

Chapter 100
SUBDIVISION OF LAND

[The Village's Subdivision Regulations are under review. Current provisions are available in the Village offices.]

Chapter 100
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100-1-1. Title.

This chapter shall be known as "The Subdivision Regulations of the Village of Jemez Springs" and is referred to herein as "these Regulations." The Village of Jemez Springs shall hereinafter be referred to as the "the Village".

100-1-2. Authority and jurisdiction.

- A. Authority. These regulations are created pursuant to enabling legislation set forth in Section 3-19-6 NMSA 1978.
- B. Jurisdiction. These regulations are designed to accomplish the procedures for the processing, consideration and filing of plats lying within the corporate boundaries of the Village and/or within a radius of three miles from the Village boundaries, which area is the Village planning and platting jurisdiction pursuant to Section 3-19-5 and Section 3-20-5 NMSA 1978.

100-1-3. Purpose.

These regulations are intended to create orderly, harmonious and economically sound development of land in order to establish conditions favorable to the health, safety and general welfare of citizens of the village and its planning and platting jurisdiction. More specifically, provisions of these regulations are designed to achieve adequate provision for light and air, public open spaces, water supply, drainage, wastewater treatment; economy in governmental expenditures and efficiency in governmental operations; safe, convenient circulation of people goods and vehicles; accurate and complete surveying, and preparation and recording of plats thereof; safety and suitability of land for contemplated development; and coordination of land development in accordance with official plans and policies as may have been or may be hereafter adopted by the village.

100-1-4. Interpretation.

These regulations are held to be minimum requirements to carry out the purpose stated herein and are not intended to interfere with any other laws, covenants, or ordinances. Whenever any of the provisions of these regulations are more or less restrictive than other laws, covenants, or ordinances, then whichever is more restrictive shall govern.

100-1-5. Definitions.

- A. Word Forms. Words used in the present tense include the future tense and words used in the future tense include the present tense; the singular includes the plural and the plural

includes the singular; the word "may" is permissive and the words "shall" and "will" are mandatory.

B. Definitions. The following definitions apply to these regulations:

ALLEY – a public thoroughfare which affords only a secondary means of access to abutting property.

BLOCK – Property bounded on one side by a street and on the other sides by a street, railroad right-of-way, waterway, un-subdivided areas, or other definite barriers.

CENTERLINE – The line halfway between the street right-of-way lines.

CUL DE SAC – A short street intersecting another street and terminating in a vehicular turnaround.

EASEMENT – An acquired or granted right of use which one person may have in the land of another.

FUTURE STREET LINE – A line, established by the village, running more or less parallel to the centerline of an existing or proposed street for the purpose of delineating the future boundaries of public right of way.

LOT - A tract or parcel of land platted and placed on the county clerk's record in accordance with laws and ordinances, generally as a portion of a subdivision intended for development purposes.

MASTER PLAN – A comprehensive plan or any of its parts adopted by the village, for the general purpose of guiding and accomplishing coordinated and harmonious development.

MAYOR – The chief administrative officer of the village.

MONUMENT – One or more of the following:

- A. Bench mark – a brass cap, set in a permanent base with the elevation (mean sea level datum) and the land surveyor's registration number inscribed thereon;
- B. Permanent survey monument – a brass cap set in a permanent base, or a standard U.S. Bureau of Land Management monument marking sectionalized corners, containing coordinates referenced to the New Mexico Coordinate System and the land surveyor's registration number inscribed thereon; and
- C. Subdivision control monument – a metal stake or pipe with the land surveyor's registration number affixed thereto.

NATIONAL FLOOD INSURANCE PROGRAM – The National Flood Insurance Reform Act of 1994 resulted in major changes to the National Flood Insurance Program. The Act, which

amended the Flood Disaster Protection Act of 1973. The village is a participating community in this program and has adopted floodplain management regulations for designated flood-prone areas within the village.

PERSON – Any individual, estate, trust, receiver, association, club, corporation, company, firm or other entity.

PLANNING COMMISSION – The planning and zoning commission of the village.

PLAT – A map, chart, survey, plan or replat certified by a registered land surveyor which contains a description of subdivided land with ties to monuments or other points of reference acceptable to the planning commission, said plat to be placed on record with the county clerk.

REPLAT – To prepare and record a new plat replacing all or a portion of a previously recorded plat that has been vacated.

SKETCH PLAN – A preliminary sketch drawing of a subdivision plat conforming with the requirements stated herein, and used in the pre-application procedure prior to submission of the preliminary plat.

