Los Alamos County

Community Development Department

# PLANNING & ZONING COMMISSION STAFF REPORT

**Public Hearing Date:** September 11, 2019

**Subject:** Case No. SUB-2019-0008

**Owners/Applicants:** Jim Hall, Owners/Steve Shaw, Applicant

**Case Manager:** Anita Barela, Associate Planner

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**Case No. SUB-2019-0008: Subdivision of Lot 212A, North Community 2 Subdivision**

The petitioner is requesting a Final Subdivision Plat approval to divide an existing vacant parcel into four (4) new lots, on property located at 4134 Alabama Avenue. The subject property is zoned R-3-L-NC (Multiple family residential low density, North Community district). The subject property previously contained a 4-unit condominium. This structure was destroyed during the Cerro Grande fire in May 2000.

The land from which the new subdivision will be platted consists of an existing parcel containing 0.49± acres (21,640 Ft²), and labeled as Lot 212A, Lot 212B, Lot 212C, and Lot 212D on the Sketch Plan [Exhibit 6].

The petitioner is also requesting a 2.5-foot side yard setback waiver from the required 7.5-foot side yard between lots 212C and 212B. A Board of Adjustments Hearing has been scheduled for September 11, 2019 for this waiver application.

**Motion Option 1:**

I move to **approve** Case No. SUB-2019-0008, a request for approval of a Final Subdivision Plat, creating a new subdivision consisting of four (4) new lots, for the reasons stated in the staff report and per testimony at the public hearing, and subject to the following conditions:

1. New addresses will be assigned by the County Surveyor prior to recordation of the plat.
2. Building Permits shall be secured prior to the start of construction.

**Motion Option 2:**

I move to **deny** Case No. SUB-2019-0008, a request for approval of a Final Subdivision Plat, creating a new subdivision consisting of four (4) new lots, due the proposal failing to meet the review criteria contained in §16-153 of the Los Alamos County Code of Ordinances, Chapter 16 – Development Code, for the following reasons:

1. …

## SUMMARY

This request is for approval of a Final Subdivision Plat to subdivide a vacant parcel into four (4) new lots. The principal purpose of this petition is to create individual lots that will be developed into new housing units. A proposed Final Plan submitted illustrates four single family attached dwelling units proposed for future construction.

The subject property formerly contained a 4-unit condominium, which was destroyed by the Cerro Grande Fire in May 2000.

§16-537(h)(1) states: *"Where a conforming or legal nonconforming dwelling, two-family or multiple-family, existed on a lot on May 9, 2000, such lot shall be considered a conforming site for dwellings, single-family, attached and may be subdivided into a number of lots less than or equal to the number of dwelling units located on the lot on May 9, 2000. The resulting dwellings, single-family, attached, the site, and the lots shall be considered conforming as to the lot size and maximum density."* Prior to this date, there was a four (4) unit condominium occupying this site. This structure was destroyed in the Cerro Grande Fire. The project proposed for "replacing" the former condominium development contains four (4) units, the same number of units the former condominium contained.

Section 16-459 of the Development Code states, *"No preliminary plat shall be considered by the planning and zoning commission unless it substantially conforms to the approved or conditionally approved sketch plan. No final plat shall be considered by the planning and zoning commission unless it substantially conforms to the approved or conditionally approved preliminary plat. Plats that do not substantially conform shall be resubmitted at the sketch plat stage.* ***Plats containing five lots or less*** *after utility or public or private roadway improvements under article VI of this chapter* ***may submit sketch, preliminary and final plats as a single plat for approval."*** This application seeks Final Plat approval of the proposed subdivision. Since the subdivision contains fewer than five (5) lots, staff finds that this petition for Final Plat may be approved under one application and hearing.

This petition was noticed in the Los Alamos Daily Post on August 22, 2019 and property owner notices were mailed to all owners of real property located within 100 yards of the subject property, in accordance with the requirements of Article V, Section 16-192 of the Los Alamos County Development Code. Staff has not received any comments as of Friday, September 6, 2019.

## INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC) RECOMMENDATION

IDRC review of the petition took place on August 15, 2019. After reviewing and determining that the petition did not present any negative aspects or impacts that would preclude it from being forwarded to the Planning and Zoning Commission for a public hearing, the IDRC membership conducted a vote to forward a favorable recommendation to the Planning & Zoning Commission.

## SUBDIVISION REVIEW CRITERIA

**The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-153 establishes eight (8) criteria for the Planning and Zoning Commission to use when reviewing an application for subdivision approval. They are:**

***(1) The development of the property shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.***

Applicant Response: There are no health or safety issues.

Staff Response: The proposed subdivision supports the following Comprehensive Plan Goals and Policies:

***3.1 Housing, Neighborhoods & Growth***

***3.1.1 - HOUSING GOALS***

- *HG.2. Provide a variety of housing types, sizes and densities*
- *HG.3. Promote development of housing stock that would accommodate downsizing households*
- *HG.4. Protect existing residential neighborhoods while using available infill opportunities as appropriate*

***HOUSING – LAND USE POLICIES***

- *HLU.1. Encourage the creation and retention of a variety of housing options for all segments of the Los Alamos community, including but not limited to, housing for residents who are low income, students/postdocs, workforce, high end income and seniors*
- *HLU.4. Promote design standards for high quality and good design of new housing*
- *HLU.6. Encourage new housing developments in proximity to workplaces*

***3.1.2 - NEIGHBORHOODS GOALS***

- *NG.1. Protect existing residential neighborhoods while using available infill opportunities as appropriate*
- *NG.2. Promote the creation of a variety of housing options for all segments of the Los Alamos community*

***3.1.3 - GROWTH GOALS***

- *GG.1. Plan for modest growth of an additional 2,000 residents in the next 5 to 10 years*
- *GG.11. Strive to make housing available to those who work in the County and want to live in the County*
- *GG.12. Enhance community pride*

***GROWTH - LAND USE POLICIES***

- *LU.2. Support infill development over expansion of current developed areas*

***3.2 – DEVELOPMENT, REDEVELOPMENT & DOWNTOWN***

***DEVELOPMENT - LAND USE POLICIES***

- *DLU.2. Generally, keep development contained within current development boundaries (prevent sprawl*

The subject property is being subdivided to allow for individual lots and individual lot ownership. This criterion has been satisfied.

