



DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title: Los Alamos North Mesa Housing Master Plan: Rezone from SFR-4 to SFR-5: Lots 1-23, & Tracts 1-3

Project Address: approx. 651 San Ildefonso Road, Los Alamos, NM, 87544

Description:

A subdivision of Tract D within Section 10, T191N R6E, N.M.P.M. Town & County of Los Alamos, NMM

Check all application types, if applicable:

- | | |
|--|---|
| <input type="checkbox"/> Administrative Deviation ... \$25 | <input type="checkbox"/> Site Plan* ... \$500 plus
\$75 per/Million \$ estimated construction cost |
| <input type="checkbox"/> Administrative Wireless Telecom ... \$250 | Estimated Construction Cost: _____ |
| <input type="checkbox"/> Encroachment Permit ... \$25 | <input type="checkbox"/> Major Site Plan Amendment* ... \$500 |
| <input type="checkbox"/> Temporary Use Permit ... \$25 | <input type="checkbox"/> Minor Site Plan Amendment ... \$250 |
| <input type="checkbox"/> Comprehensive Plan Adoption &
Amendment*... \$250 | <input type="checkbox"/> Major Zone Map Amendment* ... \$150
<i>No fee if initiated by County Council
or County Manager</i> |
| <input type="checkbox"/> Conditional Use Permit* ... \$300 | <input checked="" type="checkbox"/> Minor Zone Map Amendment* ... \$150
<i>No fee if initiated by County Council
or County Manager</i> |
| <input type="checkbox"/> County Landmark or Historic District
Adoption/Amendment* ... \$250 | <input type="checkbox"/> Master Plans* (Major, Minor) ...\$250 |
| <input type="checkbox"/> Development Plan* ... \$500 | <input type="checkbox"/> Text Amendment* ... \$150
<i>No fee if initiated by County Council
or County Manager</i> |
| <input type="checkbox"/> Major Development Plan Amendment* ... \$500 | <input type="checkbox"/> Variance ... \$250
<i>No fee if application is a part of a Site Plan review</i> |
| <input type="checkbox"/> Minor Development Plan Amendment ... \$250 | <input type="checkbox"/> Administrative Wireless Telecommunication
Facility ... \$250 |
| <input type="checkbox"/> Summary Plat... \$100 plus \$25 lot; \$10 / acre for
non-residential | <input type="checkbox"/> Discretionary Wireless Telecommunication
Facility* ... \$500 |
| <input type="checkbox"/> Sketch Plat, Subdivision*... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Small Wireless Facility ...\$250 |
| <input type="checkbox"/> Preliminary Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Major Historic Demolition* ... \$250 |
| <input type="checkbox"/> Final Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Major Historic Property Alteration
Certification* ... \$250 |
| <input type="checkbox"/> Landscaping Plan ...\$500 | <input type="checkbox"/> Minor Historic Property Alteration Certificate ... \$250 |
| <input type="checkbox"/> Lighting Plan ...\$500 | |

*** Application reviews require a pre-application meeting.**


PROPERTY & OWNER INFORMATION

Property Address:	San Ildefonso Rd/North Mesa	Los Alamos	NM	87544
	<small>Address</small>	<small>City</small>	<small>State</small>	<small>ZIP</small>
Zoning District:	SFR-4	Lot Size - Acres / Sq. Ft.: 17.07		
Existing Structure(s) Sq. Ft.:	Lot Coverage:			
Property Owner(s) Name: Sonja Donaldson, Sande Cremer				
Owner(s) Email: sonjacdonaldson@gmail.com, cdcremer@aol.com				
Owner(s) Phone(s)#: sonjacdonaldson@gmail.com, cdcremer@aol.com				
<input checked="" type="checkbox"/> Owner's Address same as Property Address				
Owner(s) Address:	179 Barranca Rd	Los Alamos	NM	87544
	<small>Address</small>	<small>City</small>	<small>State</small>	<small>ZIP</small>

APPLICANT / OWNER'S AGENT INFORMATION

<input type="checkbox"/> Applicant is same as Owner				
Applicant Name: Titan Development				
Applicant Address:	6300 Riverside Plaza Ln#200	Albuquerque	NM	87120
	<small>Address</small>	<small>City</small>	<small>State</small>	<small>ZIP</small>
Applicant Email: jrogers@titan-development.com				
Applicant Phone(s)#: 505-998-0163				

ASSOCIATED APPLICATIONS

Application Type: Sketch Plat/Preliminary Plat, Future Conditional Use Permit and Future Final Plat Applications	
Case Number: SUB-2025-0021	
<i>I hereby certify and affirm, under penalty of perjury, that the information I have provide in this application is true and accurate to the best of my knowledge, information, and belief. [NMSA 1978, §30-25-1]</i>	
Signature: 	Date: 6/9/25

STAFF USE ONLY

Date Received:	Staff: djl
Case No.#: REZ-2025-0021	Meeting Date: 7/23/2025

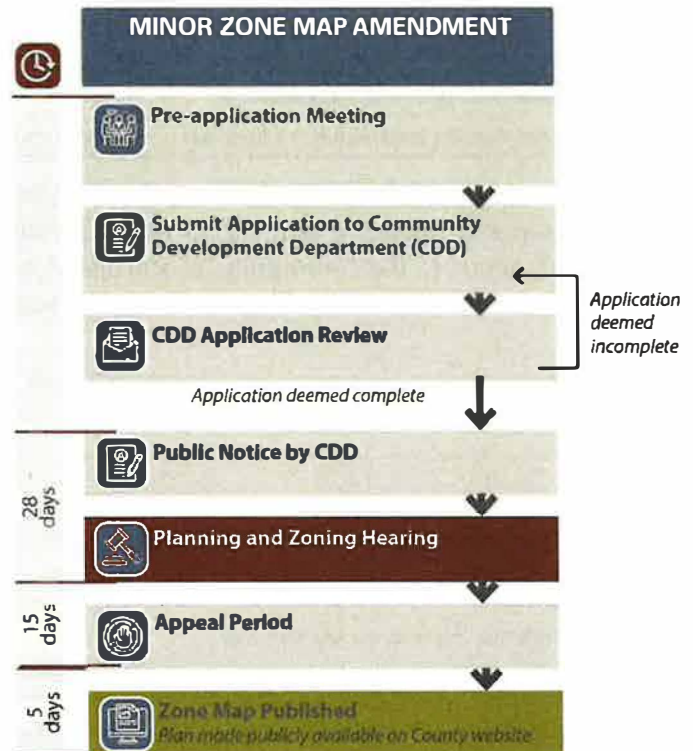
SUBMITTALS

<input checked="" type="checkbox"/> Proof of Ownership or Letter of Authorization from Owner	<input type="checkbox"/> Complete Application – Date: 6/18/2025
<input type="checkbox"/> Items from associated Application Checklist	<input type="checkbox"/> Payment – Accepted upon verification of a complete application - Date: 6/18/2025

