



## Los Alamos County

Community Development Department

### PLANNING & ZONING COMMISSION STAFF REPORT

**Public Hearing Date:** August 10, 2022  
**Subject:** Case No. SUP-2022-0023  
**Owners/Applicants:** Owner, H&M Properties, LLC; Barbara Christensen, Applicant/Agent  
**Case Manager:** Anita C Barela, Associate Planner

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**CASE NO. SUP-2022-0023:** Barbara Christensen, DBA Immaculate Auto Total Car Care, is seeking a Special Use Permit approval for mechanical repair, auto detailing, window tinting, and auto dealership at the site addressed as 99 and 101 DP Road. The proposed use is for the buildings addressed as 99 DP Road and 101 DP Road within Tract WC in the Eastern Area 2 Subdivision and zoned as Heavy Commercial District (C-3). Location and vicinity maps are attached below in **Exhibit A** and **B** respectively.

Location Map



8/3/2022, 8:46:31 AM

0 335 1,340 ft  
0 100 200 400 m  
1:9,028  
670  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User community, Web AppBuilder for ArcGIS  
Maxar | Esri, HERE, Garmin, GeoTechnologies, Inc. |

**Location Map - Exhibit A**



VICINITY MAP

**Legend**

PROJECT SITE

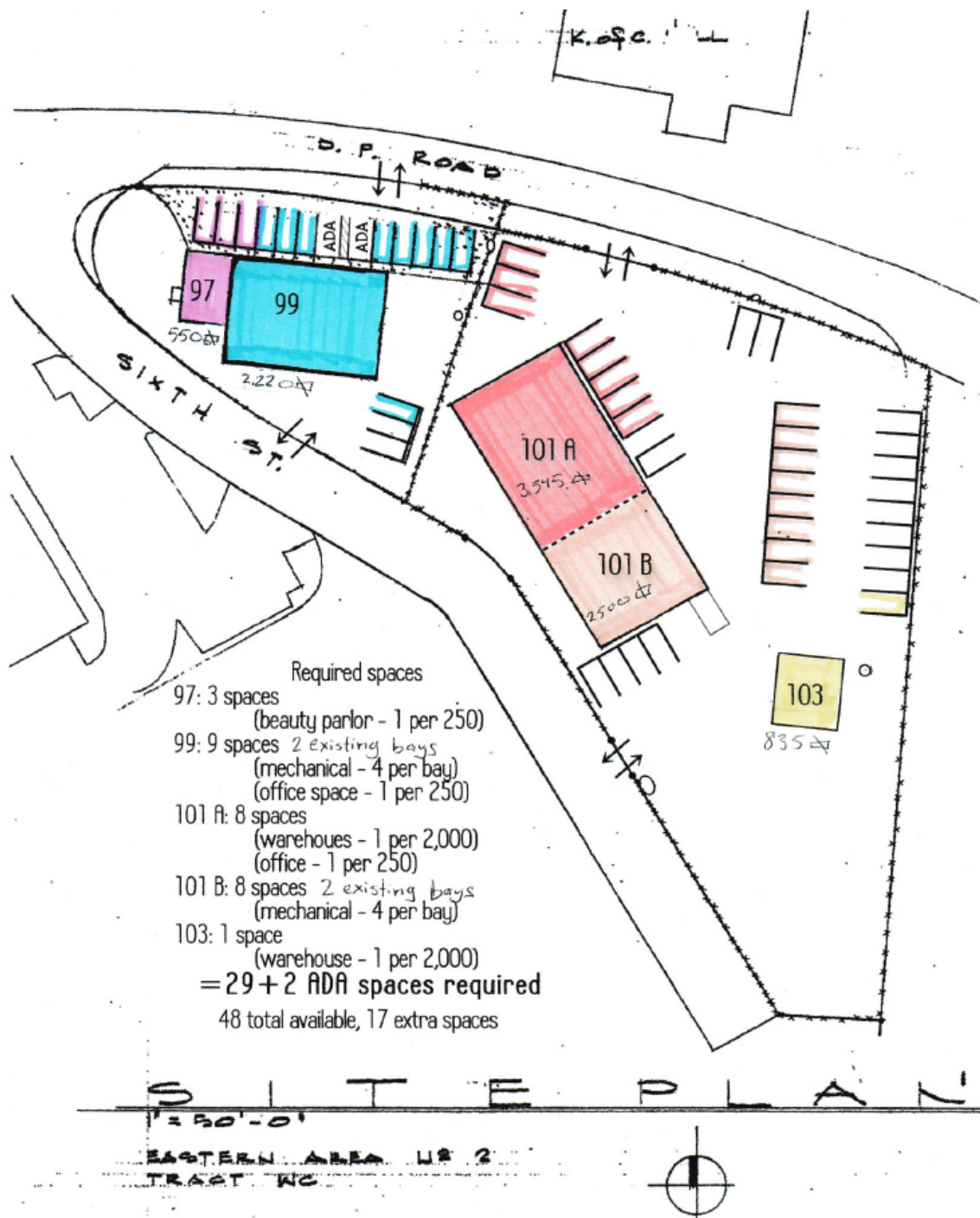


**Vicinity Map - Exhibit B**

## SUMMARY

The property, Tract WC, is situated between DP Road and 6<sup>th</sup> Street and is accessed from Trinity Drive. The subject property is currently developed with four separately addressed structures. The buildings for consideration of this review are 99 DP Road, approximately 2,200 ft<sup>2</sup> and 101 DP Road, approximately 6,045 ft<sup>2</sup>. The 0.22-acre (approximately 9,583 S.F.) tract is owned by H&M Properties, LLC. The applicant has provided a site plan to provide insight into the current uses on the property.

A site plan indicating various uses on the subject property is attached below in **Exhibit C**.



**Site Plan - Exhibit C**

## BACKGROUND

A Special Use Permit was approved in 1995 for an automotive repair business known as *Automotive Professionals*, for a portion of 99 DP Road. This building has been in continuous use as an automotive repair business since at least 1995. Automotive repair requires a Special Use Permit in a C-3 zone.

The Special Use granted in 1995 was for a portion of 99 DP Road. A Special Use Permit is required to expand proposed services and an auto dealership to 101 DP Road.



Building permits show that the building was constructed in 1971, and in 1974 the driveway and curb cut encroached into public right-of-way, which makes this site non-conforming. Section 16-367 (b)(3) states: *“Turning and maneuvering space shall be located entirely on private property unless specifically approved by the county engineer as being required to make the lot buildable.”*

**SPECIAL USE PERMIT DESCRIPTION:** Per Section 16-9. Definitions and rules., Special Use Permit is defined as follows:

*“Special use permit means a permit for a use classified as a special use, as detailed elsewhere in this chapter.”*

Automobile, boat, rec. vehicles, motorcycle; sales, rental and services are allowed with a Special Use Permit in three zones in Los Alamos County; C-1, C-2, C-3 and permitted by right in the DT-NCO Zone.

