



Los Alamos County

Community Development Department

PLANNING & ZONING COMMISSION STAFF REPORT

Public Hearing Date: March 27, 2019
Subject: Case No. SUB-2019-0007; Lot 44A Quemazon
Owner/Agent: Jason Pike, Owner/Danny Romero, Agent
Case Manager: Tamara Baer, Planning Manager

Case No. SUB-2019-0007:

Jason Pike, Owner, requests Final Subdivision Plat approval to create three (3) single-family residential lots at 4725 Quemazon, Lot 44A, Quemazon 1 Subdivision. The property contains 0.52+ acres and is zoned PD-3.5/SP.

Motion Option 1:

I move to **approve** Case No. SUB-2019-0007, a request for approval of a Final Subdivision Plat to divide 4725 Quemazon, Lot 44A, Quemazon 1 Subdivision into three (3) single-family residential lots, for the reasons stated in the staff report and per testimony at the public hearing, and subject to the following condition(s):

1. The Applicant shall file and record a Final Subdivision Plat with the Los Alamos County Clerk's Office to include utility easements as described in Item (e) of this report.

Motion Option 2:

I move to **deny** Case No. SUB-2019-0007, Final Subdivision Plat, finding the proposal fails to meet the Los Alamos County Code of Ordinances, Chapter 16 – Development Code review criteria of §16-153 for the following reason(s):

1. ...

SUMMARY

The property Owner, Jason Pike, requests Final Subdivision Plat approval to create three (3) single-family residential lots on Lot 44A, which consists of 0.52± vacant acres, in the Quemazon 1 Subdivision. The property is zoned PD-3.5/SP. New addresses have been assigned as follows:

- 44A-1 - 4720 Esperanza
- 44A-2 - 4710 Esperanza
- 44A-3 - 4725 Quemazon

The Quemazon Communities Planned Development was approved as a three-phase development between August 1998 and December 1999. The overall approved density was 3.5 dwelling units per acre. Each phase adopted its own development standards for uses, setbacks and heights. The subject property, Lot 44A, is in Phase 1 of the development. It was re-platted to its current configuration and recorded in

July 2005. Plans for development of a 12-unit apartment complex on this parcel were submitted to CDD in December 2005, but never materialized due to opposition from the HOA. A subsequent Site Plan application for nine (9) units was submitted in 2012 but similarly did not proceed. In 2016 the Planning & Zoning Commission approved a Site Plan for eight (8) residential townhouse units on this property. These were never built, and the property was subsequently sold to the current owner. The Owner's Agent, Danny Romero, is the builder of the three proposed residences.

The administrative Summary Plat process is limited to approval of two lots. Three to five lots must be approved by P&Z as a Subdivision. However, the review may be done as a single Final Plat process. Per Los Alamos County Code, Chapter 16 – Development Code, Sec. 16-459 – “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.”

ZONING

PD means “planned development residential district” and is a base zoning designation that was created to allow for design flexibility in primarily residential developments. Rezoning to this district was discontinued in August 2007. The SP, or “special plan” overlay district, was created in 1998 and rezoned 121 acres in Quemazon, including the subject property, with the SP overlay in 1999. SP could be applied over both residential and commercial base zoning districts, including higher density residential (R-M, R-3-L, R-3-H, R-3-H-40, P-D) and certain commercial districts (P-O, C-1, C-2, C-3, R&D, M-1, M-2, and DT).

The Quemazon Master Development Plan's PD-3.5 zoning classification specifies an overall density not to exceed 3.5 dwelling units per acre. The total land area of Quemazon is 121 Acres, which would allow a maximum of 424 dwelling units. There are currently 365 dwelling units including vacant residential lots. This proposal will bring the total to 367, well within the allowable density.

IDRC

The Interdepartmental Review Committee met on February 28, 2019 and voted unanimously (6:0) to recommend approval of this subdivision to P&Z.

NOTICE

All Notice was provided as required per §16-192 of the Los Alamos Development Code. The Community Development Department has not received any comments or concerns from the public as of the time of publication of this report.

SEC. 16-153. - SUBDIVISION REVIEW CRITERIA.

During the course of its review of any subdivision, the IDRC shall utilize the following criteria in formulating a recommendation to the decision-making authority; and the decision-making authority shall utilize the following criteria in making a determination of approval, conditional approval or denial:

(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.

