



Los Alamos County
Community Development Department
PLANNING & ZONING COMMISSION STAFF REPORT

Public Hearing Date: March 29, 2017
Subject: Case No. SUB-2017-0002
Owners/Applicants: Los Alamos County, Owner/Joanie Ahlers, Applicant
Case Manager: Anders Millmann, Senior Planner
Through: Tamara Baer, Acting Principal Planner

Case No. SUB-2017-0002: 20th Street Subdivision

The petitioner (Los Alamos County) is requesting approval of a Sketch Plan and Preliminary Subdivision Plat to divide two (2) existing lots into six (6) new lots.

The land from which the new subdivision will be platted from consists of two existing parcels. One parcel is Lot 1-B of the Eastern Area 3 subdivision, and consists of 2.56± acres. The second parcel is Lot NN002 of the Eastern Area 3 subdivision, and consists of 3.22± acres. Both lots are owned by Los Alamos County.

Motion Option 1:

I move to **approve** Case No. SUB-2017-0002, a request for approval of a Sketch Plan and Preliminary Subdivision Plat, consolidating existing Lot 1-B and a portion of Tract NN, and creating a new subdivision consisting of six (6) new lots, for the reasons stated in the staff report and per testimony at the public hearing, and subject to the following conditions:

1. The petitioner shall submit a Final Subdivision Plat for Planning and Zoning Commission approval, which is in substantial conformance with the Preliminary Plat.
2. All proposed lot lines shall be monumented and marked in accordance with the provisions of Chapter 47 Article 6 NMSA 1978 (The New Mexico Subdivision Act), and illustrated on the Final Subdivision Plat.
3. The petitioner shall receive Planning & Zoning Commission approval for the Waiver requested (reduce minimum street widths), prior to submitting a petition for a Final Subdivision Plat.

Motion Option 2:

I move to **deny** Case No. SUB-2016-0002, a Sketch Plan and Preliminary Subdivision Plat to allow for the creation of six (6) individual lots, due the proposal failing to meet the Los Alamos County Code of Ordinances, Chapter 16 – Development Code review criteria in §16-153, and Chapter 47 Article 6 NMSA 1978 (The New Mexico Subdivision Act) for the following reasons:

1. ...

SUMMARY

This request is for approval of a Sketch Plan and a Preliminary Subdivision Plat to consolidate two (2) existing tracts of land and re-subdivide the entire land area into six (6) new lots. The principal purpose of this petition is to create individual lots that will be later sold to commercial development interests.

Los Alamos County wishes to promote economic development and re-develop downtown by making certain improvements to roadway infrastructure, creating new lots and making those lots available for sale and development.

The proposed Subdivision promotes a number of Goals, Policies and Strategies of the 2016 Comprehensive Plan. Specifically, the proposal promotes the following Comprehensive Plan Goals:

Growth Goals

#2: Diversify the economic base.

#9: Revitalize and eliminate blight in the downtown areas of Los Alamos and White Rock.

#10: Promote growth in the downtown.

Land Use Policy #1: Maximize the utilization of County-owned land.

Land Use Policy #3: Support infill development over expansion of current developed areas.

Development Goals

#3: Enhance and maintain a vibrant downtown while keeping a small town character and feel.

Land Use Policy #1: Maximize the use of County-owned land.

Infrastructure Policy #1: Support strategic County utility extensions and other public improvements to support existing businesses or attract new businesses.

Redevelopment Goals

#2: Encourage infill development on underused or blighted sites.

Infrastructure Policy #5: Make strategic capital investments in public infrastructure.

Downtown Goals

#1: Create a vibrant, pedestrian-friendly downtown that includes a central gathering place, nighttime entertainment, and more retail stores and restaurants.

Economic Vitality Policy #1: Support development of a range of retail and service uses that complement one another.

Infrastructure Policy #1: Continue to support infrastructure construction downtown.

The subject property is roughly shaped like an “L” and is located at 20th Street, south of Trinity Drive. Adjacent property ownership and land uses are as follows:

North: Trinity Drive

East: Century Link, telecommunications switching station

South: Los Alamos National Laboratory, vacant (canyon)

Southwest: Los Alamos National Laboratory, vacant (canyon)

West: Los Alamos Public Schools, offices.

The zoning of the subject property is DT-NCO, Downtown District, Neighborhood Center Overlay.

There are two (2) existing individual tracts of land affected by this proposal. They are:

Lot 1-B; containing 111,527.45 Ft² of land area (2.56 acres), which has no current assigned address. The land area of this lot consists principally of existing paved right-of-way for 20th Street.

Lot NN002; containing 140,339.52 Ft² of land area (3.22 acres), and is addressed as 1925 Trinity Drive. This lot contains an electrical substation and the Smart House.

The Sketch Plan and Preliminary Subdivision Plat will extinguish the current western and southern boundary between the two (2) existing lots, rendering the 20th Street right-of-way smaller and narrower than what currently exists. The applicant has submitted a petition seeking a waiver to the minimum right-of-way width specified in Figure 16-578-f2, Street Section G, in the Los Alamos County Development Code. This Street Section specifies a minimum right-of-way width of fifty (50') feet. The petitioner seeks permission to reduce this width to forty-two (42') feet. This Waiver petition will be heard and decided by the Planning & Zoning Commission at its April 12, 2017 public hearing.