**COMPLIANCE TO CODE SECTION 16-156:** The application complies with all provisions for the proposed use as outlined within Sec. 16-156 Special use permit review criteria.

### **INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC) REVIEW**

On Thursday, July 14, 2022, the IDRC met to review this application and did not communicate any conditions or concerns. They did, however, provide information to be relayed to the applicant. Building requested that the applicant includes one space in front of 99 and 101 DP Road that is *Van Accessible* to comply with the International Code Council Building Code and accessibility requirements.

The Fire Marshal's Office commented that he would like them to provide a KnoxBox on the exterior of the building; that the gates off of 6th St. need to remain open during working hours for fire dept. access, and after hours they should provide a means of access for fire dept, i.e., KnoxBox pad lock, key-pad; and the gates need to be wide enough for fire truck access (20ft min)

### **PUBLIC NOTICE**

Notice of this virtual public hearing has been given per the requirements of the Los Alamos County Code of Ordinances, Chapter 16, Development Code, §16-192 (b), which includes:

1. Notice of the requests and meeting information published within the Los Alamos Daily Post on July 21, 2022, the County's official newspaper of record.
2. U.S. mail sent on July 19, 2022, to owners of real property within 100 yards (300') of the subject property, with Live Stream access and contact information to obtain a participation link.
3. Notice of the requests and meeting information was posted at the Los Alamos County Municipal Building on July 22, 2022.

Also, notice of these requests was posted at the project site(s), 99 and 101 DP Rd, along DP Road right-of-way, on July 22, 2022. As of August 05, staff has received one inquiry.

Attachment 3: Public Notification

**SPECIAL USE PERMIT REVIEW CRITERIA:**

***Section 16-156 of the Los Alamos County Development Code states that during the course of the review of any request for a Special Use Permit, the Planning and Zoning Commission shall make findings to reflect the following criteria in making its recommendation of approval, conditional approval or denial to County Council:***

**1) The request substantially conforms to the comprehensive plan, and the establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort or general welfare of persons residing or working in the vicinity of such proposed use, or be detrimental or injurious to property or to the value of property in the vicinity, or to the general welfare of the county.**

Applicant Response:

The comprehensive plan calls for diverse businesses in that area. Mechanical Repair has been at this location for over 26 years and provides a service which is much needed in our community. If 99 DP Road is no longer a mechanic shop, that will increase the wait times for all community members who own cars and prefer to shop local rather than taking their cars to Santa Fe or Espanola.

The detailing services we provide are especially needed. There are currently no detailers in the county who have a dedicated space to work in. In addition, the lab is sending their cars to Santa Fe to be detailed; we will be able to offer them a closer location, saving them time and fuel and keeping their spending dollars in the county.

There are other C-3 zoned properties in the vicinity along DP Road. There is another mechanic, a lumber yard, and a dog grooming business along the road.

