notice shall specify the place, day and hour of the meeting and, in the case of special meeting, the purpose of the meeting,

359908

- Section 4. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time, without notice other than announcement at the meeting, until a quorum as aforesald shall be present or be represented.
- Section 5. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of their Lot.

#### ARTICLE XI OFFICERS AND THEIR DUTIES

- Section 1. Enumeration of Offices. The Officers of this Association shall be a President and Vice President, who shall at all times be members of the Board of Directors; a Secretary, and a Treasurer, and such other officers as the Board may, from time to time, by resolution create.
- Section 2. Election of Officers. The election of Officers shall take place at the flist meeting of the Board of Directors following each ennual meeting of the Members.
- Section 3. Term. The Officers of this Association shall be elected annually by the Board of Directors and each shall hold office for one (1) year unless they shall sooner resign, or shall be removed, or otherwise disqualified to serve, or until their successor is elected and qualified. Officers shall not be disqualified to succeed themselves if duly elected as provided herein.
- Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.
- Section 5. Resignation and Removal. Any Officer may be removed from office with or without cause by the affirmative vote of two-thirds (2/3) of the Directors then in office. Any Officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignations shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.
- Section 6. Vacancies. A vacancy in any office may be filed in the manner prescribed for regular election. The Officer elected to such vacancy shall serve for the remainder of the term of the Officer being replaced.
- Section 7. Compensation. Officers may receive such compensation for any service they may render to the Association as the Board of Directors may determine. Any

Ř 9/24/96

Section 6, Payment of Assessment, Payment of assessments shall be as provided for in Anticle IV of the Declaration.

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- Section 7. Collection of Assessments. The collection of assessments as specified in Article IV of the Declaration.
- Section 8. Statement of Assessments. The statement of annual inssessments are as specified in Article IV of the Declaration.
- Section 9. Maintenance, Repair, Replacement and Other Common Expenses. The maintenance, repair, replacement and other common expenses as specified in Article IV of the Declaration (including but not limited to road maintenance and fire protection assessments), and in Article XIII of the Declaration (Solid Wastu Disposal).

Section 10. Lien for Assessments. The lien of the assessments provided for herein shall be subordinated pursuant to the provisions of Article IV of the Declaration.

#### ARTICLE XIII BOOKS AND RECORDS

The books, records and papers of the Association shall, at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of incorporation and the Bylaws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost.

#### ARTICLE XIV CORPORATE SEAL

The seal of the Association shall be as follows: (no seal required)

## ARTICLE XV AMENDMENTS

These Bylaws may be amended by majority vote of the Board of Directors.

## ARTICLE XVI FISCAL YEAR

The fiscal year of the Association shall begin on the first (1st) day of January and end on the thirty-first (31st) day of December of every year.

#### ARTICLE XVII CONSTRUCTION

Section 1. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration applicable to the Property and these Bylaws, said Declaration shall control.

9/24/98



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## 1359911

Section 2. Roberts Rules of Order, Revised, shall govern all deliberations of this Association and its Board of Directors, except as otherwise provided in these Bylaws, in the Adicies of Incorporation or in the Declaration.

ADOPTED this \_\_\_\_\_\_ day of September, 1996 by the Board of Directors of La Paz Homeowners' Association, Inc.

> 9 9/24/96

James Wall, President Director

Mark Conkling, Vice President Director

بالت ا Gary L. Suilivan, Secretary/Treasurer Director

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## PLEASE READ THIS DISCLOSURE STATEMENT BEFORE YOU SIGN ANY DOCUMENT OR AGREE TO ANYTHING

### DISCLOSURE STATEMENT

1359913

This disclosure statement is intended to provide you with enough information to permit you to make an informed decision on the purchase or lease of property described in this statement. You should read carefully all of the information contained in this statement before you decide to buy or isase the described property. You should be aware of the fact that various state agencies may have issued opinions on both the subdivision proposal and what is said in this disclosure statement about the proposal. These opinions, when required to be issued, whether favorable or unfavorable, are contained in this disclosure statement and should also be read carefully.

The County Development Review Committee and Board of County Commissioners have examined this disclosure statement to determine whether the subdivider can satisfy what he has said in this disclosure statement. However, the County Development Review Committee and the Board of County Commissioners do not vouch for the accuracy of what is said in this disclosure statement. Further, this disclosure statement is not a recommendation or endorsement of the subdivision by either the County ur the State. It is informative only.

