circle one)

- 1. Landowner - 14
- 2. MLA - 5
- 3. Landowner and MLA - 17**
- 4. Other (specify) county/state - 9

13. Regarding the increased jurisdiction of land under the townsite, which one of the following statements do you agree with most closely?

- 1. Madrid should not annex any new land in the near future - 16
- 2. Madrid should annex new land only under strict regulations - 17**
- 3. Madrid should be able to annex new land without strict regulations - 5

Part III: Evaluating the Madrid Covenants

1. The purpose of the covenants are to protect and preserve the natural beauty and historical value of the land and improvements within Madrid. This includes a set of architectural styles that are acceptable within the townsite. Should the following styles remain the standard for all buildings within Madrid? (Circle one)

	<u>Maintain</u>	<u>Revise</u>	<u>Eliminate</u>
A. Early Frame House	22	3	1
B. California Bungalow	20	3	3
C. Spanish Adobe	21	2	2
D. Adobe with Sloped Tin Roof	21	3	1

1860280

2. The Covenants also allow for buildings that are built from new materials as long as they are sympathetic to one of the historical styles listed above. Do you believe buildings that do not coincide with any of Madrid's historical styles should be allowed to be built?

Strongly Agree_8 Agree_6 Not Sure_4 Disagree_5
Strongly Disagree_7

**The following questions are based on Section 3 entitled
"General Limitations, Restrictions and Requirements"**

3. The covenants state that each lot within Madrid shall be limited to the use of a single family home for residential purposes, making an allowance for a home occupancy business. Do you agree with this limitation?

Strongly Agree_6 Agree_10 Not Sure_5 Disagree_5 Strongly Disagree_2

4. The Covenants state that temporary, portable or wheeled structures shall not be allowed on any property for more than thirty (30) days. Several specific types are listed below. Do you agree that these should not be allowed? (Circle one per item)

	<u>Strongly Agree</u>	<u>Agree</u>	<u>Not Sure</u>	<u>Disagree</u>	<u>Strongly Disagree</u>
A. Mobile Homes	20	5	1	2	1
B. Trailers	18	4	3	2	3
C. Campers	14	5	3	3	5
D. Tents	15	6	1	4	4
E. Tee-Pees	11	2	5	4	7
F. Inoperative Vehicles	17	7	2	0	3
G. Unregistered Vehicles	18	6	2	1	2

5. Should any of these types of structures be given a variance if the owner is occupying one while building a house?

- Strongly Agree_13** **Agree_9** **Not Sure_2** **Disagree_2** **Strongly Disagree_3**
6. A. The covenants do not allow for any large animals within the townsite, including pets like horses, cattle, swine, etc. unless they are approved by a 2/3 vote of the land owners Association. Do you agree?

Strongly Agree_8 **Agree_8** **Not Sure_5** **Disagree_1** **Strongly Disagree_3**

- B. Should large animals be allowed into the townsite at all?

1860281

Yes_13 **No_7** **Not Sure_8**

7. Do you believe that any business should be allowed on any road other than State Highway 14?

Yes_9 **No_8** **Not Sure_9**

8. Should any of the following types of businesses be allowed into Madrid? (Circle one)

	<u>Strongly Agree</u>	<u>Agree</u>	<u>Not Sure</u>	<u>Disagree</u>	<u>Strongly Disagree</u>	
A. Franchises	0	1	6	4	19	
B. Industry		1	2	6	7	14
C. Amusement Parks	0	1	8	4	17	
D. Institutions (Art school, or private clinic)	8	10	10	0	1	

The following questions are based on Section 4 entitled "Architectural Covenants and Restrictions"

9. Do you believe that all new construction should be approved by a board of governors?

Yes_18 **No_4** **Not Sure_6**

10. The Covenants list several restrictions on new buildings. All are listed below. Do you agree with these constraints? (Circle one for each item)

	<u>Strongly Agree</u>	<u>Agree</u>	<u>Not Sure</u>	<u>Disagree</u>	<u>Strongly Disagree</u>
A. Single story: Smaller of 25% of lot area or 1500 sq. ft.	6	8	12	1	2
B. Multi-story: 20% of the lot area and 1200 sq. ft. per floor	5	11	8	3	2
C. Setbacks: 8 ft. on street side and 10 ft. from property lines	13	9	4	3	2

D. Maximum Height: 25 ft., but a variance of 10% may be granted by the board of governors	11	12	5	1	0	1860282
E. Time Limit: All construction must be completed in 12 months	4	8	7	4	3	
F. Architecture: To be of good design typical of historic Madrid	15	10	2	2	2	
G. Signage:						
1. Whether commercial or private, shall not exceed two (2) square feet	11	6	6	4	2	
2. Lighting for signage shall be constant by spotlight or gooseneck	14	7	8	0	1	
3. Backlit, plastic, and neon are prohibited	16	7	3	2	1	
4. Variance on sign sizes may be granted up to four (4) feet by the board of governors	7	8	4	2	0	
H. Street furnishings: Fences, walls, gates, signs, benches, trashcans, walkways, mailboxes, etc. shall be of a character sympathetic to Madrid's historical style	13	8	3	0	1	

ATTACHMENT 4:

