REFERENCE NUMBER: TSNM-0069

LOCATION & SIZE

The subject property is located in the 'Cielito' communities, more specifically Cielito Azul, a peaceful and remote off-grid residential subdivision situated along the Taos Mesa and within easy driving distance of the historic town of Taos.

Set against the backdrop of the Sangre De Cristo Mountains and boasting stunning views of the Sacred Taos Pueblo Mountain, the Cielito communities were created from the subdivision of what was previously a sprawling five-thousand-acre ranch. Consisting of generously portioned 20 acre lots and surrounded by forest land and protected open space, the region and its communities provide a sanctuary for those seeking both solitude and privacy. In addition, because of its proximity to town, it affords its residents the opportunity to enjoy the restaurants, wine bars, galleries and spas of nearby Taos as well as the other outdoor attractions of the surrounding region.

These are just a few of the reasons why the Cielito communities have become one of the more desirable places in northern New Mexico for those with the money and the means to build their dream home and live their best life.

County, State:	Taos County, New Mexico
Lot Size:	19.71 Acres
Nearest Town:	Taos
Street Address:	Not Designated
Zip Code:	87549
Latitude & Longitude:	Center 36.55040,-105.80960
	NW 36.55280,-105.81040
	NE 36.55280,-105.80890
	SW 36.54800,-105.81040
	SE 36.54800,-105.80880

LEGAL INFORMATION

Legal Description:	Cielito Azul, Lot 2
Parcel Number:	1061158301430
Account Number:	0054432
Annual Taxes:	$142.00

ACCESS & UTILITIES

Roads & Access: The Cielito communities are located south-southwest of Highway 64 and are accessed first via the Highway and then along privately maintained community roads within. Two Hawks Trail is the primary arterial throughout most of the community and will take one about ninety percent of the way to most of the parcels within this area including the subject property. Like all of the roads in this region, Two Hawks is a well-maintained dirt and gravel road which can be navigated by any vehicle type.

Roads & Access, Cont'd: Turning off of Two Hawks, the subject property is located along Frances Drive, a well-maintained dirt and gravel road which can also be easily navigated by any vehicle type.

Power & Utilities: In the interest of preserving the natural beauty of the region, the Cielito communities pride themselves on their open space, off-grid status and have no above-ground utilities. Because of this, anyone looking to develop the property will need to rely on solar panels or other alternatives to bring power to whatever they decide to build on the land.

Wells & Water Table: Along the same lines, there are no city water utilities servicing this region and residents here rely on wells, holding tanks and even rainwater catchment systems to supply their homes with water. There are some small community wells shared by residents here but anyone looking to develop the subject property should anticipate having to drill and install their own well or create their own solution to this.

Wells & Water Table, Cont'd: The Cielito communities boast of sitting atop an ancient Rocky Mountain water aquifer that supplies local wells with water "pure as the source."

Legal Access:	Yes
Access Road:	Frances Drive
Access Condition:	Well-Maintained Dirt Roads
Access Frontage:	487 Feet Southern Boundary
Power:	Solar or Alternative

Phone:	Mobile or Satellite
Water:	By Well, Catchment System or Holding Tank
Sewer:	By Septic/Alternative

ZONING & RESTRICTIONS

Zoning: The Cielito communities are part of a large area that Taos County zones as "County Rural Area", a broad designation which allows for many uses. That said, because of its location within a master-planned community, the zoning designation is of little relevance when it comes to developing land here. As such, anyone looking to purchase the property is encouraged to review more of the community-specific requirements described below.

POA: The Cielito communities are governed by a Property Owner's Association (POA). While many subdivisions have POAs which do little more than collect annual dues for non-descript or theoretical improvement projects, the Cielito POA is actively involved in the community through their work in road maintenance and conservation efforts. In addition, Cielito defines itself as a "covenant and architecturally controlled community" meaning that rules exist for land use and development and those rules are enforced.

While many buyers may recoil at the suggestion of rules or governing organizations, good POAs can be a benefit to the land and homeowners in their communities as they help to beautify the region and ensure that property values increase over time. For anyone who would like to learn more about the Cielito Communities POA you can visit their website here.

Covenants, Conditions & Restrictions: When the Cielito communities were first created, the developer drew up a set of covenants and restrictions to run with the land. These covenants discuss a range of topics though they deal primarily with ensuring the continued natural beauty of the region. Anyone who would like to learn more about these can do so by reading the Cielito CCR document attached here.

Covenants, Conditions & Restrictions, Cont'd: Notable restrictions enumerated in the above-linked document include but are not limited to: There is a minimum square footage requirement of 1,200 sqft; Approved architectural styles for homes built within the community are Pueblo, Territorial and Northern New Mexico pitched roof; Building exteriors should be finished with earth tone stucco or other non-reflective surfaces; Wires, cables, pipes and all utility services need to be installed below ground to preserve the natural beauty of the region; Hunting is not permitted within the community.

Architectural Control Committee: An Architectural Control Committee (ACC) is an elected group of community members who help to ensure that new structures developed within the subdivision comply both with County regulations as well as the covenants, bylaws, rules and policies of the Cielito communities. This can range from the types of structures which get approved, to building materials, setback requirements, fence construction and even driveways. In addition, the ACC helps new resident-

members with proper permitting as well as compliance with County regulations and can even be of assistance in recommending local vendors best suited for tasks such as well drilling and general construction. In short, for the property owner who is comfortable with the extra degree of scrutiny, these organizations can be a benefit in that they help to insure an “aesthetic uniformity” to the community and thus, maintain its property values. For anyone who would like to learn more about the Cielito communities Architectural Committee or its requirements is encouraged to contact them through their POA website here.

Annual Dues: The Cielito communities collect $375.00 annually to help with the cost of road maintenance throughout this sprawling community.

Zoning:	County Rural Area
HOA:	None
Covenants, Conditions & Restrictions:	Yes (Click Here)
Annual Dues:	$375.00 (Road Maintenance)
Time Limit On Building:	None

TITLE INFO

Title:	Free & Clear
Liens and Encumbrances:	None
Mineral Rights:	None
Recent Survey:	None
Title Insurance:	None
Conveyance Document:	Special Warranty Deed
Suggested Type Of Closing:	Title/Escrow
Doc Prep Fee:	Waived

HELPFUL LINKS

Taos County Assessor's Office (575) 737-6360 (Click Here)

Taos County Planning & Zoning (575) 737-6440 (Click Here)

New Mexico Environmental Department (505) 827-2855 (Click Here)

Taos County Zoning Ordinance (Click Here)

New Mexico State Engineer (505) 827-6091 (Click Here)

Well Drilling Info (Click Here)

Well Drilling Permit Application (Click Here)

NEARBY TOWNS

Taos: 24 miles (37 min)

Santa Fe: 89 miles (1 h 47 min)

Las Vegas: 102 miles (2 h 18 min)

Albuquerque: 151 miles (2 h 45 min)

Farmington: 188 miles (3 h 40 min)

NEARBY ATTRACTIONS

Things To Do In Taos (Click Here)

Taos Ski Valley (Click Here)

Taos Pueblo (Click Here)

Pueblo Balloon Tours (Click Here)

Taos Wine Tours (Click Here)

Llama Trekking (Click Here)

Angel Fire Ski Resort (Click Here)

Sipapu Ski Resort (Click Here)

Things To Do In Santa Fe (Click Here)