



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

Public Hearing Date: May 23, 2018
Subject: Case No. SUB-2018-0006
Owners/Applicants: Ian & Davina Maes, Owners/Mike Englehardt, Applicant
Case Manager: Anders Millmann, Senior Planner
Through: Tamara Baer, Planning Manager

Case No. SUB-2018-0006: Subdivision of Lot 3, North Pines Subdivision

The petitioner is requesting Preliminary and Final Subdivision Plat approval to divide an existing vacant parcel into three (3) new lots, on property located at 2442 – 46th Street. 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 0.2883± acres (12,554.2 Ft²), and labeled as Lot A, Lot B, and Lot C on the Sketch Plan [Exhibit 8].

Motion Option 1:

I move to **approve** Case No. SUB-2018-0006, a request for approval of a Preliminary and Final Subdivision Plat, creating a new subdivision consisting of three (3) new lots, for the reasons stated in the staff report and per testimony at the public hearing, and subject to the following conditions:

1. Future development proposed for Lot A shall be reconfigured so as to meet the minimum side yard setback of fifteen (15) feet from dwellings on adjoining lots (this will be reviewed at the time of Building Permit submittal).
2. New addresses will be assigned by the County Surveyor prior to recordation of the plat.
3. Building Permits shall be secured prior to the start of construction.

Motion Option 2:

I move to **deny** Case No. SUB-2018-0006, a request for approval of a Preliminary and Final Subdivision Plat, creating a new subdivision consisting of three (3) new lots, due the proposal failing to meet the review criteria contained in §16-156 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 Preliminary and Final Subdivision Plat to subdivide a vacant parcel into three (3) new lots. The principal purpose of this petition is to create individual lots that will be developed into new housing units. A proposed Sketch Plan submitted concurrently with the petition illustrates three single family attached dwelling units proposed for future construction, should the subdivision plat receive Planning & Zoning Commission approval.

The subject property is roughly rectangular in area, with a maximum depth of 118.2-feet. It contains 130.58-feet of frontage along 46th Street. Adjacent property land uses are as follows:

North: Duplex condominiums – multiple-family residential

East: Single & multiple family residential

South: Vacant

West: Multiple family residential

The subject property formerly contained a 4-unit condominium, which was destroyed by the Cerro Grande Fire in May 2000. In preparation for this proposal, and in accordance with Section 47-7B-18A, NMSA 1978 (New Mexico Condominium Act), the petitioners have dissolved and terminated the former Condominium Association that was filed on October 9, 1968. The dissolution and termination agreement was recorded by the Los Alamos County Clerk on December 22, 2017.

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 proposed subdivision consists of three (3) new lots, and are as follows:

Lot Number	Area, Acres	Area, Ft ²	Avg. Depth	Avg. Width	Frontage
A	0.1045	4,553	107.9'	42.5'	46.25'
B	0.0731	3,138	112.1'	28.1'	28.00'
C	0.1106	4,869	114.9'	48.5'	56.36'

The subject property is zoned R-3-L-NC (Multiple-family Residential (low density)), North Community district, which is codified as Section 16-537 of the Los Alamos County Development Code. This zoning district is one of two that were established shortly after the Cerro Grande fire, to facilitate re-development activities within areas destroyed by the fire.

The proposed subdivision meets the requirements contained in Section 16-537 of the Los Alamos County Development Code, as follows:

- **Minimum Lot Size:** §16-537(b) requires a minimum lot area of 12,000 Ft². The subject property contains 12,554.2 Ft² of area. This criterion is satisfied.
- **Maximum Density per acre:** §16-537(c)(3) limits the number of dwelling units per acre to 14.5 dwelling units. At this density, each lot shall not contain less than 3,004 Ft² of area. The smallest lot proposed contains 3,138 Ft² of area. This criterion is satisfied.
- **Minimum Setbacks – Front and Rear Yards:** §16-537(d) requires minimum front yard and rear yard setbacks of fifteen (15) feet. The Sketch Plan submitted in support of this application illustrates front yard setbacks of twenty-five (25) feet for all three units, and a minimum rear

yard setback of thirty-seven and one-half (37½) feet for proposed Lot A. Lots B and C will have a greater rear yard setback than Lot A. This criterion is satisfied.