Maps

Map 1: Existing Madrid Traditional Community Zoning District

Map 2: Proposed Madrid Traditional Community Zoning District

Map 3: Plat Survey of Proposed Madrid Traditional Community Zoning District

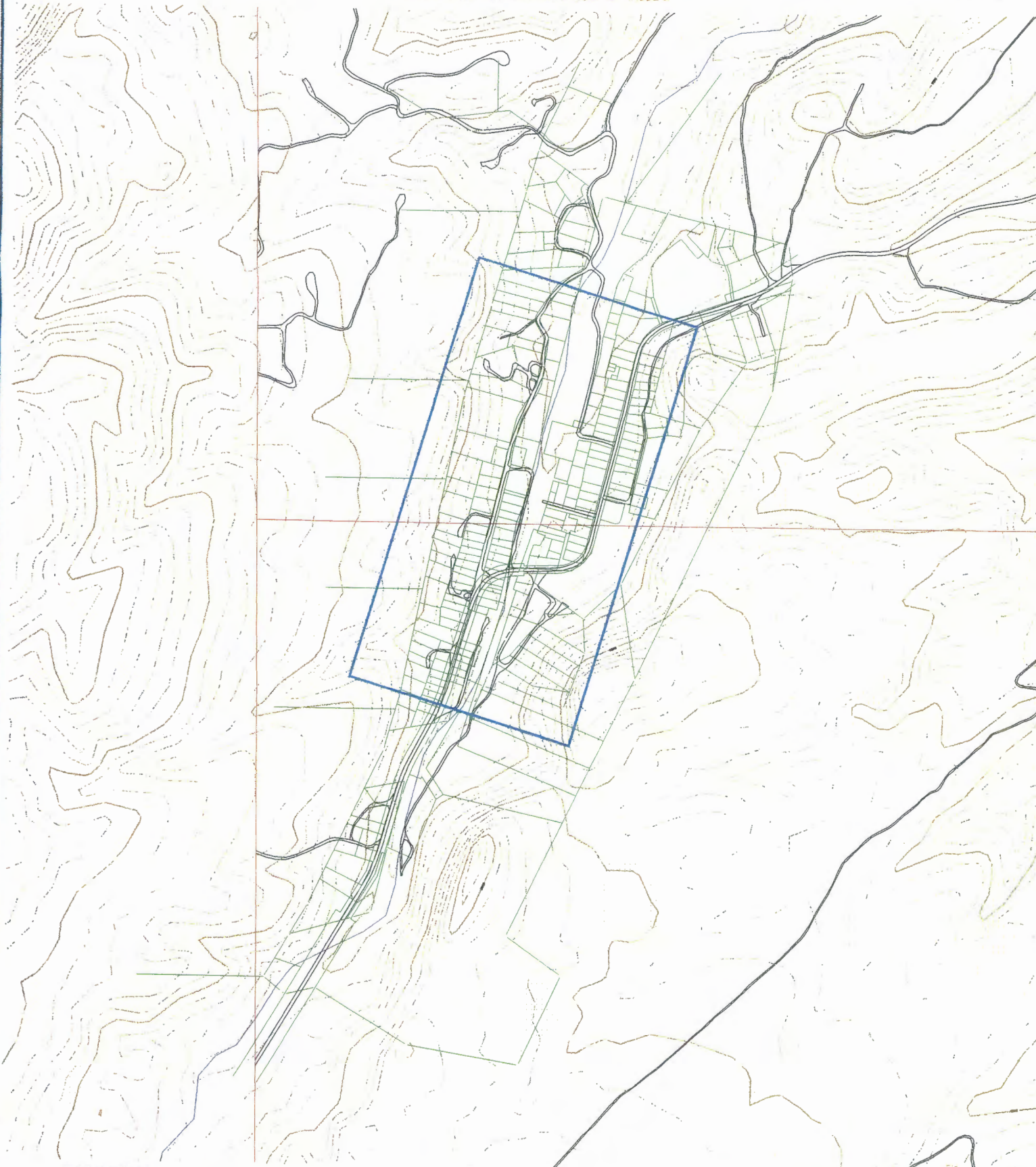
Map 4: Proposed Madrid Traditional Community Planning Area

Map 5: Existing Land Use in Madrid as of May 2000






1860283

Map 1: Madrid Traditional Community Boundary 1980 General Plan

1860284

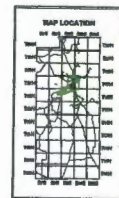


LEGEND

-  Village of Madrid Traditional Community Boundary from Santa Fe County 1980 General Plan
-  Parcel Boundaries (Southwest Mountain Surveys, Inc.)
-  Edge of Roads (1992 Orthophotography)
-  Main Arroyo
-  Projected Section Lines