All waste disposal from our shop is in compliance with the safety regulations in the state and the county. Automotive Professionals moved in December, less than a year ago. There was no gap in the time between their lease ending and our lease beginning.

Staff Response:

Staff agrees that this criterion has been met since the Comprehensive Plan goals are applicable to this proposal such as Goal No. 3.2: Development and Redevelopment of the Downtown area by improving the quantity and quality of service and retail businesses. Other goals that are applicable are the Downtown Goals of the Economic Vitality Policies: Support the development of a range of retail and service uses that complement one another, Support small businesses in the downtown, and provide flexibility for uses to change over time as market conditions change.

The proposed business is near the Downtown boundaries and is located along DP road amongst other Commercial and Industrial uses. If approved, it would add value to the community at large. The proposed auto dealership is a new type of business for this community at this time and would add a new type of business to the community which is one of the Comp Plan Goals of Economic Vitality Policies: Support the development of a range of retail and service uses that complement one another.

The only place that cars are sold in Los Alamos is at the County Lemon Lot which can only be used by private individuals. The Lemon Lot is regulated by County Code Chapter 8, Article VI, Sec. 38-364: selling an automobile on the Lemon Lot.

*The person selling the vehicle must be the owner, and live or work in Los Alamos County. No dealers of motor vehicles, nor their representatives, are allowed to use the Lemon Lot.*

The market has changed over time which has increased a need for automotive services in general in Los Alamos County. The automotive repair use in the building would not be detrimental since similar types of uses have occupied the building since 1994

The proposed uses would not be detrimental to the health, safety or general welfare of those residing or working in the vicinity, to property values, or to the general welfare of the County and the property on DP Road and the subject property would be an appropriate location for the use.

***2) There are sufficient parking facilities that are adequately designed, shielded, landscaped and lighted to serve the use applied for based on the requirements of this chapter as found in article IX of this chapter.***

*Applicant Response:*

Our business has available parking that meets regulations. Our 2 spaces in front of 99 DP Road exceed the requirement to have one ADA approved parking spot per 25 spots on the property. Parking spots are paved with surfaces of concrete, asphalt, and gravel. The property is well-lit, including all entrances.

*Staff Response:*

Staff agrees that this criterion has been met since the current Development Code requires four parking spaces per service bay; the bay itself may not be counted as a required space. Also required is one handicapped parking space when the total spaces number from 1 -25. The applicant has a total of four bays which will require 16 parking spaces with one being an ADA space; 16 spaces can be provided. The other businesses on this parcel, a Beauty Parlor and a warehouse, also will have adequate parking as demonstrated on the applicant's submitted Site Plan.

The delineated parking area currently includes parking for about 29 spaces off DP Road plus two ADA spaces. The Building Division commented that some ADA accessible parking must be van accessible. The International Code Council (ICC) states that for every six, or a fraction of six accessible spaces, at least one shall be a van accessible space. The Building Division also suggested that since there is a fence separating 99 and 101 DP Road, that each of those buildings at least one ADA van accessible parking space; one in front of 99 DP Road and one in

front of 101 DP Road. Staff agrees this criterion can be met with the suggested changes to the parking facilities.

**3) The provisions for on-site and off-site ingress/egress and traffic circulation are in conformance with the county's construction standards, that the public streets serving the use applied for are adequate to meet the traffic needs of the proposed use and that the proposed use will not adversely affect neighboring properties by virtue of the type of traffic generated by the use.**

*Applicant Response:*

We are not changing the traffic flow in any way and so the ingress and egress of traffic remain in conformance with the county's standards. DP Road was recently redone by the county, so it is in compliance with the latest county code. There is no new construction on the property, call existing conditions. The location of the dumpster has been coordinated with environmental services.

*Staff Response:*

The existing ingress/egress and traffic circulation for the site will not change. There should be no adverse effects upon neighboring properties by the traffic generated by the proposed use. Staff agrees this criterion has been met.

**4) The setbacks of buildings and parking facilities from the property lines, right-of-way, and adjacent land uses are in conformance with this chapter and provide protection to and a transition from residential development, existing and contemplated in the vicinity; and that the height and bulk of the proposed buildings and structures are compatible with the general character of development in the vicinity of the use applied for.**

*Applicant Response:*

The parking does not interfere with right-of-way and the structures are contained totally within the property to allow full access to all public roads and adjacent properties. The business is entirely contained within 1-story buildings that are appropriate in size and build compared to the immediate surroundings.

*Staff Response:*

Staff agrees that this criterion has been met because the C-3 zones and Commercial zones do not require building setbacks. The building has been in existence for many years and will not be altered.

**5) The site plan including, but not limited to, landscaping, screen planting, and fencing of the proposed development demonstrates that the site development will be compatible with adjoining areas and will conform to the site development standards of the district regulations.**

*Applicant Response:*

The property has a chain link fencing along the property lines that border public-use property and are in conformance with Los Alamos County code.

