



# County of Los Alamos

Los Alamos, NM 87544  
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## Council Meeting Staff Report

February 26, 2020

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**Agenda No.:** A.

**Indexes (Council Goals):**

**Presenters:**

**Legislative File:** 12849-20

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### Title

Case No. SUB-2020-0011: Subdivision of Lot 3, North Pines Subdivision. A request for approval of a four (4) lot-split Subdivision addressed as 2436 and 2442 46th St., located in the North Pine Subdivision, Lot 003C and Subdivision NC1 Lot 239A. The proposed development will consist of 4 new detached single-family residential units contained within 4 separate lots, with associated on-site parking and traffic circulation, on 0.40± acres of land.

### Property Owners

Ian & Davina Maes, Owners

### Applicant

Mike Englehardt, Precision Surveys

### Case Manager

Anita Barela, Associate Planner

### Recommended Action

I move to approve Case No. SUB-2020-0011, a request for approval of a Preliminary and Final Subdivision Plat, creating a new subdivision consisting of four (4) lots, for the reasons stated in the staff report and per testimony at the public hearing, and subject to the following conditions:

1. Future developments proposed for Lots 1, 2 and 3 shall meet the minimum side yard setback of fifteen (15) feet from dwellings on adjoining lots (this will be reviewed at the time of Building Permit submittal).
2. Building Permits shall be secured prior to the start of construction.

### Alternate Action

I move to deny Case No. SUB-2020-0011, a request for approval of a Preliminary and Final Subdivision Plat, creating a new subdivision consisting of four (4 ) new lots, due to the proposal failing to meet the review criteria contained in §16-156 of the Los Alamos County Code of Ordinances, Chapter 16 - Development Code, for the following reasons:

- 1.
- 2.

### Case Summary

This request is for approval of a Preliminary and Final Subdivision Plat to subdivide a vacant parcel and readjust a lot line on a developed lot into four (4) new lots. The principal purpose of this application is to create individual lots that will be developed into new housing units. A proposed Sketch Plan submitted concurrently with the plat illustrates the single family attached and detached dwelling units proposed for future construction should the subdivision plat receive Planning & Zoning Commission approval.

### Exhibits

StaffReport\_SUB-2020-0011 with exhibits