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SUB-2025-0022 & CUP-2025-0001

August 7, 2025 by [Submitted by Kirsten Laskey \(ladp admin\)](#)

NOTICE OF PLANNING AND ZONING COMMISSION MEETING STATE OF NEW MEXICO, COUNTY OF LOS ALAMOS

Notice is hereby given that the Planning and Zoning Commission of the Incorporated County of Los Alamos, State of New Mexico, has directed publication of their regular scheduled meeting to be held on Wednesday, August 27, 2025, 5:30 p.m., at the Los Alamos County Municipal Building: 1000 Central Ave, Los Alamos, NM 87544. Members of the public may, also, join to make public comment by pasting into their browser the following URL: <https://us06web.zoom.us/j/81885706651>

By phone: (US) +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782

Webinar ID: 818 8570 6651

CASES FOR PUBLIC HEARING:

SUB-2025-0022 & CUP-2025-0001 Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, request Final Subdivision Plat approval (Case No. SUB-2025-0022) to replat the previously approved 85-lot Arbolada Subdivision (2023) into 23 Lots and four (4) Tracts. Concurrently, they are seeking approval for a Conditional Use Permit (Case No. CUP-2025-0001) to construct a Cottage Development on ±9.51 acres on the eastern portion (Tract 4), creating 114 dwelling units. The property is located on North Mesa along San Ildefonso Road, legally described as: "A Subdivision of Tract D within Section 10, Township 19 North, Range 6 East, N.M.P.M., Town and County of Los Alamos, New Mexico."

The Agenda Packet is available at least 72-hours prior for public inspection during business hours of 8 a.m. to 5 p.m., within the Community Development Department at 1000 Central Ave, Suite 150, or online at <https://losalamos.legistar.com/Calendar.aspx>.

By: /s/ Danyelle Valdez, Planning Manager

If you are an individual with a disability and need accommodation to attend or participate in the meeting, such as a reader, amplifier, sign language interpreter, or other aid, please contact Human Resources at (505) 662-8040 at least one week in advance or as soon as possible. For accessible formats of public documents, including the Agenda and Minutes, contact the County Administrator's Office at (505) 662-8080.

PUBLISHED IN THE LOS ALAMOS DAILY POST THURSDAY AUGUST 7, 2025

August 7, 2025

Re: PUBLIC NOTICE CASE NO. SUB-2025-0022 & CUP-2025-0001

Dear Property Owner(s) or Current Resident(s),

COUNTY COUNCIL

Theresa Cull
Council Chair

Suzie Havemann
Council Vice Chair

COUNCILORS

Melanee Hand
Ryn Herrmann
Beverly Neal-Clinton
David Reagor
Randall T. Rytli

COUNTY MANAGER

Anne W. Laurent

The Planning and Zoning Commission of the Incorporated County of Los Alamos, State of New Mexico, will consider the below application at a public hearing on Wednesday, August 27, 2025, at 5:30 PM (MST), in the Council Chambers, Municipal Building, located at 1000 Central Ave., Los Alamos, NM.

You are receiving this notice in accordance with Los Alamos County Code of Ordinances, Chapter 16 (Development Code), Section 16-72(c)(5)(c).
The details of the variance application request are outlined below:

SUB-2025-0022 & CUP-2025-0001 Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, request Final Subdivision Plat approval (Case No. SUB-2025-0022) to replat the previously approved 85-lot Arbolada Subdivision (2023) into 23 Lots and four (4) Tracts. Concurrently, they are seeking approval for a Conditional Use Permit (Case No. CUP-2025-0001) to construct a Cottage Development on ±9.51 acres on the eastern portion (Tract 4), creating 114 dwelling units. The property is located on North Mesa along San Ildefonso Road, legally described as: "A Subdivision of Tract D within Section 10, Township 19 North, Range 6 East, N.M.P.M., Town and County of Los Alamos, New Mexico."

