Village of Los Lunas

Development Process Manual

January 01, 2025
Update

PREFACE

The Los Lunas Development Process Manual (DPM) is intended to clarify the development process of the Village and answer commonly asked questions for both the private and public sectors. The development process is delineated in the DPM from initial land use proposals to the completion of a project. Using this manual will facilitate compliance with legal requirements and sound professional judgment by design professionals while highlighting professional obligations and responsibilities of Village staff and the development community.

The intent of the DPM is to emphasize development activities which occur most frequently, although there is no way to adequately address all development aspects or questions within all proposals. Any problems or questions that arise will be handled by staff on a case-by-case basis.

Before submitting an application for any permit, developers are strongly encouraged to consult with the planning staff to minimize development planning costs, avoid misunderstanding or misinterpretation, and ensure compliance with the requirements of the village regulations. Reapplication consultation between the developer and the planning staff is encouraged or required as provided in this section.

Navigating the Document
The DPM is available in both print and PDF form. Throughout the document, references are made to applicable sections of the municipal code, which is available online through Municode. In the PDF version of the DPM, links are provided throughout the document to the referenced section.

Municode can also be accessed through the Village website, www.loslunasnm.gov, under the "Residents" tab. Additionally, all forms and applications are available at the Village of Los Lunas Community Development Department, located at 660 Main St. NW, Los Lunas NM, 87031, and can be found on the village website under Forms and Applications. If no internet access is available, the community development department staff will be happy to print any form or section of the municipal code needed.

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PROCEDURE

Chapter 1: Procedures Overview

Determining Procedures

All development projects require the completion of various separate applications and procedures in order to secure final approval. Many of these procedures are related, but there are decision points throughout the process that may or may not require approval of the Village. The Decision Tree takes the applicant from the first step through each subsequent step to final approval.