Staff Response:

The existing building has natural landscaping and has existed in this manner for more than twenty years. The site has adequate landscaping. Few sites along DP Road are landscaped. This criterion has been met.

**DRAFT MOTIONS – SUP-2022-0023**

**Motion Option 1:** I move to **approve** Case No. SUP-2022-0023 that will allow Immaculate Automotive and Detailing to do mechanical repair, auto detailing, window tinting, and auto dealership at the site addressed as 99 and 101 DP Road. The proposed use is for the buildings addressed as 99 DP Road and 101 DP Road within Tract WC in the Eastern Area 2 Subdivision

The decision is based on the Findings of Facts established at the hearing and conclusion that the applications are in conformity with the review criteria within §16-156 of the Los Alamos County Development Code and that the Commission is acting under the authority granted by §16-452(d)(1)(a) of the Development Code.

I further move to authorize the Chair to sign a Final Order recommending approval of the applications to County Council, and Findings of Fact and Conclusions of Law for this case, based on this decision and to be subsequently prepared by County staff.

**Motion Option 2:** I move to **deny** Case No Case No. SUP-2022-0023 for the following reasons: The Planning and Zoning Commission, acting under the authority granted by §16-452 (d)(1)(b) basis denial on the finding that the proposal does not conform to the review criteria for a Special Use Permit within Los Alamos County Code of Ordinances, Development Code, §16-156.

I further move to authorize the Chair to sign a Final Order recommending denial of the applications to the County Council, based on this decision and to be subsequently prepared by County staff.

**DRAFT FINDINGS OF FACT<sup>1</sup>**

1. The Application is for Planning and Zoning Commission (“Commission”) consideration to approve, conditionally approve, or deny a Special Use Permit.
2. A Special Use Permit is required in a C-3 district for the use *Automobile and motorcycle, repairing, body work and painting* and for the use of *Automobile, boat, rec. vehicles, motorcycles; sales, rental, and services*.
  - a. The lots are legally addressed as 99 DP Road and 101 DP Road.
  - b. H&M Properties, LLC (“Applicant”) is the legal owner of the Properties.
  - c. The tract is a total of ~.22 acres.
3. Notice of the request was appropriately noticed in accordance with County Code:

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<sup>1</sup> The Findings and Conclusion of Law provided are draft and may be amended after public hearing to represent the facts presented, the Commission’s decision, and the basis for their action.



- a. Pursuant to Section 16-192(b)(1), the public hearing, setting forth the nature of the request, specific parcel of the properties affected, and the date, time, and place of the public hearing was announced and published in the *Los Alamos Daily Post*, a newspaper of general circulation in the County, on July 21, 2022.
  - b. Pursuant to Section 16-192 (b)(2) the public hearing on the matter was noticed by U.S. mail on July 23, 2022, to property owners of real property within 100 yards of the exterior lot lines of the property, at least ten days prior to the hearing.
  - c. Pursuant to Section 16-192 (b)(3) a notice of the hearing was posted at least 15-days prior to the hearing at the county municipal building.
4. A quorum of the Commission was present and appropriately noticed on August 10, 2022, in accordance with the State's Open Meeting Act.
5. The meeting was held virtually and adhered to the County's annual public meeting resolution as required by the State's Open Meeting Act as adopted in County Resolution 22-01.
6. A public hearing was opened to receipt and cross-examination of testimony.
7. The Commission finds the request to conform with the Comprehensive Plan in the following areas:
  - a. Development and Redevelopment Goals are met by improving the quality and quantity of retail businesses.
  - b. Growth Goals will be achieved by the facilitation of development that will increase growth in Los Alamos County by allowing retail and services to grow and expand as necessary.
8. The Commission finds consideration has been given to sufficient parking facilities that are adequately designed, shielded, landscaped, and lighted to serve the use applied for to adequately serve the property.
9. The Commission determined that the setbacks of buildings and parking facilities from the property lines, right-of-way, and adjacent land uses are in conformance with this chapter and provide protection to and a transition from residential development, existing and contemplated in the vicinity; and that the height and bulk of the proposed buildings and structures are compatible with the general character of development in the vicinity of the applied for use.
10. The Commission finds that the site plan including, but not limited to, landscaping, screen planting, and fencing of the proposed development demonstrates that the site development will be compatible with adjoining areas and will conform to the site development standards of the district regulations.

**DRAFT CONCLUSIONS OF LAW**

1. The Commission, acting under the authority granted it by Chapter 8, Article IX, Section 8-203(2)(b) of the County Code, has the responsibility and duty to hold a public hearing.
2. The review criteria to be used by the Commission in evaluation the Applicant's Special Use Permit application is Section 16-156 of the County Code.
3. Public Notice of the hearing on the applications is governed by Section 16-192(b) of the County Code.
4. Pursuant to Section 16-452(d) of the County code, the Commission finds, after hearing and deliberation, permit SUP-2022-0023, is in conformity with the review criteria of Section 16-156 and Planning and Zoning recommends approval.