***(2) Except for the R-E and R-A zoning districts and developed areas where it is determined by the utilities manager that it is economically unfeasible to extend sewer lines, all subdivisions must be served or be capable of being served by all public utilities.***

Applicant Response: The proposed lots will be served by public utilities.

Staff Response: Existing infrastructure is provided. Any potential changes will be made through agreements with the County Utility Department and Public Works Department. This criterion has been satisfied.

***(3) Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.***

Applicant Response: NA.

Staff Response: No change to ingress/egress and circulation of vehicles, bicyclists, and pedestrians is being proposed at this time; only new lot lines are being proposed to create new lots for future development. This criterion has been satisfied.

***(4) Adequate provisions shall be made for accepting expected drainage from other properties, for controlling drainage on the site and for directing it to the storm sewer or drainage system, including considerations for impact on downstream properties. The county engineer shall approve, disapprove or recommend modifications to the storm drainage plans.***

Applicant Response: Drainage plan to be prepared by property owner or architect/engineer as part of building plans.

Staff Response: Any prospective drainage issues will be reviewed by the Public Works Department during the Building Permit review process. The Engineering Division has reviewed the proposed subdivision plat and found no potential issues. This criterion has been satisfied.

***(5) The necessary easements shall be provided for both existing and proposed utilities in an acceptable manner to the county engineer and utilities manager. Development of the property shall be in accordance with adopted utilities department plans and specifications.***

Applicant Response: See plat.

Staff Response: The proposed subdivision will have no significant issues related to utilities. The subdivision would be similar to having a four-condo unit development, each with an independent connection to the utility services.

***(6) Outdoor activity areas, parking lots, outside storage areas, outdoor lighting, or other features or uses of the site or structures shall be adequately screened or otherwise controlled to effectively mitigate conflict with existing or potential adjacent land uses.***

Applicant Response: NA.

Staff Response: All outdoor activity areas, parking lots, outside storage areas, outdoor lighting, or other features or uses of the site or structures listed in this criterion, and any future changes contemplated would be addressed through the Building Permitting review process.

***(7) The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall be adequate, or made to be adequate if improvements are required.***

Applicant Response: NA.

Staff Response: All utilities to serve the current capacity of the site exist. Any future infrastructure proposed would be reviewed by County Staff.

***(8) The subdivision is planned to retain as much as possible, all natural features such as watercourses, natural vegetation, terrain, existing structures, historic sites, archaeological sites, and other community assets, which if preserved, will contribute to the overall appearance and quality of life in the county of Los Alamos. If the property is designated on the county zoning map as a hillside area, the subdivision shall comply with the hillside development standards (section 16-576).***

Applicant Response: NA.

Staff Response: The subject property is vacant and has no significant natural features, historical assets or archaeological sites. This criterion has been satisfied.

**FINDINGS OF FACT – Preliminary & Final Subdivision Plat, Lot 212 A, North Community 2 Subdivision**

1. Notice of this public hearing, setting forth the nature of the request, the specific parcel of property affected, and the date, time and place of the public hearing, was announced and published in The Los Alamos Daily Post on Thursday, August 22, 2019, and property owners of real property located within 100 yards of the subject property were notified of this public hearing, all in accordance with the requirements of §16-192 of the Los Alamos Development Code.

2. The request is for approval of a Final Subdivision Plat, which is permitted by Section 16-459 of the Los Alamos County Development Code.

3. The subdivision proposed is permitted within the R-3-L-NC zoning district, subject to review and approval by the Planning & Zoning Commission and County Council.

4. Single family attached dwelling units are a permitted land use described within the R-3-L-NC zoning district, contained in Article XIII, Section 16-537 of the Los Alamos County Development Code.

5. The subject property is currently vacant.

6. The subject property is addressed as 4134 Alabama Avenue. New addresses will be assigned by the County Surveyor prior to recordation of the plat.

