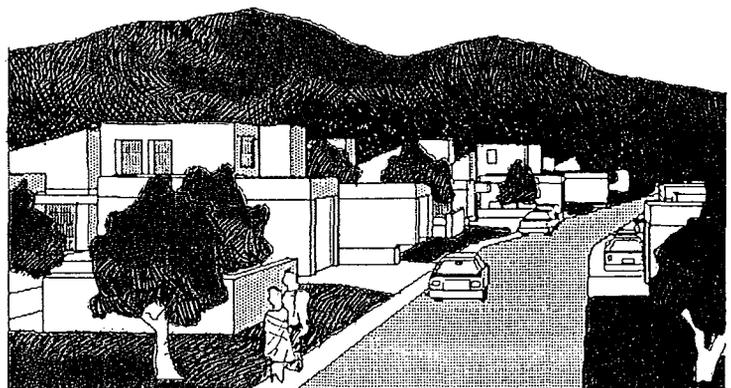
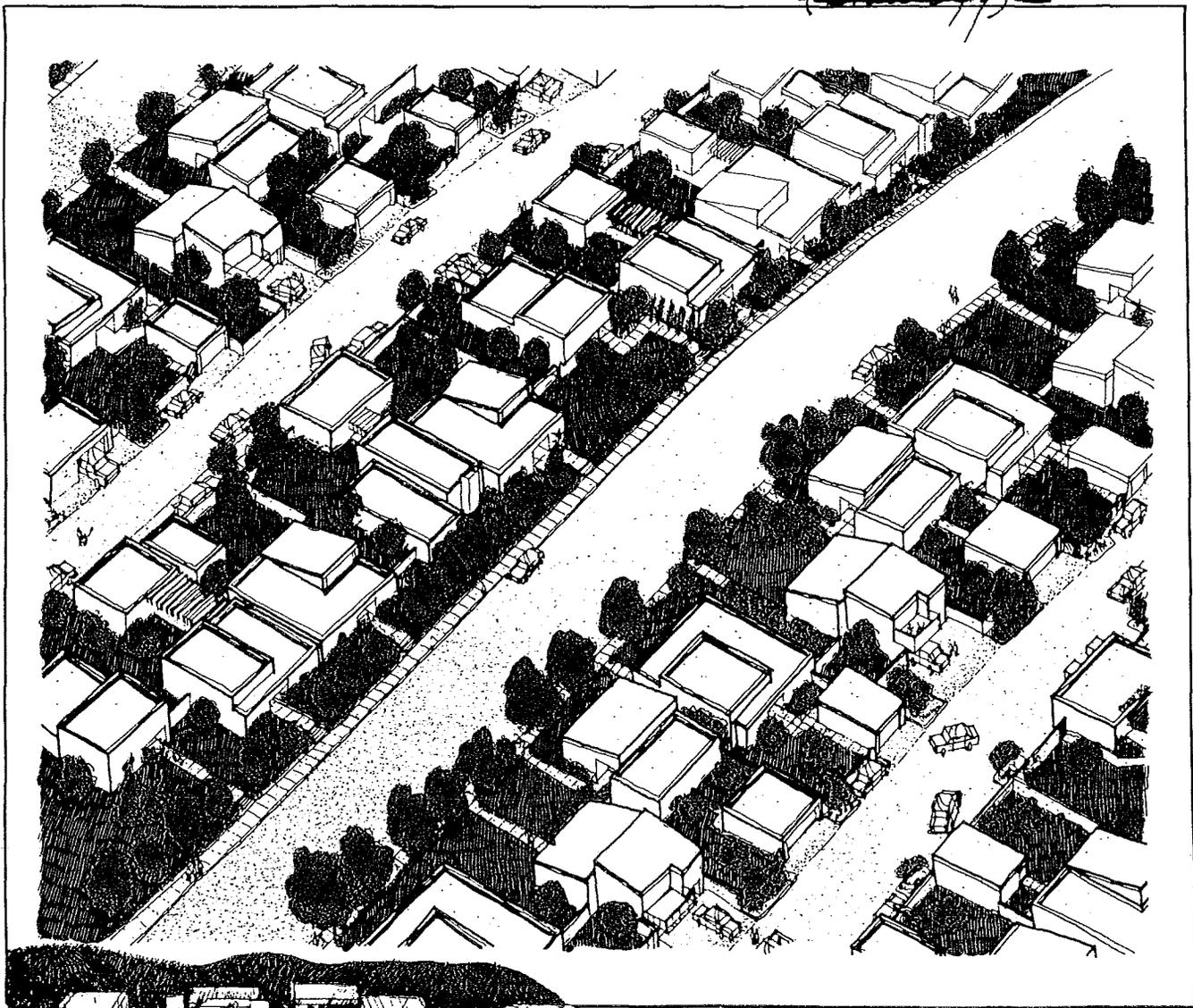


~~SECRET~~



HIDDEN HILLS

DEVELOPMENT PLAN



**HIDDEN HILLS
DEVELOPMENT PLAN**

HIDDEN HILLS DEVELOPMENT PLAN
("Hidden Hills" is a tentative designation)

NOVEMBER 1986

PROJECT DATA AND FACT SHEET

PLAN SPONSORS: AMREP Southwest, Inc.
333 Rio Rancho Blvd.
Rio Rancho, NM 87124
(505) 892-9200
Attn: Messrs. Irv Roth and James Wall

AGENT/PREPARERS: Community Sciences Corporation
P.O. Box 1328
Corrales, NM 87048
(505) 897-0000
Mr. James Brantley, Mr. John Prior,
Mr. Cliff Spirock, A.I.C.P

APPLICABLE ORDINANCES, CITY OF RIO RANCHO

Subdivision Ordinance, No. 6, as amended
Zoning Ordinance, 81-15, as amended

ANNEXATION CASE NUMBER

SITE PLAT CASE NUMBER

ZONING CASE NUMBER

TOTAL SITE ACREAGE: 390.508 Acres (AMREP ownership)

TOTAL RESIDENTIAL ACREAGE: 320 Acres (approx.)

TOTAL NON-RESIDENTIAL ACREAGE: 20 Acres (approx., commercial and office uses)

MINIMUM ACREAGE FOR PRIVATE GREENBELT (WITH PUBLIC RIGHTS): 50 Acres

TOTAL ALLOWED RANGE OF DWELLING UNITS: 2000-3000 D.U.s

ALLOWED DWELLING UNIT TYPES: Single Family Detached, Single Family Attached One Side, Single Family Zero Lot Line and Attached Two Side (Townhouse Style, Owner or Non-owner Occupied.)

APPROXIMATE MIX OF UNIT TYPES (Non-binding, subject to incremental platting):

Level I: Single Family Detached, attached one side and/or single family zero lot line houses up to 8 du/ac. (light gray or yellow area on maps)

Level II: Zero lot line homes, attached one side and/or single family detached, up to 10 du/ac., including slope development areas (medium gray or orange areas)

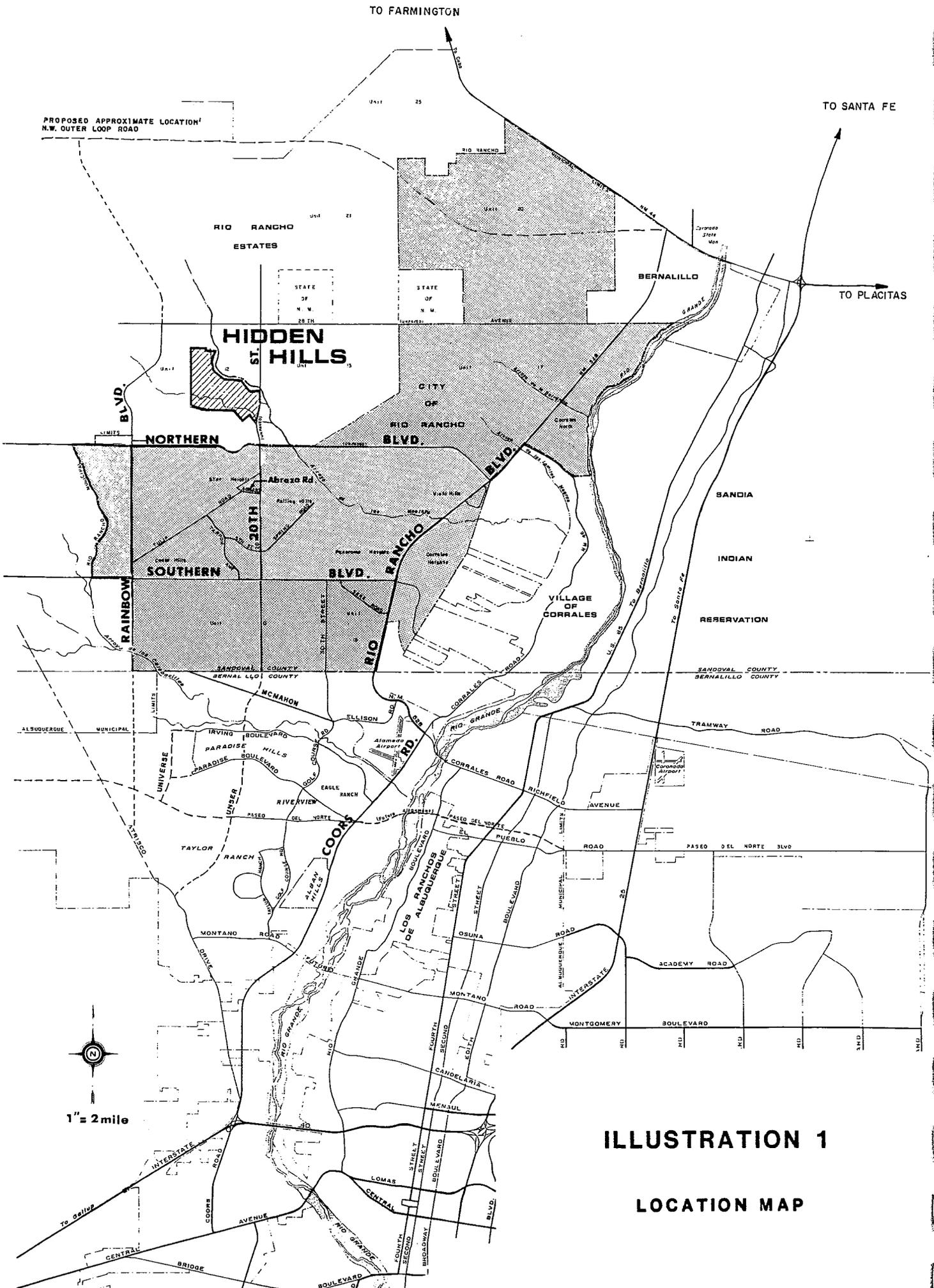
Level III: Attached two side and/or other zero lot line and townhouse products, including non-owner occupancy up to 16 du/ac., (dark gray or brown areas)

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PROPOSED APPROXIMATE LOCATION
N.W. OUTER LOOP ROAD

TO SANTA FE

TO PLACITAS

1" = 2 mile

ILLUSTRATION 1

LOCATION MAP

CHAPTER ONE: EXISTING CONDITIONS

PROJECT LOCATION AND PLAN OBJECTIVES

Hidden Hills is an approximately 391 acre land parcel in the southeast corner of Sandoval County. It lies approximately 1 1/2 miles north of presently developed areas of the City of Rio Rancho, on 20th Street just north of its intersection with Northern Boulevard and 20th Street. It lies within the eastern portion of Unit 12. Generally the project is bounded by 20th Street on the east, 15th Avenue on the south, 10th Street on the west, and the Arroyo de los Montoyas on the northeast. For the location of the property, see Illustration 1. Except for three out parcels, the land is within the ownership of AMREP Corporation, which has requested the preparation of this plan for the development of the property. The objectives of this plan are:

- 1) Annexation of Hidden Hills and adjacent streets into the City of Rio Rancho

- 2) Establishment of appropriate zoning for Planned Unit Development (P.U.D.). The zoning designation will permit flexibility in location and nature of residential projects and acceleration of plat and plan review for projects prepared within the P.U.D. allowances approved for Hidden Hills.

- 3) Establishment of criteria for development of a maximum 3000 dwelling unit community, with related commercial and recreational facilities. Included will be street sections, open space provisions and development details. This plan intends to establish guidelines for development in Hidden Hills that will be in conformance with the zoning code and subdivision ordinance of the City of Rio Rancho.
- 4) Integration of Hidden Hills into the City of Rio Rancho, with adequate forethought for offsite requirements, transportation concerns and utilities services.

P.U.D.-type zoning for residential purposes (SU, special use or R-2 with a tailored ordinance) is normally a three-step process: 1) the establishment of the zone, 2) site plan submittal and approval, and 3) the plat approval process. The Hidden Hills Plan, when approved, will constitute the zoning and site plan requirements, leaving the plat preparation and approval stages to become an expedient step in the development process.

