



## DEVELOPMENT APPLICATION

### PROJECT INFORMATION

Title: Los Alamos North Mesa Housing Master Plan: Preliminary Plat

Project Address: approx. 659 San Ildefonso Road, Los Alamos, NM, 87544

Description:

A subdivision of Tract D within Section 10, T191N R6E, N.M.P.M. Town & County of Los Alamos, NMM

Check all application types, if applicable:

- |   |  |
|---|--|
| <input type="checkbox"/> Administrative Deviation ... \$25  | <input type="checkbox"/> Site Plan* ... \$500 plus<br>\$75 per/Million \$ estimated construction cost                          |
| <input type="checkbox"/> Administrative Wireless Telecom ... \$250  | <b>Estimated Construction Cost:</b> _____  |
| <input type="checkbox"/> Encroachment Permit ... \$25   | <input type="checkbox"/> Major Site Plan Amendment* ... \$500  |
| <input type="checkbox"/> Temporary Use Permit ... \$25  | <input type="checkbox"/> Minor Site Plan Amendment ... \$250   |
| <input type="checkbox"/> Comprehensive Plan Adoption & Amendment*... \$250  | <input type="checkbox"/> Major Zone Map Amendment* ... \$150<br><i>No fee if initiated by County Council or County Manager</i> |
| <input type="checkbox"/> Conditional Use Permit* ... \$300  | <input type="checkbox"/> Minor Zone Map Amendment* ... \$150<br><i>No fee if initiated by County Council or County Manager</i> |
| <input type="checkbox"/> County Landmark or Historic District Adoption/Amendment* ... \$250   | <input type="checkbox"/> Master Plans* (Major, Minor) ...\$250   |
| <input type="checkbox"/> Development Plan* ... \$500  | <input type="checkbox"/> Text Amendment* ... \$150<br><i>No fee if initiated by County Council or County Manager</i>           |
| <input type="checkbox"/> Major Development Plan Amendment* ... \$500  | <input type="checkbox"/> Variance ... \$250<br><i>No fee if application is a part of a Site Plan review</i>                    |
| <input type="checkbox"/> Minor Development Plan Amendment ... \$250   | <input type="checkbox"/> Administrative Wireless Telecommunication Facility ... \$250  |
| <input type="checkbox"/> Summary Plat... \$100 plus \$25 lot; \$10 / acre for non-residential   | <input type="checkbox"/> Discretionary Wireless Telecommunication Facility* ... \$500  |
| <input checked="" type="checkbox"/> Sketch Plat, Subdivision*... \$250 plus<br>\$175/lot (1-10 lots)<br>\$125/lot (11-30 lots)<br>\$75/lot (30+ lots)       | <input type="checkbox"/> Small Wireless Facility ...\$250  |
| <input checked="" type="checkbox"/> Preliminary Plat, Subdivision* ... \$250 plus<br>\$175/lot (1-10 lots)<br>\$125/lot (11-30 lots)<br>\$75/lot (30+ lots) | <input type="checkbox"/> Major Historic Demolition* ... \$250  |
| <input type="checkbox"/> Final Plat, Subdivision* ... \$250 plus<br>\$175/lot (1-10 lots)<br>\$125/lot (11-30 lots)<br>\$75/lot (30+ lots)                  | <input type="checkbox"/> Major Historic Property Alteration Certification* ... \$250   |
| <input type="checkbox"/> Landscaping Plan ...\$500  | <input type="checkbox"/> Minor Historic Property Alteration Certificate ... \$250  |
| <input type="checkbox"/> Lighting Plan ...\$500   |  |

**\* Application reviews require a pre-application meeting.**

**PROPERTY & OWNER INFORMATION**

Property Address:	<u>San Ildefonso Rd/North Mesa</u> <small>Address</small>	<u>Los Alamos</u> <small>City</small>	<u>NM</u> <small>State</small>	<u>87544</u> <small>ZIP</small>
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Zoning District: <b>SFR-4</b>	Lot Size - Acres / Sq. Ft.: <b>17.07</b>
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Existing Structure(s) Sq. Ft.:	Lot Coverage:
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Property Owner(s) Name: **Sonja Donaldson, Sande Cremer**

Owner(s) Email: **sonjacdonaldson@gmail.com, cdcremer@aol.com**

Owner(s) Phone(s)#: **805-886-3999; 505-263-8842**

Owner's Address same as Property Address

Owner(s) Address:	<u>179 Barranca Rd</u> <small>Address</small>	<u>Los Alamos</u> <small>City</small>	<u>NM</u> <small>State</small>	<u>87544</u> <small>ZIP</small>
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**APPLICANT / OWNER'S AGENT INFORMATION**

Applicant is same as Owner

Applicant Name: **Titan Development**

Applicant Address:	<u>6300 Riverside Plaza Ln#200</u> <small>Address</small>	<u>Albuquerque</u> <small>City</small>	<u>NM</u> <small>State</small>	<u>87120</u> <small>ZIP</small>
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Applicant Email: **jrogers@titan-development.com**

Applicant Phone(s)#: **505-998-0163**

**ASSOCIATED APPLICATONS**

Application Type: **Sketch Plat/Preliminary Plat**

Case Number:

*I hereby certify and affirm, under penalty of perjury, that the information I have provide in this application is true and accurate to the best of my knowledge, information, and belief. [NMSA 1978, §30-25-1]*

Signature: <b>Joshua Rogers</b> <small>Digitally signed by Joshua Rogers Date: 2025.04.28 14:33:40 -06'00'</small>	Date: <b>04/28/25</b>
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**STAFF USE ONLY**

