



County of Los Alamos

Los Alamos, NM 87544
www.losalamosnm.us

Council Meeting Staff Report

October 2, 2018

Agenda No.: A.
Indexes (Council Goals):
Presenters: Joanie Ahlers
Legislative File: OR0832-18

Title

Incorporated County Of Los Alamos Ordinance No.688; an Ordinance authorizing the sale of certain County-owned real property within Tract RM to Thirty301, LLC.

Recommended Action

I introduce, without prejudice, Incorporated County Of Los Alamos Ordinance No. 688; an ordinance authorizing the sale of certain county-owned real property within Tract RM to Thirty301, LLC and ask staff to assure it is published as provided in the County Charter.

County Manager's Recommendation

The County Manager recommends introduction of this Ordinance as presented.

Body

This Ordinance authorizes the sale of County-owned property identified as a portion of the

The result of this lot split will result in a standalone parcel that is 12,389 sqft and will carry a deed restriction on its use for parking only. The portion of the parcel is currently owned by Los Alamos County, which is zoned PL- Public Land (Right of Way). The buyer will be petitioning Planning and Zoning for a zoning change to R-3-H, which will match the zoning of the western adjacent parcel of 3301 Canyon Road.

The benefit to Los Alamos County is that the additional sqft of land will enable much needed additional parking for both adjacent properties (Thirty301 Canyon apartments and 3250 Trinity Drive office building).

The Purchase and Sale Agreement outlines the details of the sale and deed restrictions as well as a commitment from Thirty301, LLC to pay for water and maintenance of County installed landscaping of the County owned property in the area on Trinity reserved for political signs.

Council is authorized to sell county-owned real property and interests in real property through Chapter 14 of the Los Alamos County, New Mexico - Code of Ordinances. An appraisal dated July 20, 2018 estimated the market value of parcel consisting of 12,389 Square Feet with a deed restriction of parking only at \$40,000 (\$3.24 per sqft)

The key terms are:

Buyer agrees that the Property will be developed as parking only, to serve the adjacent properties of 3250 Trinity Drive and 3301 Canyon Road.

Buyer agrees to pay for water and maintenance of County installed landscaping in the Right of Way for the Trinity Drive (NM 502) frontage, provided that such landscaping shall include trees (minimum of 3) and shrubs (minimum of 4).

Buyer agrees that the deed shall carry a restriction that limits the use of the Property to "parking only" in perpetuity.

Fiscal and Staff Impact/Planned Item

There should be minimal staff impact as a result of the sale of this parcel.

Attachments

A - Ordinance No. 688