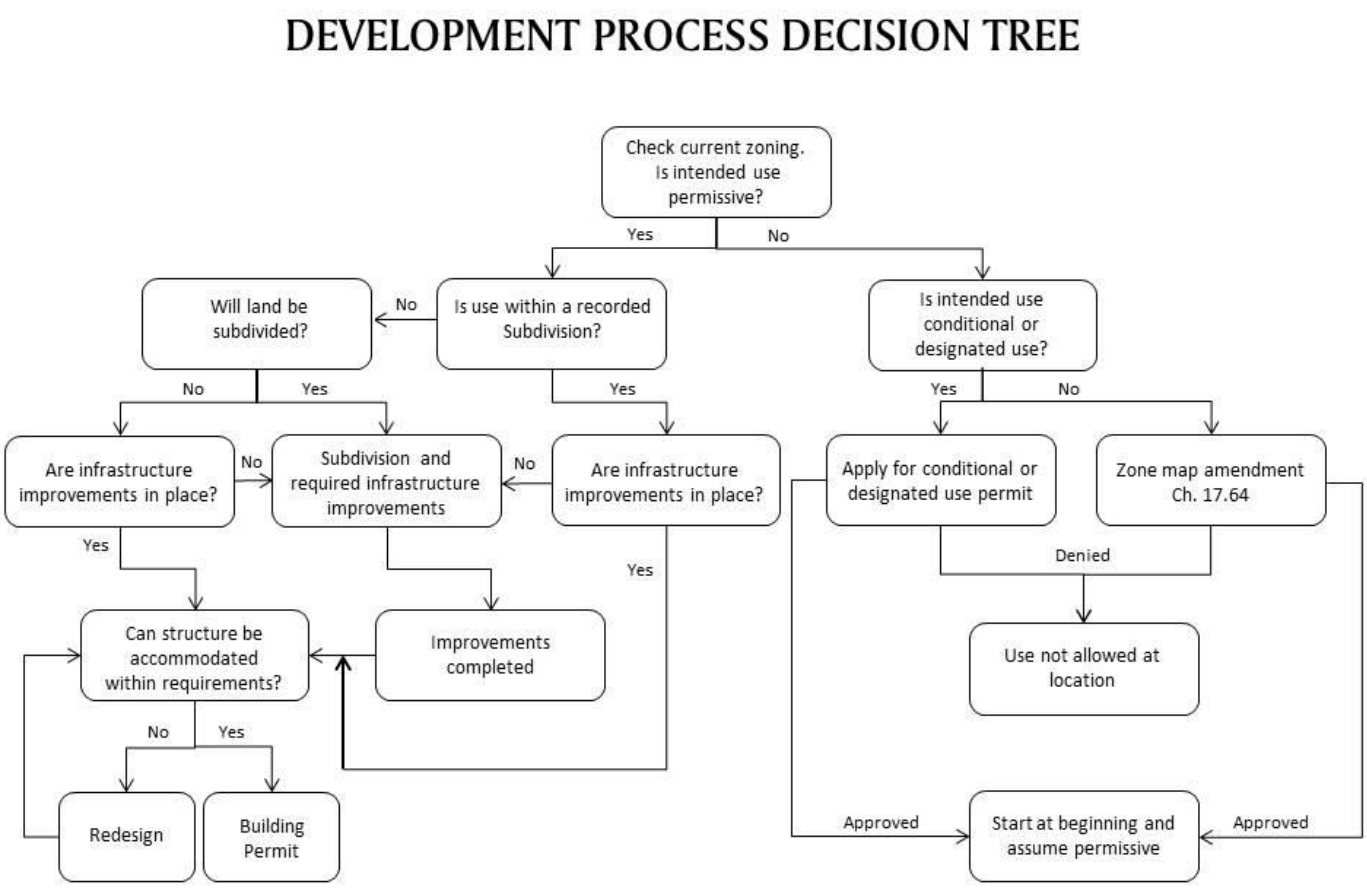


Figure 1: Development Process Decision Tree

Permissible Uses

All proposed developments must be allowed in the zone in which they are proposed, whether the current zoning allows the proposed land use as a permissible use, conditional use, or designated use. The Table of Permissible Uses (see Appendix C) is a guide for determining what land uses are permitted outright in which zones, and what land uses require an additional conditional or designated use permit. If the proposed land use is not permitted at all, the applicant must apply and be approved for a zone map amendment in order to proceed with the development. Refer to Chapter 2: Land Use Procedures for explanations of how to obtain a conditional or designated use permit or zone map amendment.

Once all zoning approvals are finalized, the applicant can move to the next step as outlined in the Decision Tree. Any land uses not specifically referenced in the Table of Permissible Uses require a zoning determination, which can be obtained by contacting the Community Development Department.

Subdivision of Land

Assuming the proposed use is permissible, or that the required permits or zone map amendments have been obtained in order to proceed with the proposed use, it may still be necessary to subdivide the land or otherwise alter the parcel boundaries. If this is the case, the correct subdivision procedure is determined by the scale of the subdivision. Refer to Chapter 3: Subdivision Procedures for information on Summary Procedure, Minor Subdivision Procedure, and Major Subdivision Procedure.

Regardless of which subdivision procedure is utilized, no subdivision or other alteration of parcel boundaries is complete until the approved plat has been recorded with Valencia County. Once the plat has been recorded, the developer may proceed with securing permits for buildings and signs, and finally with obtaining a business registration.

Building Permits

A building permit must be obtained prior to the construction of any structure. New Mexico Construction Industries Division (NMCID) reviews, issues and performs inspections for all building permits within the Village of Los Lunas jurisdiction. Before applications can be submitted to NMCID, the Village provides the initial review through our Zoning Approval Application, to ensure the applications meet Los Lunas zoning and floodplain requirements, and to assess any Village fees.

Business Registrations

Any business operating within the Village limits must apply for a business registration with the Village, in addition to any other required NM state approvals or licenses.

Persons that may submit permit applications

The owner or lessees of property may submit permit applications. The administrator may require an applicant to submit evidence of his authority to submit the application whenever there appears to be a reasonable basis for questioning authority.

Complete applications

All applications must be complete before the permit-issuing authority is required to consider the application. An application is complete when it contains all of the information that is necessary for the permit-issuing authority to decide whether or not the development, if completed as proposed will comply with all the requirements of this title.

