

**VILLAGE OF TAOS SKI VALLEY WILDFIRE PREVENTION AND PROTECTION  
ORDINANCE NO. 2019-\_\_\_\_\_**

**AN ORDINANCE OF THE VILLAGE OF TAOS SKI VALLEY ADOPTING  
REGULATIONS TO PREVENT WILDFIRE HAZARDS BY REQUIRING THE  
REMOVAL OF HAZARDOUS MATERIALS, DEBRIS, AND FLAMMABLE  
VEGETATION FROM PUBLIC AND PRIVATE PROPERTY WITHIN THE VILLAGE**

**WHEREAS**, the Village of Taos Ski Valley (“Village”) ~~is located in~~ is in a high alpine forest which may be subject to hazardous wildfires;

**WHEREAS**, the Village of Taos Ski Valley declares uncontained wildfires to be a threat to the health, safety, and welfare of Village residents and their property;

**WHEREAS**, dangerous wildfires are abated through proper management of the forest and through limited clearing and maintenance of private and public properties throughout the Village;

**WHEREAS**, in order to mitigate the possibility of wildfires, as well as their severity, the Village declares that enactment of these regulations is necessary to promote fire prevention through the oversight and management of flammable vegetation, debris, and hazardous materials that constitute a fire hazard;

**WHEREAS**, the Village Council further declares that regulation of fire hazards on public and private property within the Village is essential to preserve quality of life within the Village and to protect persons and structures from irreparable harm.

**NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE  
OF TAOS SKI VALLEY AS FOLLOWS:**

**INSERT DEFINITIONS??** (see notes)

**SECTION I. DUTY TO ABATE AND CONTROL WILDFIRE FUELS**

It shall be the duty of every owner, lessor, occupant, and person in control of any real property, or interest therein, or premises which are located within the jurisdictional limits of the Village, to control and/or abate therefrom all flammable vegetation, hazardous materials, and other debris that constitute a fire hazard and which may endanger or damage neighboring property, or otherwise threaten the health, safety, welfare of the citizens of the Village of Taos Ski Valley.

**SECTION II. STANDARDS FOR ABATEMENT AND CONTROL**

The standards for abatement and control of flammable vegetation, hazardous materials, and other debris which increase the risk of wildfire on public and private property within the Village of Taos Ski Valley are as set forth herein.

### **SECTION III. ENFORCEMENT OF ABATEMENT STANDARDS ON PRIVATE AND PUBLIC PROPERTY.**

1. Cooperation from all landowners, private and public, will be encouraged through positive communication by mail and through personal contact with neighbors and Village officials and staff.
2. When flammable vegetation and debris control measures are not carried out by an owner, lessor, occupant, or person in control of property, the Village will engage enforcement measures and the imposition of penalties as set forth herein.
3. Abatement and control priorities for flammable vegetation, hazardous materials, and debris are established based upon the location and size of properties and their relative hazard to the community as set forth herein.
4. The Village will coordinate with local entities to procure the expertise of a forestry and wildfire mitigation expert. This expert is referenced throughout this Ordinance as a “Director of Forestry.” The Director of Forestry will be appointed by the Village as an expert to aid property owners in assessing the best practices for mitigation of wildfire hazards.

### **SECTION IV. FUEL MANAGEMENT STANDARDS**

1. The intent of these standards is to reduce the potential for a catastrophic crown fire within the Village while preserving its forested appearance and natural landscape.
2. The goal of these standards is to retain a forest environment with a forty (40) square foot per acre minimum basal area density of mature trees. This translates to forty (40) trees per acre, with approximately a fourteen (14) inch diameter per tree. When computing minimum required basal area, trees smaller than fourteen (14) inch diameter will be projected to grow to that size.
- #. The **director of forestry** may develop a modified plan with the landowner in any case as circumstances warrant, to be submitted to the Village Council for final approval.
3. Initial thinning should normally last a period of ten (10) years before ladder fuels and tree growth are sufficient to require a maintenance thinning.
4. Maintenance activities such as ~~pine needle raking~~ and ladder fuel ~~removal~~ management shall be conducted on a yearly basis.
5. Circumstances such as drought and ~~bark beetle~~ insect mortality can cause a property to quickly deviate from fuel management standards and become non-compliant. Should a property not be maintained or otherwise become noncompliant, the property owner, lessor, occupant, or person in control of the property will be notified to correct the problem and be given a timeframe for coming back into compliance. Should compliance not be obtained in the established timeframe, the property shall be designated non-compliant and the property owner, lessor,

**Comment [RP1]:** Define Director of Forestry

occupant, or person in control of the property will face enforcement and penalties as set forth herein.