STREET – A property acquired or dedicated to and accepted by the village as right-of-way, other than an alley, for the principle means of public access to abutting property. The terms include the following:

- A. Arterial street – a street which is designed and used primarily for serving large volumes of traffic.
- B. Collector street – a street which carries traffic from local streets to the arterial streets and highways.
- C. Local street – a street which is primarily for access to abutting properties and carries low volume traffic.

SUBDIVIDER – Any person creating a subdivision, including the owner, equitable owner, or any authorized representative.

SUBDIVISION – The division of any lot or tract of land into two or more lots for the purpose, whether immediate or in the future, of sale, lease, or development. Subdivision does not include the following:

- A. Any residual land retained by the subdivider after subdivision but which has not been divided for subdivision purposes;
- B. The sale or lease of apartments, offices stores or similar space within a building;
- C. Any division of land in which only gas, oil, mineral or water rights are severed from the surface ownership of the land;
- D. Any division of land created by court order, except court orders involving land grant adjudications; and
- E. The leasing of land for grazing or farming activities.

VACATION OF PLAT – To formally remove a plat from record, as recorded in the office of the county clerk.

100-1-6. General information and guidance.

- A. General. Every person who desires to subdivide land into two or more lots shall furnish a plat of the proposed subdivision prepared by a surveyor, registered and licensed by the state and shall comply with the requirements of these regulations. Upon request, the village clerk shall furnish the subdivider with basic information on the requirements. Such information may include the subdivision and zoning ordinances of the village, appropriate application forms, maps if available and a determination concerning the flood-prone status of lands in accordance with the National Flood Insurance Program.
- B. Subdivision within corporate limits of the village. Any proposed subdivision, replat or vacation of plat occurring within the corporate limits of the village shall conform to the requirements of these regulations and shall be submitted for review and approval by the planning commission prior to filing with the county clerk, before beginning improvement activities or negotiating sale or lease of any lot within the proposed subdivision.
- C. Subdivision outside corporate limits of the village. Any proposed subdivision, replat or vacation of plat occurring outside the corporate limits but within the three mile planning and platting jurisdiction of the village shall conform to the requirements of these regulations and as supplemented by the provisions of the county Land Subdivision Regulations and shall be submitted for concurrent review and approval by the planning commission and the board of county commissioners prior to filing with the county clerk, before beginning improvement activities or negotiating sale or lease of any lot within the proposed subdivision. Documentation of approval by the board of county commissioners shall be provided to the village by the subdivider, and approval by the village shall be contingent upon approval by the county.
- D. Consideration for Good Subdivision Platting. In order to provide guidance to subdivider concerning acceptable proposed plats, the following matters are fundamental:
 - 1. Geographic suitability.
 - a. With reference to any officially adopted plans of the Village, an area shall not be unsuited to the purpose for which it is to be subdivided.
 - b. The availability of adequate streets, fire protection, police protection, refuse service, public schools, parks and recreation facilities, and utility services shall all be weighed in considering the subdividing of land. They are not all necessarily required.
 - c. Land with the following types of problems shall have subdivision approval withheld until it is demonstrated that such hazards have been or will be eliminated; special drainage or flooding conditions; difficult topography; soil

conditions which are unusually limiting to development; and other geographic hazards to life, health, or property.

2. Grading.

- a. No subdivider shall proceed with any land grading specifically in relation to a proposed subdivision before conditional approval has been given for the preliminary plat by the planning commission. Such grading shall be consistent with the requirements of the National Flood Insurance Program.
- b. The subdivider shall preserve major trees, scenic points, historic places, and other community landmarks wherever feasible or required.

3. Area plan.

- a. If the subdivider owns or controls land contiguous to the land he wishes to subdivide immediately, the planning commission may require the subdivider to submit a proposed master plan for the total area to be approved by the planning commission prior to approval of the preliminary plat. Any plat submitted shall show proposed use, type and densities as well as proposed arterial, collector and local street alignments.
- b. If the planning commission finds that the area plan is not in compliance with any officially adopted plans of the village, it shall make a recommendation to the governing body. The governing body shall approve, approve in modified form, or reject the area plan.
- c. All proposed street alignments shown in the area plan or any related preliminary plat shall extend, complement, or otherwise conform to existing municipal streets and to officially designate proposed street alignments. Likewise, all proposed sewer, water and drainage lines shall be made to extend, complement and conform to existing and proposed municipal lines.

100-1-7. Pre-application procedure.

A. Submission.

All proposed subdivisions, replat or plat vacations shall comply with the requirements of these regulations. Whenever there is no need for dedication of streets or easements, the planning commission may waive requirements for topographic, streets, utilities and storm drainage as set forth herein. However, submittal of a series to two-lot subdivisions on a tract of land will be considered a subterfuge to defeat the purpose of these regulations and such plats shall not be approved.

