

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE 2018-6

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4
5 AN ORDINANCE

6 AMENDING SECTION 14-3.11(B) OF THE LAND DEVELOPMENT CODE TO
7 REQUIRE PUBLIC POSTING OF CONSTRUCTION PERMITS FOR PROPERTIES
8 THAT DO NOT ABUT PUBLIC STREETS OR ROADS.

9
10 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

11 Section 1. Subsection 14-3.11(B) of the Land Development Code is amended to
12 read:

13 (B) General Procedures

14 (1) Applications and Approvals

15 (a) All *applications* for construction *permits* pursuant to this section
16 shall include plans and other documentation as required by
17 the *land use director* that show compliance with the applicable
18 provisions of Chapter 14 as provided in Section 14-3.1(C) (Form
19 of Application).

20 (b) A construction *permit* shall not be approved until it is determined
21 that the construction or other *development* activity authorized by
22 the *permit* complies with all applicable provisions of Chapter 14
23 and applicable *state* and federal laws and regulations.

24 (c) The approval of construction *permits* by the *land use director* or
25 other *city* officials shall be coordinated with the approval

1 of *permits* required by other agencies.

2 (d) The *land use director* shall retain one approved set of plans in
3 the *city's* records for not less than ten years, use one set of plans
4 for inspections and enforcement and return one set of plans to
5 the *applicant* after they are reviewed and approved.

6 (2) Amendments to Applications

7 Any change from the approved site plans or floor plans shall first be
8 approved by the *land use director* and shall be submitted in writing and
9 approved prior to commencement of any construction related to the
10 proposed amendment.

11 (3) Expiration, Extension and Renewal

12 For expiration of construction *permits* see Section 7-1.6 SFCC
13 1987. The *land use director* may adopt procedures for the extension and
14 renewal of construction *permits* consistent with the provisions of Section
15 7-1.6 SFCC 1987.

16 (4) Record of Construction Permits

17 The *land use director* shall maintain a record of all construction *permits*,
18 including the *person* to whom the *permit* is issued, the address, the date
19 of issuance, the proposed use, the square footage of *buildings* constructed
20 or altered and the type of construction. The record shall be retained in
21 the *city's* records for not less than fifty years. *Permit* copies or summary
22 records for secondary construction *permits* such as plumbing, mechanical
23 and electrical *permits* shall be retained for not less than ten years.

24 (5) Posting of Construction Permits

25 Within twenty-four hours after issuance of a construction *permit*,

1 the *applicant* shall post the *property* for which the *permit* has been issued
2 with posters obtained from the *land use director*. One or more posters
3 shall be prominently displayed, readable from each public and private
4 road abutting the *property*, and securely placed on the *property*. If
5 the *property* does not abut a public *street* or road, the *land use*
6 *director* shall require additional posters within nearby public *streets* or
7 roads to provide effective notice to the public. Placement of the posters
8 shall be in such a manner as not to compromise public safety. The
9 posters shall remain in place until after the completion and final
10 inspection of all work covered by the *permit*.

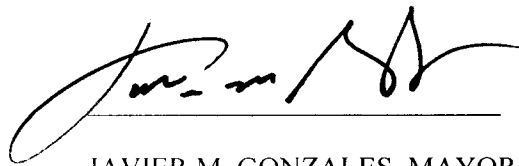
11 (6) Compliance with Permit Requirements

12 No construction or other *development* for which a *permit* is required shall
13 be done prior to obtaining the *permit*. All work shall comply with the
14 provisions of the approved *permit*.

15 (7) Combined Permits

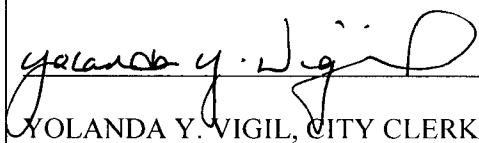
16 The *land use director* may require separate construction *permits* for each
17 of the categories of *development* identified in this section or may issue a
18 combined construction *permit* for two or more of the categories.

19 PASSED APPROVED and ADOPTED this 10th day of January, 2018.

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JAVIER M. GONZALES, MAYOR

22 ATTEST:

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24 _____
25 YOLANDA Y. VIGIL, CITY CLERK

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APPROVED AS TO FORM:



KELLEY A. BRENNAN, CITY ATTORNEY