TOPOGRAPHIC ANALYSIS

The name "Hidden Hills" (tentative name) refers to the site's orientation to the more developed portions of Rio Rancho. The project lies within a drainage basin which is clearly delineated to

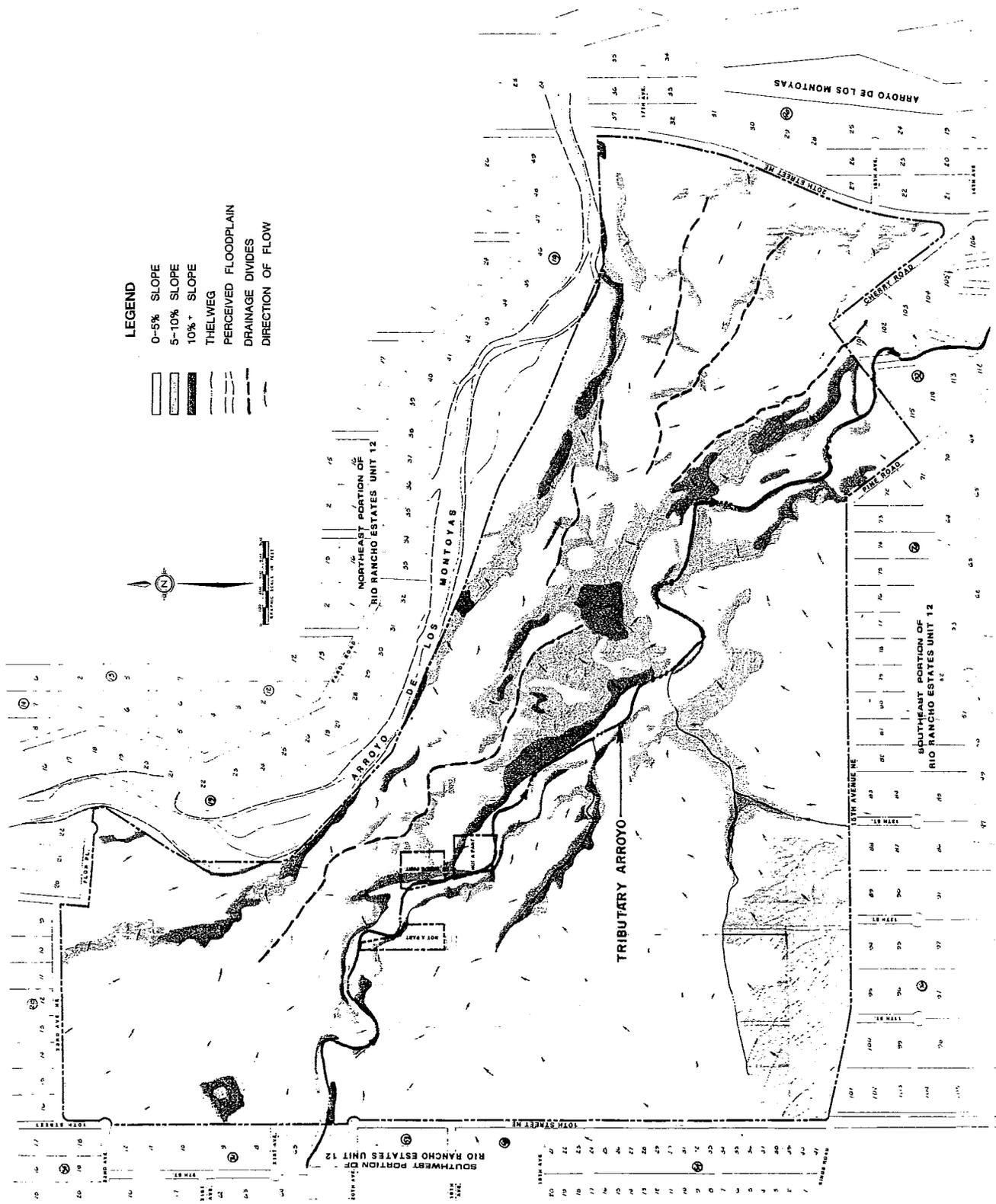


ILLUSTRATION 2
TOPOGRAPHIC ANALYSIS

the north, west and south by hills. These hills provide a natural visual boundary for the development. The site slopes to the east towards the Rio Grande. Most parts of the site offer panoramic views across the Rio Grande valley to the Sandia Mountains.

The terrain of Hidden Hills is characteristic of the high desert north of Rio Rancho: gently rolling, moderately vegetated sandy hills cut by numerous arroyos. It lies in the southern part of the drainage basin of the Arroyo de los Montoyas, which flows into the Rio Grande to the east of Rio Rancho. The Montoyas arroyo is a major landform in the area, and constitutes the northeastern boundary of the plan area. A small unnamed tributary of this arroyo parallels the Montoyas Arroyo and runs through the property. (See Illustration 2).

At present, most of the site drains into the tributary, which then converges with the Montoyas Arroyo just east and downstream of the site. The northern portion as well as the northeastern edge of the property drain directly into the Arroyo de los Montoyas. Both arroyos carry periodic flows.

Most of the site has slopes of less than 5%. The southwestern corner and areas near the center of the property have areas of from 5 to 10% slopes, but these are not extensive. Slopes in excess of 10% are limited and usually associated with the steep sides of arroyos.

There are two closely related soil types found on the Hidden Hills site. The central portion of the site is mostly composed of Sheppard loamy fine sand. The northwest corner contains Grieta-Sheppard loamy fine sands. For all of these soils, permeability is rapid, with slow runoff and slight chance of water erosion. Chances for wind erosion, however, are considerable. This problem can be reduced by prudent construction techniques, which might include the minimization of surface disturbance and construction of windbreaks. The U.S. Soil Conservation Service recognizes that the Hidden Hills soils types are suited for community development.

The Flood Hazard Boundary Map (FHBM) of Sandoval County shows an approximately 200' wide flood plain for the Montoyas Arroyo just north of the site. The southern side of the Arroyo is very steep and indicates the perceived southern edge of the Montoyas flood plain. The tributary of the Montoyas Arroyo which runs through the middle of Hidden Hills has a fairly extensive offsite watershed. A central element of this Plan is a proposal to divert this upstream drainage into the Montoyas Arroyo. The former flood plain of the tributary will be graded, vegetated and used for open space and on-site drainage retention.

ARCHAEOLOGICAL SITES

The Environmental Impact Statement for Proposed Subdivision Developments in Rio Rancho (HUD-RO6-EIS-82-7F, 1982) recognizes three archaeological sites located in the north-central and northern portions of the project. The Environmental Impact Statement recommends minimum testing for two of the sites and gives

no recommendation for the other site. The statement recognizes that the sites are of scientific interest. At the time of platting these sites will be researched, recorded and mitigated in accordance with F.H.A. regulations.

ADJACENT LAND USE

Hidden Hills is located in the east central portion of Unit 12, Rio Rancho Estates. The plan area is mostly within AMREP Corporation ownership. There are three outparcels located on the tributary arroyo, just northwest of the center of the site. The project is surrounded by vacant land. On the south, west, north, and northeast lie older platting of Rio Rancho Estates Unit Twelve. The area to the east is Unit Thirteen. Both of these units are platted into large lot subdivisions, now under diverse private ownership. Adjoining unit, block and lot numbers are found on Illustration 2. A corresponding list of adjoining ownerships is found in the Appendix. A portion of the adjoiners to the west are lot and block designations formerly used to denote commercial and multifamily land uses.

PUBLIC FACILITIES

The original Rio Rancho platting created the system of dedicated streets which provides access to Hidden Hills. Twentieth Street, a major north-south arterial in Rio Rancho, extends northward from Southern Boulevard, through the developed

part of Rio Rancho to form part of the eastern boundary of Hidden Hills. Twentieth Street has a 50' right-of-way and is improved up to Abrazo Street, approximately 1 mile south of Hidden Hills. About half a mile south of the project is Northern Boulevard, an east-west road which connects N.M. State Road 528 with 20th Street and northwestern areas of Rio Rancho Estates. Northern Boulevard has 100' of right-of-way and is now unimproved. Both are designated as major arterials on the Albuquerque Urban Area and City of Rio Rancho Long Range Major Street Plan.

Prior platting within the Hidden Hills area resembles the surrounding large-lot subdivisions. Many lots are encumbered by drainage and utility easements which will be vacated upon replacement of the old platting with new lot and street arrangements that are in accord with this plan. No utilities now exist in the Hidden Hills plan area, but there are major off-site utility facilities that have the capacity to serve Hidden Hills. At present the closest electric facility is at the corner of 20th Street and Northern Boulevard. There is an 8" high pressure existing gas main along Northern Boulevard. A telephone cable is at 20th Street and Abrazo. Water transmission and storage facilities exist along Northern Boulevard to the southwest of this site.

EXISTING REGULATIONS

A request for annexation into the City of Rio Rancho is a major element of this Plan. The rules and procedures of Rio

Rancho will therefore be followed. In Section 14 of the Zoning Ordinance (no. 81-15) there is a provision for Special Use District zoning. The Subdivision Ordinance (no. 6) suggests the submission of an "area plan" to proceed phased platting. It further states that the area plan should show proposed land uses, population densities, and road networks (p. 24).

The recommended alternative zoning designation for Hidden Hills is R-2, R-3 and C-1 zones with a specifically tailored ordinance to accompany the initial zoning. This ordinance would include provisions of this Plan to effectively accomplish the same use allowances and limitations as this Plan. The implementation mechanisms would include pre-agreed waivers, variances and specifications for subsequent platting and phase design, including street sections. This zoning technique is recommended if the City of Rio Rancho determines that it is more procedurally applicable for the accomplishment of the intent of this development plan (delegating City Council review of each and every plat increment to the Planning Commission).

Platting subsequent to the approval of the Hidden Hills Plan will comply with the Subdivision Ordinance, except for development standards that are contained in this Plan. Upon approval, these become specifications for the platting process and are intended to provide for expediency in subsequent reviews as well as providing assurances to the developer.

CHAPTER TWO: PLAN PROPOSALS

DEVELOPMENT CONCEPT

Planned Unit Development (PUD) is both a design concept and legal term. As a design concept, PUD usually implies shared open space, homeowners' associations, and/or extensive architectural and site design controls. Innovative design solutions, which are sometimes not encouraged under conventional zoning, are often essential to individual PUD projects. Project design can be particularly responsive to terrain. PUDs can offer flexibility of development standards, such as variance from building setback requirements. Often PUD projects include higher net densities and more extensive amenities than are found in conventional developments. Developers must balance the marketing benefits of amenities with their construction and maintenance costs.

As a legal concept, planned unit development functions as an alternative and compliment to conventional zoning. Each PUD project presents a set of parameters within which future development occurs. The parameters often include maximum number of dwelling units and guaranteed percentage of open space. A PUD development plan often includes engineering, traffic, utility and design details which apply to platting and construction of subsequent projects. When these details are included in the development plan documents, they become a form of entitlement or pre-agreed standard which the builder/developer can follow. In negotiations between developer and municipality, the PUD document

THIS SITE PLAN
 "UMBRELLA" OF ALLOWED LAND USE FOR ZONING PURPOSES.
 ACREAGE OF LAND USE AND TYPE OF RESIDENTIAL PROJECTS ALLOWED.

THIS SITE PLAN LEVEL I
 AREAS DESIGNATED FOR LOWER DENSITY HOUSING PRODUCTS

THIS SITE PLAN LEVEL II
 AREAS DEFINED FOR MEDIUM DENSITY HOUSING PRODUCTS

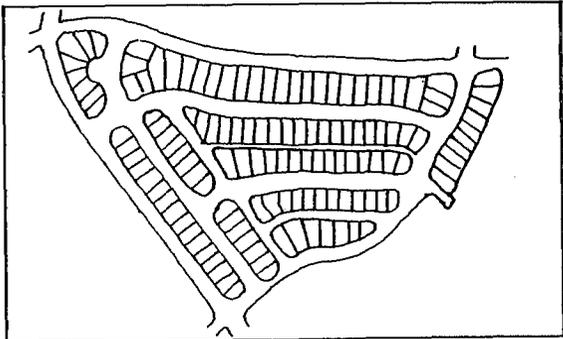
THIS SITE PLAN LEVEL III
 AREAS DEFINED FOR HIGHER DENSITY HOUSING PRODUCTS

DEFINITION OF AREAS APPROPRIATE FOR A RANGE OF ALLOWED PRODUCTS, SOMETIMES OVERLAPPING.	+	DEFINITION OF FLEXIBILITY FOR SUBSEQUENT ALTERNATIVE DEVELOPMENT PRODUCTS AS AN ALLOWED USE.	+	DEFINITIONS AND THE SPECIFICATIONS FOR SETBACKS, LOT AREA AND COVERAGE, RIGHT-OF WAY WIDTHS AND GENERAL ARRANGEMENT OF STREETS.
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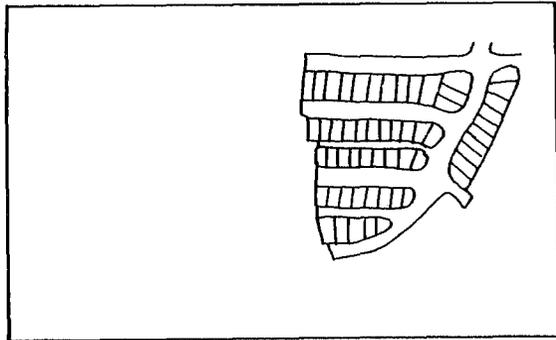


ADDENDA TO THIS PLAN: APPROVED HOUSING/COVERAGE CONFIGURATIONS. STREET CONSTRUCTION CRITERIA AND SECTIONS, OPEN SPACE AND SIDEWALK COMMITMENTS AND HOMEOWNER'S ASSOCIATION CONCEPT.

