



Los Alamos County  
Community Development Department

**PLANNING & ZONING COMMISSION STAFF REPORT**

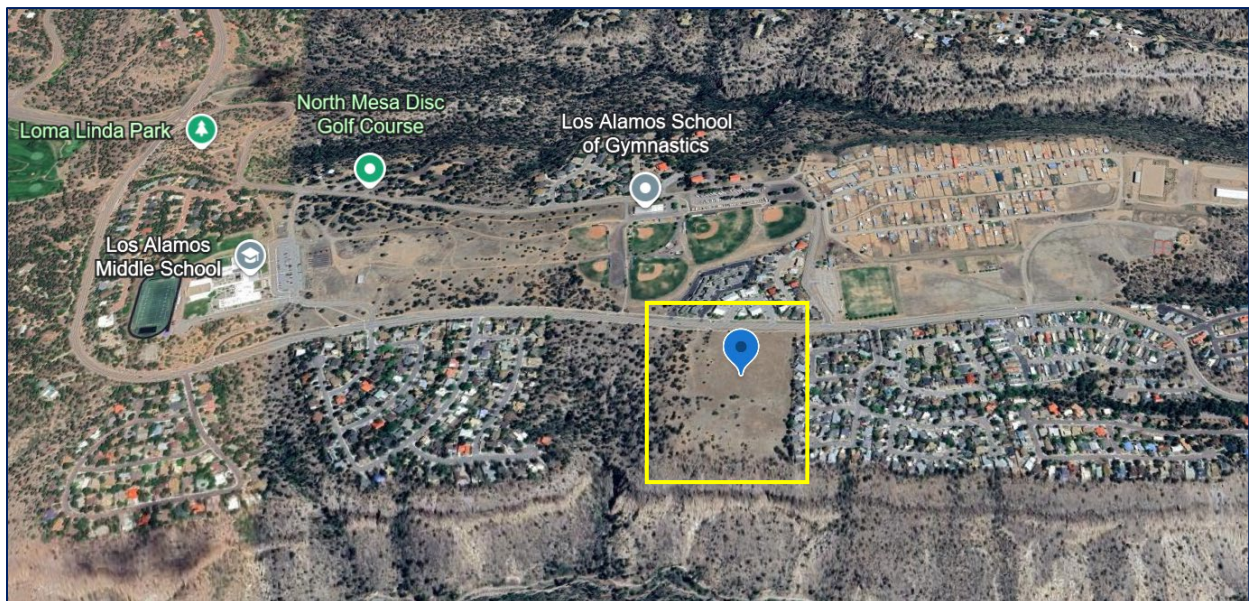
**Public Hearing Date:** August 27, 2025  
**Subject:** Case No. SUB-2025-0022  
**Owners/Applicants:** Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer  
**Case Manager:** Desirae J. Lujan, Senior Planner

*Professional Background:*

*Associates Architectural & Civil Drafting; 17 years in Planning and Land Use, Local Government, with six years in Case Management of Development Applications.*

**Case No. SUB-2025-0022.** Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, request Final Subdivision Plat approval to replat the previously approved 85-lot Arbolada Subdivision (2023) into 23 lots and four (4) tracts. The 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" is zoned Single-family residential (SFR), within the North Mesa Community, and most addressed as 659 San Ildefonso Rd., Los Alamos, NM.

Figure 1: Location Area Map, Google Airbus Imagery from 5/8/2023–5/28/2023; North Mesa, Los Alamos, NM