The proposed subdivision consists of six (6) new lots, and are as follows:

Lot Number	Area, Acres	Area, Ft ²	Avg. Depth	Avg. Width	Frontage
1C	0.4697	20,463	250'	85'	93.36'
2C	0.4738	20,641	130'	126'	61.32'
3C	0.4706	20,500	80'	165'	165.57'
4C	0.4584	19,967	132'	142'	338.61
5C	0.4811	20,959	145'	142'	126.96'
6C	0.6759	29,443	250'	104'	124.61'

The existing electrical substation and the Smart House will remain after the subject property is consolidated and subdivided. Additionally, a new utility easement will be established around an existing electrical utility vault that will be located on proposed Lot 1C.

The proposed subdivision is considered a Type III subdivision by the New Mexico Subdivision Act [Chapter 47-6-2 (Q), NMSA 1978].

Since Los Alamos County does not have a current adopted Subdivision Ordinance, the provisions of Chapter 47 Article 6 NMSA 1978 (The New Mexico Subdivision Act) apply when re-subdividing previously approved subdivision plats. In accordance with the Act's definitions, this petition is not considered exempt from meeting the requirements of the Act [Section 47-6-2(L)]. Regardless, the petitioner shall fully comply with Section 47-6-8 of the Act, which reads:

47-6-8. Requirements prior to sale, lease or other conveyance.

It is unlawful to sell, lease or otherwise convey land within a subdivision before the following conditions have been met:

- A. the final plat has been approved by the board of county commissioners and has been filed with the clerk of the county in which the subdivision is located. Where a subdivision lies within more than one county, the final plat shall be approved by the board of county commissioners of each county in which the subdivision is located and shall be filed with the county clerk of each county in which the subdivision is located;
- B. the subdivider has furnished the board of county commissioners a sample copy of his sales contracts, leases and any other documents that will be used to convey an interest in the subdivided land; and
- C. all corners of all parcels and blocks within a subdivision have been permanently marked with metal stakes in the ground and a reference stake placed beside one corner of each parcel.

This petition was noticed in the Los Alamos Daily Post on March 2, 2017, 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 or concerns as of Wednesday, March 22, 2017.

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: The property is designated for mixed use development in the Los Alamos County Comprehensive Plan (2016). The property is currently zoned DT-NCO (Downtown District, Neighborhood Center District). The future land uses anticipated for this site will not be materially detrimental to the health, safety and general welfare of the County.

Staff Response: Only lot lines are being added to allow for individual lot and individual lot ownership, for future commercial development. Please refer to the discussion of conformance with Comprehensive Plan goals and policies outlined on page 2 of this report.

- (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: Utilities are currently existing; however, they are not sufficient to serve the anticipated future development. There is funding within the County CIP to install utility infrastructure that will serve future developments.

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

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

Applicant Response: The subdivision will be served by new sidewalks and roadways with the goal of improving traffic safety and traffic flow. Improvements proposed via platting of the subdivision will vastly improve internal circulation and will mitigate an uncontrolled access point to Trinity Avenue.

Staff Response: No changes to ingress/egress and circulation of vehicles, bicyclists, and pedestrians are being proposed at this time, only new lot lines are being proposed to create new lots for future development. In conjunction with the subdivision, the County Public Works Department plans to construct a new roadway, which will provide for improved areas and safety for all modes of travel. This criteria 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 easements shall be established and coordinated with the Department of Public Works for the road. Since the subdivision is for the street and the division of lots, each lot will be subject to adherence to the LAC Building Code inclusive of drainage requirements upon private development.

Staff Response: Any prospective drainage issues will be reviewed by the Public Works Department during the Site Plan review process. This criteria 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: The anticipated development is being constructed in cooperation with the Public Works Department and the Utilities Department, and will be developed in accordance with adopted Utilities Department plans and specifications.

Staff Response: The Sketch Plan and Preliminary Subdivision Plat shall illustrate all existing and proposed utility easements. Easements are required for all public utility infrastructure, and PRIVATE easements are required in those locations where one property owner is burdened for the benefit of the adjacent property owner [Utilities Department].

- (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: The development proposed once the subdivision is platted and recorded will provide landscaping and other screening mechanisms to ensure that any potential conflicts with adjacent land uses will be mitigated.

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 Site Plan 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: The capacity of the public services and facilities required to serve the developments proposed upon subdivision plat approval will be made adequate by the expenditure of CIP funding.

Staff Response: All utilities to serve the current capacity of the site exist; however, they are not sufficient to serve the anticipated future development. There is funding within the County CIP to install utility infrastructure that will serve future developments. 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: Although an initial study indicates that there are no community assets occupying the site subject to the subdivision, if any resources are discovered, the County will incorporate measures to retain and preserve these community assets.

Staff Response: Staff concurs with this observation.

FINDINGS OF FACT

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, 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 both a Sketch Plan and Preliminary Subdivision Plat to consolidate and re-subdivide existing tracts, which will provide individual lots for potential sale to commercial interests.
3. The subdivision proposed is permitted within the DT-NCO zoning district, subject to review and approval by the Planning & Zoning Commission.
4. Upon review by the IDRC, the petition was unanimously (7-0) recommended for approval.

STAFF AND INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC) RECOMMENDATION

Staff review has determined that the application meets the criteria for processing of a Sketch Plan and Preliminary Subdivision Plat. IDRC review of the petition took place on February 10, 2017. 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.