Finally, the County Development Review Committee and the Board of County Commissioners recommend that you see the property before buying or leasing it. However, if you do not see the property prior to purchasing or leasing it, you have six months from the time of purchase or lease to inspect the property. Upon inspecting the property, you have three days from the date of inspection to rescind the transaction and receive all of your money back from the subdivider. You must give the subdivider notice of your intent to rescind within three days of your inspection of the property.

1. NAME OF SUBDIVISION

La Paz at Eldorado

2. NAME AND ADDRESS OF SUBDIVIDER

Eldorado Joint Venture One Haclenda Loop Santa Fe, New Mexico 87505

3. NAME AND ADDRESS OF PERSON IN CHARGE OF SALES OR LEASING IN NEW MEXICO

Mr. Mark Conkling Western Heritage Realty One Haclenda Loop Santa Fe, New Maxico 57595

4. SIZE OF SUBDIVISION BOTH PRESENT AND ANTICIPATED

335 acres

Present No. of parcels: 2

Anticipated No. of parcels: 99 Lots

No. of acres:

 $) \rightarrow$ 

5. SIZE OF LARGEST PARCEL OFFERED FOR SALE OR LEASE WITHIN THE SUBDIVISION

6.85 acres

6. SIZE OF SMALLEST PARCEL OFFERED FOR SALE OR LEASE WITHIN THE SUBDIVISION

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		t amount It amount	Size of parcel: Size of parcel:		·- ,			
8. FINANC	CING TERMS				<i>,</i>			
Το	be negotiated.			j.				
9. NAME /	ND ADDRESS C	of Holder of	LEGAL TITLE		,	3500		
One	orado Joint Veni • Hacienda Loop ita Fe, New Mexi	)	/		ļ	359 <b>91</b>		
10. NAME /	ND ADDRESS C	OF PERSON HAV	/ING EQUITABLE	TITLE				
	orado Joint Vent		,	ý.				
	Haclenda Loop la Fe, New Mexic			ð"				1 Sec
11. CONDIT	NON OF TITLE		<i>:</i>					
Include i	here at least the f	ollowing Informa	lion where applicat	de:				
	iber of mortgages ie of each mortga		e on Phase I, On ent Trust Compa	e on Phase ny; Charter	ii Bank for Si	avings		
Stateme the title:	nt of any other e	ncumbrances on	the land and any	other condit	ions relevar	nt to the stat	e of	
cont	e existing at tim lained in docum in governmental	ents recorded v	n. Reservations, vith the initial pla ling).	Restriction It will encu	ns and Eas mbar the p	ements roperty		
12. STATEM SUBDIVI	IENT OF ALL RI IDED LAND TO A	ESTRICTIONS (	OR RESERVATIO	NS OF RE	Cord Sue Use or o	JECTING 1 CCUPANCY	THE Y	
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13. ESCROV	V AGENT NAME	AND ADDRESS				E ST		7
No m	nortgage on the (	property curren	lly exists.			1		
14. UTILITIE	s					Ż		
Electr Cable Gas s Water S <del>ewe</del> Garbs	e service: rical service: • Tetevision: service: r service; r service; ago Collection;	U.S. West Public Service Eldorado Cabi Gas Co. of Ne Eldorado Utili None Environmenta	e Television w Mexico Res, Inc.	Est. cost: Est. cost: Est. cost: Est. cost: Est. cost: Est. cost:	Current He Current He Current He Current He N/A Covered b	ook-up Fee ook-up Fee ook-up Fee ook-up Fee ook-up Fee y Home- ssociation	: (*** ±	
15. INSTALLA	ATION OF UTILIT							
		Septe	mber 20, 1996 2					
			:		1 - 191 4 - 214 - 1-7 48 - 1-7		X S	

Include here the date each utility will be available for use by the owner if the subdivider is providing for utilities.

Phone: Electricity: Gas; Water: Liquid waste disposal: Solid waste disposal:

Date: Occupancy Date: Occupancy Date: Occupancy Date: Occupancy Date: Occupancy Date: By lot purchaser Date: Occupancy

1359915

**16. UTILITY LOCATION** 

If all utilities are to be provided to each parcel in the subdivision, please make that statement here:

Yes (Electrical, Telephone, Cable Television, Gas and Water): utility lines will run in easements across the front property line of each lot.

