



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

Public Hearing Date: September 12, 2018
Subject: Case No. SUM-2018-0024; 2142 35th Street
Owners/Applicants: Timothy and Christian Stone, Owners & Applicants
Case Manager: Tamara Baer, Planning Manager

Case No. SUM-2018-024:

A Summary Plat application for a Lot Line Adjustment and Lot Split of existing Lots 129A & B, to create a new Lot 129C in North Community 3. The property is addressed 2142-A and 2142-B 35th Street. The two lots total 1.83± acres, approximately 79,715 square feet, and are zoned R-M (Residential mixed district). Approval of the application will reconfigure the two existing lots, each containing a single family attached residence, and create a third developable lot, fronting Urban Street.

Motion Option 1:

I move to **approve** Case No. SUM-2018-0024, lot line adjustment and a lot split of 2142-A and 2142-B 35th Street, in Los Alamos, for the reasons stated in the staff report and per testimony at the public hearing, and subject to the following condition(s):

1. ...

Motion Option 2:

I move to **deny** Case No. SUM-2018-0024, lot line adjustment and a lot split at 2142-A and 2142-B 35th Street, in Los Alamos, finding the proposal fails to meet the Los Alamos County Code of Ordinances, Chapter 16 – Development Code, §16-154, review criteria for a Summary Plat for the following reason(s):

1. ...

SUMMARY – Process and Development Standards

Process:

The Applicants, Timothy and Christian Stone, submitted a Summary Plat application to the Community Development Department on July 27, 2018 to create one new lot through reconfiguring the boundaries of two existing lots located at 2142-A and 2142-B 35th Street in North Community. See Exhibit 4. The Los Alamos County Code of Ordinances, Chapter 16 – Development Code, (Code), Section 16-51, gives the Community Development Director authority to approve, conditionally approve or deny Summary Plat applications.

Planning Division staff reviewed the application and found it to be in full compliance with all Development Code requirements and standards. As required by Section 16-194 of the Code, Notice was sent to adjacent property owners, stating that “the request shall be approved or conditionally approved unless a written protest is received... within the ten-day notice period.” A neighbor who received Notice first called, and subsequently submitted a written objection within the ten day notice period. That correspondence is attached to this report as Exhibit 5.

Code Sec. 16-51 (c) 4., states that a Summary Plat application is referred to the Planning and Zoning Commission whenever a written protest is received. As of the publication date of this report, no other communication about this lot split has been received by the Community Development Department.

Development Standards:

All three proposed or reconfigured lots comply with the minimum lot size, lot coverage, setbacks and minimum street frontage per Code requirements for the R-M district. No Waivers are requested.

The property is zoned R-M, Residential mixed district. The Code describes the purpose of this district as follows: “The R-M residential mixed district is intended to accommodate single-family and two-family dwellings and accessory structures and uses, and is further intended to maintain and protect a residential character of development.” Both attached and detached single-family dwellings are permitted uses in the R-M district.

The duplex that straddles the two existing lots was constructed in 1948 by the Atomic Energy Commission. The area was platted and conveyed to the County in 1965. At the same time, the County created subdivisions and adopted zoning that would govern any further development. These lots are part of the North Community 3 Subdivision, which encompasses two zoning districts. The two districts are differentiated by lots with mostly duplexes in the R-M zone and with quads in the R-3-L zone.

Minimum Lot Size

The two existing lots to be reconfigured consist of Lot 129A, 11,674± square feet, and Lot 129B, 9,909± square feet. If approved, the reconfiguration will reduce Lot 129A to 6,590± square feet, and Lot 129B to 5,014± square feet, and create a new Lot 129C, which will be 10,023± square feet.

The minimum lot size in this district is 10,000 square feet for a two-family dwelling unit, and 8,000 square feet for a single-family dwelling, with exceptions to this rule.

Special development regulations apply to structures and lots that pre-date adoption of the Development Code, as is the case with this application:

Sec. 16-577. - Special district development regulations, (a) (3), states:

Where there are existing two-family dwelling structures located on R-M zoned lots on the date of adoption of this article, such structures and lots may be subdivided (lot split) without the newly created lots being required to conform to the minimum 8,000 square foot land area per dwelling unit requirement, and the two lots created by the subdivision shall be considered conforming lots. No such lot, however, shall be less than 5,000 square feet in area.

The reconfigured lots will meet the 10,000 square foot minimum for a duplex and the 5,000 square foot minimum for a single-family, constructed before 1965. The new lot will meet the current standard of 10,000 square feet for a duplex.

Lot coverage

Maximum lot coverage in the R-M district is 40%. New Lot 129A will have lot coverage of approximately 24%; 129B will have lot coverage of approximately 17%. The third lot will be vacant and lot coverage will be assessed at the time of any proposed development.