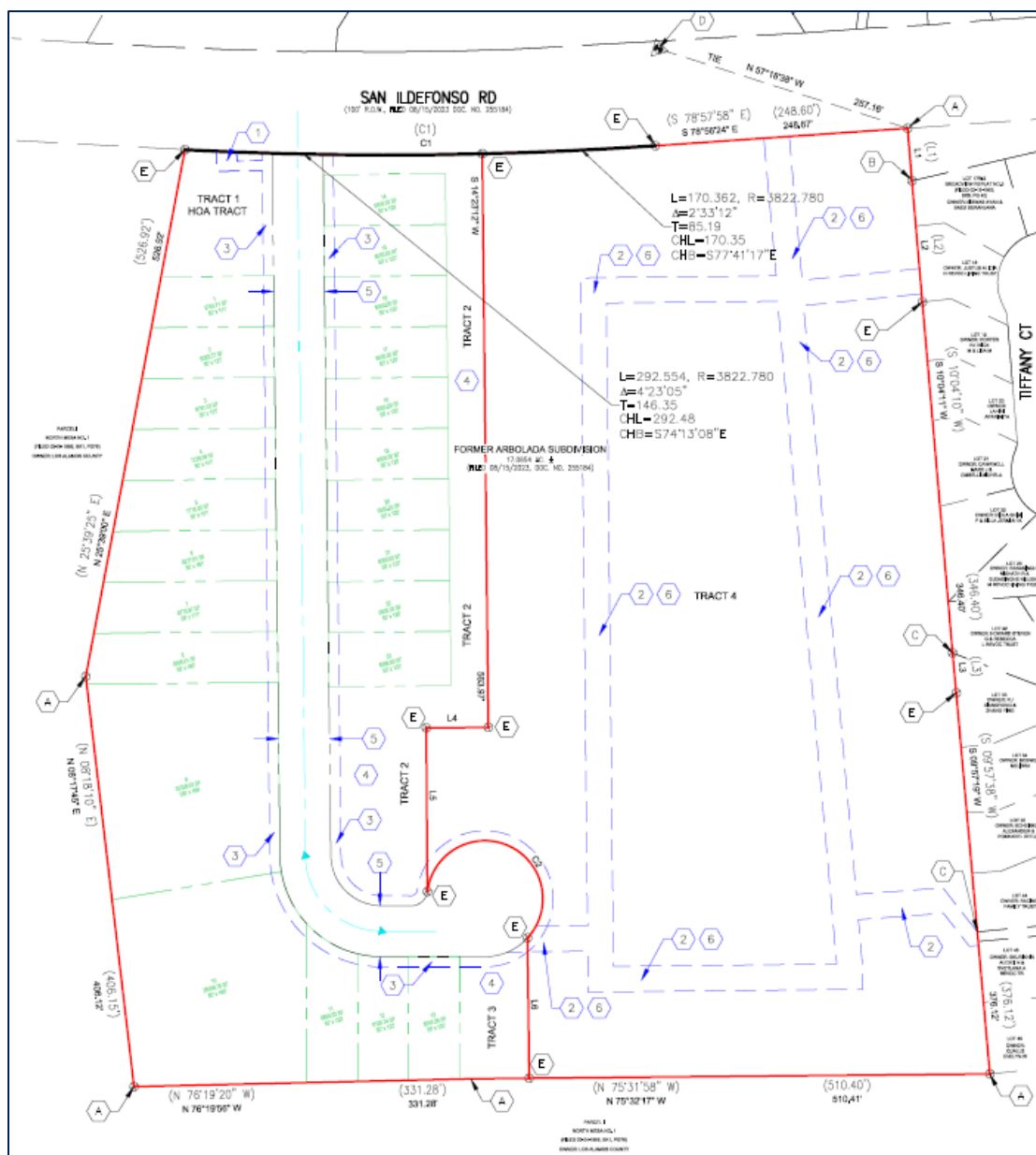
**Summary**

Consensus Planning and Titan Development are requesting approval of a Final Subdivision Plat on behalf of the property owners, Sonja Donaldson and Sande Cremer. The request is to replat the previously approved Arbolada Subdivision—from 85 single-family residential lots—to a new layout with 23 single-family lots and four (4) tracts.

The plat divides the combined 17.07-acre property into two developments:

- **Western Area** (7.54 acres / ±328,442.4 sq. ft.): This area includes 23 single-family lots and three tracts intended for drainage and open space. All proposed lots meet the requirements of the Single-Family Residential (SFR-5) zone, with lot sizes ranging from 5,783 sq. ft. to an average of 6,057 sq. ft. The two largest lots (9 and 10) will remain in the ownership of Donaldson and Cremer.
- **Eastern Area** (Tract 4 – 9.5 acres): This area is not being developed as part of the subdivision request and will be introduced and acted on through a Conditional Use Permit (CUP-2025-0001) to develop a cottage development that will yield 114 dwelling units.