7. Upon review by the IDRC, the petition was unanimously recommended for approval.

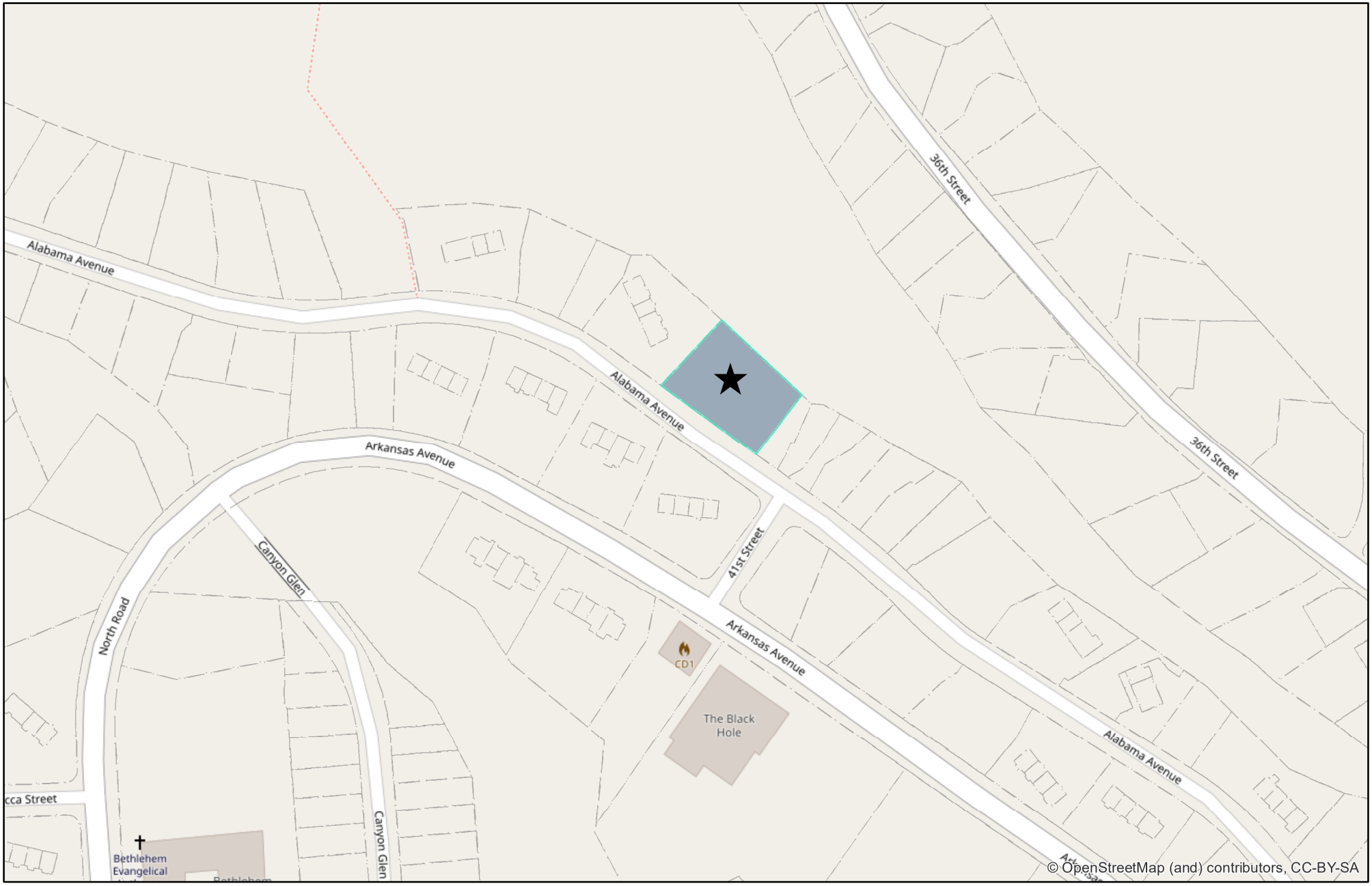
8. A Board of Adjustment Hearing has been scheduled for September 11, 2019 regarding a waiver application for 2.5-foot setbacks between the two proposed duplexes.

**STAFF AND INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC) RECOMMENDATION**

Staff review has determined that the application meets the criteria for approval of a Final Subdivision Plat.

**EXHIBITS**

Exhibit 1 Vicinity Map/Aerial Photo of the Subject Property
Exhibit 2 List of Property Owners within 100 Yards (300 Feet)
Exhibit 3 Interdepartmental Review Committee (IDRC) Report
Exhibit 4 Subdivision Application
Exhibit 5 Proposed Subdivision of Lot 212A, North Community 2 Subdivision Plat
Exhibit 6 Proposed Sketch Plan for future development (2-Duplex Residential Buildings)




# VICINITY MAP | SUB-2019-0008

*Mapping information is for reference only. Users are solely responsible to confirm data accuracy.*
*Los Alamos County assumes no liability for errors associated with the data.*

