

From: Terry Thompson, SNA  
To: Barbara Martinez, Taos County Attorney  
Cc: Nathan Sanchez, Rick Bellis, John Durham, Nick Jaramillo  
Date: January 4, 2012  
Re: Explanation of recent requests for corrections for SNA section of LUR

Dear Barbara,

I hope the following list will explain why there have been requested corrections to the current draft of the Taos County LUR. All of them have been made in an attempt to correct errors so that 2012 uses were in conformance with the 2006 code. Since April 2010, the SNA section has been under review to carefully move all of the provisions in the 2006 ordinance into the new format. This has required many drafts and it is not surprising that errors were made here and there. Our current goal is to make sure that the 2012 table matches the equivalent information from the 2006 ordinance. The Planning Department has done a great job of working with us to insure this happens. Please call me if you have any questions and I look forward to receiving a new update to the Stagecoach section. Thank you.

Notes:

“06” Refers to the approved 2006 SNA zone overlay to the Taos County LUR.

“PD” Refers to Planning Department.

“July 13, 2011 draft” Refers to the PDF of the draft LUR which was the last one I saw until the current draft became available that John Durham and I reviewed with Nathan on Nov. 29, 2011.

“\*\*” Refers to item that still needs correction to comply with 06.

## **Section 5.15.2**

### **Large Bed and Breakfast**

RR.75 & RR2.5 - July 13, 2011 draft was correct. Requested correction to current draft to S\* was to comply with 06.

### **Small Bed and Breakfast**

CE - July 13, 2011 draft was correct. Requested correction in current draft to Blank was to comply with 06.

### **Day Care Residential**

RR and A10 - In 06 this use was allowed in the residential zones and stated as an S; however, PD recently said this use was allowed by state law and thus suggested correcting use to a P saying a Special Use Permit was not required.

CE – was a permitted use in 06 and now PD corrected to an S due to type of use and facility in the Commercial zone.

### **Duplex**

RR.75, RR2.5, A10 - July 13, 2011 draft error. Requested correction back to Blank to conform to 06 as Multiple Family units are not allowed in the RR and A10 zones.

### **Green House Residential**

LC and CE - 06 did not include this use. PD suggested correcting designation to P in keeping with P in other residential zones. All residences to be treated alike re this use.

### **Home Occupations**

CE - Error in July 13, 2011 draft. Requested correction to P to conform to 06.

### **Manufactured Homes**

RR2.5 – Error in July 13, 2011 draft. Correction to Blank designation agrees with 06.

### **Multiple Family**

LC – Error in July 13, 2011 draft. Requested correction to P to conform to 06.

### **Single-Family**

\*\* CE – July 13, 2011 draft said P and is in compliance with 06. Previous correction request to S was suggested by PD. **We request correction back to P to conform to 06.**

### **Agricultural Grazing**

Previous requested correction was to correct errors in drafts subsequent to July 13, 2011. Now all zones for this use agree with July 13, 2011 draft and with 06.

### **Temporary Farm and Ranch Labor Housing**

July 13, 2011 draft contained a comment error. Previous requested correction was to correct errors in July 13, 2011 draft and in subsequent drafts. Now all zones for this use conform to 06.

### **Alcoholic Beverage Sales**

LC –Comment added by PD clarifying on-site consumption only.

### **Churches**

\*\* LC, CE and HC100 – Errors in July 13, 2011 draft. Churches were never permitted in any of the zones in 06. **Request that all zones be corrected to blank to conform to 06.**

### **Day Care Commercial**

RR.75, RR2.5 - Error in July 13, 2011 draft. This commercial use never allowed in the RR zones in 06. A correction was requested to make these two zones blank per 06.

### **Department Store – Supermarkets**

HC100 – Previous correction request due to PD determination of insufficient space for this use in this 100 ft. zone.

### **Family Amusement and Recreation Parks**

HC100 – Previous correction request due to PD determination of insufficient space for this use in this 100 ft. zone.

### **Feed or Farming Store**

A10 – Error in July 13, 2011 draft. Requested correction for use as allowed as S in 06.

CE – Error in July 13, 2011 draft. Requested correction for use that was never singled out in 06 as a restricted retail business. P is now correct per 06.

### **Livestock Raising**

RR.75, RR2.5 & A10 – Error in July 13, 2011 draft. Use was permitted in 06. Requested correction back to P to conform to 06.

**Photographic Studio**

CE – July 13, 2011 draft was correct. Requested correction to subsequent draft to conform to 06.

LC – Error in July 13, 2011 draft. Requested correction to S to conform to 06.

**Schools-Public/Private**

RR.75 & RR2.5 - Error in July 13, 2011 draft. Use was not permitted in 06, requested correction back to Blank to conform to 06.

**\*\* LC & CE – July 13, 2011 draft was correct which said not permitted per 06. Request these two zones now be corrected to be Blank in keeping with 06.**

**Solar or Wind Farms**

HC100 - Error in July 13, 2011 draft. Current designation of blank is now correct.

**Storage Facility – Personal/Mini**

**\*\* LC – July 13, 2011 draft was correct. Sorry, but our previous correction request to you was in error. Please correct back to S to conform to 06.**

**Unattached Trailers**

New table row added by PD. Current designation conforms to 06.

**Section 5.15.3****Front Setback**

RR2.5 – July 13, 2011 draft was correct. Requested correction was to correct errors in subsequent drafts. Correct value of 50 ft conforms to 06.

**Maximum Coverage**

LC, CE and HC100 – Requested changes have been to correct errors created in drafts subsequent to the July 13, 2011 draft. All current values now comply with 06.

**Lot Area Minimum**

A10 – PD changed to 10 acre minimum to agree with other Ag zones and PD got approval for change from all A10 landowners.

CE – Error in July 13, 2011 draft. 1 acre minimum now conforms to 06.

**Lot widths Minimum**

**\*\* A10 – Error in July 13, 2011 draft. Please correct to 70 ft to agree with 06.**

CE – Error in July 13, 2011 draft. Correction was requested to conform to 06.

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