Setbacks

Minimum Setbacks in the R-M districts are: 20-feet in both the front and rear; and five (5) feet on one side lot and ten (10) feet on the other. The proposed property lines respect the required rear setback of 20 feet for the existing dwellings. Front and side setbacks are unchanged. New construction on the third lot will have to meet the minimum setbacks.

Lot frontage

The minimum lot frontage requirement in R-M is 50 feet. There will be no change to the frontage for the existing lots on 35th Street. New lots 129A and 129B with the existing duplex will have approximately 99 feet and 50 feet of frontage, respectively. Frontage of the proposed newly created lot, 129C, will be approximately 183 feet.

The proposed lot split and lot line adjustment will result in three lots, each of which will meet all Code development standards for the R-M district.

Utilities:

Sewer and electric service are currently available on the new lot to be created through this application. Water is immediately adjacent to the property in Urban. Gas is located on the south side of Urban and would need to be trenched underneath the street to serve the lot. One existing easement, containing no utilities, has been determined to be unnecessary and will be vacated. Two other easements, for sewer and electric lines, will remain. The applicant has spoken with representatives of the Utilities Department and understands that both on-site and off-site work will be needed to have full utility service to the new lot. See Exhibit 2.

IDRC

This application was reviewed by the Interdepartmental Review Committee (IDRC) on August 16, 2018, and previously through email distribution. The Committee voted eight to zero (8 to 0) to approve. The neighbor's written objection was presented and discussed at the meeting. The Traffic Engineer stated that the amount of additional traffic on Urban would be negligible. The reviewer from the Utilities Department stated in an email prior to the meeting that there were "No conditions [from DPU] on the lot split between Lots 129A and 129B." He added that, "The proposed NEW lot, 129C is encumbered by numerous easements containing active public utilities. Additionally, there are no developed utility services to the newly created lot and would need considerable utility construction work to develop it in any way."

NOTICE

Notice of this public hearing has been given per the requirements of the Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-192 (b), and included: U. S. mail to owners of real

property within 100 yards of the subject property; publication in the Los Alamos Daily Post, the County's official newspaper of record; and posting in the Los Alamos County Municipal Building.

Note that once the written objection was received and the case was referred to the Planning and Zoning Commission, expanded notice, as required for public hearing at P&Z, was given as stated above. No further objections or other communications were received by the Community Development Department as of the date of publication of this report.

SUMMARY PLAT REVIEW CRITERIA

Section 16-154 of the Los Alamos County Development Code states that during the course of review of any summary plat, the following approval criteria shall be utilized in rendering a determination of approval, conditional approval, or denial:

Note that all responses to criteria are by CDD staff.

(a) 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 Future Land Use Map (FLUM) adopted as part of the Comprehensive Plan shows the subject property as Medium High Density Residential. Residential land use categories represent density, or the number of dwelling units per gross acre. Medium high density, as defined in the Comprehensive Plan, is 7 to 15 dwelling units (DU) per acre.

The current density for the two lots is 4 DU/acre. With the addition of the third lot, the density for the three lots would increase to 6 DU/acre if one house were built on the new lot, and 8 DU/acre if two dwelling units were built. Density on new Lot 129A would increase to 6.6 DU/acre; and density on new Lot 129B would increase to 8.68 DU/acre. The lot split would bring all three lots closer to or into conformance with the density envisioned in the Future Land Use Map of the Comprehensive Plan.

The proposed Lot Split also conforms to the Comprehensive Plan's Housing Goal to "provide a variety of housing types, sizes and densities." Neighborhood objection to the proposed lot split has focused on another of the Comprehensive Plan's Housing Goals, which is "protect the character of existing residential neighborhoods." However, it is not clear that the addition of another single-family dwelling or duplex in this location would impair the character of the neighborhood, or be "materially detrimental to the health, safety and general welfare of the County."

(b) Both lots shall front onto an existing, dedicated and improved street.

Two lots will continue to have street frontage onto 35th Street, and the new lot will have frontage onto Urban Street. Both 35th and Urban are existing, dedicated and improved streets.

(c) Both lots and uses must meet the minimum site development parking requirements of the applicable district, as set forth in Article IX.

The lots with the existing dwellings currently meet this requirement. The vacant lot will be required to provide at least two off-street parking spaces per dwelling unit at the time of development and Building Permit review.

(d) Necessary easements shall be provided for existing and proposed utilities in an acceptable manner to the County Engineer and the Utilities Manager.