B. Sketch plan.

Prior to filing an application for approval of the preliminary plat, the subdivider shall submit to the planning commission a sketch plan and data as specified herein. This step does not require formal application, payment of fee, or filing of a plat with the planning commission.

C. Advice.

The pre-application procedure affords the subdivider the opportunity to receive the advice and assistance of the opportunity to receive the advice and assistance of the planning commission early and informally before preparation of the preliminary plat and before formal application for its approval. The planning commission may assist the subdivider in analyzing the development and plan for its sound integration with the community and may give informal guidance to the development at a stage when potential points of difference can be more easily resolved, thus saving unnecessary expense and delay to the subdivider. The planning commission shall not assume any liability for possible lack of understanding on the part of the subdivider.

D. Review.

The planning commission within forty five (45) days of sketch plan submittal shall inform the subdivider whether the sketch plan and data meet the intent of these regulations. If the sketch plan and data do not meet the intent, the planning commission shall express the reasons therefore and advise the subdivider in bringing the proposed plan into conformance.

101-1-8. Plans and data for pre-application.

A. Location Map.

A location map shall show the relationship of the proposed subdivision to existing community facilities which serve it; all abutting streets and land uses; and north arrow.

B. Sketch Plan.

A simple sketch plan shall show the proposed layout of streets, lots, topography, and other features in relation to existing conditions. The sketch plan may be freehand pencil sketch made directly on a print of the topographic survey.

C. Written Information.

General plat information shall list the name and mailing address of the subdivider and his agent, if any; the total area of the proposed plat; the area of each proposed use; and a description of the existing conditions of the site and the proposed development as necessary to supplement the sketch plan. This information may include data on property covenants and land characteristics including surface drainage grading, landfill areas, and available private and municipal utilities. This information may also describe the subdivision proposal, such as the number and typical lot width and depth of residential lots, business areas, public areas and proposed utilities.

100-1-9. Preliminary plat procedure.

A. Application.

Upon reaching a general understanding established by the pre-application review, the subdivider shall submit to the planning commission a written application on prescribed forms, together with six (6) copies of the preliminary plat, improvement plans and other supplementary material as specified herein. The application package shall be submitted

at least ten (10) days prior to the regular meeting of the planning commission at which the plat is to be presented for review. Payment of the required administrative fee shall be made with submittal of the application package.

B. Review.

The planning commission shall review the required preliminary plat and supplementary material and shall request comments from village staff and other governmental agencies as may be appropriate.

C. Annexation and/or re-zoning.

If annexation and/or rezoning is proposed or required to accomplish the development envisioned in connection with the plat, the planning commission shall withhold conditional approval of the preliminary plat until such time as annexation and/or re-zoning shall be officially adopted by the governing body. The planning commission shall submit a written report containing its recommendation to the governing body prior to the public hearing on the annexation or re-zoning.

D. Decision.

Following review of the required preliminary plat and other material and following negotiations with the subdivider on changes as may be deemed advisable, the planning commission shall within thirty-five (35) days of receipt of the application package take action thereon as submitted or modified. However, if it is found that any agency other than the staff of the village should be requested to review the submitted materials, the time period within which the planning commission must act may require reasonable extension. After the last opinion requested of any agency is received, the planning commission shall act on the preliminary plat within twenty-one (21) days.

If the preliminary plat is approved, the planning commission shall express its conditional approval and state the conditions of such approval, if any. If the plat is disapproved, the planning commission shall express its disapproval and its reasons therefore. The action of the planning commission shall be noted on two copies of the preliminary plat, reference and attached to any condition determined. One copy shall be returned to the subdivider and the other retained by the planning commission.

Conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the site layout submitted on the preliminary plat as a guide to the preparation of the final plat.

E. Public hearing.

No plat shall be acted upon without a public hearing. Public notice of the application shall be posted in no less than six locations in the village at least fifteen (15) days prior to the day of the hearing. The notice shall be published at the subdivider's expense and shall indicate the location of the proposed subdivision as well as where interested persons may examine the preliminary plat and file comments. Notice of the time and place of the

hearing on the preliminary plat shall be sent by certified mail to the subdivider not less than five days before the date of the hearing.

F. Longevity.

Approval of a preliminary plat is effective for one year unless extended by the planning commission, based on a finding that the delay has been unavoidable and that extension is in the public interest.

100-1-10. Plans and data for preliminary approval.

A. Preliminary plat.

The subdivider shall submit six copies (6) of the preliminary plat to the planning commission. The preliminary plat shall identify all land owned or controlled by the subdivider, which may be suitable for subdivision or development and adjoins the land proposed to be subdivided. The preliminary plat shall be drawn to a scale of 1 inch equal to 200 feet for the purpose of showing all details clearly. An adequate number of sheets, no larger than 24 by 36 inches shall be used to show the proposed subdivision in its entirety. Where more than one sheet is required, each sheet shall be numbered in relation to the total number of sheets involved, and each sheet shall have a small key map showing its relationship to the whole.