MINOR ZONE MAP AMENDMENT

Applicants for all development application reviews must complete this checklist and submit it with the Development Application. Refer to the referenced code sections for additional information. Contact the Planning Division with questions regarding these requirements: planning@lacnm.us.

PRE-APPLICATION MEETING
Date Held: March 4, 2025
APPLICATION APPLICABILITY
Minor Zone Map Amendments are proposed amendments to a single tract, parcel or lot under common ownership; or the land or the land affected by the map amendment is predominantly owned by a single person or entity under common ownership.
SITE PLAN
Scaled site plan at a minimum of 1" = 100' that illustrates the following:
<input type="checkbox"/> Property Lines – all parcels to be rezoned
<input type="checkbox"/> All existing structures
<input type="checkbox"/> Existing easements
<input type="checkbox"/> Existing utilities
ZONING
Current: SFR-4
Proposed: SFR-5
USE
Current: Vacant
Proposed: Housing
COMPREHENSIVE PLAN UPDATE
Will the text amendment require an update to the Future Land Use Map?
<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes
ADDITIONAL SUBMITTALS
Based on staff's review and Interdepartmental Review Committee's recommendation – additional submittals may be required and will be communicated to the applicant by the assigned Case Manager.



See Reverse.

Revision-Jan2023

Code Reference: 16-75 (h)

DECISION CRITERIA 16-74-(h)(3)

- a. The proposed Zone Map Amendment is consistent with the health, safety and welfare of the County as shown by conformance with the goals and policies of the Comprehensive Plan and other adopted County plans or policies. Explain.

Please see attached Zone Map Amendment Justification Letter

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- b. The existing zone district designation is shown to be inappropriate of one or more of the following reasons: (1) It was established in error; (2) Changed conditions warrant the rezoning; or (3) A different zone is more advantageous to the community as articulated by conformance with each applicable goal and policy in the Comprehensive Plan, including the future land use map. Explain.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- c. The proposed zoning will not designate a zone district different from surrounding zone districts to one small area (i.e. create spot zone) unless one or more of the following criteria are met: (1) Granting such zoning accomplishes the goals and policies of the Comprehensive plan; (2) Unique characteristics specific to the site exist; or (3) the zoning serves as an appropriate transition between land uses of higher and lower intensity. Explain.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

DECISION CRITERIA 16-74-(h)(3)

- d. The County's existing and proposed infrastructure and public improvements including, but not limited to utilities, streets, sidewalks, or trails have adequate capacity to serve the development made possible by the Zone Map Amendment. Explain.

☐ *Staff finds that this criterion has been met*

☐ *Staff finds that this criterion has not been met – more information is needed*

- e. The establishment, maintenance, or operation of uses made possible by the Zone Map Amendment will not be detrimental to health, safety, or welfare of persons residing or working adjacent to or within the proximity of the subject property. Explain.

☐ *Staff finds that this criterion has been met*

☐ *Staff finds that this criterion has not been met – more information is needed*

Attach additional sheets, if needed.



June 6, 2025

Ms. Desirae Lujan, Senior Planner
Los Alamos County Planning Division
1000 Central Avenue
Los Alamos, NM 87544

Re: North Mesa Housing Minor Zone Map Amendment

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Ms. Lujan,

The purpose of this letter is to request a Minor Zone Map Amendment on what is currently known as the Arbolada Subdivision. The property is part of the associated Preliminary Plat Subdivision, consisting of 23 lots and is currently zoned SFR-4. Our request is to change the zoning to SFR-5 to allow the proposed subdivision. This Zone Map Amendment precedes the Final Plat Submittal per the direction provided by the Los Alamos County's Planning Division.

SITE HISTORY

The Arbolada Subdivision was recorded by the County in August 2023. On June 11, the County Planning and Zoning Commission will consider a Preliminary Plat application for this property, to create 23 single family residential lots and one tract to the east for a future cottage-style development.

EXISTING CONDITIONS

The subject property consists of approximately 7.54 acres of the existing 17.1 acres zoned SFR-4, Single Family Residential (8,000 s.f. minimum lot size) as shown below, depicting the old Arbolada lot lines that are proposed to change. Adjacent zoning is SFR-5 to the east (5,000 s.f. minimum lot size); Vacant land to the south and west (Pueblo Canyon); and RM-1 Residential Mixed to the north as shown:



Exhibit 1: Subject property with current surrounding zoning

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

The subject property is situated on the south side of San Ildefonso Road on North Mesa and is 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.

PROPOSAL

The Preliminary Plat replaces the Arbolada Subdivision as a split development containing 23 single family fee-simple lots to the west, and one large tract to the east to accommodate a cottage, build-to-rent townhome project under a future Conditional Use Permit. The following graphic shows the proposed plat, including the pending rezoning area of approximately 7.54 acres to SFR-5 with 23 single-family lots (yellow) and the 9-acre tract (white) to the east:



Exhibit 2: Preliminary Plat with proposed SFR-5 area in yellow

The following responses address the Decision Criteria as set out in Section 16-74-(h)(3):

- a. **The proposed Zone Map Amendment is consistent with the health, safety and welfare of the County as shown by conformance with the goals and policies of the Comprehensive Plan and other adopted County plans or policies. Explain.**

The proposed rezoning is consistent with the health, safety, and welfare of the County. Enabling this rezoning supports compliance with the 2016 Comprehensive Plan's

Housing Goals 4 and 5: by “Promoting maintenance and enhancement of housing stock quality; and “Provide programs, regulations, and enforcement to help ensure that all housing is healthy and safe and meets basic housing maintenance requirements.” New homes built to County and building code standards will be realized with approval of this rezoning, and in conjunction with the pending final plat approval for 23 new single-family lots, as shown in Exhibit 2 above. In total, 137 new housing units will be added to Los Alamos’ housing stock including the 23 single-family lots, when the project is fully developed.