If utilities are to be provided, but not for all parcels within the aubdivision, please enumerate those parcels which will not be provided with a particular utility;

All lots to be served

State here if each of the utilities to be provided will be located above or underground:

Underground

## 17. WATER USE

Include here whether or not there will be water for domestic use, commercial use or recreational use and include any limitation, physical or legal, anticipated for each use indicated.

Indicate whether the subdivider or owner will provide the water: Subdivider

Domestic limit: Limited by capacity of Eldorado Utilities, Inc.

Water to be supplied by subdivider: Per Eldorado Utilities, inc. Standards

Commercial limit: N/A

## **18. AMOUNT OF WATER**

If the subdivider is to provide water for any use, he shall provide the following information:

Minimum daily quantity of water to be provided for each parcel and for each proposed use;

200 gallons per day per lot which totals 0.22 acre/feet/year.

The date on which water will be made available to each parcel and for each proposed use:

Occupancy

#### **19. WATER DELIVERY**

Describe the means of water delivery within the subdivision:

Eight inch ("8") and six inch (6") underground mains that will be owned and operated by Eldorado Utilities, Inc.

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## 20. WATER SYSTEM EXTENSION

State what the prospective owner will be required to pay for the extension of water to his parcel if he wants water prior to the date scheduled by the subdivider:

N/A

## 1359916

## 21. LIFE EXPECTANCY OF THE WATER SUPPLY

Include the life expectancy of each source of water supply under full development of the subdivision:

Source: Eldorado Utilities, Inc. Life expectancy: 100 years

## 22. WELLS: NO PRIVATE WELLS WILL BE ALLOWED

Average, maximum and minimum depth to water in the subdivision if water is available only from subterranean sources:

N/A

Recommended total depth of well:

N/A

Estimated yield in gallons per minute of wells completed to recommended total depths:

N/A

Recommended pump settings and size:

N/A

Lithological characteristics of formations through which well is to be completed:

N/A

## 23. SURFACE WATER

State the source and yield of the surface water supply:

None

## 24. STATE ENGINEER'S OPINION ON WATER

Include here the approved summary of the opinion received by the Board of County Conjmissioners from the state engineer on:

1

N/A - Eldorado Utilities, Inc. will supply the water for this subdivision; See New Maxico Environmental Department's comments in Supplemental Information attached hereto.

Status of the Lamy Well: The Lamy well, originally drilled in 1971, is the subject of protracted litigation over whether Eldorado is entitled to use a 1983 well which provides much of Eldorado's water, and which was drilled to replace the 1971 well, 20 feet away. Application was made to use it in 1983, and the State Engineer granted the permit. Elecause of a typographical error by the engineer, neighboring water users were not given due notice of the application. After a lawsuit, the case was remanded to the Engineer. 1) The engineer denied the application to change from the 1971 well to the 1983 hole; 2) Eldorado appealed

to the District Court; 3) the District Court dismissed the appeal; 4) Court of Appeals reversed the District Court.

## 1359917

Because of the State Engineer's denial of the permit and the District Court's dismissal, but before the Court of Appeals reversed the District Court, the Engineer brought a separate suit in District Court to enjoin use of the well. Because the District Court was reversed, the latter suit for injunction is now questionable. Work continues on other replacements for the 1983 well, so that if the permit is finally denied, there will be adequate alternate sources of water. One of the sources will likely be the original, 1971 hole, the legality of which is unquestioned. The utility has the right to all water it can get from that hole. Other sources include nearby wells which have a valid water right for all the water which they can produce.

Whether or not the subdivider can satisfy the proposals contained in this disclosure statement concerning water - except water quality:

See New Mexico Environmental Department's comments in Supplemental Information attached hereto.

Whether or not the subdivider is conforming with the requirements of this ordinance on water except water quality:

See New Mexico Environmental Department's comments in Supplemental Information attached hereto.

## 25. WATER QUALITY

Describe any quality which would make the water unsuitable for use within the subdivision:

None - contact Eldorado Utilities, Inc. for further information; See New Mexico Environmental Department's comments in Supplemental Information attached hereto.

State each maximum allowable water quality varemeter that has been exceeded with commission approval and the name of the element, composind, or standard that has exceeded that parameter:

None - contact Eldorado Utilities, Inc. for turities information; See New Mexico Environmental Department's comments in Supplemental Information attached hereto.

28. ENVIRONMENTAL IMPROVEMENT AGENCY'S OPINION ON WATER QUALITY

Include here the approved summary of the opinion received by the Board of County Conmissioners from the Environmental Improvement Agency on;

See New Mexico Environmental Department's comments in Supplemental Information attached hereto.