B. Information.

The preliminary plat shall contain the following information:

1. Name of proposed subdivision, agent and principal persons preparing the preliminary plat.
2. Scale and north arrow.
3. Proposed benchmark locations, proposed method of site to permanent survey monuments and proposed location and type of subdivision control, monuments. Descriptions of all monuments found or set.
4. Plat boundary lines: bearing in degrees, minutes and seconds, with basis for bearings noted or shown; distances identified in feet and hundredths.
5. Existing conditions of the site and its environs including the following:
 - a. Present site designation or subdivision name.
 - b. Easements on site: location, width and purpose
 - c. Public right of way on and within one hundred fifty (150) feet of the site; name, width, type and dimensions of paving.
 - d. Utilities on and adjacent to the site: location and, if obtainable, size of water wells, water reservoirs, water lines, sanitary and storm sewers; location of gas lines, fire hydrants, electric and telephone lines and poles and street lights. If water mains and sewer are not on or adjacent to the tract, indication of the direction, distance to, and size of nearest lines showing invert elevation of sewer.
 - e. Ground elevation on the site based on mean sea level datum as established by the U.S. coast and geodetic survey:

- (1) For land that slopes less than one percent, contour lines at intervals of not more one foot.
 - (2) For land that slopes between one percent to five percent contour lines at intervals of not more than two feet; and
 - (3) For land that slopes more than five percent, contour lines at intervals of not more than five feet:
- f. Existing storm drainage features and facilities on and adjacent to the site.
 - g. Conditions on adjacent land significantly affecting design of the subdivision: approximate direction and gradients of ground slope; character and location of development.
 - h. Zoning on and adjacent to the site
6. Location map showing location of the site in relation to well-known landmarks, abutting property owners, and municipal boundaries.
 7. Proposed lot lines and public right-of-way and street widths; indicate roadways intended to be private; locations of planned water wells, reservoirs, and pump stations; locations, dimensions, and purpose of all easements, public or private; rights-of-way for public services or utilities and any limitations thereof.
 8. Number or letter to identify each proposed lot and block.
 9. Locations, dimensions, approximate areas and purposes of lots proposed to be dedicated or reserved for the public.
 10. Sites and approximate area for any multi-family dwellings or nonresidential use.
 11. Proposed changes to ground elevations, showing both the original and proposed ground surfaces, with grades, slopes, and elevation noted.

C. Storm drainage management.

For the purpose of minimizing or eliminating damages resulting from storm water runoff, the subdivider shall be required to furnish a plan for storm drainage management. Preparation of the drainage plan shall be done by a registered professional engineer and shall include the following information.

1. Location of proposed lots, streets, bridges, water and erosion control structures and utility easements in relation to the existing contours; these shall also be shown in relation to the finished contours proposed to be implemented in development of the subdivision.
2. Storm drainage computations showing the estimated runoff from the subdivision prior to and following completion of development.
3. Storm drainage computations on the surrounding areas contributing runoff that may affect by the subdivision.
4. All appropriate design details necessary to clearly explain the construction of all water control structures, utility installations and buildings as they shall be made flood proof to the extent necessary.
5. Conformity to the regulations, procedures and standards as may be prescribed by local, state or federal laws.

D. Soils analysis.

The subdivider shall provide a preliminary soil analysis by a qualified soil scientist to determine the adequacy of the soil for the proposed construction. Subdivisions reviewed by the summary procedure of these regulations may be exempt from this paragraph unless the planning commission determines the analysis to be in the public interest.

E. Schedule of development.

The subdivider shall provide an estimated schedule of lot development. In particular, the schedule shall indicate when street construction, water service or sewer service will be provided.

100-1-11. Final plat procedure.

A. Submission.

Application for approval of the final plat shall be submitted on prescribed forms to the planning commission at least ten (10) days prior to the meeting at which it is to be considered. An original and two copies of the final plat and other required exhibits shall be submitted to the planning commission within twelve (12) months following approval of the preliminary plat; otherwise such approval shall become null and void unless an extension of the time has been granted by the planning commission. The final plat shall conform substantially to the preliminary plat as approved.

B. Review.

The planning commission shall review the final plat and other exhibits submitted for conformity to these regulations and shall insure that the conditions of the preliminary plat as approved have been met.

C. Decision.

If the final plat is in conformance with the preliminary plat and with these regulations, it shall be approved by the planning commission.