Permit revocation

A conditional or designated use permit may be revoked by the permit issuing authority if the permit recipient fails to develop or maintain the property in accordance with the plans submitted, the requirements of this title, or any additional requirements lawfully imposed by the permit-issuing authority.

Chapter 2: Land Use Procedures

Conditional Use Permits

If a proposed use is listed as a conditional use on the Table of Permissible Uses, then the developer must obtain a conditional use permit. The approval or denial of conditional use permits is decided by the Planning and Zoning Commission. An application for a conditional use permit must be submitted to the planning commission by filing a copy of the application with the administrator in the community development department.

An application for a conditional use permit must include a completed application form, signed by the property owner, along with a valid proof of ownership. The application must also include a site plan, with all of the following information:

1. Name and address of persons or agent proposing the conditional or special use;
2. Scale and north arrow;
3. Existing structures and conditions of the site and the adjoining property;
4. Easements of the site;
5. Public right-of-way on and adjacent to the site;
6. Utilities on and adjacent to the site;
7. Legal description of the site;
8. Zoning and existing land use of adjacent properties;
9. Location map showing relation to village limits; and
10. Proposed use and proposed location of structures on site.

Upon receipt of a complete application, the application fee will be assessed as per the fee schedule in Appendix E. Applicants will also be invoiced for the cost to provide notice of public hearing.

Conditional use permits are approved through a public hearing process, and community development department staff can only advise whether the department would recommend approval of the application, not whether the application will be approved. Applications for all public hearings are received on a two-week cycle. The final decision for conditional use permits will be approximately six weeks from the application closeout date. See Appendix F for the current Application Closeout and Public Hearing Schedule.

Full requirements and regulations for conditional use permits can be found in the Zoning Ordinance, Chapters 17.16 – Designated and Conditional Use Permits and 17.24 – Hearing Procedures for Appeals and Applications.

Designated Use Permits

If a proposed use is listed as a designated use on the Table of Permissible Uses, then the developer must obtain a designated use permit. The approval or denial of designated use permits is decided by the Village Council. An application for a designated use permit must be submitted to the village council by filing a copy of the application with the administrator in the community development department.

An application for a designated use permit must include a completed application form, signed by the property owner, along with a valid proof of ownership. The application must also include a site plan, with all of the following information:

1. Name and address of persons or agent proposing the conditional or special use;
2. Scale and north arrow;
3. Existing structures and conditions of the site and the adjoining property;
4. Easements of the site;
5. Public right-of-way on and adjacent to the site;
6. Utilities on and adjacent to the site;
7. Legal description of the site;
8. Zoning and existing land use of adjacent properties;
9. Location map showing relation to village limits; and
10. Proposed use and proposed location of structures on site.

Upon receipt of a complete application, the application fee will be assessed as per the fee schedule in Appendix E. Applicants will also be invoiced for the cost to provide notice of public hearing.

Designated use permits are approved through a public hearing process, and community development department staff can only advise whether the department would recommend approval of the application, not whether the application will be approved. Applications for all public hearings are received on a two-week cycle. The final decision for designated use permits will be approximately eight weeks from the application closeout date. See Appendix F for the current Application Closeout and Public Hearing Schedule.

Full requirements and regulations for designated use permits can be found in the Zoning Ordinance, Chapters 17.16 – Designated and Conditional Use Permits and 17.24 – Hearing Procedures for Appeals and Applications.

Zone Map Amendments

If a proposed use is not listed in the current zone as a permissible, conditional, or designated use on the Table of Permissible Uses, then the developer may pursue a zone map amendment, or zone change. The approval or denial of zone changes is decided by the Village Council. An application for a zone change must be submitted to the village council by filing a copy of the application with the administrator in the community development department.

An application for a zone change must include a completed application form, signed by the property owner, along with a valid proof of ownership. The application must also include a site plan, with all of the following information:

1. Name and address of person or agent proposing the amendment;
2. Scale and north arrow;
3. Benchmark locations;
4. Existing conditions of the site and the adjoining property;
5. Easements on the site;
6. Public right-of-way on and adjacent to the site;
7. Utilities on and adjacent to the site;
8. Legal description of the site;
9. Zoning of adjacent property;
10. Location map showing relation to village limits;
11. Exact location of structures on site; and
12. Proposed use.

