



THE TAOS NEWS

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Developer hopes to ‘Stake’ claim with planned subdivision

By Andy Dennison

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A proposed 44-lot development on 230 acres in the Stakeout area is under review by state agencies.

The Estancias Atalaya subdivision, planned by James F. Klauer of Dubuque, Iowa, has gone through a review by the staff at the Taos County Planning Department and will now be examined by 26 offices on New Mexico government. State officials have 30 days to respond; a lack of response is deemed an approval.

If passed at the state level, the project will return to Taos County for decision by the county’s Planning Commission.

The proposed sub-division, located on the southwestern sector of the intersection of NM 68 and Stakeout Drive, includes lots ranging in size from 3.1 to 6.9 acres — or an average of 4.4 acres. Preliminary lot prices have been set at \$150,000-325,000, although they will vary with market conditions, according to the subdivider’s disclosure statement.

None of the lots can be further divided, according to a county stipulation.

Plans call for 19.5 acres of open space and three new roadways, according to the statement.

Domestic water is proposed to come from eight wells, each shared among six households that can use no more than 0.5 acre-feet a year. Well-driller Vigil Welding and Well Drilling said that water began at 652 feet in an initial 990-foot hole, producing no less than 20 gallons a minute.

Restrictions and covenants within the proposed development call for water-saving plumbing fixtures and limit irrigated areas to 1,500 square feet and native grasses.

Local real estate broker Mark Cowan is handling sales for the project, under the name of Peregrine, LLC.

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