## SECTION V. DESIGNATED ZONES

All properties located within the boundaries of the Village of Taos Ski Valley shall meet the following requirements for each of the following designated fire protection Zones 1 through 4. These designated Zones are located within a given lot, although the size and configuration of the lot may vary and therefore require specific abatement and mitigation measures.

The attached Appendix A provides illustrations and schematic diagrams to assist in interpreting the requirements set forth below. Appendix A may be amended by the Village of Taos Ski Valley by Resolution adopted by the Village Council.

1. **Zone 1 /Structure Protection (zero to ten feet (0-10') from structure or deck).** This zone should be devoid of flammable vegetation as much as possible. Trees within this Zone shall be considered a part of the structure and the Zone will be extended accordingly. The requirements for Zone 1 are as follows:

- a. All flammable ground materials and activity slash must be removed.
- b. All ladder fuels must be removed, including shrubs beneath the crown of conifers.
- c. Separation between crowns is required as per Appendix A, Section\_\_\_\_\_.
- d. Where there is a maximum: of five similar sized trees with overlapping crowns allowed in a clump; and otherwise there must be separation as per Appendix A, Section\_\_\_\_\_.
- e. All species must be pruned at least ~~one hundred and fifty~~ ten (150-10) feet above ground and, if tree height permits, ten (10) feet above structure eaves.
- f. Ornamental spruce and planted tree-form conifers that can't be trimmed to structure eaves shall be removed or modified through mitigation measures as approved by the Village of ~~Taos Ski~~ Taos Ski Valley, such as xeriscaping or vertical and horizontal spacing to reduce ignition risk. Xeriscaping is further explained in Appendix B.
- ~~g. Any live tree greater than twenty (20) DBH requires a permit to be removed, unless considered a hazard tree and removed by a licensed and insured contractor or utility company.~~
- ~~h. No wood chips will be allowed, except in planting beds or designated pathways, at a maximum depth of two inches (2").~~
- ~~i. No firewood shall be stored in this zone from May through October. unless covered by approved fire retardant materials.~~

~~j~~i. No flammable construction material shall be stored in this zone, ~~unless covered by fire retardant materials.~~

~~k~~j. No standing dead trees are allowed on the property.

~~k~~d. Grass and common weeds shall be trimmed low to ground or be eliminated.

~~l~~m. Planted vegetation shall be fire resistant and low growing.

~~m~~n. There shall be no low growing flammable vegetation such as juniper (including ornamental juniper).

~~n~~e. Roofs and gutters shall be kept free of pine needles and other debris.

~~o~~p. No ~~flammable~~-conifers are allowed, less than eave ~~height and~~height and within twenty (~~20~~20) feet of ~~vents, windows~~vents, windows, or doors.

**2. Zone 2/ Defensible Space (greater than ten (10') feet up to two hundred (200') feet from structure or deck as dictated by slope Appendix A, Section \_\_\_\_).** The intent of this Zone is to reduce the threat to a structure from an advancing wildfire. The requirements for Zone 2 are as follows:

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a. Remove all non-decomposing, ~~pine needles~~, flammable, ground materials and ~~activity~~-slash within thirty (30) feet of a structure, unless that distance overlaps with another property or right-of-way.

b. Remove all ladder fuels including brush beneath crowns.

c. Minimum crowns separation of trees or "clumps" (maximum five similar sized trees ~~per clump~~per clump) is required as ~~per Appendix~~per Appendix A, Section \_\_\_\_.

d. Separation of brush species shall be as per Appendix A, Section \_\_\_\_\_.

e. All species of vegetation shall be pruned a minimum of ten (10) feet from ground within thirty (30) feet of a structure or one third of tree height, whichever is less. Ornamental conifers may be left untrimmed, provided that spacing and low ground fuels are maintained in order ~~to~~ ~~minimize~~to minimize ignition potential.

f. A minimum ~~of ten~~of ten (10) feet is recommended between planting beds.

~~g. Removal of any live tree greater than twenty (20) inches DBH requires a permit.~~

~~h~~g. No wood chips will be allowed, except in planting beds within thirty (30) feet of a structure, or designated pathways, at a maximum depth of two inches (2").

~~hi.~~ No firewood shall ~~be stacked~~be stacked within twenty ~~(20)~~ feet of structures unless stored ~~under winter~~under winter snow. ~~All firewood must comply with the beetle habitat reduction requirements contained in Appendix A, Section \_\_\_\_\_.~~ Firewood must be stacked with no more than two (2) cords per stack, and stacks must be separated by at least twenty feet (20') of clear spacing.

~~ji.~~ No ~~flammable~~ conifers are allowed, less than eave ~~height and~~height and within twenty ~~(20)~~ feet of ~~vents, windows~~vents, windows, or doors.

~~jk.~~ No standing dead trees are allowed within sixty (60) feet of structures.