APPROVED BY THIS PLAN
 PLANNING & ZONING COMMISSION
 AND CITY COUNCIL



PRELIMINARY PLATS
 (MAY ENCOMPASS LARGER AREAS THAN NEXT PHASE "FINAL PLAT")



FINAL PLAT
 (PHASED PORTIONS)

FUTURE APPROVALS
 (FAST TRACK)
 PLANNING AND ZONING COMMISSION

evolves into the pre-approved standard of development for the project. In this role, the document is valuable to the municipality in processing future project development increments. Often public approval of the PUD plan permits expedition of later plat processing.

The Hidden Hills development is particularly suited to a PUD approach for a variety of reasons. Since it is a self-contained parcel of land under one ownership, it can provide a mix of housing, neighborhood facilities and open space that can make it a community entity. The arroyo provides an opportunity for an open space network that can give physical unity to the development. The terrain of the area does not everywhere lend itself to conventional building techniques. Some atypical housing types and site design, which will adapt to the land, are being proposed for the development. Some variance from standard development practice is therefore desirable. The project will contain approximately 50 acres of commonly-held open space and a community center. The project seeks to balance these amenities with a higher net density on non-greenbelt parcels than is customary. A homeowners' association or funded community trust will be required to administer these commonly-held areas. Considering the innovative nature of the proposal, it is essential for the developer to have flexibility in choosing the housing type on a phase-by-phase basis. In this way the nature of the project will be responsive to market pressures.

ANNEXATION AND ZONING REQUEST

The zoning requested with the annexation of Hidden Hills is either a special use district (SU), or locally specific zoning of R-2, R-3 and C-1 with a tailored accompanying ordinance. The ordinance will contain the use allowances, variances and waivers necessary to accomplish the Plan proposals. Annexation and zoning procedure are as follows:

- 1) Submission to the Rio Rancho Planning and Zoning Commission of this Development Plan document. Request establishment of appropriate zoning and approval of the development conditions detailed in this document.
- 2) Submission to the Rio Rancho City Council of this Development Plan, requesting approval of the development plan provisions and annexation of Hidden Hills and adjacent streets, and specific adoption ordinance.
- 3) Subsequent development will require optional preliminary plat and final plat approval by the Planning Commission. Conformance with this Development Plan (as adopted) is required for final plat approval.
- 4) Should a subsequent development be proposed which is not in conformance with the Development Plan, the development proposal must be accompanied by a Plan amendment that will be processed as a zone change or appealed to the City Council for determination.

Some design details and development criteria, including transportation and utilities, are included in this Development Plan. These elements will be incorporated into this Development Plan during the public approval process, and may also appear in the form of addenda or guidelines. Housing prototypes, building heights and setbacks, and certain lot encumbrances (such as adjacent use easements) are submitted with the Development Plan in Table 2 and become entitlements, or allowed specifications, with the public approval of the Plan.

LAND USE

Residential

Of the 391 acres in Hidden Hills, approximately 320 acres will be devoted to residential uses. The allowances of residential development within each land use category are outlined in Table One. The land use maps (Illustration 12 and fold-out map) are graphic descriptions of the location of non-residential zoning, open space, and public use areas. The map also shows areas of allowed housing types as follows:

Level I, Yellow/Lt. Grey (5-8 du/ac*) Landforms which are flat to gently sloping (0 to 5% gradient) located peripherally to major open space.

Single family detached, conventional or alley access. Zero lot line homes detached or attached on one side. Adjacent use easements allowed.

Level II, Orange/Med. Grey (6-10 du/ac*) Landforms which slope towards drainage tributaries where terrain-sensitive techniques are encouraged to minimize need for retaining walls.

Single family detached allowed. Major emphasis on zero lot line, one-side attached, or other one side attached housing. Angled lot lines and use easements predominate. Alleys or paired streets allowed.

Level III, Brown/Dk. Grey (8-16 du/ac*) Areas of gentle slope, located within boundaries defined by open space and in proximity to community facilities.

Attached housing (townhouses) predominate. Could accommodate zero lot line or alternate development of detached housing with sensitive treatment of pedestrian connections. Non-owner occupancy allowed.

(*Net density allowed. Density calculations are made after subtraction of land areas for major open space and arterial roadways.)

Two story configurations will be allowed on all housing types. Non-owner occupancy will not be discouraged in the attached wall, Level III areas.

TABLE 1
HOUSING TYPE FEATURES

Residential Development Intensities	Color on Illustrations 7 through 12	Shade on Fold-out map	Primary Allowed Housing Type & Suggested Lot Unit Sizes	Net Density allowed (excluding major open space)	Other Housing Types Allowed	Design features permitted
Level I	Yellow	Lt. gray	Single family detached houses 3600 to 5000 sq. ft. normal lots 800 to 2000 sq. ft. units. Allowed 2 story	5-8 DU/AC	Zero lot line houses, attached one side 2 story allowed	Alleys, use easements, angled lots
Level II	Orange	Med. gray	Zero lot line detached houses or zero lot line houses attached on one side 3100 to 4500 sq. ft. lots 800 to 2000 sq. ft. units	6-10 DU/AC	Single family detached	Angled lots use easements, paired streets, alleys
Level III	Brown	Dark gray	Attached (one or two side) dwelling units 1800 to 4000 sq. ft. lots, or equivalent use rights for smaller lots or air right ownerships. 800 to 1200 sq. ft. units. Allowed 2 story	8-16 DU/AC	Single family detached, zero lot line detached or attached one side. 2 story allowed	Angled lots, alleys, use easements, sub-association with special area maintenance, off-street parking bays, internal pedestrian systems, condominium ownership. Non-owner occupancy permitted

Table 2
TABLE OF SPECIAL MINIMUM SETBACKS AND LOT AREA ALLOWANCES

Housing Type	Min. Lot Area	Min. Lot Width	Side Lotline Setbacks	Local Public Street Line Setback (front or rear)	Collector Street Line (rear)	Alley Line (rear)	Sidestreet (corner lot) Local Rd.	Sidestreet (corner lot) Collector Rd.
Level I Single Family Detached	3600 sq ft.	40' (42' normal)	5' each side	15' to structure 20' to garage	20'	5' to garage 15' to structure	10'	10'
Level II Zero Lot line Detached or Attached one Side	3100 sq ft.	34' (36' normal)	0' on one side 10' on other side	15' to structure 20' to garage	20'	5' to garage 15' to structure	10'	15'
Level III Attached two side (townhouse)	1800 sq ft.	22' (if fee single) ²⁾	0' (if attached) ³⁾	15' to structure ⁴⁾ 20' to garage	20'	5' to garage 15' to structure	15'	20'

Notes:

- 1) A "shift" off of the common lot line is allowed for maintenance easements and joint use easements. A 5' minimum building separation must be maintained.
- 2) Or equivalent use area
- 3) 10' minimum building separation of no attachment.
- 4) Could be reduced for private streets pending special site plan.

NORTH HILLS
 REVISED COPY

Table 2
 TABLE OF SPECIAL MINIMUM SETBACKS AND LOT AREA ALLOWANCES

Housing Type	Min. Lot Area	Min. Lot Width At Front Setback	Side Lotline Setbacks	Local Public Street Line Setback (front or rear)	Collector Street Line (rear)	Alley Line (rear)	Sidestreet (corner lot) to local Rd. R/W	Sidestreet (corner lot) to Collector Rd. R/W	Sidestreet (corner lot) to Alley R/W
Type A Single Family Detached (non zero-lot-line)	3000 sq ft.	40' (42' normal)	5' each side	15' to structure ^{4) 5)} 20' to garage	20' ⁵⁾	5' to garage 15' to structure ⁶⁾	10'	10'	5'
Type B Zero Lot line one side, Detached or Attached	3100 sq ft.	34' (30' normal)	0' on one side 10' on other side ¹⁾	15' to structure ^{4) 5)} 20' to garage	20' ⁵⁾	5' to garage 15' to structure ⁶⁾	10'	10'	5'
Type C Zero lot line two sides, Attached (townhouses)	1600 sq ft. ²⁾	22' (if fee simple)	0' (if attached) ³⁾	15' to structure ^{4) 5)} 20' to garage ^{4) 5)}	20' ⁵⁾	5' to garage 15' to structure ⁶⁾	15'	20'	5'

Notes:

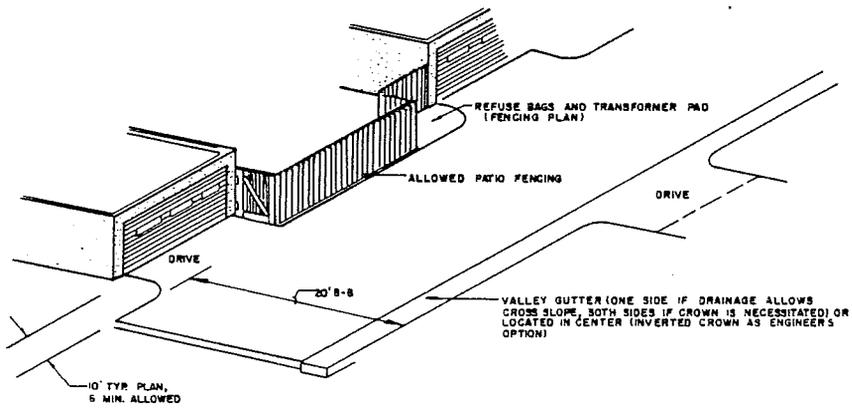
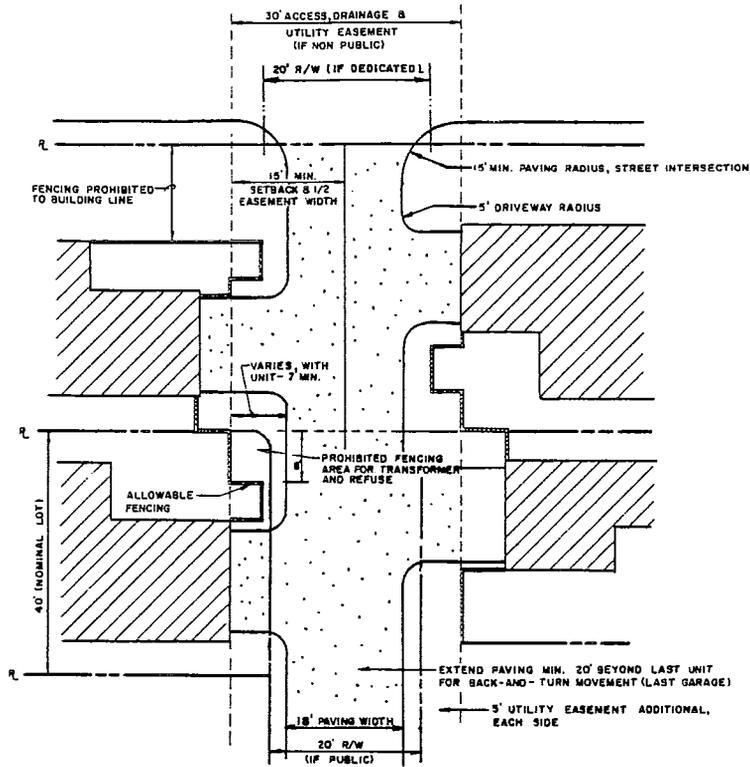
- 1) A "shift" of sideline setbacks off of the common lot line is allowed if maintenance easements and joint use easements is provided. A 10' minimum building separation must be maintained. Approval of less than a 10' property line setback on non-zero lot line side is contingent on the 10' structural separation of principal occupancy areas. (not applicable for decorative walls, garage extensions, overhangs, etc.). If joint use and maintenance easements are not provided, the 10' property line setback applies.
- 2) Or equivalent use area.
- 3) 10' minimum building separation if no attachment.
- 4) Could be reduced for private streets pending special site plan or plat approval.
- 5) Could be reduced to 15' if an adjacent lot is constructed to a 20' setback (7-14-87 amendment). No more than one 15' rear setback in-line (adjacent).
- 6) Structural setbacks apply to the heated floor area of the occupied premises.