Whether or not the subdivider can satisfy the water quality proposals made in this disclosure statement;

Contact Eldorado Utilities, Inc. for further information

Whether or not the subdivider is conforming with the requirements of this ordinance on water;

Contact Eldorado Utilities, Inc. for further information

## 27. LIQUID WASTE DISPOSAL

Describe the precise type of liquid waste disposal system that is proposed and that has been approved by the commission for use within the subdivision:

Individual, on-site liquid waste disposal systems

(Some lots within the subdivision may be required to utilize alternative septic systems; see supplemental data for Preliminary Plat, Liquid Waste Disposal Plan, Pg.4) See New Mexico Environmental Department's comments in Supplemental Information attached hereto

28. ENVIRONMENTAL IMPROVEMENT AGENCY'S OPINION ON LIQUID WASTE DISPOSAL

Include here the approved summary of the opinion received by the Board of County Commissioners from the Environmental Improvement Agency on:

See New Mexico Environmental Department's comments in Supplemental Information attached Instato.

Whether or not the subdivider can satisfy the liquid waste disposal proposals made in this disclosure statement:

See New Mexico Environmental Department's comments in Supplemental Information attached hereto.

Whether or not the subdivider is conforming with the requirements of this ordinance on liquid waste disposal:

See New Mexico Environmental Department's comments in Supplemental Information attached hereto.

## 29. SOLID WASTE DISPOSAL

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Describe the means of solid waste disposal that is proposed for use within the subdivision:

Service by Environmental Control, Inc. See Appendix A of Master Plan and the Preliminary Plat Report for availability verification

30. ENVIRONMENTAL IMPROVEMENTS AGENCY'S OPINION ON SOLID WASTE DISPOSAL

Include here the approved summary of the opinion received by the Board of County Commissioners from the Environmental Improvement Agency on:

See New Mexico Environmental Department's comments in Supplemental Information attached hereto.

Whether or not the subdivider can satisfy the solid waste disposal proposals made in this disclosure statement:

See New Mexico Environmental Department's comments in Su; plemental information attached hereto.

Whether or not the subdivider is conforming with the requirements of this ordinance on solid waste disposal:

September 20, 1996 6

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See New Mexico Environmental Department's comments in Supplemental Information attached hereto. 1359919

#### **31. TERRAIN MANAGEMENT**

Describe the suitability of the soils in the subdivision for residential use whether permanent or seasonal:

Depth to rock could cause limitations for foundation depth and placement - please refer to Terrain Management Plan for more details.

Give the location of all lots within floodways, flood fringes, and flood plains;

- 1. Finish floor elevation of Lots No. 56, 57, 58, 69, 70, 71, 77, 78, and 79 shall be design 2 feet min. above both: the flood plain elevation and the highest adjacent natural ground elevation.
- 2. Lots 1, 2, 3, 4, 5, 8, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 41, 59, 60, 61, 62, 63, 84 are in flood plain soils according to the County Soils Map. The flood plain of these lots has been removed by a levee system which is to be maintained by the Homeowner's Association. Maintenance of the artificial levees will be essential for continued protection from flood plain. These lots do not lay within flood hazard area as designated on FEMA Panel No. 3500690250B and 3500690325B effective date November 4, 1988.

Describe the subsurface drainage for all lots:

Depth to rock could cause limitations - refer to Liquid Waste Disposal Plan for more details.

Describe the surface drainage for all lots:

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All lots will drain freely - refer to Terrain Management Plan for more details.

Describe all storm drainage systems including the completion date of any required to be constructed:

A leven system will protect the developed lots from the floodplain. Road side ditches and a few minor roadway culverts will convey the on-site minor drainage to the central arroyo. These improvements are expected to be completed with phased construction. Approximate construction dates are: Phase I, summer 1996; Phase II, summer 1997; Phase III, summer 1998.

32. NATURAL RESOURCES CONSERVATION DISTRICT'S OPINION ON TERRAIN MANAGEMENT

Whether or not the subdivider can satisfy the terrain management proposals made in this disclosure statement:

See Santa Fe - Pojcague Soil and Water Conservation District's and Santa Fe County Staff Hydrology comments in Supplemental Information attached hereto.

