

**AGENDA  
TOWN OF EDGEWOOD  
PLANNING & ZONING COMMISSION MEETING  
APRIL 5, 2016 AT 6:00 PM  
EDGEWOOD COMMUNITY CENTER  
27 E. FRONTAGE ROAD, EDGEWOOD, NM 87015**

The Town of Edgewood Planning & Zoning Commission is pleased to have residents of the community take time to attend commission meetings. Attendance and participation is encouraged. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared. Public comments may not be disruptive or harassing, and all persons are expected to maintain respect and decorum. Accordingly, rude, slanderous, or abusive comments and/or boisterous behavior will not be permitted. Written comments are welcome and should be given to the town administrator prior to the start of the meeting.

**1. CALL TO ORDER & ROLL CALL.**

**2. APPROVAL OF AGENDA.**

**3. APPROVAL OF MINUTES:**

A. Draft Planning & Zoning Commission Meeting Minutes of March 15, 2016

**4. PUBLIC COMMENT: (Limited to 2 minutes per person)**

**5. REQUEST FOR ZONE CHANGE FROM R-1, RESIDENTIAL TO MU-MIXED USE FOR PROPERTY LOCATED AT:**

- 92A Church Street: (Tract A .95 acres)
- 92C Church Street: (Tract D .86 acres)
- 88 Church Street: (Tract B .95 acres).

Lands of Gervais and Patricia Williams, Section 27 T10N R7E, Santa Fe County, Edgewood, New Mexico.

**6. FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDED ORDER.**

A. Final Plat for Mountain Meadows Subdivision

B. Hillcrest: Amendment to the Master Plan

**7. MATTERS FROM THE CHAIR AND COMMISSION MEMBERS.**

**8. MATTERS FROM STAFF.**

**9. CALENDAR UPDATE AND FUTURE AGENDA ITEMS.**

**10. ADJOURN.**

A copy of the agenda may be obtained at the Town Office, 1911 Historic Route 66 during regular business hours of 8:00 am - 5:00 pm. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Town Clerk at 505-286-4518 at least one week prior to the meeting or as soon as possible.

**DRAFT MINUTES  
TOWN OF EDGEWOOD  
PLANNING & ZONING COMMISSION MEETING  
MARCH 15, 2016 AT 6:00 PM  
EDGEWOOD COMMUNITY CENTER  
27 E. FRONTAGE ROAD, EDGEWOOD, NM 87015**

**1. CALL TO ORDER & ROLL CALL.**

Vice Chairman Thompson called the meeting to order at 6:00 pm and asked for Roll Call. Commissioner's present were: Pat Markley, Garry Bryant, and Vice Chairman Dan Thompson.

Commissioner's not present were: Secretary, Cheryl Huppertz.

Staff present were: Steve Shepherd, Town Administrator, Bonnie Pettee, Planning & Zoning Asst., and James Solomon.

**2. APPROVAL OF AGENDA.**

**MOTION:** Commissioner Markley made a motion to approve the agenda as presented. Commissioner Bryant seconded the motion.

**VOTE:** Commissioner Markley voted aye. Commissioner Bryant voted aye. Commissioner Thompson voted aye. Motion carried.

**3. APPROVAL OF MINUTES.**

A. Draft Planning & Zoning Commission Meeting Minutes of February 16, 2016

**MOTION:** Commissioner Markley made a motion to approve the minutes of the February 16<sup>th</sup> meeting as presented. Commissioner Bryant seconded the motion.

**VOTE:** Commissioner Markley voted aye. Commissioner Bryant voted aye. Commissioner Thompson voted aye. Motion carried.

**4. ORGANIZATIONAL MEETING**

A. Election of Officers

Vice Chairman Thompson turned the meeting over to Mayor Bassett.

Mayor Bassett stated he would like to work with the Vice Chairman in his role of presiding over the meetings. At a later point during tonight's meeting they would discuss terms of service.

Mayor Bassett added that if they would like to postpone the Election of Officers until a later date that would be acceptable. He suggested the Commissioners nominate a Secretary to attest for tonight's meeting.

Commissioner Markley nominated Commissioner Bryant to be the Secretary for tonight's meeting.

Vice Chairman Thompson seconded the nomination. Commissioner Markley voted aye. Vice Chairman voted aye. Commissioner Thompson voted aye. Commissioner Bryant will act as Secretary for tonight's meeting only.

**5. PUBLIC COMMENT: (Limited to 2 minutes per person)**

Ms. Janelle Turner addressed the Commissioners and staff regarding some matters of concern with the meeting of February 2<sup>nd</sup>. She noted that the Findings of Fact for the Mountain Meadows Preliminary Plat stated that she was sworn in as a witness for testimony at the Public Hearing. She did not speak to that matter and asked staff to somehow correct that statement. Regarding the minutes of the previous meeting, in the matter of the Hillcrest Master Plan, she did not feel they accurately reflected what she said with regards to the intersection of E. Venus Road and Hwy 344. She noted that she spoke regarding property damage and safety around that intersection. She added that the

Town of Edgewood should be responsible for working with the Department of Transportation to alleviate the traffic hazards of that area of Hwy. 344.

## 6. PUBLIC HEARING

A. Request For Approval Of A Final Plat for a four (4) lot subdivision of 10 acres located on East High Meadow Loop in the Mountain Meadows Subdivision, Unit 2, Tract C-5-R-3, of the Lands of the Maguire Family Trust, S ½ of the NE 1/4, Section 3, T10N, R7E, Town Of Edgewood, Santa Fe County, N.M.P.M.

Vice Chairman Thompson explained that this was a Quasi-Judicial hearing and described the procedure to follow. He asked if the notices had been posted as required.

Ms. Pettee confirmed that the notices had been posted as required.

Vice Chairman Thompson asked for confirmation of no conflict of interest or ex parte communication by the Commissioners.

Commissioner Markley confirmed he had no conflict of interest or ex parte communication.

Commissioner Bryant confirmed he had no conflict of interest or ex parte communication.

Vice Chairman Thompson confirmed he had no conflict of interest or ex parte communication.

There was no objection to Vice Chairman Thompson participating in the hearing.

Tim Oden, applicant/agent, was sworn in for testimony. Steve Shepherd and Bonnie Pettee, as staff, were also sworn in for testimony.