**3. Zone 3/ Forest Woodlands (from the end of Zone 2 to the edge of the property).** This Zone includes vacant lots and properties less than five (5) acres in size. Where the property is within the defensible space of another property, Zone 2 standards shall apply. This Zone shall maintain an open forested appearance with well-spaced trees and openings. The Zone should contain a variety of tree species of various ages. Groups of trees should be of similar ages and heights. Different groups will provide the multiple age structure and size structure. The requirements for Zone 3 are as follows:

a. ~~Remove~~ Manage all ladder fuels.

b. Separation of vegetation and trees shall be as per Appendix A, Section \_\_\_\_\_.

c. Every effort shall be made to remove and utilize bole wood over six (6) inches in diameter.

d. Trim all species to six (6) feet or one-third the height of the tree, whichever is less, measuring from the uphill side of the tree. Insure that shorter tree groups are not upwind of taller tree groups (acts as ladder fuel).

~~-e. Except when the property has a fuels management plan approved by the director of forestry, removal of any live tree greater than twenty (20) DBH requires a permit.~~

~~-f.~~ - Mastication and chipping of slash are allowed for slash ~~disposal,~~disposal; however, all residue must still be removed. ~~Wood or residue depth shall not exceed two (2) inches.~~ Bole wood over six (6) inches in diameter shall be removed if possible or lopped and laid perpendicular and anchored.

~~-g.~~ - Where possible all slash shall be removed, masticated, or chipped. On steep slopes or where access is limited, alternative fuels management slash treatments may be approved by the director of forestry, such as lop and scatter with material anchored and lying perpendicular to the slope, or on-site burning with an authorized burn permit.

~~-hg.~~ - Up to three (3), twelve ~~(12)~~ inch DBH or larger non-hazardous standing dead trees may ~~be retained~~be retained per acre for wildlife habitat. Recent ~~beetle~~ insect killed trees, or any

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Comment [RP2]: Define Slash

recently dead or diseased tree must be harvested and removed, ~~or treated as per Appendix A, Section \_\_\_\_\_.~~

Comment [RP3]: Define Diseased Tree

~~ih.~~ -All non-decomposing ground debris greater than five (5) inches in diameter shall ~~be removed~~ ~~be removed~~, except up to ~~five (five (5)-downed) downed~~ logs per acre greater than twelve (12-) inches in diameter may be retained for wildlife habitat.

**4. Zone 4/ Large Tracts (more than five acres with or without structures).** A fuels reduction plan shall be prepared and/or approved on a case by case basis by the director of forestry. Where structures are involved, they shall be treated as in Zones 1 and 2. The Zone shall have an open forested appearance. These properties shall be treated with the intent to keep a wildfire on the ground to minimize spotting potential. The goal of treatment is to prevent a stand replacing crown fire. Some untreated areas may remain to meet agreed upon objectives providing there is sufficient treated area surrounding the untreated areas to mitigate crown fire spread. The requirements for Zone 4 are as follows:

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a. Treated areas of the properties shall have no ladder fuels. This is not to say or encourage cutting all small diameter vegetation. Rather, many larger trees are mature and ready to be harvested, in fact many of the older Spruce and Fir are at the end of their life and have rotten cores, even while looking healthy. A good mix of tree type and size across the property is desirable.

b. Separation of trees shall be as per Appendix A, Section \_\_\_\_\_. Modification of this separation may be approved by the director of forestry to meet specific objectives.

c. Perimeter thinning shall be of sufficient width to prevent a sustainable crown fire from advancing to an adjacent property.

d. Every effort shall be made to remove and utilize bole wood over five (5) inches in diameter. Bole wood not removed shall be felled along the contour or otherwise treated upon direction of the director of forestry. Except when the property has a fuels management plan approved by the director of forestry, removal of any live tree greater than twenty (20) inch DBH requires a permit.

e. Where possible, slash shall be treated with full removal, shallow mastication, or chipping. Lop and scatter may be used as a less desirable alternative.

f. If lop and scatter is allowed, ~~bole wood slash~~ shall be lopped and scattered to less than two (2) feet ~~in depth~~ ~~in depth~~ to accelerate decomposition. Lopped and scattered ~~wood slash~~ shall not be placed under the drip line of residual trees. Lopped wood should not be left in piles or leaned against residual trees.

g. No standing dead trees are allowed within one hundred and fifty (150) feet of the ~~property perimeter~~ ~~property perimeter~~.

h. Trees shall be pruned where appropriate to meet objectives but may be left un-pruned ~~if separation~~if separation is adequate to prevent fire movement from tree to tree.

i. If a Zone 4 property is used for a commercial purpose, a fuels management plan shall ~~be developed~~be developed in partnership with the landowner to meet the commercial objectives and ~~manage fuels~~manage fuels on the site. The signed plan will be an agreement between the Director of Forestry ~~and the~~and the landowner for the certification period. If the Director of Forestry and the landowner cannot come to agreement, the matter will be presented to the Planning Commission for resolution and will be placed on the next available agenda.

