



ORDINANCE NO. 2-18-25.3

AMENDMENT TO AN OFFICIAL ZONING MAP ADOPTED PURSUANT TO THE SANDOVAL COUNTY COMPREHENSIVE ZONING ORDINANCE (CZO)

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANDOVAL COUNTY THAT THE FOLLOWING AMENDMENT IS HEREBY MADE TO AN OFFICIAL SANDOVAL COUNTY ZONING MAP AS FOLLOWS:

THE PROPERTY HEREIN DESCRIBED IS HEREBY ZONED SU (SPECIAL USE) FOLLOWING THE DECISION OF THE BOARD OF COUNTY COMMISSIONERS ON CASE # ZNCH-24-005:

FOR SUBD, AND/OR PARCELS: 1035072263264 IN S:1 T:12N R:6E, 1035072241370 IN S:2 T:12N R:6E, 1036073338275 & 1036073062200 IN S:36 T:13N R:6E, 1035073330135 & 1035073265396 IN S:35 T:13N R:6E, 1034073400260 IN S:34 T:13N R:6E IN SANDIA PARK, NM.

THE SUBJECT SITE CONTAINS APPROXIMATELY 1,833 ACRES, FOR THE REQUESTED ZONE MAP AMENDMENT FROM RURAL RESIDENTIAL AGRICULTURAL (RRA) TO SPECIAL USE (SU) FOR A PROPOSED SOLAR ENERGY AND STORAGE FACILITY ON THE SUBJECT SITE WITHIN THE DIAMOND TAIL RANCH, CURRENTLY ZONED RRA, A DISTRICT THAT ALLOWS SINGLE-FAMILY RESIDENTIAL AND AGRICULTURAL USES, INCLUDING RANCHING. THE PROPOSED SOLAR ENERGY AND STORAGE FACILITY FALLS UNDER THE GENERAL LAND USE CATEGORY OF "POWER PLANT OR TRANSFORMER YARD OF A PUBLIC UTILITY" AS NOTED IN THE COMPREHENSIVE ZONING ORDINANCE (CZO), SECTION 10. SU – SPECIAL USE DISTRICT.

THE ABOVE REFERENCED AMENDMENT WAS MADE SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS:

1. THE USE OF SUBJECT PROPERTY BE LIMITED TO THAT OF A SOLAR ENERGY AND STORAGE FACILITY UNDER THE GENERAL LAND USE CATEGORY OF POWER PLANT OR TRANSFORMER YARD OF A POWER UTILITY.
2. ANY SUBSTANTIAL CHANGE IN USES OF THE SUBJECT SITE SHALL REQUIRE THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS UPON RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION. IN NO CASE WILL ANY RESIDENTIAL DEVELOPMENT OF ANY KIND BE ALLOWED WITHIN THE SPECIAL USE (SU) DISTRICT APPROVED FOR THE SUBJECT SITE.
3. PRIOR TO BUILDING PERMIT APPLICATION FOR CONSTRUCTION, THE APPLICANT SHALL PROVIDE TO THE COUNTY:



- a. A SITE GRADING AND DRAINAGE PLAN FOR APPROVAL BY THE PLANNING AND ZONING DEPARTMENT.
- b. A SITE PLAN OF SUBJECT PROPERTY FOR APPROVAL BY THE SANDOVAL COUNTY'S FIRE DEPARTMENT PASSED AND APPROVED THIS 18TH DAY OF FEBRUARY, 2025



ATTEST:



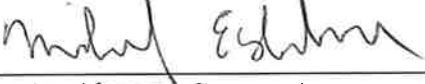
Anne Brady-Romero, County Clerk

SANDOVAL COUNTY COMMISSION:



Michael Meek, Chairman

APPROVED AS TO FORM:



Michael Fshleman, County Attorney



Ernest J. [Signature]