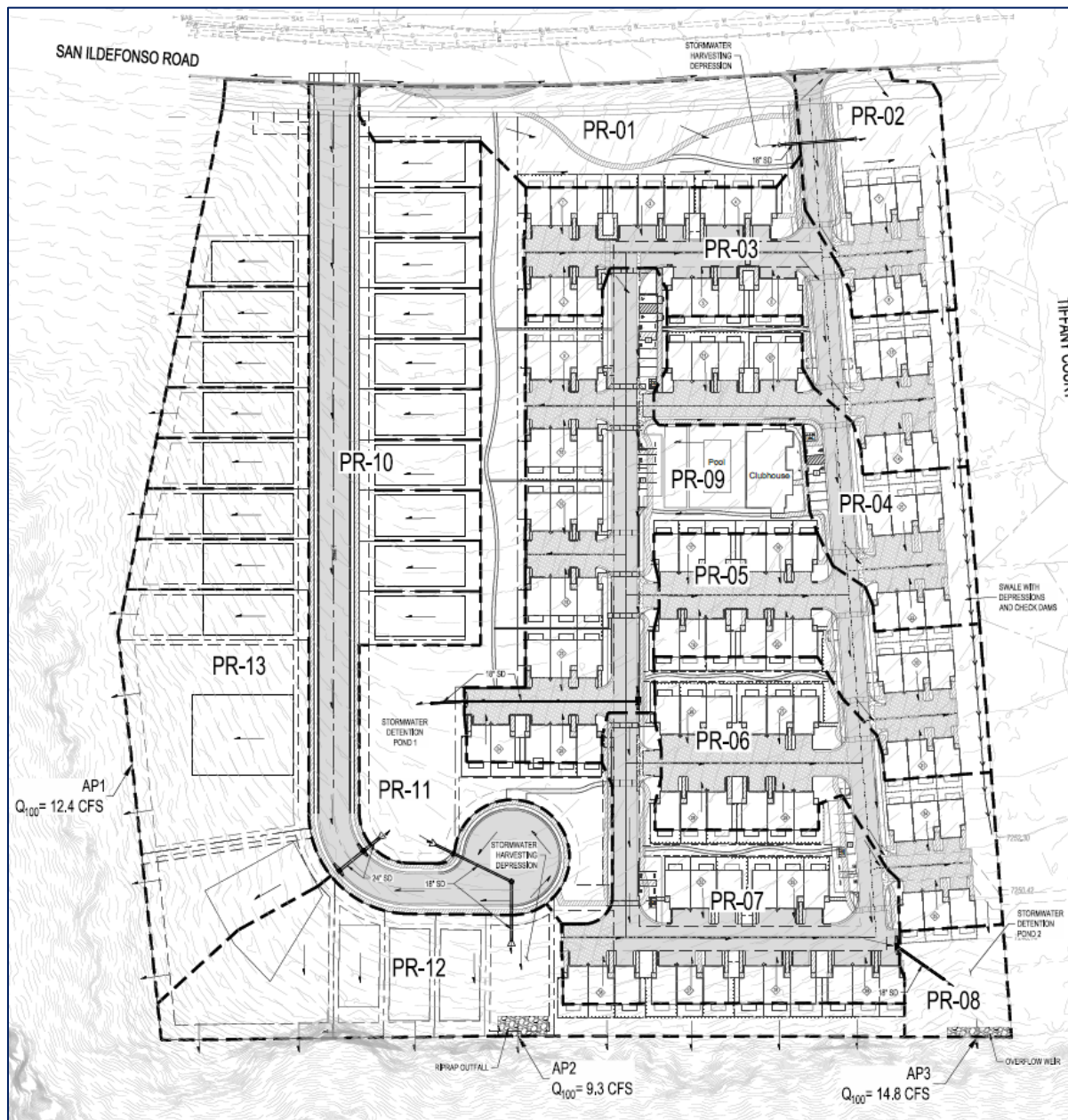
*Figure 2: Proposed Replat, See Attachment C: Application Submittal*



Each development has one access point (ingress/egress) from San Ildefonso Road. The single-family lots in the western area will front and be served by a new 50-ft-wide public street, named “Arbolada,” which will be dedicated with the plat (see Note #5). The street will provide 5-ft sidewalks on both sides and ends in a cul-de-sac between Tracts 2 and 3. The two developments are connected for emergency purposes with a 25-ft fire access easement (see Note #6).