IDENTIFICATION FOR PERMIT SUBMITTALS (OPTIONAL)

A number of innovative design features may be combined with the three housing types listed:

Rear alleys with a minimum 20' right-of-way width. (See detail, Illustration 4) which would give access to rear-facing garages, as well as garbage pickup and extra off-street parking from the alley, on lot-provided spaces. In association with the rear alley feature, street right-of-way could be reduced to 42' with on-street parking permitted on one side only. The alley would also serve to collect drainage and minimize the need for rear lot line retaining walls. The rear alleys are particularly suited to the conventional detached houses, but could be adapted to the other housing types as well. With smaller lots, garage fronts become monotonous elements of the streetscape, whereas rear garages on alleys permit a more varied and appealing street appearance. It is also the intention of this design feature to promote varied front yard setbacks. Individual lot plans will be designed from the rear lot line forward. Therefore larger houses will have smaller frontyard setbacks, down to a minimum of 15' on the streetside. Conversely, smaller houses could have a larger frontyard setback, up to approximately 30'. Where lots in such a development back onto a limited access collector street, there will be no rear alley, and garages will front onto a 50' right-of-way street as in more conventional developments.

Angled lots. The side lotlines and consequently the houses are at an angle to the street, rather than perpendicular to it. The preponderance of garage doors is again avoided in the streetscape. This concept can be applied to any of the three housing types. (See Illustration 5).



REAR ALLEY PLAN

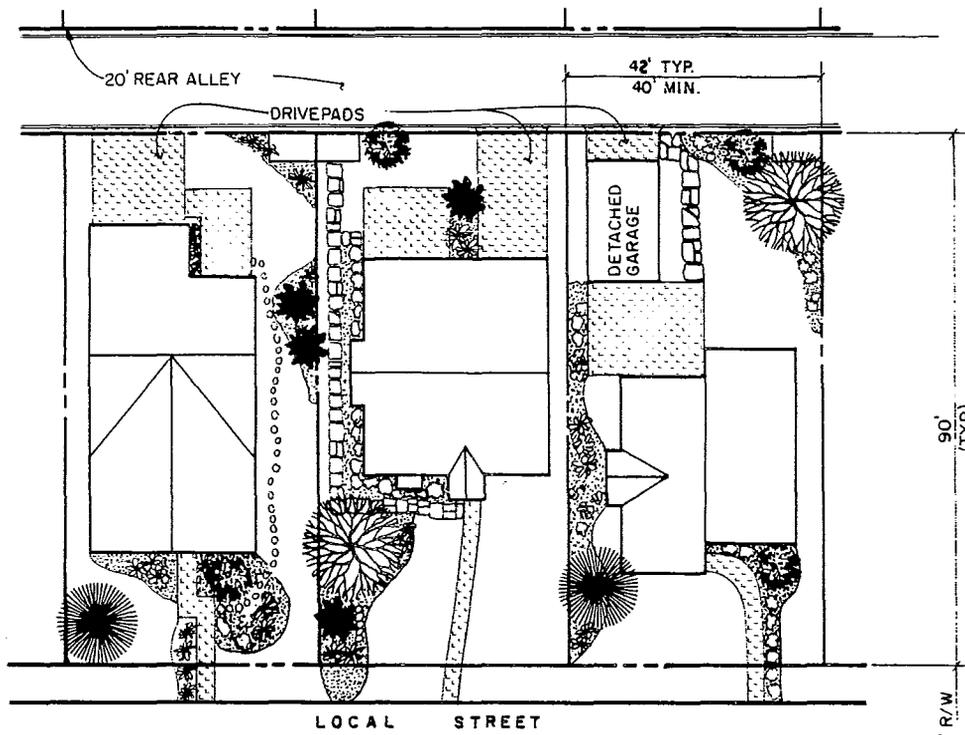
FUNCTION: GARAGE ACCESS ONLY.

DRIVEWAY ACCESS: YES.

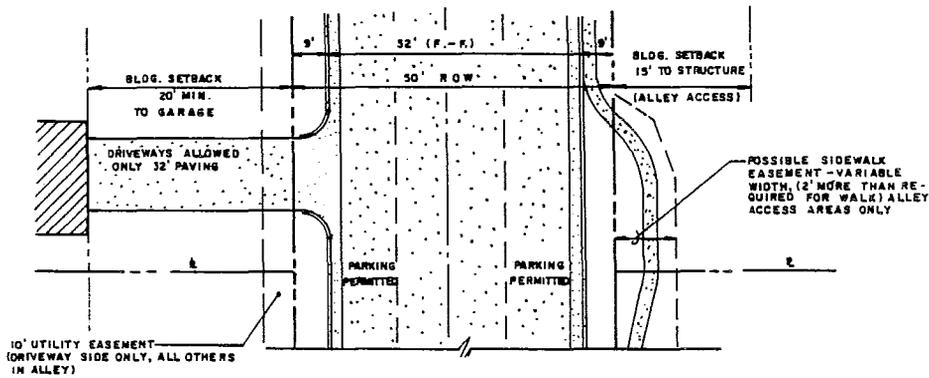
PARKING: NONE.

R/W: 20' IF PUBLIC ALLEY OR 30' EASEMENT OVER FEE LOT.

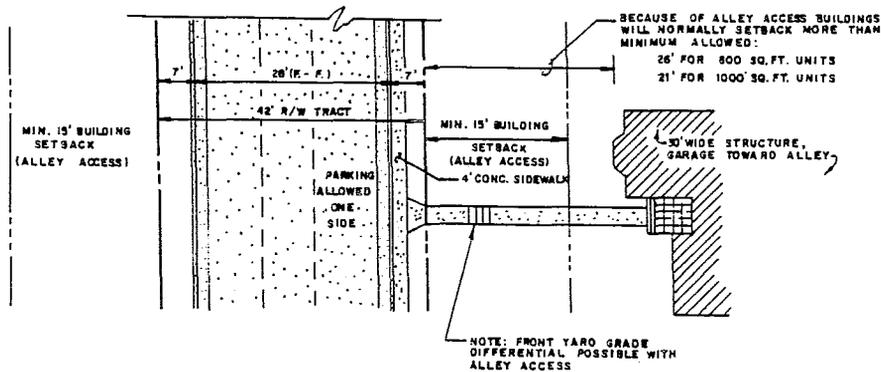
DESIGN SPEED: 5 MPH.



**REAR ALLEY
ARCHITECTURAL
CONCEPT**



**STANDARD 50'
RIGHT-OF-WAY**



**42' REDUCED
RIGHT-OF-WAY**

FUNCTION: TWO WAY TRAFFIC CLEAR AT ALL TIMES.

DRIVEWAY ACCESS: ALLOWED IN CERTAIN SEGMENTS. NORMAL GARAGE ACCESS IS FROM ALLEY.

PARKING: ONE SIDE ONLY, 42' R/W PORTIONS. BOTH SIDES PERMITTED IN 50' R/W SEGMENTS.

R/W (PROPERTY LINES): 50' AT COLLECTOR STREET INTERSECTIONS (SHORT SEGMENTS) AND WHERE DRIVEWAYS ARE ALLOWED. 42' PUBLIC R/W (INTERIOR CIRCULATION). NORMAL (ALLEY ACCESS AREAS).

SIDEWALKS: ONE SIDE, POSSIBLY SERPENTINE FOR SHORT SEGMENTS.

**ILLUSTRATION 4
REAR ALLEYS**

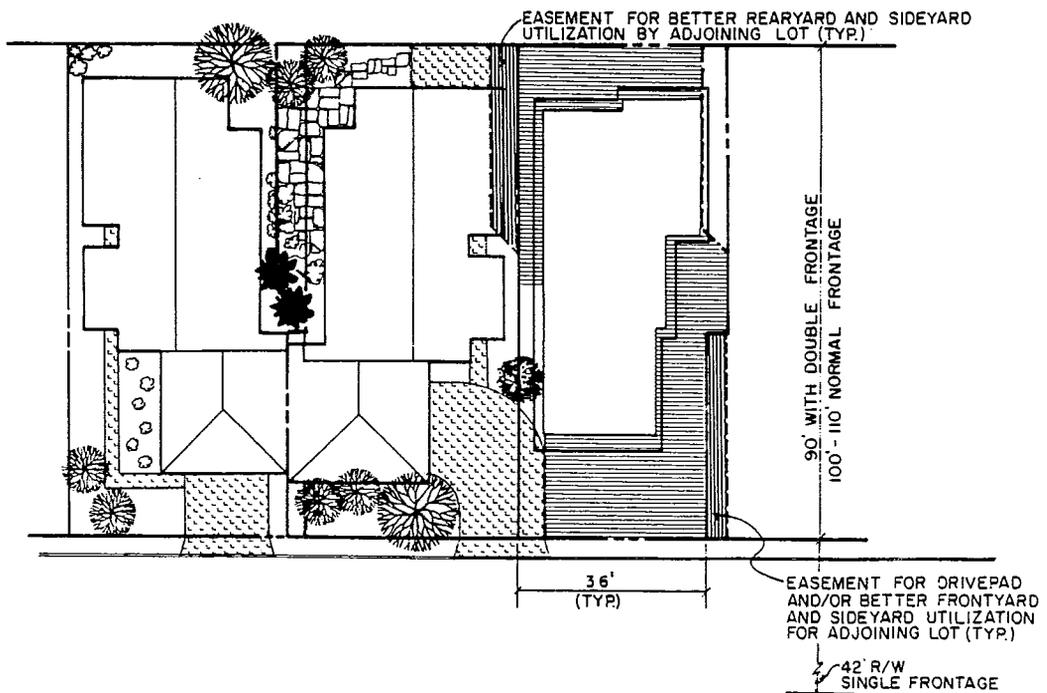
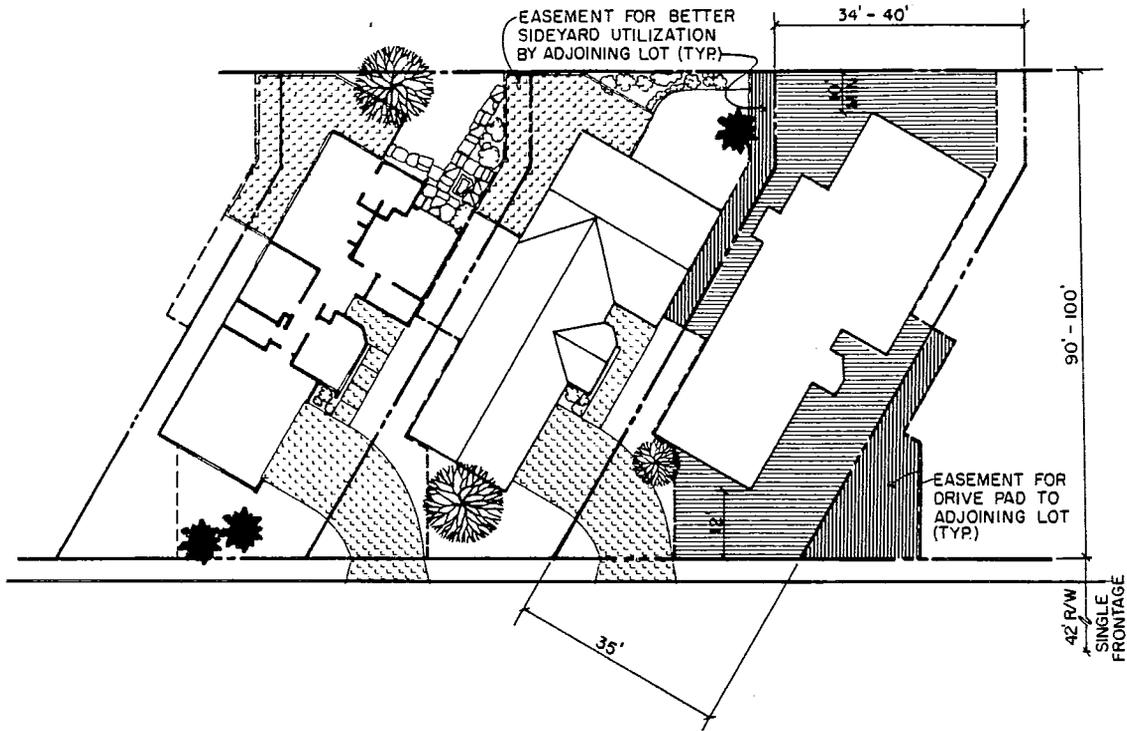
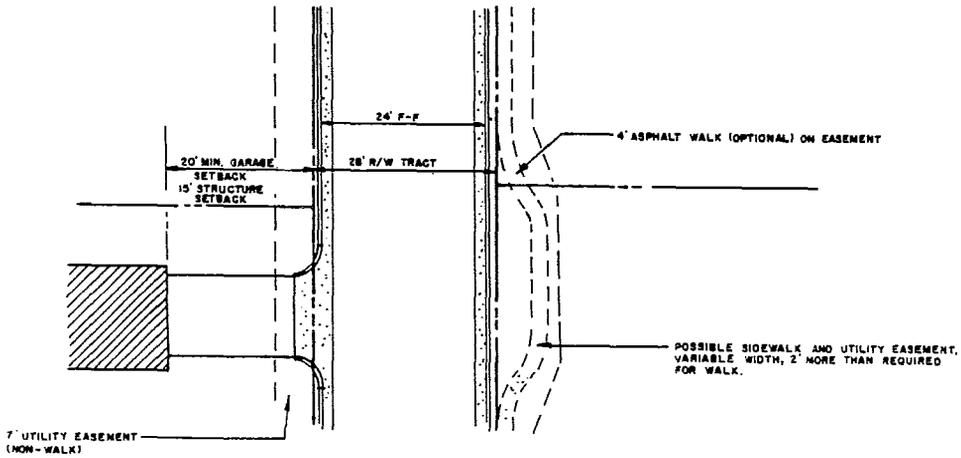
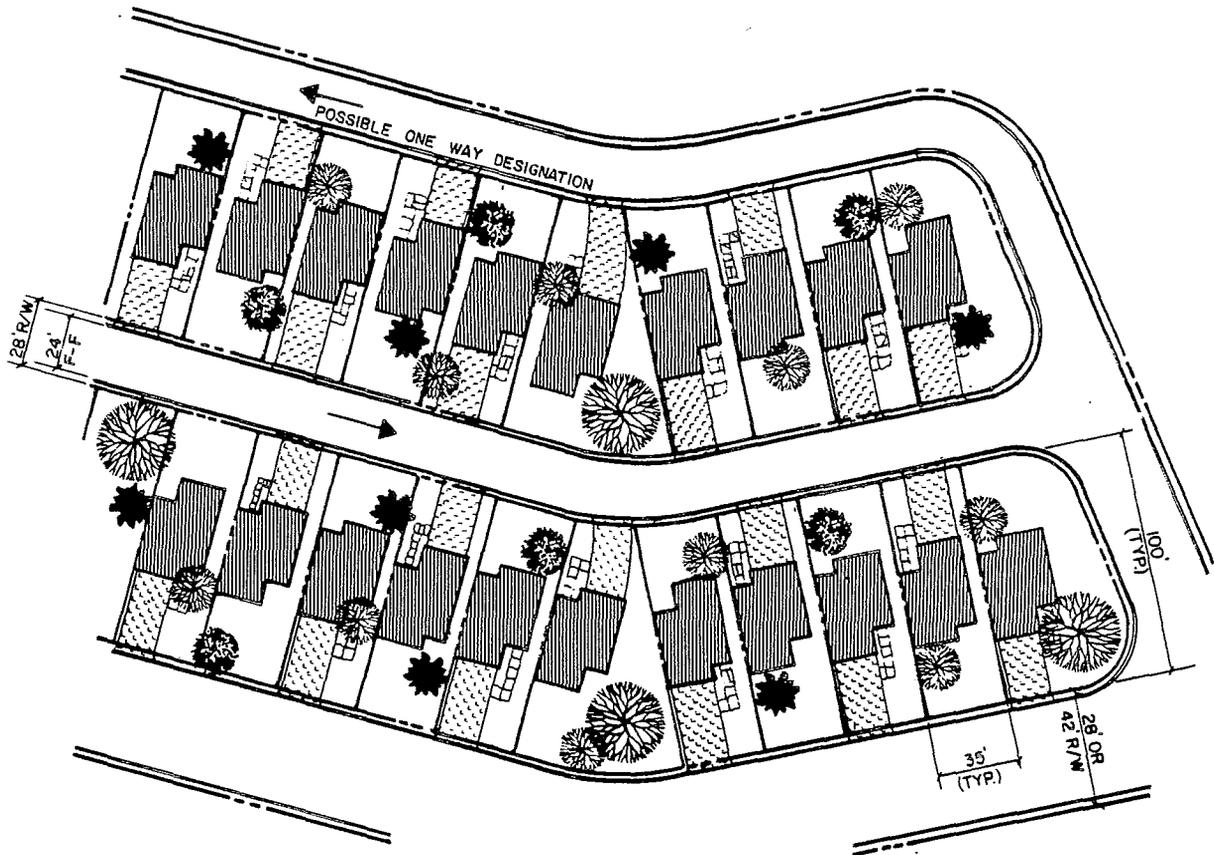


