



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

**Public Hearing Date:** September 11, 2019  
**Subject:** Case No. SUB-2019-0008  
**Owners/Applicants:** Jim Hall, Owners/Steve Shaw, Applicant  
**Case Manager:** Anita Barela, Associate Planner

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

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

The land from which the new subdivision will be platted consists of an existing parcel containing 0.49± acres (21,640 Ft<sup>2</sup>), and labeled as Lot 212A, Lot 212B, Lot 212C, and Lot 212D on the Sketch Plan [Exhibit 6].

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

**Motion Option 1:**

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

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

**Motion Option 2:**

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

1. ...

## SUMMARY

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

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

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

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

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

## INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC) RECOMMENDATION

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

## SUBDIVISION REVIEW CRITERIA

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

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

Applicant Response: There are no health or safety issues.

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

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

#### **3.1.1 - HOUSING GOALS**

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

#### **HOUSING – LAND USE POLICIES**

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

#### **3.1.2 - NEIGHBORHOODS GOALS**

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

#### **3.1.3 - GROWTH GOALS**

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

#### **GROWTH - LAND USE POLICIES**

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

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

#### **DEVELOPMENT - LAND USE POLICIES**

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

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

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

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

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

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

Applicant Response: NA.

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

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

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

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

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

Applicant Response: See plat.

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

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

Applicant Response: NA.

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

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

Applicant Response: NA.

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

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

Applicant Response: NA.

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

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

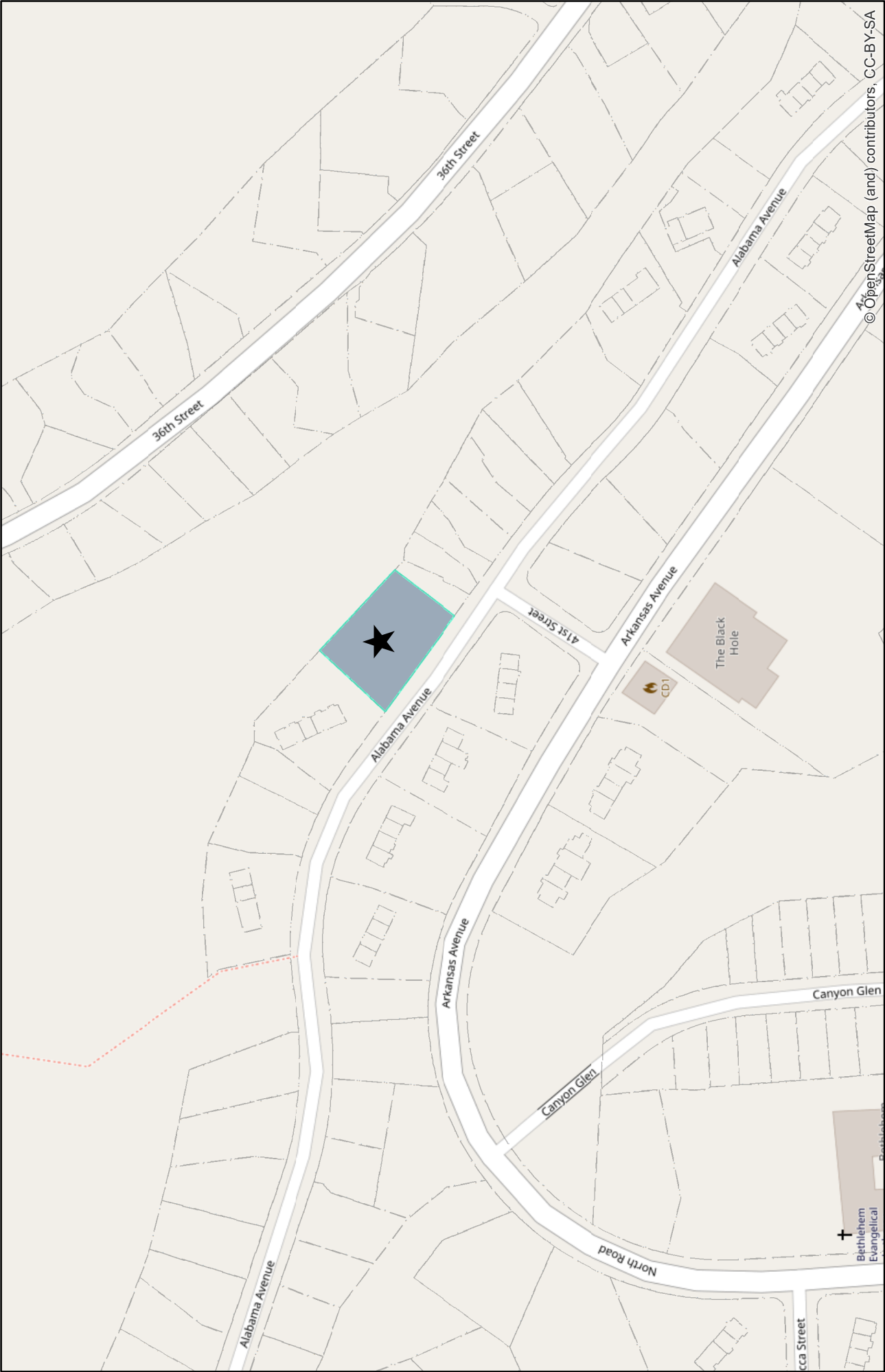
1. Notice of this public hearing, setting forth the nature of the request, the specific parcel of property affected, and the date, time and place of the public hearing, was announced and published in The Los Alamos Daily Post on Thursday, August 22, 2019, and property owners of real property located within 100 yards of the subject property were notified of this public hearing, all in accordance with the requirements of §16-192 of the Los Alamos Development Code.
2. The request is for approval of a Final Subdivision Plat, which is permitted by Section 16-459 of the Los Alamos County Development Code.
3. The subdivision proposed is permitted within the R-3-L-NC zoning district, subject to review and approval by the Planning & Zoning Commission and County Council.
4. Single family attached dwelling units are a permitted land use described within the R-3-L-NC zoning district, contained in Article XIII, Section 16-537 of the Los Alamos County Development Code.
5. The subject property is currently vacant.
6. The subject property is addressed as 4134 Alabama Avenue. New addresses will be assigned by the County Surveyor prior to recordation of the plat.
7. Upon review by the IDRC, the petition was unanimously recommended for approval.
8. A Board of Adjustment Hearing has been scheduled for September 11, 2019 regarding a waiver application for 2.5-foot setbacks between the two proposed duplexes.