Whether or not the subdivider is conforming with the requirements of this ordinance on terrain management;

See Santa Fe - Pojcaque Soli and Water Conservation District's and Santa Fe County Staff Hydrology comments in Supplemental Information attached hereto. September 20, 1998

## 33. SUBDIVISION ACCESS

Individual Lots within the subdivision shall gain access through subdivision roads. Direct access to Avenida Eldorado and US 285 is prohibited. Direct access from Avenida Torreon is prohibited from Lots 85-70.

Name of town nearest subdivision: Santa Fe, New Mexico

Distance from town to subdivision: Approx. 12 miles

1359920

Name of highway or state road over which distance is computed:

U.S. Highway 285 and U.S. Interstate 25

If access to subdivision is available by conventional vehicle, please state that fact here. If it is not, please state that fact:

## Subdivision is accessible by conventional vehicle

If property is ordinarily accessible in all seasons and under all weather conditions, please state so. If it is not, please state that fact also:

Property is ordinarily accessible in all seasons and under all weather conditions

Describe the width and type of surfacing of all roads:

26' paved surface width and 24' gravel surface width in the 70' utility drainage and acces easement

Give the date on which all roads will be completed:

Prior to occupancy of any lot (Summer 1996, Phase I; Summer 1997, Phase II; Summer 1998, Phase III)

### 34. STATE HIGHWAY DEPARTMENT'S OPINION ON ACCESS

Include here the approved summary of the opinion received by the Board of County Commissioners from the State Highway Department on:

See New Mexico State Highway & Transportation Department's comments in Supplemental Information Attached hereto.

Whether or not the subdivider can satisfy the access proposals made in this disclosure statement:

See New Mexico State Highway & Transportation Department's comments in Supplemental Information Attached hereto.

Whether or not the subdivider is conforming with the requirements of this ordinance on access:

See New Mexico State Highway & Transportation Department's comments in Supplemental Information Attached hereto.

35. DEVELOPMENT

Include here all homes, recreation structures, and other community improvements to be provided by, the subdivider in the subdivision and not previously mentioned in this disclosure statement. Give the dates on which these items will be completed.

Improvement: None Estimated date of Completion: N/A

## 1359921

38. MAINTENANCE

State the owner's maintenance and construction responsibilities:

The owner will be responsible for the construction of roads and drainage structures; and for the extension of cable, water and gas utility mains and service interals to the lot line.

The lot owners will be responsible for hook-ups to all utilities.

A Homeowner's Association will be formed which will be financially responsible for maintenance of the roads, drainage structures, and the open space (Tract A).

Restrictive covenants will be recorded and will run with the land. The covenants will call for each owner to: keep their premises maintained in a socially acceptable condition at their sole expense, construct on-site liquid waste systems in accordance with approved design, install water conservative water fixtures and timit the use of exterior irrigation.

An Architectural Review Committee will be established by the covenants. This committee will be empowered to review all principal dwelling construction plans and site grading features prior to the owner's application for County or State building permit. All lot purchasers will be required to comply with the provisions of this review.

**37. ADVERSE CONDITIONS** 

State any activities or conditions adjacent to or nearby the subdivision such as feedlots, cement plants, and the like, which would subject the subdivided land to any unusual conditions affecting its use or occupancy:

None

## 36. RECREATIONAL FACILITIES

Describe all recreational facilities, actual and proposed, in the subdivision:

Tract A is to be reserved for joint use by Eldorado and La Paz residents for open space and recreational purposes, and as an equestrian trail link for public use as a continuation from the tracts to the North.

#### **39. FIRE PROTECTION**

Distance from subdivision:

Approx. 3 miles

Route over which distance is computed:

Avenida Eldorado, Avenida Torreon and Avenida Vista Grande

Indicate whether the fire department is staffed by volunteers or a full-time staff:

September 20, 1995



## Eldorado Fire and Rescue is staffed by volunteers.

#### **40. POLICE PROTECTION**

include here the various police units that would patrol the subdivision:

Sheriff's department: Municipal police: State police:

Yes, by regular patrol. No regular patrol. No regular patrol.

1359922

41. PUBLIC SCHOOLS

Name of nearest elementary school:

**Eldorado Elementary School** 

Distance of nearest elementary school and route over which distance is computed:

Approx. 2 Miles; Avenida Eldorado and AvenidaTorreon.

Name of nearest secondary school:

Santa Fe High School.

Distance of nearest secondary school and route over which distance is computed:

Approximately 14 miles - Avanida Eldorado, U.S. Highway 285, I-25, St. Francis Drive and Siringo Road.