Date Received: <b>04/28/25</b>	Staff: <b>djl</b>
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Case No.#: <b>SUB-2025-0021</b>	Meeting Date: <b>06/11/25</b>
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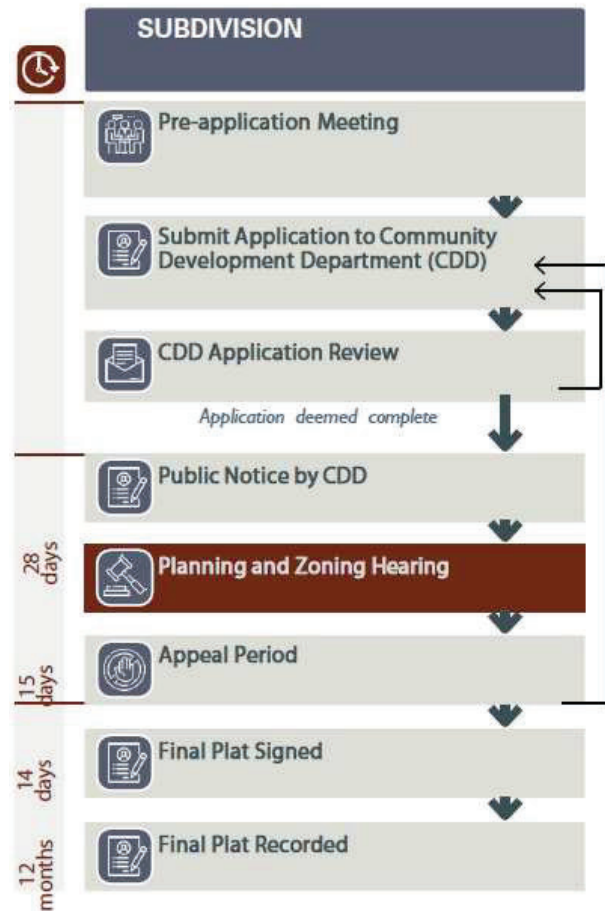
**SUBMITTALS**

<input checked="" type="checkbox"/> Proof of Ownership or Letter of Authorization from Owner	<input checked="" type="checkbox"/> Complete Application – Date: _____
<input checked="" type="checkbox"/> Items from associated Application Checklist	<input checked="" type="checkbox"/> Payment – Accepted upon verification of a complete application - Date: <u>5/6/2025</u>

# SUBDIVISION CHECKLIST (SKETCH, PRELIMINARY, AND FINAL PLATS)

Applicants for all development application reviews must complete this checklist and submit it with the Development Application. Refer to the referenced code sections for additional information. Contact the Planning Division with questions regarding these requirements: [planning@lacnm.us](mailto:planning@lacnm.us).

PRE-APPLICATION MEETING
Date Held: 3/4/25
SUBMITTALS FOR SUBDIVISION
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> A Vicinity map, showing the boundaries of the property to be subdivided, and all adjacent lots within 300 feet.</li> <li><input checked="" type="checkbox"/> A scaled Plat or survey which shall indicate and dimension any existing utility lines.</li> <li><input checked="" type="checkbox"/> Show and label the footprint of all existing buildings and structures on the site.</li> <li><input type="checkbox"/> Show the footprint of all buildings and public rights-of-way within 20 feet of all boundaries of the site.</li> <li><input checked="" type="checkbox"/> Show, dimension and label all existing and proposed easements.</li> <li><input type="checkbox"/> Subdivision Final plats shall include a list of any variances and/or deviations granted as an exhibit or note.</li> </ul> <p>Note: There shall be no more than 12 months between final action on a preliminary plat and application for final plat.</p>
ADDITIONAL SUBMITTALS
Based on staff's review and Interdepartmental Review Committee's recommendation – additional submittals may be needed and will be communicated to the applicant by the assigned Case Manager.



See Reverse.

**DECISION CRITERIA 16-74 - (a)(3)**

a. The development of the property substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans. Explain.

See Justification Letter for Items a. through j.

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*Staff finds that this criterion has been met*

*Staff finds that this criterion has not been met – more information is needed*

b. The subdivision action shall not be materially detrimental to public health, safety, and welfare. Explain.

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*Staff finds that this criterion has been met*

*Staff finds that this criterion has not been met – more information is needed*

c. The subdivision is in conformance with all applicable provisions of this Code and other adopted County regulations. Explain.

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*Staff finds that this criterion has been met*

*Staff finds that this criterion has not been met – more information is needed*



d. The subdivision must be served or be capable of being served by all public utilities, with the exception of subdivisions for the R-E and R-A zone districts where it is determined by the Utilities Manager that it is economically unfeasible to extend sewer lines. Explain.

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- Staff finds that this criterion has been met*
- Staff finds that this criterion has not been met - more information is needed*

e. The County's public infrastructure and services required to serve the proposed development including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc. have adequate capacity to serve the proposed subdivision or made to be adequate if improvements are required in compliance with the County's construction standards, drainage standards, and adopted Utilities Department plans and specifications. Explain.

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- Staff finds that this criterion has been met*
- Staff finds that this criterion has not been met - more information is needed*

f. Any necessary easements shall be provided for both existing and proposed utilities in an acceptable manner to the County Engineer and Utilities Manager. Explain.

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- Staff finds that this criterion has been met*
- Staff finds that this criterion has not been met - more information is needed*

g. The plat retains natural features such as watercourses, natural vegetation, terrain, historic and archaeological sites and structures, and other community assets, which if preserved, will contribute to the overall appearance and quality of life in the County to the maximum extent feasible. Explain.

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- Staff finds that this criterion has been met*
- Staff finds that this criterion has not been met - more information is needed*

h. The subdivision does not create a nonconformity or increase the extent or degree of an existing nonconformity with the provisions of this Code unless a Variance pursuant to Sec. 16-74(f) is approved concurrently with the plat. Explain.

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- Staff finds that this criterion has been met*
- Staff finds that this criterion has not been met - more information is needed*

i. An application for a Preliminary Plat shall be approved if it complies with all applicable provisions of this Code, any other adopted County regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. Explain.

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- Staff finds that this criterion has been met*
- Staff finds that this criterion has not been met - more information is needed*

j. An application for a Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval. Explain.