Applicant Response:

There are no health or safety issues.

Staff Response:

The application presents no health or safety issues. The proposed density is 5.7 dwelling units per acre (DU/acre) and is in keeping with the overall medium density development of the Quemazon community, 3 – 7 dwelling units per acre, in the comprehensive plan. Note that the 3.5 DU/acre density for Quemazon is calculated including the entire land area for the development, including roads and open space. Within the subdivision there is a wide variety of individual lot sizes and housing types.

(b) 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:

See sketch plan for utility easement locations.

Staff Response:

All utilities are available to serve the three lots.

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

Applicant Response:

Two smaller lots will have driveway entering Esperanza.

44A-1, 44A-2 – Esperanza entry. 44A-3 – Quemazon entry.

Staff Response:

The sketch plan shows the proposed driveway locations, which meet all County standards. Minimal traffic will be generated by the addition of three single-family homes.

d) 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:

See building plans provided by contractor.

Staff Response:

The referenced plans indicate the direction of stormwater flow. Stormwater from Lot 3 will flow into the existing 20-foot wide drainage easement running along the northern property line. Stormwater from the two other Lots, 1 and 2, will flow south into Esperanza. Grading and drainage plans for the overall subdivision were reviewed and approved when Quemazon was originally platted. On a small subdivision such as this the finer scale drainage will be reviewed at the time of building permit. The main concern will be to ensure that drainage on individual lots does not adversely impact any other lot. The County Engineer had no drainage concerns regarding this application.

(e) 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 sketch plan for utility easement locations.

Staff Response:

The Department of Public Utilities notes the need for two additional utility easements on the plat. These are: 1) a 10-foot utility easement on either side of the existing sewer line that crosses the far northeast corner of the property; and 2) a 5-foot buffer easement around all existing electrical appurtenances located at the southwest corner of proposed Lot 44A-3. This information has been relayed to the Surveyor and will be added prior to recordation of the plat. In addition, the applicants will coordinate all required utility locates with the County Utilities Department, as well as with the County Engineer at the time of construction.

(f) 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 adjacent lots will be screened by existing landscaping and the natural, existing vegetation.

Staff Response:

There are existing mature evergreen trees within the drainage easement on the north side of the property. These will not be disturbed and will provide significant screening for neighboring properties to the north. Existing mature deciduous trees on the adjacent property to the west, as well as a change in grade -the subject property is approximately three feet lower than developed property to the west- provide screening on that side. It is anticipated that homeowners of the new residences will install additional plant material.

(g) 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:

See sketch plan.

Staff Response:

All public services and facilities needed to serve the proposed lots are in place and adequate for the three-lot subdivision. Individual utility service plans will be coordinated with the Department of Public Utilities prior to submitting building permit applications.

(h) 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:

Keep existing perimeter landscape – vacant lot- No trees.

Staff Response:

The Applicant's response refers to the 20-foot wide existing drainage easement that runs west to east along the north side of the property. There are several existing mature trees within the easement and these will be maintained. There are no other known significant features on this site.

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 LA 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 a Final Subdivision Plat to create three (3) single-family lots.
3. The property contains approximately 22,590 Ft² or 0.52± acres of land and is currently undeveloped.
4. The property is zoned PD-3.5/SP, as described in §16-533 of the Los Alamos County Development Code.
5. Residential land uses are permitted uses in the PD-3.5/SP district, per the Use Index Table contained in §16-287 of the Los Alamos County Development Code, and within the adopted Land Use Diagram for the Quemazon Communities.
6. Upon review by the IDRC, the application was unanimously recommended for approval.