Should the final plat be disapproved, the planning commission shall express in writing the reasons for disapproval. The reasons for disapproval shall be referenced and attached to two copies of the final plat. One of said copies shall be returned to the subdivider and the other shall become a part of the files of the village clerk.

Approval or disapproval shall be given within thirty-five (35) days of the date of final plat submission, unless the subdivider agrees in writing to a deferral.

If the final plat is approved by the planning commission such approval shall be recorded on the face of the original drawing of the final plat and on two copies thereof and shall be dated and verified by the signature of the chairman of the planning commission.

D. Recording.

The final plat is in full force and effect only after having been duly recorded in the office of the county clerk and copies files with the village clerk. Approval of the final plat shall become null and void if the plat is not so recorded within six (6) months after the date of approval, unless an extension of time is granted by the planning commission. Submittal for recording is the subdivider responsibility.

In the case of a replat, the subdivider shall request the county clerk to mark the original plat with the words "replatted" or "partially replatted" and refer on the original plat to the filed location of the replat. The planning commission shall mark the copies of the original plat on file in the offices of the village in a similar manner.

After having filed the original drawing of the final plat with the county clerk, which copy shall be the official copy, the subdivider shall submit to the village two copies of the final plat as recorded and properly stamped by the county clerk. No building permits shall be issued until copies of the recording of the final plat have been placed on file with the village.

E. Replat.

After final approval of any plat, no lot or block shall be further subdivided or the area of any platted lot diminished and no change shall be made in the platting of any street, alley or easement established by said plat except upon the filing of a replat, showing such proposed change or changes with the planning commission and securing its approval in accordance with the procedures herein established. The provisions of this paragraph shall apply to all proposed replat or changes in lot lines, dimensions of lots, streets, alleys and easements in any platted area within the village planning and platting jurisdiction.

F. Acceptance of land.

Approval of the final plat by the planning commission shall be deemed to constitute acceptance by the village of dedication of public rights-of-way, other proposed public easements and public areas shown on the plat, provided the final plat is properly recorded with the county clerk and the village clerk.

100-1-12. Plans and data for final approval.

A. Final plat.

The subdivider shall submit the original and two copies of the final plat to the planning commission for approval in accordance with the following provisions.

B. Size, scale, material.

The final plat shall be submitted in waterproof ink on Mylar or acetate or other durable material suitable for reproducing copies on sheets no larger than 24 by 36 inches and at a scale of 1 inch equal to 200 feet. Enough sheets shall be used to show the subdivision in its entirety, with each sheet numbered in relation to the total number of sheets involved, and each shall have a small key map showing its relationship to the whole.

C. Information.

The final plat shall contain the following information:

1. Name of subdivision
2. Title, scale, north arrow and date of survey
3. Location and description of all monuments found or set within the plat area and all these referred to including bench marks with elevation shown and property corners.
4. Plat boundary lines: bearing in degrees, minutes, and seconds, with basis for bearings noted or shown; distances in feet and hundredths, or other functional reference system; both the record and measured bearings and distances.
5. Reference the plat to the state plane coordinate system. Total acreage of subdivision, to four decimal places.
6. Lot lines, and right-of-way lines, existing and proposed; lines to be eliminated shown as dashed lines. Names of streets, right-of-way widths, and centerline data on all streets and alleys, including private streets and alleys. The length, central angle and radius of all curves.
7. Location, dimensions and purpose of all easements existing or proposed and any limitations thereof.
8. Number or letter to identify each lot and block.
9. Location, dimensions, areas, and purposes of lots proposed to be dedicated or reserved for the public.
10. Reference to recorded subdivision plats of adjoining platted land by recorded name, date, book and page number in the office of the county clerk.
11. Mileage of streets created...
12. Certification by the county treasurer or by a duly qualified abstract company that the previous ten year's (10) property taxes due and payable have been paid in full.
13. Statement that the subdivision is with the free consent and in accordance with the desire of the undersigned owner of the land, acknowledged in a manner required for acknowledgement of deeds.
14. Signed statements by the subdivider dedicating public rights-of-way, any sites for public use, and granting the shown easements for public use.
15. Certification and seal by a registered land surveyor, in accordance with the laws of the state, certifying the accuracy of the survey and plat, that he prepared or supervised preparation of the plat, that he has shown all easements of record, and that it meets design standards for surveying.
16. Certification that all monuments are in place.
17. Such other certificates, affidavits, endorsements or dedications as may be required by the planning commission in the enforcement of these regulations.

100-1-13. Summary procedure.

A. Authorization.

In accordance with the alternate summary procedures authorized by Section 3-20-8 NMSA 1978, the planning commission may approve a subdivision as a combined preliminary-and final plat in any case where no public purpose would be served by

separate steps. Such summary approval shall be given only when one or both of the following conditions exist.

