

**RESOLUTION NO: 2008-28
A RESOLUTION OF THE PLANNING COMMISSION
OF THE TOWN OF EDGEWOOD
TO APPROVE SU-2005-39**

WHEREAS, the request to subdivide has been filed by Woodard/Gonzales to subdivide an approximate 120 acres into one hundred-twenty (120) lots for single family dwellings; and

WHEREAS, this parcel is located within the geographic area covered of the Town of Edgewood, Santa Fe County, Section 14 , Tract B-R and Tract E on the south side of E. Venus Rd; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 7, 2008 to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this final subdivision request; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. The proposed subdivision is consistent with the adopted Comprehensive Plan for the Town of Edgewood; and
2. The site is physically suitable for the type of development proposed; and
3. The site is physically suitable for the proposed density of development; and
4. The design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems; and
5. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision; and
6. The completion of site-specific improvements have been assured by the subdivision improvement agreement and bonding presented.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Town of Edgewood does hereby approve the final subdivision SU-2005-39 subject to the following conditions:

1. Letter of commitment from New Mexico American Water.
2. Compliance with the requirements of the Santa Fe Fire Marshal.
3. Submittal of Covenants.
4. Disclosure Statement.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Preliminary plat map
B	Grading & Drainage Plan/Roadway Plan & Profile

3. The future residences shall be in compliance with the Santa Fe Fire Marshal requirements.

PASSED AND ADOPTED THIS 7th day of April 2008, by the following roll call vote:

AYES: Chemistruck, Dodge, Schober & Wilhite

NOES: none

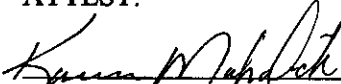
ABSENT: none

ABSTAIN: none



Vice-Chairman, Gary Chemistruck

ATTEST:



Karen Mahalick, Community Planning
& Development Manager