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- Staff finds that this criterion has been met*
- Staff finds that this criterion has not been met – more information is needed*

**Attach additional sheets, if needed.**

May 8, 2025

Desirae Lujan, Senior Planner  
Los Alamos County Community Development-Planning  
1000 Central Ave., Suite 120  
Los Alamos, NM 87544

RE: Letter of Authorization for Limited Agency

Dear Ms. Lujan:

The letter authorizes Consensus Planning and Titan Development (collectively, "Titan"), to act as a Limited Agent and Limited Applicant (collectively, the "Limited Agent") on behalf of the property owners, Sonja C. Donaldson and Sande D. Cremer (collectively, the "Owners"), of the real property located at 659 San Ildefonso Road (the "Property"). Pursuant to the Purchase and Sale Agreement by and between Titan and the Owners, the Owners grant Titan limited authority to act as their Limited Agent for the following matters relating to the development and replating of Property: (i) all meetings and public hearings before the County of Los Alamos, New Mexico (the "County"); and (ii) development applications submitted to the County relating to the future development of the Property and the review and approval of a new Preliminary Plat. The limited agency granted to Titan by the Owner does not include the authority to do the following: (i) submit any development or rezoning applications to the County without first obtaining the Owners' express written consent; (ii) sign any 'Owner Affidavit' on behalf of the Owner; or (iii) record any plat without the Owners' written consent and signature on the plat to be recorded. The Limited Agency granted to Titan herein may not be expanded without the express written consent of the Owner.

The Owner owns the subject property legally described as:

A SUBDIVISION OF TRACT D WITHIN SECTION 10, T19N R6E N.M.P.M., TOWN AND COUNTY OF LOS ALAMOS, NEW MEXICO.

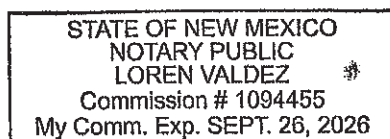
The County may contact the Owner using the following contact information:

Sonja C. Donaldson  
2581 Paseo Noche  
Camarillo, California 93012  
Telephone: (805) 886-3999  
Email: [sonjacdonaldson@gmail.com](mailto:sonjacdonaldson@gmail.com)

Sande D. Cremer  
179 Barranca Road  
Los Alamos, New Mexico 87544  
Telephone: (505) 263-8842  
Email: [cdcremer@aol.com](mailto:cdcremer@aol.com)

Sincerely,

Owner



A handwritten signature in black ink that reads "Sande D. Cremer".

ATTACHMENT A

May 8, 2025

Desirae Lujan, Senior Planner  
Los Alamos County Community Development-Planning  
1000 Central Ave., Suite 120  
Los Alamos, NM 87544

RE: Letter of Authorization for Limited Agency

Dear Ms. Lujan:

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The Owner owns the subject property legally described as:

A SUBDIVISION OF TRACT D WITHIN SECTION 10, T19N R6E N.M.P.M., TOWN AND  
COUNTY OF LOS ALAMOS, NEW MEXICO.

The County may contact the Owner using the following contact information:

Sonja C. Donaldson  
2581 Paseo Noche  
Camarillo, California 93012  
Telephone: (805) 886-3999  
Email: [sonjacdonaldson@gmail.com](mailto:sonjacdonaldson@gmail.com)

Sande D. Cremer  
179 Barranca Road  
Los Alamos, New Mexico 87544  
Telephone: (505) 263-8842  
Email: [cdcremer@aol.com](mailto:cdcremer@aol.com)

  
Sonja Donaldson

Certificate Attached for  
California Notary Wording

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Ventura )

On May 8, 2025 before me, Taylor Anthony Mensinger Notary Public  
(insert name and title of the officer)

personally appeared Sonja C. Donaldson,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

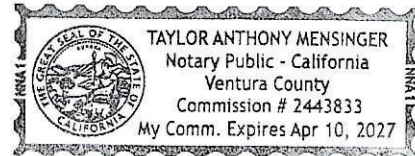
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)







April 29, 2025

Ms. Desirae Lujan, Senior Planner  
Los Alamos County Planning Division  
1000 Central Avenue  
Los Alamos, NM 87544

Re: North Mesa Housing Preliminary Plat

Landscape Architecture  
Urban Design  
Planning Services

Dear Ms. Lujan,

The purpose of this letter is to request a Preliminary Plat approval on behalf of Titan Development to create a new single family housing subdivision and a new tract for a future cottage development.

302 Eighth St. NW  
Albuquerque, NM 87102

**SITE HISTORY**

The subject property is currently known as the Arbolada Subdivision, as recorded by the County in August 2023.

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

**EXISTING CONDITIONS**

The subject property consists of approximately 17.1 acres zoned SFR-4, Single Family Residential (8,000 s.f. minimum lot size) as shown below. Adjacent zoning is SFR-5 to the east (5,000 s.f. minimum lot size); Vacant land to the south and west (Pueblo Canyon); and RM-1 Residential Mixed to the north as shown:

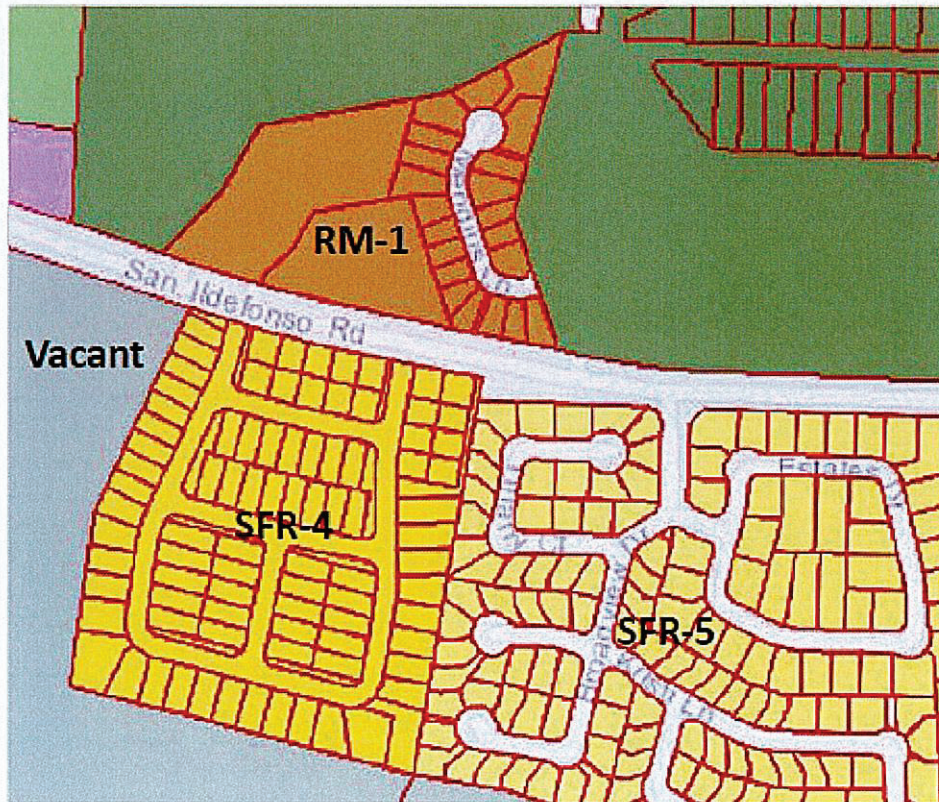


Exhibit 1: Subject property with surrounding zoning

**PRINCIPALS**

James K. Strozier, FAICP  
Jacqueline Fishman, AICP

**ASSOCIATES**

Ken Romig, PLA, ASLA  
Margaret Ambrosino, AICP





CONSENSUS

PLANNING

The subject property is situated on the south side of San Ildefonso Road on North Mesa and is legally described as: A SUBDIVISION OF TRACT D WITHIN SECTION 10, T19N R6E N.M.P.M., TOWN AND COUNTY OF LOS ALAMOS, NEW MEXICO.



Exhibit 2: Existing Plat of Arbolada, recorded in August 2023

**PROPOSAL**

The proposed Preliminary Plat replaces the Arbolada Subdivision as a split development containing 23 single family fee-simple lots to the west, and one large tract to the east to accommodate a cottage, build-to-rent townhome concept under a future Conditional Use Permit. The following graphic shows the proposed plat ; including 23 single-family lots (yellow) and the 9-acre tract (white) to the east:





CONSENSUS

PLANNING

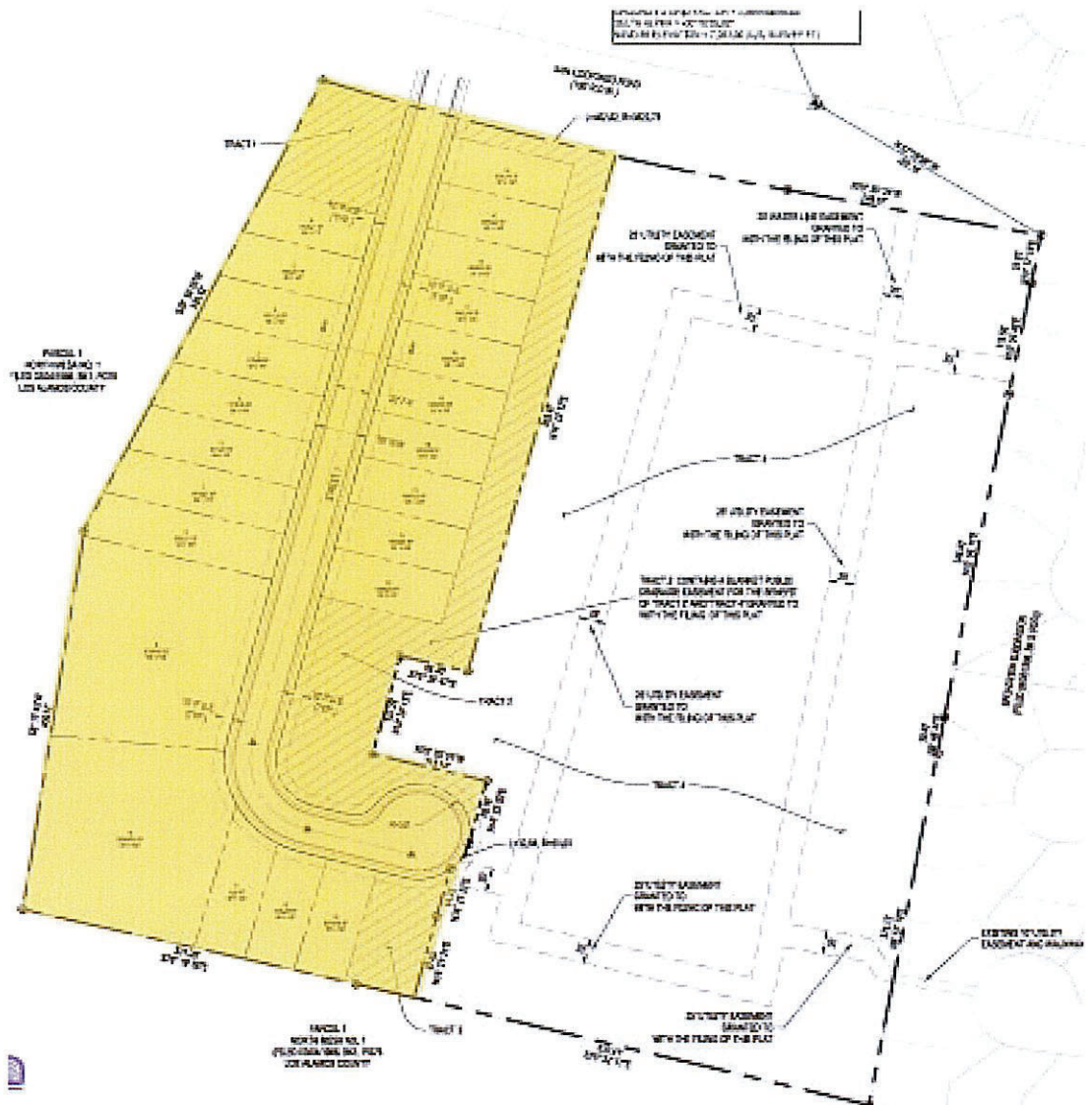
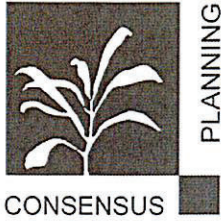


Exhibit 3: Proposed Preliminary Plat subject area (full plat attached separately in submittal packet)

The following responses address the Decision Criteria as set out in Section 16-74 - (a)(3):

**a. The development of the property substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans. Explain.**

*The proposed subdivision will yield 23 single-family lots and create a larger tract to the east for a future cottage development that when completed, will yield 114 Build-to-Rent townhomes. In total, 136 new housing units will be added to Los Alamos' housing stock when fully developed. This helps meet the goal of the 2016 Comprehensive Policy #1 by promoting and expanding the housing supply to meet the demand from employment growth. These units are intended to serve members of the community of all ages, from families, workforce, and retirees, thus addressing Policy #2, to promote housing for seniors, students, and the workforce.*



Additionally, the 2024 Los Alamos Affordable Housing Plan states that nearly 55 percent of the County’s workforce live outside of the County, with “anecdotal evidence suggesting majority of these in-commuters are interested but unable to become residents due to insufficient, unavailable, or unaffordable housing” (pg.20). These developments add essential housing stock, to help preserve and retain spending in the community. This housing clearly benefits the community economically because those that may otherwise commute to Los Alamos can now shop in the community where they live, thus contributing to gross receipts tax.