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

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

## **EXHIBITS**

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



4134 ALABAMA AVE  
PARCEL

1 inch = 200 feet

# VICINITY MAP | SUB-2019-0008

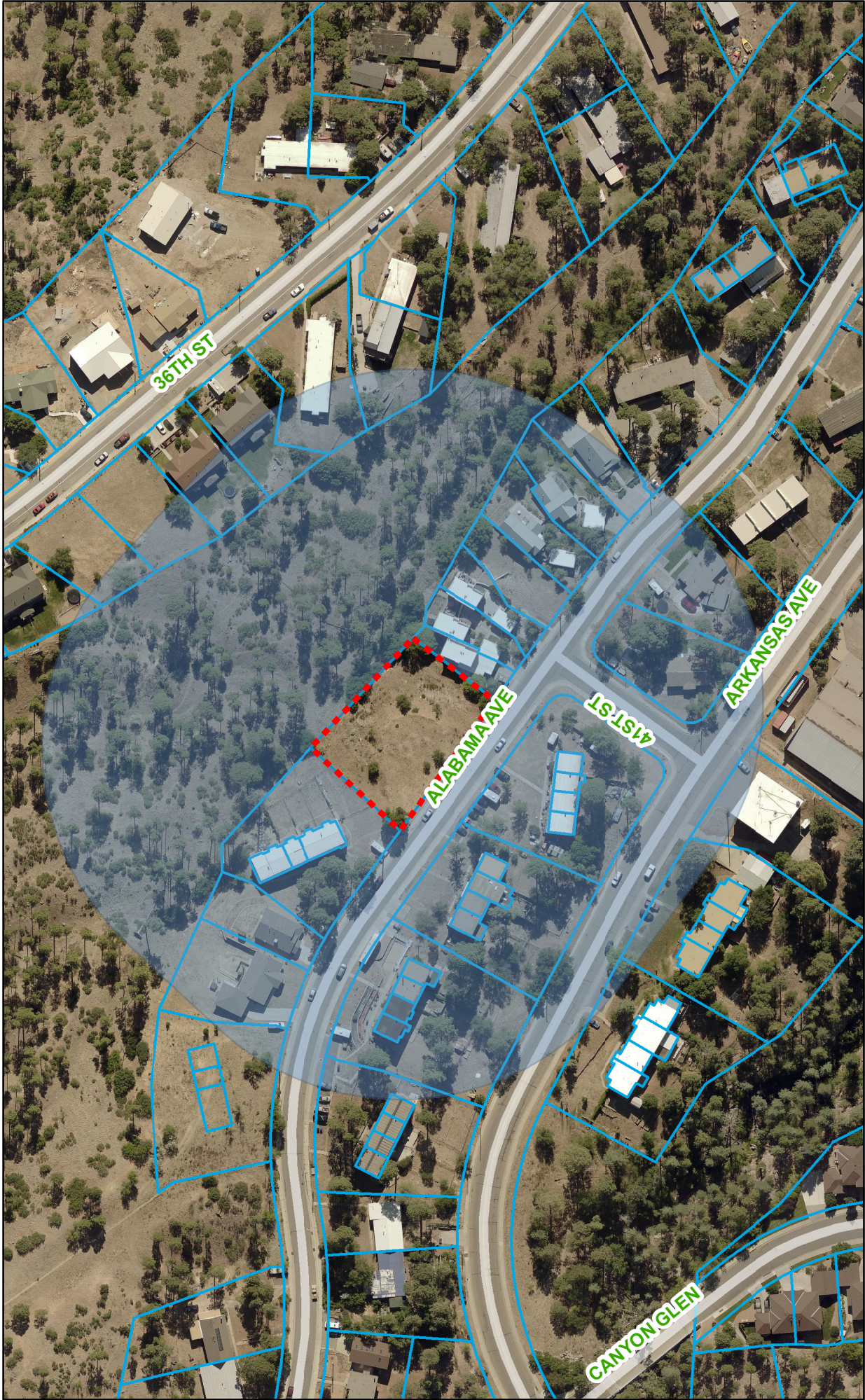
Mapping information is for reference only. Users are solely responsible to confirm data accuracy. Los Alamos County assumes no liability for errors associated with the data.

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



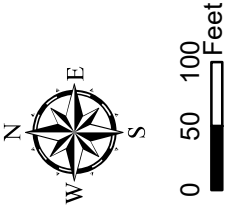
4167 ALABAMA AVE D	LATTIN JENNY L	4167 D ALABAMA AVE	LOS ALAMOS	NM	87544
4017 ARKANSAS AVE	LOS ALAMOS COUNTY	PO BOX 30	LOS ALAMOS	NM	87544
9999 ALABAMA AVE	LOS ALAMOS COUNTY	PO BOX 30	LOS ALAMOS	NM	87544
4110 ALABAMA AVE	MATTESON EMILIA	4110 ALABAMA AVE	LOS ALAMOS	NM	87544
4060 ALABAMA AVE	MCHALE CHARLENE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





**4134 ALABAMA AVE**

- PROJECT SITE
- 300' NOTIFICATION BUFFER
- PARCEL



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## IDRC REPORT

Case: No. SUB-2019-0008 4134 Alabama

Date of Meeting: 08- 22-2019

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

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



## SUBDIVISION APPLICATION

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

Property to be Subdivided: 4134 Alabama Avenue

Los Alamos, NM 87544  
Address

Legal description: North Community No. 2, Lot 212

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

Vacant land Build 4 multi family homes  
Current Use Proposed Use/Reason for Rezoning

Related Applications: None

RECEIVED  
AUG 08 2019  
LOS ALAMOS COUNTY  
COMMUNITY DEVELOPMENT

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

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

Please Print

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

Email: MIKE E@PRESURV.COM

SIGNATURE

DATE

**PROPERTY OWNER(s)** (If different from Applicant)

☐

Check here if same as above

Name: Thirty301 LLC-James W. Hall Phone: \_\_\_\_\_ Cell #: 505-412-3091

Please Print

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

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

SIGNATURE

DATE

SIGNATURE

DATE

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

**SUBDIVISION REVIEW CRITERIA:**

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

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

There are no health or safety issues.