Ms. Pettee presented the Staff Report. She noted the Preliminary Plat had been approved at the February 2, 2016 meeting. The applicant is now coming forward with the Final plat. Since the subdivision is currently developed with the same type of parcels, and infrastructure as the subject property is already in place, the applicant is asking for a waiver of required submittals for the Final plat. Those include:

- A) Form: Maximum Sheet Size (4.B)
- B) Certifications (4.E.3)
- C) Storm Drainage Management (4.F.1)
- D) Soils Analysis (4.F.2)
- E) Special Problems Analysis (4.F.3)
- F) Improvement Plan (4.F.4)

Ms. Pettee stated that it was staff's opinion that granting these waivers of submittal of items would not harm the public welfare or impair the intent or purpose of the Subdivision Ordinance. She continued, that it would allow the owners to be in compliance with the Ordinance and preserve the character of the community. Ms. Pettee added that staff recommends approval by the Planning & Zoning Commission with the requested waivers.

Mr. Tim Oden stated he did not have anything to add to the staff report. He noted that he had included the Disclosure Statement. His purpose for requesting the waivers of items of Submittal was because those items have been addressed already. He asked if there were any questions from the Commissioners.

There were none.

There was no further discussion.

Vice Chairman Thompson closed the public hearing.

**MOTION:** Commissioner Markley made a motion to approve the Final Plat of Mountain Meadows Subdivision, a four (4) lot subdivision of 10 acres located on East High Meadows Loop, Unit 2, Tract C-5-R-3, of the Lands of the Maguire Family Trust, S ½ of the NE 1/4, Section 3, T10N, R7E,

Town Of Edgewood, Santa Fe County, N.M.P.M. with the requested waiver of Items of Submittal.

**VOTE:** Commissioner Markley voted aye. Commissioner Bryant voted aye. Vice Chairman Thompson voted aye. Motion carried.

**7. FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDED ORDER.**

A. Variance Request to use a greater amount of square footage than allowed by a RS-Residential Services zoning designation for retail business activities at the property located at:

92B Church Street: Tract C, 2.26 acres of the Lands of Gervais & Patricia Williams, Section 27, T10N, R7E, Town of Edgewood, Santa Fe County NM, N.M.P.M.

Mr. Shepherd explained that the Findings of Fact was the official document of what was approved for the Variance at the last meeting.

There was no further discussion.

**MOTION:** Commissioner Bryant made a motion to approve the Findings of Fact and Conclusions of Law, and Recommended Order for the request for a variance to use a greater amount of square footage, up to 12,000 square feet, for retail business activities at the property located at 92B Church, Tract C, 2.26 acres, Lands of Gervais & Patricia Williams, Section 27, T10N, R7E, Town of Edgewood, Santa Fe County NM, N.M.P.M. Commissioner Markley seconded the motion.

**VOTE:** Commissioner Markley voted aye. Commissioner Bryant voted aye. Vice Chairman Thompson voted aye. Motion carried.

**8. MATTERS FROM THE CHAIRMAN AND COMMISSION MEMBERS.**

Commissioner Markley commented on his letter of resignation from the Commission. He stated it was for health reasons and others, but he would stay as long as he was needed. He has enjoyed the time he has served.

Vice Chairman Thompson thanked Commissioner Markley for his service and added it was a pleasure to serve with him.

There were no other matters from the Commissioners.

**9. MATTERS FROM STAFF.**

A. Training

Ms. Pettee stated she had included information for three separate training opportunities of the Commissioners. There is the New Mexico Municipal League Zoning Officials Conference held May 4-6, 2016 in Las Cruces; Land Use Law held also May 4 in Albuquerque and 2016 Planning Commissioner Workshop held May 13, 2016 at and by Mid Region Council of Government in Albuquerque. She encouraged the Commissioners to attend at least one of the workshops.

B. Commissioners Terms

Mayor Bassett asked Commissioner Markley to stay on the Planning & Zoning Commission until April 5<sup>th</sup> meeting in order to finish the business at hand.

Commissioner Markley agreed to continue until that time.

Mayor Bassett asked Vice Chairman Thompson if he intended to stay on.

Vice Chairman Thompson stated he would finish his term in 2017 and continue his role as Vice Chairman as long as necessary.

Mayor Bassett asked Commissioner Bryant if he would agree to a term ending in January, 2018.

Commissioner Bryant stated he would as long as he is in the area.

Mayor Bassett addressed Mr. Oden and stated that the Hillcrest Master Plan Amendment that is currently at the Council level would be pushed back 2 weeks because of a problem with the Findings of Fact.

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**10. CALENDAR UPDATE AND FUTURE AGENDA ITEMS.**

A. Request for Zone Change: 88, 92B, and 92C Church Street – April 5<sup>th</sup> Agenda

B. Findings of Fact for Hillcrest Master Plan –April 5<sup>th</sup> Agenda

**11. ADJOURN.**

**MOTION:** Commissioner Bryant made a motion to adjourn the meeting.  
Commissioner Markley seconded the motion.

**VOTE:** Commissioner Markley voted aye. Commissioner Bryant voted aye.  
Vice Chairman Thompson voted aye. Motion carried.

The meeting of March 15, 2016 was adjourned at 6:30 pm.

PASSED, APPROVED and ADOPTED this 5<sup>th</sup> day of APRIL, 2016.

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Dan Thompson, Vice Chairman

ATTEST:

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Garry Bryant, Interim Secretary

**TOWN OF EDGEWOOD  
PLANNING & ZONING COMMISSION  
STAFF REPORT  
EXHIBIT A**

**SUBJECT** : ZC 2015-1119: Zone Change  
**APPLICANT:** Mr. Clay Williams

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**REQUESTED ACTION:**

The applicant is seeking a Zone Change from R-1 Residential zoning to MU Mixed Use for three lots located at 88 East Church, 92A East Church, and 92C East Church.

**APPLICATION EXHIBITS:**

- A) Staff Report
- B) Letter Requesting Original Application be Withdrawn
- C) Application for Zone Change
- D) Plat: Lands of Gervias & Patricia Williams
- E) Warranty Deed: Recorded March 28, 1974
- F) New Mexico Power of Attorney Documents
- G) Owner Letter of Request
- H) Zone Atlas Map

**APPLICABLE REGULATIONS**

**Zoning Ordinance 2014-02, as amended 08/05/15**

Section 12. R-1 Conventional 1-Acre Residential Zone  
Section 20. MU- Mixed Use Zone  
Section 40. Amendments

**LOCATION**

Subject property is located at:  
88 Church Street: Tract B, 0.95 AC  
92A Church Street: Tract A, 0.95 AC  
92C Church Street: Tract D, 0.86 AC

Lands of Gervais G. & Patricia J. Williams, W ½, NE ¼, NE ¼, NE ¼, Section 27, Township 10 North, Range 7 East, NMPM, Santa Fe County, Edgewood, NM.