EXHIBITS

Exhibit 1: Vicinity Map/Aerial Photo of the Subject Property

Exhibit 2: Subdivision Application

Exhibit 3: Map and List of Property Owners within 100 Yards (300 Feet)

Exhibit 4: Plot of existing subdivision

Exhibit 5: Proposed consolidation and re-subdivision (sketch plan and preliminary plat)

Exhibit 6: Roadway Landscape Plan

Exhibit 7: Photographs of Subject Property; Staff (8)

Address: 1925 Trinity
SUB-2017-002

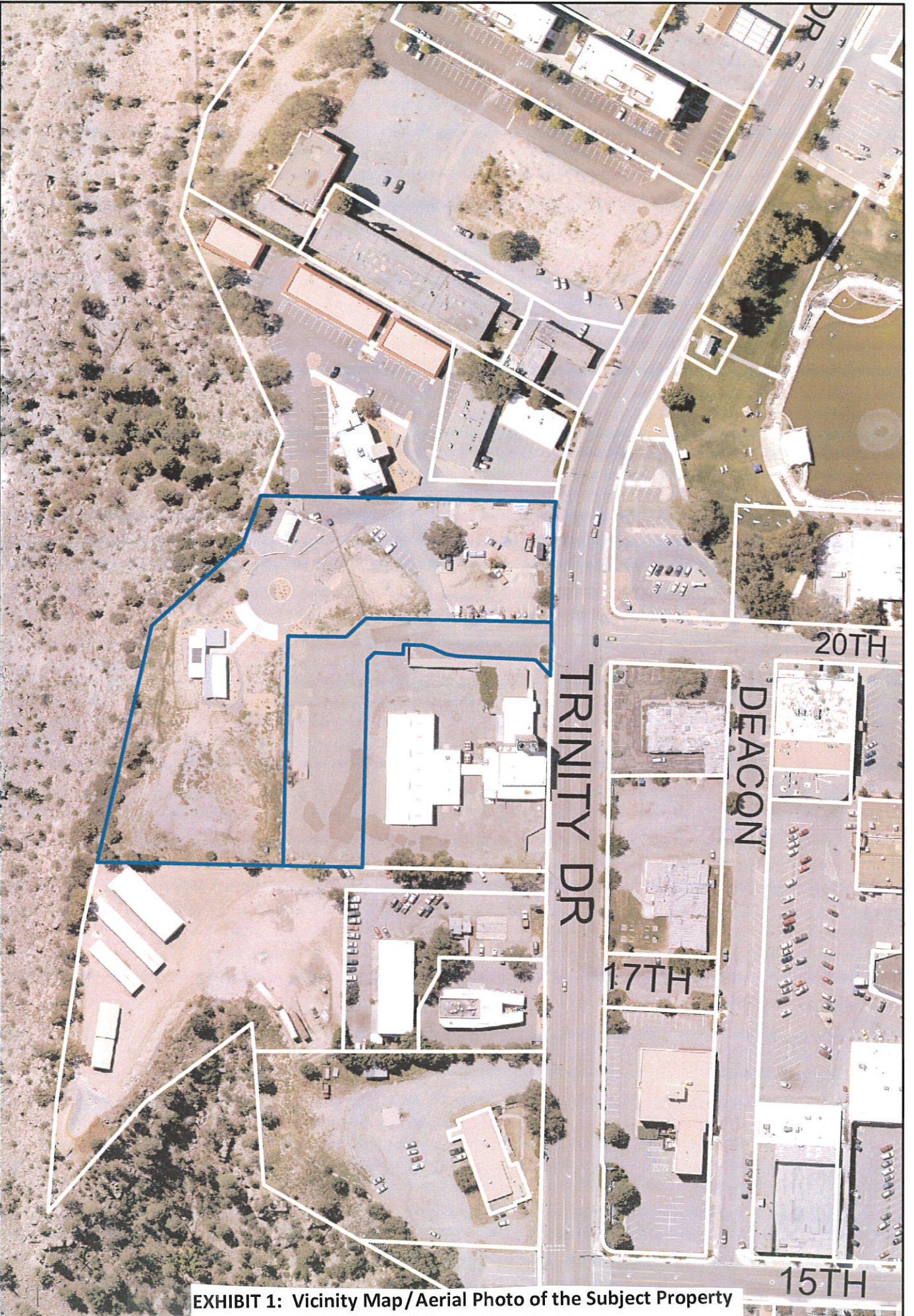


EXHIBIT 1: Vicinity Map/Aerial Photo of the Subject Property

All mapping is for reference only.

SUBDIVISION APPLICATION

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

Property to be Subdivided: 1925 Trinity Drive + vacant lot to the north

Address

Legal description: Eastern Area 3, Lots NN002 & NN001B

Zoning District: DT-NCO Area (Acres): 5.78± # Lots Proposed: 6

Type of Subdivision: I II III IV V

Vacant and Smart House

Private sale for future development

Current Use

Proposed Use/Reason for Rezoning, if necessary

Related Applications: N/A

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

Name: Los Alamo County Phone: 505-663-8296 Cell #: _____
Please Print

Address: 1000 Central Avenue, Suite 150 Email: Joanie.Ahlers@lacnm.us

Joanie Ahlers
SIGNATURE

2/7/17
DATE

PROPERTY OWNER(s) (If different from Applicant)

☒ Check here if same as above

Name: _____ Phone: _____ Cell #: _____
Please Print

Address: _____ Email: _____

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

SIGNATURE

DATE

SIGNATURE

DATE

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.*

The property is designated for mixed use development in the Los Alamos County Comprehensive Plan (2016). The property is currently zoned DT-NCO (Downtown District, Neighborhood Center District). The future land uses anticipated for this site will not be materially detrimental to the health, safety and general welfare of the County.