ILLUSTRATION 5
ANGELED LOT
USE EASEMENTS



FUNCTION: PROVIDES PARKING ON ONE SIDE WITH ALTERNATING VEHICULAR FLOW. USED IN TANDEM WHERE GRADE DIFFERENTIAL UTILIZES DOUBLE FRONTAGE CONCEPT.

DRIVEWAY ACCESS: YES. ALTERNATE GARAGE LOCATIONS WHERE DOUBLE FRONTING OCCURS.

PARKING: ONE SIDE ONLY.

R/W (PROPERTY LINES): 28' (2' BEYOND CURBS; EACH SIDE)

DESIGN SPEED: 20 MPH.

SIDEWALKS: ONE SIDE AND PLACED IN ADJACENT EASEMENT.

ILLUSTRATION 6

PAIRED STREETS

Use easements. These easements allow a property owner certain uses of a portion of the neighboring property. A common example of such easements is found in zero-lot-line housing. A use easement runs along the property line which is flush with the adjacent house. The easement allows the adjacent property owner to maintain that wall of the house which coincides with the property line. Use easements, which adapt easily to angled lots, may also accommodate portions of a neighbor's driveway or back yard. A graphic explanation of use easements is found in Illustration 5.

Paired streets. Steep terrain can be more sensitively developed using this design technique. Lots on hillsides have narrower streets, possibly directionalized for one way traffic, on both uphill and downhill sides. In conventional design for sloping sites, downhill lots must accommodate drainage coming from adjacent uphill lots. Paired streets eliminate this problem by acting as drainage collectors. There is less need for extensive grading and retaining walls. The right-of-way width requirements are reduced to 28' for each street with sidewalks on one side of each street installed by the developer as part of the project infrastructure. The sidewalks, which may be serpentine in configuration, will be located in easements adjacent to the street right-of-way. (See Illustration 6).

Neighborhood Centers

The Land Use and Transportation Plan (fold-out map in back pocket) shows two community center locations. The initial, interim community center (approximately 2 acres) on Cherry Street just west

Table 3
DISTRIBUTION OF LAND USE ACREAGE

Land Use	Acreage Allowed	Density Allowed	Min Du s Allowed	Max. Du s Allowed	Probable No. of Dufs	F.A.R. Allowed	Square Footage Allowed (gross)
Residential							
Level I	166 acres	5.8 Du/Ac	830	1,328	1,162	N/A	N/A
Level II	89.8 acres	6-10 Du/Ac	538	899	808	N/A	N/A
Level III	64.7 acres	8-16 Du/Ac	517.6	1,035.2	890	N/A	N/A
Open Space	50.0 acres	N/A	N/A	N/A	N/A	N/A	N/A
Community Center	5.4 acres	N/A	N/A	N/A	N/A	N/A	N/A
Commercial Office	14.6 acres	N/A	N/A	N/A	N/A	0.35 1.0	228,890 653,400
Totals	390.5 acres	--	1,885	3,262*	2,860		

* Maximum no. of dwelling units for total project is 3,000

of 20th Street may be relocated to the other site located nearer the center of the development if necessary. The community center is intended to contain recreational facilities to be used by the residents in a building leased to the Association. This area could feature such amenities as a swimming pool, tennis courts, etc., and be used in conjunction with an AMREP housing sales office and possibly a convenience store. The community services area located in the north-central portion of the site (approximately 3 acres) is intended for an active-use recreation center and could include a school and fire and/or police substations. No building construction by AMREP is committed at this time. This is a reserved location for future owners' association and public use and the permanent Community Center may be located in proximity to this location, within the greenbelt designated tract.

Commercial/Office

The plan includes approximately 15 acres of commercial/office use land fronting onto 20th Street. This amounts to one acre of commercial land per 200 dwelling units (using 3000 d.u.s full build out). The intent of including this commercial/office land was to provide convenient service for the project residents and not to compete with off-site commercial/office properties. In order to improve the balance of non-residential acreage to the dwelling unit count, a higher floor-area ratio or "intensity" of commercial or office use is recommended: 0.35 max. F.A.R. for commercial, 1.00 for office. The Urban Land Institute recommends land areas of 10-20 acres in size to be appropriate for "community scale" shopping,

to serve a population between 10,000 and 20,000 persons. The land area thus reserved could accommodate all the anticipated residential occupancy for Hidden Hills.

Open Space

A significant feature of Hidden Hills is the commonly held open space. An approximately 50 acre portion of the open space is the remains of a tributary of the Arroyo de los Montoyas. This area will be graded, seeded and irrigated. The open space area will be used for ponding of on-site drainage and will contain pedestrian pathways and passive recreation amenities, such as picnic tables (installed with adjacent development). Strips of open space amounting to approximately 15 to 20 acres extend into the housing areas to provide pedestrian linkages in some of the higher density areas. Portions of the steep sides and floodplain of the Montoyas Arroyo as well as the tributary upstream of its diversion will be included in the open space but will be left in a natural state. The future community center location and open space areas will be owned and maintained by the homeowners' association. The community areas will be funded initially by a community trust, and later by homeowner association maintenance fees. With the permission of the Association, portions of these areas could later be deeded to the City for community parkland.

TRANSPORTATION

The proposed street network for Hidden Hills follows the hierarchical standards established by the Rio Rancho Subdivision Ordinance (p. 41). Cherry Road, which will be an extension of an existing street in the southeast corner of the project, will be the principal street of the project. This street runs from 20th Street through the length of the development and connects to 22nd Avenue near the northwest corner of the site. Seventeenth Avenue, which originates at 20th Street, crosses Cherry Road and loops through the southwest portion of the site, is designated a collector road. Another collector street is 19th Avenue. This road connects existing right-of-way on the western edge of the property with 17th Avenue and Cherry Road. All other roads will be designated local roads and have 50 feet of right-of-way with provisions for right-of-way reduction related to specific building types (See Table 4). Rights-of-way and paving width on local streets can be reduced in two instances. Alleys will be permitted in residential development as described above and in Illustration 4. The other allowed right-of-way reduction is for paired streets that could possibly be one-way directionalized. A minimum of 28' of right-of-way with adjacent sidewalk easements is permitted for this type of development. The application of paired streets is limited to steeper portions of the plan area and to conventional single family detached houses and zero lot line houses.

One provision of this Plan to provide for pedestrian and bicycle circulation throughout the site. The major link of this circulation system is the central open space area. Asphaltic or gravel paths will connect this area to all portions of the site. Provisions for sidewalks will be made for at least one side of all streets where right-of-way widths are reduced and where sidewalks are necessary for pedestrian linkage. Sidewalks which lie in circulation easements will be shown on individual subdivision plats. Bicycle lanes can be accommodated within collector street rights-of-way, and will have connections to paths in the central open space.

Additional right-of-way for 28th Street adjacent to the project, together with easements for drainage management and utilities, will be provided on the plat(s) for that development portion.

Pathways and passive recreation areas, within the greenbelt area, will be installed by the developer of adjacent parcels to coincide with occupancy of those residences.

Street illumination will be provided at certain key intersections as determined in conjunction with the City Engineer and Development Services department. These facilities will be installed at the development stage and turned over to the City for power consumption and maintenance.

Table 4
ONSITE STREET CONSTRUCTIONS AND IMPROVEMENTS

Street Name	Minimum Right-of-Way Width	Minimum Paving Width	Driveway Access	Sidewalks	On-Street Parking
Cherry Road (portion)	86'	48' w/ median	No	Both Sides	None
Cherry Road (portion)	60'	42'	No	One Side	None
17th Avenue	60'	42'	No	At Least One Side	None
19th Avenue	60'	42'	No	At Least One Side	None
Other Streets (conventional development)	50'	32'	Yes	At Least One Side, Mostly in Right-of-way	Both Sides
Streets in Alley Sub.	42'	28'	Yes	At Least One Side on Adjacent Easements	One Side Only
Paired Streets	28'	24'	Yes	At Least One Side on Adjacent Easements	One Side Only or None (with Parking Bays)
Alleys	20'	18'	Yes	None	None

CHAPTER THREE: IMPLEMENTATION

INSTALLATION OF IMPROVEMENTS

Onsite Streets

All roads built in Hidden Hills and related offsite roads will be built to City of Rio Rancho standards of right-of-way and pavement width, horizontal and vertical alignment, and cross-section design, unless other standards are stated in this Plan (Table 4). Tentative locations of onsite streets are shown in Illustration 12. As platting progresses, the City Engineer reserves the right to alter these early approvals, if conflicts with life, health and safety can be demonstrated.