## **NOTIFICATION**

Notification of meeting was posted in two locations on the lots bordering Church Street on March 18, 2016 and 15 notification letters were sent to property owners within the 500 foot via US Mail on March 21, 2016.

## **BACKGROUND**

The applicant submitted a request for a Zone Change for three lots from R-1 Residential to C-2 Commercial Business on November 19, 2015. The Planning & Zoning Commission reviewed the request at their meeting on December 6, 2015, and was concerned that C-2 Commercial Zoning may not be appropriate for this area of Edgewood. The matter was tabled to allow the applicant time to reconsider his options. The applicant withdrew his application for C-2 Commercial Zoning, and resubmitted a request to change the zoning for the three parcels from R-1 Residential to R-S Residential and Services. However, it was not eligible for RS Residential and Services because the lots were less than one acre. The request for zone change before you now is for MU- Mixed Use. The Mixed Use zoning allows for different types of residential dwellings and limited non-residential uses such as art gallery, beauty shop or laundromat, as well as the allowable uses of RS- Residential and Services.

The adjacent property to the north is zoned Mixed Use, and to the west are zoned R-1 Residential. The properties to the east are zoned R-3 Residential/Institutional and R-1 Residential. The property to the south of Tract D is listed as commercial property, and is owned by Santa Fe County, and is partially occupied by the Edgewood Senior Citizen Center.

Tract C, 92B Church Street, which contains an existing commercial structure, is zoned R-S Residential and Services. The property is located to the south of lots Tract A and B and north and west of Tract D. The owner intends to reopen a commercial enterprise on the property and recently received a variance to allow for up to 12,000 square feet for his business in a future application.

The request to change to MU Mixed Use zoning on the subject parcels would make it compatible with the zoning on surrounding properties.

## **PROJECT DESCRIPTION**

Tracts A, B, and D are vacant land, and per the applicant, there are no plans for future development on these tracts. Tracts A & B front Church Street, while Tract D has access only through an easement as reserved on the Warranty Deed.

## **STAFF ANALYSIS**

1. Staff performed a review of the application, submitted materials, and applicable ordinances.
2. MU-Mixed Use zoning would allow for the development of higher density residential units or non-residential uses to develop small neighborhood type business establishments in the future, if desired.
3. It is the opinion of staff that this request is:
  - a. Appropriate transitional zoning considering the uses on adjacent properties. With MU-Mixed Use to the north, R 3, Residential/Institutional to the east and RS-Residential and Services to the south, a mixed use zoning on the subject property would complement the other parcels.
  - b. Consistent with the Comprehensive Land Use Plan Goals for Economic Development; Objective 3: (page 58) “Identify appropriate area for cluster development of commercial, business, governmental, institutional or mixed use development with direct access to major arterials.”
  - c. Is not detrimental to the general public welfare; and
  - d. Will not impair the value of adjacent properties, not impair the integrity and character of the zoning district.

## **STAFF RECOMMENDATION**

It is the recommendation of staff that the request for zone change from R-1 Residential to MU-Mixed Use for the subject properties be approved.

Future development of lots will be required to meet the provisions of the following Town of Edgewood Ordinances:

- Fire And Rescue Impact Fees 2004-09
- Grading & Drainage 2001-01, as amended 11/04/10
- Landscaping Ordinance 2000-25
- Sign Ordinance 2009-02
- Uniform Fire Code 1999-T
- Zoning Ordinance 2014-02, as amended 8/05/15

TOWN OF EDGEWOOD NM

12 FEB 2016

At this time I would like to withdraw my request for a zone change to "RS" on the property located at 88 E. Church St Tract B, 92 A E. Church St. Tract A, and 92 C E. Church St. Tract D.

Clay Williams  
PO Box 244  
Edgewood NM 87015  
505-440-8119



Date 12 Feb 2014



The Town of Edgewood, its elected and appointed officials, agents, attorneys, and employees, will not in any way be responsible or liable for any losses of any kind whatsoever by you in the event that your application is not granted.

Your signature(s) on this document verifies (verify) that you have read and completely understand this document.

Applicant: Clay Williams Date: 12 Feb 2016  
(Signature)

Type or Print Applicant Name: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

Type or Print Owner Name: \_\_\_\_\_

CASE No.: \_\_\_\_\_

## COMMUNITY DEVELOPMENT

### ZONE CHANGE CHECKLIST

#### APPLICATION FOR ZONE CHANGE SHALL BE ACCOMPANIED BY THE FOLLOWING:

- POA
- COPY OF GENERAL WARRANTY DEED FOR THE PROPERTY OR PROPERTIES FOR WHICH APPLICATION IS MADE.
- CERTIFIED BOUNDARY SURVEY FOR WHICH APPLICATION IS MADE.
- SITE PLAN SHOWING LOCATION OF ALL EXISTING AND PROPOSED BUILDINGS, OTHER CONSTRUCTIONAL FEATURES, AND LANDSCAPING -- DRAWN TO SCALE WITH ALL DIMENSIONS AND THE LOCATION OF THE ZONE CHANGE IDENTIFIED.
- ARCHITECTURAL ELEVATIONS FOR ANY PROPOSED BUILDINGS ON THE SUBJECT PROPERTY.
- COMMERCIAL REZONING:** A WRITTEN DESCRIPTION OF PROPOSED OPERATION IN SUFFICIENT DETAIL TO INCLUDE HOURS OF OPERATION; NUMBER OF EMPLOYEES; TYPE OF MACHINERY; PLANS FOR OUTDOOR STORAGE; EFFECTS OF OPERATION IN PRODUCING AIR AND WATER POLLUTION, ODOR, NOISE, GLARE, FIRE OR OTHER FIRE SAFETY HAZARDS, AND TRAFFIC CONGESTION.
- RESIDENTIAL REZONING:** A WRITTEN DESCRIPTION OF THE PROPOSED USE OF PROPERTY INCLUDING NUMBER AND SIZE OF PROPOSED UNITS; NUMBER OF OFF-STREET PARKING SPACES; OPEN SPACE, RECREATIONAL FACILITIES; LANDSCAPE PLANS, AND REASONS FOR THE REZONING REQUEST.
- OTHER INFORMATION OR STUDY NEEDED:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### STAFF COMMENTS

APPLICANT'S REQUEST:	1) _____
2) _____	3) _____
4) _____	5) _____

APPLICATION COMPLETE, NOTIFIED APPLICANT ON: \_\_\_\_\_

APPLICATION INCOMPLETE, CONTACTED APPLICANT ON: \_\_\_\_\_

REQUESTED THE FOLLOWING:	1) _____
	2) _____
	3) _____
	4) _____
	5) _____

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

APPLICATION FOR ZONE CHANGE WITH THE TOWN OF EDGEWOOD NM 12 FEB 2016

Property location: 88 East Church St. - 92 A East Church St. - 92 C East Church St.