The meeting will be held in person and is open to the public. For your convenience, you may also attend or participate via Zoom using the following link or phone numbers: Zoom Link: <https://us06web.zoom.us/j/81885706651>
Phone: +1 719 359 4580 (US) or +1 253 205 0468 (US) or +1 253 215 8782 (US)
Webinar ID: 818 8570 6651

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing of the meeting, please contact the County Human Resources Department at (505)662-8040 at least one (1) week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the personnel in the Office of the County Manager at (505)663-1750, if a summary or other type of accessible format is needed.

For more information, contact the Planning Division at (505) 662-8054 or planning@lacnm.us. To view the application and plans, scan the QR code and search Public Records by project address or case number.

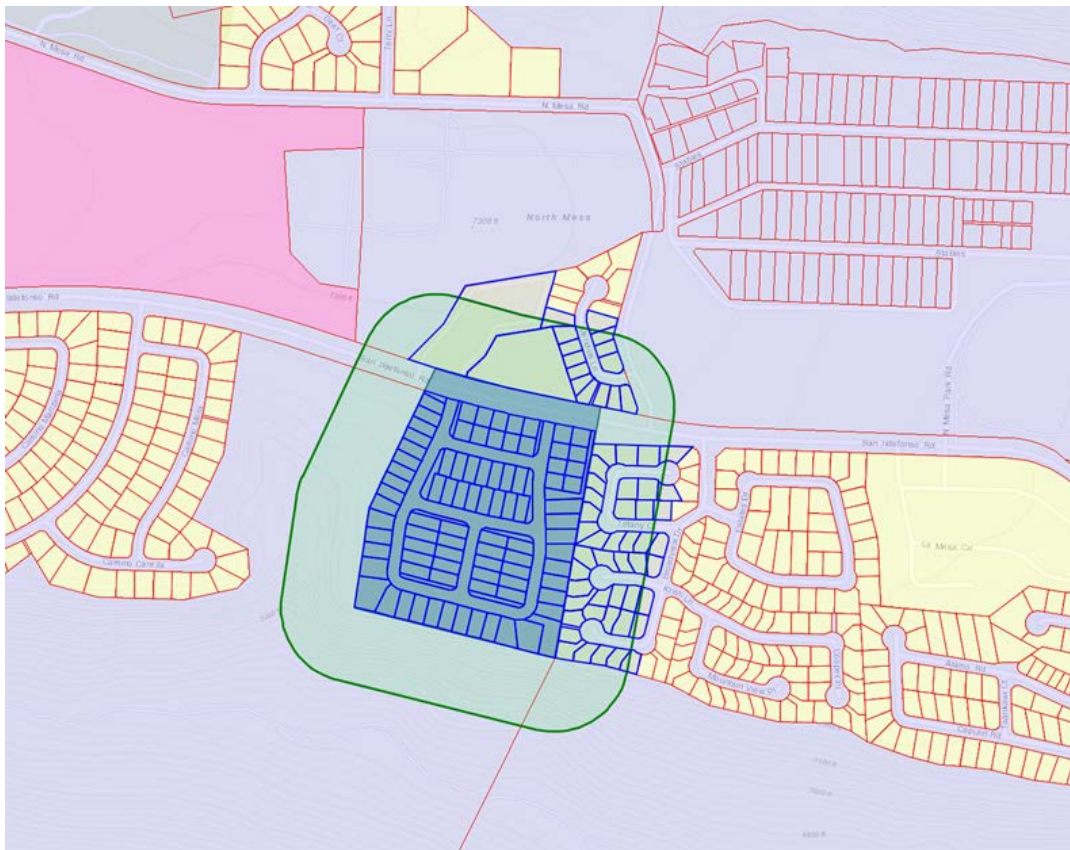


300-ft Notification List

Owner Name	Mailing Address	City	State	Zip
Owner or Current Resident	1720 LOUISIANA NE STE 402	ALBUQUERQUE	NM	87110
Owner or Current Resident	1901 MENDIUS LN	LOS ALAMOS	NM	87544
Owner or Current Resident	1903 MENDIUS LN	LOS ALAMOS	NM	87544
Owner or Current Resident	1905 MENDIUS LN	LOS ALAMOS	NM	87544
Owner or Current Resident	1907 MENDIUS LN	LOS ALAMOS	NM	87544
Owner or Current Resident	1909 MENDIUS LN	LOS ALAMOS	NM	87544
Owner or Current Resident	1913 MENDIUS LN	LOS ALAMOS	NM	87544
Owner or Current Resident	1914 MENDIUS LN	LOS ALAMOS	NM	87544
Owner or Current Resident	1915 MENDIUS LN	LOS ALAMOS	NM	87544
Owner or Current Resident	1916 MENDIUS LN	LOS ALAMOS	NM	87544
Owner or Current Resident	1917 MENDIUS LN	LOS ALAMOS	NM	87544
Owner or Current Resident	1918 MENDIUS LN	LOS ALAMOS	NM	87544
Owner or Current Resident	1919 MENDIUS LN	LOS ALAMOS	NM	87544
Owner or Current Resident	1920 MENDIUS LN	LOS ALAMOS	NM	87544
Owner or Current Resident	2533 DESERT VIEW RD NE	RIO RANCHO	NM	87144
Owner or Current Resident	800 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	801 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	804 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	805 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	806 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	807 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	808 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	809 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	810 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	811 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	813 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	815 SCOTT WAY	LOS ALAMOS	NM	87544