4134 ALABAMA AVE

PARCEL

N

1 inch = 200 feet

| PHYSICAL ADDRESS | PROPERTY OWNER | MAILING ADDRESS | CITY | STATE | ZIP |
|---|---|---|---|---|---|
| 4129 ALABAMA AVE | 4129 ALABAMA AVE CONDOS | 4129 ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4167 ALABAMA AVE | 4167 ALABAMA AVE CONDOS | 4167 ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4168 ALABAMA AVE | 4168 ALABAMA AVE CONDOS | 4168 ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4171 ARKANSAS AVE | 4171 ARKANSAS AVE CONDOS | 4171 ARKANSAS AVE | LOS ALAMOS | NM | 87544 |
| 4205 ALABAMA AVE | 4205 ALABAMA AVE CONDOS | 4205 ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4226 ALABAMA AVE | 4226 ALABAMA CONDOMINIUM APT BLDG | 4226 ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4247 ALABAMA AVE | 4247 ALABAMA AVE CONDOS | 4247 ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4025 ALABAMA AVE | ACOSTA ELIVERIO & EDITH | 4025 ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4090 ALABAMA AVE | ARELLANO JOSE A & MARY M REVOC TRUS | 175 EL GANCHO | LOS ALAMOS | NM | 87544 |
| 2529 36TH ST | BURK BRADLEY S & ABBIE A | 5415 QUEMAZON | LOS ALAMOS | NM | 87544 |
| 4167 ALABAMA AVE B | CHAMPENOIS SEAN & JULIA | 4167 B ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4131 ARKANSAS AVE A | CHRISTMAN BRENT & XIA CAO | 1725 CAMINO REDONDO | LOS ALAMOS | NM | 87544 |
| 4131 ARKANSAS AVE | COBEL CONDO | 4131 ARKANSAS AVE | LOS ALAMOS | NM | 87544 |
| 2553 36TH ST | COURTRIGHT INVESTMENTS LLC | 2197 LOMA LINDA DR | LOS ALAMOS | NM | 87544 |
| 2537 36TH ST | COURTRIGHT INVESTMENTS LLC | 2197 LOMA LINDA DR | LOS ALAMOS | NM | 87544 |
| 2533 36TH ST | COURTRIGHT INVESTMENTS LLC | 2197 LOMA LINDA DR | LOS ALAMOS | NM | 87544 |
| 3974 ALABAMA AVE | COURTRIGHT INVESTMENTS LLC | 2197 LOMA LINDA DR | LOS ALAMOS | NM | 87544 |
| 4205 ALABAMA AVE D | FISCHAHS STEVEN J & JENNIFER J | 5327 N CALLE BUJIA | TUSCON | AZ | 85718 |
| 4205 ALABAMA AVE C | FISCHANHS CHRISTOPHER D & CHRISTINE I | 4205 C ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 2492 41ST ST | FROGGET ETHAN C & SARAH J | 2492 41ST ST | LOS ALAMOS | NM | 87544 |
| 4129 ALABAMA AVE A | HARRISON JOHN S | 4129 A ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4040 ALABAMA AVE | HOUFEK GARY W | 4040 ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4168 ALABAMA AVE D | IDZOREK FAMILY TRUST | 4168 D ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4168 ALABAMA AVE C | IDZOREK FAMILY TRUST | 4168 D ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4168 ALABAMA AVE A | IDZOREK GEORGE C | 4168 D ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4200 ALABAMA AVE | JACOBS TAYLOR & COX ELAINE | 4200 ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4131 ARKANSAS AVE C | JOHNSON JEFF & SCHILLACI SUSAN | 1143 45TH ST | LOS ALAMOS | NM | 87544 |
| 4131 ARKANSAS AVE D | JOHNSON JEFF & SCHILLACI SUSAN | 1143 45TH ST | LOS ALAMOS | NM | 87544 |
| 4129 ALABAMA AVE D | KOETTER AARON B | 4129 D ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4129 ALABAMA AVE C | KOETTER AARON B | 4129 D ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4080 ALABAMA AVE | KOSSAR MELANIE S | 10608 MOONBEAM CT NE | ALBUQUERQUE | NM | 87111-5035 |
| 4171 ARKANSAS AVE D | KUNDE YULIYA A | 4171 D ARKANSAS AVE | LOS ALAMOS | NM | 87544-1534 |
| 4210 ALABAMA AVE | LANGWORTHY THOMAS L & HELEN | 4210 ALABAMA AVE | LOS ALAMOS | NM | 87544 |

| | | | | | |
|---|---|---|---|---|---|
| 4167 ALABAMA AVE D | LATTIN JENNY L | 4167 D ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4017 ARKANSAS AVE | LOS ALAMOS COUNTY | PO BOX 30 | LOS ALAMOS | NM | 87544 |
| 9999 ALABAMA AVE | LOS ALAMOS COUNTY | PO BOX 30 | LOS ALAMOS | NM | 87544 |
| 4110 ALABAMA AVE | MATTESON EMILIA | 4110 ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4060 ALABAMA AVE | MCHALE CHARLENE J | 4060 ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 2521 36TH ST B | MEDINA PATRICIA M | 1531 42ND ST | LOS ALAMOS | NM | 87544 |
| 4100 ALABAMA AVE | NANDY ASHIS & SUSHMITA B | 4100 ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 2513 36TH ST | SANTANA JAMES P REVOC TRUST | 2513 36TH ST | LOS ALAMOS | NM | 87544 |
| 4015 ARKANSAS AVE | T2 DEVELOPMENT LLC | 400 GOLD AVE STE 1200 | ALBUQUERQUE | NM | 87102 |
| 4129 ALABAMA AVE B | TERRAZAS ARREDONDO JAIME | 4129 B ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4134 ALABAMA AVE A | THIRTY301 LLC | 129 MONTE REY DR N | LOS ALAMOS | NM | 87547 |
| 4005 ALABAMA AVE | TWICE BURNED MOUNTAIN PROPERTIES L | 4788 D YUCCA ST | LOS ALAMOS | NM | 87544 |
| 2549 36TH ST | VAN BUREN DALE & DIANE TRUST | 2148 47TH ST | LOS ALAMOS | NM | 87544 |
| 2543 36TH ST | VAN BUREN DALE & DIANE TRUST | 2148 47TH ST | LOS ALAMOS | NM | 87544 |
| 4205 ALABAMA AVE B | VARELA MARIA D | 3 BRAZOS CT | SANTA FE | NM | 87508 |
| 4171 ARKANSAS AVE C | VILLAREAL GILBERT & VANESSA | 4171 A ARKANSAS AVE | LOS ALAMOS | NM | 87544 |
| 4171 ARKANSAS AVE A | VILLAREAL GILBERT & VANESSA | 4171 A ARKANSAS AVE | LOS ALAMOS | NM | 87544 |
| 4171 ARKANSAS AVE B | VILLAREAL MATTHEW J | 4171 B ARKANSAS AVE | LOS ALAMOS | NM | 87544 |
| 4120 ALABAMA AVE | WILLHELM AUDREY D | 4120 ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4205 ALABAMA AVE A | WILLIAMS C REINE | 4205 A ALABAMA AVE | LOS ALAMOS | NM | 87544 |
| 4247 ALABAMA AVE A | ZRG INVESTMENTS LLC | 1475 CENTRAL AVE STE 150 | LOS ALAMOS | NM | 87544 |
| 4167 ALABAMA AVE A | ZRG INVESTMENTS LLC | 1475 CENTRAL AVE STE 150 | LOS ALAMOS | NM | 87544 |
| 4131 ARKANSAS AVE B | ZRG INVESTMENTS LLC | PO BOX 509 | LOS ALAMOS | NM | 87544 |
| 4167 ALABAMA AVE C | ZRG INVESTMENTS LLC | 1475 CENTRAL AVE STE 150 | LOS ALAMOS | NM | 87544 |