- Minimum Setbacks – Side Yard: §16-537(d)(4) requires a minimum side yard setback of zero (0) feet on the attached side, and a minimum of seven and one-half (7½) feet on the detached side, or a minimum of fifteen (15) feet between dwellings on adjoining lots. The duplex condominium located on the adjacent parcel to the north is setback approximately three and one-half (3½) feet from the property line. This criterion is not satisfied. Therefore, the applicant will re-design the layout of the structure proposed to be constructed on Lot A in order to meet the fifteen (15) foot setback requirement. Setbacks will be addressed at the time of Building Permit review.
- Minimum Lot Frontage: §16-537(e) requires a minimum lot frontage of twenty (20) feet for attached structures. Lot B will be platted with a minimum street frontage of twenty-eight (28) feet. Lots A & C will be platted with street frontages of 46.25-feet and 56.33-feet, respectively. This criterion is satisfied.
- Maximum Height: §16-537(f) limits the maximum height of main dwellings to thirty-five (35) feet, and Accessory Structures to twelve (12) feet. Since building elevations were not submitted or required to be submitted as a part of this application, Staff is not able to ascertain if this criterion will be met. Height will be addressed at the time of Building Permit review.
- Lot Coverage: §16-537(g) limits the maximum lot coverage to forty (40) percent of the total lot area. As shown, Lot A will have 27% lot coverage; Lot B will have 38% lot coverage, and Lot C will have 25% lot coverage. Lot coverage will also be reviewed at the time of Building Permit review.
- §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 three (3) units, one fewer than the former condominium contained. Therefore, this criterion is satisfied.

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 both Preliminary and Final Plat approval of the proposed subdivision. Since the subdivision contains fewer than five (5) lots, staff finds that this petition for Preliminary and Final Plat may be approved under one application and hearing.

This petition was noticed in the Los Alamos Daily Post on May 3, 2018, 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 received two comments as of Wednesday, May 16, 2018. One individual phoned in comments expressing

objection to the proposal. Although staff has not received any written correspondence from this individual, he stated he was planning on attending the Planning & Zoning Commission meeting. A second individual submitted a letter of no objection to the Community Development Department [Exhibit 5].

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 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 should have no significant issues related to utilities. It seems that the subdivision would be not much different to having a three-condo unit development, each with an independent connection to the utility services. During Site Plan (design) review, the Utilities Department will provide more comments on the specific point of connection and other relevant details.

- (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 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: 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 3, North Pines 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, May 3, 2018, 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 Preliminary Subdivision Plat and Final Subdivision Plat, which is permitted by Section 16-122(i)(1) of the Los Alamos County Development Code, to subdivide an

existing parcel, which will provide individual lots for potential future sale to multi-family residential interests.