STAFF AND INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC) RECOMMENDATION

EXHIBITS

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

Exhibit 2: Proposed Final Subdivision Plat

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

Exhibit 4: Photographs of Subject Property; Staff (3)

Vicinity Map/Aerial Photo of the Subject Property



EXHIBIT 1

Location Map



Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. BASE OF BEARING IS FROM A CALCULATED BEARING BETWEEN LOS ALAMOS NATIONAL LABORATORY MONUMENT, A0009 AND A0008 OF N77° 57' 45" W.
3. SURVEY CONTROL MONUMENTS A0008 AND A0009 OF N77° 57' 45" W.
4. THIS PROPERTY LIES WITHIN SECTION 5, TOWNSHIP 19 NORTH, RANGE 6 EAST, NEW MEXICO PRINCIPAL MERIDIAN, LOS ALAMOS COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. ZONING = PG-3.5.
7. SQUARE FOOTAGE DATA:
LOT 44A-1 = 7048 SQ. FT. ± OR 0.1616 ACRES.
LOT 44A-2 = 6360 SQ. FT. ± OR 0.1460 ACRES.
LOT 44A-3 = 8959 SQ. FT. ± OR 0.2057 ACRES.
8. SURVEY DATE: FEBRUARY 7, 2019.

REFERENCE DOCUMENTS:

THE CONSOLIDATION PLAT OF LOT 44 AND TRACT 1, QUEMAZON COMMUNITIES PHASE 1, FILED IN BOOK 130, PAGE 556.
THE DEED TO THIS LOT FILED IN BOOK 130, PAGE 556.
THE VACATION OF EASEMENT DOCUMENT FOR THIS LOT FILED IN BOOK 130, PAGE 121.
THE VACATION OF EASEMENT DOCUMENT FOR THIS LOT FILED IN BOOK 137, PAGE 950.

Legend

Legend

— DENOTES BOUNDARY OF LINES DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE THIS BOUNDARY IS SHOWN FOR INFORMATION ONLY, NOT REVIEWED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

N 88°00'50" E (N 88°00'50" E)

● RECORD BEARING AND DISTANCE.

● 1/2" REAR WITH YELLOW PLASTIC CAP STAMPED "1993", SET, THIS SURVEY.

● 1/2" REAR WITH YELLOW PLASTIC CAP STAMPED "2014", FOUND AND USED.

○ LAND CONTROL POINT, BRASS CAP IN CONCRETE, FOUND AND USED.