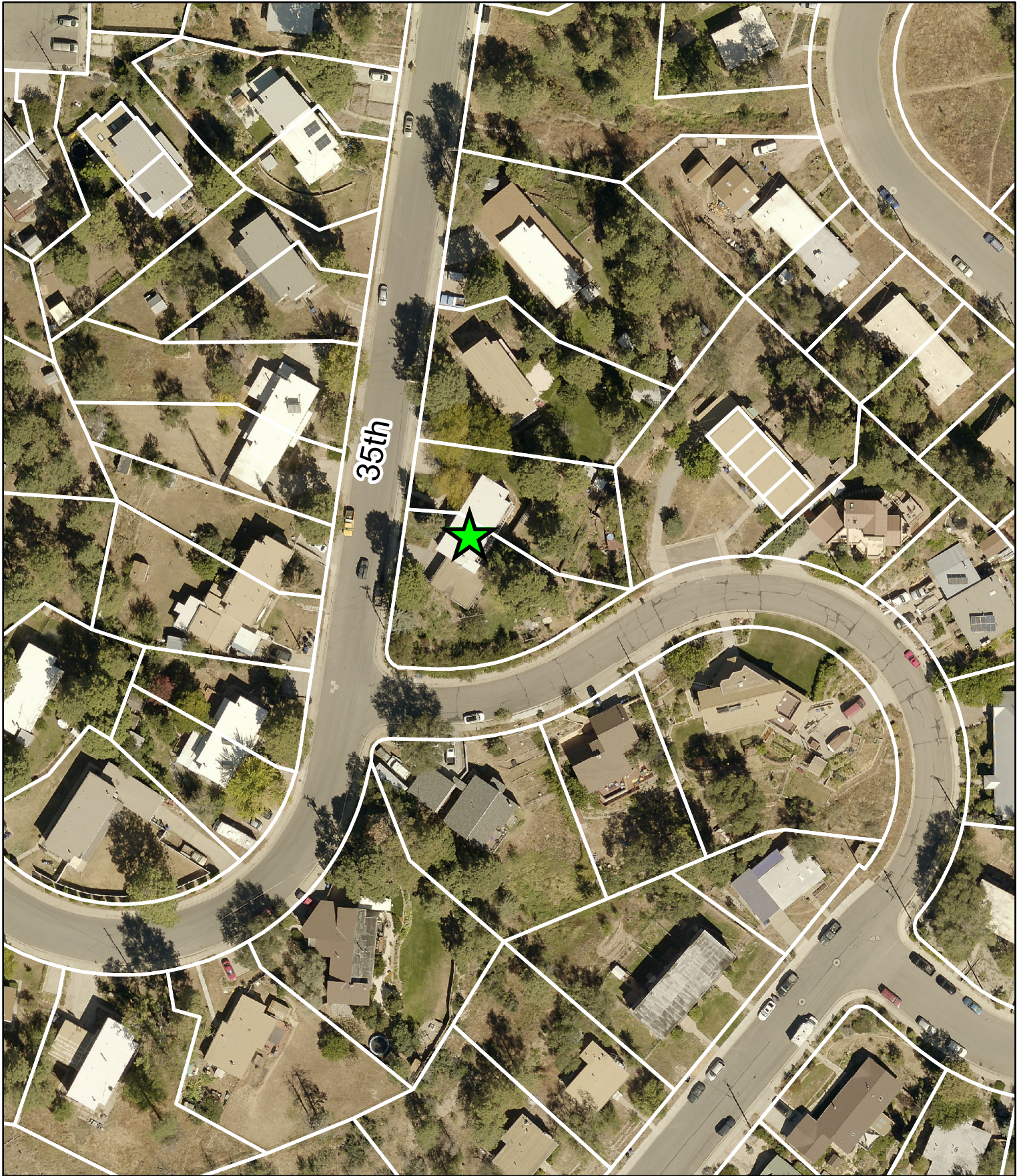
Three utility easements cross the existing lots. Two are for sewer and electric lines, and the third is an unnecessary remnant that will be vacated. The County Engineer and the Utilities Manager do not require any new easements relative to this lot split.

FINDINGS OF FACT

1. Notice of this public hearing, setting forth the nature of the request, the specific parcels of property affected, and the date, time and place of the public hearing, was announced and published in The Los Alamos Daily Post, the official newspaper of record; and property owners of real property located within 100 yards of the subject property were notified of this public hearing by U.S. mail, all in accordance with the requirements of §16-192 of the Los Alamos County Development Code.
2. The request is for a lot split and lot line adjustment of 2142 A and 2142 B, 35th Street (Lot 129A and Lot 129B, North Community 3 Subdivision), a total of 21,594± square feet (0.495± acres), zoned R-M (Residential Mixed).
3. The lot split and lot line adjustment will create Lot 129C measuring 0.23± acres and Lots 129A & 129B measuring 0.1513± and 0.1151± acres respectively, located in the North Community 3 Subdivision.
4. The proposed lots conform to all site development requirements for residential mixed districts, R-M, in the Los Alamos County Development Code, including 5,000 square foot minimum lot size and a minimum of 50 feet of street frontage.
5. Creation of the third lot will bring all three lots closer to or into conformance with the density established in the Future Land Use Map of the Comprehensive Plan.