**b. The subdivision action shall not be materially detrimental to public health, safety, and welfare. Explain.**

Approval of this preliminary subdivision is not detrimental to public health, safety or welfare because the technical criteria has been met at the Preliminary Plat stage. Should minor technical corrections be noted as required by County Public Works and Public Utilities staff, they will be incorporated prior to the Final Plat submission. The development team met with the North Mesa neighborhood on April 10 where the full development concept was presented with the anticipated phasing of Planning & Zoning Commission hearings. The first concern addressed was traffic. A Traffic Count Analysis was prepared that shows a total of 15 peak travel time morning and evening trips will be added by the proposed developments as shown:

**Traffic Analysis**

Traffic Count Analysis Prepared By Lee Engineering

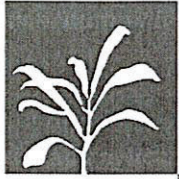
**TRIP GENERATION DATA**  
ITE Trip Generation Manual - 10th Edition

PREVIOUSLY APPROVED	UNITS	WEEKDAY	TOTAL TRIPS GENERATED					
			AM PEAK TOTAL			PM PEAK TOTAL		
		TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
SINGLE FAMILY	85	869	16	48	64	54	31	85
<b>TOTAL</b>	<b>85</b>	<b>869</b>	<b>16</b>	<b>48</b>	<b>64</b>	<b>54</b>	<b>31</b>	<b>85</b>
<b>PROPOSED</b>								
		TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
BUILD TO RENT MULTIFAMILY	114	821	14	41	55	38	27	65
SINGLE FAMILY	23	261	5	15	20	16	9	25
<b>TOTAL</b>	<b>137</b>	<b>1082</b>	<b>19</b>	<b>56</b>	<b>75</b>	<b>54</b>	<b>36</b>	<b>90</b>
<b>DIFFERENCE</b>	<b>52</b>	<b>213</b>	<b>3</b>	<b>8</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>5</b>

Exhibit 4: Current Traffic Count Analysis

Also discussed was the ingress/egress to the development, with no anticipated sight obstructions present due to the deep setbacks exceeding the required 10 foot setback for the northern side (single-family) and the front yard (cottage development to the east) adjacent to San Ildefonso Road. Architectural elevations were shared with the community, displaying Craftsman-inspired facades in earth tones to augment the variety of styles in the community. Lastly, concepts were discussed addressing landscape enhancements where the eastern portion of the development abuts the existing single-family development on its western edge, with a desire expressed to work with the neighbors on a design that meets





*development standards, provides adequate buffering, and preserves western views to the extent feasible.*

**c. The subdivision is in conformance with all applicable provisions of this Code and other adopted County regulations. Explain.**

*The Development Team has submitted all required elements pursuant to the Preliminary Plat Application checklist. A fire access roadway is shown on the plat and conforms to the requirements of the Los Alamos County Fire Marshal. Grading will be in conformance with the County Development Code. Rear-yard setbacks, particularly on the western edge of the single-family lots, avoid steep topography and adhere to all other setback and dimensional requirements pursuant to the requested SFR-5.*

**d. The subdivision must be served or be capable of being served by all public utilities, with the exception of subdivisions for the R-E and R-A zone districts where it is determined by the Utilities Manager that it is economically unfeasible to extend sewer lines. Explain.**

*The Los Alamos County Department of Public Utilities has confirmed that service for gas, water, electric can be provided via existing connections via San Ildefonso Road. Drawings of existing utility connections for electric transmission, water, sewer, and stormwater have been provided by the Department of Public Utilities and have been incorporated into this Preliminary Plat.*

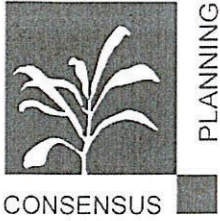
**e. The County's public infrastructure and services required to serve the proposed development including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc. have adequate capacity to serve the proposed subdivision or made to be adequate if improvements are required in compliance with the County's construction standards, drainage standards, and adopted Utilities Department plans and specifications. Explain.**

*A Preliminary Utility Plan has been included in this submittal, reflecting individual metering for the single-family lots along with dedications of a PUE for electric, water, sewer, and gas lines. Ponding areas to the southeast portion of the site and along the eastern edge are identified pursuant to the approved grading and drainage plan along with the associated specifications addressed on the plat. Historic flows shall be maintained, with the prevention of runoff occurring over DOE Areas of Concern, where applicable, and subject to technical corrections by the County Engineer prior to Final Plat submittal. Sidewalks and street improvements to San Ildefonso Road will be in accordance with the County's construction improvements standards, as stated in Section 16.93 of the Land Development Code.*

**f. Any necessary easements shall be provided for both existing and proposed utilities in an acceptable manner to the County Engineer and Utilities Manager. Explain.**

*Easements that have been identified as required in this Preliminary Plat submittal include a 26-foot wide emergency vehicular access between the southern end of this proposed subdivision at the cul-de-sac, connecting to the future cottage development to the east. The primary access to the subdivision via San Ildefonso Road is provided and is sufficient for emergency access by County emergency standards. Utility easements are shown on the*





*Preliminary Plat drawings and are subject to verification and final approval at the Final Plat Application.*

**g. The plat retains natural features such as watercourses, natural vegetation, terrain, historic and archaeological sites and structures, and other community assets, which if preserved, will contribute to the overall appearance and quality of life in the County to the maximum extent feasible. Explain.**