⊙ UTILITY MANHOLE

⊙ WATER METER

⊙ UTILITY BOX

⊙ UTILITY POLE

⊙ SEWER CLEANOUT

⊙ UTILITY VALVE

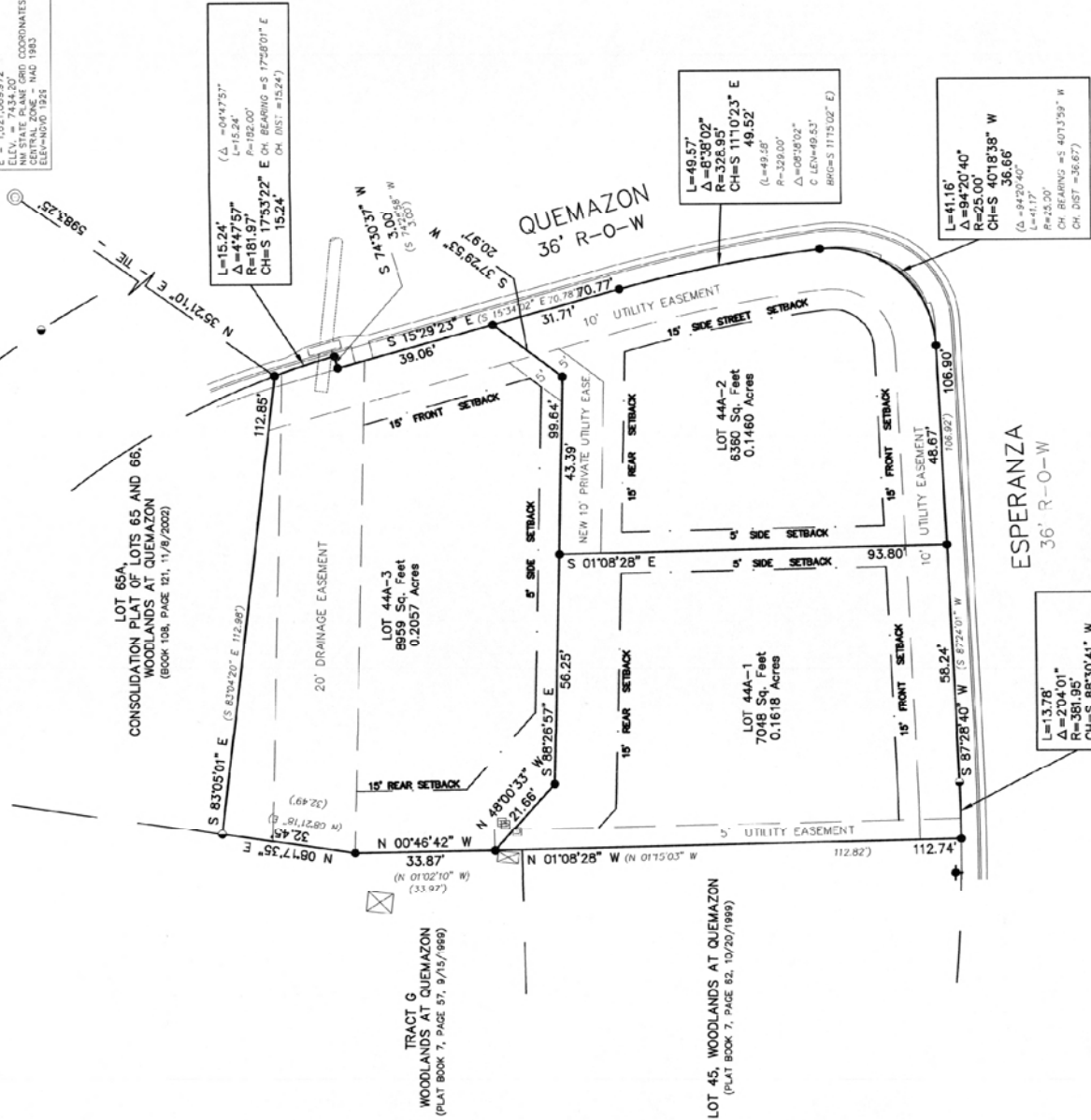
⊙ FRC HYDRANT

⊙ ELECTRIC TRANSFORMER

Scale 1" = 20'



LOS ALAMOS NATIONAL LABORATORY SURVEY CONTROL MONUMENT, A0009
N = 124.8641°
E = 1321.059327'
ELEV. = 7434.20'
NM STATE PLANE GRID COORDINATES:
(EASTING = 1000000.00
ELEVATION = 1935



LOTS 44A-1, 44A-2 AND 44A-3
SUBDIVISION OF LOT 44A,
WOODLANDS AT QUEMAZON
BEING A CONSOLIDATION OF LOT 44A AND TRACT 1,
QUEMAZON COMMUNITIES PHASE 1
LOS ALAMOS, NEW MEXICO
FEBRUARY, 2019

DECLARATION OF SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE MADE A SUBDIVISION AS SHOWN HEREON OF LOT 44A, WOODLANDS AT QUEMAZON, A CONSOLIDATION OF LOT 44 AND TRACT 1, QUEMAZON COMMUNITIES PHASE 1, LOS ALAMOS COUNTY, NEW MEXICO, S40 CONSIDERED AS ONE LOT, AND THE SAME IS BEING SUBDIVIDED INTO THREE (3) LOTS, TO-WIT: LOT 44A-1, LOT 44A-2 AND LOT 44A-3, BEING A CONSOLIDATION OF LOT 44A AND TRACT 1, QUEMAZON COMMUNITIES PHASE 1, LOS ALAMOS, NEW MEXICO, IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

DEDICATION

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

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS HAVE BEEN INDICATED AND CONVEYED. THERE ARE NO PUBLIC EASEMENT GRANTS REQUIRED BY THIS PLAT. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RIGHTS OF RECORD.

PRIVATE UTILITY EASEMENT GRANT:

THE UNDERSIGNED OWNERS HEREBY GRANT, EACH TO THE OTHER, AND TO THE SUCCESSORS AND ASSIGNS OF EACH THE UTILITY EASEMENT DESIGNATED HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING UTILITY SERVICES SERVING THESE THREE LOTS. THIS EASEMENT INCLUDES THE RIGHT TO REMOVE ANY STRUCTURE OR PLANTING AS MAY REASONABLY APPEAR NECESSARY FOR THE PURPOSE FOR WHICH THIS EASEMENT IS GRANTED AND IS DESIGNATED AS PRIVATE.