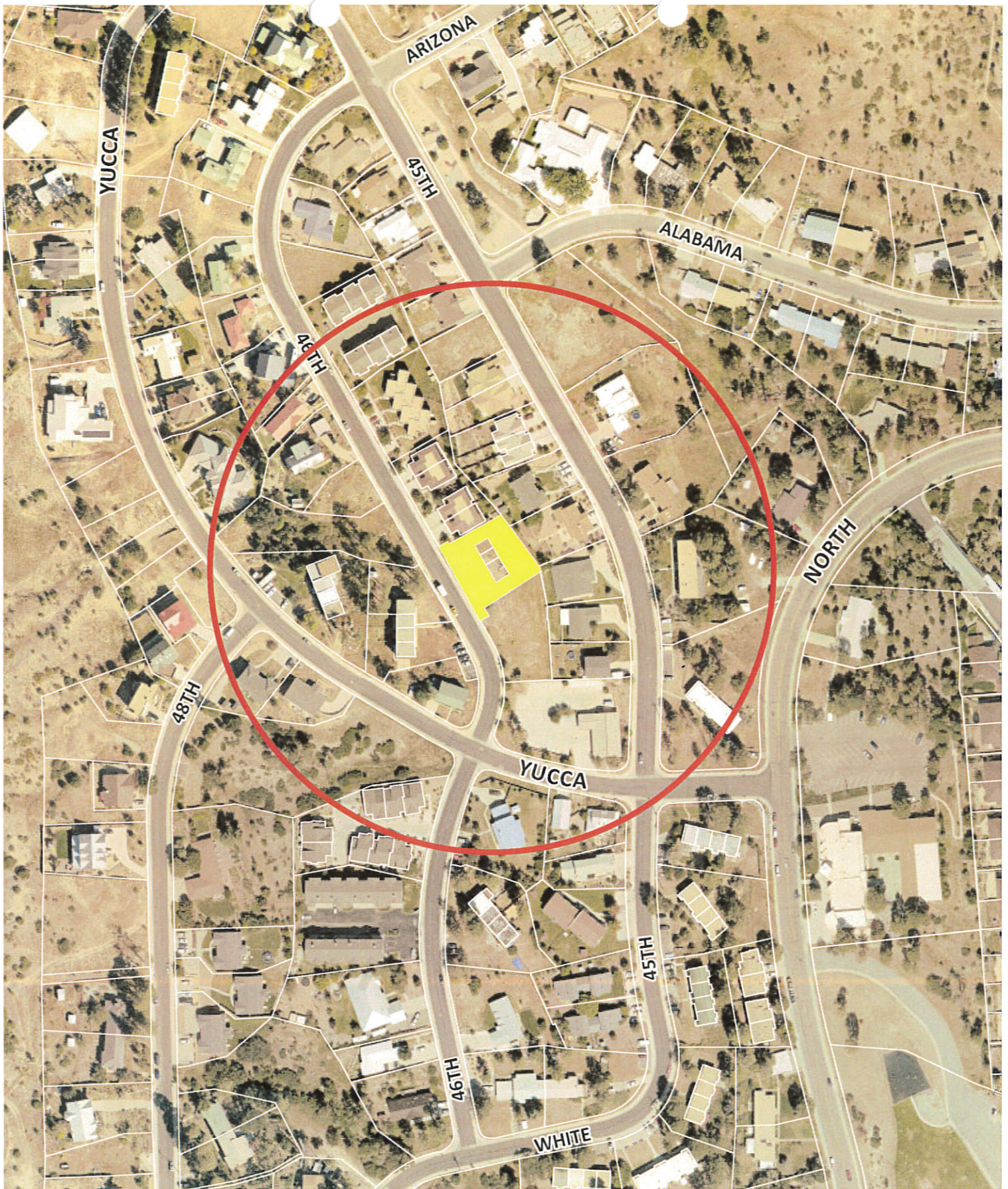
3. The subdivision proposed is permitted within the R-3-L-NC zoning district, subject to review and approval by the Planning & Zoning Commission and County Council.
4. Single family attached dwelling units are a permitted land use described within the R-3-L-NC zoning district, contained in Article XIII, Section 16-537 of the Los Alamos County Development Code.
5. The subject property is currently vacant.
6. The subject property is addressed as 2442 – 46th Street. 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 (5-0) 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 April 18, 2018. 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 | List of Property Owners within 100 Yards (300 Feet) |
| Exhibit 3 | Photographs of Subject Property; Staff (3) |
| Exhibit 4 | Interdepartmental Review Committee (IDRC) Report |
| Exhibit 5 | Written Comments received from Tracy Mccranie |
| Exhibit 6 | Subdivision Application |
| Exhibit 7 | Proposed Subdivision of Lot 3, North Pines Subdivision Plat |
| Exhibit 8 | Proposed Sketch Plan for future development (Triplex Residential Building) |



LOS ALAMOS

All mapping information is for reference only.
Users are solely responsible to confirm data accuracy.
Los Alamos County assumes no liability for errors
associated with these data.

