

ULCNA Vision

Our Vision of the Upper Las Colonias Neighborhood is that of a rural community which continues and encourages the traditional residential use of the land, which supports compatible farming and ranching activities and which controls the development of compatible commercial activities. Central to this vision is the conservation of the scenic beauty, rural nature and natural resources of the area and the continuous improvement of the safety, security, health, welfare and economic well-being of our residents. Our planning horizon is from the near term out to many, many years. We will review the goals and objectives as needed.

Our Goals are:

- 1. Encourage and support ranching and farming activities,**
- 2. Preserve open spaces,**
- 3. Improve the health, safety, security, welfare and economic wellbeing of the neighborhood,**
- 4. Control growth, development and commercial activity in the neighborhood,**
- 5. Develop a sense of community.**

Goal #1: Enhance residential use of the land

- a) Work with the county planning and zoning department to construct a provision in the building codes so that new construction does not obstruct a neighbors view or opportunity to collect solar energy.
- b) Preserve adequate clean sources of water by working with the county/state officials to adopt and enforce regulations, by disseminating this information to all residents and by conserving water.
- c) Control light pollution from man-made light sources by working with Kit Carson and other utilities to shade existing night-lights.
- d) Promote clean air by controlling industrial pollution, reducing garbage burns, burn barrels and dust.

Goal #2: Encourage and support ranching and farming activities

- a) Protect and preserve acequias by supporting the existing parcientes and Ditch Associations.
- b) Honor historically used easements along all acequias that run through residential lands to facilitate access for ditch cleaning and access to computers.

Goal #3: Preserve open spaces

- a) Identify and record on maps of the area specific view patterns that should be conserved to protect the open spaces important to the neighborhood.
- b) Recommend specific protective covenants and conservation easements to protect the open spaces.
- c) Locate and document tree stands, arroyos and wildlife habitats that should be protected and sustained.

Goal #4: Improve the health, safety, security, welfare and economic well-being of the neighborhood.

- a) Complete an accurate addressing database with records for each resident and share the information with the county emergency departments.
- b) Coordinate a fire safety awareness campaign and work for more effective fire protection systems.
- c) Identify road improvements needed for safety, access by emergency vehicles and operations. Forward recommendations to the appropriate agencies for needed repair, maintenance and signage.
- d) Value cottage industries that are owned and operated by the residents of the area. (Cottage industries are those small individual owned businesses or concerns located in an otherwise generally residential area which function without altering the residential character of the neighborhood such as studios, B&Bs, crafts, gardens, etc.).
- e) Maintain a clean, litter free community by coordinating a team of volunteers for cleanup. Encourage reasonable control of neighborhood animals by using peer pressure and leading by example to reduce noise and encourage neutering.

Goal #5: Control growth, development and commercial activity in the neighborhood

- a) Review and make use of applicable state and county regulations.
- b) Recommend zoning and use guidelines for all land areas in the ULCNA to the county planning and zoning department with consistent ratios of development to open space for all new development. In addition,
- c) Establish a neighborhood association review procedure for proposed developments or commercial enterprises which examines the likely impact of the project on water, traffic, sewage, noise, aesthetics and environmental variables.
- d) Promote appropriate mixed use development which allows a compatible commercial activities to coexist with residential development and agriculture. Inappropriate development for this neighborhood includes gas stations, chain fast food businesses, truck stops, gravel pits, garbage dumps, adult bookstores, massage parlors, campgrounds, auto repair shops, new or used auto or mobile home sales and other activities as determined by the ULCNA.
- e) Ask the county planning and zoning commission to obtain concurrence from the ULCNA BOARD before granting approval for commercial developments or sub-divisions.
- f) Encourage the enforcement of building codes by the county by lobbying for adequate funding for the building and construction inspectors.
- g) Recommend to the county that all manufactured and mobile homes be required to meet the same site development criteria as site built homes.
- h) Compile a database of existing covenants, restrictions and land use patterns to correlate with the zoning recommendations.
- i) Compile a database of existing road agreements so new roads and easements can benefit from the existing knowledge.
- j) Evaluate traffic flow in the neighborhood and make recommendations to appropriate agencies for improvements or changes.
- k) Communicate with FEMA to become aware of hazard planning in this neighborhood.

Goal #6: Develop a sense of community

- a) Celebrate our pride in living in this community.
- b) Share stories of the history of this neighborhood.
- c) Publish a website.
- d) Share a database of people who are willing to housesit or take care of animals when residents are away from home.
- e) Initiate a neighborhood crime watch.
- f) Hold neighborhood activities so that people get to know each other and start to build a consensus for this neighborhoods vision and goals.