ACKNOWLEDGEMENT - OWNER OF LOT 44A

JASON PIKE

STATE OF NEW MEXICO, SS
COUNTY OF LOS ALAMOS, SS

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF FEBRUARY, 2019 BY JASON PIKE, MANAGING MEMBER OF HOW NEE LLC, OWNER OF SUBJECT PROPERTY.

BY: [Signature] MY COMMISSION EXPIRES: _____

APPROVAL

THIS PLAT IS HEREBY APPROVED THIS DAY OF FEBRUARY, 2019 BY THE BOARD OF THE PLANNING AND ZONING COMMISSION OF LOS ALAMOS COUNTY, NEW MEXICO.

CHAIRMAN SECRETARY



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND SUBMITTED TO THE BOARD OF THE PLANNING AND ZONING COMMISSION OF LOS ALAMOS COUNTY, NEW MEXICO, FOR REVIEW AND APPROVAL. I AM A MEMBER OF THE BOARD OF SURVEYORS OF THE COUNTY OF LOS ALAMOS COUNTY SUMMARY PLAT ORDNANCE AND OF THE STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND I AM TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REVIEW COPY

LARRY W. MEDRANO DATE



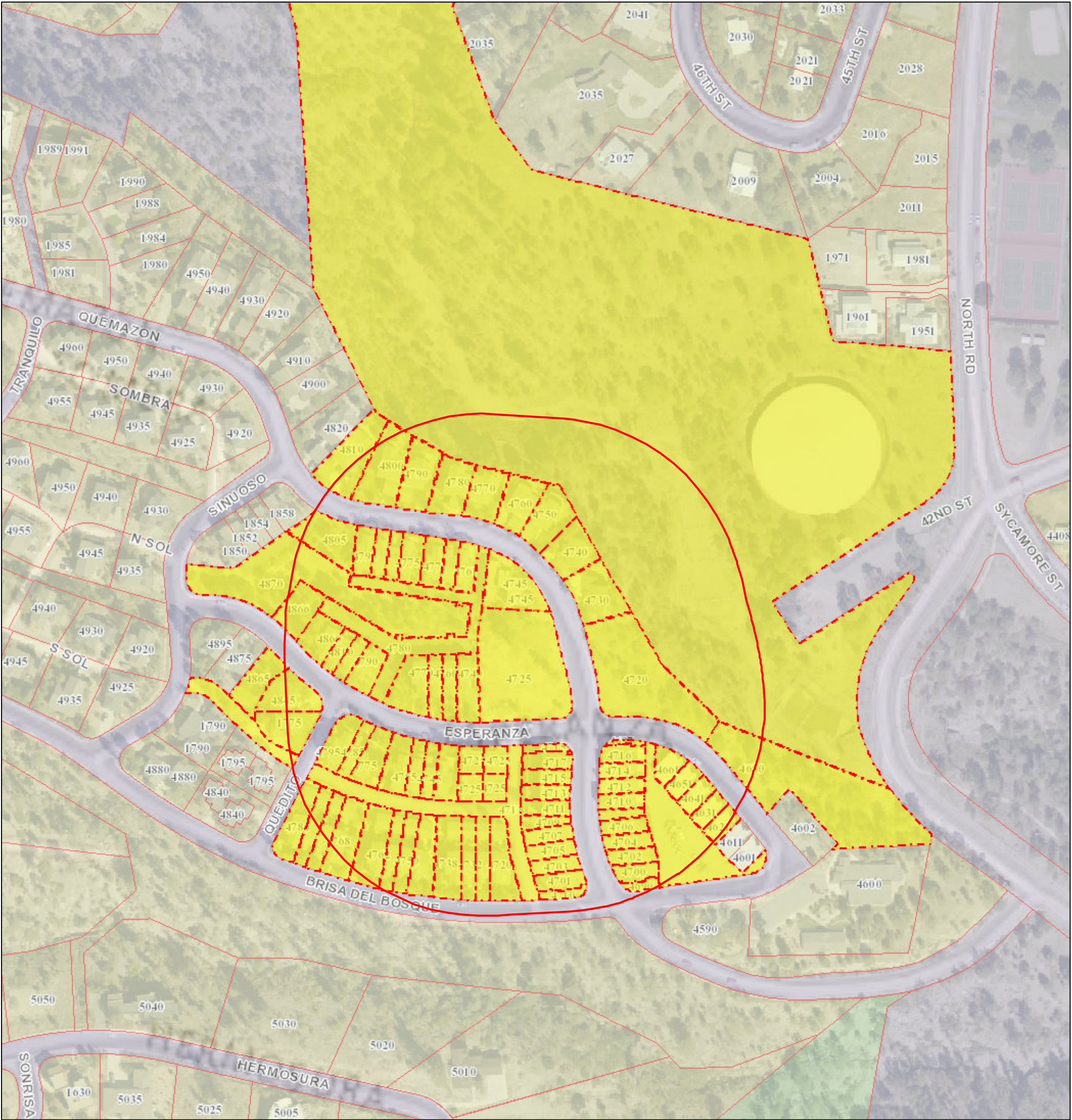
1362 Trinity Drive, Suite A-2
Los Alamos, NM 87544