Upon receipt of a complete application, the application fee will be assessed as per the fee schedule in Appendix E. Applicants will also be invoiced for the cost to provide notice of public hearing.

Zone changes are approved through a public hearing process, and community development department staff can only advise whether the department would recommend approval of the application, not whether the application will be approved. Applications for all public hearings are received on a two-week cycle. The final decision for zone changes will be approximately eight weeks from the application closeout date. See Appendix F for the current Application Closeout and Public Hearing Schedule.

Full requirements and regulations for zone map amendments can be found in the Zoning Ordinance, Chapters 17.64 – Amendments and 17.24 – Hearing Procedures for Appeals and Applications.

Special Use Zone Map Amendments

Certain uses are listed as permissible in the S-U, or Special Use, zone in the Table of Permissible Uses, and in many cases, it may make sense for a developer to pursue the requirements of the S-U zone to proceed with the proposed development. The S-U zone differs from other zones in that once S-U zoning is approved for a parcel, it is only approved for the specific proposed use. All uses listed as permissible in the S-U zone are not allowed in every S-U zoned parcel; the use is only allowed in the parcel listed on the application for which the S-U zone is proposed.

If a proposed use is listed as a permissible in the S-U (Special Use) zone in the Table of Permissible Uses, and the developer intends to pursue this zone designation in order to develop, then the developer must obtain a zone map amendment to the S-U zone. The approval or denial of all zone changes, including those to the S-U zone, are decided by the Village Council. An application for an S-U zone change must be submitted to Council by filing a copy of the application with the administrator in the community development department.

An application for an S-U zone change must include a completed application form, signed by the property owner, along with a valid proof of ownership. The application must include a site plan, as per the requirements for all zone changes listed in the previous section. In addition, the application must include a development plan with the following information:

1. Boundaries and topography of the property to be developed;
2. Proposed size, location and use of all structures, signs, parking and loading areas, drainage facilities, landscaping and traffic and pedestrian circulation routes; and
3. Existing location uses and size of structures on adjacent properties within two hundred feet of the proposed S-U boundary.

Upon receipt of a complete application, the application fee will be assessed as per the fee schedule in Appendix E. Applicants will also be invoiced for the cost to provide notice of public hearing.

S-U zone changes are approved through a public hearing process, and community development department staff can only advise whether the department would recommend approval of the application, not whether the application will be approved. Applications for all public hearings are received on a two week cycle. The final decision for S-U zone changes will be approximately eight weeks from the application closeout date. See Appendix F for the current Application Closeout and Public Hearing Schedule.

Requirements and regulations for all zone changes can be found in the Zoning Ordinance, Chapters 17.64 – Amendments and 17.24 – Hearing Procedures for Appeals and Applications,

and additional requirements for S-U zone changes can be found in §17.44.200 – SU zone change procedures.

Variances

A variance is only intended for situations in which the strict enforcement of the Zoning Ordinance will result in an unavoidable hardship for the applicant. The approval or denial of variances is decided by the Planning and Zoning Commission. An application for a variance must be submitted to the commission by filing a copy of the application with the administrator in the community development department.

An application for a variance must include a completed application form, signed by the property owner, along with a valid proof of ownership. It is the responsibility of the applicant to additionally provide sufficient evidence that a hardship is present. In order for the commission to grant a variance, the evidence must demonstrate the following:

1. If the applicant complies strictly with the provisions of this title, he can make no reasonable use of his property;
2. The hardship relates to the applicant's land, rather than personal circumstances;
3. The hardship is unique, rather than one shared by many surrounding properties;
4. The hardship is not the result of the applicant's own actions; and
5. The variances will not result in the extension of a nonconforming use or structure.

Upon receipt of a complete application, the application fee will be assessed as per the fee schedule in Appendix E. Applicants will also be invoiced for the cost to provide notice of public hearing.

Variances are approved through a public hearing process, and community development department staff can only advise whether the department would recommend approval of the application, not whether the application will be approved. Applications for all public hearings are received on a two week cycle. The final decision for variances will be approximately six weeks from the application closeout date. See Appendix F for the current Application Closeout and Public Hearing Schedule.