Cherry Road from the project entrance to the first major collector street will be built to arterial standards as per the Rio Rancho Subdivision Ordinance, with 86 feet of right-of-way and 48 feet of pavement width with a median. The developer agrees to construct Cherry Road incrementally as the adjacent properties develop. A 24 foot section will initially serve as the entrance road to the area. The initial road segment will be expanded to its full 48 foot width with median when occupancy and traffic warrant. Cherry Road will be limited access, with no driveways permitted and no access from adjacent rear yards. The developer will install sidewalks on both sides of the street unless sidewalk need is replaced by greenbelt path systems. The developer will also install and maintain a landscaped median strip.

Collector streets include 17th and 19th Avenues and the balance of Cheery Street to 22nd Avenue. These streets will have a minimum of 60 feet of right-of-way and 42 feet of pavement. They also will have no driveway access, and be built incrementally with adjacent development. The developer will construct sidewalks on a least one side of these collector streets, again unless sidewalk need is replaced by the greenbelt path system. Additional right-of-way may be reserved on other portions of Cherry and 19th Avenue in the event a physical connection to Rainbow Blvd. warrants the potential for upgrading these portions to arterial standards.

Other streets will be designated as locals and have 50 feet of right-of-way and 32 feet of pavement. Right-of-way and paving reductions will be permitted in two instances. In developments which feature rear alleys, street right-of-way may be reduced to 42 feet, except on those lot tiers which do not have alleys (for instance, those lots which back onto arterial or collector streets). In such cases 50 feet of right-of-way is required. Rear alleys will have a minimum of 20 feet of dedicated right-of-way and 18 feet of pavement. The other right-of-way reduction allowed is for paired streets. A minimum of 28' of right-of-way is permitted for this type of development. The application of paired streets is limited to steeper portions of the plan area and to conventional single family detached houses and zero lot line houses. Paired streets may be one-way directionalized and may require "flaring" or widening at intersections with principal access streets. Sidewalks adjacent to the 24' paving section are accommodated in adjacent public rights easements. Alleys and common parking areas

which may be featured in attached dwelling unit areas will be private access easements and streets and maintained by the homeowners' association.

Offsite Streets

Initially access to Hidden Hills could be obtained by improving 20th Street from the project site to existing pavement at Abrazo with a two lane, 32' simple asphalt or double-shot penetration section with curbing on one side. Traffic will be carried by 20th Street and Southern Boulevard. When a pre-agreed upon number of dwelling units are built or under construction, however, increased traffic will have to be accommodated with one of two options:

Option 1:

The portion of 20th Street between the Bernalillo/Sandoval county line and Southern Boulevard will be installed by the developer when the agreed upon number of dwellings are complete in Hidden Hills. 20th Street will be a 32' half section of roadway with curbing on one side. A crossing for 20th Street of Black's Arroyo will be a low-flow arched culvert and a high-flow dip section. At this time the section of 20th Street between Hidden Hills and Abrazo will be improved to meet city engineering standards.

Option 2:

Initially access to Hidden Hills will be via 20th Street and Northern Boulevard. The developer could be responsible for

design and construction of 20th Street for at least a 30 foot wide rural, double-shot penetration oil stabilization section or asphaltic base course over subgrade between Abrazo and Cherry Road. Likewise Northern Boulevard would be paved with double-shot penetration in a 30 foot section from the western edge of the existing pavement to 20th Street. A crossing for Northern Boulevard of the Arroyo de los Montoyas will consist of a low-flow arched culvert and a high-flow dip section.

The determination of which offsite access improvement alternate is chosen is subject to the ability of the City of Albuquerque to provide a physical connection to 20th Street south of the county line. This connection must be timed to coincide with traffic generation and impacts on Southern Boulevard. These conditions are further explained in the traffic report and developer's commitment letter accompanying this Plan (See Map pocket 2).

WATER SYSTEM

Water will be provided through extension of a 12 inch water transmission line from Unit 7 of Rio Rancho. This off-site line extension will coincide with phase one construction. The portion of the water system within the Plan area will be constructed as the associated roadways are constructed or serviceability dictates, whichever comes first. Local distribution lines will be installed with each subdivision.

SEWER SYSTEM

The developer will provide a sanitary sewerage treatment plant for the Hidden Hills area. The plant will have the capacity to serve the projected residential and office/commercial development, with reserves for possible expansion. The plant will be located either on-site (on the Montoyas Arroyo tributary) or off-site near the crossing of 20th Street and the Montoyas Arroyo. Effluent from the treatment plant will be used for irrigation of the open space areas. The initial model home area may be serviced by absorption fields until the treatment plant is installed and operational. Extension of sewer lines will follow in a manner similar to that of water lines.

DRAINAGE MANAGEMENT SYSTEM

City drainage policy and required construction associated with each development phase will apply.

The tributary arroyo will be diverted into the Arroyo de los Montoyas. A dam and channel will be designed and constructed with the first phase of the project. This diversion will be in the northern portion of the Plan area, and will make the majority of the tributary arroyo area available for on-site water retention and open space (see Illustration 12). Subcatchment ponding areas will be located upstream from road crossings in the open space area. The central open space area will be freed of flood danger of any sort.

A determination of the prudent limits of development adjacent to the Montoyas Arroyo will be field-determined with the City Engineer. The desired approach to the Montoyas is to avoid extensive in-channel improvements or stabilization.

OPEN SPACE

At least 50 acres of open space shall be reserved in the Plan area. The arroyo tributary area downstream from the diversion structure shall be landscaped with sod and trees, as will the greenbelt extensions throughout the project. Open space improvements will be installed with adjacent development. The tributary area upstream from the diversion structure and steep slopes and flood plains associated with the Montoyas Arroyo will be retained in a natural state. Improvements to these natural areas are not precluded if deemed necessary for engineering reasons.

EFFECTS ON PUBLIC SERVICES

Transportation

A traffic analysis of the impacts of this development upon the planned road network is found in map pocket 2, in the rear of this Plan. The analysis shows that either of the off-site access improvements proposed will increase the capacity of the street system to handle the increased traffic generated by this development to an acceptable level of service.

Schools

If 1.1 school-age children per household are anticipated, the proposed development could result in 3300 additional children, or 275 children in each of 12 grades. Albuquerque Public Schools (APS) currently serves the Rio Rancho area. High school students from Rio Rancho now attend Cibola High School, which is in but not near Rio Rancho. Lincoln Middle School in Rio Rancho includes grades 6 through 8. At present there is one elementary school, Rio Rancho Elementary; another, Puesta del Sol, is under construction. The approximately 3 acre community center area could possibly be expanded to include an elementary school site, using areas within the targeted greenbelt perimeter.

Police and Fire Protection

The Rio Rancho Police Department maintains a fully professional department located at City Hall. Annexation into Rio Rancho would afford Hidden Hills police protection. The Rio Rancho Fire Department is administered by the Department of Public Services. A fire station is located on Southern Boulevard near Golf Course Road. Land areas at the community center location can provide for substation locations if desired.

Utilities

Preliminary discussion with providers of utilities indicates that the capacity exists to service Hidden Hills in accordance with customary service expansion policies.

DEVELOPMENT CONTROLS

Public approval of this document will be followed by filing of a declaration of covenants, conditions, restrictions and easements for Hidden Hills. The covenants will contain legal provisions for open areas, homeowners' association (or trust), and architectural controls, all of which will be in accord with this Plan. The homeowners' association will either be a non-profit New Mexico corporation charged with the duties and vested with the powers prescribed by law and set forth the covenants, or a funded community trust with similar provisions. Association funds for maintenance will be obtained through assessment of Hidden Hills properties. If a trust mechanism is used, provisions for subsequent conversion to a homeowners' association will be provided for, at a time when the development is substantially complete.

If builders other than AMREP (and their approved designs) are allowed, architectural guidelines will be included with the covenants. These guidelines will implement the goals of this Plan by assuring harmonious site and architectural design throughout the project.

As demand for housing warrants, Hidden Hills will be developed in phases. The individual platting, engineering, and construction increments will go through the abbreviated public approval process. With concurrence of the City, this process may include a preliminary plat phase (larger in area than incremental

final plats) processed by Planning Commission approval. Alternatively, public approval of this Development Plan is intended to provide enough guidance to allow individual projects to go immediately to the final plat stage. The final plats will be processed through the Planning and Zoning Commission, provided the plats conform with this document and the covenants.

Table 5
CONCEPTUAL BUILD-OUT

			Phase Total
Phase One	Level I	28.6	40.6 Acres
	II	12.0	
	III		
Phase Two	I	13.2	23.4 Acres
	II	10.2	
	III		
Phase Three	I	32.7	66.5 Acres
	II	19.8	
	III	14.0	
Phase Four	I	44.5	72.6 Acres (+ commercial)
	II	28.1	
	III		
Phase Five	I	47.0	117.5 Acres
	II	19.8	
	III	50.7	
TOTAL			320 Acres Residential (Approx.)

CHAPTER FOUR: PROJECT PHASING AND CONCEPTUAL BUILDOUT

AMREP plans a model home area of approximately 5 to 25 houses at the project entrance by April 1987. Phase one platting will consist of a mix of detached houses and zero lot line houses in proportions determined by initial market analysis and the ability to develop housing products in this time frame. Additions to the model mix may be constructed later. Platting and engineering of phase one will occur in 1986/1987, and may include approximately 300 lots in the platted area. The size, character and date of the development portion of the platting area and all subsequent phasing will be a function of the housing market. Table 5 contains a conceptual phase-by-phase analysis of possible land use/acreage distribution.

Illustrations 7 through 12 show a conjectural sequence of development for Hidden Hills. Illustration 7 shows the initial topographic analysis of the site which differentiated land form areas. Phase one as described above, with model house area, is shown on Illustration 8. Improvements to the greenbelt area and construction of housing from each of the three levels is shown in Illustrations 9, 10 and 11. A conceptual distribution of full build-out land use distribution is shown in Illustration 12.