# 4134 ALABAMA AVE

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PROJECT SITE
300' NOTIFICATION BUFFER
PARCEL

N
W E
S

0 50 100
Feet

# IDRC REPORT

Case: No. SUB-2019-0008 4134 Alabama
Date of Meeting: 08- 22-2019

| Member/ Alternate | Dept. | Attended | Recommended Conditions/Comments | Approved | Approved w conditions | Denied |
|---|---|---|---|---|---|---|
| M. Arellano | Building | x | | x | | |
| R. Foster | Planning | x | | x | | |
| J. Alarid | Utilities | x | | x | | |
| E. Martinez | PW | x | | x | | |
| A. Barela | CDD | x | | x | | |
| S Rinaldi | Fire | x | | x | | |
| Juan Rael | Traffic | | | | | |
| **OTHERS ATTENDING:** | | | | | | |
| | | | | | | |
| Desirae J. Lujan | CDD | x | | | | |
| Jason Romero | Surveyor | x | | | | |
| Joanie Ahlers | ED | x | | | | |
| B. Brogan | CSD | x | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

**MOTION:** M. Arellano moved and S. Rinaldi seconded that the case be forwarded to the P&Z Commission as submitted with a recommendation for Approval. Motion passed 7 to 0.

# SUBDIVISION
## APPLICATION

**Los Alamos County Community Development Department**
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

RECEIVED
AUG 08 2019
LOS ALAMOS COUNTY
COMMUNITY DEVELOPMENT

**Property to be Subdivided:** **4134 Alabama Avenue**

**Los Alamos, NM 87544**
Address

**Legal description:** **North Community No. 2, Lot 212**

**Zoning District:** **R-M-NC** **Area** (Acres): **0.4887** **# Lots Proposed:** **4**

**Vacant land**
Current Use

**Build 4 multi family homes**
Proposed Use/Reason for Rezoning

**Related Applications: None**

**APPLICANT** (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: **Precision Surveys Inc-Mike Engelhardt** Phone: **505-661-4262**
Please Print

Address: **1362 Trinity Drive Suite A-2, Los Alamos, NM 87544**
Email: **MIKE_E@PRESURV.COM**

**SIGNATURE** **DATE**

**PROPERTY OWNER(s) (If different from Applicant)** ☐ **Check here if same as above**

Name: Thirty301 LLC-James W. Hall Phone: _____ Cell #: 505-412-3091
Please Print

Address: 129 Monte Rey Drive North, White Rock, NM 87547 Email: JHall@NEWMEXICO.COM

*My/Our signature(s) below indicates that I/We authorize the Applicant to make this subdivision application on my/our behalf*

James W Hall 6/19/2019
**SIGNATURE** **DATE**

**SIGNATURE** **DATE**

*Attach additional sheet if needed for multiple Owners - All Owners must sign*

*Revised: 06/23/16*

*Attach additional sheet if needed for multiple Owners - All Owners must sign*

**SUBDIVISION REVIEW CRITERIA:**

**The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-153 establishes eight (8) criteria for the Planning and Zoning Commission to use when reviewing an application for subdivision approval. Please review each of the criteria listed and describe how your application meets the criteria. You will also be asked to discuss the criteria at your public hearings. Attach additional sheets as needed.**

(1) ***The development of the property shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.***
There are no health or safety issues.

(2) ***Except for the R-E and R-A zoning districts and developed areas where it is determined by the utilities manager that it is economically unfeasible to extend sewer lines, all subdivisions must be served or be capable of being served by all public utilities.***
See plat for easement locations and site plan for utility hook up locations.

***Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.*** See plat for shared access easement locations.

(3) ***Adequate provisions shall be made for accepting expected drainage from other properties, for controlling drainage on the site and for directing it to the storm sewer or drainage system, including considerations for impact on downstream properties. The county engineer shall approve, disapprove or recommend modifications to the storm drainage plans.*** See drainage plan prepared by Santa Fe Engineering

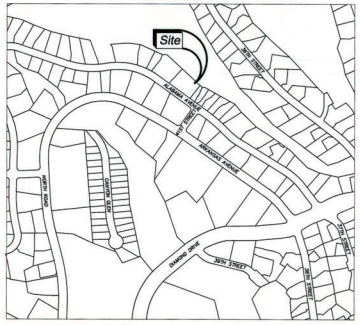
***(4) The necessary easements shall be provided for both existing and proposed utilities in an acceptable manner to the county engineer and utilities manager. Development of the property shall be in accordance with adopted utilities department plans and specifications.*** See plat

***(5) Outdoor activity areas, parking lots, outside storage areas, outdoor lighting, or other features or uses of the site or structures shall be adequately screened or otherwise controlled to effectively mitigate conflict with existing or potential adjacent land uses.*** N/A

(6) ***The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall be adequate, or made to be adequate if improvements are required.*** The proposed multi family houses will be served by existing utilities.

