


MEMORANDUM



Public Works

1000 Central Avenue, Suite 160
Los Alamos, NM 87544
P 505.662.8150 F 505.662.8109

losalamosnm.us

DATE: May 19, 2025
TO: Desirae Lujan – Senior Planner
THROUGH: Eric Martinez, P.E., C.F.M. – Public Works Director 
FROM: Eric Ulibarri, P.E. – County Engineer
CC: Danyelle Valdez – Planning Manager
RE: Arbolada Subdivision Preliminary Plat Application (A Replat of Tract D) – Public Works/Engineering Comments

Los Alamos County Public Works Department, Engineering Division has completed review of the Arbolada Subdivision Preliminary Plat Application, dated April 2025, with comments and conditions of approval included herein.

Preliminary Plat

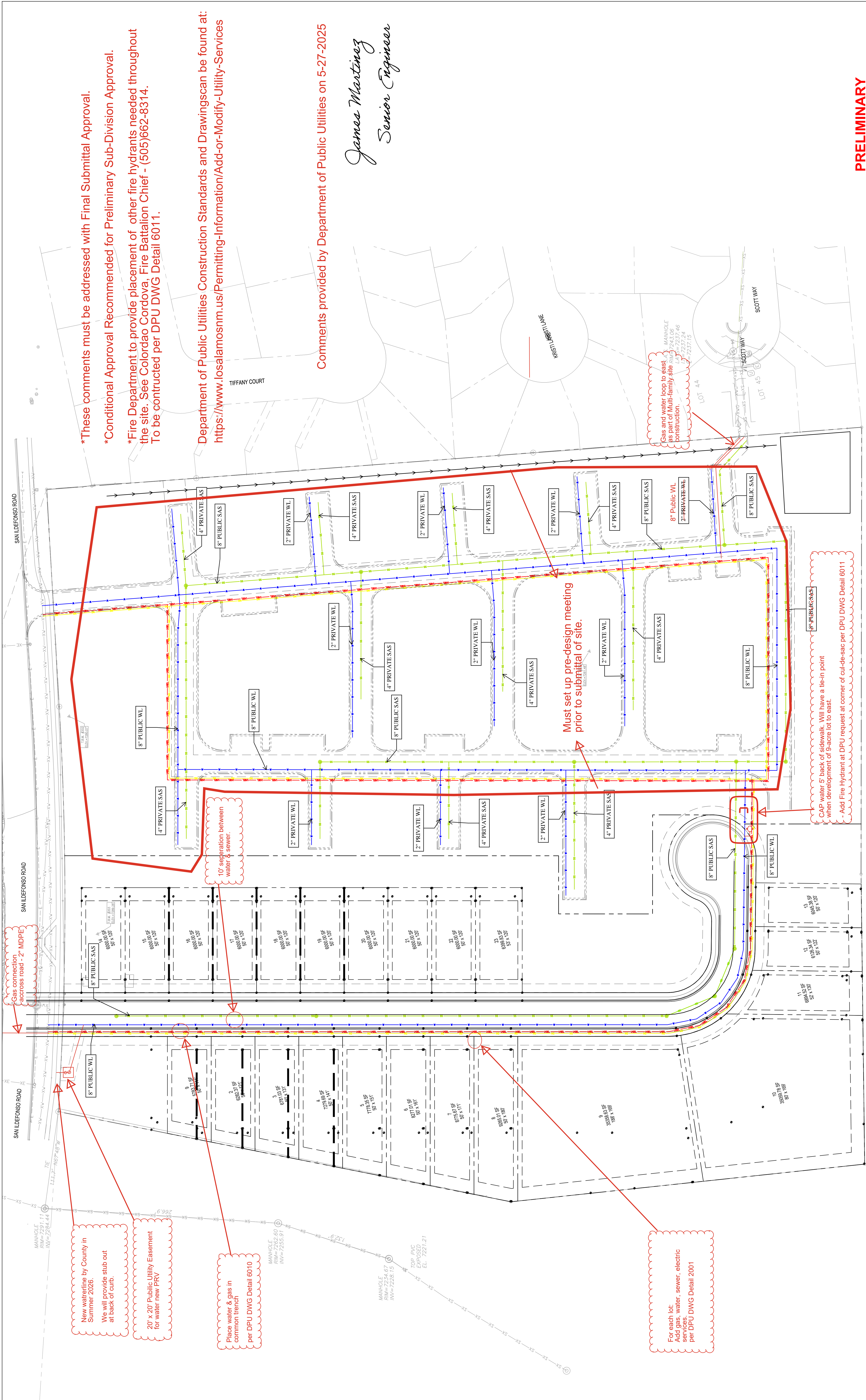
- The applicant has indicated in the Preliminary Plat that Tracts 1, 2 and 3 are being created for permanent open space and drainage easements. No features within these tracts will be accepted for County dedication and maintenance without prior approval.
- Lighting: The intersections on San Ildefonso Road shall be analyzed to determine street lighting needs. Additional street lighting may be required, or existing streetlights may need to be removed and relocated to better serve the intersections and enhance safety.
- Traffic Analysis: A traffic analysis shall be performed with a report submitted prior to submission of the Final Plat and Site Plan. The site plan proposes two access points to the development site from San Ildefonso Road and shall be evaluated to preferably align with the opposing driveways that serve the Mesa del Norte and Mountain Vista Apartments on the north side to mitigate traffic safety conflicts.
- Bus Pullouts: Location of a bus pullout along the south side of San Ildefonso Road shall be provided.
- The radius of the cul-de-sac should meet the requirements of the fire code in coordination with the Fire Marshal.
- Drainage Report: A drainage analysis shall be performed with a report submitted prior to submission of the Final Plat and Site Plan.
- Department of Energy Review and Coordination
 - As this subdivision will result in changes in site runoff into the adjacent canyon, the DOE must be given opportunity to review and provide comments to the site plan.