## 42. HOSPITALS

Name of nearest hospital:

St. Vincent Hospital.

Distance of nearest hospital and route over which distance is computed:

Approximately 12 miles - Avenida Elderado, U.S. Highway 285, I-25, Old Pecos Trail and St. Michaels Drive.

Number of beds in nearest hospital:

263

## **43. SHOPPING FACILITIES**

Distance of nearest shopping facilities over which distance is computed:

Approximately 14 Miles to Santa Fe, New Mexico.

Number of stores in the nearest shopping facility:

Numerous.

## 44. PUBLIC TRANSPORTATION

Include here whether the subdivision is served on a regular basis by:



S.

None None None

## 45. COMPLETION DATES

State here the projected dates upon which any of the items mentioned in #38 through #44 above will be available if they are not yet available;

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All now available.

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September 20, 1996 11  $\mathcal{L}_{\alpha}$ 



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# 1359924

## SUPPLEMENTAL INFORMATION

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1359925 New Mexico State Highway and Transportation Department INTRA-DEPARTMENTAL CORRESPONDENCE Date: 3/24/94 SUBJECT: La Paz Subdivision Review Chris Vigil Tos R/W Bureau Robert Bracher M Froma District #5 Traffic Eng I have reviewed the Amended Master Plan and Preliminary Plat Report for the subject subdivision. Though a traffic impact analysis, per se, was not included in the report, traffic volume data was and a traffic assess ment was made. Based upon the information provided and my knowledge of the area, it would appear that the improvements already proposed for Avenida Eldorado, i.e. the addition of a right turn deceleration lane and a left turn acceleration lane would be adequate to handle the additional traffic projected for the La Raz Subdivision. As a point of interest, the traffic generated by the La Pay Subdivision alone would require the above mentioned auxiliary lanes. Therefore, if the improvements are not made by others, the roadway improvements should be made by La Paz as a condition to the approval of the subdivision. なない W. Orig: Chris Vigil xc: Bob Lopez Toni Gallegos 2 5 1994 Joe Ruiz 67176 .... 

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•	·	New Mexico Bighway & Transport	State ation Department	135992	. <b>р</b> 4
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UBJECT:	La Paz Subd	ivision		ril 19, 1994	
0:	Chris Vigil Right-of-Wa		Yile Ref		
ROMI	-	zel 2 ign Engineer	Attentio	n of:	
	A review of the improv are approp US-285. Th and a left left-turn a to a left-	if the subject subdiv ements requested by riate for the inters less improvements are toturn acceleration turn deceleration lane som turn deceleration lane see improvements mut artment's Driveway Re	section of Avenida I a right-turn decel 1 lane. Consister me consideration sho ane for north bound at be designed to me	1 Dorado and eration lane it with the buld be given traffic. As	•
Sachter J.	There appear these impli- improvement before any Department	ars to be a need to o rovements. Perhaps ts needs to be addes y future subdivisi	coordinate the impli- the issue of coo	Eldorado area	
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l			" R. Van Hou	ren '	•		
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	highway.	a drainage	g US 285 will d control measure e impact on US	should b	ly toward the e considered (	:0	
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	If I can	be of furth	er assistance,	please ad	vise.		
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### N.M.S.H. & T.D. PROJECT DEVELOPMENT CONFERMEMO

Date: 03-25-94

To: Chris Vigil Right-of-way Section

From: Charles L. Ortiz, Urban Project Development Engineer

Re: La Paz, Eldorado, Santa Fe County, District 5

The following comments are offered concerning effect of the proposed development on US 285:

The only impact of this subdivision to US 285 that I notice are minor traffic impacts. Traffic Design and the District can provide more detailed analysis.

This particular subdivision may not have a major impact on US 285. Consideration must be given that this subdivision combined with all the other subdivisions that have been built and will be built in the Eldorado area are having a major impact on US 285 and I 25. The Developers should share in the cost of these impacts.

Upon approval of subdivision package by the reviewers, approval should be granted.