505.661.4262 PHONE
505.661.4263 FAX

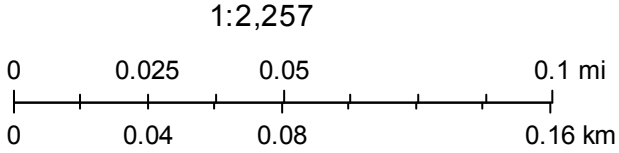
INDEXING INFORMATION FOR COUNTY CLERK
OWNERS: HOW NEE LLC
SECTION 5, TOWNSHIP 19 NORTH, RANGE 6E
SUBDIVISION - QUEMAZON COMMUNITIES PHASE NO.1

Sheet 1 of 1
PSJ JOB NUMBER 15LA-1043

4725 Quemazon Notification Map



September 9, 2016



Los Alamos County
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors,
and the GIS user community

List of Property Owners within 100 Yards (300 Feet)

ADDRESS	OWNER NAME	CARE OF	OWNER ADDRESS	CITY	STATE	ZIP
4870 ESPERANZA	QUEMAZON COMM MASTER HOMEOWNERS		LOS ALAMOS	NM		87544
4866 ESPERANZA	QUEMAZON HOMEOWNERS ASSOCIATION		LOS ALAMOS	NM		87544
4860 ESPERANZA	HUANG CHENGKUN & LIU ZHENGYAN		LOS ALAMOS	NM		87544
4810 ESPERANZA	BROWN CHARLES M & MARY D		LOS ALAMOS	NM		87544
4800 ESPERANZA	JARAMILLO-COX MARGARET		LOS ALAMOS	NM		87544
4790 ESPERANZA	PELAK ROBERT ALLEN REVOC TRUST		LOS ALAMOS	NM		87544
4740 ESPERANZA	RESSLER ALISON J		LOS ALAMOS	NM		87544
4750 ESPERANZA	LYNNE STEVEN S & SUZANNE L		LOS ALAMOS	NM		87544
4760 ESPERANZA	YILK TODD A		LOS ALAMOS	NM		87544
4770 ESPERANZA	PUTNAM ROBERT LEE & TOMOKO S		LOS ALAMOS	NM		87544
4650 ESPERANZA	QUEMAZON COMM MASTER HOMEOWNERS		LOS ALAMOS	NM		87544
4715 ESPERANZA	QUEMAZON COMMUNITY MASTER ASSOC		LOS ALAMOS	NM		87544
4717 QUEMAZON	BERNARD JOHATHAN G & LAWTON CINDY & H		SANTA FE	NM		87501
4715 QUEMAZON	MESIBOV GEORGINA		LOS ALAMOS	NM		87544
4725 ESPERANZA B	TERRICH PARTNERSHIP		LOS ALAMOS	NM		87544
4725 ESPERANZA A	TERRICH PARTNERSHIP		LOS ALAMOS	NM		87544
4712 QUEMAZON	RITCHEY JOSEPH D & DARLENE		MESA	CO		81643-0173
4713 QUEMAZON	MACDONALD PATRICK A		LOS ALAMOS	NM		87544
4710 QUEMAZON	HAROZ ERIK H & ELLAINE G		LOS ALAMOS	NM		87544
4711 QUEMAZON	BROWN MICHAEL J		LOS ALAMOS	NM		87544
4708 QUEMAZON	QUEMAZON COMMUNITY MASTER ASSOC		LOS ALAMOS	NM		87544
4709 QUEMAZON	QUEMAZON COMMUNITY MASTER ASSOC		LOS ALAMOS	NM		87544
4706 QUEMAZON	LOS ALAMOS LOFTS LLC		SANTA FE	NM		87504
4707 QUEMAZON	MCKERNAN QUINLAN A		LOS ALAMOS	NM		87544
4704 QUEMAZON	EVANS BRAD J & EARLENE D		LOS ALAMOS	NM		87544
4705 QUEMAZON	LOS ALAMOS LOFTS LLC		SANTA FE	NM		87504
4702 QUEMAZON	LOS ALAMOS LOFTS LLC		SANTA FE	NM		87504
4703 QUEMAZON	LOS ALAMOS LOFTS LLC		SANTA FE	NM		87504
4700 QUEMAZON	TORRES KIRSIS & CHRISTIAN F		LOS ALAMOS	NM		87544
4701 QUEMAZON	PETTES MICHAEL T & CAROLINA J		LOS ALAMOS	NM		87544
4690 BRISA DEL BOSQUE	QUEMAZON COMMUNITY MASTER ASSOC		LOS ALAMOS	NM		87544
4710 BRISA DEL BOSQUE	QUEMAZON COMMUNITY MASTER ASSOC		LOS ALAMOS	NM		87544
4810 QUEMAZON	SLAUGHTER MICHAEL L & CAROLYN S		LOS ALAMOS	NM		87544
4800 QUEMAZON	BURSON B L & KELLY S K REVOC TRUST		LOS ALAMOS	NM		87544
4790 QUEMAZON	HOLLOWAY MICHAEL A		LOS ALAMOS	NM		87544
4780 QUEMAZON	PERTUSINI LINO		SANTA FE	NM		87501
4770 QUEMAZON	DING MEI LIVING TRUST		LOS ALAMOS	NM		87544
4760 QUEMAZON	SALISBURY SCOTT R & MARY E		LOS ALAMOS	NM		87544
4750 QUEMAZON	LEE CHRISTOPHER & HANSOMI		LOS ALAMOS	NM		87544
4740 QUEMAZON	HUYNH MY HANG V		LOS ALAMOS	NM		87544
4720 QUEMAZON	QUEMAZON COMMUNITY HOMEOWNERS ASSOC		LOS ALAMOS	NM		87544
4730 QUEMAZON	MEYERHOFER DAVID D & LUCAS JOAN M		LOS ALAMOS	NM		87544
4725 QUEMAZON	VISTA DEL ESTE		LOS ALAMOS	NM		87544
4745 QUEMAZON	KRAEMER RICHARD W & MARY PAT REVOC TR		LOS ALAMOS	NM		87544
4771 QUEMAZON	CASTANO DARIO		LOS ALAMOS	NM		87544
4765 QUEMAZON	BARKLEY WALTER C		LOS ALAMOS	NM		87544

List of Property Owners within 100 Yards (300 Feet)