Contour Interval 20 feet



Scale 1:2400
1 inch represents 200 feet



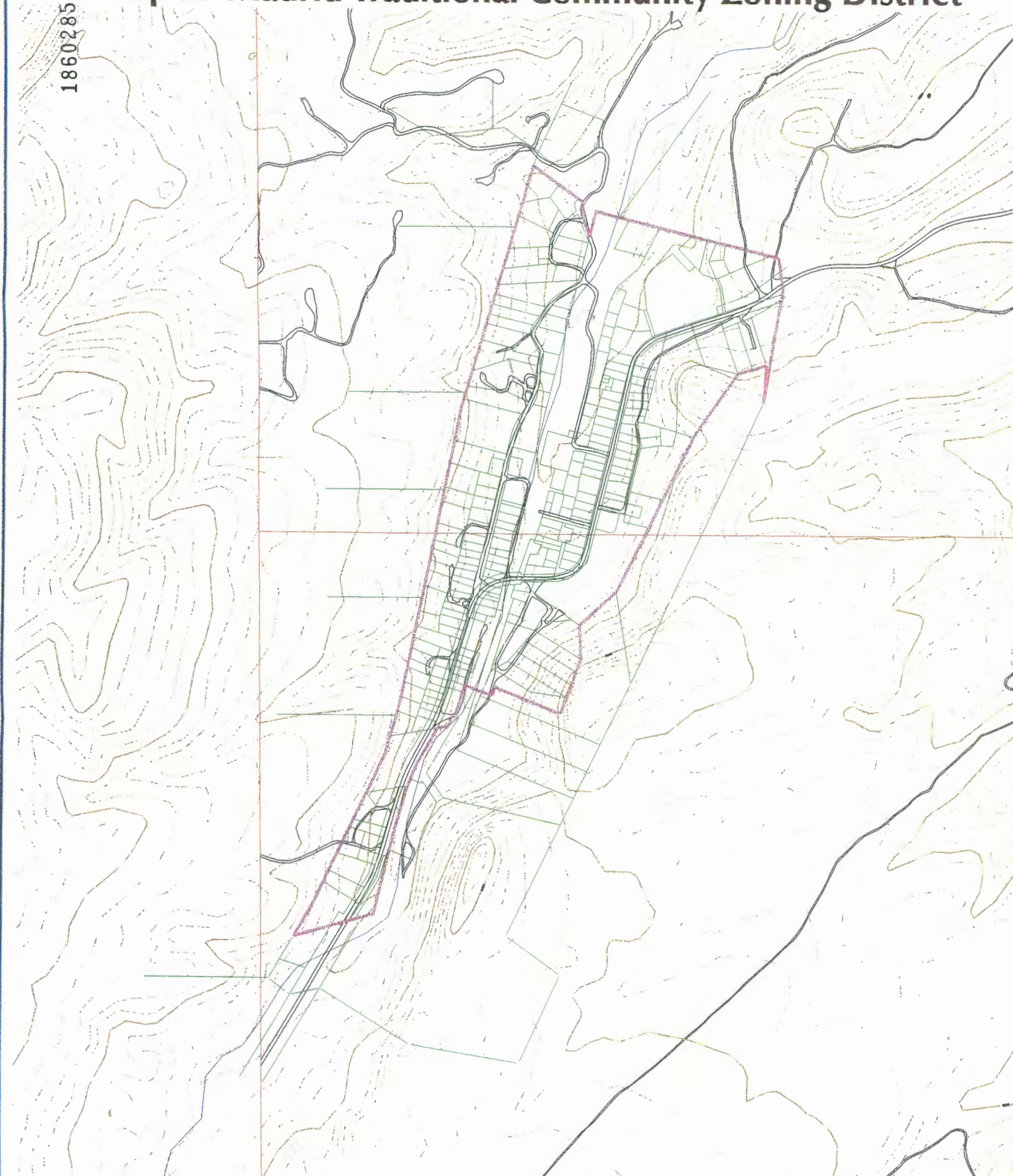
This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary.








January 23, 2001

Map 2: Madrid Traditional Community Zoning District

1860285

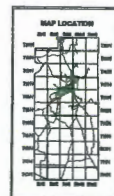


LEGEND

-  Village of Madrid Traditional Community Zoning District — as adopted September 12, 2000 by Santa Fe County Resolution No. 2000-119
-  Parcel Boundaries (Southwest Mountain Surveys, Inc.)
-  Edge of Roads (1992 Orthophotography)
-  Main Arroyo
-  Projected Section Lines



Contour Interval 20 feet



Scale 1:2400
REDUCED COPY - NOT TO SCALE
1 inch represents 200 feet



This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary.



January 23, 2001

Map 3: Plat Survey of Proposed Madrid Traditional Community Zoning District

TRADITIONAL COMMUNITY OF MADRID
LYING WITHIN PROJECTED SECTIONS 25 & 36 OF T.14 N., R.07 E.
MADRID, SANTA FE COUNTY, NEW MEXICO.