The Public Works Department recommends approval of the Preliminary Plat and Site Plan recommends the Planning & Zoning Commission motion include the following condition:

The Applicant through their design professionals shall address the comments submitted by the Public Works Department prior to submission of the Final Plat and Site Plan.

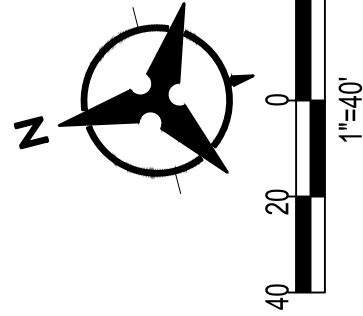
Please feel free to share this correspondence with the Planning & Zoning Commission and attach to the Staff Report for their review and consideration.

ATTACHMENT B



PRELIMINARY
NOT FOR
CONSTRUCTION

OVERALL UTILITIES





Outlook

RE: FOR REVIEW: IDRC 5/15/25

From Marez, Stephen <stephen.marez@lacnm.us>

Date Wed 5/7/2025 12:36 PM

To Lujan, Desirae J. <desiraej.lujan@lacnm.us>

Cc Alarid, James <james.alarid@lacnm.us>; Astley, Dennis <dennis.astley@lacnm.us>

Desirae,

Case No. **SUB-2025-0021**. Consensus Planning and Titan Development.

The project layout is acceptable to the electric utility.

Project Note:

The developer will be required to submit an electric distribution design stamped by a NM professional engineer. The utility design by Bohannon Huston does not include the electric utility.

The developers design engineer will need to coordinate with LACDPU electric department engineering. The LAC electric utility will no longer supply electric distribution designs for private developers.