4761 QUEMAZON	BARKLEY WALTER & SITARZ STEPHANIE C	LOS ALAMOS NM	87544
4775 QUEMAZON	FUKUI HARUO & ANA MARIE	LOS ALAMOS NM	87544
4781 QUEMAZON	EADIE KEVIN J	LOS ALAMOS NM	87544
4795 QUEMAZON	VOGEL SVEN C & MARTINEZ CHRISTIAN L	LOS ALAMOS NM	87547
4785 QUEMAZON	ORR TRAVIS S	LOS ALAMOS NM	87544
4780 ESPERANZA	WOODLANDS AT QUEMAZON HON PMB#146	LOS ALAMOS NM	87544
4805 QUEMAZON	QUEMAZON COMMUNITY MASTER ASSOC	LOS ALAMOS NM	87544
1775 QUEDITO	GARVIN JOSEPH MARK & LINDA S	LOS ALAMOS NM	87544
SINUOSO	QUEMAZON COMMUNITY MASTER ASSOC	LOS ALAMOS NM	87544
4845 ESPERANZA	JU JIXIONG & HUIDAN	INDIANAPOLIS IN	46278
4865 ESPERANZA	QUEMAZON COMMUNITY HOMEOWNERS ASSOC	LOS ALAMOS NM	87544
4795 ESPERANZA	RICHTER PHILIP J & RUTH E	RANCHO SAN CARLOS CA	92688-3407
4785 ESPERANZA	SCOTT DAVID G & LINDA K	LOS ALAMOS NM	87544
4775 ESPERANZA	OVERBAY DARRYL D & RHONDA H REV TRUST	LOS ALAMOS NM	87544
4765 ESPERANZA	ANDREWS MALCOLM J REVOC TRUST	ARLINGTON VA	22202
4755 ESPERANZA	LOMON EARLE L	CAMBRIDGE MA	2142
4735 ESPERANZA	LI NING & ZHANG YIFENG	LOS ALAMOS NM	87544
4745 ESPERANZA	CIRIGLIANO VINCENZO & GIORGI ELENA E REV TRUST	LOS ALAMOS NM	87544
4725 ESPERANZA D	TERRICH PARTNERSHIP	LOS ALAMOS NM	87544
4725 ESPERANZA C	TERRICH PARTNERSHIP	LOS ALAMOS NM	87544
4786 BRISA DEL BOSQUE	HAAGENSTAD MARK & MELANIE	LOS ALAMOS NM	87544
4780 BRISA DEL BOSQUE	MCNIFF RYAN M & HEATHER N	LOS ALAMOS NM	87544
4774 BRISA DEL BOSQUE	PRICE III RELF L	LOS ALAMOS NM	87544
4768 BRISA DEL BOSQUE	BOWLAN JOHN & PAMELA	LOS ALAMOS NM	87544
4762 BRISA DEL BOSQUE	CHAN DIANE S	LOS ALAMOS NM	87544
4756 BRISA DEL BOSQUE	GLAZENER NATASHA & PIEGZIK ANDREW	LOS ALAMOS NM	87544
4750 BRISA DEL BOSQUE	WILSON KATHLEEN	LOS ALAMOS NM	87544
4744 BRISA DEL BOSQUE	LIENERT THOMAS J	LOS ALAMOS NM	87544
4738 BRISA DEL BOSQUE	BATISTA ENRIQUE R & MARILYN D REVOC TRUST	LOS ALAMOS NM	87544
4732 BRISA DEL BOSQUE	GREEN DAVID G	LOS ALAMOS NM	87544
4720 BRISA DEL BOSQUE	YI REN & WU WEI	LOS ALAMOS NM	87544
4726 BRISA DEL BOSQUE	BRIGGS TRAVIS M	LIVERMORE CA	94551
4718 ESPERANZA	QUEMAZON COMMUNITY MASTER ASSOC	LOS ALAMOS NM	87544
4697 ESPERANZA	QUEMAZON COMMUNITY MASTER ASSOC	LOS ALAMOS NM	87544
4716 QUEMAZON	WOOD CHRISTINE D REVOC TRUST	LOS ALAMOS NM	87544
4714 QUEMAZON	GILL JOHN T & DEBORAH F	LOS ALAMOS NM	87544
4651 ESPERANZA	HALE KEVIN & CINDY	LOS ALAMOS NM	87544
4641 ESPERANZA	MARTINEAU RICK L & DEVAURS MICHELINE A	LOS ALAMOS NM	87544
4631 ESPERANZA	MCREYNOLDS THOMAS J & MAXINE M	LOS ALAMOS NM	87544
4621 ESPERANZA	MCCARTHY FAMILY TRUST	LOS ALAMOS NM	87544
4661 ESPERANZA	BOGENHOLM SANDRA J REVOC TRUST	LOS ALAMOS NM	87544
4595 ESPERANZA	QUEMAZON COMMUNITY HOMEOWNERS ASSOC	LOS ALAMOS NM	87544
2600 45TH ST	LOS ALAMOS COUNTY	LOS ALAMOS NM	87544
1000 CENTRAL AVE	LOS ALAMOS COUNTY	LOS ALAMOS NM	87544

Photographs of Subject Property; Staff (3)



Figure 1.1 Site from east; Fire Hydrant across Quemazon Street



Figure 1.2 Site from south



Figure 1.3-Drainage easement at North property