**ATTACHMENTS**

1. Application and submittals
2. Public Notification



## SPECIAL USE PERMIT APPLICATION

Los Alamos County Community Development Department  
1000 Central Ave, Suite 150, Los Alamos NM 87544  
(505) 662-8120

Special Use (describe): Mechanical repair, auto detailing, window tinting, and auto dealership.

Address to which this application applies: 97, 99, 101, and 103 DP Road, Los Alamos, NM 87544

Zoning District: C-3

Related Applications (if any): N/A

**APPLICANT** (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: Barbara Christensen Phone: (505)487-7050 Cell #: (505-288-7130  
Please Print

Address: 406 Ridgcrest Ave, White Rock, NM 87544 Email: immaculate.auto.nm@gmail.com

\_\_\_\_\_  
**SIGNATURE** **7-7-2022**  
**DATE**

**PROPERTY OWNER** (If different from Applicant) Check here if same as above

Name: H & M Properties, LLC Phone: Irene Holland (252) 241-2475 Carol McSmith (940) 867-5706  
Please Print

Email: Irene Holland idholland@twc.com Carol McSmith carol\_mcmith@yahoo.com

*My signature below indicates that I authorize the Applicant to make this application on my behalf.*

see attached affidavit  
\_\_\_\_\_  
**SIGNATURE** **DATE**

## **SPECIAL USE PERMIT CRITERIA:**

**The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-156 establishes five (5) criteria for the Planning and Zoning Commission to use when reviewing an application for Special Use Permit approval. Please review each of the criteria listed and provide brief responses as to how your application meets the criteria. Use the space provided or attach separate sheets if needed. You will also be asked to discuss the criteria at your public hearing.**

***(1) The request substantially conforms to the comprehensive plan, and the establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort or general welfare of persons residing or working in the vicinity of such proposed use or be detrimental or injurious to property or to the value of property in the vicinity, or to the general welfare of the county.***

The comprehensive plan calls for diverse businesses in that area. Mechanical Repair has been at this location for over 26 years and provides a service which is much needed in our community. If 99 DP Road is no longer a mechanic shop, that will increase the wait times for all community members who own cars and prefer to shop local rather than taking their cars to Santa Fe or Espanola.

The detailing services we provide are especially needed. There are currently no detailers in the county who have a dedicated space to work in. In addition, the lab is sending their cars to Santa Fe to be detailed; we will be able to offer them a closer location, saving them time and fuel and keeping their spending dollars in the county.

There are other C-3 zoned properties in the vicinity along DP Road. There is another mechanic, a lumber yard, and a dog grooming business along the road.

All waste disposal from our shop is in compliance with the safety regulations in the state and the county.

Automotive Professionals moved in December, less than a year ago. There was no gap in the time between their least ending and our lease beginning.

***(2) There are sufficient parking facilities that are adequately designed, shielded, landscaped and lighted to serve the use applied for based on the requirements of this chapter as found in article IX of this chapter.***

Our business has available parking that meets regulations. Our 2 spaces in front of 99 DP Road exceed the requirement to have one ADA approved parking spot per 25 spots on the property. Parking spots are paved with surfaces of concrete, asphalt, and gravel. The property is well-lit, including all entrances.

***(3) The provisions for on-site and off-site ingress/egress and traffic circulation are in conformance with the county's construction standards, that the public streets serving the use applied for are adequate to meet the traffic needs of the proposed use and that the proposed use will not adversely affect neighboring properties by virtue of the type of traffic generated by the use.***

We are not changing the traffic flow in any way and so the ingress and egress of traffic remain in conformance with the county's standards. DP Road was recently redone by the county, so it is in compliance with the latest county code. There is no new construction on the property, call existing conditions.

The location of the dumpster has been coordinated with environmental services.

***(4) The setbacks of buildings and parking facilities from the property lines, right-of-way, and adjacent land uses are in conformance with this chapter and provide protection to and a transition from residential development, existing and contemplated in the vicinity; and that the height and bulk of the proposed buildings and structures are compatible with the general character of development in the vicinity of the use applied for.***

The parking does not interfere with right-of-way and the structures are contained totally within the property to allow full access to all public roads and adjacent properties. The business is entirely contained within 1-story buildings that are appropriate in size and build compared to the immediate surroundings.

***(5) The site plan including, but not limited to, landscaping, screen planting, and fencing of the proposed development demonstrates that the site development will be compatible with adjoining areas and will conform to the site development standards of the district regulations.***

The property has a chain link fencing along the property lines that border public-use property and are in conformance with Los Alamos county code.