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). Approval of this rezoning will facilitate these developments and 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.

- b. The existing zone district designation is shown to be inappropriate of one or more of the following reasons: (1) It was established in error; (2) Changed conditions warrant the rezoning; or (3) A different zone is more advantageous to the community as articulated by conformance with each applicable goal and policy in the Comprehensive Plan, including the future land use map. Explain.**

Based on research with County staff, the existing zone district designation of SFR-4 appears to have been established in error, because the adjacent zoning on properties to the east is SFR-5, thus a zoning assignment should match what it is adjacent to. Unfortunately, there were no conclusive records located to confirm this error. Furthermore, the Arbolada plat recorded in 2023 also appears to violate the SFR-4 zoning as it contains 50-foot-wide lots throughout, where the SFR-4 calls for a minimum of 65-foot width.

The old Arbolada property had previously been designated as PD-5, Planned Development Residential, an overlay zone “which was intended to accommodate varied developments with a residential character” and “to maintain flexible character of development with mixtures of single family, two family, and multiple-family dwellings”. This overlay did not stipulate setbacks but deferred to the site plan approval process, to encourage innovative design of various housing types. The proposed SFR-5 closely matches that of the comparable R-1-5 zone district that preceded it and thus was likely the underlying zoning, which matches the SFR-5 setbacks and dimensional standards in the current code. The County Land Development Code was updated between 2023 and 2024 and with that process, the zoning map was updated to eliminate the PD overlay districts, replacing them with comparable underlying zone districts as reflected in the SFR, Single Family Residential categories, which in this case, should have been SFR-5.

In support of reason #3, a rezoning to SFR-5 supports the following 2016 Comprehensive Plan Land Use Policies:

#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, and Policy #6: Encourage new housing developments in proximity to workplaces.

This development will provide market-rate housing that benefits any number of the aforementioned groups; and is in close proximity to North Mesa employment centers, namely the North Mesa Middle School, the North Mesa Sports Complex, as well as a short distance to LANL.

Lastly, a change in zoning from SFR-4 to SFR-5 for the proposed acreage is more advantageous to the community because it allows for a slightly smaller minimum lot size of 5,000 square feet with a minimum width per lot of 50 feet to accommodate the proposed 23 lots, without necessitating a need for a Comprehensive Plan/Future Land Use Map Amendment, because the Minimum Density Residential of 3 to 7 dwelling units per acre designated for this area is met with SFR-4 or SFR-5. If the existing zoning were to remain as SFR-4- and 65-foot-wide lots were platted, then the maximum number of allowable lots would be 24. Due to the two larger lots in the SW corner, with the change to SFR-5, only 23 lots will work, so the overall density is actually reduced.

This rezoning is the minimum necessary to permit the subdivision while not disrupting the medium density residential character intended for this portion of the North Mesa.

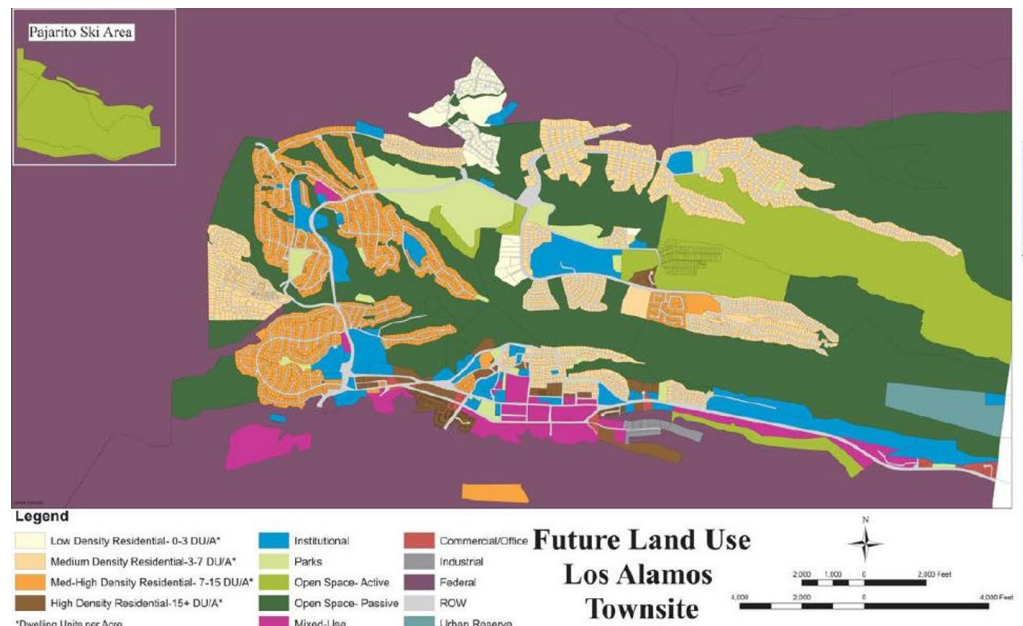


Exhibit 3: Future Land Use Map for Los Alamos County Townsite

- c. **The proposed zoning will not designate a zone district different from surrounding zone districts to one small area (i.e. create spot zone) unless one or more of the following criteria are met: (1) Granting such zoning accomplishes the goals and policies of the Comprehensive plan; (2) Unique characteristics specific to the site exist; or (3) the zoning serves as an appropriate transition between land uses of higher and lower intensity. Explain.**

This rezoning request does not create a spot zone, because the Single-Family Residential use and allowable density are preserved. Approval of this rezoning to SFR-5 will not trigger an amendment to the plan nor map, because the density standards remain in compliance. The 23 single-family lots equate to 3.05 dwelling units per acre (23 units ÷ 7.54 acres = 3.05 d/u per acre).