EXHIBITS

- Exhibit 1: Vicinity, Location, and Notification Maps, and List of Property Owners within 100 Yards (300 Feet)
- Exhibit 2: Utilities
- Exhibit 3: IDRC Report
- Exhibit 4: Application and Proposed Replat
- Exhibit 5: Letter from Property Owner within the Subdivision
- Exhibit 6: Photographs of Subject Property



SUM-2018-0024
2142 35th

0 50 100 200 Feet


A horizontal scale bar with alternating black and white segments, used to indicate distances in feet.

EXHIBIT 1



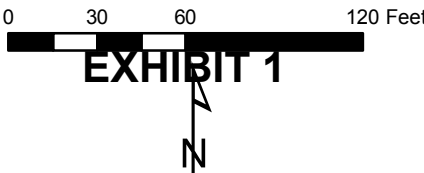
SUM-2018-0024
2142 A&B 35TH

*New propsed lot shown in red.

EXHIBIT 1



2142 35th Street
300'

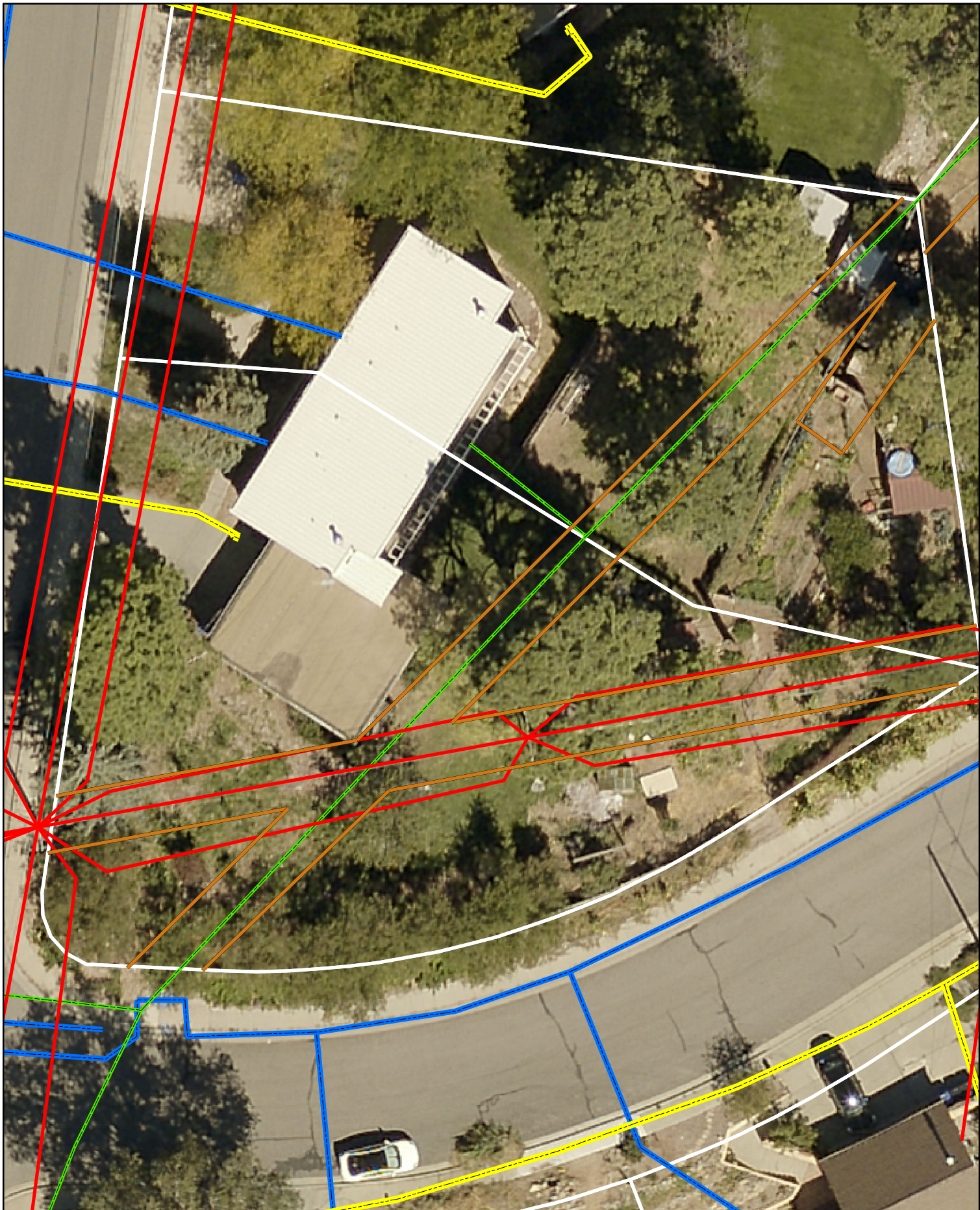


Neighbors within 300 feet

Name	Address	Citystate	State	zipcode
SCHOOLCRAFT ALBERT TRUST	128 NARA VISA NW	ALBUQUERQUE	NM	87107
NEAL TIMOTHY R & CAROL HUBER REVOC TRUST	3451 URBAN ST	LOS ALAMOS	NM	87544
LAPTEV ALEXANDER & ELENA	3463 URBAN ST	LOS ALAMOS	NM	87544
GARCIA FRED R & ANNIE A	3475 URBAN ST	LOS ALAMOS	NM	87544
LIND GARY	2130 37TH ST	LOS ALAMOS	NM	87544
HAYWARD ALLEN D & LORRAINE D REVOC TRUST	2114 35TH ST	LOS ALAMOS	NM	87544
MARTINEZ-WOODSON MICHELLE J & WOODSON BRIAN J	3419 URBAN ST	LOS ALAMOS	NM	87544
COURTRIGHT INVESTMENTS LLC	2197 LOMA LINDA DR	LOS ALAMOS	NM	87544
WILLCUTT GORDON J JR. & KATHRYN	2105 37TH ST	LOS ALAMOS	NM	87544
HOCHHALTER MELVIN B & LAURIE W	2108 35TH ST	LOS ALAMOS	NM	87544
GONZALES ANGELINA I	2035 46TH ST	LOS ALAMOS	NM	87544-1718
SCUDDER ELLEN Y	2100 35TH ST	LOS ALAMOS	NM	87544
SANCHEZ JUAN S & YVETTE M	3405 URBAN ST	LOS ALAMOS	NM	87544
APGAR STEWART A IV	2158 35TH ST	LOS ALAMOS	NM	87544
KOH AIK-SIONG & TRACY REVOC TRUST	3765 A VILLA ST	LOS ALAMOS	NM	875442569