*The terrain is relatively flat, with steeper slopes towards Pueblo Canyon at the southwest and southeast tract corners as indicated via the ALTA survey included with this submittal. The existing natural vegetation consists of common wild shrubs and naturally occurring pinon trees present on the southern portion of the tract. The property was recently surveyed for the approved Arbolada Subdivision and no sensitive archaeological sites or structures were identified.*

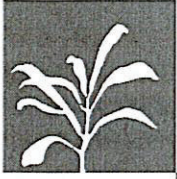
**h. The subdivision does not create a nonconformity or increase the extent or degree of an existing nonconformity with the provisions of this Code unless a Variance pursuant to Sec. 16-74(f) is approved concurrently with the plat. Explain.**

*The future developments meet setbacks and density requirements without creating non conformities or indicating a need for any variances to the proposed subdivision. This submittal is a first step in creating 23 single-family lots for future homes to be built, and one future cottage development tract to the east that will accommodate low rise duplex and triplex townhomes on that single tract. This Preliminary Plat Application and proposal anticipates a modest future upzoning from SFR-4 to SFR-5 for the west, single-family portion of the development, with all lots demonstrating conformity with SFR-5 setbacks as shown on the submitted drawing. Despite the lots being upzoned to SF-5 in the future, the density for the single family lots remains the same due to the two large lots shown in the preliminary plat. The east portion of the development will retain its existing SFR-4 zoning designation with setbacks in excess of the required 10-foot front yard setback, 5-foot interior side setbacks, and the required 15-foot rear setback. It also complies dimensionally and for density with the standards set forth in Sec. 16-15(a), Dwelling, Cottage Development with conformance to additionally be demonstrated with a future Conditional Use Permit Application.*

**i. An application for a Preliminary Plat shall be approved if it complies with all applicable provisions of this Code, any other adopted County regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. Explain.**

*As previously noted, this plat complies with all the applicable sections of the Chapter 16 Development Code. At this stage, no additional studies or report requirements subject to the County Engineer and Department of Public Utilities have been requested, as identified in Sec. 16-72, Table 50: Grading and Erosion Control, Soils, Traffic Generation, Stormwater Drainage, and Utility Capacity Reports only as individually required.*

**j. An application for a Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval. Explain.**



PLANNING

CONSENSUS

*The intent of this Preliminary Plat submittal is to furnish a substantially complete plan to demonstrate feasibility of development and in compliance with Chapter 16 Development Code, along with all engineering standards to facilitate a Final Plat submittal that meets and conditions of approval with this Preliminary Plat.*

In conclusion, the development team feels that this submittal satisfies the 10 Preliminary Plat criteria as described and respectfully requests conditional approval on any and all technical revisions as specified prior to Final Plat Application submittal.