Request to change the zoning on above listed property to MU

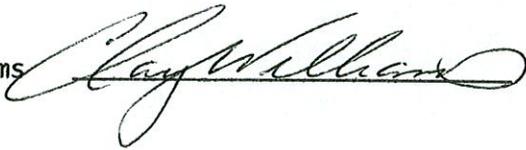
The above property is vacant land and undeveloped at this time. We have no plans to develop in the near future.

We are requesting the zone change so that these 3 lots will be zoned similarly to 92 B, (zoned RS) with which they all share a common property line.

The only structure we would like to construct in the near future is a sign on the NE corner of lot 92 A to direct traffic to the retail property located behind. The sign would be subject to the approval process of the town of Edgewood.

Thank You

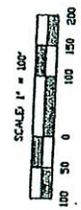
Clay Williams



Date

12 Feb 2016

LAND DIVISION OF THE LANDS OF  
**GERVAIS G & PATRICIA J. WILLIAMS**  
 BEING THE 1/2 AC 1/4 NE 1/4 OF SECTION 27, T 10 N, R 7 E, N.M.P.A.  
 SANTA FE COUNTY, NEW MEXICO  
 JUNE 1999



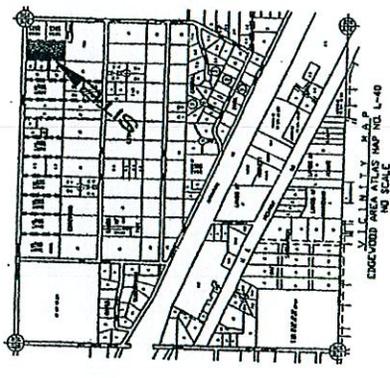
- SURVEY GENERAL NOTES**
- FOUND 1/2" REBAR
  - FOUND 5/8" REBAR
  - SET 5/8" REBAR AND YELLOW I.D. CAP (PROPERTY CORNER)
  - SET 5/8" REBAR AND YELLOW I.D. CAP (WITNESS CORNER)
  - FOUND 5/8" REBAR AND YELLOW I.D. CAP (WITNESS CORNER)
  - VIRE FENCE
  - OVERHEAD POWERLINE

1. BEARING SHOWN ARE BASED ON THE NORTH LINE OF LANDS OF THE EAST ONE-HALF OF 1/2 AC. MEDIAN LINE OF THE WEST ONE-HALF OF 1/2 AC. ONE-HALF OF THE NORTH-EAST ONE-QUARTER OF SECTION 27, T 10 N, R 7 E, N.M.P.A. AS RECORDED ON 8 FEBRUARY, 1985 IN BOOK 149, PAGE 009.
2. THIS SURVEY IS AN UNRECORDED PLAT OF CONCEALED ESTATE SUBDIVISION OF THE LANDS OF THE EAST ONE-HALF OF 1/2 AC. AND THE WEST ONE-HALF OF 1/2 AC. OF SECTION 27, T 10 N, R 7 E, N.M.P.A. AS RECORDED ON 8 FEBRUARY, 1985 IN BOOK 149, PAGE 009.
3. THE PURPOSE OF THIS PLAT IS TO DIVIDE THE LANDS AS SHOWN HEREON.

**SANTA FE COUNTY APPROVAL NOTES AND CONDITIONS**

- APPROVALS:  
 COUNTY LAND USE ADMINISTRATOR  
 10-1190  
 COUNTY DEVELOPMENT PERMIT NO. 5-9-96 DATE
1. THE LANDS SHOWN HEREON ARE THE PROPERTY OF SANTA FE COUNTY. THE PLANNING AND PLATING OF THIS SURVEY IS SUBJECT TO THE APPROVAL OF THE COUNTY LAND USE ADMINISTRATOR.
  2. THESE LANDS AS SHOWN ARE SUBJECT TO THE EXISTING AND FUTURE TERRAIN MANAGEMENT REGULATIONS AND ANY OTHER CITY, COUNTY, STATE OR FEDERAL REGULATIONS.
  3. THESE LANDS SHOWN HEREON ARE OUTSIDE THE 100 YEAR FLOOD INSURANCE RATE MAP AND ARE NOT SUBJECT TO THE FEDERAL FLOOD INSURANCE RATE MAP.
  4. THESE LANDS ARE NOT SUBJECT TO THE FEDERAL FLOOD INSURANCE RATE MAP.
  5. THESE LANDS ARE NOT SUBJECT TO THE FEDERAL FLOOD INSURANCE RATE MAP.
  6. SANTA FE COUNTY'S APPROVAL OF THIS SURVEY IS SUBJECT TO THE APPROVAL OF THE STATE OF NEW MEXICO AND THE COUNTY OF SANTA FE COUNTY. THE SURVEY IS SUBJECT TO THE APPROVAL OF THE COUNTY OF SANTA FE COUNTY AND THE STATE OF NEW MEXICO.
  7. NEW BRONXWAY ROAD ACCESS FROM COUNTY ROAD NO. 6 IS SUBJECT TO APPROVAL FOR LOCATION AND CONSTRUCTION BY THE COUNTY OF SANTA FE COUNTY PRIOR TO BEING A COUNTY FOR CONSTRUCTION.