Owner or Current Resident	815 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	817 KRISTI LN	LOS ALAMOS	NM	87544
Owner or Current Resident	817 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	819 SCOTT WAY	LOS ALAMOS	NM	87544
Owner or Current Resident	819 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	820 KRISTI LN	LOS ALAMOS	NM	87544

Owner or Current Resident	821 KRISTI LN	LOS ALAMOS	NM	87544
Owner or Current Resident	821 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	822 SCOTT WAY	LOS ALAMOS	NM	87544
Owner or Current Resident	823 SCOTT WAY	LOS ALAMOS	NM	87544
Owner or Current Resident	823 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	824 KRISTI LN	LOS ALAMOS	NM	87544
Owner or Current Resident	825 KRISTI LN	LOS ALAMOS	NM	87544
Owner or Current Resident	826 SCOTT WAY	LOS ALAMOS	NM	87544
Owner or Current Resident	827 SCOTT WAY	LOS ALAMOS	NM	87544
Owner or Current Resident	827 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	828 KRISTI LN	LOS ALAMOS	NM	87544
Owner or Current Resident	829 KRISTI LN	LOS ALAMOS	NM	87544
Owner or Current Resident	830 SCOTT WAY	LOS ALAMOS	NM	87544
Owner or Current Resident	831 SCOTT WAY	LOS ALAMOS	NM	87544
Owner or Current Resident	831 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	832 KRISTI LN	LOS ALAMOS	NM	87544
Owner or Current Resident	833 KRISTI LN	LOS ALAMOS	NM	87544
Owner or Current Resident	834 SCOTT WAY	LOS ALAMOS	NM	87544
Owner or Current Resident	834 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	835 SCOTT WAY	LOS ALAMOS	NM	87544
Owner or Current Resident	835 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	836 KRISTI LN	LOS ALAMOS	NM	87544
Owner or Current Resident	837 KRISTI LN	LOS ALAMOS	NM	87544
Owner or Current Resident	838 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	839 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	840 KRISTI LN	LOS ALAMOS	NM	87544
Owner or Current Resident	842 TIFFANY CT	LOS ALAMOS	NM	87544
Owner or Current Resident	901 PENNSYLVANIA ST NE	ALBUQUERQUE	NM	87110
Owner or Current Resident	PO BOX 535	LOS ALAMOS	NM	87544

300-ft Notification Radius



Notice Posted near Project Location