## 5. Wildland Urban Interface Zone (WUI)

All real estate within the limits of the Village of Taos Ski Valley ~~is~~are contained in the Wildland Urban Interface Zone (WUI).

Comment [RP4]: Define WUI

~~a. Where structures or residences are located in the natural vegetation of the Village's mountains and wildland areas, they are considered to be in the Wildland-Urban Interface (WUI) and are inherently at risk from wildfires. The WUI is any area where structures and other human developments meet or intermingle with wildland vegetative fuels—the shrubs, trees and grasses that make the Village's mountains so beautiful have evolved to burn.~~

~~b. For residences and structures that are located in the WUI, it is good to plan ahead. These areas are naturally prone to burn. Planning ahead and taking actions to reduce fire hazards can increase safety and help protect property. As more people choose to live in areas prone to wildfire, additional homes and lives are potentially threatened every year.~~

~~Firefighters always do their best to protect residents and homes in the WUI, but ultimately, it is the property owner's responsibility to protect life, family, animals and property from wildfire.~~

~~e. The WUI is identified in the Map attached hereto as Exhibit B. Most lands located in the QWUI have the following characteristics:~~

~~(1) Lands within the Urban Wildland Interface Zone, located away from the Village core.~~

~~(2) Property bordering lands of the federal government, including Indian lands.~~

~~(3) Properties found to be over 75 on the fire hazard rating.~~

~~(4) Properties found to be over 60 on the fire hazard rating.~~

~~(5) All other property.~~

~~d. All properties located within the WUI are subject to special requirements as set forth in the WUI Code adopted by the Village, as amended, and incorporated in this Ordinance by reference.~~

~~e. The objective of the WUI Code is to establish minimum regulations for the safeguarding of life and property from the intrusion of fire from wildland fire exposures and fire exposures from adjacent structures, and to prevent structure fires from spreading to wildland fuels and vice versa.~~

## **SECTION VI. FEES IMPOSED**

The monthly fees for forest debris collection and disposal shall apply to all lots in all districts whether improved or not. The monthly rates for collection and disposal of forest debris shall be included in the Village's waste management fees and shall be set from time to time.

## **SECTION VII. RESPONSIBILITY FOR ADMINISTRATION.**

This Ordinance shall be administered by the Village of Taos Ski Valley Administrator, or his authorized designee, with assistance from the Director of Forestry, Chief of Police, Fire Chief, Public Safety Department, and **Planning Director.**

## **SECTION VIII. VIOLATIONS.**

1. Violation of any provision of this Ordinance shall be unlawful and subject to the Enforcement/Penalties provisions set forth in this Ordinance.
2. Any person seeking to report a violation of any provision of this Ordinance shall make such report to the Village of Taos Ski Valley.
3. Upon notice of a violation of this Ordinance, the Village Administrator, or his designee, shall issue a written notice of violation to the owner, lessor, occupant, or person in control of the property, as his or her name appears on the Taos County tax rolls and to the address as shown in the records of the County tax assessor. The notice shall be substantially in the form used to notify property owners of code violations. The notice shall include a copy of the standards for abatement and control specified in this Ordinance, the specific violations of this Ordinance, and the procedure needed to come into compliance. The notice shall be hand delivered or sent via certified mail, return receipt requested.
4. The notice shall give the property owner, lessor, occupant, or person in control of the property thirty (30) days within which to come into compliance with the Ordinance and shall specifically state any deadline in the notice. This time frame may be reduced in cases of an emergency.

## **SECTION IX. CIVIL ENFORCEMENT/PENALTIES.**

1. Where the owner, occupant, lessor, or other person in control of property is violating this Ordinance by failing to abate wildfire hazard as set forth herein, the Village shall notify the

**Comment [RP5]:** The VTSV building inspector should not be issuing CofOs for new construction without compliance with these standards. A conference and agreement/checklist with the director of forestry should be part of the certificate of compatibility paperwork. If this needs to be a formal recommendation to P&Z to give the inspector and planners some authority, let's do that.



owner in writing with a list of corrective measures needed to come into compliance. The notice shall be sent via certified mail, return receipt requested, or hand delivered. The notice will allow for thirty (30) days to come into compliance unless the situation involves an emergency.

2. If the owner, occupant, lessor, or other person in control of the property fails to comply with the notice, the Village Administrator, or his designee, may apply to the Village Council for written authorization to enter the property of the person who is in violation of this Ordinance and take any and all actions necessary to abate the conditions that have resulted in such violation, at the property owner's expense.