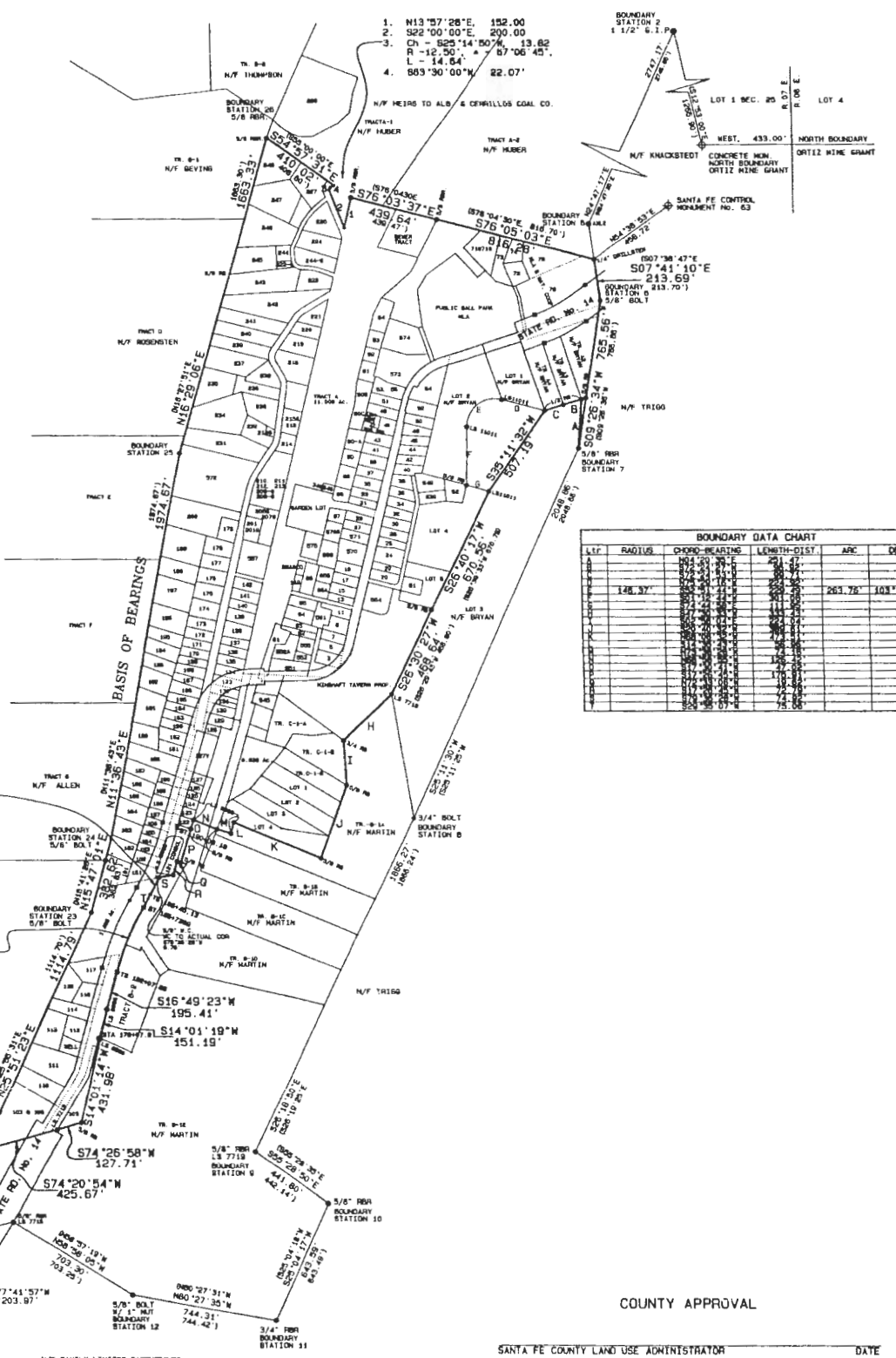
1860286

SCALE 1" = 300'

- LEGEND:
- FOUND SURVEY MONUMENT AS INDICATED
 - CALCULATED CORNER
 - GRANT MONUMENT
 - HWY. R/W MON. (1-RAIL)
 - CALC. EDGE OF HWY. R/W

PLATS REFERENCED FOR COMPILATION OF THIS PLAT

1. "EXHIBIT MAP SHOWING RESIDENTIAL AREA OF MADRID, SANTA FE COUNTY, NEW MEXICO, BY D. T. MORRISON MAPS NO. 1010, DATED APRIL, 1975, UPDATED DECEMBER, 1976, FILED AT THE SANTA FE COUNTY CLERK'S OFFICE AS REC. NO. 277,504 ON JULY 28, 1975. BASIS OF BEARINGS IS TAKEN FROM THIS PLAT. RECORD DATA IS SHOWN IN PARAGRAPHS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



BOUNDARY DATA CHART					
LINE	RADIUS	CHORD-BEARING	LENGTH-DIST	ARC	DELTA
1	148.37'	S07°41'10\"/>			

COUNTY APPROVAL

SANTA FE COUNTY LAND USE ADMINISTRATOR _____ DATE _____

SANTA FE COUNTY DEVELOPMENT PERMIT NO. _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO SANTA FE COUNTY THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JULY 06, 1998. THIS MAP IS INTENDED TO CREATE A ZONING LINE FOR SANTA FE COUNTY LAND USE OFFICE AND THEREFORE IS NOT INTENDED TO MEET NEW MEXICO SURVEYING STANDARDS FOR A BOUNDARY SURVEY. ALTHOUGH IT DOES MEET ACCURACY STANDARDS FOR A BOUNDARY SURVEY, IT ALSO CERTIFIES THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

MITCHELL K. NOONAN
MITCHELL K. NOONAN N.M.P.L.S. No. 6906



COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ DAY OF _____ A.D. 19 _____ AT _____ O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK PAGE _____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE COUNTY, N.M.