The plat establishes the necessary utility and drainage easements as communicated and coordinated with county staff (Notes #1–4). A Drainage Report (“Report”) was submitted at the request of the county engineer. The report evaluated stormwater management for the overall 17.07-acre development, which includes both areas. The proposed drainage plan meets the county’s standards and decreases historic flow.

*Figure 3: Proposed Drainage Plan, See Attachment C: Application Submittal*



A Traffic Impact Analysis (“TIA”) was prepared by Santa Fe Engineering Consultants, LLC. in September 2022 and revised in November 2022 for the originally approved 85-lot Arbolada Subdivision. The TIA concluded that no roadway capacity improvements were necessary and that traffic impacts would be minimal. The replat of Arbolada modifies the subdivision configuration and ultimately increases the total number of dwelling units to 137. Therefore, Lee Engineering reviewed the original TIA together with a new Trip Generation Report. Their evaluation determined that the change in trip generation was insignificant and did not change the conclusions or recommendations of the original TIA.

## Property Information

The subject property (“Property”) is located within the North Mesa neighborhood of the Los Alamos Townsite. It is a vacant rectangular-shaped lot containing an area of approximately 17.07-acres. The property is mostly flat with a gentle slope from north to south toward Pueblo Canyon. It is accessible by San Ildefonso Road and bounded on the north by two multi-family developments and the single-family Arrowhead Subdivision. On the east is the single-family Broadview Subdivision, Pueblo Canyon to the south, and county-owned open space on the west. Nearby landmarks include Los Alamos Middle School, North Mesa Softball Fields, the North Mesa Stables, and North Mesa Recreational Area.

*Figure 4: Vicinity Map, Google Airbus Imagery from 5/8/23–5/28/23; North Mesa, Los Alamos, NM*



## Background

On January 11, 2023, the Planning and Zoning Commission approved an application for subdivision submitted by Colombus Capital as then-agent of the owners. This approval allowed the creation of 85 single-family residential lots for a new subdivision called “Arbolada”. Its approval was granted through a Final Subdivision Plat application (“SUB-2022-0014”).

The property owners have since partnered with Consensus Planning and Titan Development to replat the Arbolada Subdivision to accommodate two developments. To achieve their overall intent for the property, a series of applications are necessary to complete the land use entitlement process:

- **June 11, 2025**, the Planning and Zoning Commission approved the **Sketch/Preliminary Subdivision application (SUB-2025-0021)** which proposed the subdivision’s preliminary layout of lots, tracts, easements, and infrastructure.
- **July 23, 2025**, the Planning and Zoning Commission approved a **Minor Zone Map Amendment (REZ-2025-0012)** to change the zone of the preliminarily approved Lots 1-23 and Tracts 1-3 from the Single-family Residential SFR-4 to SFR-5.

Next applications:

- **August 27, 2025**, the Planning and Zoning Commission will consider a **Final Subdivision application (SUB-2025-0022)** to approve the subdivision’s lot boundaries, infrastructure, and legal dedications.
- **August 27, 2025**, the Planning and Zoning Commission may consider a **Conditional Use Permit (CUP-2025-0001)** for cottage development on Tract 4 to construct 114 dwelling units.

## Pre-Application Meeting

The Los Alamos County Code of Ordinances, Chapter 16, Development Code (“Development Code”), Section 16-74(a)(2), establishes procedures for the applicant in submitting a Subdivision application.