GRANT VIRGINIA A REVOC TRUST	2150 35TH ST	LOS ALAMOS	NM	87544
LIND GARY	2130 B 37TH ST	LOS ALAMOS	NM	87544
STONE TIMOTHY B & CHRISTIAN M	2142 B 35TH ST	LOS ALAMOS	NM	87544
COBURN CHRISTEN M	646 GRAND VIEW CIR	GRAND JUNCTION	CO	81506-4884
KOSKA LEAH A MAXWELL	2123 A 35TH ST	LOS ALAMOS	NM	87544
WAMPLER LEROY S & MARY P REV TR	2140 B 37TH ST	LOS ALAMOS	NM	87544
WEHNER CRAIG J & RACHEL A	2126 B 34TH ST	LOS ALAMOS	NM	87544

Neighbors within 300 feet

VELUPILLAI SANTHANA M	135 MCKENZIE LN	NORTH LIBERTY	IA	52317
WIEMANN SHELLY	2162 36TH ST	LOS ALAMOS	NM	87544
LOS ALAMOS COUNTY	PO BOX 30	LOS ALAMOS	NM	87544
MCDOWELL D E	2135 A 35TH ST	LOS ALAMOS	NM	87544
DIGBY BARBARA A	2135 35TH ST	LOS ALAMOS	NM	87544
2164 36TH ST CONDOMINIUM	2164 36TH ST	LOS ALAMOS	NM	87544
3458 URBAN ST CONDOMINUMS	3458 URBAN ST	LOS ALAMOS	NM	87544



- Easements
 - Sewer
 - Electric
 - Water
 - Gas
- *Location of utility lines are approximate.

2142 35th Street

0 10 20 40 Feet

EXHIBIT 2



IDRC REPORT

Case: SUM-2018-0024-2142 35th

Date of Meeting: August 16, 2018

Member/ Alternate	Dept.	Attended	Recommended Conditions/Comments	Approved	Approved w conditions	Denied
M. Arellano / J. Dudziak	Building	X		X		
T. Baer /	Planning	X		X		
D. Erickson	Traffic	X		X		
P. Guerrerortiz /C.Moseley	Utilities	X	Clay made comments by email.	X		
A. Gurule / L. Martinez	Env. Serv.	X		X		
E. Martinez	PW	X		X		
J. Naranjo	Planning	X		X		
W. Servey	Fire	X		X		
OTHERS ATTENDING:						
Anita Barela	Planning	X				
Lucas Fresquez	Parks	X				
Jason Romero	PW	X	Jason suggested that a condition be the new address be placed on the plat for the new lot.			
S. Rinaldi	Fire	X				
* Blue strikethrough indicates not present at meeting.						