If you have any questions or need additional information, please call me at extension 9853.

xc: George A. Herrera Robert B. Bracher



:

## State of New Mexico Environment Department

---- BRUCE KING

1359930

DISTRICT II OFFICE 1911 Fifth Street. Suite 205 Santa Fe, New Mexico 87505 (505) 473-3473 Fax (505) 473-3477

JUDITH M. ESPINOSA SECRETARY RON CURRY

DEPUTY SECRETARY

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February 8,1994

Mr. Gilbert Chavez
Land Use and Code Administrator
Santa Fe County
P.O. Box 276
Santa Fe, New Mexico 87504-0276

RE: LA PAZ AT ELDORADO SUBDIVISION MASTER PLAN AND PRELIMINARY PLAT SANTA FE COUNTY, NEW MEXICO

Dear Mr. Chavez:

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On January 12,1994, the NMED District II Office received a submittal for a master plan and preliminary plat for the above referenced project, with your request for a review for technical accuracy and compliance with the Santa Fe County Land Development Code.

## <u>General</u>

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La Paz at Eldorado is a proposed single family residential subdivision to be located within the Canada de Los Alamos Grant and a portion of the Bishop John Lamy Grant, T15N, R10E, N.M.P.M., Santa Fe County, N.M.

The project is a consolidation of two parcels of land, "Tract 3, Eldorado at Santa Fe, Unit 3" and "Lot 4-12, Los Caballos Estates".

La Paz is bounded on the north by Avenida Eldorado, on the east by U.S. Highway 285, on the south by Los Caballos Estates Subdivision and on the west by Avenida Torreon and the Eldorado at Santa Fe, Unit 3 Subdivision.

A total of 335.16 acres will be subdivided into 99 residential lots, an open space area and a buffer zone along U.S. Highway 285, thus creating a Type II subdivision.

## Water Supply Plan and Ouslity

Eldorado Utilities Inc. has submitted a letter of intent to serve the La Paz Subdivision with water.

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#### Water Supply Plan and Ouality (cont.)

The water quality analysis for Eldorado Utilities Inc., on file with the NMED Santa Fe Field Office, meets all of the water quality parameters of the regulations.

The water supply plan and quality meet the requirements of the code.

## Liquid Waste Plan

Individual, on-site liquid waste disposal systems are proposed for this subdivision. For lots with soils having severe limitations to conventional liquid waste systems, it is proposed that alternate systems be installed according to NMED regulations.

The soils map provided in the master plan report indicates that the soils throughout most of the subdivision have slight to moderate limitations to liquid waste leach fields.

The liquid waste plan complies with the requirements of the code.

#### Solid Waste Plan

Solid waste disposal is to be provided by Environmental Control Inc. Solid waste containment will be handled with individual, onsite receptacles.

The solid wasts plan meets the requirements of the code.

If I can be of further assistance in this matter, please do not hesitate to contact me at (505) 474-4405.

Sincerely,

' A Edward A. Gonzales, PE & PS

District II Engineer

cc. Courte Voorhees, HPM-1, District II Vladimir Gershanok, Environmentalist, Santa Fe Field Office



## STATE OF NEW MEXICO OFFICE OF CULTURAL AFFAIRS HISTORIC PRESERVATION DIVISION

BRUCE KING COVERNOR VILLA RIVERA BUILDING 2218 EAST PALACE AVENUE SANTA FE, NEW MEXICO 87303 (505) 827-6320 THOMAS W. MERILAN

JHUMAS IY, MEM DIRECTOR

January 24, 1994

Gilbert Chavez Land Use and Code Administrator Santa Fe County P.O. Box 276 Santa Fe, New Mexico 87504-0276

Dear Mr. Chayez:

Thank you for your letter of January 10, 1004, which I received on January 12, enclosing archaeological survey reports for the proposed Wath Parse Subdivision, located near Eldorado at the intersection of Avenida Eldorado and U.S. 285. I have reviewed the reports pursuant to Section 3.4.7 of the Santa Fe County Development Code.

The La Paz at Eldorado was inventoried for archaeological resources by Mr. Michael Marshall in two tracts for Community Sciences Corporation: Tract 3, Eldorado at Sante Fe Unit 3 (Cibola Research Report No. 85) and Lot 4-12, Los Caballos Estates (Cibola Research Report No. 72). I find that both reports have been prepared consistent with the standards outlined in Section 3.4.6 of the County Land Development Code.

The Survey of Tract 3 revealed five isolated occurrences or localities, none of which are significant under the provisions of the Land Use Code (c.f. Section 3.2.10). Mr. Marshall identified three archaeological sites and 12 isolated occurrences in Lot 4-12. LA 100777 and the isolated occurrences are not significant. The remaining sites (LA 100778 and 100779) contain the remains of prehistoric habitations and are significant because they possess information that will contribute to our understanding of Santa Fe prehistory.

