



ORDINANCE 25-08

AN ORDINANCE AMENDING THE TOWN OF TAOS ZONING MAP AND THE TOWN OF TAOS LAND USE DEVELOPMENT CODE

THIS ORDINANCE AMENDS THE TOWN OF TAOS OFFICIAL ZONING MAP AND THE TOWN OF TAOS LAND USE DEVELOPMENT CODE, WITH RESPECT TO 51 PARCELS WITH A TOTAL OF 41.231 ACRES. THE ANNEXATION AND REZONING OF PROPERTIES ARE SELECTED IN THE LAS HACIENDAS SUBDIVISION AREA, LOCATED SOUTH OF CRUZ ALTA ROAD AND NORTH OF CÁMINO CORTEZ BETWEEN ADJACENT PROPERTIES TO THE TOWN OF TAOS DESCRIBED IN EXHIBIT A. THE PROPERTIES ARE ZONED FROM THE R-4 RESIDENTIAL ZONE, R-A RESIDENTIAL/AGRICULTURE ZONE, AND R-2 SINGLE-FAMILY RESIDENTIAL ZONE.

WHEREAS, the Town of Taos filed a petition to annex and rezone 51 parcels containing 41.231 acres are located in properties in the area between South of Cruz Alta Road and Paseo and North of Camino Cortez, represented on the zoning map in Exhibit A. The Property UPC Numbers are listed in Exhibit B

WHEREAS, the Town Council finds that the proposed amendments to the zoning map and land development code are appropriate given the character of the areas and the existing zones in the vicinity; and

WHEREAS, the Town of Taos Development Review Committee held a posted meeting to discuss the proposed amendment to the annexation and zoning map on October 23, 2025; and

WHEREAS, the Planning and Zoning Commission held a duly published, noticed, and posted meeting and public hearing on the annexation and zone change on December 3, 2025, and the Planning and Zoning Commission then did recommend that such an amendment to the zoning map and land use development code be approved by the Town of Taos Town Council; and

WHEREAS, the Town Council held a duly published, noticed, and posted public hearing on September 25, 2025, for the purpose of taking evidence relative to, considering, and deliberating upon the present annexation and zone change ordinance; and

WHEREAS, the Town Council finds that the proposed amendment to the zoning map and Land use development meets the requirements set forth in Section 16.12.060.2 of the Town of Taos Land Use Development Code as follows:

1. The amendment is consistent with the direction and intent of the existing Town of Taos Master Plan.
2. The amendment is consistent with the purpose and intent of the Town of Taos zoning regulations.
3. The amendment to this title is consistent with the existing land use in the affected neighborhood.
4. The benefit to the neighborhood will outweigh any potential adverse impact upon the surrounding properties;
5. The amendment to this title will not create a danger to the public health, safety, or welfare, nor cause an extraordinary public expense, nor create a nuisance; and
6. The amendment is justified by the fact that the original zoning was in error, by a change in condition in the vicinity, or by a change in the town of Taos' overall development policy. (Ord. 10-07, 2010: Ord. 99-05, 1999);

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Town of Taos, meeting in Regular Session this December 09, 2025, and after having held a public hearing on the matter, that the following Ordinance is hereby amended, adopted, approved, and ratified:

Annexation and Zone Change of the following parcels as follows:

1. **Approval of annexation of Properties listed in Exhibit B with UPC Numbers.**
2. **The rezone of annexed properties is from County Rural Area to R-4 Residential Zone and R-A Residential /Agricultural Zone.**

See Exhibit A and Exhibit B.

This ordinance shall become effective as provided by law.

ORDAINED, ADOPTED, AND APPROVED this **December 09, 2025**, by the following vote:

Mayor Pro Tem Marietta Fambro	_____
Councilmember Darien Fernandez	_____
Councilmember Genevieve Oswald	_____
Councilmember Corilia Ortega	_____

TOWN OF TAOS

Mayor Pascualito M. Maestas

ATTEST:

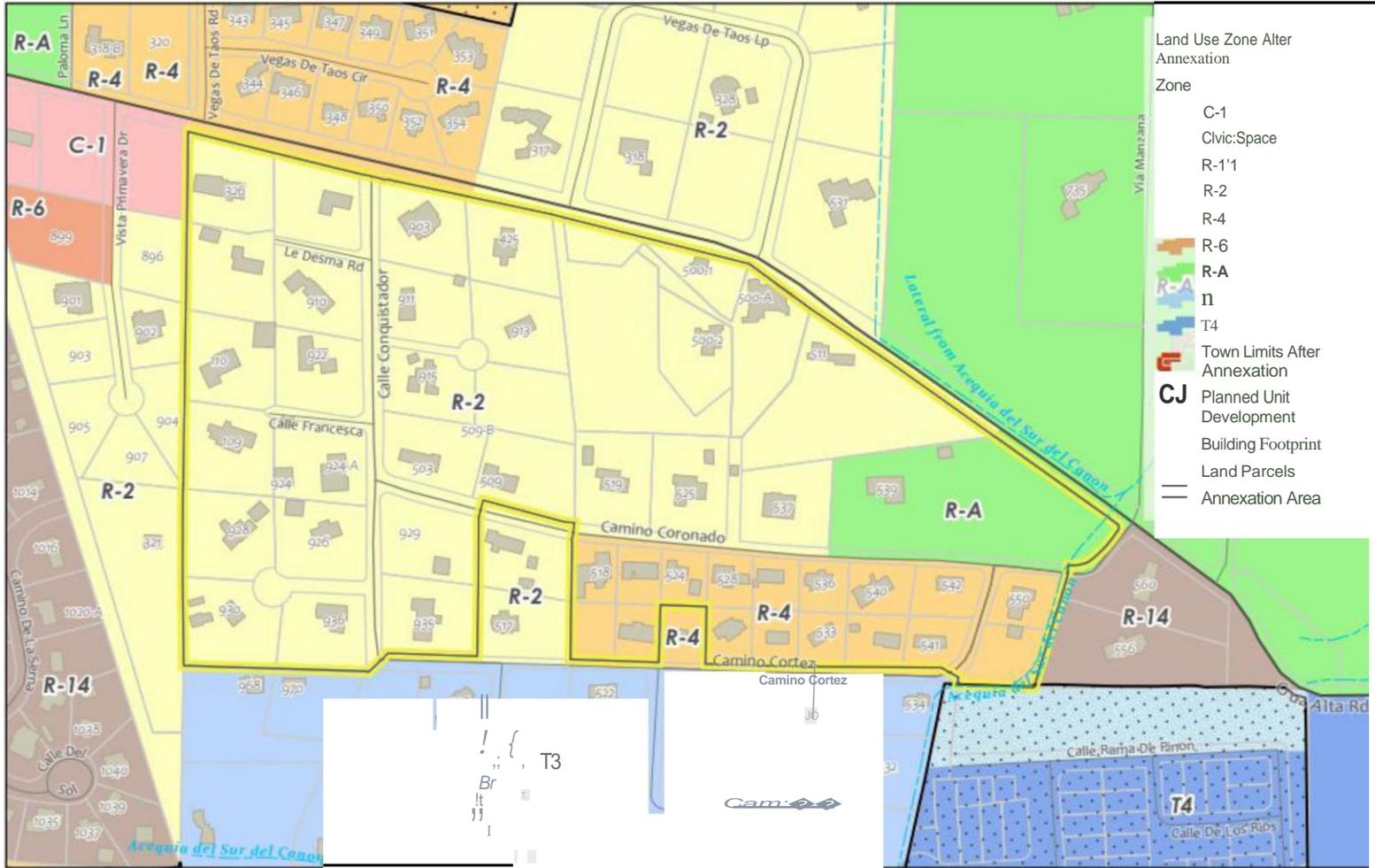
APPROVED AS TO FORM

Denise M. Martinez, Town Clerk

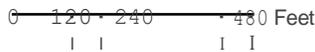
Jessica Nixon, Town Attorney

EXHIBIT A

Las Haciendas Subdivision Proposed Zoning After Proposed Annexation



Author: Tim c.omer, GIS Analyst, Town of Taos
 Date: 11/21/2025
 Map: Las Haciendas Subdivision



This data is for informational purposes only and should not be substituted for official title search, property appraisal, or survey work. It is provided as-is without any kind, expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose.

EXHIBIT B

UPC	Owner Name		
1074147320116	GREGORY, PAMELA S	1074147344164	POOL, JANET REVOCABLE TRUST
1074147289110	KITTNER, DAWN &	1074147400060	CORDOVA, JEFF &
1074147330195	DENLER, MARK ANTHONY	1074147370052	GINN, ERIC JAMES &
1074147314268	HOFFMANN, JENNIFER &	1074147370053	CRUZ, DENNIS JR &
1074147285153	FRANZGEN, HARALD K	1074147400050	BRANCHAL, DAVID R SR &
1074147297171	HARRIS PROPERTIES LLC	1074147420050	MADRID, BERLINDA
1074147304188	KOVASH, JON R &	1074147390060	PERRY, ROBERT D &
1074147370080	RIEBLI, PETER &	1074147380080	LF RENTALS LLC
1074147360090	BLACK, GEORGIA A	1074147390050	MONDRAGON, GENIVA
1074147397086	PACHECO, RUDOLPH E &	1074147410055	BARNABY, ROBERT A
1074147367167	BRUCE, MICHAEL &	1074147305143	COHN, AMOS H AND B SUZETTE
1074147350180	ATIAS, GARY	1074147430040	LUCERO, SAMUEL ERNESTO &
1074147321177	BOWDEN, JALMAR &	1074147415045	FERNANDEZ, DARIEN &
1074147313161	STRATEN, ROBERT VANDER	1074147432041	LUCERO, SAMUEL ERNESTO &
1074147270180	COLEMAN, MARGOT G REV LIVING TRUST	1074147430070	PACHECO, MANUEL R &
1074147296126	PRITCHARD, DANIEL A	1074147313100	MURPHY, CHARLES MAHLON &
1074147280139	HEIN, SARAH E	1074147350095	ZAMORA, EDWARD EUGENE
1074147335149	DAVIS, DOUGLAS A &	1074147345060	ZAMORA, EDWARD E
1074147378102	NOBLE, JEDEDIAH &	1074147422107	FRETZ, ELYSE &
1074147363110	ORTEGA, ALBERT &	1074147384136	HOFFMANN, ERIC & JENNIFER &
1074147346120	2017 BRUCE FAMILY TRUST	1074147396134	OGLESBY FAMILY TRUST
1074147329136	OSBURN, TAMARA	1074147416127UA	HENDRIX, KIMBERLY A
1074147353136	2017 BRUCE FAMILY TRUST	1074147405147	HOFFMANN, ERIC & JENNIFER &
1074147385052	ZAMORANO, TATYANA &	1074147416127UB	HENDRIX, KIMBERLY A
1074147361151	MONTOYA, ERNESTINE A &	1074147416127UC	ROI VENTURES LLC
		1074147416127UD	SMITH, NANCY J &