Full requirements and regulations for variances can be found in the Zoning Ordinance, Chapters 17.20 – Appeals, Variances, Interpretations and 17.24 – Hearing Procedures for Appeals and Applications.

Chapter 3: Subdivision Procedures

Overview

The appropriate subdivision procedure for any case depends on the scale and complexity of the subdivision, lot split, or plat amendment. The most basic procedure is Summary Procedure, an abridged administrative approval for small-scale land divisions or plat amendments that is authorized by NM State Statute §3-20-8. The most complex procedure is Major Subdivision Procedure, which is required for all subdivision in which more than 10 lots and significant public road and infrastructure will be created. An intermediate procedure called Minor Subdivision Procedure can be authorized at the discretion of the Community Development Director for certain subdivisions which do not meet the criteria for Summary Procedure, but do not require the full review of Major Subdivision Procedure. In certain cases when all or a portion of a plat needs to be vacated in a manner that does not require a plat amendment, Plat Vacation Procedure can be utilized. All subdivision applications, regardless of procedure, require a Preapplication Meeting. A discussion of the requirements for each procedure follows, and further overview information can be found in the Subdivision Ordinance, Chapter 16.04 – General Provisions.

Preapplication Procedure

All applications for subdivisions, plat amendments, or plat vacations shall request and attend a preapplication meeting. This meeting must be held no earlier than three months prior to the submission of a complete application, and provides an opportunity for the subdivider to review draft plans with the community development department in order to better ensure a complete and successful application. A location map along with at least a sketch plan and any written information about the proposed subdivision must be provided at the preapplication meeting.

Full requirements and regulations for Preapplication Procedure can be found in the Subdivision Ordinance, Chapter 16.16 – Preapplication Procedure.

Summary Procedure

Summary procedure is an administrative subdivision procedure authorized by NM State Statute, and can be utilized when the following conditions are met:

A. It is prepared for land which has not been subdivided or amended through summary procedure in the previous two years, and

B. It is an initial subdivision which not increase the total number of parcels of land by more than two, provided that no streets or other public areas are created through the plat which are intended to be dedicated for public maintenance, or
C. It is an amendment to a previously recorded plat which does not increase the total number of parcels of land by more than two, or in which the total number of parcels remains the same or is decreased, provided that street and other public land dedications and utility easements remain the same as on the original plat, or
D. It is an initial subdivision or plat amendment which subdivides two or more parcels of land in areas zoned for industrial use, provided that no streets or other public areas are created through the plat which are intended to be dedicated for public maintenance.

Summary procedure is an administrative approval process, and the final decision is made by the community development director. An application for summary plat must be submitted to the community development director by filing a copy of the application with the administrator in the community development department. Upon receipt of a complete application, the application fee will be assessed as per the fee schedule in Appendix E.

Applications for summary procedure will be process as soon as a complete application is received. Final decision for summary procedure will typically be given within two weeks. If approved, the plat must be recorded with the county clerk's office before the parcels created or amended considered legally-defined.

Full requirements and regulations for summary procedure, including requirements for information that must be included on surveyed plats, can be found in the Subdivision Ordinance, Chapter 16.20 – Summary Procedure.

Minor Subdivision Procedure

Minor subdivision procedure is an intermediate subdivision procedure, which can be authorized at the discretion of the community development director when a subdivision application meets the criteria listed below, or when a plat that otherwise conforms to the requirements of summary procedure would require a further public review:

A. It is prepared for land which has not been subdivided or amended through summary procedure or minor subdivision procedure in the previous two years, and
B. It either does not increase the total number of parcels of land by more than ten (create more than ten lots on any single parcel of land), or results in the same number of total parcels, or results in a decrease in the total number of parcels, and

1. It does not include any lots that do not have street frontage, and
2. It does not require the installation of any significant infrastructure, and
3. If easements are to be terminated through the plat, it is clear that all benefited and burdened parties agree to the easement termination.