SUB-2018-0006

2442 46th

300' Notice

0 75 150 300 Feet



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

HENINS FAMILY TRUST
1728 PONDEROSA ST
LOS ALAMOS, NM 87544

CARVER RENDELL L & LINDA L
2505 45TH ST
LOS ALAMOS, NM 87544

SIMPSON ROBERT
4444 RIDGEWAY DR
LOS ALAMOS, NM 87544-1960

THOMAS SEAN M & ROSA PRISCILA F S
2472 45TH ST
LOS ALAMOS, NM 87544

JOHNSON ALICE
2489 46TH ST
LOS ALAMOS, NM 87544-2679

SHEDD JOHN & KIMBERLY
2479 46TH ST
LOS ALAMOS, NM 87544

GALLEGOS KENNETH E & NINA M
2454 45TH ST
LOS ALAMOS, NM 87544

GAUNT ANDREW J & BARTLETT AMY R
REVOC TRUST
2451 NORTH RD
LOS ALAMOS, NM 87544

J & L DUPLEXES LLC
3807 GOLD ST APT 10
LOS ALAMOS, NM 87544

SHEDD JOHN & KIMBERLY
2479 46TH ST
LOS ALAMOS, NM 87544-2679

FERRY MICHAEL R & NICOLE R
2449 45TH ST
LOS ALAMOS, NM 87544

LOS ALAMOS COUNTY
PO BOX 30
LOS ALAMOS, NM 87544

PIERCE RICHARD A
2436 A 45TH ST
LOS ALAMOS, NM 87544

KOSSAR NANCY M
2435 45TH ST
LOS ALAMOS, NM 87544-1665

VAN BUREN DALE T & DIANE T TRUST
2148 47TH ST
LOS ALAMOS, NM 87544

LOVATO BOBBIE JO REVOC TRUST
2431 45TH ST
LOS ALAMOS, NM 87544

GEIST WILLIAM H
4771 YUCCA ST
LOS ALAMOS, NM 87544

CLAUSEN BJORN & HESSNER LENE
2425 45TH ST
LOS ALAMOS, NM 87544

MORGENSTERN AMANDA & CHARLES
2437 46TH ST
LOS ALAMOS, NM 87544

J & L DUPLEXES LLC
3807 GOLD ST APT 10
LOS ALAMOS, NM 87544

L A CONGREGATION OF JEHOVAH'S
WITNESSES
1300 IRIS ST UNIT 205
LOS ALAMOS, NM 87544

LOS ALAMOS COUNTY
PO BOX 30
LOS ALAMOS, NM 87544

KENNEDY JAMES C III/BRIAN J &
LORRAINE C
2384 46TH ST
LOS ALAMOS, NM 87544

LEIBRECHT MARCUS A & ERIKA ARENDT
4531 YUCCA ST
LOS ALAMOS, NM 87544

KENDALL PETER K & CHERYL L
4816 YUCCA ST
LOS ALAMOS, NM 87544

DE LA CRUZ GABRIEL
1953 CAMINO UVA
LOS ALAMOS, NM 87544

KLUMPP JOHN & TERESA
2489 45TH ST
LOS ALAMOS, NM 87544

SHADOW MOUNTAIN CONDOMINIUMS
2383 46TH ST
LOS ALAMOS, NM 87544

FERREIRA JORGE R & LU-ANNE
HOERNER-
2383 A 46TH ST
LOS ALAMOS, NM 87544

DILLON ARTHUR P
2383 B 46TH ST
LOS ALAMOS, NM 87544

EXHIBIT 2: List of Property Owners of Record Within 100 Yards of Subject Property