MOTION: D. Ericson moved and M. Arellano seconded that the case be forwarded to the P&Z Commission with a recommendation for Approval. Motion passed 8-0.

SUMMARY PLAT APPLICATION

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

Note: A Summary Plat is for the purpose of a lot split into no more than two lots in any zoning district; or for adjustment of a lot line; consolidation of no more than two lots; or a technical surveying correction.

Check all that apply:

☐ Lot Split ☒ Lot Line Adjustment ☐ Lot Consolidation ☐ Re-Plat

PROPERTY OWNER [Applications for Summary Plat may only be made by the Owner of the Property]:

Name: Timothy Brandon Stone Phone: 505 665-6741 Cell #: 505 490-1445
Please Print Christian Marie Stone

Address: 2125 33rd st. Email: stonebric@gmail.com
Owner's Mailing Address

Timothy Brandon Stone
SIGNATURE

7-27-2018
DATE

Property to be Split or Consolidated: Lots 129 A&B, North Community No. 3

2142 A&B 35th st. Los Alamos, NM 87544
Address

Zoning District: R-M Acreage: Lot 129A=0.1513 Acres Lot 129B=0.1151 Acres
Lot 129C=0.2301 Acres

Lot Coverage for each lot: Lot 129A=15% Lot 129B=12.7% (Note: Only if subject parcels are developed)
Lot 129C=0.0% (vacant lot)

Related Applications: _____

SUMMARY PLAT REVIEW CRITERIA:

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-154 establishes four (4) criteria to be considered when reviewing an application for Summary Plat approval. Please review each of the criteria listed and provide short comments on how your application meets the criteria in the space provided.

(a) *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.

(b) For Lot Splits, both lots shall front on an existing, dedicated and improved street.

The lots front 35th street and Urban Street

(c) Both lots and uses must meet the minimum site development parking requirements of the applicable district, as set forth in Article IX. See plat.

(d) Necessary easements shall be provided for existing and proposed utilities in a manner acceptable to the county engineer and the utilities manager. See plat.

REQUIRED SUBMITTALS:

Check each of the boxes to indicate that you have attached each of the following, and, if possible, one complete copy of all materials on disk:

- ☐ Provide a TITLE for the Plat (Lot Split, Lot Consolidation, etc.) or Provide a Purpose Statement on the Plat.
- ☐ Proof of property ownership.
- ☐ A scaleable proposed Plat with Metes and Bounds prepared by a Licensed Surveyor including all the following information:
 - ☐ Label "Old Lot Line," "New Lot Line," "Adjusted Lot Line," or "Lot Line to be Removed" as appropriate.
 - ☐ Show and label the footprint of all existing buildings and structures on the site.
 - ☐ Show, dimension and label all existing and proposed easements.
 - ☐ Show, dimension and label all existing and proposed setbacks.
 - ☐ Proof of payment of taxes. See below.

Per N.M.S.A. 1978, § 7-38-44.1 (B), A taxpayer shall pay the taxes, penalties, interest and fees due on real property divided or combined through the taxable year in which the property is divided or combined prior to filing a plat.

CDD Staff shall record all lot split and consolidation plats upon proof of payment of taxes.

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

For County Use:

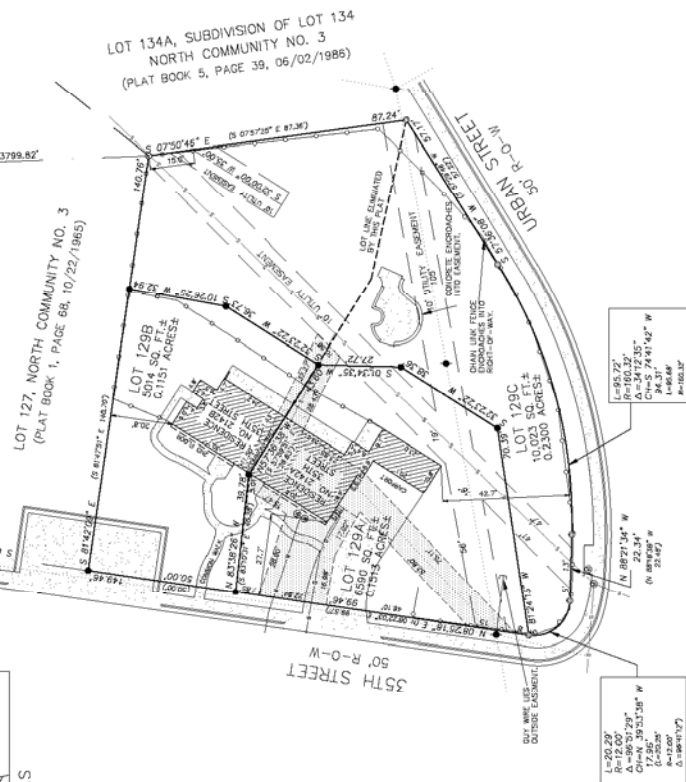
Date of Issue: _____ Staff Initial: _____