**REQUIRED SUBMITTALS:**

**Check each of the boxes to indicate that you have attached two (2) paper copies of each of the following, and one complete copy of all materials on disk:**

- ☐ **Proof of property ownership.**
- ☐ **A Vicinity map, 8½ X 11-inch or 8½ X 14-inch format, showing the boundaries of the property and all adjacent lots within 300 feet. (County staff can provide the vicinity map if requested.)**
- ☐ **A scalable site plan including, at a minimum, the following information:**
  - ☐ Show and dimension all access and parking related to the site, including existing and any proposed curb cuts.
  - ☐ Locate and label all existing utility lines on the site. (Existing gas and electric service lines must be located by the Los Alamos County Utilities Department prior to submittal of this application.) Show and label the footprint of all existing buildings and structures on the site.
  - ☐ Show the footprint of all buildings and public rights-of-way within 20 feet of all boundaries of the site. Show, dimension and label all existing and proposed easements.
  - ☐ Show existing and proposed landscaping, fencing, lighting, signage and any other proposed improvements.
- ☐ **\$300 fee**

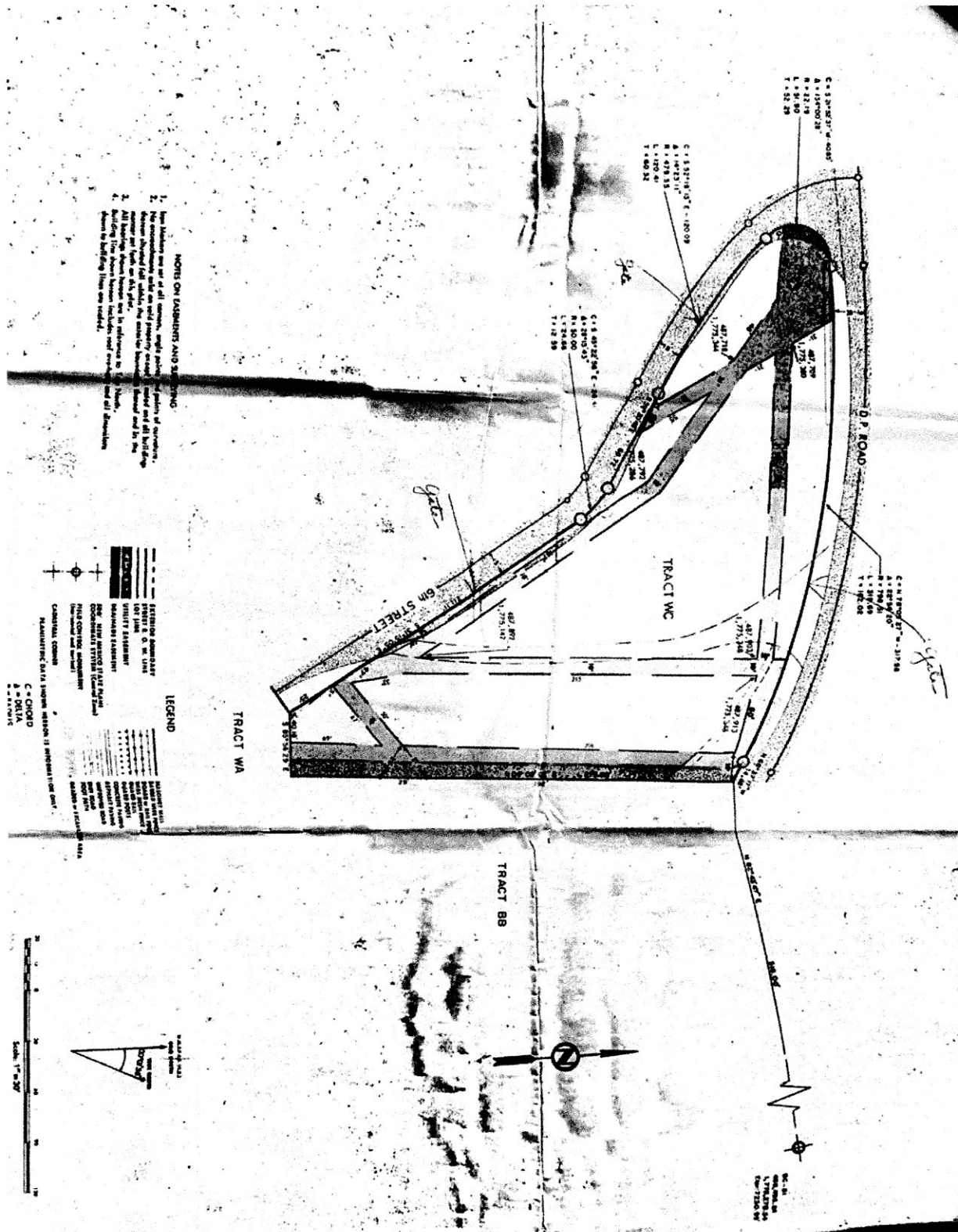
**THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT**