4788 YUCCA ST CONDOS
4788 YUCCA ST
LOS ALAMOS, NM 87544

KOETTER THOMAS D & VICKI L
4788 YUCCA ST UNIT D
LOS ALAMOS, NM 87544

SCHWENGEL ROXANN
572 KIVA ST
LOS ALAMOS, NM 87544

NOVAK MICHAEL ALAN
4788 YUCCA ST UNIT A
LOS ALAMOS, NM 87544

DEAL FAMILY LLC
4788 YUCCA ST UNIT B
LOS ALAMOS, NM 875441687

2506 46TH STREET CONDOMINIUM
2506 46TH ST
LOS ALAMOS, NM 87544

SANDER EXEMPTION TRUST
PO BOX 1266
LOS ALAMOS, NM 87544

SANDER EXEMPTION TRUST
PO BOX 1266
LOS ALAMOS, NM 87544

2439 46TH ST CONDOS
2439 46TH ST
LOS ALAMOS, NM 87544

WATERS LAURIE S
2439 C 46TH ST
LOS ALAMOS, NM 87544

MARTINEZ SONJA A
2439 A 46TH ST
LOS ALAMOS, NM 87544

CASPERSEN ALEC R & DEANN
360 BRYCE AVE

COURTRIGHT INVESTMENTS LLC
2197 LOMA LINDA DR
LOS ALAMOS, NM 87544

ZEYTUN AHMET & NESILHAN CEREN-
2487 45TH ST
LOS ALAMOS, NM 87544

NORTH PINES CONDOMINIUM
2466 46TH ST
LOS ALAMOS, NM 87544

FADNER CRISTINA E & JEREMY J
2464 46TH ST
LOS ALAMOS, NM 87544

MCCRANIE NATHAN H JR & TRACY B
2466 46TH ST
LOS ALAMOS, NM 87544

YOON BORAM & SEONG YUNKYEONG
2460 D 46TH ST
LOS ALAMOS, NM 87544

OKHUYSEN BRETT S
2462 46TH ST
LOS ALAMOS, NM 87544

MAES IAN & DAVINA
116 CENTRAL PARK SQ
LOS ALAMOS, NM 87544

MAES IAN & DAVINA
116 CENTRAL PARK SQ
LOS ALAMOS, NM 87544

MAES IAN & DAVINA
116 CENTRAL PARK SQ
LOS ALAMOS, NM 87544

COYOTE CROSSING CONDOMINIUM
2483 45TH ST
LOS ALAMOS, NM 87544

WALL ANDREW F & VALERIE L REV
TRUST
2483 C 45TH ST
LOS ALAMOS, NM 87544

STEINFELD BRYAN C
2483 A 45TH ST
LOS ALAMOS, NM 87544

GRECO RICHARD R & ABIGAIL L
2483 B 45TH ST
LOS ALAMOS, NM 87544

2406 45TH ST CONDOS
2406 45TH ST
LOS ALAMOS, NM 87544



Photo 1: Looking East at Proposed Lot A



Photo 2: Looking East at Proposed Lot C



Photo 3: Looking North across all proposed Lots



IDRC REPORT

Case: SUB-2018-0006/2442 - 46th Street

Date of Meeting: 4/19/18

EXHIBIT 4

Member/ Alternate	Dept.	Attended	Recommended Conditions/Comments	Approved	Approved conditions	Denied
M. Arellano / J. Dudziak	Building	X	None	X		
T. Baer	Planning	X	None	X		
D. Erickson	Traffic	X	None	X		
P. Guerrerofritz / C. Moseley	Utilities		The proposed subdivision should have no significant issues related to utilities			
A. Gurule / L. Martinez	Env. Svs.					
E. Martinez / D. Lujan	PW	X	None	X		
A. Millmann / J. Naranjo	Planning	X	None	X		
J. Wetteland / S. Rinaldi	Fire					
OTHERS ATTENDING:						
Anita Barela	Planning	X				
Lucas Fresquez	Assessors	X	Property taxes for 2018 must be paid in full prior to recordation of plat			
* Blue strikethrough indicates not present at meeting.						

MOTION: T. Baer moved and D. Erickson seconded that the case be forwarded to the P&Z Commission.

Motion passed 5-0.

April 30, 2018

RE: Case No. SUB-2018-0006

Tracy McCrane
2466 46th St.
Los Alamos, NM 87544

ALBUQUERQUE NM 870

07 MAY 2018 PM 2 L

Los Alamos Community Development Planning
1000 Central Avenue Suite 150
Los Alamos NM
87544

87544-405625



subdivision plats, are treated with a certain level of formality.

If you are an applicant or a concerned citizen coming to the hearing to testify on a land-use case, you will be sworn in and your testimony will be subject to cross-examination. This is not meant in any way to discourage you from attending the hearing or testifying. Your personal testimony has the most bearing in a given case; more so than written comments. We encourage you to attend and directly address the Commission.

If you have any comments or questions that could be answered by County staff, please contact us in advance of the meeting so that we can be prepared to respond. Please contact the Community Development Department office at (505) 662-8120.

2466 46th
Street

5/6/18

We will be out of town during this meeting.
We do not see any problems with their subdivision plat.

Nathan McCrane

[Signature]

Tracy McCrane

[Signature]

EXHIBIT 5: Written Comments received from Tracy McCrane

1000 Central Avenue, Suite 150

Los Alamos, NM 87544

P 505.662.8120 F 505.662.8363

losalamosnm.us

LOS ALAMOS

Community Development

Sub-2018-0006

SUBDIVISION APPLICATION

Los Alamos County Community Development Department

1000 Central Ave, Suite 150, Los Alamos NM 87544

(505) 662-8120

This application is for: SKETCH PLAN ☐

PRELIMINARY PLAT ☒

FINAL PLAT ☒

Property to be Subdivided: 2442 46TH Street, Los Alamos
Address

Legal description: North Pines Subdivision, Lot 3

Zoning District: R-3-L-NC Area (Acres): 0.2883 Acres # Lots Proposed: 3

Current Use

Related Applications (if any): None

Will be 3 attached units

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

Name: Ian & Davina Maes Phone: 412-1838 Cell #:
Please Print

Address: c/o Re-Max of Los Alamos, 115 Central Park Sq. Email: IANMAES@COMCAST.NET

SIGNATURE

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

\$775
Revised: 02/08/18

\$500 Fee

EXHIBIT 6: Subdivision Application

\$250 + \$175 Per lot.

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.*

The proposed lots will be served by public utilities

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

- (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 plan to be prepared by property owner or architect/engineer as part of building plans.

- (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.* See plat

- (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.* N/A

- (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 lots are served by existing public utilities.