- Prior to the submission of any subdivision application, the applicant shall attend a pre-application meeting pursuant to section 16-72(b)(1). **Conducted on March 4, 2025.**

## Interdepartmental Review Committee (IDRC) Review

The Interdepartmental Review Committee (IDRC) conducted an independent review of the Final Subdivision Plat application via email. IDRC worked with the applicants and staff to ensure all necessary information was provided prior to public hearing. This includes the County Engineer’s requests for a Drainage Report, and, at a minimum, a comparison of the original TIA and new Trip Generation Report certified by a licensed engineer. The subdivision and the future cottage development were evaluated as a whole but recognized as separate items for presentation and action. The Fire Marshal’s Office confirmed that a 25-ft fire-access easement between the two areas meets requirements. The Department of Energy (DOE) and the National Nuclear Security Administration (NNSA) also reviewed the application and verified that they hold no ownership interest in the proposed development area.

## Public Notice

The Development Code, Section 16-71: Procedures Summary Table, sets forth the notification requirements. Section 16-72(c): Notifications, establishes the notice requirements for a public hearing:

- *Published and Posted Notice [16-72(c)(4)]:*
  - Notice published in a newspaper of general circulation within the County at least 14-calendar days before the meeting or hearing. **Published on August 7, 2025.**
  - The posting of at least one sign on a street abutting the property that is the subject of the application – visible from the street – for at least 14-calendar days before the public meeting or hearing. **Posted on August 11, 2025.**
- *Mailed Notice [16-72(c)(5)c]:*
  - Mailed notice 14 days prior to the public hearing to all owners of record as identified in the records of the County Tax Assessor or occupants of properties within 300 ft., excluding public rights-of-way, of exterior lot lines of the subject property. **Mailed on August 7, 2025.**

## Subdivision Decision Criteria

Section 16-74(a)(3) of the Development Code states that an application for a Subdivision (Sketch/Preliminary/Final) shall be approved if it meets all the decision criteria. The Planning and Zoning Commission shall approve, approve with condition, or deny based on the decision criteria:

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

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***Applicant Response:*** 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.

***Staff Response:*** In the staff's expert opinion, this criterion has been met because the proposed subdivision supports the intent and policies of the *Exhibit 2: 2016 Los Alamos County Comprehensive Plan* ("Comprehensive Plan") and aligns with key strategies in *Exhibit 3: 2024 Los Alamos Housing Plan*, and the *2025 Strategic Leadership Plan* as detailed below:

## **Comprehensive Plan – Core Theme: Housing, Neighborhoods and Growth**

- **Housing, Goal #2: “Provide a variety of housing types, sizes, and densities.”**

Page 58 of the Plan highlights housing as essential to population and economic growth and encourages new, diverse housing options. The request supports providing a variety of housing types, sizes and densities, and increases the development of housing stock that would accommodate downsizing households. The subject site is specifically identified as a vacant parcel with the potential for infill to increase housing stock, (pg. 59).

***Relevant Policies:***

*Land Use, Policy #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/post-docs, workforce, high-end income and seniors.*

*Land Use, Policy #2 – Promote workforce and market rate housing at a variety of price ranges, for both rental and ownership markets.*

*Land Use, Policy #6 – Encourage new housing developments in proximity to workplace (Los Alamos Middle School).*

- **Neighborhoods, Goal #2: “Provide the creation of a variety of housing options for all segments of the Los Alamos community.”**

Page 65 emphasizes developing infill lots to make efficient use of infrastructure and utilities.

***Relevant Policies:***

*Economic Vitality, Policy #1 – Ensure that infill development is consistent with existing zoning.*

*Land Use, Policy #2 – Encourage developers to notify and conduct meetings early in the development review process with the neighborhood to respond to neighborhood concerns.*

- **Growth, Goal #11: “Strive to make housing available to those who work in the County and want to live in the County.”**

To meet the desired and anticipated growth of the county, the Plan strives to make housing available to those who work in the County and want to live in the County. The goal promotes a housing variety and supports infill as a growth strategy.

***Relevant Policies:***

*Land Use, Policy #3 – Support infill development over expansion of current development areas.*

## **Affordable Housing Plan**

The proposed subdivision aims to provide 137 units on an infill lot – aligning it with Exhibit 3: Los Alamos County Affordable Housing Plan, by:

- Increasing housing supply to meet current housing demands while also allowing for future economic and community growth.
- Offering diverse housing options which are recognized as essential for accommodating different income levels and household sizes.