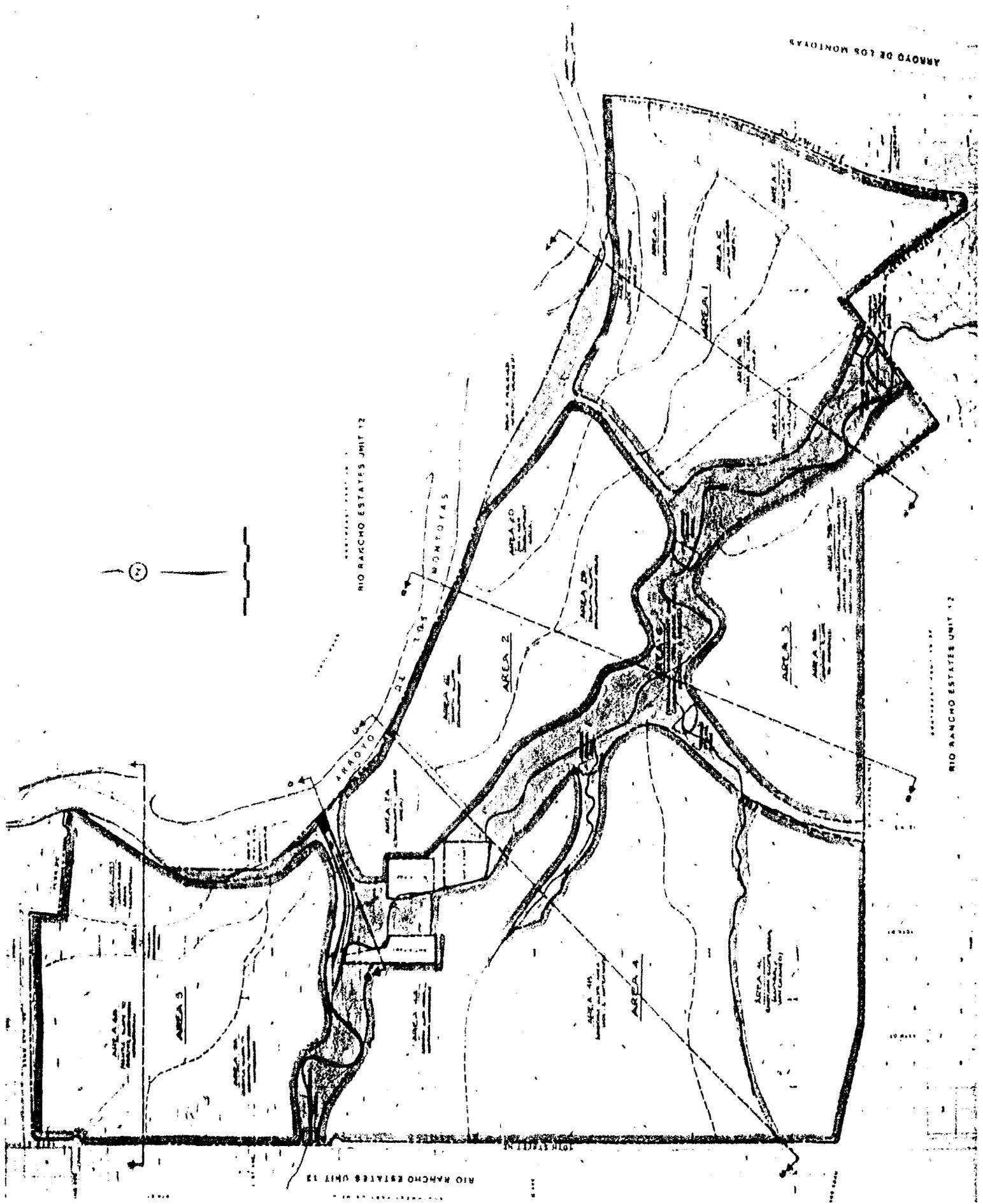


ILLUSTRATION 7
LANDFORM ANALYSIS

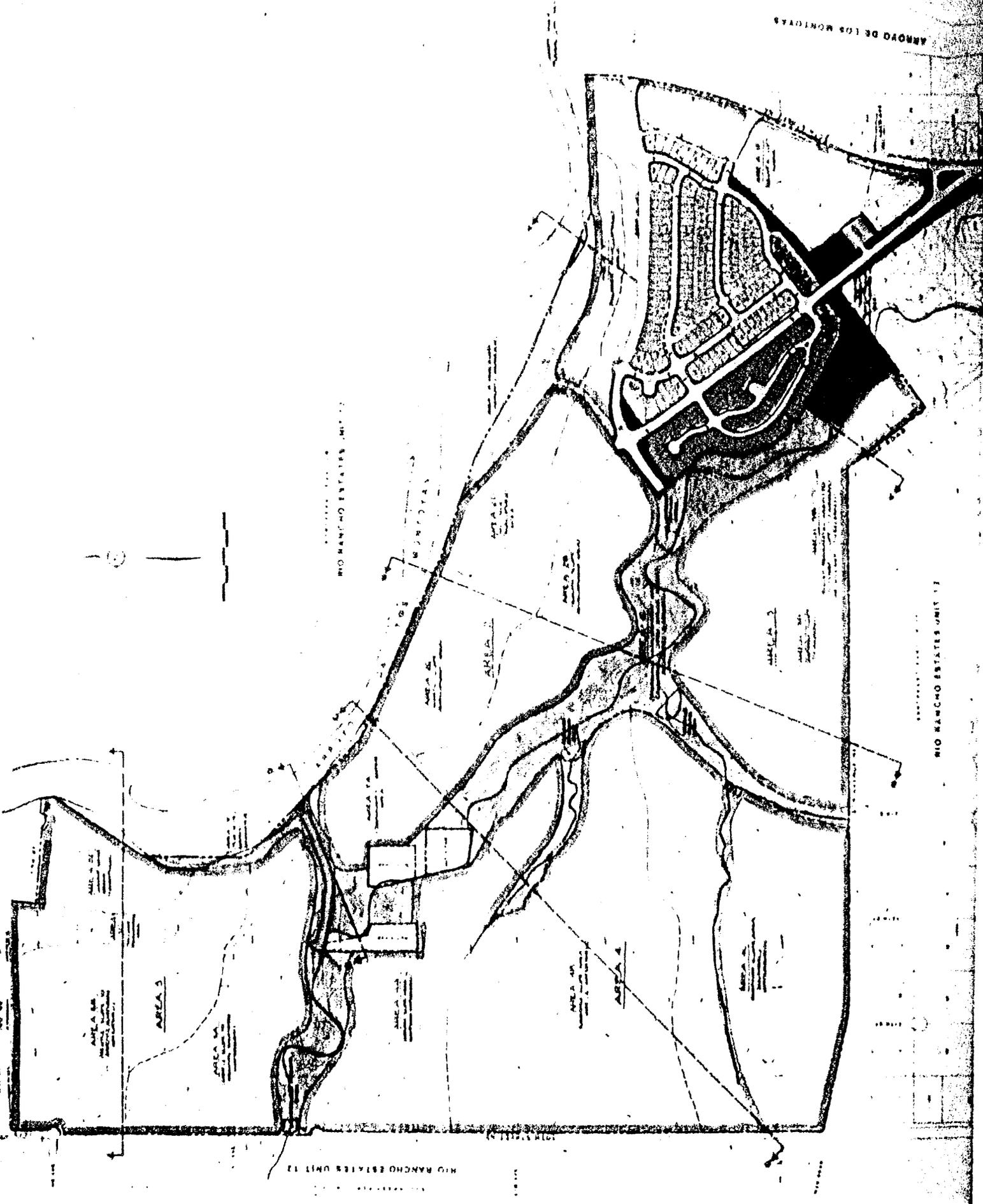


ILLUSTRATION 8
PHASE ONE
INITIAL DEVELOPMENT

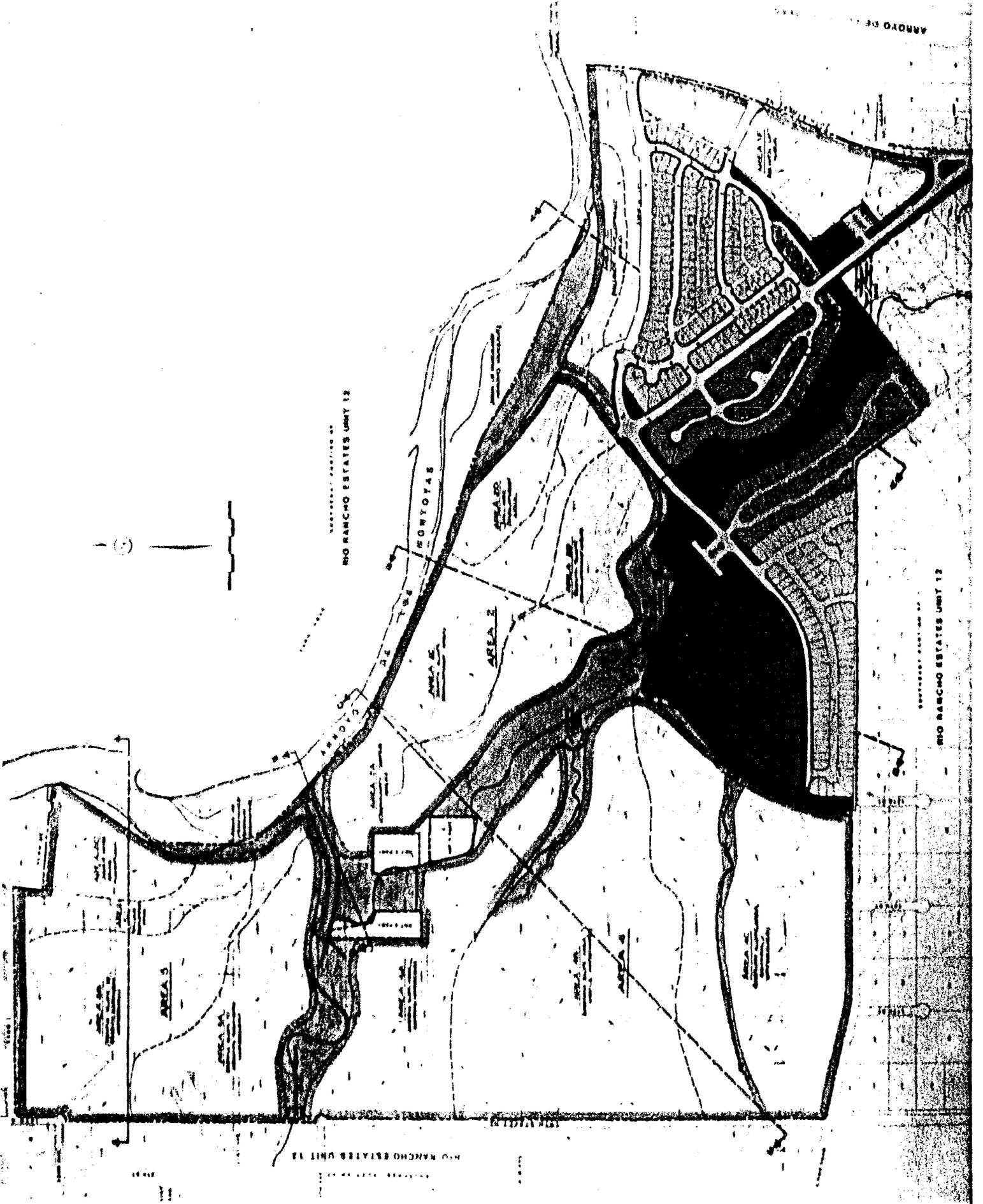


ILLUSTRATION 9

**PHASE TWO
GREEN SPACE EXPANDED, ADD LEVEL III**

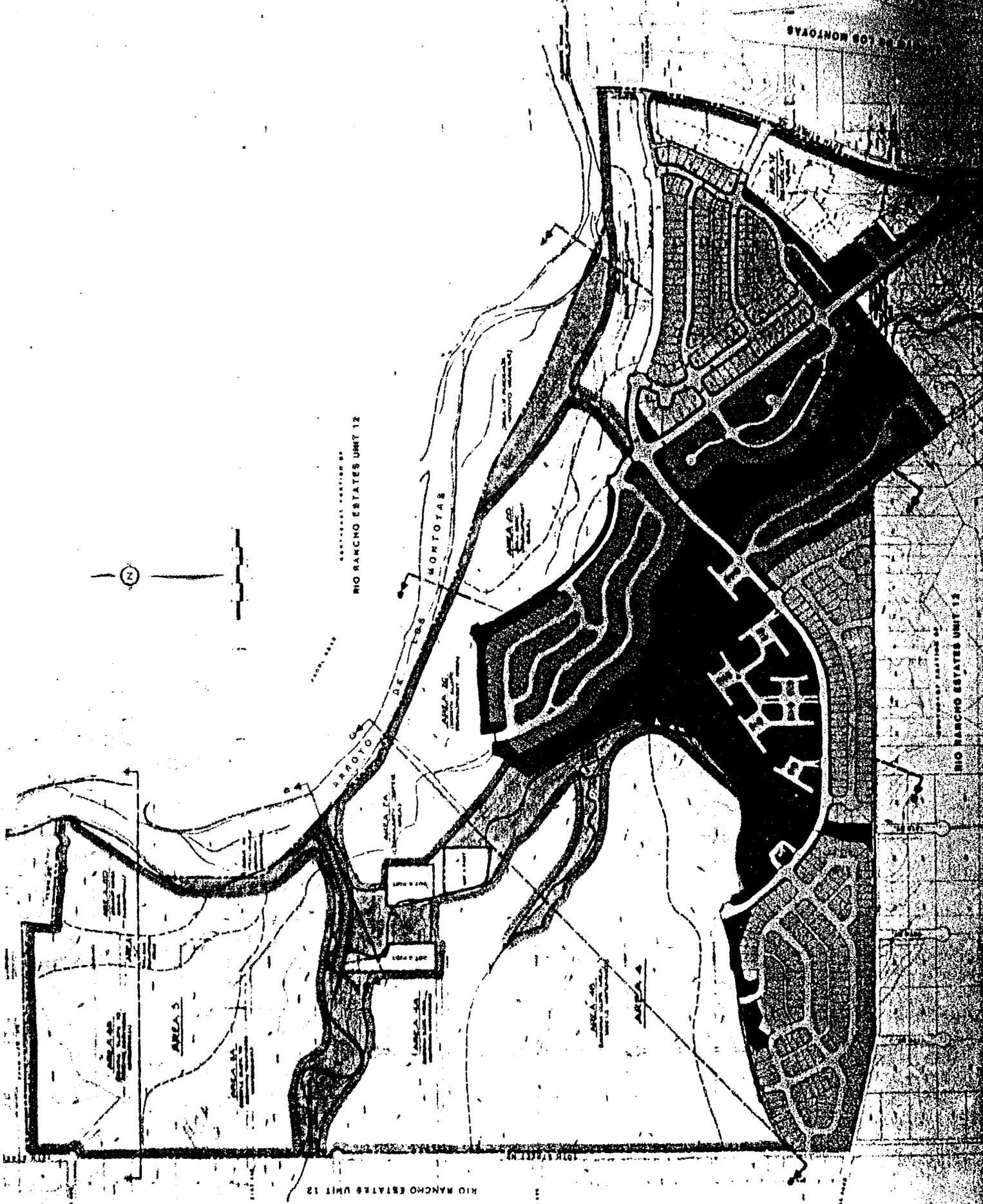


ILLUSTRATION 10
PHASE THREE
PROJECT EXPANSION

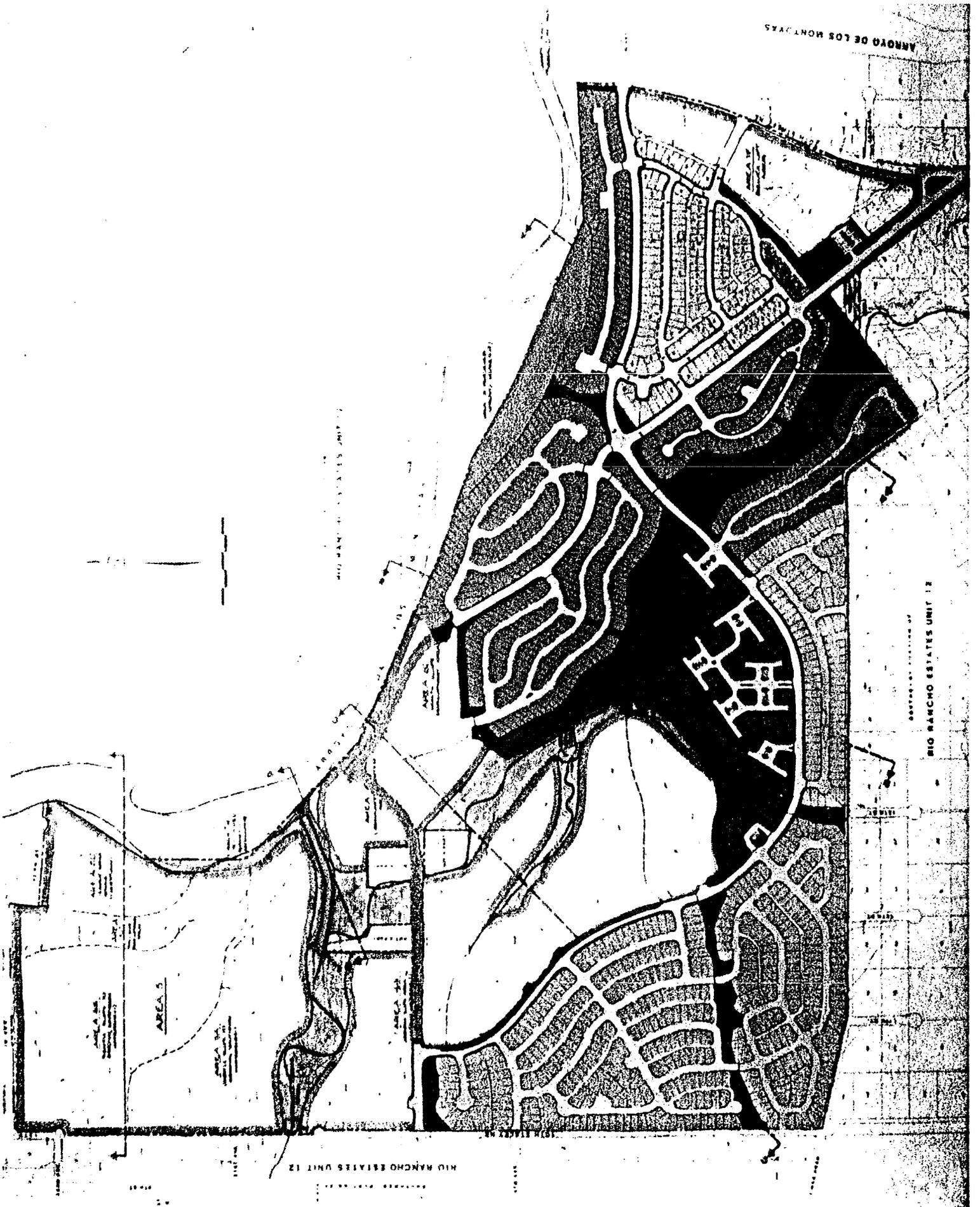


ILLUSTRATION 11
PHASE FOUR
LEVELS I & II EXPANDED

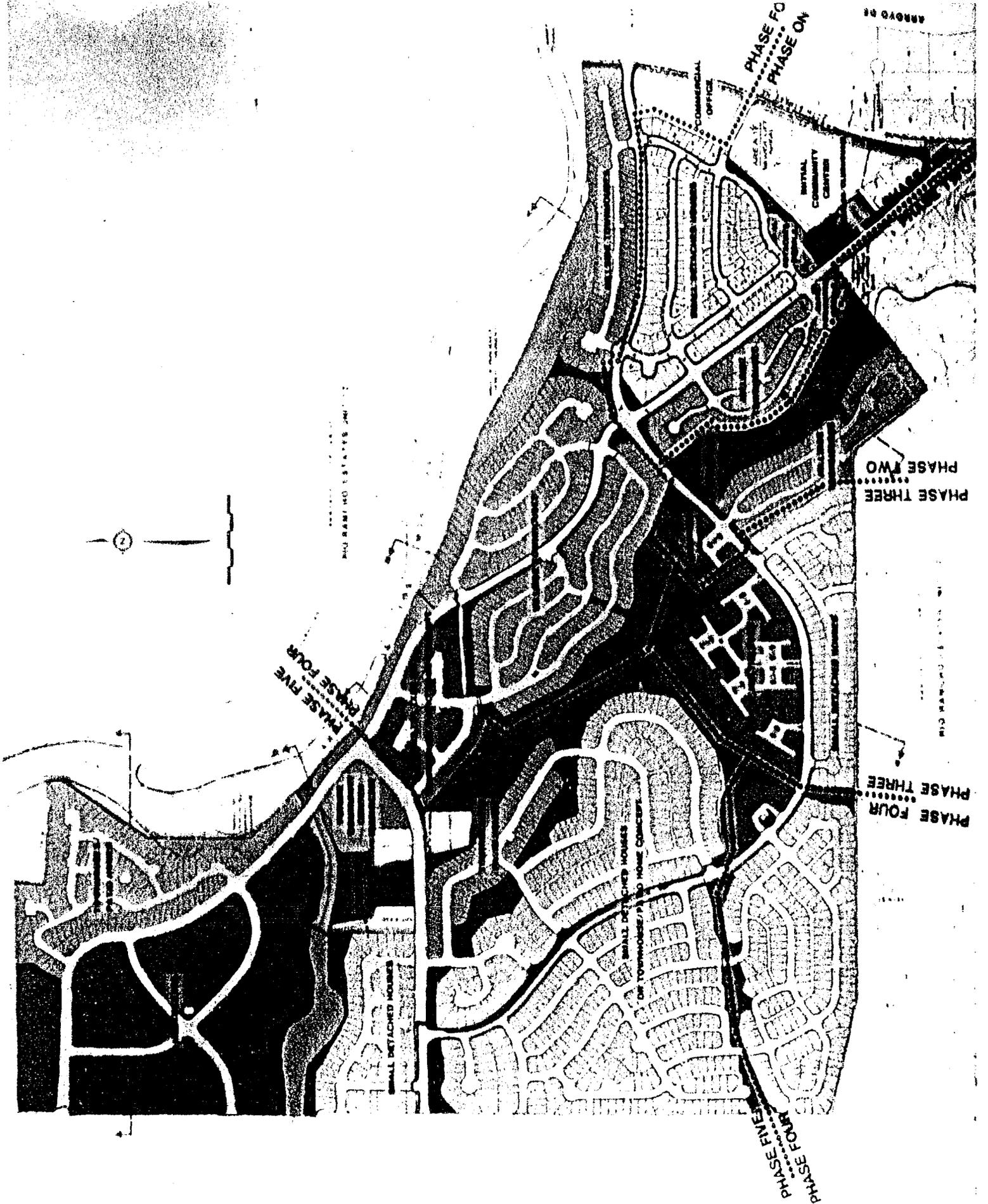


ILLUSTRATION 12

PHASE FIVE

CONCEPTUAL FULL BUILD-OUT

APPENDIX

ADJACENT LAND OWNERSHIP

UNIT NO.	BLOCK NO.	LOT NO.	PROPERTY OWNER(S)
12	19	17	Joseph Milio
		18	Amrep
		19	Amrep
		20	James L. & Brendal Wiginton
		21	William & Kathleen M. Spegal
		22	William & Kathleen M. Spegal
		23	Frank Martens
		24	Frank Martens
		25	Daniel P. & Peggy Vitello
		26	Robert A. & Lynn R. Janiker
		27	Ronald R. & Marie E. Rakaska
		28	Amrep
		29	Stanley & Irene Gorbett
		30	Marcus B. & Dauris D. Parker
		31	Amrep
		32	Frank & Rose Libasci
		33	Amrep
		34	Douglas & Kathleen C. Southnick
		35	Barbara A. Steele
		36	Carl B. & Etta Jones
		37	Mason R. & Anna Nesbit
		38	Carl W. & Hazel M. Rodrick
		39	Charles N. & Doris M. Snell
		40	Amrep
		41	Edward J. & Celia S. Karpin
		42	Dorothy R. Wegge
		43	Dorothy R. Wegge
		44	H.L. & Mary Helen Cook
		45	Robert & Marietta J. Roth
46	Angelo J. & Nada Sharris		
47	William J. & Dorothy M. Kec		
48	Amrep		
49	William & Betty J. Tanner Jr.		
12	20	18	Christian P. Melet
		19	Amrep

UNIT NO.	BLOCK NO.	LOT NO.	PROPERTY OWNER(S)		
12	28	1	Amrep		
		2	Glenn E. Betty L. Heraine		
		3	Sarah L. Foster		
		4	William S. Gillaspy		
		5	Sheridan & Jacqueline Stormes		
		6	Amrep		
		7	Howard E. & Bernice Hemphill		
		8	Maurice M. & Reba H. Marasco		
		9	Ross Edwin C. & Ethel D.		
		10	Marzarella, Helen A.		
		11	Amrep		
		12	Carey, Robert J. & Marion G.		
		13	Rohr, Harold E. & Sarah F.		
		14	Walker, Virginia M. "Barbara Jean		
		15	Waters, Earl S. & Mary M.		
		16	Amrep		
		20	Amrep		
		21	Amrep		
		22	Amrep		
		31	31	8	Conrad F. & Annebell L. Ruhr
				9	Amrep
				10	Albertina McGovern
11	Francis X. Ludere				
12	William H. & Lula B. Ware				
32	32	14	Robert J. & Anna E. Schumacher		