REPLATTED LOTS 129A, 129B AND 129C, RESUBDIVISION OF LOT 129 NORTH COMMUNITY NO. 3 LOS ALAMOS, NEW MEXICO JULY, 2018



VICINITY MAP

LOS ALAMOS NATIONAL
LABORATORY
CONTROL MONUMENT
ADJACENT
TO THE PROPERTY
ELEVATION = 5434.20'
ELEVATION = 5434.20'
ELEVATION = 5434.20'

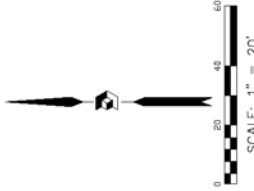


GENERAL NOTES

ZONING = R-M
SQUARE FOOTAGE DATA: LOT 129A - 6590 SQUARE FEET ± OR 0.151
SQUARE FEET ±; LOT 129B - 6590 SQUARE FEET ± OR 0.151
SQUARE FEET ±; LOT 129C - 3000 SQUARE FEET ± OR 0.230
SQUARE FEET ±.
BASIS OF BEARINGS FOR THIS PLAT IS A CALCULATED BEARING BETWEEN
LOCAL SURVEY CONTROL MONUMENTS ADJACENT TO THE PROPERTY.

Legend

- SOURCE'S BOUNDARY OF LAND DEALT WITH BY THIS SURVEY (FOR INFORMATION ONLY, NOT FORWARDED FOR RECORD)
- 1/2" BEARS WITH YELLOW PLASTIC CAP STAMPED "1985", SET
- METAL FENCE POST, TONGUE AND USED
- BATTERY T-IRON WITH CAP, FOUND AND USED
- LOCAL CONTROL POINT, FOUND AND USED
- WATER METER
- ELECTRIC METER
- GAS METER
- WATER SERVICE LINE
- SEWER SERVICE LINE
- CHORUS ELECTRIC JAIL
- GAS SERVICE LINE
- POWER POLE & GUY WIRE
- EXISTING DRIVE LINE FENCE
- EXISTING WOOD FENCE



DECLARATION OF REPLAT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE MADE A RESUBDIVISION AS SHOWN HEREON OF LOTS 129A AND 129B, SUBDIVISION OF LOT 129, NORTH COMMUNITY NO. 3, LOT 129, NORTH COMMUNITY NO. 3, LOS ALAMOS COUNTY, NEW MEXICO, IN PLAT BOOK 5, PAGE 30 ON THE 24th DAY OF FEBRUARY, 1986. SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

THERE ARE NO STREET AND RIGHT OF WAY DEDICATIONS REQUIRED BY THIS PLAT.
PUBLIC UTILITY EASEMENTS:
PUBLIC EASEMENTS SHOWN HEREON WERE PREVIOUSLY GRANTED. THERE ARE NO PUBLIC EASEMENT GRANTS REQUIRED BY THIS PLAT. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS AND EASEMENTS OF RECORD.

VACATION AND GRANT OF PRIVATE UTILITY EASEMENTS:
PRIVATE UTILITY EASEMENTS WERE PREVIOUSLY GRANTED TO THE OWNERS OF LOT 129A AND 129B, NORTH COMMUNITY NO. 3, WITH THE FLANK OF THIS REPLAT. SAID EASEMENTS ARE HEREBY VACATED, WITH THE FLANK OF THIS REPLAT. THE LOCATIONS OF THE PRIVATE UTILITY EASEMENTS AFFECTING LOTS 129A AND 129B HAVE CHANGED.