It is my opinion that the proposed La Faz residential development will adversely affect significant archaeological resources, but the effects can be mitigated through a specific

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HELMUTH J. NAUMER

treatment plan. Please request that the applicant submit a treatment plan for our review prior to the approval of this project by the CDRC.

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Thank you for your cooperation. Please contact Jim O'Hara, of my office, if you have any questions.

Sincerely,

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## STATE OF NEW MEXICO OFFICE OF CULTURAL AFFAIRS HISTORIC PRESERVATION DIVISION

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HELMUTH J. NAUMER

M49 21 1994

BRUCE KING GOVERNOR VILLA RIVERA BUILDING 228 EAST PALACE AVENUE SANTA FE, NEW MEXICO 87803 (505) 827-6320

> THOMAS W. MERLAN DIRECTOR

March 17, 1994

Gilbert Chavez Land Use and Code Administrator Santa Fe County P.O. Box 276 Santa Fe, New Mexico B7504-0276

Dear Mr. Chavez:

On March 14, 1994 I received a copy of the archaeological treatment plan for the proposed La Paz at Eldorado subdivision, located west of U.S. 285 and south of Eldorado in Santa Fe County. The plan was prepared by Brian Degani, Assistant Planner at Community Sciences Corporation and submitted to me pursuant to Section 3.4.7 County Ordinance 1988-8.

Two significant archaeological sites are located in the proposed subdivision, LA 100778 and LA 100779. Both contain the remains of prehistoric habitations and may also contain human burials. As a result, the developer has decided to protect these sites through a preservation easement and setbacks that will be noted on the final plat. It is my opinion that this is a suitable treatment plan.

I recommend that the County approve the La Paz at Eldorado Subdivision, provided that the two significant sites are permanently marked on the final plat and the setbacks and preservation are made a part of the title information for lots 2 and 14.

Thank you for your cooperation. Please contact Jim O'Hara, of my office, if you have any questions.

Sincerely,

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State Historic Preservation Officer

TWM/JMO

cc: Brian Degani, Community Sciences Corporation

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	1911 Fifth Street,	Suițe 201		
			471-9160	
•	February 8, 1994			
Mr. Gilbert Chavez Land Use and Code J Santa Fe County.	Administrator			
P.O. Box 276 Santa Fe, New Mexic	co 87504			
Subject: La Paz at	Eldorådo - Master and Fi	reliminary Plan	L .	
Dear Mr Chavez:				
1993. It is cur of Code in regard to the	wed the material received opinion that the materia the Terrain Management P	l coes not cont lan.	Orm to the count	1, Y
	re of concern to us and :			
	ite Data map and the Prei scale is 1" to 200% not c.ii of the code states.	liminary Plat n the required 1	ap are of the sa L" tp 100/ as.	me
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3. The lack of a locde.	landscape plan as require			
bordering the s	of the drawings includes floodplain. We recommen- the disclosure statement the the code under the d	d that the note under Terrain	Management as	13
for the proposed Li by the Santa Fe Con	review and the opinions a Paz at Eldorado were a unty Commission. The re- not in any way an endorse y the Santa Fe ~ Pojoaque	made in respons view comments a ement or recomm	nd opinions are nendation of the	
	Sincerely,	·	DECEDVER	2
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	JOE T. Maestas, C. CONSERVATION . DEVELOPMENT . SE	LE-GOVERNMENT	ייןעון אי	
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Santa Fe - Pojoaque Soli and Water Conservation District Santa Fe, New Mexico 87501

1911 Fifth Street, Suite 201

471-9160

1359936

## March 29, 1994

Mr.'Gilber Chavez Land Use and Code Administrator Santa Fe County P.O. Box 276 Santa Fe, New Mexico 87504

Subject: La Paz at Eldorado - Master and Preliminary Plan

Dear Mr. Chavez:

We have reviewed the material received from your office on March 24, 1994. It is our opinion that the material does conform to the County Code in regard to the Terrain Management Plan.

The Disclosure Statement now includes information about all lots that are in or adjacent to the floodplain that is present within this development.

The preceding review and the opinions on the Terrain Management plan for the proposed La Paz at Eldorado Subdivision were made in response to the request by the Santa Fe County Commission. The review comments and opinions are only such and are not in any way an endorsement or recommendation of the proposed project by the Santa Fe - Pojoaque, Soil and Water Conservation District.

Sincerely,

Joe T. Maestas, Chairman

CONSERVATION . DEVELOPMENT . SELF-GOVERNMENT