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 setbacks and dimensional requirements pursuant to the requested SFR-5. The zoning thus serves as an appropriate transition between SFR-4 to the east and SFR-5 further east of that area, and as demonstrated, maintains the medium density character as intended.

The 2016 Comprehensive Plan's Neighborhood's Goal #1 is to protect existing residential neighborhoods, which is achieved by adding housing stock in accordance with the theme of medium density. By providing quality new housing infill, neighborhood stabilization, Goal #3, is achieved and facilitated by this request.

- d. The County's existing and proposed infrastructure and public improvements including, but not limited to utilities, streets, sidewalks, or trails have adequate capacity to serve the development made possible by the Zone Map Amendment. Explain.**

As presented with the accompanying Preliminary Plat Application, 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 Site Plan Exhibit A attached to this Application.

- e. The establishment, maintenance, or operation of uses made possible by the Zone Map Amendment will not be detrimental to health, safety, or welfare of persons residing or working adjacent to or within the proximity of the subject property. Explain.**

The Zone Map Amendment is supportive to people residing or working within the proximity of the subject property as it will provide a vital housing "use" and neighborhood infill that enhances the neighborhood with quality new housing stock. When developed and occupied, the new housing will foster a sense of community with neighbors that provide eyes on the street in the immediate area and adds to a viable residential neighborhood that contributes to the economic vitality of the community as a whole. By enabling Single Family Residential development, when developed, these 23 lots will add new homes to meet the community's housing needs.

In conclusion, the development team feels that this submittal satisfies all five of the Minor Zone Map Amendment criteria as described and respectfully requests conditional approval contingent on the associated Final Plat Application approval.

Sincerely,

Margaret Ambrosino, AICP
Associate/Planning Lead

LEGAL DESCRIPTION:
A REPLAT OF TRACT 'D'

TOTAL ACREAGE:
EXISTING TRACT 'D' = 17.0654 ACRES
SUBDIVISION
= 7.5463 ACRES

ACREAGE:
OPEN SPACE TRACT '1' = 0.2763 Acres
OPEN SPACE TRACT '2' = 1.0720 Acres
OPAN SPACE TRACT '3' = 0.1924 Acres
TRACT '4' = 9.5191 Acres

NOTES
EXISTING ZONING: SFR-4
TOTAL ACRES: 17.07

PROPOSED RE-ZONING:
SFR - 5 (WEST SIDE)
ACRES: 7.47

ACRES: 9.6 SFR-4 TO REMAIN (EAST)

SFR - 5
TOTAL LOTS: 23
MIN. LOT SIZE: 5,000 sf
MIN. LOT WIDTH: 50'
SETBACKS:
FRONT: 10'
SIDE (STREET): 10'
SIDE (INTERIOR): 5'
REAR: 15'
HEIGHT: 35'
SFR - 4 DIMENSIONAL STANDARD
MINIMUM LOT AREA: 8000 SQ.FT.
MINIMUM LOT WIDTH: 65'
SETBACKS:
FRONT: 10'
INTERIOR SIDE: 10'
STREET SIDE: 10'
REAR: 15'
PRIMARY BUILDING HEIGHT: 35' MAX.
ACCESSORY BUILDING HEIGHT: 15' MAX.

Sec. 16-15. Residential uses.
(a) Dwelling, cottage development.
(1) The minimum lot size for cottage development is one acre.
(2) Underlying zone district lot and setback requirements shall apply to the project site boundaries as a whole, but not to individual cottage dwellings.
(3) A minimum common open space of ten percent of the net site area shall be designated and permanently reserved as usable common open space. For the purpose of this section, the net site area is defined as the square footage of the entire lot to be developed minus the square footage of any structures and parking.
(4) The development may contain shared indoor community space for all residents to use for activities, cooking, and/or dining.

LOS ALAMOS COUNTY BRASS DISK STAMPED "JOE"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)
N = 1,779,868.08 U.S. SURVEY FEET
E = 1,629,685.03 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.999554856341
DELTA ALPHA = -00°16'35.82"
NAVD 88 ELEVATION = 7,263.90 (U.S. SURVEY FT)