- (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.*

Utilities are currently existing; however, they are not sufficient to serve the anticipated future development. There is funding within the County CIP to install utility infrastructure that will serve future developments.

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

The subdivision will be served by new sidewalks and roadways with the goal of improving traffic safety and traffic flow. Improvements proposed via platting of the subdivision will vastly improve internal circulation and will mitigate an uncontrolled access point to Trinity Avenue.

- (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.*

Drainage easements shall be established and coordinated with the Department of Public Works for the road. Since the subdivision is for the street and the division of lots, each lot will be subject to adherence to the LAC Building Code inclusive of drainage requirements upon private development.

- (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.*

The anticipated development is being constructed in cooperation with the Public Works Department and the Utilities Department, and will be developed in accordance with adopted Utilities Department plans and specifications.

- (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.*

The development proposed once the subdivision is platted and recorded will provide landscaping and other screening mechanisms to ensure that any potential conflicts with adjacent land uses will be mitigated.

- (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.*

The capacity of the public services and facilities required to serve the developments proposed upon subdivision plat approval will be made adequate by the expenditure of CIP funding.

- (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.*

Although an initial study indicates that there are no community assets occupying the site subject to the subdivision, if any resources are discovered, the County will incorporate measures to retain and preserve these community assets.

REQUIRED SUBMITTALS:

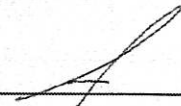
Check each of the boxes to indicate that you have attached two (2) paper copies of each of the following, and one complete copy of all materials on disk:

- ☐ Proof of property ownership.
- ☒ A Vicinity map, 8½ by 11 inch or 8½ by 14 inch format, showing the boundaries of the property subject of the subdivision plat, and all adjacent lots within 100 yards.
- ☒ A scaled Plat or survey at 1 inch to 100 feet, including all the following information: (Note: For smaller properties, a legal description with metes and bounds, may be acceptable. Check with CDD staff.)
- ☒ Locate and label all existing utility lines on the site. (Existing gas and electric service lines must be located by the Los Alamos County Utilities Department prior to submittal of this application.)
- ☒ Show and label the footprint of all existing buildings and structure on the site.
- ☒ Show the footprint of all buildings and public rights-of-way within 20 feet of all boundary of the site.
- ☒ Show, dimension and label all existing and proposed easements.

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

For County Use:

Date of Submittal: 07 FEBRUARY 2017

Staff Initial: 

CDD Application Number: SUB- 2017- 0002

Fees Paid: N/A

Additional information for Subdivision Applicants:

Sec. 16-459. - Relationship between sketch, preliminary and final plat.

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.

Sec. 16-458. - Subdivision time periods.

- (a) There shall be no more than six months between final action on a sketch plan and application for preliminary plat. There shall be no more than 12 months between final action on a preliminary plat and application for final plat. Approved or conditionally approved final plats shall be filed by the applicant or agent with the county clerk within 12 months of the date of final action on a final plat.
- (b) Whenever the time period for filing of the application or filing with the county clerk expires, any and all applications for subdividing the same parcel of property shall be treated as a new application.

LOS ALAMOS COUNTY
P O BOX 30
LOS ALAMOS NM 87544

ROSHNI VENTURES LLC
646 CERRILLOS ROAD
SANTA FE NM 87501

INCORPORATED COUNTY OF LOS ALAMOS
P.O. BOX 30
LOS ALAMOS NM 87544

LOS ALAMOS INVESTORS LLC
1000 SECOND AVE SUITE 1750
SEATTLE WA 98104

BANQUEST FIRST NAT'L BK S F
P O BOX 609
SANTA FE NM 87504-0609

LOS ALAMOS ELKS LODGE NO 2083
1601 TRINITY DR
LOS ALAMOS NM 87544

VFW CLUB
P O BOX 388
LOS ALAMOS NM 87544

LOS ALAMOS NATIONAL LABORATORY
P.O. BOX 1663
LOS ALAMOS NM 87545

NARANJO FIDEL J L
2155 TRINITY DR
LOS ALAMOS NM 87544

HEISEL C E & SULTEMEIER S A

P O BOX 250
LOS ALAMOS NM 87544

LOS ALAMOS PUBLIC SCHOOLS
2075 TRINTIY DR
LOS ALAMOS NM 87544

J & L SELF STORAGE & VANS LLC
2197 LOMA LINDA DR
LOS ALAMOS NM 87544-2770

L & T ENTERPRISES INC
61 CASCABEL
LOS ALAMOS NM 87544

MERRITT JAMES/BOBBY & BETTY
750 N 17TH
LAS CRUCES NM 88005

EXHIBIT 3: List of Property Owners of Record Within 100 Yards of Subject Property