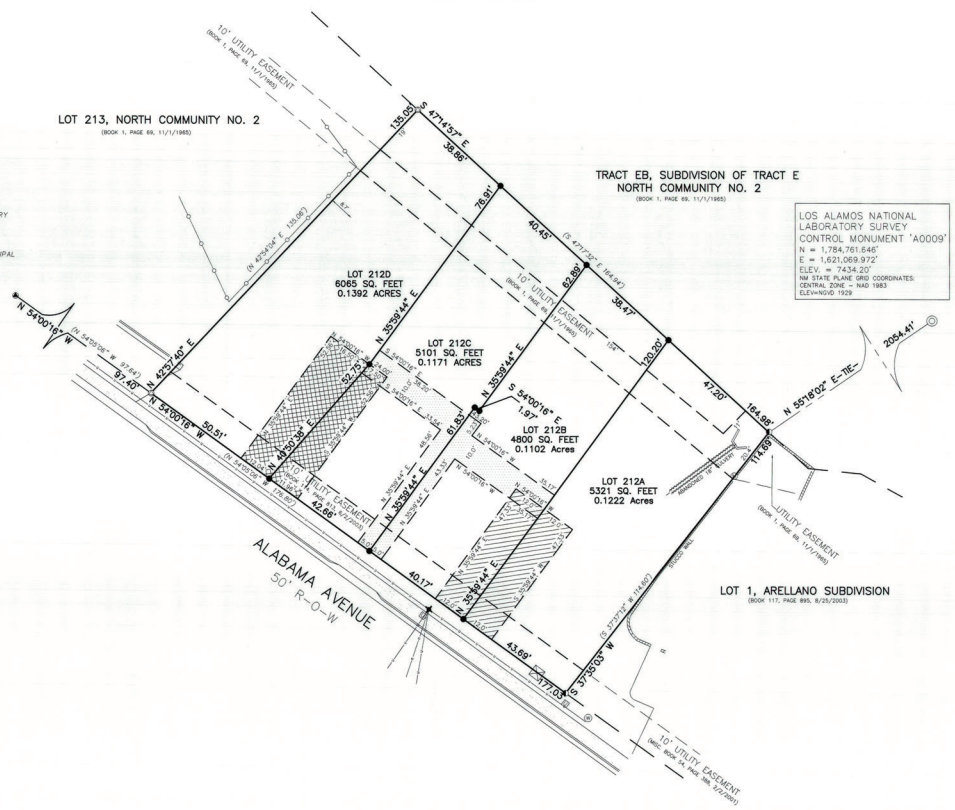
# LOTS 212A, 212B, 212C AND 212D
# SUBDIVISION OF LOT 212, NORTH COMMUNITY NO. 2
## LOS ALAMOS, NEW MEXICO
## AUGUST, 2019

### Location Map




### Scale 1" = 20'

0 20 40 60




### Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1983).
2. BASIS OF BEARING IS FROM A CALCULATED BEARING BETWEEN LOS ALAMOS NATIONAL LABORATORY SURVEY CONTROL MONUMENTS A0006 AND A0009 OF N 17° 59' 45" W.
3. ALL DISTANCES ARE GROUND DISTANCES–US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN SECTION 5, TOWNSHIP 19 NORTH, RANGE 6 EAST, NEW MEXICO PRINCIPAL MERIDIAN, LOS ALAMOS COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. ZONING = R–3–L–NC.
7. SQUARE FOOTAGE DATA:
   LOT 212A = 5321 SQ. FT. ± OR 0.1222 ACRES±.
   LOT 212B = 4800 SQ. FT. ± OR 0.1102 ACRES±.
   LOT 212C = 5101 SQ. FT. ± OR 0.1171 ACRES±.
   LOT 212D = 6065 SQ. FT. ± OR 0.1392 ACRES±.
8. SURVEY DATE: JUNE 17, 2019.

### REFERENCE DOCUMENTS:

THE PLAT OF NORTH COMMUNITY NO. 2, FILED IN BOOK 1, PAGE 69.
THE DEED TO THIS LOT FILED IN BOOK 177, PAGE 213.
THE PLAT OF ARELLANO SUBDIVISION FILED IN BOOK 117, PAGE 895.
THE GRANT OF EASEMENT DOCUMENT FILED IN BOOK 114, PAGE 813.
THE VACATION OF EASEMENT DOCUMENT FOR THIS LOT FILED IN BOOK 127, PAGE 614.

### Legend

| | |
|---|---|
| ——— | DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE THIS BOUNDARY IS SHOWN FOR INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT. |
| N 88°00'50" E | MEASURED BEARING AND DISTANCE. |
| (N 88°00'50" E) | RECORD BEARING AND DISTANCE FROM THE PLAT OF NORTH COMMUNITY NO. 2. |
| ● | 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "11993", SET THIS SURVEY. |
| ✚ | LIGHT POLE |
| ◎ | LANL CONTROL POINT, BRASS CAP IN CONCRETE, FOUND AND USED. |
| ⊡ | UTILITY BOX. |
| ⊙ | WATER METER. |
| ⊠ | ELECTRIC TRANSFORMER. |
| —o—o— | CHAIN LINK FENCE. |
| —U—U— | OVERHEAD UTILITY LINES. |
| ✱ | BATHEY T–BAR, FOUND AND USED. |
| ✪ | BATHEY T–BAR WITH CAP, FOUND AND USED. |
| ◐ | 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "11993", FOUND AND USED. |

### DECLARATION OF SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE MADE A SUBDIVISION AS SHOWN HEREON OF LOT 212, NORTH COMMUNITY NO. 2, LOS ALAMOS COUNTY, NEW MEXICO, SAID PLAT BEING FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF LOS ALAMOS COUNTY, NEW MEXICO IN PLAT BOOK 1, PAGE 69 ON THE 1st DAY OF NOVEMBER, 1965; SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

### DEDICATION

THERE ARE NO STREET AND RIGHT–OF WAY DEDICATIONS REQUIRED BY THIS PLAT.