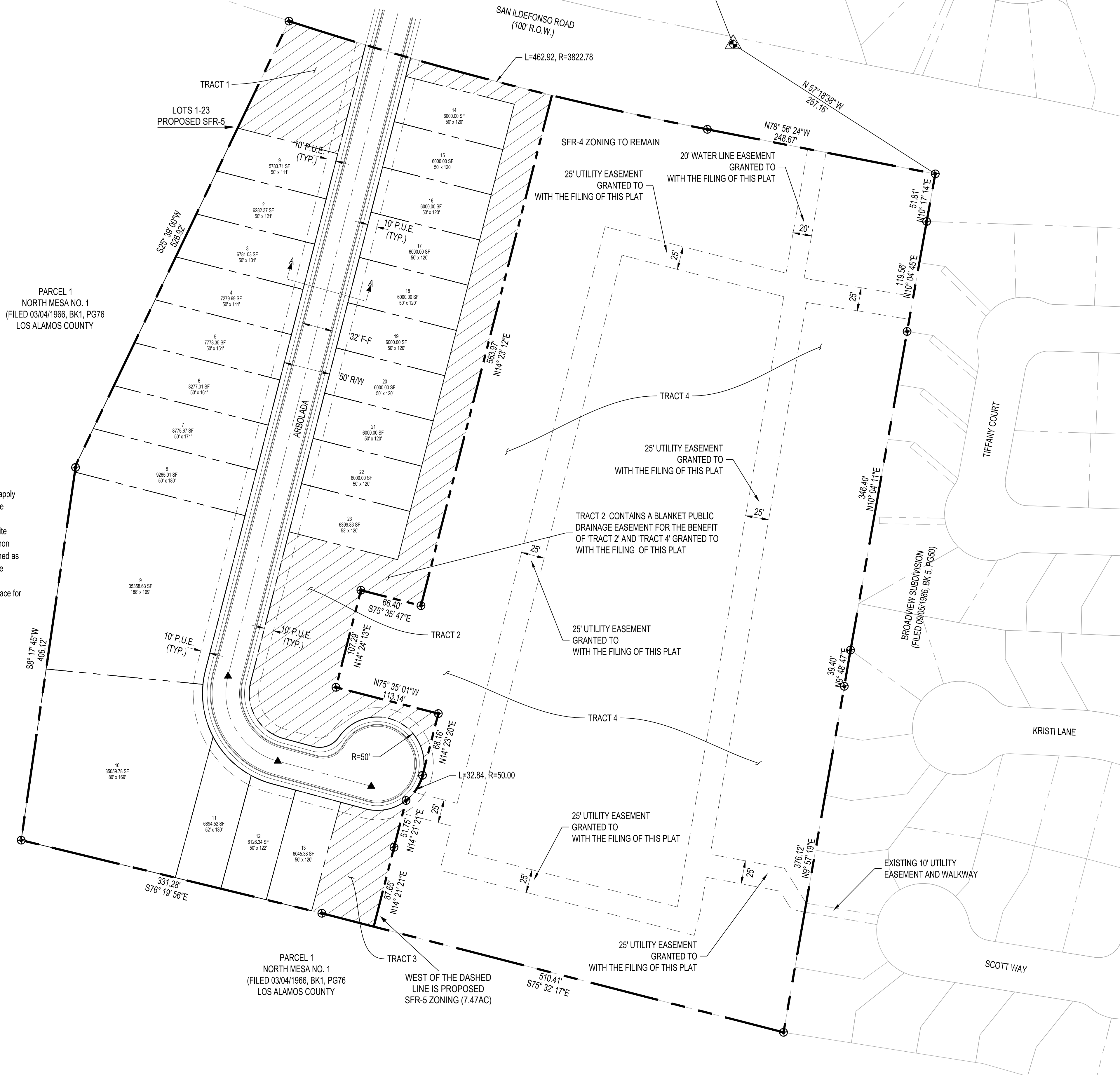
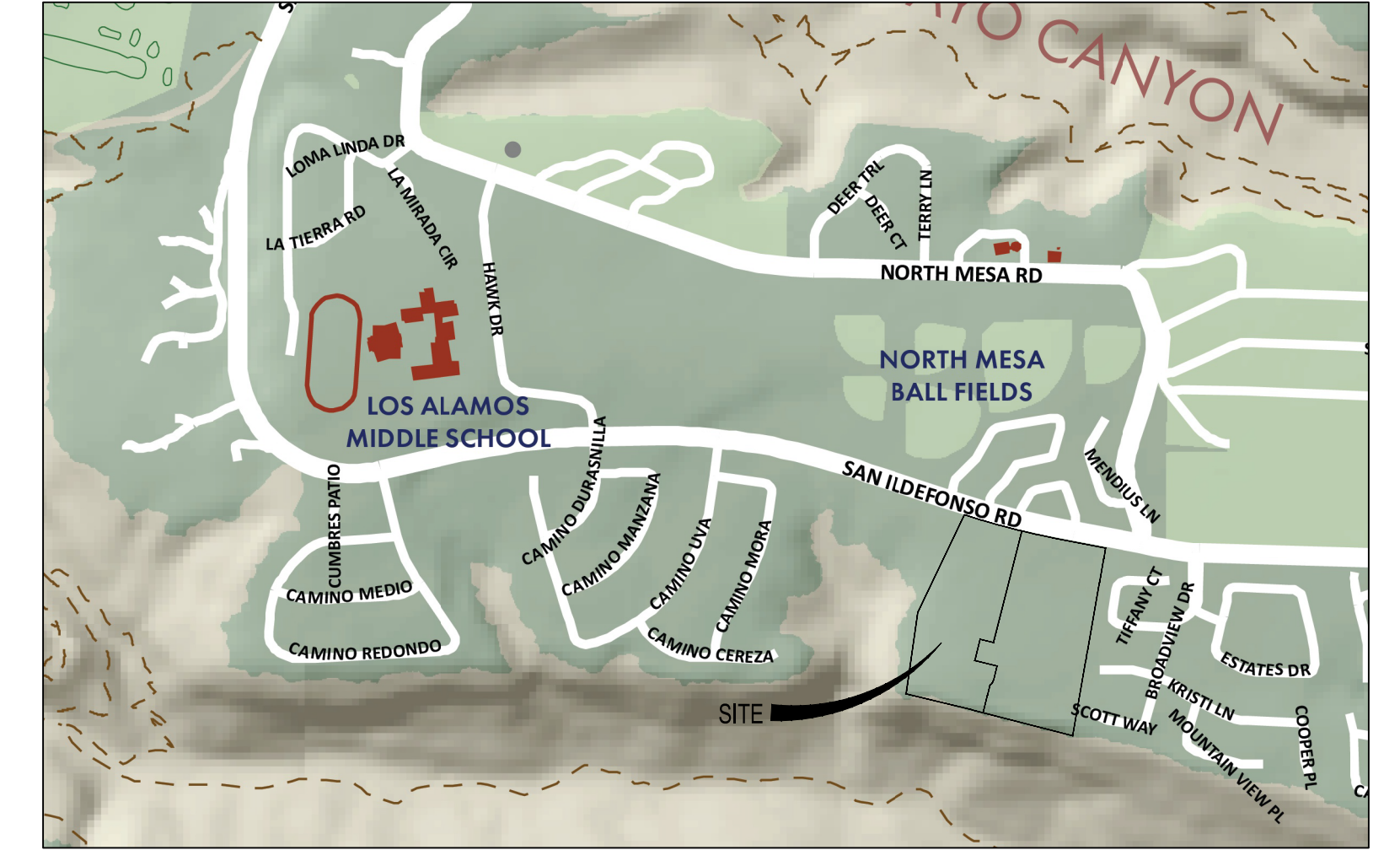
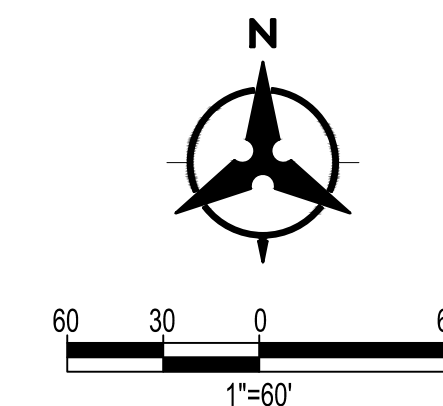