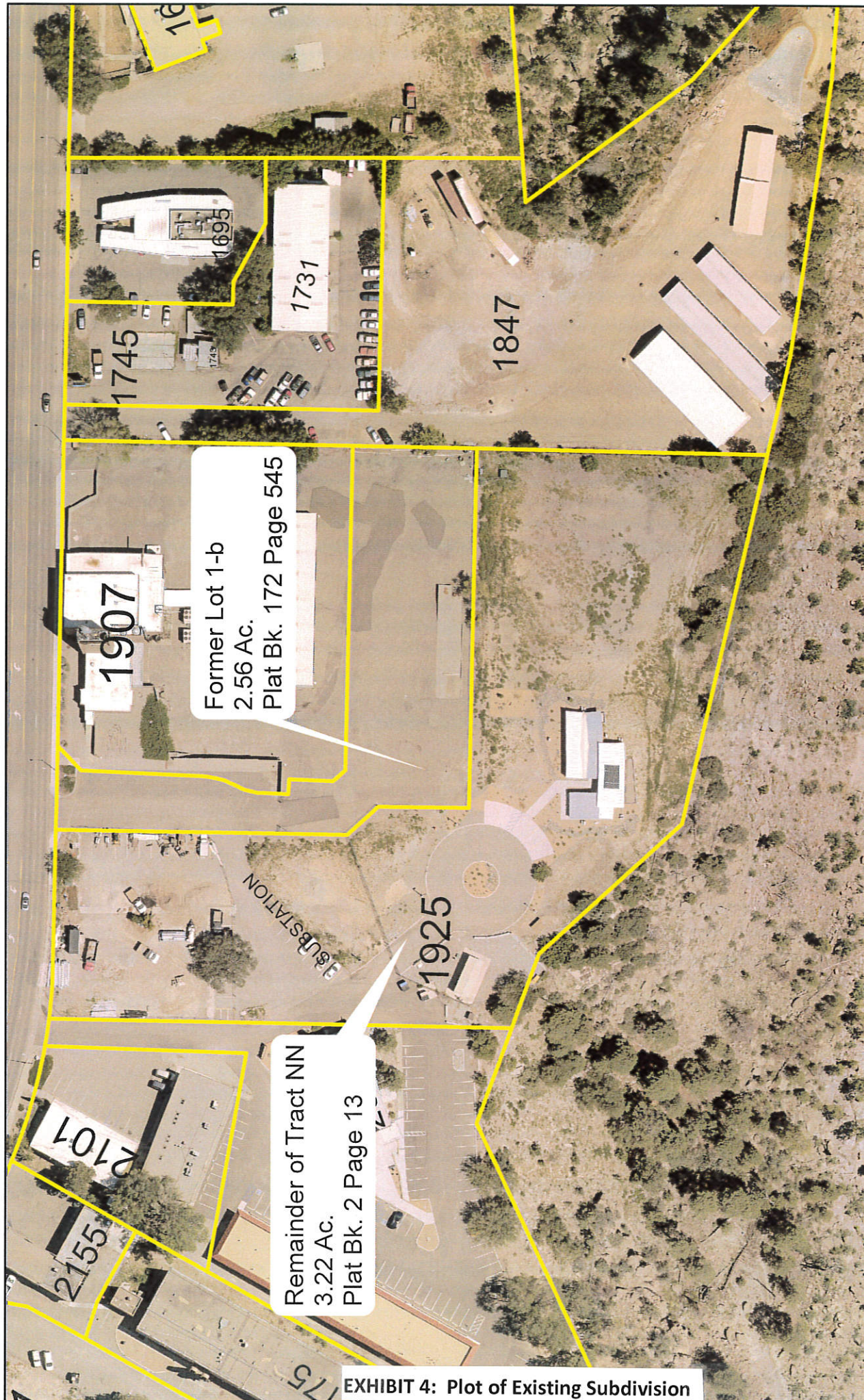


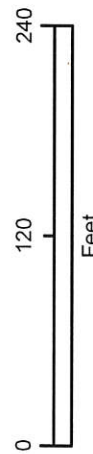
EXHIBIT 4: Plot of Existing Subdivision



LOS ALAMOS



20TH Street Subdivision



LOS ALAMOS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE MADE A SUBDIVISION OF A CERTAIN TRACT OF LAND, TO-WIT: THE TRACT OF LAND SHOWN HEREON AS LOT 18, AND THE TRACT OF LAND SHOWN HEREON AS LOT 19, BOTH OF WHICH ARE PARTS OF THE PLAT THEREOF BEING FILED FOR RECORD AS DOCUMENT NO. 229690 IN THE OFFICE OF THE COUNTY CLERK OF LOS ALAMOS COUNTY, STATE OF NEW MEXICO, IN PLAT BOOK 172, PAGE 449 AND 450, AND HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEMSELVES AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

THESE TRACTS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF LOS ALAMOS, NEW MEXICO.

THE AREA DESIGNATED HEREON AS RIGHT-OF-WAY EASEMENT AND DELINEATED HEREON, IS HEREBY GRANTED TO THE INCORPORATED COUNTY OF LOS ANGELES AND ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF UTILITY EASEMENTS OVER, ACROSS, IN AND UPON THE LAND SHOWN AND VEHICULAR PROGRESS TO TRINITY DRIVE

GREGG RODGERS, LOS ALAMOS COUNTY COUNCIL CHAIR
OWNER OF TRACT LOT 1-B AND Tract NN, EASTERN AREA NO. 3

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ BY THE OWNER OF LOT 1-B AND TRACT NN, EASTERN AREA NO. 3, INCORPORATED COUNTY OF LOS ANGELES, DEE ROODERS, LOS ANGELES COUNTY COUNCIL CHAIR.