Sincerely,

Margaret Ambrosino, AICP  
Associate/Planning Lead

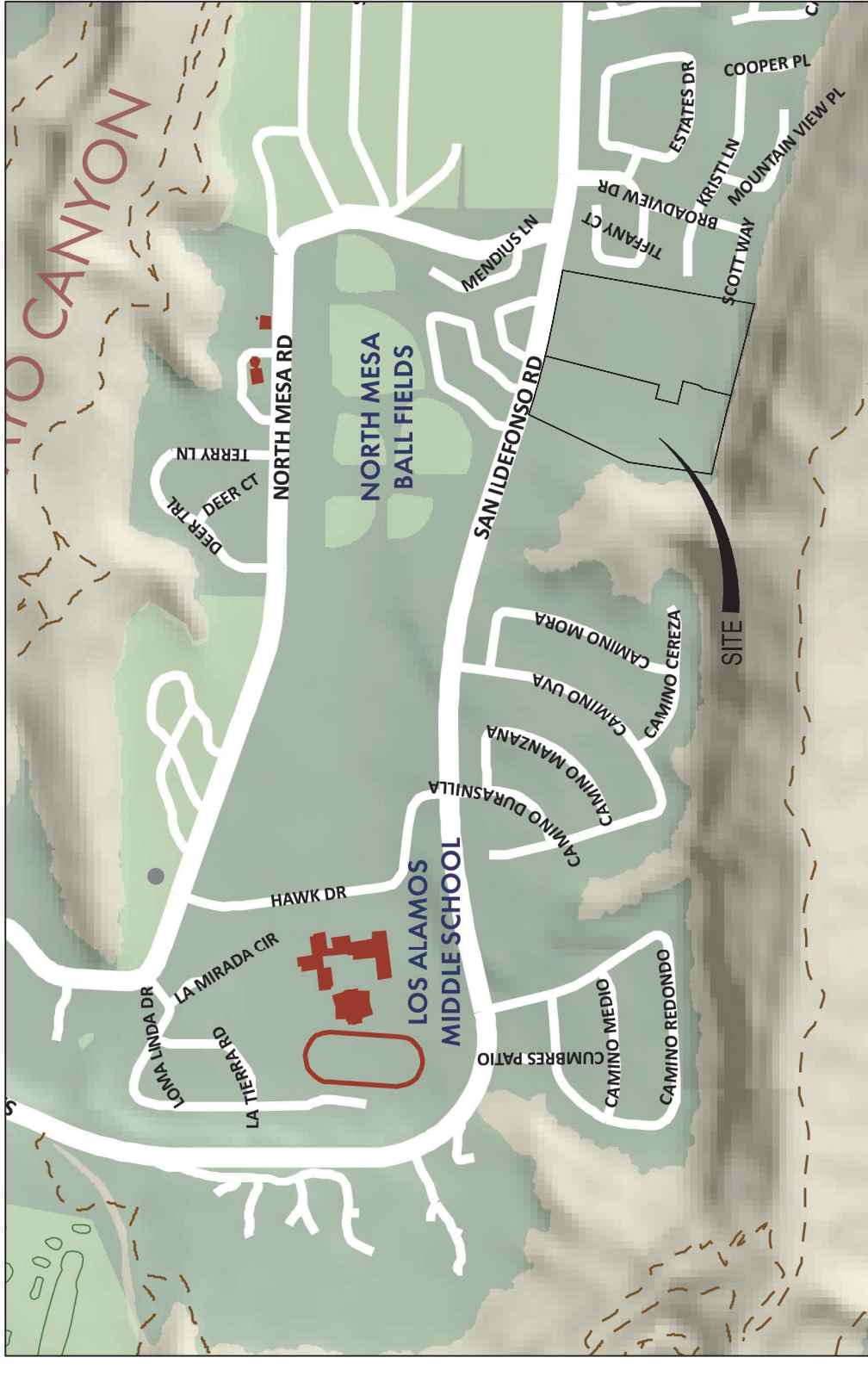


# PRELIMINARY PLAT ARBOLADA SUBDIVISION

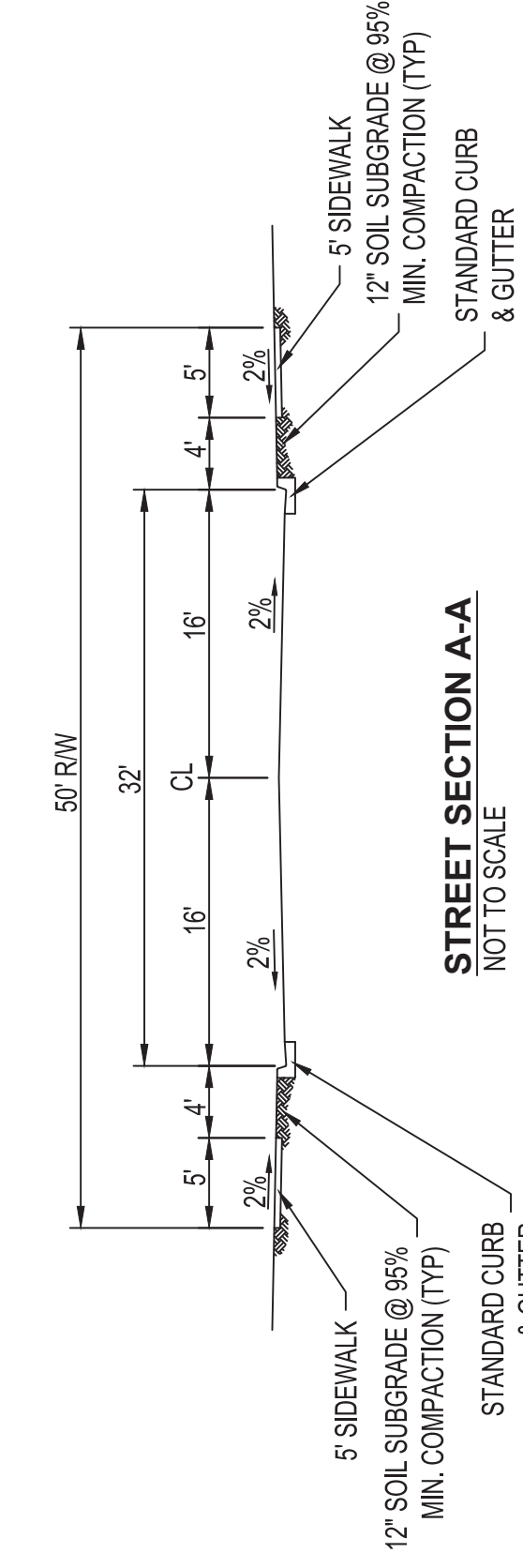
(A REPLAT OF TRACT D)