1. The subdivision contains no more than two lots, provided, however, that submittal of a series of two lot subdivisions on a tract of land will be considered a subterfuge to defeat the purpose of these regulations and such plats shall not be approved.
2. Re-subdivisions or replat, where the combination or recombination of portions of previously platted lots does not increase the total number of lots.

B. Plans and data.

In all cases the subdivision plat being considered for approval under this summary procedure shall be prepared according to the standards for plans and data for both preliminary and final plats as contained herein. No public notice or hearing is required.

100-1-14. Required improvements.

A. Authorization.

Receipt of the signed copy of the preliminary plat is authorization for the subdivider to proceed with the minimum improvements required by these regulations. Prior to the construction of any improvements or to the submission of any bond, the subdivider shall furnish the planning commission with all plans and data necessary for the construction of said improvements. These plans shall be examined by the planning commission and will be approved if in accordance with the following requirements. Following the approval, construction can be started or the amount of bond determined.

B. Installation assurance.

Plans for improvement shall be prepared by an engineer registered in accordance with the laws of the state. The village is to be assured of the installation of these improvements in a satisfactory manner by one or more of the following methods:

1. Complete installation of the improvements prior to approval of the final plat.
2. Submission of a satisfactory bond, either a performance bond or a cash bond, or the establishment of an escrow account in an amount and with surety and conditions satisfactory to the village clerk providing for and securing to the village the actual construction and installation of such improvements and utilities within a period not to exceed one year.
3. Completion of an approved assessment procedure whereby the village is put in an assured position to do said work and make said installations at the cost of the owners of the property within the subdivision.

C. Installation of improvement.

The subdivider may prepare and secure approval of the preliminary plat and then install improvements in the area covered by the preliminary plat. Improvements must be

installed only in that part of the area for which a final plat will be submitted for approval and filing. The improvements to be installed shall include the following:

1. Permanent markers. All subdivision boundary corners and the four corners of all street intersections shall be marked with permanent monuments. A permanent benchmark shall be accessibly placed within the subdivision, the elevation of which shall be referred to U.S.G.S datum and accurately noted on the subdivision plat.
2. Street improvements. All streets shall be graded and the roadway improved by adequate surfacing under the supervision of the village engineer and subject to approval in accordance with the design standards provided herein.
3. Water and sewer mains. The subdivider shall make necessary arrangements to serve each lot from water and sewer mains of the village municipal systems where feasible and in conformity to Village policy. Where, for any reason, municipal services cannot be provided, the subdivider shall present evidence that adequate water and sewer service to each lot will be provided in compliance with the requirements of the state Environment Department and in conformity to the standard specifications of the village. Construction of all water and sewer lines shall be under the supervision and approval of the village engineer.
4. Drainage. Construction of drainage improvements and other means of storm water management shall be under the supervision of the village engineer.

100-1-15. Design standards.

All subdivisions within the village planning and patting jurisdiction shall conform to minimum design standards established by the village. It shall be the burden of the subdivider to show compliance with the design standards listed below for approval by the village.

A. Street Standards.

The character, extent, width and location of all streets shall conform to any master plan or policies established by the governing body and shall be consistent and appropriate in their relationship to existing and planned streets, topographic conditions, public convenience, safety and the proposed uses of the land to be served by such streets.

1. Where an arterial or collector street is not shown and defined in a master plan of the village and there is not an adopted future street line, the arrangement of streets in a subdivision shall conform to a plan for the neighborhood properly approved by the village.
2. Minor streets shall be so laid out that their use by through traffic will be discouraged.
3. Half streets shall be prohibited, except where used as an addition to another half street which was platted and filed before the effective date of these regulations.
4. No street names shall be used which will duplicate or be confused with the names of existing streets within the jurisdiction of the village. Street name changes shall be subject to the approval of the governing body upon the recommendation of the planning commission and upon approval by county department of rural addressing. A street name shall only be changed if the applicant shows that there will be public benefit which clearly outweighs the public confusion which would be created by the name change.
5. Streets shall be laid out to intersect as nearly as possible at ninety (90) degree angles, and no street shall intersect any other street at an angle less than sixty (60) degrees.