Stephen Marez, PE, PMP



ATTACHMENT B

Re: FOR REVIEW: IDRC 5/15/25

From Styron, Cory <cory.styron@lacnm.us>
Date Mon 5/12/2025 2:13 PM
To Lujan, Desirae J. <desiraej.lujan@lacnm.us>

Desirae-

Community Services has no comments on proposed items VAR-2025-001 and SUB-2025-0021

Respectfully
Cory

From: Lujan, Desirae J.
Sent: Wednesday, May 7, 2025 11:25 AM
To: Interdepartmental Review Committee
Subject: FOR REVIEW: IDRC 5/15/25

Hello IDRC,

There are a few applications submitted for your recommendation at our scheduled May 15, meeting. Each tentatively scheduled for public hearing on June 11. Attached are those which have been assigned to me with below descriptions:

Case No. **VAR-2025-0011**. Jacob and Lena Zielie, property owners of [3 Acoma, White Rock, NM](#), have requested a variance from [Section 16-18\(b\)-4](#) of the Los Alamos Development Code. The request is to allow the placement of a 720 sq. ft. metal accessory building closer to the front property line than the main structure. The Development Code limits accessory structures to the side and rear yards in all zone districts. The subject property, designated as PA1 017, is located within the Pajarito Acres 1 Subdivision and is zoned Residential Agricultural (RA).

- [Variance Decision Criteria, 16-74\(g\)](#)

Case No. **SUB-2025-0021**. Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, request Sketch and Preliminary Subdivision Plat approval to replat the previously approved 85-lot Arbolada Subdivision (2023) into 24 lots. The property is located in the Single-Family Residential (SFR-4) zone district on [North Mesa along San Ildefonso Rd.](#), 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."**

- [Subdivision Decision Criteria, 16-74\(a\)](#)
- Subsequent Applications to complete the developers overall goals: (1) Final Subdivision Plat, (2) Minor Rezone Amendment of Lots 1-23, (3) Conditional Use Permit for Lot 25, "Tract 4".

Please let me know if you have issues accessing the documents. Have a great day!

Desirae J. Lujan
Senior Planner | Community Development Department
1000 Central Avenue, Suite 150
Los Alamos, NM 87544
Phone: 505.662.8097 | Main: 505.662.8120


where discoveries are made

Cul-de-sac size

From Cordova, Colorado <colorado.cordova@lacnm.us>

Date Thu 5/15/2025 12:29 PM

To Lujan, Desirae J. <desiraej.lujan@lacnm.us>; Henderson, Karen <karen.henderson@lacnm.us>

Cc Romero, Joseph <joseph.romero@lacnm.us>

Hello Desirae and Karen,

Below is the minimum cul-de-sac size required based on length of access road. This is taken from the IFC 2021.

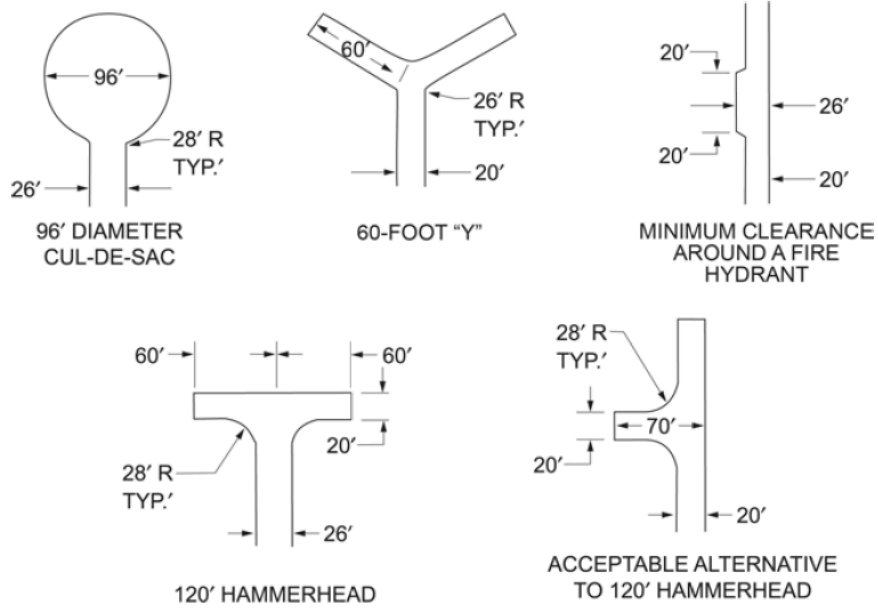
D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the *fire code official*.

D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

Colorado Cordova
Fire Marshal
Los Alamos Fire Department
Office: 505-662-8314
Cell: 505-412-7729