COUNTY OF SANTA FE ) SS  
 STATE OF NEW MEXICO ) 945.97  
 I, MICHELLE R. CALLEJO, SURVEYOR, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF SANTA FE COUNTY, NEW MEXICO, AT 2:22 P.M. ON JUNE 26, 1999. MY COMMISSION EXPIRES NOVEMBER 11, 1997.  
 WITNESSES MY HAND AND SEAL OF OFFICE  
 COUNTY CLERK OF SANTA FE COUNTY,  
 SANTA FE, NEW MEXICO  
 MICHELLE R. CALLEJO  
 COUNTY CLERK OF SANTA FE COUNTY



**DESCRIPTION**  
 BEING ALL THAT CERTAIN TRACT WHICH IS THE WEST ONE-HALF OF 1/2 AC. OF THE NORTH-EAST ONE-QUARTER OF SECTION 27, T 10 N, R 7 E, N.M.P.A. AS RECORDED ON 8 FEBRUARY, 1985 IN BOOK 149, PAGE 009 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEINGING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 27 BEARS N 90°00'00" E A DISTANCE OF 300.00 FEET;  
 THENCE S 89°27'18" W A DISTANCE OF 663.30 FEET;  
 THENCE N 81°52'30" W A DISTANCE OF 663.30 FEET;  
 OF BEGINNING AND CONTAINING 2.26 ACRES AS SURVEYED DURING THE MONTH OF JUNE, 1999.  
 SAID TRACT BEING SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, AND EASEMENTS NOW RECORDED AS FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO.

**FREE CONSENT**  
 THE UNDERSIGNED OWNERS DO HEREBY CERTIFY THAT THE PLAT AS SHOWN IS WITH DO FURTHER CLAIM THE ACCESS AND TITLE WITH THEIR WIVES AND DEPENDS, AND SMALL TO THE TRACTS SERVED. MAINTENANCE OF PRIVATE ACCESS (AS SHOWN) CURRENTLY MAINTAINED BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT.

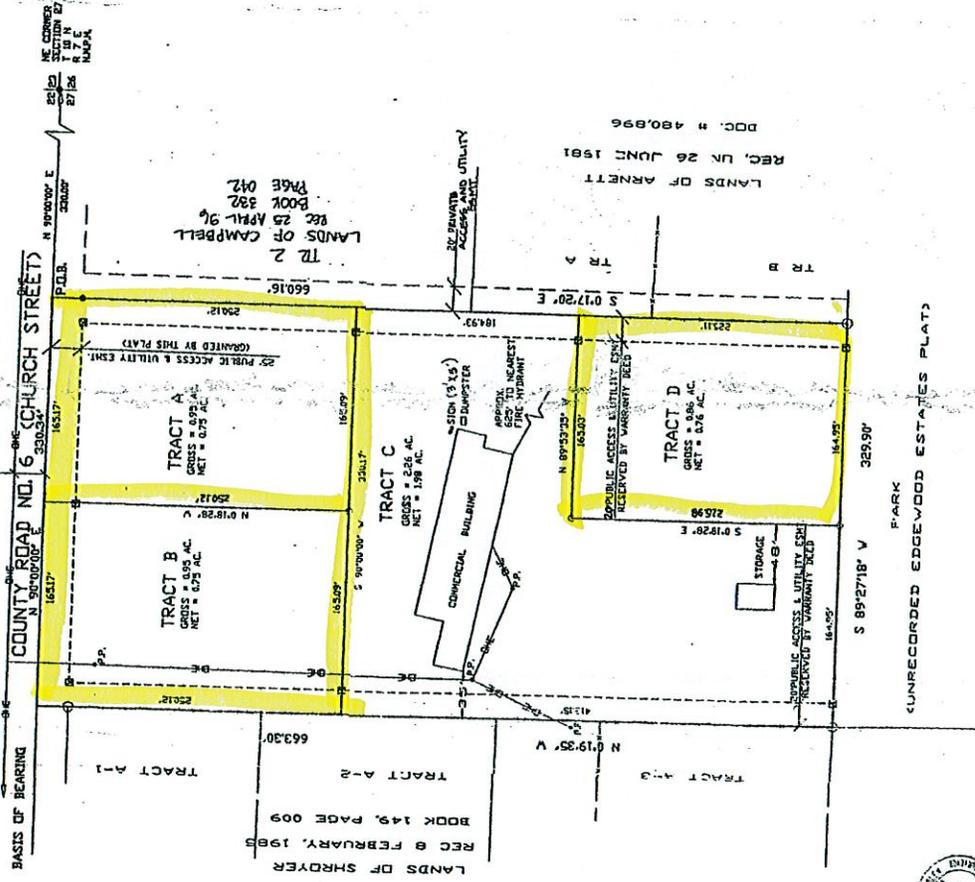
*Gervais G. Williams*  
 PATRICIA J. WILLIAMS  
 Gervais G. Williams & Patricia J. Williams

STATE OF NEW MEXICO ) SS  
 COUNTY OF SANTIAGO )  
 ON THIS 11th DAY OF MARCH, 1999, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSONS WHOSE NAME APPEARS ABOVE.  
 MICHELLE R. CALLEJO  
 NOTARY PUBLIC

**SURVEYOR'S CERTIFICATION**  
 I, MICHELLE R. CALLEJO, SURVEYOR, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF SANTA FE COUNTY, NEW MEXICO, AT 2:22 P.M. ON JUNE 26, 1999. MY COMMISSION EXPIRES NOVEMBER 11, 1997.  
 MICHELLE R. CALLEJO  
 SURVEYOR

*Michelle R. Callejo*  
 SURVEYOR

*Michelle R. Callejo*  
 SURVEYOR



# WARRANTY DEED (Joint Tenants)

364755

ALVIN B. RICHARDS and EDITH MAE RICHARDS, his wife,

for consideration paid, grant...

to GERVAIS G. WILLIAMS

and PATRICIA J. WILLIAMS, his wife,

as joint tenants the following described real estate in Santa Fe County, New Mexico:

W $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , and E $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  all in Section 27, Township 10 N., Range 7 E, N.M.P.M., and Containing five Acres, more or less.

(1) Mineral rights provision: Oil and mineral rights, if any, on subject premises, are granted to the Grantees herein.

(2) Reservations:

(A) Original Grantors, (Ray Bassett and Evelyn Bassett), herein reserve a 20 ft. easement along the West side, East side and North side, on subject premises for the purpose of road, and as designated on official map.

(B) Original Grantors, (Ray Bassett and Evelyn Bassett), herein reserve a 20 ft. easement (Location Grantors option) for the purpose of installing water pipe line, if and when Grantor so desires.

(C) Easements, Restrictions, and U. S. Patent Reservations of record.

(3) Restrictions: The following restrictions herein applicable shall run with the land.

(A) Any dwelling erected on this property conveyed, must contain a minimum of 800 square feet of floor space, and must be finished on the outside.

(B) If and when water is available for use herein, Grantees, their successors in interest, must install adequate plumbing facilities therefor.

(C) Property conveyed cannot be used for a junk yard, or any use that would constitute a nuisance to adjoining property. What constitutes a nuisance is to be determined by original grantors (Ray Bassett and Evelyn Bassett), or their heirs.