NOTARY PUBLIC	MY COMMISSION EXPIRES
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THIS PLAN IS HEREBY APPROVED THIS _____ DAY OF _____, 2017 BY THE LOS ALAMOS COUNTY COMMUNITY DEVELOPMENT DIRECTOR IN ACCORDANCE WITH THE SUMMARY PROCEDURE AUTHORIZED BY THE PLANNING AUTHORITY OF LOS ALAMOS COUNTY, NEW MEXICO.

[illegible]

COUNTY ENGINEER	DATE
COUNTY SURVEYOR	DATE
DEPARTMENT OF PUBLIC UTILITIES	

THE VACATION OF UTILITY EASEMENT HEREIN DESCRIBED IS HEREBY ACCEPTED PURSUANT TO AUTHORITY GIVEN BY THE LOS ALAMOS COUNTY COUNCIL

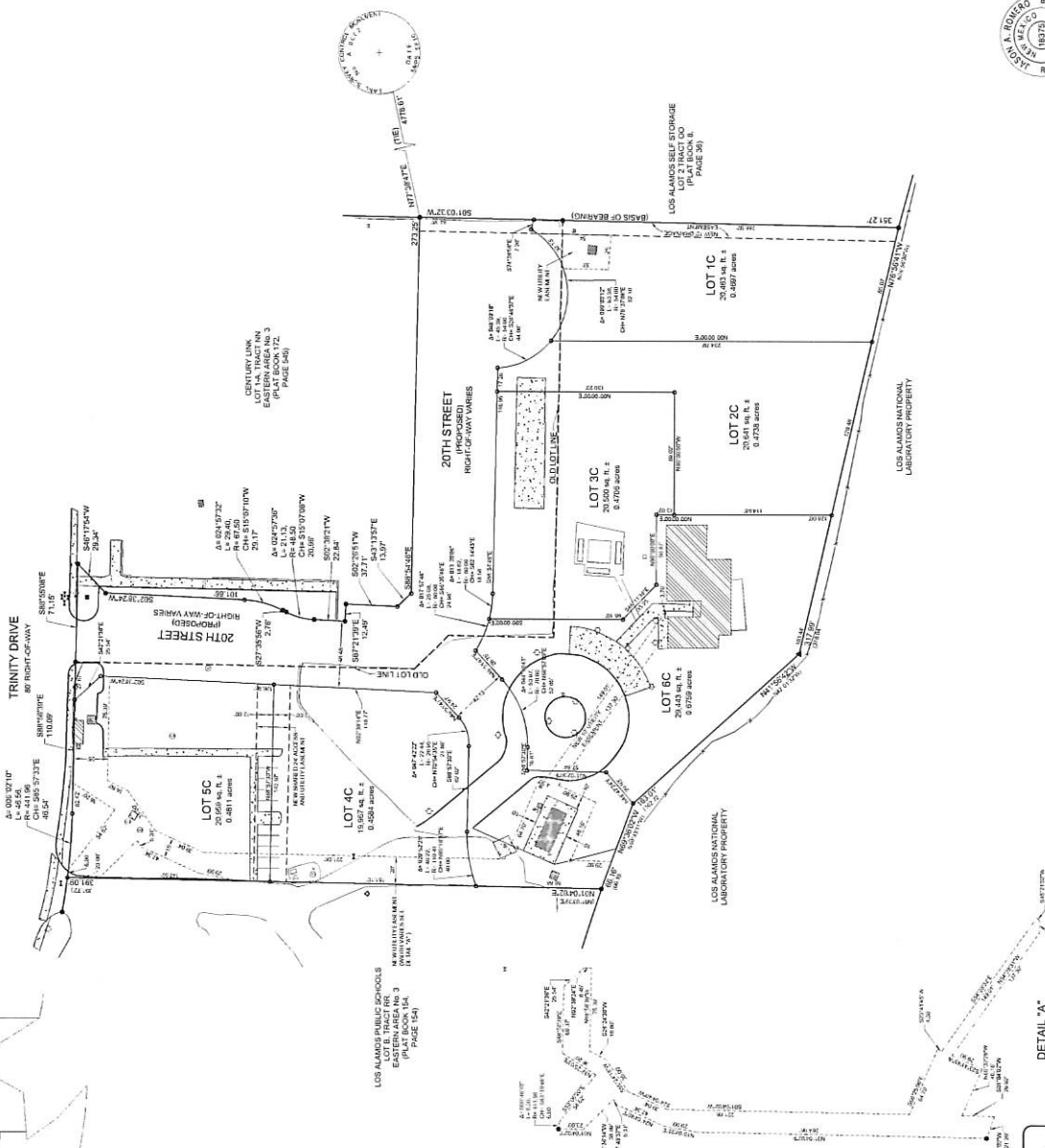
WITNESSES: _____ BY: _____ DATE: _____
NAOMI MAESTAS, COUNTY CLERK
INCORPORATED COUNTY OF LOS ALAMOS