- (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.* N/A

REQUIRED SUBMITTALS:

Check each of the boxes to indicate that you have attached two (2) full size (24" x 36") paper copies of each of the following, and one complete electronic copy of all materials:

- ☒ Proof of property ownership.
- ☒ A Vicinity map, showing the boundaries of the property to be subdivided, and all adjacent lots within 300 feet.
- ☒ 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 structures on the site.
- ☒ Show the footprint of all buildings and public rights-of-way within 20 feet of all boundaries 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: 4-16-18 **Staff Initial:** AB

CDD Application Number: Sub-2018-0006 **Fees Paid:** \$775.00

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.

EXHIBIT 7: Proposed Subdivision of Lot 3, North Pines Subdivision

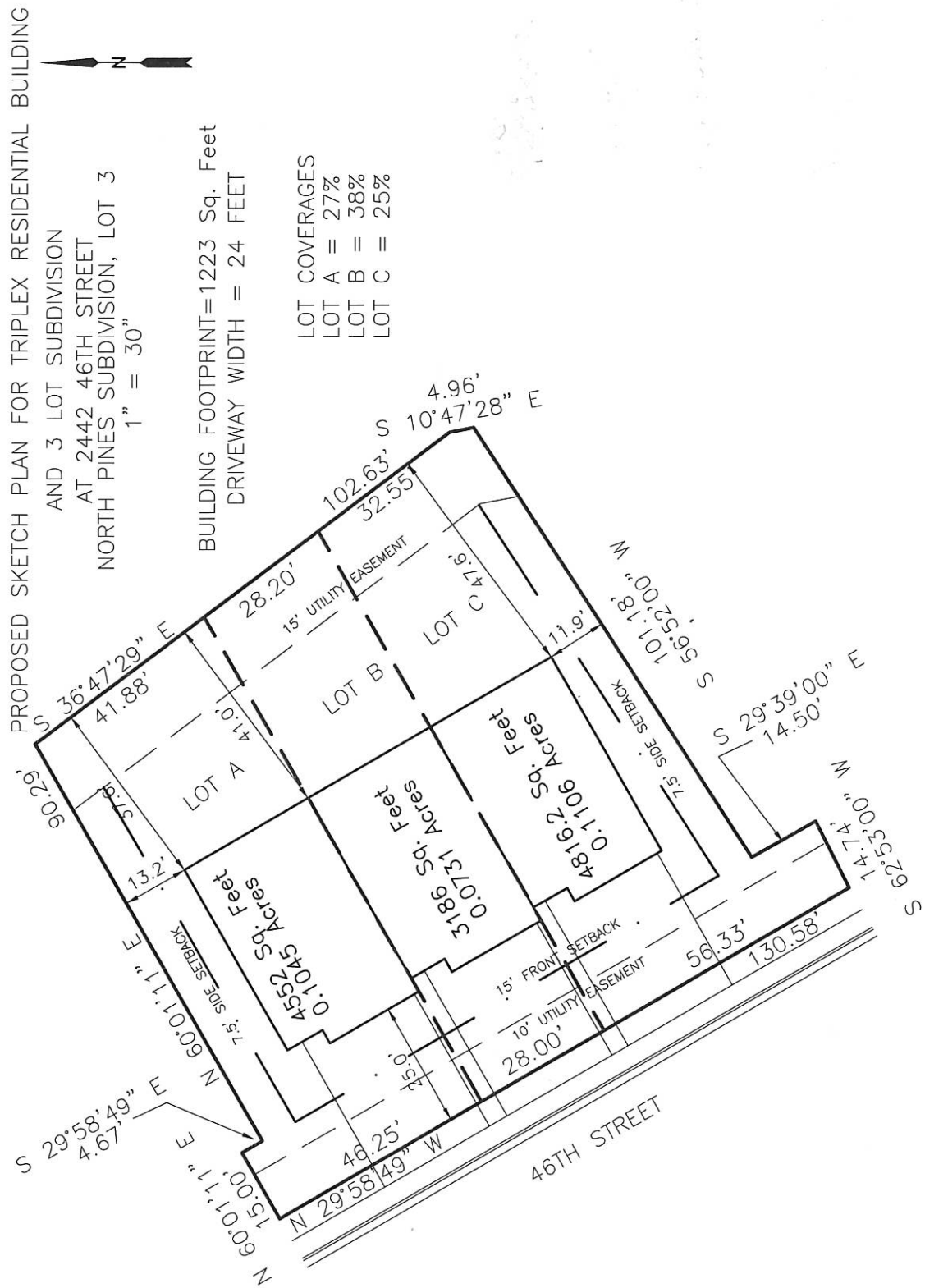


EXHIBIT 8: Proposed Sketch Plan for Future Development