### PRIVATE ACCESS EASEMENT GRANT-LOT 212A & LOT 212B

THE THE JOINT ACCESS EASEMENT SHOWN HEREON BY THIS SYMBOL

IS HEREBY GRANTED BY THE OWNERS OF LOT 212A AND 212B. EACH TO THE OTHER AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS IS DESIGNATED AS PRIVATE. NO PARKING OR OTHERWISE OBSTRUCTING THE ACCESS WAY IS ALLOWED.

### PRIVATE ACCESS EASEMENT GRANT-LOT 212C & LOT 212D

THE THE JOINT ACCESS EASEMENT SHOWN HEREON BY THIS SYMBOL

IS HEREBY GRANTED BY THE OWNERS OF LOT 212C AND 212D. EACH TO THE OTHER AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS IS DESIGNATED AS PRIVATE. NO PARKING OR OTHERWISE OBSTRUCTING THE ACCESS WAY IS ALLOWED.

### PRIVATE UTILITY EASEMENT GRANT

THE UNDERSIGNED OWNERS OF LOTS 212B AND 212C HEREBY GRANT, EACH TO THE OTHER, AND TO THE OWNERS OF LOT 212A AND LOT 212D, AND TO THE SUCCESSORS AND ASSIGNS OF EACH THE PRIVATE UTILITY EASEMENT DESIGNATED HEREON BY THIS SYMBOL

FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING UTILITY SERVICES SERVING THESE FOUR LOTS. THIS EASEMENT INCLUDES THE RIGHT TO REMOVE ANY STRUCTURE AND/OR PLANTING AS MAY REASONABLY APPEAR NECESSARY FOR THE PURPOSE FOR WHICH THIS EASEMENT IS GRANTED AND IS DESIGNATED AS PRIVATE.

### PUBLIC EASEMENTS

PUBLIC EASEMENTS SHOWN HERON WERE PREVIOUSLY GRANTED. THERE ARE NO PUBLIC EASEMENT GRANTS REQUIRED BY THIS PLAT. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RIGHTS OF RECORD.

### ACKNOWLEDGEMENT - OWNER OF LOT 212

JAMES W. HALL, MANAGING MEMBER THIRTY301 LLC
Managing Member
Thirty301, LLC

STATE OF NEW MEXICO) SS
COUNTY OF LOS ALAMOS)

OFFICIAL SEAL
MICHAEL B. ENGELHARDT
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12-19-2020

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF August, 2019 BY JAMES W. HALL, MANAGING MEMBER OF THIRTY301 LLC, OWNER OF SUBJECT PROPERTY.

BY Michael B. Engelhardt MY COMMISSION EXPIRES: 12-19-2020
NOTARY PUBLIC

### APPROVAL

THIS PLAT IS HEREBY APPROVED THIS_____DAY OF _____ 2019 IN ACCORDANCE WITH A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF LOS ALAMOS COUNTY, NEW MEXICO.

CHAIRMAN

LOS ALAMOS COUNTY INDEXING BLOCK

### Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF LOS ALAMOS COUNTY SUMMARY PLAT ORDINANCE AND OF THE STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

8-27-2019

LARRY W. MEDRANO — DATE

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR


PRECISION SURVEYS, INC.
1362 Trinity Drive, Suite A–2
Los Alamos, NM 87544
505.661.4262 PHONE
505.661.4263 FAX


INDEXING INFORMATION FOR COUNTY CLERK
OWNERS THIRTY301 LLC
SECTION 5, TOWNSHIP 19N, RANGE 6E,
SUBDIVISION NORTH COMMUNITY NO. 2



