



# THE TAOS NEWS

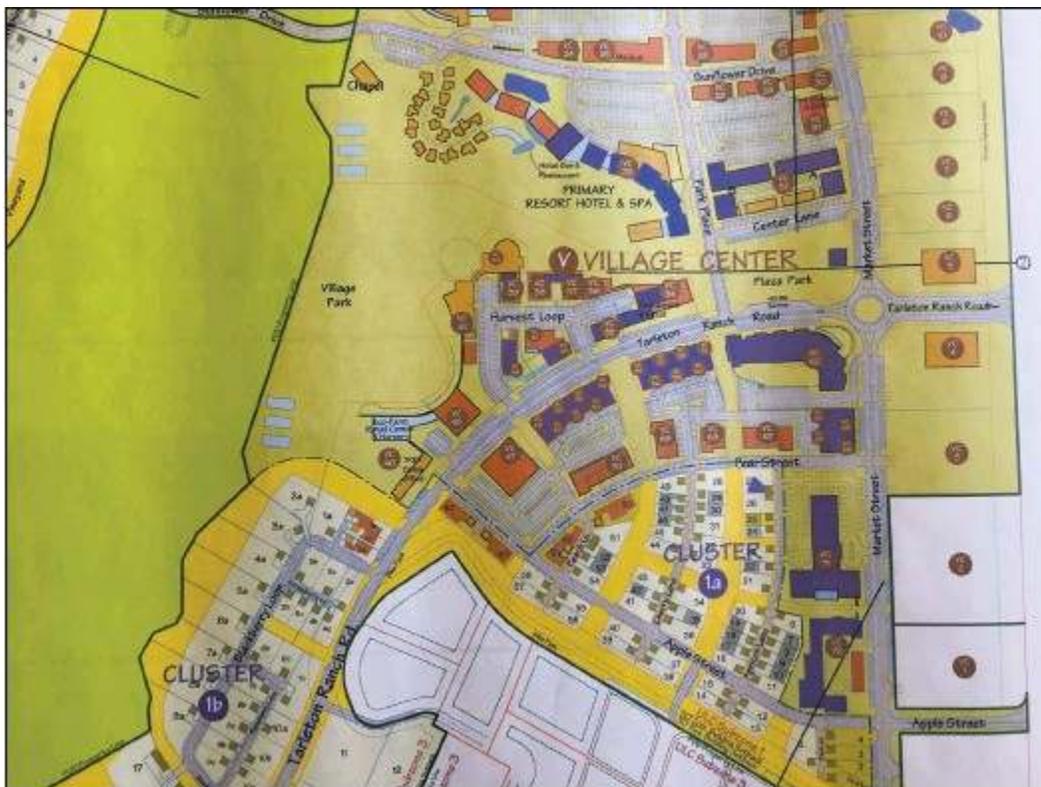
Best U.S. Weekly Paper- NNA 2007, 2008, 2010  
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## Tarleton development plan filed

Idea calls for mix of housing, commercial, farm projects

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A portion of the plan for the Tarleton Ranch Eco-Village, which calls for the development of a “village center” with retail space and commercial enterprises such as hotels. The plan was submitted to the Taos County Planning Department on March 19.

An application for a new “eco-village” between El Prado and Arroyo Seco has been formally submitted to Taos County for review.

The Taos County Planning Department received the application — voluminous enough to fill a four-inch binder — on March 19.

The idea for the Tarleton Ranch Eco-Village is for a roughly 320-acre parcel on the west side of State Road 150, between Gavilan Drive and Camino del Cielo, to become a self-contained village.

The idea calls for a mix of one-, two- and three-story buildings. It would contain nearly 400 new homes, dozens of new commercial lots, including hotels, and a 113-acre farm. The area would be laced with walking trails and dotted with open spaces. The village would be served by El Prado Water and Sanitation District. And the plan also includes language for 10 percent affordable housing.

The plan comes in the form of a planned unit development, a first-of-its-kind proposal in Taos County. Under the PUD process, the village would be master-planned upfront but built out over the next

25 to 30 years in phases as the markets for housing and commercial properties expand. There is a separate subdivision application that's also sitting before county planners for review.

"There should have been no question whatsoever that, since 2003, with the commercial and high-density residential zones, that one day (today) this property would be developed," read a portion of the application.

The developers behind the idea — property owner Glen Michael Tarleton, real estate agent Mark Yaravitz and John Halley, owner of the firm GaiaQuest — have been in meetings with the Upper Las Colonias Neighborhood Association for over a year. The plan for the village has evolved in that time, with some former critics now supporting the idea.

"Having had some reservations at first, I now fully support [the] plan. [Tarleton is] giving the community an opportunity to weigh in on his proposals instead of just selling the entire area in question to anyone who has the money," read a letter of support from John Mahoney, treasurer of the neighborhood association.

However, not everyone's been convinced. "Several of my colleagues on the board have expressed the notion that the project's planned unit development model is favorable to what they perceive would be random, haphazard developments. Myself, I can't imagine a scenario worse than what is being proposed," said Kent Kobakoff, another member of the board of directors and an adjacent property owner to the proposed project.

Planning department staffers are now reviewing the PUD and subdivision applications. Once they're "deemed complete," the subdivision application will be sent to state agencies for a 30-day review. It will eventually be heard by the county planning commission and eventually the Board of County Commissioners. Director of the planning department, Edward Vigil, said it would likely be August before the application comes before the planning commission.