3. Such application to the Village Council shall include a copy of this Ordinance; a sworn or affirmed affidavit stating the factual basis for such relief, including evidence that the owner, occupant, lessor, or other person responsible for the property has received notice of violation or that reasonable efforts to serve the notice have been made but to no avail; a general description of the location of the property that is the subject of the action; and a list of the corrective measures needed to come into compliance with this Ordinance. Notice of the full application to the owner, lessor, occupant, or person in control of the property should be sent via certified mail, return receipt requested, or delivered in person and shall include the date scheduled for hearing of the matter before the Village Council.

3. Following a hearing, the Village Council will issue findings and conclusions regarding the application of noncompliance. If a violation is found, these findings and conclusions shall be sent to the owner, occupant, lessor, or other person in control of the property within ten (10) days after the date of their issuance by certified mail, return receipt requested, or hand delivered. If the property is not brought into compliance within thirty (30) days of the mailing or delivery of the Council's findings and conclusions, the Village will enter the property and abate or remedy the condition, at the property owner's expenses.

4. The Village shall create a written inventory of any property impounded by the Village during the abatement process.

5. The Village shall provide a detailed invoice to the person violating this Ordinance, which includes the entire cost of the abatement, plus an additional five (5) percent for inspection and other incidental costs to the Village in connection therewith. The invoice shall be hand delivered or sent via certified mail, return receipt requested.

6. The person violating this Ordinance shall pay the outstanding invoice to the Village within thirty (30) days of the date of the delivery or mailing of the invoice. If not paid in full, these costs will become a lien against the property that was the subject of the abatement, until paid-in-full, and shall have priority based upon the lien's date of recording. The Village Clerk will certify the amount of the lien to the Taos County Clerk and Recorder. Liens will be enforced and foreclosed against the property as provided by law.

**SECTION X. CRIMINAL ENFORCEMENT/PENALTIES.**

Any person who violates this Ordinance shall upon conviction be subject to a fine not exceeding three hundred dollars (\$300.00), or imprisonment for a period not exceeding ninety (90) ~~days~~ days, or both such fine and imprisonment. Any violation continued for a period of thirty (30) days shall be prosecuted and treated as a separate offense.

**SECTION XI. REMEDIES NOT EXCLUSIVE.**

Nothing in this Section shall be construed to limit the Village's authority to institute actions for injunction, mandamus, ~~abatement~~ abatement, or other appropriate actions to prevent, enjoin, abate, and/ or remove a violation of this Ordinance or to enforce this Ordinance. The Village may pursue both criminal and civil enforcement actions.

**SECTION XII. VIOLATIONS DEEMED A PUBLIC NUISANCE.**

Any condition caused or permitted to exist in violation of any of the provisions of this Ordinance is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be summarily abated or restored at the violator's expense, and/or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken.

**SECTION XIII. NON-WAIVER OF IMMUNITY.**

Nothing contained in this Ordinance shall be construed as waiving the immunity of the Village, its officers, agents, servants and employees, as may be provided for in the New Mexico Tort Claims Act, and neither the Village, nor its officers, agents, servants and employees shall be liable to any person for enforcement of the provisions of this Ordinance.

**SECTION XIV. ESTABLISHMENT OF FEES.**

In order to encourage abatement of properties in the Village, and to defray the costs associated with disposing of fire causing debris, the Council will assess a fire mitigation fee as part of its environmental fees under the Village's Solid Waste Ordinance No. \_\_\_\_\_, as amended. This fee may be adjusted by amendment to the Solid Waste Ordinance or by Resolution.

**SECTION XIV. SEVERABILITY.**

The provisions of this Ordinance are hereby declared to be severable. If any provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this Ordinance.

**SECTION XV. PUBLICATION AND EFFECTIVE DATE.**

This Ordinance shall be in full force and effect five (5) days after its adoption, approval and publication as provided by law.