Subject to taxes for the year 1974 and subsequent years.

with warranty covenants.

WITNESS our hand S and seal S this 28<sup>th</sup> day of March, 1974.

(Seal) Alvin B. Richards (Seal)

(Seal) Edith Mae Richards (Seal)

## ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

ss.

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March, 1974,

by Alvin B. Richards and Edith Mae Richards, his wife

(Name or Names of Person or Persons Acknowledging)

My commission expires: Sept. 18, 1977

(Seal)

Louis B. Ogden

Notary Public

421904

Containing five Acres, more or less.

(1) Mineral rights provision: Oil and mineral rights, if any, on subject premises, are granted to the Grantees herein.

(2) Reservations:

(A) Original Grantors, (Ray Bassett and Evelyn Bassett), herein reserve a 20 ft. easement along the West side, East side and North side, on subject premises for the purpose of road, and as designated on official map.

(B) Original Grantors, (Ray Bassett and Evelyn Bassett), herein reserve a 20 ft. easement (Location Grantors option) for the purpose of installing water pipe line, if and when Grantor so desires.

(C) Easements, Restrictions, and U. S. Patent Reservations of record.

(3) Restrictions: The following restrictions herein applicable shall run with the land.

(A) Any dwelling erected on this property conveyed, must contain a minimum of 800 square feet of floor space, and must be finished on the outside.

(B) If and when water is available for use herein, Grantees, their successors in interest, must install adequate plumbing facilities therefor.

(C) Property conveyed cannot be used for a junk yard, or any use that would constitute a nuisance to adjoining property. What constitutes a nuisance is to be determined by original grantors (Ray Bassett and Evelyn Bassett), or their heirs.

Subject to taxes for the year 1974 and subsequent years.

with warranty covenants.

WITNESS OUR hand S and seal S this 28th day of March, 1974.

(Seal) Alvin B. Richards (Seal)

(Seal) Edith Mae Richards (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

ss.

The foregoing instrument was acknowledged before me this 28th day of March, 1974,

by Alvin B. Richards and Edith Mae Richards, his wife
(Name or Names of Person or Persons Acknowledging)

My commission expires: Sept. 18, 1977
(Seal)

Louis B. Ogden
Notary Public

421904

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

ss.

The foregoing instrument was acknowledged before me this

day of, 19

by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires: Notary Public



Stamp: COUNTY OF SANTA FE FOR RECORDERS USE ONLY STATE OF NEW MEXICO I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 14 DAY OF June A.D., 19 78, AT 12:44 O'CLOCK P.M. AND WAS DULY RECORDED IN MY BOOK 364 PAGE 255 OF THE RECORDS OF SANTA FE COUNTY Witness my Hand and Seal of Office DANNY ORTIZ County Clerk, Santa Fe County, N.M. Margarita Alaniz Deputy

## New Mexico Statutory Power of Attorney

NOTICE: THIS IS AN IMPORTANT DOCUMENT. THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT, CHAPTER 45, ARTICLE 5, PART 6 NMSA 1978. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, YOU SHOULD ASK A LAWYER TO EXPLAIN THEM TO YOU. THIS FORM DOES NOT PROHIBIT THE USE OF ANY OTHER FORM. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, Patricia J. Williams (Name) reside at  
P.O. Box 244 Edgewood NM 87015 (Address) New Mexico  
I appoint Gay and Bruce Williams Box 244 Edgewood NM 87015  
4504 Palmyra NW Albuquerque, NM 87114  
(Name(s) and address(es)) to serve as my attorney(s)-in-fact.

If any attorney-in-fact appointed above is unable to serve, then I appoint \_\_\_\_\_ to serve as successor attorney-in-fact in place of the person who is unable to serve.

This power of attorney shall not be affected by my incapacity but will terminate upon my death unless I have revoked it prior to my death. I intend by this power of attorney to avoid a court-supervised guardianship or conservatorship.

~~Should my attempt be defeated, I ask that my agent be appointed as guardian or conservator of my person or estate.~~

STRIKE THROUGH THE SENTENCE ABOVE IF YOU DO NOT WANT TO NOMINATE YOUR AGENT AS YOUR GUARDIAN OR CONSERVATOR.

CHECK AND INITIAL THE FOLLOWING PARAGRAPH ONLY IF YOU WANT YOUR ATTORNEY(S)-IN-FACT TO BE ABLE TO ACT ALONE AND INDEPENDENTLY OF EACH OTHER. IF YOU DO NOT CHECK AND INITIAL THE FOLLOWING PARAGRAPH AND MORE THAN ONE PERSON IS NAMED TO ACT ON YOUR BEHALF THEN THEY MUST ACT JOINTLY.

( ) \_\_\_\_\_ If more than one person is appointed to serve as my attorney-in-fact then they may act severally, alone and independently of each other.

My attorney(s)-in-fact shall have the power to act in my name, place and stead in any way which I myself could do with respect to the following matters to the extent permitted by law:

INITIAL IN THE BOX IN FRONT OF EACH AUTHORIZATION WHICH YOU DESIRE TO GIVE TO YOUR ATTORNEY(S)-IN-FACT. YOUR ATTORNEY(S)-IN-FACT SHALL BE AUTHORIZED TO ENGAGE ONLY IN THOSE ACTIVITIES WHICH ARE INITIALED.

INITIAL

- 1. real estate transactions.
- 2. stock and bond transactions.

- 3. commodity and option transactions.
- 4. tangible personal property transactions.
- 5. banking and other financial institution transactions.
- 6. business operating transactions.
- 7. insurance and annuity transactions.
- 8. estate, trust and other beneficiary transactions.
- 9. claims and litigation.
- 10. personal and family maintenance.
- 11. benefits from Social Security, Medicare, Medicaid or other government programs or civil or military service.
- 12. retirement plan transactions.
- 13. tax matters, including any transactions with the Internal Revenue Service.
- 14. decisions regarding lifesaving and life prolonging medical treatment.
- 15. decisions relating to medical treatment, surgical treatment, nursing care, medication, hospitalization, institutionalization in a nursing home or other facility and home health care.
- 16. transfer of property or income as a gift to the principal's spouse for the purpose of qualifying the principal for governmental medical assistance.

*PJ.W.* ALL OF THE ABOVE POWERS, INCLUDING FINANCIAL AND HEALTH CARE DECISIONS. IF YOU INITIAL THE BOX IN FRONT OF LINE 17, YOU NEED NOT INITIAL ANY OTHER LINES.