The applicant will be notified at the time of preapplication meeting whether the community development director will require minor subdivision procedure to be followed. Minor subdivisions are approved through a public hearing process, and community development department staff can only advise whether the department would recommend approval of the application, not whether the application will be approved. Applications for all public hearings are received on a two-week cycle, and the final decision for minor subdivisions will be approximately eight weeks from the application closeout date. See Appendix F for the current Application Closeout and Public Hearing Schedule. If approved, the plat must be recorded with the county clerk's office before the parcels created or amended considered legally-defined.

An application for minor subdivision procedure must be submitted to the community development director by filing a copy of the application with the administrator in the community development department. Upon receipt of a complete application, the application fee will be assessed as per the fee schedule in Appendix E.

Area Plans

Any application for an area plan will follow the public hearing timeline and fee schedule established by minor subdivision procedure. However, as area plans are not legal subdivisions, the plat submission requirements do not apply. The community development department will advise on the exhibits to be submitted for an area plan. In addition, if the area plan in question establishes or modifies a special use zone, the procedure for special use amendments, as outlined in the preceding chapter, will also apply.

Full requirements and regulations for minor subdivision procedure, including requirements for information that must be included on surveyed plats, can be found in the Subdivision Ordinance, Chapter 16.24 – Minor Subdivision Procedure.

Major Subdivision Procedure

Major subdivision procedure is the full, two-part procedure that must be utilized for any subdivision which does not meet the requirements of either summary procedure or minor subdivision procedure. It consists of an initial application for preliminary plat and a second application for final plat. Major subdivisions generally include construction of public road and

utility improvements, and because of this, require review from village engineers in addition to village staff, planning and zoning commission, and village council.