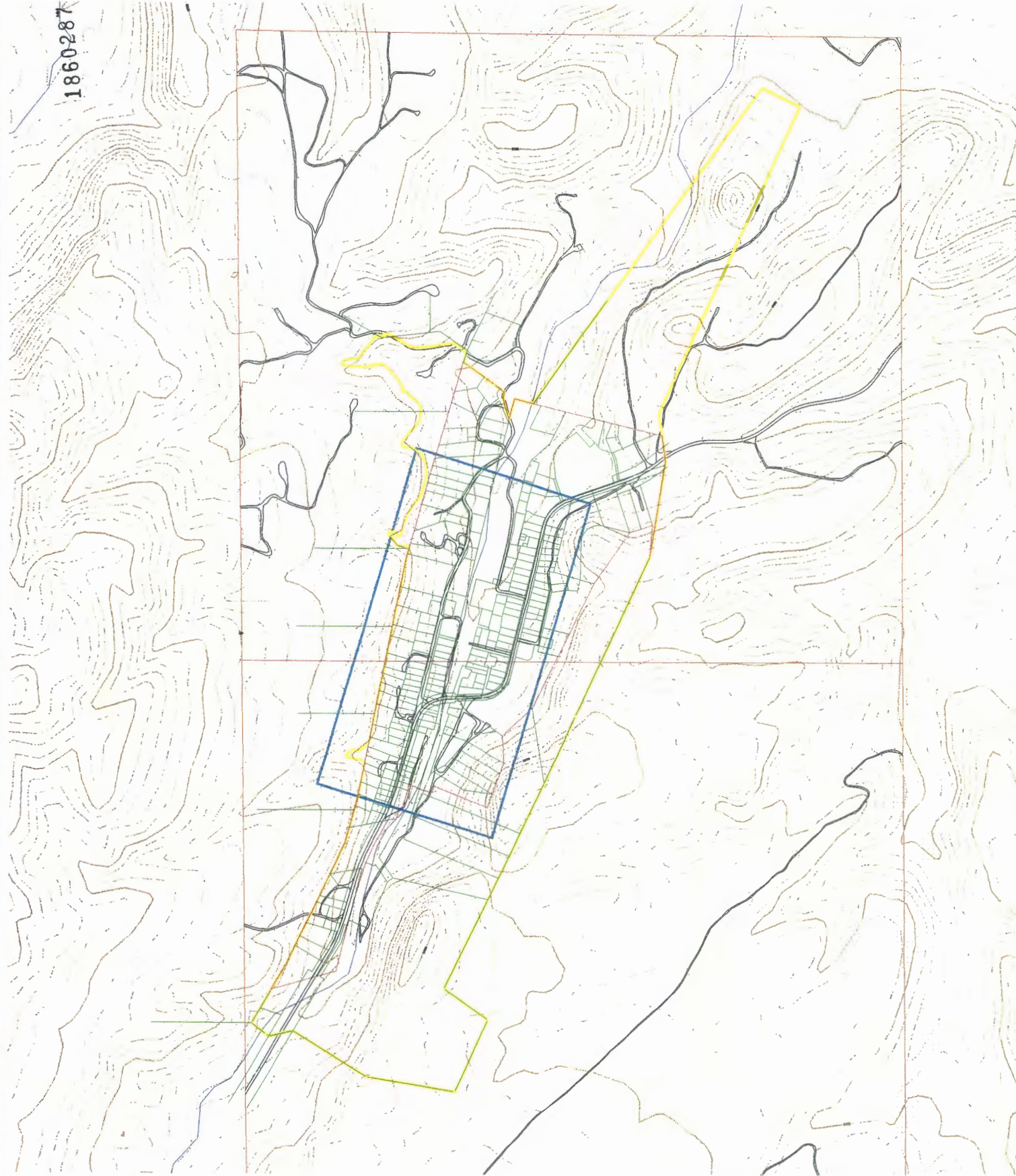
DEPUTY

SOUTHWEST MOUNTAIN SURVEYING








1114 HICKOX ST., SANTA FE, N.M.
(505) 825-8423 FAX (505) 825-8423
DATE (S) JULY 06, 1998 PROJECT NO. C-_____

Map 4: Madrid Community Planning Boundaries

1860287



LEGEND

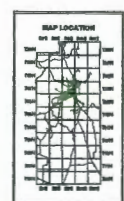
-  Village of Madrid Community Planning Boundary — as adopted September 12, 2000 by Santa Fe County Resolution No. 2000-119
-  Village of Madrid Traditional Community Zoning District — as adopted September 12, 2000 by Santa Fe County Resolution No. 2000-119
-  Traditional Community Boundary from Santa Fe County 1980 General Plan
-  Parcel Boundaries (Southwest Mountain Surveys, Inc.)
-  Edge of Roads (1992 Orthophotography)
-  Main Arroyo
-  Projected Section Lines

Contour Interval 20 feet

Scale 1:2000
REDUCED COPY NOT TO SCALE
1 inch represents 200 feet



This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary.