EXHIBIT A: SITE PLAN FOR ZONE MAP AMENDMENT COUNTY OF LOS ALAMOS, NEW MEXICO

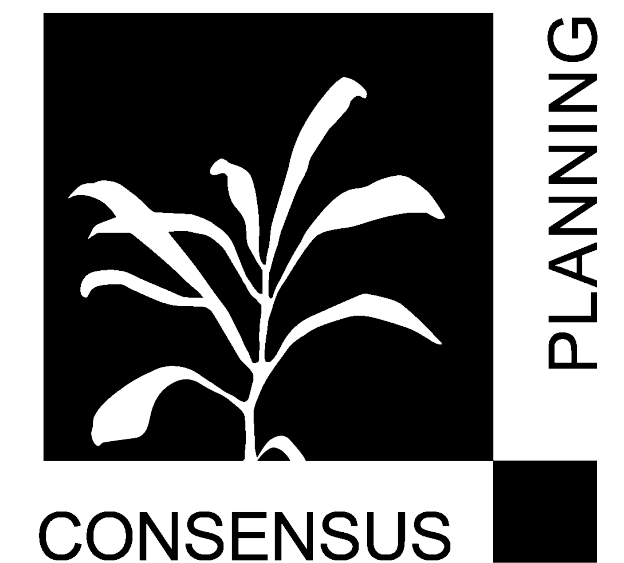
June 11, 2025



VICINITY MAP
NOT TO SCALE



LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED OPEN SPACE TRACT



May 8, 2025

Desirae Lujan, Senior Planner
Los Alamos County Community Development-Planning
1000 Central Ave., Suite 120
Los Alamos, NM 87544

RE: Letter of Authorization for Limited Agency

Dear Ms. Lujan:

The letter authorizes Consensus Planning and Titan Development (collectively, "Titan"), to act as a Limited Agent and Limited Applicant (collectively, the "Limited Agent") on behalf of the property owners, Sonja C. Donaldson and Sande D. Cremer (collectively, the "Owners"), of the real property located at 659 San Ildefonso Road (the "Property"). Pursuant to the Purchase and Sale Agreement by and between Titan and the Owners, the Owners grant Titan limited authority to act as their Limited Agent for the following matters relating to the development and replating of Property: (i) all meetings and public hearings before the County of Los Alamos, New Mexico (the "County"); and (ii) development applications submitted to the County relating to the future development of the Property and the review and approval of a new Preliminary Plat. The limited agency granted to Titan by the Owner does not include the authority to do the following: (i) submit any development or rezoning applications to the County without first obtaining the Owners' express written consent; (ii) sign any 'Owner Affidavit' on behalf of the Owner; or (iii) record any plat without the Owners' written consent and signature on the plat to be recorded. The Limited Agency granted to Titan herein may not be expanded without the express written consent of the Owner.

The Owner owns the subject 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.

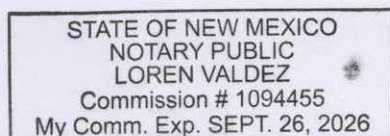
The County may contact the Owner using the following contact information:

Sonja C. Donaldson
2581 Paseo Noche
Camarillo, California 93012
Telephone: (805) 886-3999
Email: sonjacdonaldson@gmail.com

Sande D. Cremer
179 Barranca Road
Los Alamos, New Mexico 87544
Telephone: (505) 263-8842
Email: cdcremer@aol.com

Sincerely,

Owner



A handwritten signature in cursive script that reads "Sande D. Cremer".

ATTACHMENT C

May 8, 2025

Desirae Lujan, Senior Planner
Los Alamos County Community Development-Planning
1000 Central Ave., Suite 120
Los Alamos, NM 87544

RE: Letter of Authorization for Limited Agency

Dear Ms. Lujan:

The letter authorizes Consensus Planning and Titan Development (collectively, "Titan"), to act as a Limited Agent and Limited Applicant (collectively, the "Limited Agent") on behalf of the property owners, Sonja C. Donaldson and Sande D. Cremer (collectively, the "Owners"), of the real property located at 659 San Ildefonso Road (the "Property"). Pursuant to the Purchase and Sale Agreement by and between Titan and the Owners, the Owners grant Titan limited authority to act as their Limited Agent for the following matters relating to the development and replating of Property: (i) all meetings and public hearings before the County of Los Alamos, New Mexico (the "County"); and (ii) development applications submitted to the County relating to the future development of the Property and the review and approval of a new Preliminary Plat. The limited agency granted to Titan by the Owner does not include the authority to do the following: (i) submit any development or rezoning applications to the County without first obtaining the Owners' express written consent; (ii) sign any 'Owner Affidavit' on behalf of the Owner; or (iii) record any plat without the Owners' written consent and signature on the plat to be recorded. The Limited Agency granted to Titan herein may not be expanded without the express written consent of the Owner.

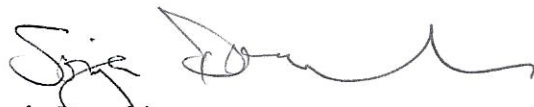
The Owner owns the subject property legally described as:

A SUBDIVISION OF TRACT D WITHIN SECTION 10, T19N R6E N.M.P.M., TOWN AND
COUNTY OF LOS ALAMOS, NEW MEXICO.