**DEPARTMENT For County Use:**

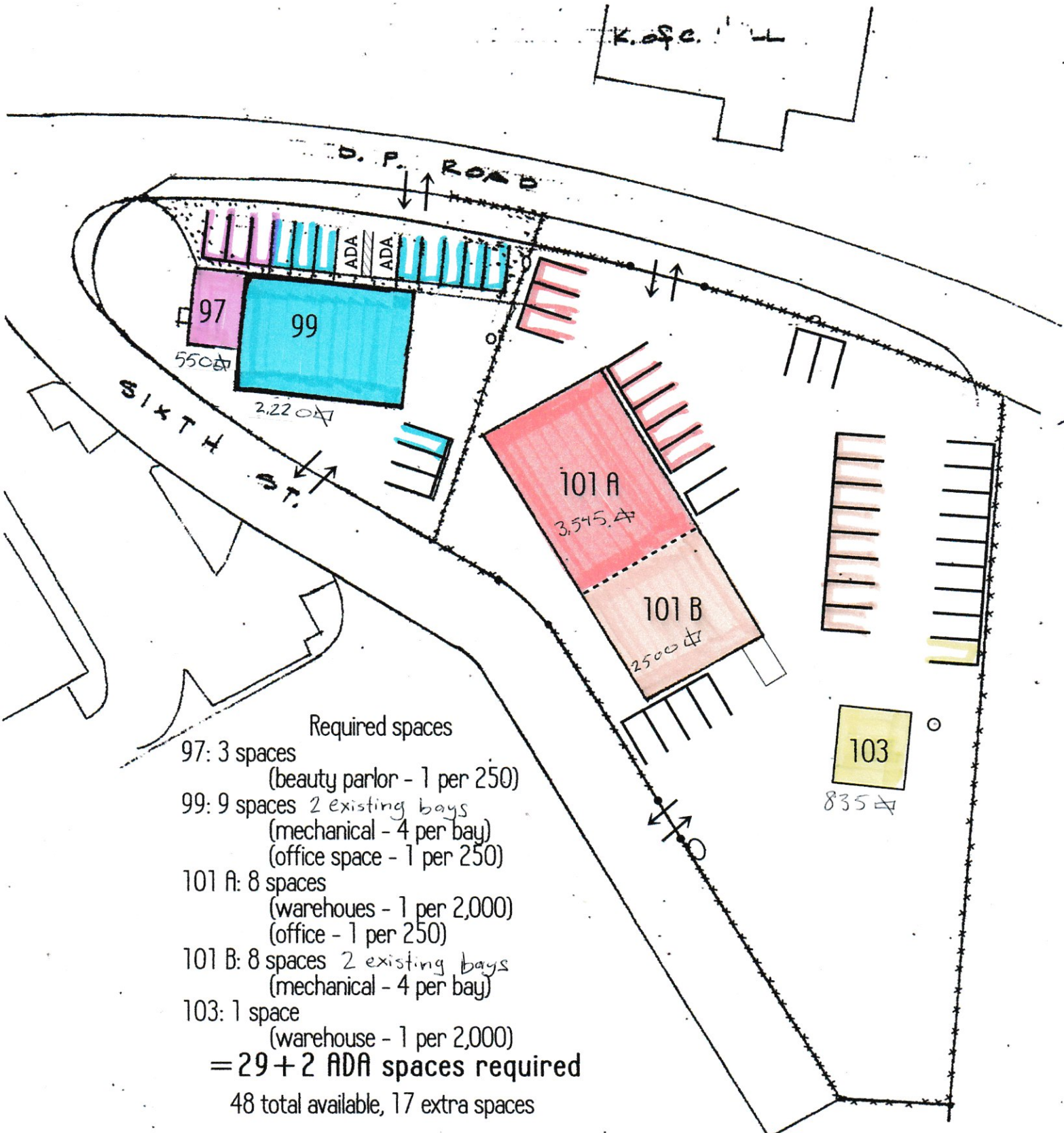
**Date of Submittal:** \_\_\_\_\_ **Staff Initial:** \_\_\_\_\_ **CDD**

**Application Number:** \_\_\_\_\_ **Fees Paid:** \_\_\_\_\_

# SURVEY







Required spaces

97: 3 spaces  
(beauty parlor - 1 per 250)

99: 9 spaces 2 existing bays  
(mechanical - 4 per bay)  
(office space - 1 per 250)

101 A: 8 spaces  
(warehouses - 1 per 2,000)  
(office - 1 per 250)

101 B: 8 spaces 2 existing bays  
(mechanical - 4 per bay)

103: 1 space  
(warehouse - 1 per 2,000)

**= 29 + 2 ADA spaces required**

48 total available, 17 extra spaces

S I T E P L A N

1" = 50'-0"

EASTERN AREA US 2  
TRACT WC



## LEGAL NOTICE

### Community Development Department

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 scheduled meeting to be held on Wednesday, August 10, beginning at 5:30 PM, at the Los Alamos County Municipal Building: 1000 Central Avenue, Los Alamos, New Mexico 87544. Members of the public can, also, join this meeting session to make public comment via Zoom by pasting into their browser the following:

<https://us06web.zoom.us/j/85431379472>

Or One tap mobile:

US: +12532158782,,85431379472# or +13462487799,,85431379472#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833  
or +1 301 715 8592 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099

Webinar ID: 854 3137 9472

A copy of the complete Agenda is available at least 72-hours prior for public inspection during regular business hours of 8am-5pm, within the Community Development Department at 1000 Central Ave, Suite 150, or online at <https://losalamos.legistar.com/Calendar.aspx>.