6. Property lines at street intersections shall be rounded with a radius of ten (10) feet, or of greater radius where the planning commission may deem it necessary. Comparable cut-offs or chords in place of round corners may be permitted.
7. Dead end streets (cul-de-sacs), designed to be so permanently, and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least sixty (60) feet.
8. All street gradients shall be subject to approval of the village engineer. Within one hundred (100) feet of any intersection the maximum gradient shall be five percent to provide adequate and safe sight distance and the intersection itself shall have a maximum gradient of three percent.
9. Streets and alleys shall be provided in accordance with the following minimum standards:

STREET TYPE	RIGHT OF WAY WIDTH	ROADWAY WIDTH
Local	32 Feet	20 Feet
Alleys	20 Feet	16 Feet

10. All streets shall be graded and the roadway improved in accordance with standard specifications of the village and with the supervision and approval of the village engineer.
11. Alleys shall be provided in commercial and industrial districts, except that the planning commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading and parking adequate for the uses proposed. Alleys may be provided in residential areas at the option of the subdivider, but are to be discouraged where they would serve no useful public purpose or where easements would better serve the purpose.
12. Sidewalks may be provided along paved streets. They shall have a minimum width of forty-two (42) inches and shall be constructed under the supervisions of and subject to the approval of the village engineer.
13. Walkways, bike paths, bridle paths and water courses shall provide a minimum right-of-way width of ten (10) feet and a minimum pavement width, if any, of ten (10) feet.

B. Drainage.

Steep slopes and rugged terrain are significant characteristics of the village. Consequently, a stable drainage system is a crucial factor in development, particularly in steeply sloping areas. It is the intent of the village to minimize the water-runoff and soil-erosions problems caused by development and to protect the unique natural features of the Jemez Valley.

1. Adequate provisions shall be made to ensure implementation of the storm drainage management plan for the subdivision of the National Flood Insurance Program, if applicable.
2. Graded slopes shall be sculpted to have a smooth transition with the natural topography. Mass grading of large pads and excessive terracing is prohibited unless authorized by the planning commission.

3. All graded slopes shall be protected from wind and water erosion through acceptable stabilization methods. These may include revegetation, terraced retaining walls of appropriate material and construction or erosion control netting.

C. Easements.

Easements of at least five (5) feet in width shall be provided and dedicated on each side of all rear lot lines (except where there are alleys) and alongside lot lines where necessary for poles, wires, conduits, storm and sanitary sewers, gas, water and other mains. An adequate easement shall be dedicated along all important watercourses for the purpose of widening, deepening, sloping, improving or protecting the channel for drainage purposes. Where a cut or fill road slope is outside the normal right-of-way of the street, then a slope easement shall be provided of sufficient width to permit maintenance of the slopes.

D. Blocks.

The lengths, widths and shapes of blocks shall be determined with due regard: to provision of adequate building sites suitable for the type of use contemplated; to zoning requirements for minimum lot sizes and dimensions; to needs for convenient access, circulation, control and safety of street traffic; and to limitations and opportunities related to topography.

E. Lots.

The arrangement and design of all lots shall provide satisfactory and desirable building sites properly related to topography and the character of adjacent development.

100-1-16. Character of development.

The planning commission shall confer with the subdivider regarding the type and character of development that will be permitted in the subdivision, and may negotiate with the subdivider as to certain minimum restrictions to be placed upon the property to prevent the construction of substandard buildings and to control the type and use of structures and the use of lots which, unless so controlled, would clearly depreciate the character and value of the proposed subdivision and of adjoining property. The planning commission shall have power to negotiate with the subdivider upon the use, height, area or bulk restrictions governing building and premises within the zoning jurisdiction of the village and as referenced in the village master plan visual characteristics policy.

100-1-17. Modifications and exceptions.

Whenever the tract to be subdivided is of such unusual size or shape, or is surrounded by such development or unusual physical conditions, that the strict application of these regulations would result in practical difficulties and substantial hardships, the planning commission may vary or modify the requirements, so that the subdivider is allowed to develop his property in a reasonable manner, but at the same time so that the public welfare and interests of the village are protected and the general intent and spirit of these regulations are preserved. However, such relief may not be granted if it is detrimental to the public good or impairs the intent and purpose of these

regulations or the desirable development of the community in accordance with plans and policies of the governing body. Any modification granted shall be entered in the records of the planning commission setting forth the reasons which justified the modification. Further, in granting modifications and exceptions the planning commission may place conditions which will substantially secure the objectives of the standards or requirements involved. The planning commission will not be obligated to grant relief from development to any future subdivider under a claim of precedent. Each modification or exception shall be considered on case-by-case basis.

100-1-18. Vacation of a plat.

A. Necessity.

Nothing in this section requires that a vacation be undertaken if a replat, accomplishing the elimination of lot lines is duly approved. A vacation is required when no replatting is undertaken but elimination of lot lines, right-of-way, or easement lines dividing a parcel is to be accomplished.