The County may contact the Owner using the following contact information:

Sonja C. Donaldson
2581 Paseo Noche
Camarillo, California 93012
Telephone: (805) 886-3999
Email: sonjacdonaldson@gmail.com

Sande D. Cremer
179 Barranca Road
Los Alamos, New Mexico 87544
Telephone: (505) 263-8842
Email: cdcremer@aol.com


Sonja Donaldson

Certificate Attached for
California Notary Wordling

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On May 8, 2025 before me, Taylor Anthony Mensinger Notary Public
(insert name and title of the officer)

personally appeared Sonja C. Donaldson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

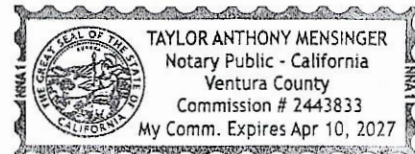
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



NEIGHBORHOOD MEETING DOCUMENTS



MEETING SUMMARY

Project Los Alamos North Mesa Housing – Single Family and Build to Rent (BtR)
17.1 acres on San Ildefonso Road on North Mesa, as referenced in the Plat of Arbolada, recorded 8-15-2023

Date/Time Thursday, April 10, 2025, 6:00 – 8:00 p.m. MST
Location Los Alamos Sherri's Posse Lodge,

Attendance

Name	Agency	Role
Margaret Ambrosino	Consensus Planning, Inc	Applicant Team
Jim Strozier	Consensus Planning, Inc.	Applicant Team
Josh Rogers	Titan Development	Applicant Team
Brian Patterson	Titan Development	Applicant Team
Desirae Lujan	Los Alamos County	County Staff-Planning

Purpose: Neighborhood Meeting to discuss the North Mesa Housing Master Plan, including Planning & Zoning applications and submittal timeframe.

Summary:

The Applicant, Titan Development, conducted a slide presentation to four neighbors in the North Mesa community with support from Consensus Planning. Project boards were set up that displayed the concept master plan and surrounding zoning. This presentation included the full master plan concept of a 23-lot, fee-simple, single-family subdivision to the west, and a single tract for a future cottage development consisting of 114 build-to-rent town homes, to the east. The application phasing was discussed, with zoning entitlements to be completed by late August, barring any appeals or concerns. These entitlements include applications for Sketch/Preliminary Plat, Final Plat and Rezoning for the 23 lots plus 1 large tract for the future cottage development. Tentative dates for hearings were shared as follows:

Sketch/Preliminary Plat: June 11

Rezoning: July 23

Final Plat and Conditional Use Permit for Cottage Development: August 27

The Applicant team answered neighbors' questions and concerns about building heights, traffic, lighting, and landscape buffering, particularly along the eastern edge of the building to rent cottage development abutting the Broadview single-family subdivision to the east.

No major objections or concerns were raised at this meeting.



SIGN-IN

[illegible]

March 27, 2025

ALDAZ GENE A & JEANNETTE C OR CURRENT RESIDENT
1915 MENDIUS LN
LOS ALAMOS, NM 87544

Dear Addressee:

Consensus Planning, on behalf of Titan Development, is proposing a residential development on 17 acres along San Ildefonso Road, known as the Plat of Arbolada Subdivision. You are receiving this notice because your property is within 300 feet of the project site (highlighted below in blue).

COUNTY COUNCIL

Theresa Cull
Council Chair

Suzie Havemann
Council Vice Chair

COUNCILORS

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

COUNTY MANAGER

Anne W. Laurent



Join us for an informational meeting with the development team to learn more and ask questions before the proposal is submitted to Los Alamos County's Community Development Planning Division for consideration.

Date: Thursday, April 10, 2025
Time: 6:00 - 8:00 p.m.
Location: Los Alamos Sheriff's Posse Lodge
650 North Mesa Road
Los Alamos, NM 87544
Parking: Allowed in designated areas near the facility:
- Both sides of the street in front of the LAPS facility
- North-East of the facility, east of the chain link fence.
NOTE: Per Los Alamos County requirements, you may only park in one row along the roadside and no overnight parking is allowed)
- South-East of the facility (east of the fenced camper parking area)

***** No parking on the church property or grass. *****

Per Section 16-72(b)(2) of the Los Alamos County Development Code, at least one (1) meeting for property owners within 300 feet of the subject property is required no less than 28-days prior to a public hearing of a Minor Zone Map Amendment application.

For questions or more information, contact the Los Alamos Community Development Department at planning@lacnm.us.