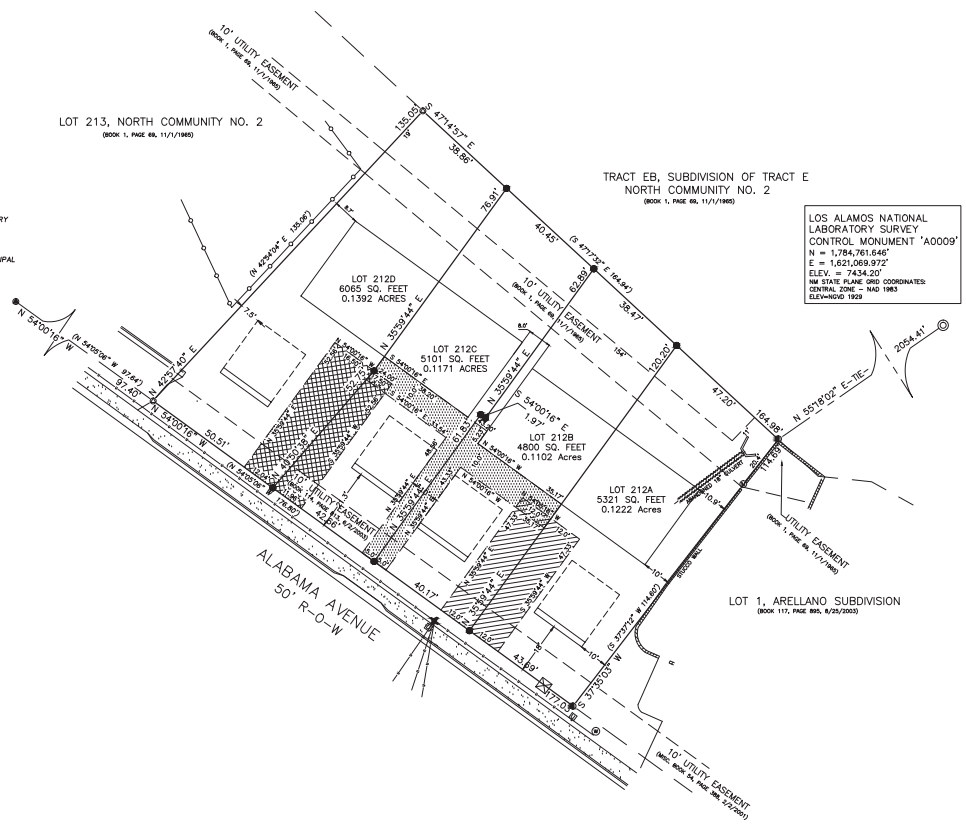
PSI JOB NUMBER 18LA–1043

## Location Map

# LOTS 212A, 212B, 212C AND 212D
# SUBDIVISION OF LOT 212, NORTH COMMUNITY NO. 2
## LOS ALAMOS, NEW MEXICO
## JUNE, 2019

Scale 1" = 20'

0 20 40 60




## Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1983).
2. BASIS OF BEARING IS FROM A CALCULATED BEARING BETWEEN LOS ALAMOS NATIONAL LABORATORY SURVEY CONTROL MONUMENTS A0006 AND A0009 OF N 17° 59' 45" W.
3. ALL DISTANCES ARE GROUND DISTANCES–US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN SECTION 5, TOWNSHIP 19 NORTH, RANGE 6 EAST, NEW MEXICO PRINCIPAL MERIDIAN, LOS ALAMOS COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. ZONING = R–3–L–NC.
7. SQUARE FOOTAGE DATA:
   - LOT 212A = 5321 SQ. FT. ± OR 0.1222 ACRES±.
   - LOT 212B = 4800 SQ. FT. ± OR 0.1102 ACRES±.
   - LOT 212C = 5101 SQ. FT. ± OR 0.1171 ACRES±.
   - LOT 212D = 6065 SQ. FT. ± OR 0.1392 ACRES±.
8. SURVEY DATE: JUNE 17, 2019.

### REFERENCE DOCUMENTS:

THE PLAT OF NORTH COMMUNITY NO. 2, FILED IN BOOK 1, PAGE 69.
THE DEED TO THIS LOT FILED IN BOOK 177, PAGE 213.
THE PLAT OF ARELLANO SUBDIVISION FILED IN BOOK 117, PAGE 895.
THE GRANT OF EASEMENT DOCUMENT FILED IN BOOK 114, PAGE 813.
THE VACATION OF EASEMENT DOCUMENT FOR THIS LOT FILED IN BOOK 127, PAGE 614.

## Legend

| | |
|---|---|
| ——— | DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE THIS BOUNDARY IS SHOWN FOR INFORMATION ONLY. NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT. |
| N 88°00'50" E | MEASURED BEARING AND DISTANCE. |
| (N 88°00'50" E) | RECORD BEARING AND DISTANCE FROM THE PLAT OF NORTH COMMUNITY NO. 2. |
| ● | 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "11993", SET THIS SURVEY. |
| ✚ | LIGHT POLE |
| ◎ | LANL CONTROL POINT, BRASS CAP IN CONCRETE, FOUND AND USED. |
| ▣ | UTILITY BOX. |
| ⊛ | WATER METER. |
| ⊠ | ELECTRIC TRANSFORMER. |
| —o—o— | CHAIN LINK FENCE. |
| —u——u— | OVERHEAD UTILITY LINES. |
| ● | BATHEY T–BAR, FOUND AND USED. |
| ◎ | BATHEY T–BAR WITH CAP, FOUND AND USED. |
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### DEDICATION

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### PRIVATE ACCESS EASEMENT GRANT-LOT 212C & LOT 212D

THE THE JOINT ACCESS EASEMENT SHOWN HEREON BY THIS SYMBOL

IS HEREBY GRANTED BY THE OWNERS OF LOT 212C AND 212D. EACH TO THE OTHER AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS IS DESIGNATED AS PRIVATE. NO PARKING OR OTHERWISE OBSTRUCTING THE ACCESS WAY IS ALLOWED.

### PRIVATE UTILITY EASEMENT GRANT

THE UNDERSIGNED OWNERS OF LOTS 212B AND 212C HEREBY GRANT, EACH TO THE OTHER, AND TO THE OWNERS OF LOT 212A AND LOT 212D, AND TO THE SUCCESSORS AND ASSIGNS OF EACH THE PRIVATE UTILITY EASEMENT DESIGNATED HEREON BY THIS SYMBOL

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### ACKNOWLEDGEMENT - OWNER OF LOT 212

_____
JAMES W. HALL, MANAGING MEMBER THIRTY301 LLC

STATE OF NEW MEXICO)
COUNTY OF LOS ALAMOS) SS

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 BY JAMES W. HALL, MANAGING MEMBER OF THIRTY301 LLC, OWNER OF SUBJECT PROPERTY.

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

### APPROVAL

THIS PLAT IS HEREBY APPROVED THIS_____DAY OF _____, 2019 IN ACCORDANCE WITH A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF LOS ALAMOS COUNTY, NEW MEXICO.

_____
CHAIRMAN

LOS ALAMOS COUNTY INDEXING BLOCK

### Surveyor's Certificate

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REVIEW COPY

LARRY W. MEDRANO _____ DATE _____

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR


PRECISION SURVEYS, INC.
1362 Trinity Drive, Suite A–2
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PSI JOB NUMBER 18LA–1043