SPECIAL INSTRUCTIONS: ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS YOU HAVE GRANTED TO YOUR AGENT.

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CHECK AND INITIAL THE FOLLOWING PARAGRAPH IF YOU INTEND FOR THIS POWER OF ATTORNEY TO BECOME EFFECTIVE ONLY IF YOU BECOME INCAPACITATED. YOUR FAILURE TO DO SO WILL MEAN THAT YOUR ATTORNEY(S)-IN-FACT ARE EMPOWERED TO ACT ON YOUR BEHALF FROM THE TIME YOU SIGN THIS DOCUMENT UNTIL YOUR DEATH UNLESS YOU REVOKE THE POWER BEFORE YOUR DEATH.

\_\_\_\_\_ This power of attorney shall become effective only if I become incapacitated. My attorney(s)-in-fact shall be entitled to rely on notarized statements from two qualified health care professionals, one of whom shall be a physician, as to my incapacity. By incapacity I mean that

among other things, I am unable to effectively manage my personal care, property or financial affairs.

This power of attorney will not be affected by lapse of time. I agree that any third party who receives a copy of this power of attorney may act under it.

Patricia J. Williams  
(Signature)

233-48-3829  
(Optional, but preferred: Your social security number)

Dated: June 1, 2013

#### ACKNOWLEDGEMENT

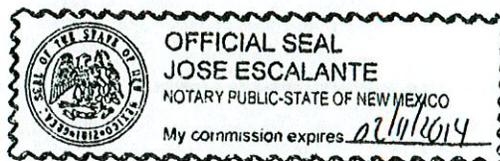
NOTICE: IF THIS POWER OF ATTORNEY AFFECTS REAL ESTATE, IT MUST BE RECORDED IN THE OFFICE OF THE COUNTY CLERK IN EACH COUNTY WHERE THE REAL ESTATE IS LOCATED.

STATE OF NEW MEXICO )  
COUNTY OF Santa Fe ) ss.

The foregoing instrument was acknowledged before me on June 1<sup>st</sup>, 2013, by Patricia J. Williams

[Signature]  
Notary Public  
My Commission Expires: 02/11/2014

(seal)



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27

CHURCH ROAD

R-S  
TR 1-A-1  
MARKLEY  
TR B  
ARNETT

A1 A2  
A3 WILLIAMS  
A4 D

W 1/2  
NW 1/4  
NE 1/4  
NE 1/4

33 33  
33 33  
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A B A  
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C D

E 1/2  
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N 3  
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GREENS HAVEN

W 1/2  
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NW 1/4  
EDGEWOOD

3-R  
4R2  
26 A  
26 B  
26 C  
26 D

TRACT A  
PARK

34 A  
34 B  
34 C

33 33  
33 33  
33 33

A B A  
B A  
C D

31

39

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28 28  
28 28

38D1 39-A  
38D2 39 B  
38C 39 C  
HENDRICKSEN 39 D

36A 3  
4

36A  
48A

46  
58

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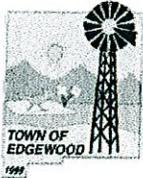
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## BEFORE THE TOWN OF EDGEWOOD PLANNING & ZONING COMMISSION

### FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDED ORDER

IN THE MATTER OF AN APPLICATION BY:

TIM ODEN & ASSOCIATES

CASE# 2016-SUB001

FINAL PLAT FOR PROPERTY LOCATED AT:  
EAST HIGH MEADOW LOOP, MOUNTAIN MEADOWS SUBDIVISION, UNIT 2, BEING TRACT C-5-R-3 OF  
THE LANDS OF THE MAGUIRE FAMILY TRUST, S ½ OF THE NE ¼, SECTION 3, T10N, R7E, N.M.P.M.,  
TOWN OF EDGEWOOD, SANTA FE COUNTY, NEW MEXICO

#### I. APPLICATION PROCESS:

##### 1.1 LEGAL:

The applicant is seeking approval of a Final Plat for a four (4) lot subdivision of ten (10) acres located on East High Meadow Loop in the Mountain Meadows Subdivision, Unit 2, Tract C-5-R-3 of the Lands of the Maguire Family Trust, S ½ of the NE ¼, Section 3, T10N, R7E, N.M.P.M., Town Of Edgewood, Santa Fe County, New Mexico.

#### 2. PUBLIC MEETING:

On March 15, 2016 the Planning & Zoning Commission reviewed this application for approval of the Final Plat.

2.1 APPLICANT SWORN IN FOR TESTIMONY: Mr. Tim Oden, Agent

2.2 STAFF SWORN IN FOR TESTIMONY: Ms. Bonnie Pettee and Mr. Steve Shepherd

#### 3. FINDINGS OF FACT:

3.1 The Edgewood Planning & Zoning Commission is authorized to hear this case and to make a determination if the final plat satisfies the requirements of the Subdivision Ordinance.

3.2 Future development of these properties would conform with the surrounding properties.

3.3 Recommendation for approval of this Final Plat will not be detrimental to the public welfare or cause a negative impact to the surrounding properties.

3.4 The Preliminary Plat for this project was approved by the Town of Edgewood Planning and Zoning Commission at their regular meeting on February 2, 2016. The Findings of Facts, Conclusions of Law, and Recommended Order for the Preliminary Plat for this project were approved by the Town of Edgewood Planning and Zoning Commission at their regular on February 16, 2016. An error in the "Public Meeting" section of this document was brought forward by Ms. Janelle Turner. She did not testify at the February 2, 2016 meeting concerning this project, and this entry in this document is made to correct the misstatement in the document for the Preliminary Plat.