Sincerely,

Planning Division, Community Development
(505) 662-8120

ALDAZ GENE A & JEANNETTE C
OR CURRENT OWNER
1915 MENDIUS LN
LOS ALAMOS, NM 87544

BECK PATRICIA D
OR CURRENT OWNER
831 TIFFANY CT
LOS ALAMOS, NM 87544

BISWAS AYAN & BASU SURANJANA
OR CURRENT OWNER
811 TIFFANY CT
LOS ALAMOS, NM 87544

BOSWELL MELISSA
OR CURRENT OWNER
817 KRISTI LN
LOS ALAMOS, NM 87544

BROPHY JAKOB J
OR CURRENT OWNER
1901 MENDIUS LN
LOS ALAMOS, NM 87544

CAWKWELL MARC J & OMBELLI
MICHELA
OR CURRENT OWNER
819 TIFFANY CT
LOS ALAMOS, NM 87544

CHEN YUE & YANG JIN
OR CURRENT OWNER
806 TIFFANY CT
LOS ALAMOS, NM 87544

DELGADO JOSHUA & MARQUEZ
SARAH L OR CURRENT OWNER
836 KRISTI LN
LOS ALAMOS, NM 87544

DIDLA SHIMI P & BILLA JERIMIAH K
OR CURRENT OWNER
821 TIFFANY CT
LOS ALAMOS, NM 87544

FLAVIN CATHERINE & MICHAEL SR
OR CURRENT OWNER
829 KRISTI LN
LOS ALAMOS, NM 87544

FORD LATISHA D M & GREGORY A JR
OR CURRENT OWNER
828 KRISTI LN
LOS ALAMOS, NM 87544

FU XIANGRONG & ZHANG YING
OR CURRENT OWNER
820 KRISTI LN
LOS ALAMOS, NM 87544

FULLER IVAN
OR CURRENT OWNER
839 TIFFANY CT
LOS ALAMOS, NM 87544

GUERRERO DANIEL & TALAMANTES
VERONICA
OR CURRENT OWNER
832 KRISTI LN
LOS ALAMOS, NM 87544

HAMILTON JUNIOR V & MIYOSHI U
OR CURRENT OWNER
825 KRISTI LN
LOS ALAMOS, NM 87544

HAWES RICHARD JR S & DEBORAH L
OR CURRENT OWNER
807 TIFFANY CT
LOS ALAMOS, NM 87544

HOLMES MATTHEW D & KAREN A
OR CURRENT OWNER
837 KRISTI LN
LOS ALAMOS, NM 87544

HORNBERGER JARED A & SHANELLE
A OR CURRENT OWNER
833 KRISTI LN
LOS ALAMOS, NM 87544

HOWARD STEVEN G & REBECCA L
REVOC TRUST
OR CURRENT OWNER
824 KRISTI LN
LOS ALAMOS, NM 87544

HUANG CHIN CHU TSENG
OR CURRENT OWNER
1916 MENDIUS LN
LOS ALAMOS, NM 87544

HYDE JEFFREY P
OR CURRENT OWNER
810 TIFFANY CT
LOS ALAMOS, NM 87544

JUSTUS ALICIA N REVOC LIVING
TRUST OR CURRENT OWNER
813 TIFFANY CT
LOS ALAMOS, NM 87544

KURENNOY SERGEY & KURENNAYA
TATYANA
OR CURRENT OWNER
827 SCOTT WAY
LOS ALAMOS, NM 87544

LAHIRI APARIMITA
OR CURRENT OWNER
817 TIFFANY CT
LOS ALAMOS, NM 87544

LANG JOHN M & MORNEAU RACHEL
A OR CURRENT OWNER
838 TIFFANY CT
LOS ALAMOS, NM 87544

LEECHES GERALD W & VICTORIA A
OR CURRENT OWNER
1918 MENDIUS LN
LOS ALAMOS, NM 87544

LI WENFENG & CHANG JINGJING
OR CURRENT OWNER
1919 MENDIUS LN
LOS ALAMOS, NM 87544

MARTINEZ TRAVIS V & CLAUDIA E
OR CURRENT OWNER
1903 MENDIUS LN
LOS ALAMOS , NM 87544

MESA DEL NORTE APARTMENTS
LIMITED PARTNERSHIP LLLP
OR CURRENT OWNER
901 PENNSYLVANIA ST NE
ALBUQUERQUE, NM 87110

MORIN MONIQUE M REVOC TRUST
OR CURRENT OWNER
PO BOX 535
LOS ALAMOS, NM 87544

ATTACHMENT C

MOUNTAIN VISTA ASSOC LTD OR
OR CURRENT OWNER
1720 LOUISIANA NE STE 402
ALBUQUERQUE, NM 87110

NATZIC JACOB & THALIA
OR CURRENT OWNER
805 TIFFANY CT
LOS ALAMOS, NM 87544

NEUKIRCH LEVI P & AMANDA J
OR CURRENT OWNER
1907 MENDIUS LN
LOS ALAMOS, NM 87544

PAPATHEOFANIS BILL JOHN
OR CURRENT OWNER
834 TIFFANY CT
LOS ALAMOS, NM 87544

PLOHR BRADLEY J
OR CURRENT OWNER
1914 MENDIUS LN
LOS ALAMOS, NM 87544

PORTER PATRICK M & LISA M
OR CURRENT OWNER
815 TIFFANY CT
LOS ALAMOS, NM 87544

QUALLS EVELYN W
OR CURRENT OWNER
819 SCOTT WAY
LOS ALAMOS, NM 87544

RACINEZ FAMILY TRUST
OR CURRENT OWNER
2533 DESERT VIEW RD NE
RIO RANCHO, NM 87144

RAMSEY SCOTT D & KATE A
OR CURRENT OWNER
1909 MENDIUS LN
LOS ALAMOS, NM 87544

RANASINGHE NISHATH R & SUDASINGHE
NILUSHA M REVOC LIVING TRUST
OR CURRENT OWNER
823 TIFFANY CT
LOS ALAMOS, NM 87544

RAY NAVAMITA
OR CURRENT OWNER
834 SCOTT WAY
LOS ALAMOS, NM 87544

ROBINSON SCOTT H & MELISSA A
OR CURRENT OWNER
830 SCOTT WAY
LOS ALAMOS, NM 87544

SARAVIA AYA & PRATT TRAVIS OR
CURRENT OWNER
1917 MENDIUS LN
LOS ALAMOS, NM 87544

SCHEINKER ALEXANDER & POKHAREL
REEJU OR CURRENT OWNER
821 KRISTI LN
LOS ALAMOS, NM 87544

SCHEINKER ALEXANDER & POKHAREL
REEJU OR CURRENT OWNER
840 KRISTI LN
LOS ALAMOS, NM 87544

SHERIDAN KEVIN S & AMANDA A
OR CURRENT OWNER
1920 MENDIUS LN
LOS ALAMOS, NM 87544

SJOSTROM TRAVIS
OR CURRENT OWNER
1905 MENDIUS LN
LOS ALAMOS, NM 87544

SKURIKHIN ALEXEI N & SVETLANA A
REVOC TR OR CURRENT OWNER
815 SCOTT WAY
LOS ALAMOS, NM 87544

TAFOYA EDDIE S & CARLA R
OR CURRENT OWNER
809 TIFFANY CT
LOS ALAMOS, NM 87544

TANG XIANZHU & LIU TIAN
OR CURRENT OWNER
835 SCOTT WAY
LOS ALAMOS, NM 87544

TETI MICHAEL
OR CURRENT OWNER
827 TIFFANY CT
LOS ALAMOS, NM 87544

TRETIK SERGEI A & NATALIA P
OR CURRENT OWNER
831 SCOTT WAY
LOS ALAMOS, NM 87544

VAUGHAN LARRY D & NADINE J
OR CURRENT OWNER
822 SCOTT WAY
LOS ALAMOS, NM 87544

WILLMON THOMAS M OR
CURRENT OWNER
835 TIFFANY CT
LOS ALAMOS, NM 87544

WOMACK JIMMY L & KATHIE E REVOC
TRUST OR CURRENT OWNER
826 SCOTT WAY
LOS ALAMOS, NM 87544

WU MING & GU WEI
OR CURRENT OWNER
808 TIFFANY CT
LOS ALAMOS, NM 87544

YAMPOLSKY NIKOLAI A & GUTKOVSKIY
KATHERINE OR CURRENT OWNER
842 TIFFANY CT
LOS ALAMOS, NM 87544

YODER JENICE S & WAYNE M
OR CURRENT OWNWER
823 SCOTT WAY
LOS ALAMOS, NM 87544

ZHOU YING & GAO KAI
OR CURRENT OWNER
1913 MENDIUS LN
LOS ALAMOS, NM 87544