January 23, 2001







Map 5: Existing Land Use in Madrid as of May 2000

**Village of Madrid
Santa Fe County
Preliminary Basemap**

LEGEND

-  Proposed Traditional Community Zoning District
-  Parcel Boundaries (Southwest Mountain Surveys, Inc.)
-  Edge of Roads (1992 Orthophotography)
-  Main Arroyo
-  Projected Section Lines

**Existing Land Use
(May, 2000)**

Residential	
Commercial	
Home Business	
Institutional	
Open Space	
Vacant	



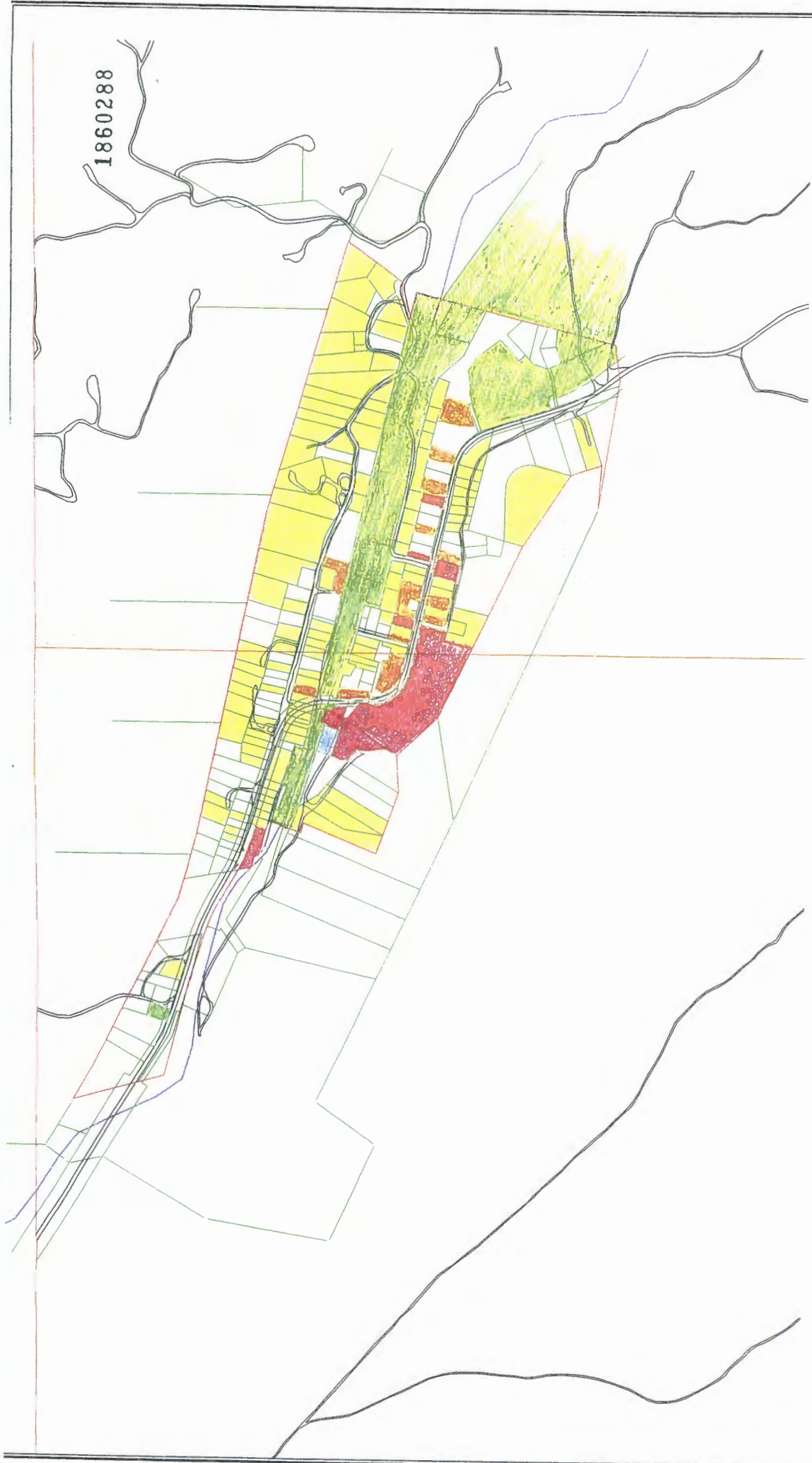
Scale 1:2,400
REDUCED COPY NOT TO SCALE
one inch represents 200 feet

This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary.



June 24, 2000

1860288



TRADITIONAL COMMUNITY OF MADRID

LYING WITHIN PROJECTED SECTIONS 25 & 36 OF T.14 N., R.07 E.
MADRID, SANTA FE COUNTY, NEW MEXICO.

1860289



SCALE 1" = 300'