**4. CONCLUSIONS OF LAW:**

The request for an approval of the Final Plat for a four (4) lot subdivision of ten (10) acres located on East High Meadow Loop in the Mountain Meadows Subdivision, Unit 2, Tract C-5-R-3 of the Lands of the Maguire Family Trust, S ½ of the NE ¼, Section 3, T10N, R7E, N.M.P.M., Town Of Edgewood, Santa Fe County, New Mexico is:

4.1 Determined to have met the requirements of the Subdivision Ordinance 2014-03, as amended 02/04/15, with the following conditions:

A. The following requirements of the Preliminary plat are not applicable and therefore waived by the Commission:

- Benchmark Location (5.c.)
- Utilities on and Adjacent to the Site (5.f.3.)
- Existing Storm Drainage Facilities (5, f.4)
- Conditions on Adjacent land (5.f.6.)
- Ground Elevation (5.f.8.d.1-4)
- Estimated schedule of Lot development (5.f.8.h)

B. The following components of Section 9.C Contents of Final Plat; required information for the Final Plat were waived :

- Form: Maximum Sheet Size (4.b)
- Certifications (4.e.3)
- Storm Drainage Management (4.f.1)
- Soils Analysis (4.f.2)
- Special Problems Analysis (4.f.3)
- Improvement Plan (4.f.4)

C. Future development of the four (4) lots shall be required to meet the provisions of the following Town of Edgewood Ordinances:

- Fire and Rescue Impact Fees 2004-09
- Grading & Drainage 2001-01, as amended 11/04/10
- Landscaping Ordinance 2000-25
- Uniform Fire Code 1999-T
- Zoning Ordinance 2014-02, as amended 08/05/15

4.2 The sub-division is not detrimental to the public health, safety or welfare in the zone in which it is proposed.

4.3 The sub-division will not have an adverse impact on neighboring properties.

**5. ORDER OF DECISION:**

Based on the Findings of Fact, Conclusions of Law, and the reasons stated, the Town of Edgewood Planning and Zoning Commission recommends approval of the Final Plat, 2016-SUB 001, for the property located on East High Meadow Loop in the Mountain Meadows Subdivision, Unit 2, Tract C-5-R-3 of the Lands of the Maguire Family Trust, S ½ of the NE ¼, Section 3, T10N, R7E, N.M.P.M., Town Of Edgewood, Santa Fe County, New Mexico

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**WRITTEN FINDINGS OF FACT, CONCLUSIONS OF LAW WAS APPROVED BY THE  
EDGEWOOD PLANNING AND ZONING COMMISSION FEBRUARY 16, 2016.**

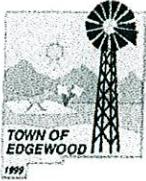
\_\_\_\_\_  
Dan Thompson, Vice Chairman

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Cheryl Huppertz, Secretary

\_\_\_\_\_  
Date



## BEFORE THE TOWN OF EDGEWOOD PLANNING & ZONING COMMISSION

### FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDED ORDER

IN THE MATTER OF AN APPLICATION BY:

HILLCREST LLC/TIM ODEN & ASSOCIATES

CASE# 2016-MP001

AMENDMENT TO THE HILLCREST MASTER PLAN, UNIT 2, BEING A PORTION  
OF TRACT A OF THE LANDS OF HIGHLAND STOCK FARM LLC, SECTION 10,  
T10N, R7E, TOWN OF EDGEWOOD, SANTA FE COUNTY, NEW MEXICO, N.M.P.M.

#### 1. APPLICATION PROCESS:

##### 1.1 LEGAL:

The applicant is seeking an amendment to the Hillcrest Master Plan, Unit 2, being a portion of Tract A of the Lands of Highland Stock Farm LLC, Section 10, T10N, R7E, Town Of Edgewood, Santa Fe County, New Mexico, N.M.P.M.

#### 2. PUBLIC MEETING:

On February 2, 2016 the Planning & Zoning Commission reviewed this application for approval for a MU-Mixed Use Zoning designation for Unit 2 of the Hillcrest Master Plan.

2.1 APPLICANT SWORN IN FOR TESTIMONY: Mr. Tim Oden, Agent

2.2 WITNESSES SWORN IN FOR TESTIMONY: Mr. John Bassett and Ms. Janelle Turner

2.3 STAFF SWORN IN FOR TESTIMONY: Ms. Bonnie Pettee and Mr. Steve Shepherd

#### 3. FINDINGS OF FACT:

3.1 The Edgewood Planning & Zoning Commission is authorized to hear this case and to make a recommendation to Town Council for final approval of a zoning designation for the subject property.

3.2 MU-Mixed Use zoning is a permissive use within a Master Plan Zone.

3.3 The request is suitable for this site without disturbing existing neighborhoods or adversely affecting the other proposed uses in the Hillcrest Master Plan.

3.4 Exceeds the District Standards of Open Space (28.80%) and Density (3.10 DU/Acre).

3.5 Satisfies the criteria of Section 24, Master Plan Zone, A. Purpose of the Ordinance 2014-02, as amended August 5, 2015.

#### 4. CONCLUSIONS OF LAW:

The request for an Amendment to Hillcrest Master Plan, Unit 2, being a portion of Tract A of the Lands of Highland Stock Farm LLC, Section 10 T10N, R7E, Town Of Edgewood, Santa Fe County, New Mexico, N.M.P.M is:

4.1 Determined to have met the requirements of the Zoning Ordinance 2014-02, as amended 08/05/15, with the following conditions:

A. Future development of Unit 2, Hillcrest Master Plan shall be required to meet the provisions of the following Town of Edgewood Ordinances:

- Fire and Rescue Impact Fees 2004-09
- Grading & Drainage 2001-01, as amended 11/04/10
- Landscaping Ordinance 2000-25
- Uniform Fire Code 1999-T
- Sign Ordinance 2009-02
- Subdivision Ordinance 2014-03, as amended 02/04/15
- Zoning Ordinance 2014-02, as amended 08/05/15

4.2 Water services shall be provided to adequately meet domestic uses and fire protection. A waste water treatment package will be provided as part of the infrastructure development for this project.

4.3 The developer will work with NMDOT to provide safe and adequate circulation of traffic at major intersections adjacent to new development.

4.4 MU-Mixed Use zoning is not detrimental to the public health, safety or welfare in the area in which it is proposed.

**5. ORDER OF DECISION:**

Based on the Findings of Fact, Conclusions of Law, and the reasons stated, the Town of Edgewood Planning and Zoning Commission recommends approval of the zone designation of MU-Mixed Use for Unit 2 of the Hillcrest Master Plan, being a portion of Tract A of the Lands of Highland Stock Farm LLC, Section 10, T10N, R7E, Town Of Edgewood, Santa Fe County, New Mexico, N.M.P.M..

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**THIS AMENDMENT TO THE MASTER PLAN AND ZONING DESIGNATION  
RECOMMENDATION TO THE EDGEWOOD TOWN COUNCIL WAS APPROVED BY THE  
EDGEWOOD PLANNING AND ZONING COMMISSION AT THEIR REGULAR MEETING ON  
FEBRUARY 2, 2016.**

\_\_\_\_\_  
Dan Thompson, Vice Chairperson

\_\_\_\_\_  
Date

**Attest:**

\_\_\_\_\_  
Cheryl Huppertz  
Planning and Zoning Secretary

\_\_\_\_\_  
Date