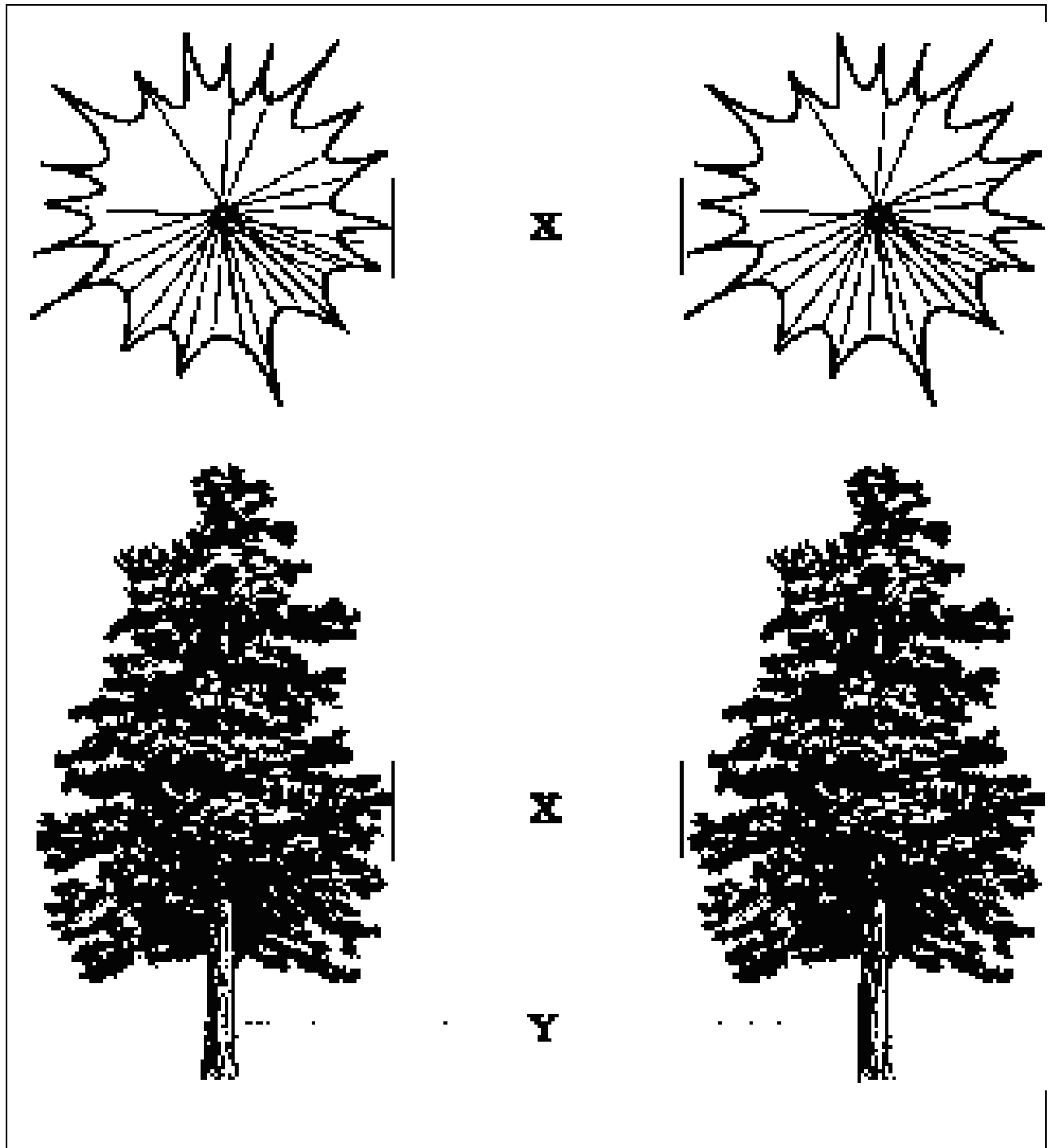
**PASSED, APPROVED AND ADOPTED ~~THIS~~ THIS day of \_\_\_\_\_, 2019.**

**VILLAGE OF TAOS SKI VALLEY, NEW MEXICO**

\_\_\_\_\_  
Christof Brownell, Mayor

ATTEST:

\_\_\_\_\_  
Ann Wooldridge, Village Clerk

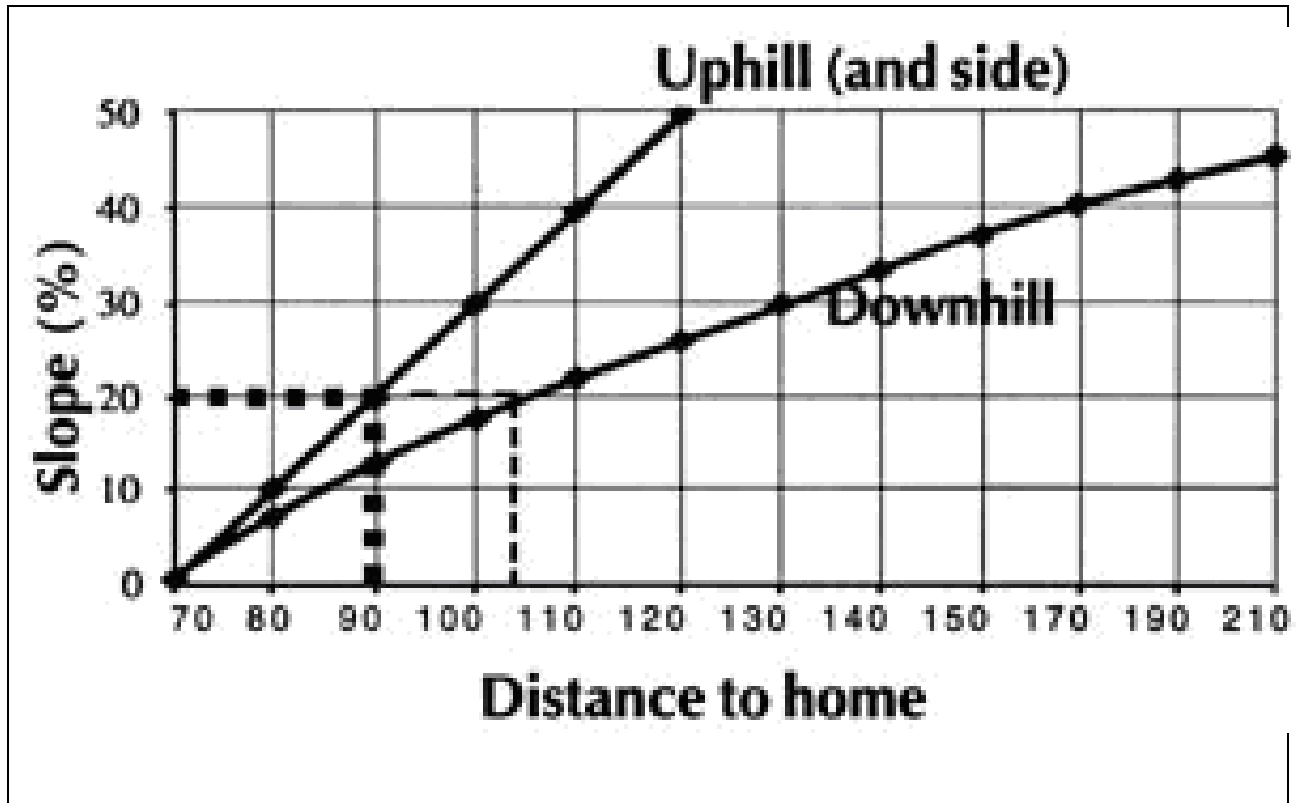


Measure crown separation (X) from the outside of the crown of one tree or clump of trees to the outside of the crown of the next tree.

Minimum Tree Crown and Shrub Clump Separation  
 Chart [42-80](#) #2

| Percent (%) Slope |     | Individual Tree Crown Separation | Tree Group Crown Separation |
|-------------------|-----|----------------------------------|-----------------------------|
| 0-10 %            | 10' | 15'                              | 2½ times shrub height       |
| 11-20%            | 15' | 20'                              | 3 times shrub height        |
| 21-40%            | 20' | 25'                              | 4 times shrub height        |
| 40%               | 30' | 35'                              | 6 times shrub height        |

Zone 2 Defensible Space Outer Edge Measurement based on Slope  
 Chart [42-80](#) #3



This chart indicates the minimum recommended dimensions for defensible space from the home to the outer edge of zone 2. For example: if the home is situated on a 20-percent slope, the minimum defensible space dimensions would be 90 feet uphill and to the sides of the home and 104 feet downhill from the home.

(Ord. No. 2002-04, 6-25-02; Ord. No. 2002-06, 6-25-02; Ord. No. 2004-04, 5-11-04; Ord. No. 2006-04, 6-27-06; [Ord. No. 2013-06](#), 7-9-13; Ord. No. [2016-05](#), 3-8-16)

- **Sec. 42-81. - Fire hazard ratings form.**

[SHARE LINK TO SECTION](#)  
[PRINT SECTION](#)  
[DOWNLOAD \(DOCX\) OF SECTION](#)  
[EMAIL SECTION](#)  
[COMPARE VERSIONS](#)

Forestry official will complete this form on site during the lot assessment.

|                                  | POINTS |                               | POINTS |
|----------------------------------|--------|-------------------------------|--------|
| <b><u>Subdivision Design</u></b> |        | <b><u>Fire Protection</u></b> |        |

| <b>Ingress/Egress</b>                           |         | <b>Fire Response</b>                          |             |
|---|---------|---|-------------|
| Two ways to evacuate neighborhood within 1,000' | 1 _____ | Property located in Village of Ruidoso        | 1<br>_____  |
| One way to evacuate neighborhood within 1,000'  | 3 _____ | Property located in County                    | 5<br>_____  |
| One way to evacuate neighborhood > 1,000' away  | 5 _____ | <b>Water Supply</b>                           |             |
| <b>Width of Primary Road @ driveway</b>         |         | 500 GPM Hydrant within 1,000 feet             | 1<br>_____  |
| 20 feet or more                                 | 1 _____ | Hydrant farther than 1,000 feet or draft site | 3<br>_____  |
| Less than 20 feet                               | 3 _____ | Water source 20 min or less, round trip       | 5<br>_____  |
| <b>Accessibility</b>                            |         | Water source farther than 20 min, round trip  | 10<br>_____ |
| Road grade 5% or less (avg. within 1,000')      | 1 _____ | <b>Utilities (electric service)</b>           |             |