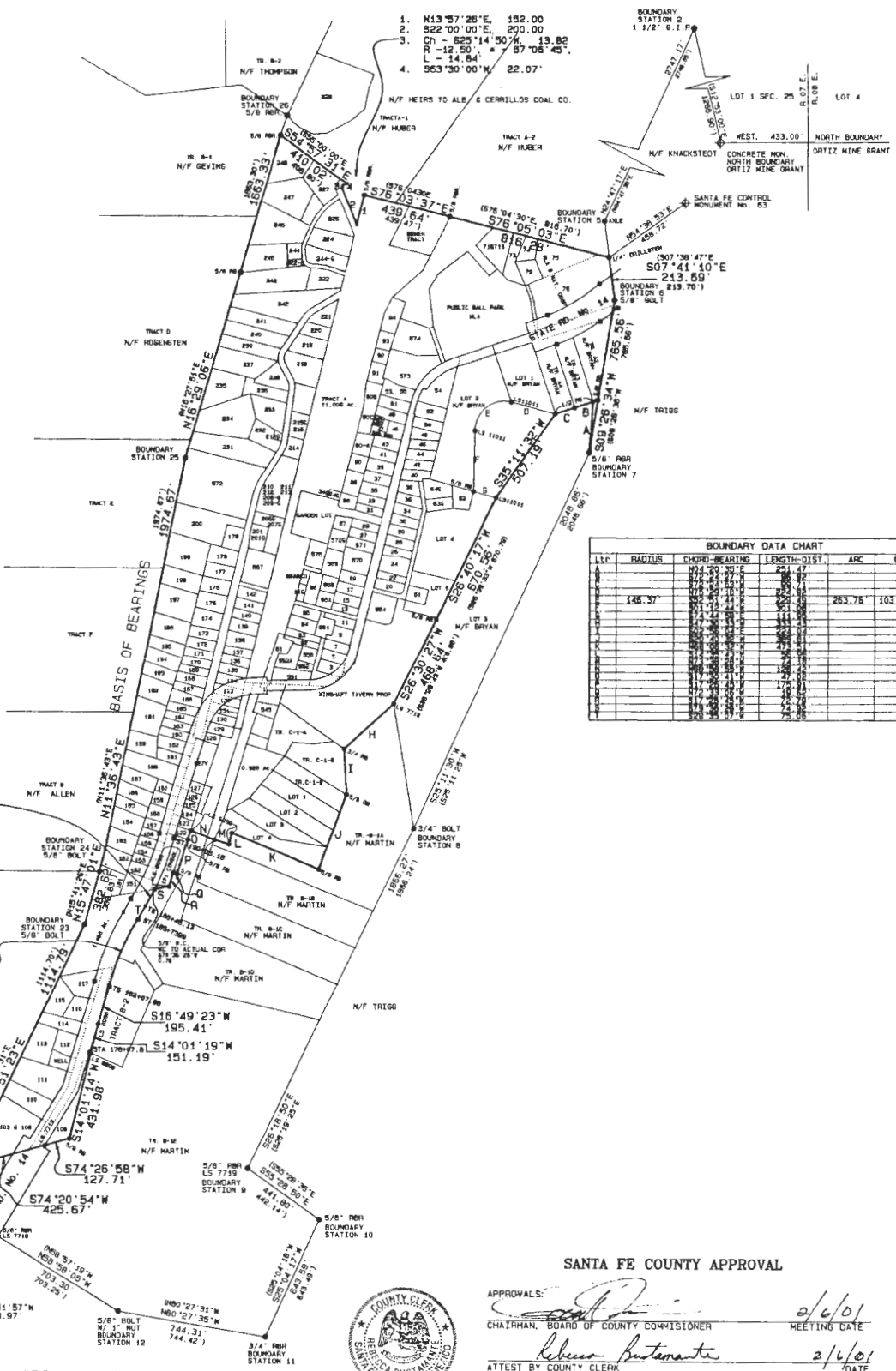


LEGEND:

- FOUND SURVEY MONUMENT AS INDICATED
- CALCULATED CORNER
- ⊕ GRANT MONUMENTS
- ⊕ HWY. R/W MARK (T-RAIL)
- ⊕ CALC. EDGE OF HWY. R/W