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

See plat for easement locations and site plan for utility hook up locations.

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

- (3) *Adequate provisions shall be made for accepting expected drainage from other properties, for controlling drainage on the site and for directing it to the storm sewer or drainage system, including considerations for impact on downstream properties. The county engineer shall approve, disapprove or recommend modifications to the storm drainage plans. See drainage plan prepared by Santa Fe Engineering*
- (4) *The necessary easements shall be provided for both existing and proposed utilities in an acceptable manner to the county engineer and utilities manager. Development of the property shall be in accordance with adopted utilities department plans and specifications. See plat*
- (5) *Outdoor activity areas, parking lots, outside storage areas, outdoor lighting, or other features or uses of the site or structures shall be adequately screened or otherwise controlled to effectively mitigate conflict with existing or potential adjacent land uses. N/A*
- (6) *The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall be adequate, or made to be adequate if improvements are required. The proposed multi family houses will be served by existing utilities.*





# Location Map



## Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - MAD 1983).
2. BASIS OF BEARING IS FROM A CALCULATED BEARING BETWEEN LOS ALAMOS NATIONAL LABORATORY AND IS NOT PART OF THIS PLAT.
3. ALL DISTANCES ARE GROUND DISTANCES-AS SURVEYED.
4. THIS PROPERTY LIES WITHIN SECTION 5, TOWNSHIP 19 NORTH, RANGE 6 EAST, NEW MEXICO PRINCIPAL MERIDIAN, LOS ALAMOS COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. ZONING = R-3-1-NC.
7. SQUARE FOOTAGE DATA:  
LOT 212A = 6065 SQ. FT. ± 66 0.1102 ACRES.  
LOT 212B = 4800 SQ. FT. ± 66 0.1102 ACRES.  
LOT 212C = 6065 SQ. FT. ± 66 0.1102 ACRES.
8. SURVEY DATE, JUNE 17, 2019.

## REFERENCE DOCUMENTS:

THE PLAT OF LOT 212A, 212B, 212C AND 212D SUBDIVISION OF LOT 212, NORTH COMMUNITY NO. 2, LOS ALAMOS COUNTY, NEW MEXICO, WAS FILED IN BOOK 177, PAGE 6A, OF THE PUBLIC RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO, ON JUNE 17, 2019. THE PLAT OF ARELANDO SUBDIVISION WAS FILED IN BOOK 177, PAGE 8B5, OF THE PUBLIC RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO, ON JUNE 17, 2019. THE LOCATION OF EASEMENT DOCUMENT FOR THIS LOT FILED IN BOOK 127, PAGE 614.

## Legend

- EASEMENT BOUNDARY OF LANDS DEALT WITH BY THIS PLAT
- EASEMENT BOUNDARY OF LANDS DEALT WITH BY THIS PLAT AND IS NOT PART OF THIS PLAT
- MEASURED BEARINGS AND DISTANCES
- DISTANCE FROM THE PLAT OF LOT 212, NORTH COMMUNITY NO. 2, LOS ALAMOS COUNTY, NEW MEXICO
- 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "TMS" SET THIS SURVEY
- LIGHT POLE
- 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "TMS" SET THIS SURVEY
- UTILITY BOX
- WATER METER
- ELECTRIC TRANSFORMER
- CHAIN LINK FENCE
- OVERHEAD UTILITY LINES
- BATTERY T-648 FOUND AND USED
- 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "TMS" FOUND AND USED

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

## DECLARATION OF SUBDIVISION

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE COUNTY CLERK OF LOS ALAMOS COUNTY, NEW MEXICO, HAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF LOS ALAMOS COUNTY, NEW MEXICO, AND THAT THE INSTRUMENT IS TRUE AND CORRECT AND IS IN ACCORDANCE WITH THE LAWS OF THE UNDISCOVERED OWNERS AND PROPERTIES.

## DEDICATION

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

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

THE JOINT ACCESS EASEMENT SHOWN HEREON BY THIS SYMBOL [X] IS HEREBY GRANTED BY THE OWNERS OF LOT 212A AND 212B, EACH TO THE OWNERS OF LOT 212C AND 212D, AND TO THE SUCCESSORS AND ASSIGNS OF EACH THE PRIVATE UTILITY EASEMENT DESIGNATED HEREON BY THIS SYMBOL [X]. THE JOINT ACCESS EASEMENT IS DESIGNATED AS PRIVATE, NO PARKING OR OTHERWISE OBSTRUCTING THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS IS DESIGNATED AS PRIVATE, NO PARKING OR OTHERWISE OBSTRUCTING THE ACCESS WAY IS ALLOWED.

