

STEPHEN R. FLANCE

SPECIALIZED PROFESSIONAL COMPETENCE

Real Estate Brokerage, Land Planning and Development Management. Real estate consulting, specializing in all phases of real estate development including feasibility studies, investment analysis, project planning, regulatory processing, development management and sales.

CURRENT RESPONSIBILITIES

Owner & Principal, The Flance Company

REPRESENTATIVE PROJECTS

Resort Planning and Development:

**The Bishop's Lodge Resort Master Development Plan (700 acres)
The Bishop's Lodge Expansion and Renovation
Rancho Encantado Resort Master Development Plan (58 acres)
Taos Ski Valley Master Plan**

Residential Planning and Development:

**Bishop's Lodge Hills and Villas (48 lots and 34 condos at The Bishop's Lodge)
College of Santa Fe/Anasazi and Chaco, Hills (244 acres/88 lots)
Los Cerros Colorados (114 lots on 154 acres)
Cielo Grande Condominiums (41 units)
Pueblo Encantado Condominiums (36 units)
Los Caminitos Subdivision (1,400 acres)
Casas de San Juan Town Homes (58 units)
Las Dos Subdivision (1,200 acres)
Viento del Norte Town Homes (40 units)
Las Estancias Subdivision (400 lots)
El Cañon Subdivision (400 lots)
Las Barrancas Subdivision (83 lots)
Los Atrevidos Master Plan (1,000 acres)
Sierra del Norte Subdivision (365 acres)
Bishop's Lodge Estates Subdivision (80 acres)**

Commercial Planning and Development:

**Rodeo Business Park (80 acres)
Richards Avenue Business Park (20 acres)
La Entrada Commercial Center**

Institutional Plans:

**Santa Fe Opera Village Plans (in progress)
St. Vincent Hospital Master Development Plan
St. John's College Master Development Plan
St. John's College Faculty Housing Feasibility Study
Mountain Cloud Zen Center**

STEPHEN R. FLANCE

Page 2

Community Plans:

Tierra Contenta Master Plan (APA National Award for Outstanding Master Plan Implementation, 1999)
Village of Eagle Nest Master Plan
Las Tres Villas Community Plan
Santa Fe County Rural Waste Water Management Study

PROFESSIONAL BACKGROUND

Employment:

1975-Present, President and Owner, The Flance Company, Santa Fe, New Mexico – Real Estate Planning, Development and Marketing Brokerage
1974-1975 Assistant City Manager, Santa Fe, New Mexico
1973-1974 Community Development Coordinator, City of Santa Fe, New Mexico
1971-1973 Assistant Planning Director, City of Santa Fe, New Mexico
1970-1971 Associate Planner, State of New Mexico, Santa Fe, New Mexico
1966-1968 U.S. Peace Corps Volunteer, Senegal, West Africa

Professional Registration:

1986-Present, Licensed Real Estate Broker, State of New Mexico
1986-Present, Member, Santa Fe Association of Realtors
1986-Present, Member, Realtors Association of New Mexico

Education:

1970 Master of Science, Community Development - University of Missouri (U.S. Department of HUD, Urban Studies Fellow)
1966 U.S. Peace Corps Training - Dartmouth College, Quebec and Ivory Coast
1966 Bachelor of Arts, English Literature - University of Missouri

Community Involvement:

2005-2006 Member, Governor's Water Infrastructure Investment Team (WIIT)
2004-2005 Member, Governor's Finance Council
2003-2006 Chairman of The Board of Directors, New Mexico Finance Authority
2002-2004 Board of Directors, Charter Bank
2002 President Santa Fe Association of Realtors
2001 Congregation Beit Tikva Board of Directors
2001 Tierra Contenta Corporation Board of Directors
1998-1999 Realtor of the Year, Santa Fe Association of Realtors
1996-2004 Santa Fe Association of Realtors Board of Directors
1998-2004 Santa Fe Neighborhood Housing Services Board of Directors
1998-2002 City of Santa Fe Historic Design Review Board
1997-1998 City of Santa Fe Task Forces: CISO, Inclusionary Zoning
1995-1999 Chair, City of Santa Fe Capital Improvements Advisory Committee
1998-2000 Santa Fe Board of Education Teacherage Committee
1991-1994 Chairman, New Mexico State Transportation Authority
1991-1993 Chairman, Santa Fe Civic Conference Center Site Selection Task Force
1993-1994 Chairman, Santa Fe County Chamber of Commerce

STEPHEN R. FLANCE

Page 3

1989-1998 Santa Fe County Chamber of Commerce, Board of Directors

- 1993 - 1994 Chair of the Board
- 1992 - 1993 Chair Elect, Board of Directors
- 1991 - 1992 Chair, Education Council

1989-1991 Member, New Mexico Repertory Theater, Board of Directors

1987-1988 Member, New Vistas, Board of Directors

1986-1987 Member, Visiting Nurse Service, Board of Directors

1983-1984 Member, Governor's Environmental Council

1978-1985 Chair, Santa Fe Urban Policy Board, which wrote and adopted:

- "Plan '83", City of Santa Fe Area General Plan, including: "Rationale for the Santa Fe Urban Area", "Land Use Policies", "Special Review Districts (Historic, Resource Protection, Environmental Hazard, Visual Protection)", "Public Facilities and Infrastructure Plans", "Sector Plans", "Neighborhood Plans", "Staging Plan", "Urban Area Management Strategies", "Development Outside City Boundaries", "Land Development Code Amendments", and "Affordable Housing".
- Santa Fe Business Capitol District (BCD) Plan and Townscape Ordinance
- Santa Fe Northwest Sector Plan
- Santa Fe Annexation Guidelines
- Santa Fe Neighborhood Planning Policy

1978-1980 Member, Santa Fe City Council Water System Negotiating Committee

- City Water Franchise

1975-1981 Member, United Way of Santa Fe, Board of Directors and Advisory Board

1974-1976 Old Santa Fe Association, Board of Trustees