- Addressing the housing shortage that impacts the county’s economic vitality. The availability of affordable housing is critical for retaining essential workers, supporting local businesses, and maintaining a high quality of life for all residents.

### 2025 Strategic Leadership Plan

*Economic Vitality* is identified in the 2025 Strategic Leadership Plan as encompassing the ability of the community to diversify, develop, grow and sustain the many elements necessary for a local economy to flourish. Among these elements is *Housing*, with an objective to increase the capacity for new housing development and the amount and variety of housing types to meet the needs of a changing and growing population, particularly middle- and lower-income households.

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

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**Applicant Response:** Approval of this 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 County 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		TOTAL TRIPS GENERATED							
		UNITS	WEEKDAY	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>	
PROPOSED			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>

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.

**Staff Response:** In the staff’s expert opinion, this criterion has been met because analyses have been completed to ensure proper drainage, safe traffic flow, and emergency access that meets Fire Code requirements. A Traffic Impact Analysis (“TIA”) for the originally approved 85-lot Arbolada Subdivision found that no roadway capacity improvements were needed. Lee Engineering reviewed this TIA along with a new Trip Generation Report for the updated 137 dwelling units and determined that the increase in traffic was small and does not change the original recommendations. In addition, the Department of Energy (“DOE”) and the National Nuclear Security Administration (“NNSA”) reviewed the application and confirmed they hold no ownership interest in the proposed development area. These reviews demonstrate that the project has been carefully evaluated and will not be detrimental to public health, safety, or welfare.

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

**Applicant Response:** The Development Team has submitted all required elements pursuant to the Final 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.

**Staff Response:** In the staff’s expert opinion, this criterion has been met because Lots 1-23 and Tracts 1-4 meet the minimum dimensional standards of their respective zone district.

	Required		Proposed	
	Area, Min.	Width, Min.	Area, Min.	Width, Min.
Lots 1-23, Tracts 1-3 (SFR-5)	5,000 sq. ft.	50’	5,783 sq. ft.	50 ft.
Tract 4 (SFR-4)	8,000 sq. ft.	60’	414,255 sq. ft.	248.67 ft.

Additionally, the Department of Public Utilities (“DPU”), Public Works, and the Fire Marshal’s Office have reviewed the final plat and found it to meet their corresponding codes, and standards.

**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.**

**Applicant Response:** 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 Final Plat.

**Staff Response:** In the staff’s expert opinion, this criterion has been met because all public utilities are available and accessible from San Ildefonso Road. The Department of Public Utilities (“DPU”) has reviewed and approved the utility plan and confirmed that there are no capacity concerns. Furthermore, San Ildefonso Road is scheduled for a waterline replacement project that will upgrade the existing 8” line to a 12” line. This improvement will replace aging infrastructure, increase capacity, and was specifically planned to support additional housing developments on North Mesa, including the Arbolada Subdivision. These factors demonstrate that the subdivision can be fully served by all required utilities.

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**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.**

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**Applicant Response:** A 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.

**Staff Response:** In the staff’s expert opinion, this criterion has been met because all required utility infrastructure—water, sanitary sewer, electricity, gas, and storm sewer—is available and accessible from San Ildefonso Road. The Department of Public Utilities (“DPU”) has reviewed and approved the utility plan, confirming that the development can be fully served with adequate capacity. Public Works, Engineering, and the Fire Marshal have also reviewed the proposed street, “Arbolada,” and determined that it meets all applicable county standards. These reviews confirm that the subdivision can be served with adequate public infrastructure and that all improvements comply with county requirements.

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

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**Applicant Response:** Easements that have been identified as required in this Final 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 also shown with this Final Plat application.

**Staff Response:** In the staff’s expert opinion, this criterion has been met because staff has confirmed that the plat includes all necessary easements to support proposed utilities, access, and drainage as listed on Key Notes of the Arbolada Subdivision.