JOSE A. ROMERO, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND THAT THIS PLAN AND THE NOTES HEREON WERE PREPARED FROM DOCUMENTS LISTED UNDER THE HEADING "REFERENCE DOCUMENTS" AND FROM FIELD NOTES OF AN ACTUAL SURVEY MADE UNDER MY SUPERVISION IN MAY, 2015, AND MEET THE MINIMUM REQUIREMENTS OF THE STANDARDS OF LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHNSON A. ROMERO, N.M.P.L.S. NO. 18375
County of Los Alamos-Public Works Dept., Engineering Div.
000 Central Ave., Suite 160
Los Alamos, New Mexico 87544
Ph. (505) 962-8150



SHEET 1 OF 2



FIELD SURVEY WAS COMPLETED ON JANUARY 4, 2017.
UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE
EVIDENCE LOCATED DONE BY OTHERS. SAID LOCATIONS MAY NOT
AGREE WITH WHAT SUB-SURFACE EXCAVATION WOULD REVEAL.

THIS PROPERTY LIES WITHIN SECTIONS 15 AND 18, TOWNSHIP
19 NORTH, RANGE 6 EAST N.M.P.M.

EXISTING EASEMENTS SHOWN ON SHEET 2 TO BE VACATED WITH
THIS PLAT.

PLAT OF EASTERN AREA NO. 3 FILED IN PLAT BOOK 1 PAGE 74
PLAT OF SUBDIVISION FOR LOT 1, TRACT NW EASTERN AREA NO. 3
IN LOS ANGELES, BY PRECISION SURVEYING INC. FILED IN BOOK 172,
PAGE 545, ON MAY 25, 2010. INSTRUMENT NO. 226968.
BOUNDARY SURVEY PLAT FOR LOS ANGELES PUBLIC SCHOOLS
LOT B, CORRECTED SUBDIVISION OF TRACT RW EASTERN AREA
NO. 3, LOS ANGELES, BY PRECISION SURVEYING, FILED IN BOOK
554, PAGE 154, ON MARCH 3, 2011. INSTRUMENT NO. 201269.

- ▲ FOUND T-JAIL WCAP
- FOUND W/ REBAR WCAP OR PK NAIL
- FOUND WITH SLABER STAMPED LS 11900
- REBAR WITH CHD OR PK NAIL WITH
- FIBER REINFORCED CONCRETE SET
- TELCON MANHOLE
- SANITARY SEWER MANHOLE
- STREET VALVE
- STREET LIGHT POLE
- GAS HYDRANT
- ELECTRICAL
- TELE. COAM. LINE
- SANITARY SEWER LINE
- ELECTRICAL EQUIPMENT
- CONES
- SERVICE AREA

INCORPORATED
COUNTY OF LOS ALAMOS,
PUBLIC WORKS DEPT



LOS ALAMOS

NO.	REVISION DESCRIPTION
1	
2	
3	
4	
5	

DESIGNED BY:	B.A.
DRAWN BY:	B.A.
APPROVED BY:	E.B.M.
DATE:	APRIL 9 2017
SCALE:	1"=50'

20TH STREET EXTENSION IMPROVEMENTS LANDSCAPE PLAN

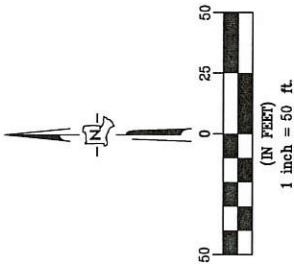


INCORPORATED COUNTY
OF LOS ALAMOS
PUBLIC WORKS DEPARTMENT
1000 CENTRAL AVE., SUITE 160
LOS ALAMOS, NEW MEXICO 87544
(505) 662-8150 FAX: (505) 662-8109

SHEET
6-1

GENERAL NOTES:

1. THIS SHEET IS CONSIDERED A WORKING TEMPLATE. THE CONTRACTOR DESIGNATED DESIGN BUILD (LANDSCAPE/IRRIGATION SPECIALIST) WILL MODIFY THESE SHEETS DURING THE COURSE OF CONSTRUCTION. THESE SHEETS ARE FOR REPRESENTATION ONLY.
2. CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL IRRIGATION AND LANDSCAPING THROUGHOUT THE COURSE OF CONSTRUCTION.
3. SEE SHEET 2-9 FOR LANDSCAPE QUANTITIES.
4. SEE SHEET 2-9 FOR LINE ITEM 664101 FOR LANDSCAPED AREA AND DESIGN BUILD INFORMATION. THESE AREAS MAY CHANGE IN QUANTITY BASED ON THE FINAL DESIGN BUILD DELIVERABLE.
5. ALL SANTA FE BROWN GRAVEL SHALL HAVE A COMMERCIAL GRADE WEED BARRIER BETWEEN SUB-GRADE AND GRAVEL.
6. ALL SUB-GRADE IN THE AREAS WITH GRAVEL SHALL HAVE A MINIMUM COMPACTION DENSITY OF 85%.
7. AREAS WHERE SANTA FE BROWN GRAVEL IS AGAINST BACK OF CURB AND SIDEWALK, GRAVEL SHALL BE 1/4" BELOW TOP OF CURB AND SIDEWALK GRADE.
8. CONTRACTOR SHALL COORDINATE WITH LAG PARKS DIVISION FOR EXISTING WATER VALVE REMOVALS, RELOCATIONS, OR SHUT-OFFS.
9. THE UNIT PRICE FOR DESIGN/BUILD FOR LANDSCAPING AND IRRIGATION SYSTEMS SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS FOR HAULING OF MATERIALS, TESTING OF MATERIALS AND EQUIPMENT BEFORE AND AFTER INSTALLATION AS REQUIRED BY SPECIFICATIONS. SHALL BE PAID UNDER LINE ITEM NO. 664101.
10. SEE SHEET 2-18 FOR SANTA FE BROWN GRAVEL DETAIL.