B. Application procedure.

Any plat filed in the office of the county clerk and within the planning and platting jurisdiction of the village may be vacated according to the following procedures:

1. The owner of the land proposed to be vacated, exclusive of public rights-of-way, shall sign a duly acknowledged statement declaring the plat or a portion of the plat is to be vacated and shall apply to the planning commission for approval.
2. Where a public right-of-way is proposed to be vacated:
 - a. The planning commission shall mail letters to franchised utilities and to the owner(s) of record of all lots adjacent to the public right-of-way to be vacated, informing them of the nature of the proposed vacation, and notifying them of date, time, and place of the hearing. At least fifteen (15) days shall be allowed for such comments before a decision is reached.
 - b. If the public right-of-way proposed for vacation is paved, or if the entire width of the right-of-way is proposed for vacation, the applicant shall post and maintain one or more signs, as provided and where instructed by the planning commission at least fifteen (15) days prior to the date of the hearing. The applicant is responsible for removing such signs within five (5) days after the hearing is completed. Failure to properly post signs is grounds for deferral of the request. No one except the applicant, the agent of the applicant, or the village shall remove or tamper with any such required sign during the period it is required to be maintained under this paragraph.
 - c. In considering the vacation of all or part of a public right-of-way, the planning commission shall determine whether or not the vacation will adversely affect the interests of persons owning contiguous land or land within the subdivision being vacated.
3. The rights-of-way of any public or private utility, including drainage, existing prior to the vacation, total or partial, of any plat are not affected by the vacation of a plat

unless an authorized representative of the utility involved agrees in writing to have the rights vacated.

C. Public hearing.

A decision of approval and endorsement shall be made at a hearing by the planning commission. Public notice in a newspaper of general circulation in the village shall be published at least fifteen (15) days before the date of the hearing; the notice shall indicate; the location of the proposed vacation, where a map of the proposed vacation may be viewed, and information on the hearing. If approved by the planning commission, the statement of vacation is endorsed "Approved". Such endorsement shall be within ten (10) days of the conclusion of the hearing.

D. Recording.

The vacation is in full force and effect only after the approved statement declaring the vacation has been recorded in the office of the county clerk. The county clerk shall be requested to mark the original plat with the words "Vacated" or "Partially Vacated" and refer on the plat to the volume and page on which the statement of vacation is recorded. Submittal for recording is the applicant's responsibility. The applicant shall also provide certified proof of the recording by the county clerk to the village clerk.

100-1-19. Construction violations.

Construction which violates any provisions of these regulations is strictly prohibited and no building permit shall be authorized, except in those cases where modifications or exceptions have been granted by the planning commission prior to start of construction. Violations without authorization by the planning commission shall bring cause for legal action by the village to have the construction violation stopped, corrected and/or removed and a penalty assessed.

100-1-20. Fees.

A. General subdivision fee.

To cover administrative expenses related to processing subdivisions, a subdivision fee will be charged prior to the preliminary plat approved. The subdivision fee shall be fifty dollars (\$50.00) per lot.

B. Vacation and replat fees.

To cover expenses related to processing any replat or vacation of plat shall require a fee of fifty dollars (\$50.00) for each such action.

C. Method of payment.

Fees shall be made payable to the village. Fees are non-refundable. All fees shall be paid to the village clerk at the time of application for approval.

101-1-21. Penalties.

A. Transferring lots in unapproved subdivision,

Any owner, or agent of the owner, of any land located within the planning and platting jurisdiction of the village who leases, transfers, sells, agrees to sell, or negotiates to sell land by reference to a plat of such land before being duly approved by the planning commission and duly recorded in the office of the county clerk shall upon conviction be subject to a fine of three hundred dollars (\$300.00) per offense. Each and every lot or portion thereof so leased, transferred, sold, agreed to be sold, or negotiated to be sold shall be prosecuted and treated as a separate offense.

B. Improper Recording.

Any person who records with the county clerk any plat in violation of these regulations shall upon conviction be subject to a fine not exceeding three hundred dollars (\$300.00) or by imprisonment for not more than 90 days, or by both such fine and imprisonment.

C. Legal Expense.

All legal fees and costs incurred by the village in prosecuting violations of these regulations shall be paid by the violator.

100-1-22. Appeals.

Any person aggrieved with any determination of the planning commission acting under these regulations may file an appeal to the governing body by submitting written application within fifteen (15) days of the planning commission's decision. Such appeal, if heard, shall be heard within (60) days of its filing. The governing body may overrule or modify any ruling of the planning commission and make such findings as are not inconsistent with the provisions of these regulations. Appeals shall be filed with the village clerk.

100-1-23. Amendment procedure.

The governing body may, from time to time, amend or modify these regulations after public hearing, due notice of which shall be given as required by law.

100-1-24. Public records.

The planning commission shall keep public records of findings, decisions and recommendations concerning all subdivision plats filed with it for review, including such actions as may be taken by the governing body through appeals or amendments to these regulations.