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

THE JOINT ACCESS EASEMENT SHOWN HEREON BY THIS SYMBOL [X] IS HEREBY GRANTED BY THE OWNERS OF LOT 212C AND 212D, AND TO THE SUCCESSORS AND ASSIGNS OF EACH THE PRIVATE UTILITY EASEMENT DESIGNATED HEREON BY THIS SYMBOL [X]. THE JOINT ACCESS EASEMENT IS DESIGNATED AS PRIVATE, NO PARKING OR OTHERWISE OBSTRUCTING THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS IS DESIGNATED AS PRIVATE, NO PARKING OR OTHERWISE OBSTRUCTING THE ACCESS WAY IS ALLOWED.

## PRIVATE UTILITY EASEMENT GRANT

THE JOINT UTILITY EASEMENT SHOWN HEREON BY THIS SYMBOL [X] IS HEREBY GRANTED BY THE OWNERS OF LOT 212A AND 212B, EACH TO THE OWNERS OF LOT 212C AND 212D, AND TO THE SUCCESSORS AND ASSIGNS OF EACH THE PRIVATE UTILITY EASEMENT DESIGNATED HEREON BY THIS SYMBOL [X]. THE JOINT UTILITY EASEMENT IS DESIGNATED AS PRIVATE, NO PARKING OR OTHERWISE OBSTRUCTING THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS IS DESIGNATED AS PRIVATE, NO PARKING OR OTHERWISE OBSTRUCTING THE ACCESS WAY IS ALLOWED.

## PUBLIC ACCESS EASEMENTS

THE JOINT UTILITY EASEMENT SHOWN HEREON BY THIS SYMBOL [X] IS HEREBY GRANTED BY THE OWNERS OF LOT 212A AND 212B, EACH TO THE OWNERS OF LOT 212C AND 212D, AND TO THE SUCCESSORS AND ASSIGNS OF EACH THE PRIVATE UTILITY EASEMENT DESIGNATED HEREON BY THIS SYMBOL [X]. THE JOINT UTILITY EASEMENT IS DESIGNATED AS PRIVATE, NO PARKING OR OTHERWISE OBSTRUCTING THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS IS DESIGNATED AS PRIVATE, NO PARKING OR OTHERWISE OBSTRUCTING THE ACCESS WAY IS ALLOWED.

## ACKNOWLEDGEMENT - OWNER OF LOT 212

JAMES M. HALL, MANAGING MEMBER THIRTYFOUR LLC

STATE OF NEW MEXICO  
COUNTY OF LOS ALAMOS

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS [ ] DAY OF [ ] 2019, BY [ ] JAMES M. HALL, MANAGING MEMBER OF THIRTYFOUR LLC, OWNER OF SUBJECT PROPERTY.

BY [ ] MY COMMISSION EXPIRES [ ]

## APPROVAL

THIS PLAT IS HEREBY APPROVED THIS [ ] DAY OF [ ] 2019 IN ACCORDANCE WITH RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF LOS ALAMOS COUNTY, NEW MEXICO.

CHAIRMAN



## Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE COUNTY CLERK OF LOS ALAMOS COUNTY, NEW MEXICO, HAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF LOS ALAMOS COUNTY, NEW MEXICO, AND THAT THE INSTRUMENT IS TRUE AND CORRECT AND IS IN ACCORDANCE WITH THE LAWS OF THE UNDISCOVERED OWNERS AND PROPERTIES.

## REVIEW COPY

LARRY W. MEDRANO



1362 Trinity Drive, Suite A-2  
Los Alamos, NM 87544  
505.661.4262 PHONE  
505.661.4263 FAX



INDEXING INFORMATION FOR COUNTY CLERK  
OWNERS THIRTYFOUR LLC,  
SUBDIVISION NORTH COMMUNITY NO. 2,  
SUBDIVISION NORTH COMMUNITY NO. 2

Sheet 1 of 1  
PSI JOB NUMBER 18A-1043