PLATS REFERENCED FOR COMPILATION OF THIS PLAT

1. "EXHIBIT MAP SHOWING RESIDENTIAL AREA OF MADRID, SANTA FE COUNTY, NEW MEXICO, BY D. T. MORRISON NMLS NO. 1010, DATED APRIL, 1975, UPDATED DECEMBER, 1976, FILED AT THE SANTA FE COUNTY CLERK'S OFFICE AS REC. NO. 377,564 ON JULY 28, 1975. BASIS OF BEARINGS IS TAKEN FROM THIS PLAT. RECORD DATA IS SHOWN IN PARENTHESES ().
2. "BOUNDARY SURVEY MAP OF MADRID TOWNSHIP, TRACT 6, PARCEL II, SANTA FE COUNTY, NEW MEXICO, BY D. T. MORRISON, NMLS NO. 1010, DATED JUNE, 1976, REVISED DECEMBER, 1976.
3. "LAND DIVISION PLAT FOR ALBUQUERQUE AND CERRILLOS COAL COMPANY, TRACTS A THROUGH D, BY TIMOTHY ALDRICH NMLS NO. 7719, DATED 6-19-90, HAVING JOB NO. 89-33, AND FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 216, PAGES 029-039.
4. "LAND DIVISION AND LOT LINE ADJUSTMENT BRYAN OF TRACTS A-1 AND A-2, BY RICK CHATFIELD, NMLS NO. 11011, DATED APRIL 06, 1990 AND FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 311, PAGE 018.
5. "LAND DIVISION FOR PAUL H. MARTIN OF TRACT B-1, BY RICK CHATFIELD, NMLS NO. 11011, DATED JUNE 01, 1991, AND FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 365, PAGE 028.
6. "BOUNDARY SURVEY FOR ALB & CERRILLOS COAL CO. TRACT F, BY TIMOTHY ALDRICH, NMLS NO. 7719, DATED 01-04-91, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 221, PAGE 021.
7. "PLAT OF SURVEY FOR MICHAEL AUSTIN WRIGHT AND JOYCE LYNN ROODER, BY DAVID E. COOPER P.S. NO. 9052, DATED 10-08-94, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 299, PAGE 043.
8. "LOT SPLIT AND LOT LINE ADJUSTMENT FOR HEIRS OF THE ALBUQUERQUE AND CERRILLOS COAL COMPANY, BY MITCHEL K. NOODAN, NMLS NO. 6998, DATED JAN. 1996, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 350, PAGES 018-021.
9. "LOT LINE ADJUSTMENT AND PLAT OF SURVEY OF REMAINING LANDS (MADRID TOWNSHIP) FOR HEIRS OF THE ALBUQUERQUE & CERRILLOS COAL COMPANY AND SERAID WALKER, BY MITCHEL K. NOODAN, NMLS NO. 6998, DATED DECEMBER 1995, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 351, PAGE 007.
10. "PLAT OF SURVEY FOR THE HEIRS OF THE ALBUQUERQUE & CERRILLOS COAL COMPANY, BY MITCHEL K. NOODAN, NMLS NO. 6998, DATED APRIL 1999, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 335, PAGE 010.
11. "PLAT OF SURVEY FOR GRANT OF EASEMENT AND LOT LINE ADJUSTMENT BETWEEN IMPROVEMENTS 125, 132-A, 548 AND TRACT B, BY MITCHEL K. NOODAN, NMLS NO. 6998, DATED 02-08-94 AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 274, PAGES 029-030.
12. "RIGHT OF WAY MAP NMP-5 214(15), BY N.M. STATE HWY. DEPT., SHEET 2 OF 2, REVISED 09-21-76.
13. "PLAT OF SURVEY & LOT SPLIT FOR SILVERMAN & TAYLOR OF THE EXCEPTION FORMAL BEING A PORTION OF MADRID TOWNSHIP TRACT 6 PARCEL II WITHIN THE MESSITA DE JUANA LOPEZ GRANT AND THE ORTIZ MINE GRANT, BY MITCHEL K. NOODAN, NMLS NO. 6998, DATED 02-08-94 HAVING PROJECT NO. C-778-D, AND IS FILED IN P. BK. 290, PG. 024 OF THE SANTA FE COUNTY CLERK'S OFFICE.
14. "PLAT OF SURVEY FOR A LOT LINE ADJUSTMENT BETWEEN TRACT B AND THE OLD RESERVOIR TRACT ENLARGED FOR THE MADRID WATER COOPERATIVE INC., BY MITCHEL K. NOODAN, DATED 04-10-95 HAVING PROJECT NO. C-778-C, AND IS FILED IN P. BK. 314, PG. 030 OF THE SANTA FE COUNTY CLERK'S OFFICE.
15. "PLAT OF SURVEY AND LOT CONSOLIDATION OF LOTS NO. 118, 119, 120 & 121 IN THE TOWNSHIP OF MADRID, BY MITCHEL K. NOODAN, DATED 08-11-94, HAVING PROJECT NO. C-778-C, AND IS FILED IN P. BK. 292, PG. 023 OF THE SANTA FE COUNTY CLERK'S OFFICE.



LINE	BEARING	LENGTH	ARC	DELTA
1	N04°20'30"E	251.47'		
2	S76°05'03"E	439.47'		
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142	S76°05'03"E	439.47'		
143	S76°05'03"E	439.47'		
144	S76°05'03"E	439.47'		
145	S76°05'03"E	439.47'		
146	S76°05'03"E	439.47'		
147	S76°05'03"E	439.47'		
148	S76°05'03"E	439.47'		
149	S76°05'03"E	439.47'		
150	S76°05'03"E	439.47'		
151	S76°05'03"E	439.47'		
152	S76°05'03"E	439.47'		
153	S76°05'03"E	439.47'		
154	S76°05'03"E	439.47'		
155	S76°05'03"E	439.47'		
156	S76°05'03"E	439.47'		
157	S76°05'03"E	439.47'		
158	S76°05'03"E	439.47'		
159	S76°05'03"E	439.47'		
160	S76°05'03"E	439.47'		
161	S76°05'03"E	439.47'		
162	S76°05'03"E	439.47'		
163	S76°05'03"E	439.47'		
164	S76°05'03"E	439.47'		
165	S76°05'03"E	439.47'		
166	S76°05'03"E	439.47'		
167	S76°05'03"E	439.47'		
168	S76°05'03"E	439.47'		
169	S76°05'03"E	439.47'		
170	S76°05'03"E	439.47'		
171	S76°05'03"E	439.47'		
172	S76°05'03"E	439.47'		
173	S76°05'03"E	439.47'		
174	S76°05'03"E	439.47'		
175	S76°05'03"E	439.47'		
176	S76°05'03"E	439.47'		
177	S76°05'03"E	439.47'		
178	S76°05'03"E	439.47'		
179	S76°05'03"E	439.47'		
180	S76°05'03"E	439.47'		
181	S76°05'03"E	439.47'		
182	S76°05'03"E	439.47'		
183	S76°05'03"E	439.47'		
184	S76°05'03"E	439.47'		
185	S7			