KEY NOTES:

- 1 TREE TYPE: 2" ACOLADE ELM

LEGEND:

- SANTA FE BROWN GRAVEL
- GRAY RIVER ROCK (MATCH EXISTING)
- BLUE GAMMA & BUFFALO SEED AREA
- PROPOSED NEW TREES

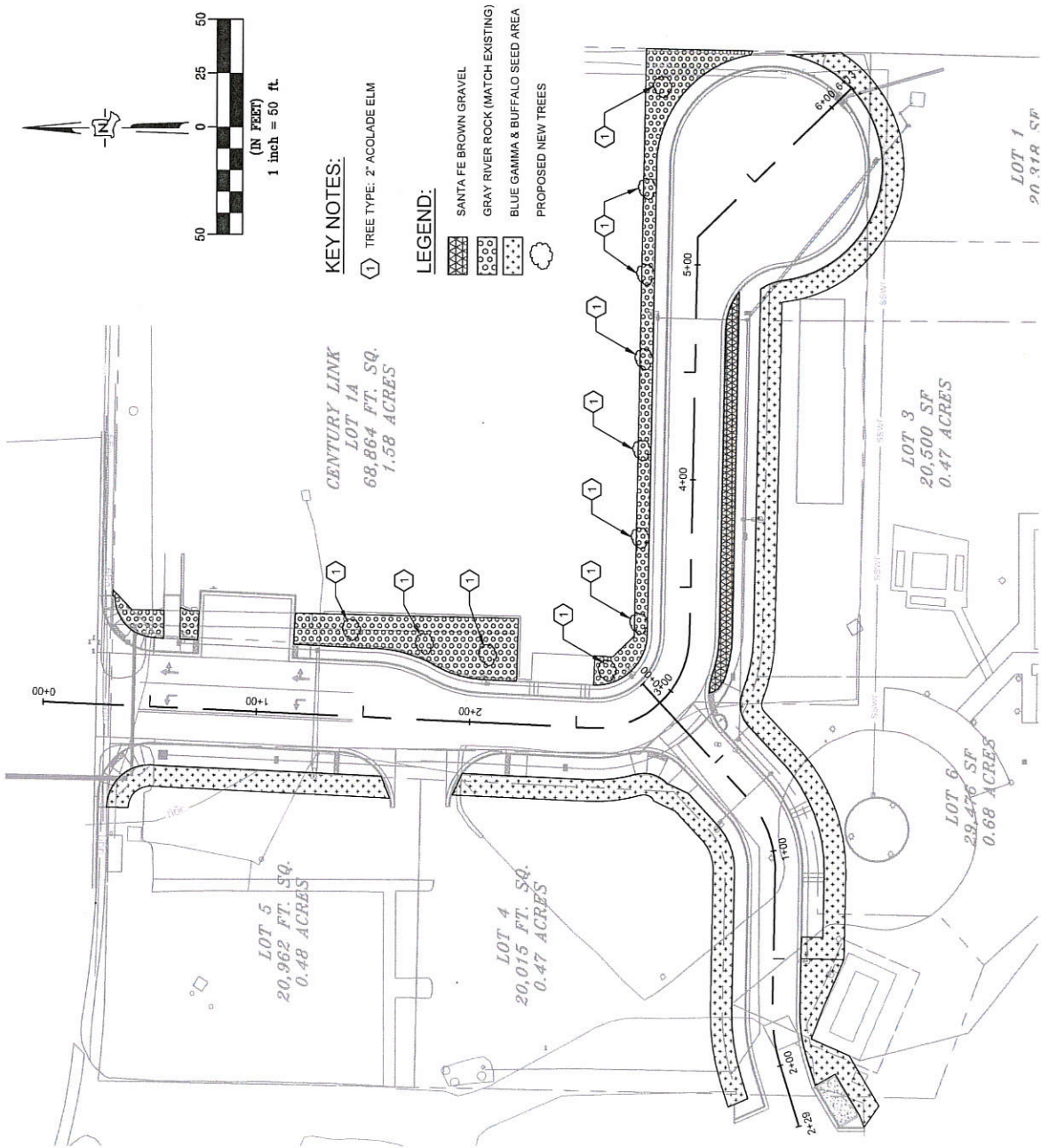


EXHIBIT 6: Roadway Landscape Plan

Drawing File: U:\PROJECTS\2014\1460-20TH STREET EXTENSION\CAD DESIGN



1 – Entrance off of 20th Street



2 – Looking South along 20th Street

Exhibit 7: Staff Photographs



3 – View towards SW and City of Los Alamos Utility Substation



4 – Looking East along 20th Street

Exhibit 7: Staff Photographs



5 – Los Alamos County Utility Substation



6 – Smart House on Future Lot 6C



7 – Outdoor Seed Racks in Front of the Smart House



8 – Future Lot 1C, Looking South

Exhibit 7: Staff Photographs