		65	Joseph & Dorothy L. Sheleby		
		101	Goldade Jr. George & Annie D.		
		102	Amrep		
		103	Richardson, Elton R. & Madeline B.		
		104	Herrmann, Tobias & Geneva		
		105	Clark, Herschel & Fern		
		106	Amrep		
		115	Rathbun, James M.		
		145	Alonzo Beberry		
34	34	17	Amrep		
		18	Amrep		
35	35	17	Amrep		

UNIT NO.	BLOCK NO.	LOT NO.	PROPERTY OWNER(S)
	54	21	Amrep
		22	Amrep
		23	Sandra E. Pember
		24	Harold S. & Neva E. Vogelaar
		25	Joseph & Gertrude Miello
		26	Amrep
		27	Benito Depetris
		28	Amrep
		29	Amrep
		30	Hazel M. (Estate of) Matthews
		31	Jerry J. & Judy K. Korytowski
		32	Amrep
		33	Amrep
		34	Amrep
		35	Harry C. & Irene A. Hartranft
		36	Harry C. & Irene A. Hartranft
		37	Harry C. & Irene A. Hartranft
		38	Amrep
		39	Alfred & Alke Schaechterle
		40	Amrep
		41	Amrep
	76	70	Dechaney, Francis E. & Bernadine I.
		71	Coyne, William & Muriel A.
		72	Vaccaro Joseph S. & Patricia Ann
		73	Wolko, Harvey W. & Helen M.
		74	Wolko, Harvey W. & Helen M.
		75	Wojnicki, John P. & Allexandra
		76	Zaccone Carl P. & Marianna
		77	Young Lester H. & Lenore
		78	Amrep
		79	Amrep
		80	Amrep
		81	Crankshaw, Richard L. & ALKE F.
		82	Ellis, Walter H. & Gladys T.
		83	Messina, Mario J. & Flora
		88	Wyatt Eugene C. & Patricia A.
		89	Giedelhaus Jr. August W. & Barbara
		94	Patella, Joseph
		95	Tankersley, James W. & Estus C.
		100	Amrep
		101	Robertson James C. & Patricia A.
Replatted Unit 12	("66")	37	Amrep
		38	Nicolas & Stauroula Vachkovras
		39	Wesley B. & Betty Lou Moe
		40	Amrep
		41	Ernest C. & Sylvia O. Weygandt
	("HH")	42	Amrep
		43	Amrep
		44	Amrep
		45	Amrep
		46	Amrep

UNIT NO.	BLOCK NO.	LOT NO.	PROPERTY OWNER(S)
	("L")	37	Amrep
		38	Amrep
		39	Amrep
		40	Amrep
		41	Amrep
	("M")	42	Amrep
		43	Amrep
		44	Amrep
		45	Amrep
		46	Amrep
13	56	15	William A. & Carolyn E. Strong II
		16	Amrep
		17	Amrep
		21	Amrep
		22	John Michael & Michael Lard Jr.
		27	Edith T. & Doris J. Hacker
		28	Amrep
		29	Victor & Eileen Herringshaw
		30	William & Magdalena Kosztolanyi
		31	Amrep
		32	John & Ida Rhatigan
	39	Amrep	

This list of property owners was obtained from Sandoval County records. Because of the nature of the land market in the area, property ownership might have changed since this information was gathered.