### **CASE NO. SUP-2022-0023.**

Barbara Christensen, DBA Immaculate Auto Total Car Care, is seeking a Special Use Permit approval for mechanical repair, auto detailing, window tinting, and auto dealership at the site addressed as 99 and 101 DP Road. The proposed use is only for the buildings addressed as 99 DP Road and 101 DP Road within Tract WC in the Eastern Area 2 Subdivision and zoned as Heavy Commercial District (C-3).

Owner's agent/ Applicant: Barbara Christensen, DBA Immaculate Auto Total Care  
Case Manager: Anita Barela, Associate Planner

SUBMITTED BY:

/S/ Paul Andrus

Community Development Director

*"If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Human Resources Department at (505)662-8040 at least one-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 County Administrator's Office at (505) 662-8080 if a summary or other type of accessible format is needed."*

PUBLISHED IN THE LA DAILY POST ON: Thursday, July 21, 2022.

July 25, 2022

**Re: CASE NO. SUP-2022-0023.**

Barbara Christensen, DBA Immaculate Auto Total Car Care, is seeking a Special Use Permit approval for mechanical repair, auto detailing, window tinting, and auto dealership at the site addressed as 99 and 101 DP Road. The proposed use is for the buildings addressed as 99 DP Road and 101 DP Road within Tract WC in the Eastern Area 2 Subdivision and zoned as Heavy Commercial District (C-3).

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Dear Property Owner:

This notice was sent to you as a property owner within 100 yards of the subject site, pursuant to the Los Alamos County Code of Ordinances, Chapter 16, Article V, Sec. 16-192(b)(2).

The Los Alamos County Planning and Zoning Commission will be considering the above-mentioned applications at a public hearing on Wednesday, August 10, 2022, beginning at 5:30 PM (MST), 1000 Central Avenue, Los Alamos, New Mexico 87544. Members of the public can also join this meeting session to make public comment via Zoom by pasting into their browser the following:

<https://us06web.zoom.us/j/85431379472>

Or One tap mobile:

US: +12532158782,,85431379472# or +13462487799,,85431379472#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099

Webinar ID: 854 3137 9472

If you do not wish to speak, but are interested in watching the meeting, the agenda and live stream can be accessed at: <http://losalamos.legistar.com/Calendar.aspx>.

Please be advised that Planning and Zoning Commission hearings follow formal public hearing procedures and rules of conduct which parties must follow, including sworn testimony and cross-examination.

Case Manager: Anita Barela, Associate Planner  
Email: [planning@lacnm.us](mailto:planning@lacnm.us)  
Telephone: (505) 662-8120

**Properties Within 100 Yards**





COLUMBIAN CLUB  
PO BOX 605  
LOS ALAMOS, NM, 87544

H & M PROPERTIES LLC  
214 THREE OAKS CT  
SWANSBORO, NC, 28584

COLUMBIAN CLUB  
PO BOX 605  
LOS ALAMOS, NM, 87544

LOCUST, CONDOMINIUMS  
55 VERDE RIDGE  
LOS ALAMOS, NM, 87544

ZOLLINGER TANYA  
55 VERDE RIDGE UNIT A  
LOS ALAMOS, NM, 87544

SMITHS FOOD & DRUG CENTERS INC  
1014 VINE ST  
CINCINNATI, OH, 45202

CANYON WALK HOUSING LLC  
BETHEL DEVELOPMENT INC  
201 BRADENTON AVE SUITE 120  
DUBLIN, OH, 43017

LOS ALAMOS SCHOOL BOARD  
2075 TRINITY DR  
LOS ALAMOS, NM, 87544

TOPVALCO, INC.  
1014 VINE ST  
PROPERTY TAX 7TH FLOOR  
CINCINNATI, OH, 45202

MABRY MIKE & EILEEN LLC  
875 PASEO DEL SUR  
SANTA FE, NM, 87501

NEW MEXICO INNOVATION TRIANGLE LLC  
4001 INDIAN SCHOOL RD NE  
ALBUQUERQUE, NM, 87110

### Neighboring addresses



300-foot radius



**From:** [Barela, Anita](#)  
**To:** [Sayeda, Sobia](#)  
**Subject:** Public notice  
**Date:** Friday, August 5, 2022 1:30:00 PM  
**Attachments:** [image001.png](#)

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Regarding Case number SUP-2022-0023:

The 100' letters to all the property owners, as generated per GIS map, were given to the County's mail room on July 22, 2022 .

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