|  |         |                                      |            |
|--|---------|--------------------------------------|------------|
| Road grade more than 5% (avg. within 1,000')   | 3 _____ | Underground mains and service lines  | 1<br>_____ |
| <b>Secondary Road Terminus</b>                 |         | Underground service lines only       | 3<br>_____ |
| Not a dead-end                                 | 0 _____ | Aboveground service lines            | 5<br>_____ |
| Loop roads, cul-de-sacs with an outside        | 1 _____ | <b><u>Construction Materials</u></b> |            |
| radius of 45 feet or greater                   |         | <b>Siding</b>                        |            |
| Cul-de-sac turnaround                          | 3 _____ | Noncombustible                       | 1<br>_____ |
| Dead-end roads 200 feet or less in length      | 3 _____ | Combustible                          | 5<br>_____ |
| Dead-end roads greater than 200 feet in length | 5 _____ | <b>Deck</b>                          |            |
| <b>Average Lot Size</b>                        |         | Noncombustible                       | 1<br>_____ |
| 10 acres or larger                             | 1 _____ | Decks over 6' w/noncombustible       | 1          |



|  |         |  |            |
|--|---------|--|------------|
|  |         | uprights                                   | _____      |
| Larger than 1 acres,<br>but less than 10 acres | 3 _____ | Combustible w/firesafe crawlspace          | 3<br>_____ |
| 1 acres or less                                | 5 _____ | Combustible                                | 5<br>_____ |
| <b>Street Signs</b>                            |         | <b>Sofits</b>                              |            |
| Present  | 1 _____ | Parapet/Santa Fe style/1hr. rated enclosed | 0<br>_____ |
| Not present                                    | 5 _____ | Enclosed                                   | 1<br>_____ |
| <b><u>Vegetation (UWIC Definitions)</u></b>    |         | Open                                       | 5<br>_____ |
| <b>Fuel Types</b>                              |         | <b>Windows</b>                             |            |
| Light  | 1 _____ | Low E                                      | 1<br>_____ |
| Medium   | 5 _____ | Double Pane                                | 3<br>_____ |
| Heavy  | 10      | Single Pane                                | 5          |

|  |         |                                      |             |
|--|---------|--------------------------------------|-------------|
|  | _____   |                                      | _____       |
| <b>Defensible Space</b> (what is possible?)    |         | <b>Roof</b>                          |             |
| More than 100 feet of treatment from buildings | 1 _____ | Class A Fire Rated                   | 1<br>_____  |
| Less than 100 feet of treatment from buildings | 5 _____ | Class B Fire Rated                   | 3<br>_____  |
| <b>Adjacent Landscape (within 10 feet)</b>     |         | Class C Fire Rated                   | 5<br>_____  |
| <b>Installed Landscape (within 10 feet)</b>    |         | Non-Rated                            | 10<br>_____ |
| Xeriscape or dirt                              | 0 _____ | <b>Stem Walls/Structural Support</b> |             |
| Flame Resistant Plants                         | 1 _____ | Non Combustible Enclosed             | 1<br>_____  |
| Flammable Plants                               | 3 _____ | Combustible Enclosed                 | 3<br>_____  |
| Flammable Ties and                             | 5 _____ | Non-Combustible Post & Beam          | 5           |

|   |                |  |             |
|---|----------------|--|-------------|
| Timbers                                 |                |  | _____       |
| <b><u>Topography</u></b>                |                | Combustible Post & Beam                    | 10<br>_____ |
| Slope 10% or less                       | 1 _____        |  |             |
| Slope more than 10%, but less than 20%  | 4 _____        |  |             |
| Slope more than 20%, but less than 30%  | <u>7</u> _____ | <b>FIRE HAZARD RATING</b>                  | _____       |
| Slope 30% or more                       | 10<br>_____    | <b>Med= ≤59; High= 60-74; Extreme= ≥75</b> |             |
| <b>LOT ASSESSMENT FEE \$</b><br>_____   |                | <b>APPROVED</b> _____ /<br>_____ / _____   |             |
| <b>FOOTPRINT DEBRIS FEE \$</b><br>_____ |                | <b>BY</b> _____ /<br>_____ / _____         |             |

Explanation of [Sec. 42-81](#) Fire Hazard Ratings Formcategories  
Subdivision Design