ARE HEREBY GRANTED BY THE OWNERS OF LOT 129A AND 129B, EACH, TO THE SUCCESSORS AND ASSIGNS, TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, RELOCATE AND REMOVE WATER, GAS, SEWER, ELECTRIC, TELEPHONE AND TV CABLE SERVICE LINES. THE EASEMENTS ARE HEREBY GRANTED FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, RELOCATING AND REMOVING ANY SUCH STRUCTURES, VEGTATION, ROADS OR ANY OBSTRUCTION AS MAY REASONABLY APPEAR NECESSARY TO ACCOMMODATE THE USE AND PURPOSE DESCRIBED ABOVE. THESE PRIVATE EASEMENTS ARE NOT INTENDED TO RESTRICT MODIFICATIONS TO THE STRUCTURES ON EITHER LOT 129A OR LOT 129B.

ACKNOWLEDGEMENT - OWNERS OF LOTS 129A AND 129B

THOMAS BRADSHAW STONE
STATE OF NEW MEXICO
COUNTY OF LOS ALAMOS

CHRISTIAN MARIE STONE
STATE OF NEW MEXICO
COUNTY OF LOS ALAMOS

THIS ACKNOWLEDGMENT WAS FORWARDED BEFORE ME THIS DAY OF FEBRUARY, 2018 BY THOMAS BRADSHAW STONE AND CHRISTIAN MARIE STONE, FURNISHING AND WITH OWNERS OF SUBJECT PROPERTY.

BY _____ MY COMMISSION EXPIRES _____

APPROVAL

DATE OF APPROVAL: _____
BY THE LOS ALAMOS COUNTY COMMUNITY DEVELOPMENT DIRECTOR IN ACCORDANCE WITH THE PLANNING BOARD'S AUTHORITY AS PROVIDED BY THE PLANNING BOARD, LOS ALAMOS COUNTY, NEW MEXICO.

COMMUNITY DEVELOPMENT DIRECTOR



SURVEYOR'S CERTIFICATE

I, _____, SURVEYOR, HAVE EXAMINED THE PLAT OF THE RESUBDIVISION OF LOT 129, NORTH COMMUNITY NO. 3, LOS ALAMOS COUNTY, NEW MEXICO, AND HAVE FOUND THAT IT COMES INTO ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING BOARD, LOS ALAMOS COUNTY, NEW MEXICO, AND THE STANDARDS FOR LAND SURVEYS OF THE NATIONAL BOARD OF SURVEYING AND MAPPING.

REVIEW COPY

DATE _____



1352 Trinity Drive, Suite A-2
Los Alamos, NM 87544
505.661.4362 PHONE
505.661.4363 FAX

NOTING INFORMATION FOR COUNTY CLERK
OWNERS: THOMAS BRADSHAW STONE AND CHRISTIAN MARIE STONE
SECTION 9 TOWNSHIP 1N, RANGE 6E,
SUBDIVISION 1, JUREL DOCUMENT NO. 3.

Sheet 1 of 1
PS JOB NUMBER 184-A-1701

Naranjo, James

From: Atgstar <atgstar@aol.com>
Sent: Monday, August 13, 2018 5:39 PM
To: Naranjo, James
Subject: Fwd: Case No. SUM-2018-0024 (Revised)

Dear Los Alamos Community Development, Planning and James Naranjo, Assistant Planner,

I have concerns regarding Case No. SUM-2018-0024 for a Lot Split at 2142-A &-B 3142 B 35th Street to create a new lot 129C. The Owners of this property Timothy and Christian Stone are a very sweet couple and at one time neighbors. Although I am not happy with them wanting to add another house for a Rental Income to their property. It is going to congest the small area of our street here on (Little) Urban Street more than it already is not to mention the heavy traffic we already receive with the Lyceum for Kids Daycare, LLC. Owned By The Lapteva's at 3463 Urban Street which is next door to my home and across the street from where they would like this proposed lot. This area is already an accident waiting to happen area. People speed through this street. There are times when the daycare center has Special Occasions you can't even find parking across both areas of the street. Sometimes my driveway has been blocked. This affects the area before you even begin to drive down the little hill with a curve. It's bad enough I have to deal with the daycare and it's traffic. Now to have to deal with adding another house just for rental income? None of you there at the county or The Stone's may understand my concern because you don't live here on this block. Although it does get to be crazy! I feel that the County needs to decide what's more important. The Lyceum for Kids Daycare next door or having the Stone's placing another house for income purposes. I feel The Stone's can go purchase another income rental elsewhere. I am asking you to PLEASE NOT ALLOW THIS LOT SPLIT. It's already bad enough that the value of my house has gone down because of the daycare next door. I don't want it to go even more down in value because of a congested area and heavy traffic. I will be forwarding you a few pictures of this area of my concern. If you have any further questions regarding this matter please feel free to contact me by email.

Thank you so very much for your help regarding this matter.

Sincerely Concerned,
Annie Trujillo-Garcia

Photographs of Subject Property

2142 35th Street



Image 1 Front of property



Image 2 Southeast corner of property – looking west on Urban toward 35th St.