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- 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.**
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***Applicant Response:*** 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.

***Staff Response:*** In the staff's expert opinion this criterion has been met because there are no known historic, archaeological, or community resources on this property. A Drainage Report was submitted and verified that the proposed drainage plan meets the county's standards and maintains historic flow. The DOE/NNSA also reviewed the application and verified that they hold no ownership interest in the proposed development area.

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- h. The subdivision does not create 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.**
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***Applicant Response:*** The future developments meet setbacks and density requirements without creating nonconformities or indicating a need for any variances to the proposed subdivision. This submittal creates 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 Final Plat Application and proposal includes the approval of a modest 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. The minor Zone Map Amendment was approved of July 23, 2025. Even with the recent zone change, the density for the single family lots remains the same due to the two large lots shown in the final plat. The east portion of the development retains 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 the Conditional Use Permit Application being heard with this final plat.

***Staff Response:*** In the staff's expert opinion, this criterion has been met because the lot is vacant with no existing buildings or site features that were legally established prior to the Development Code's effective date of January 23, 2023. Development of the lots will be ensured to meet corresponding district dimensional zone standards prior to the issuance of a building permit.

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- 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.**
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**Applicant Response:** The preliminary plat was approved on June 11, 2025.

**Staff Response:** In the staff's expert opinion, this criterion has been met because the preliminary plat was approved by the Planning and Zoning Commission on June 11, 2025, via Case No. SUB-2025-0021.

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- j. **An application for a Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.**
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**Applicant Response:** The Final Plat addresses the conditions and requirements in the Preliminary Plat approval, of which there were none. The intent of this Final 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 implements the prior approval of the Preliminary Plat.

**Staff Response:** In the staff's expert opinion, this criterion has been met because the approved Preliminary Plat did not include any imposed conditions. Instead, the IDRC provided an outline of required documents and information to be submitted before the Final Subdivision Plat could be scheduled for a public hearing. All requested materials have been provided, and no additional conditions are recommended for the Final Plat.

## **Draft Motions**

### **Recommended Motion:**

I move to **approve** Case No. **SUB-2025-0022**, a request by Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, for approval of a Final Subdivision Plat. The proposal is to replat the 2023-approved Arbolada Subdivision, 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 subdivision includes multiple addresses but is primarily identified as 659 San Ildefonso Road, Los Alamos, NM.

Approval is based on the findings established at the hearing and the conclusion that the Applicant has met the decision criteria for Subdivision per Section 16-74(a)(3) of the Los Alamos County Development Code. The Commission acts under the authority of Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign a Final Order approving the application, as well as the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

### **Alternative Motion 1:**

I move to **conditionally approve** Case No. **SUB-2025-0022**, a request by Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, for approval of a Final Subdivision Plat:

1. ...

The proposal is to replat the 2023-approved Arbolada Subdivision, 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 subdivision includes multiple addresses but is primarily identified as 659 San Ildefonso Road, Los Alamos, NM.

Approval is based on the findings established at the hearing and the conclusion that the Applicant has met the decision criteria for Subdivision per Section 16-74(a)(3) of the Los Alamos County Development Code. The Commission acts under the authority of Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign a Final Order approving the application, as well as the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

### **Alternative Motion 2:**

I move to **deny** Case No. **SUB-2025-0022**, a request by Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, for approval of a Final Subdivision Plat that would replat the 2023-approved Arbolada Subdivision, 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."

Denial is based on the findings established at the hearing and the determination that the Applicant has failed to meet the decision criteria for Subdivision per Section 16-74(a)(3) of the Los Alamos County Development Code. The Commission acts under the authority of Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign a Final Order denying the application, as well as the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

## **References**

- 1 – Los Alamos County, Chapter 16, Development Code: <https://lacnm.com/MunicipalCode>
- 2 – Comprehensive Plan: <https://lacnm.com/ComprehensivePlan2016>
- 3 – Los Alamos County Affordable Housing Plan: <https://lacnm.com/AffordableHousingPlan2024>
- 4 - Los Alamos County, 2025 Strategic Leadership Plan: <https://lacnm.com/StrategicPlan>