COUNTY OF LOS ALAMOS, NEW MEXICO

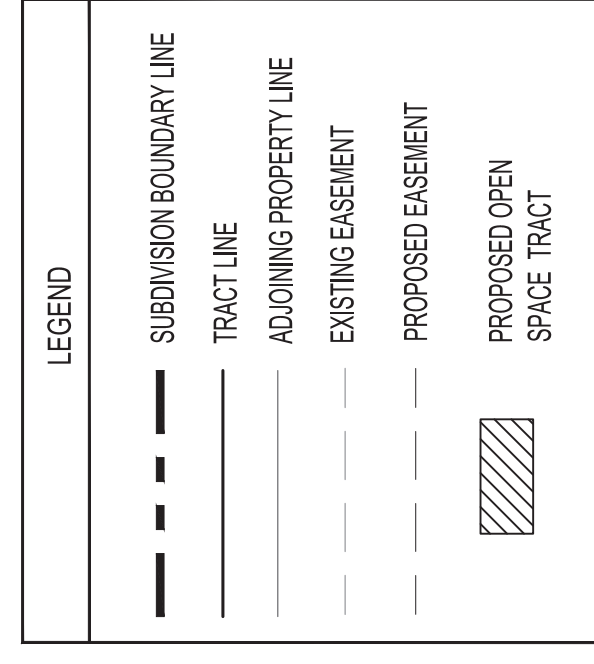
APRIL, 2025



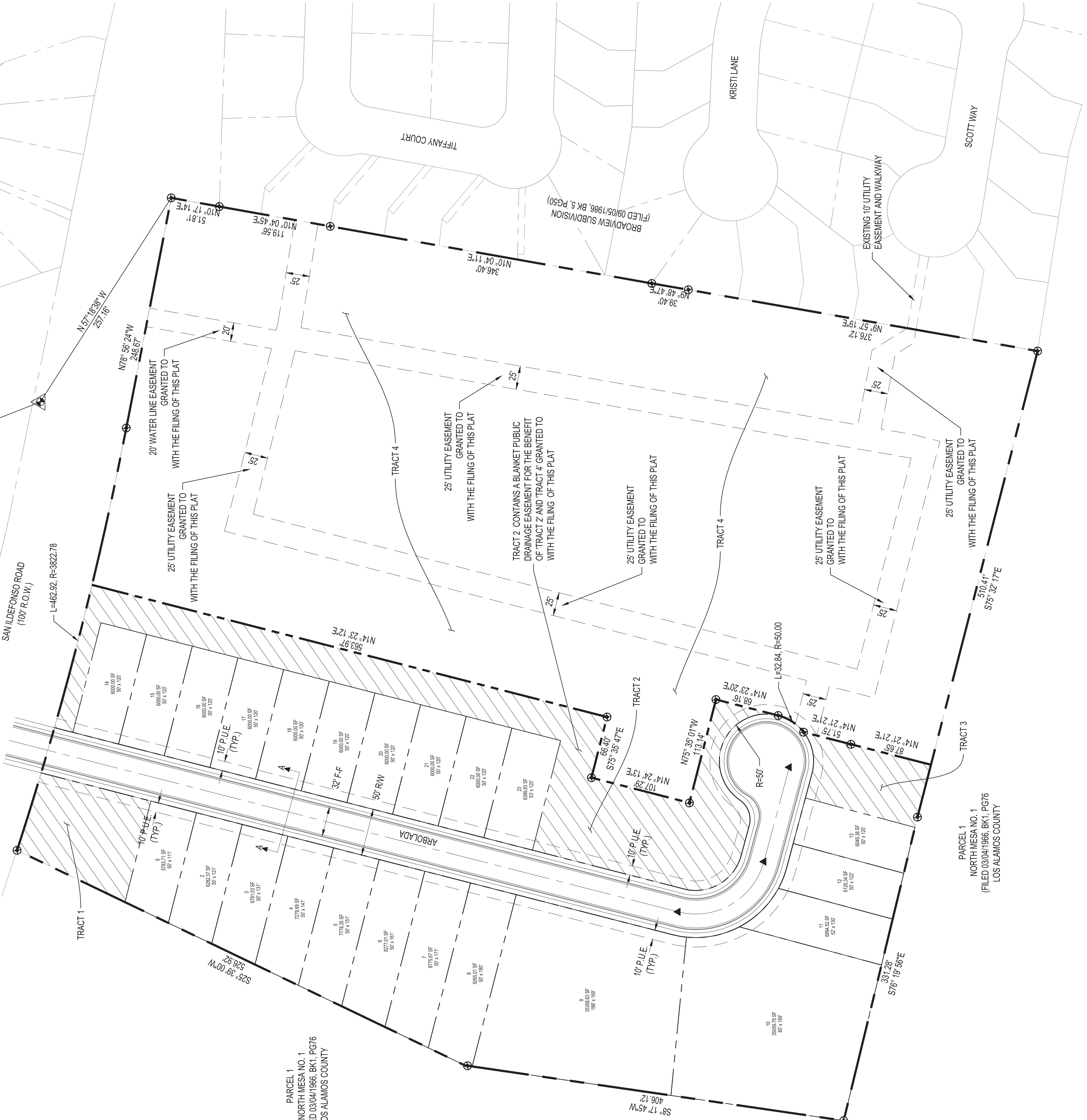
VICINITY MAP  
NOT TO SCALE



STREET SECTION A-A  
NOT TO SCALE



LOS ALAMOS COUNTY BRASS DISK STAMPED "JOE"  
GEOGRAPHIC POSITION (NAD 1983)  
NAD STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
N = 1,779,888.06 U.S. SURVEY FEET  
E = 1,629,685.03 U.S. SURVEY FEET  
GROUND TO GRID FACTOR = 0.99954665341  
DELTA ALPHA = -0° 16' 35.82"  
NAVD 88 ELEVATION = 7,283.90 (U.S. SURVEY FT)



LEGAL DESCRIPTION:  
A REPLAT OF TRACT "D"

TOTAL ACRES:  
EXISTING TRACT "D" = 17,086.4 ACRES  
SUBDIVISION = 7,546.3 ACRES

ACREAGE:  
OPEN SPACE TRACT "1" = 0.2763 Acres  
OPEN SPACE TRACT "2" = 1.0720 Acres  
OPEN SPACE TRACT "3" = 0.1924 Acres  
TRACT "4" = 8.5191 Acres

NOTES:  
EXISTING ZONING: SFR-4  
TOTAL ACRES: 17.07

PROPOSED RE-ZONING:  
SER-5 (WEST SIDE)  
ACRES: 7.47  
MFR-M (EAST)  
ACRES: 9.6

SER-5  
TOTAL LOTS: 23  
MIN. LOT SIZE: 5,000 sf  
MIN. LOT WIDTH: 50'  
SETBACKS:  
FRONT: 10'  
SIDE (STREET): 10'  
SIDE (INTERIOR): 5'  
REAR: 15'  
HEIGHT:

SER-4 DIMENSIONAL STANDARD  
MINIMUM LOT AREA: 8000 SQ. FT.  
MINIMUM LOT WIDTH: 65'  
SETBACKS:  
FRONT: 10'  
INTERIOR SIDE: 10'  
STREET SIDE: 10'  
REAR: 15'

PRIMARY BUILDING HEIGHT: 35' MAX.  
ACCESSORY BUILDING HEIGHT: 15' MAX.

Sec. 16-15. Residential uses.

- (a) Dwelling, cottage development.
- (1) The minimum lot size for cottage development is one acre.
- (2) Underlying zone district lot and setback requirements shall apply to the project site boundaries as a whole, but not to individual cottage dwellings.
- (3) A minimum common open space of ten percent of the net site area shall be designated and permanently reserved as usable common open space. For the purpose of this section, the net site area is defined as the square footage of the entire lot to be developed minus the square footage of any structures and parking.
- (4) The development may contain shared indoor community space for all residents to use for activities, cooking, and/or dining.

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS (⊙) SHALL BE MARKED BY A #4 REBAR WITH CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.S, P.T.S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THIS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP.
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN. GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

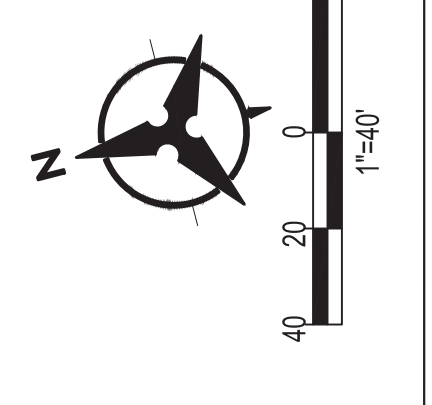
CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_





**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**OVERALL UTILITIES**



DATE:	04/10/2025	SHEET NO.:	C200
PROJECT:	BH PROJECTS 20250264	CHECKED BY:	JL
DRAWN BY:	JMM		

ATTACHMENT A

Small text at the bottom right corner, likely a project or drawing reference code.