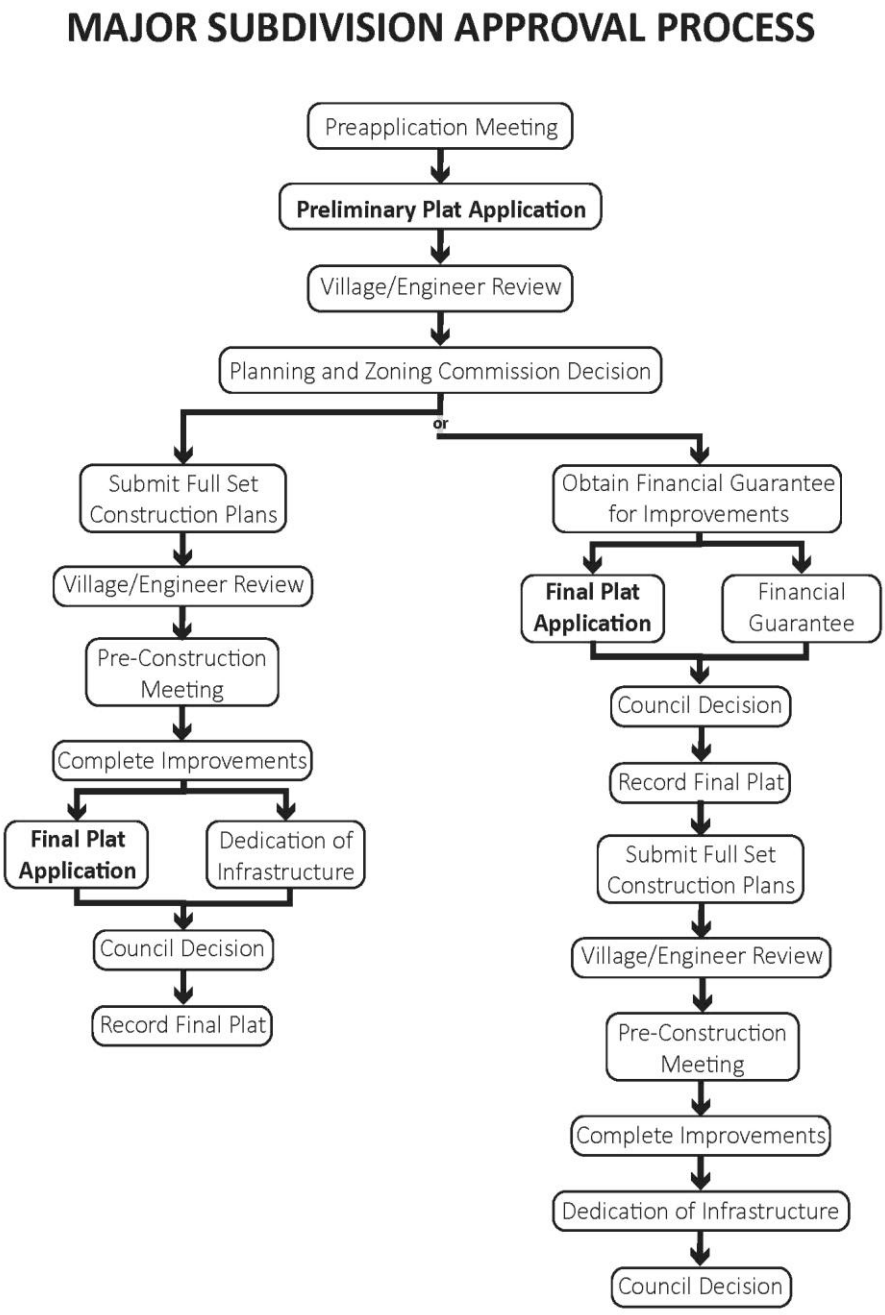


Figure 2: Major Subdivision Approval Process

Preliminary Plat

Preliminary plat is the first step of major subdivision procedure. Applications for preliminary plat are approved through a public hearing process, and community development department staff can only advise whether the department would recommend approval of the application, not whether the application will be approved. Applications for all public hearings are received on a two-week cycle, and the final decision for preliminary plat will be approximately five to six weeks from the application closeout date. See Appendix F for the current Application Closeout and Public Hearing Schedule. An application for preliminary plat must be submitted to the community development director by filing a copy of the application with the administrator in the community development department. Upon receipt of a complete application, the application fee will be assessed as per the fee schedule in Appendix E.

Approval of the preliminary plat does not constitute approval of the subdivision; a final plat must be approved and recorded with Valencia County before the parcels and rights-of-way created are of legal record. However, the preliminary plat is considered the substantive decision point in the major subdivision approval process, and authorizes the subdivider to begin construction of public improvements that will be dedicated either concurrently with the final plat, or following approval of the final plat with an approved financial guarantee. Approval of a preliminary plat is effective for one year unless extended by the commission.

Full requirements and regulations for preliminary plat, including requirements for information that must be included on surveyed plats, construction documents, and any additional documents that may be required, can be found in the Subdivision Ordinance, Chapter 16.28 – Major Subdivision Procedure- Preliminary Plat.

Final Plat

Final plat is the final step of major subdivision procedure, unless public infrastructure improvements are not ready for dedication at the time of the final plat hearing; in this case a financial guarantee must be approved to allow improvements to be completed and dedicated at a later date. Applications for final plat are approved through a public hearing process by village council, and community development department staff can only advise whether the department would recommend approval of the application, not whether the application will be approved. However, applications for final plat that do not deviate from the approved preliminary plat are highly unlikely to be denied. Applications for all public hearings are received on a two-week cycle, and the final decision for final plat will be approximately five to six weeks from the application closeout date. See Appendix F for the current Application Closeout and Public Hearing Schedule. An application for final plat must be submitted to the community development director by filing a copy of the application with the administrator in

the community development department. Upon receipt of a complete application, the application fee will be assessed as per the fee schedule in Appendix E.

Approval of the final plat constitutes approval of the subdivision, but must be recorded with Valencia County clerk before the plat is in full force and effect. Village staff records all plats following final approval, and will invoice the subdivider for the recording fee. Acceptance of public improvements is granted by a separate council item, but can be granted concurrently with final plat if all improvements have been reviewed and recommended for approval by the village engineer.

Full requirements and regulations for final plat, including requirements for information that must be included on surveyed plats, construction documents, and any additional documents that may be required, can be found in the Subdivision Ordinance, Chapter 16.32 – Major Subdivision Procedure- Final Plat.

Plat Vacation Procedure

If all or a portion of a previously filed plat need to be vacated, and if this action will not be accomplished by a separate plat amendment following one of the previously outlined procedures, plat vacation procedure may be followed.

Applications for plat vacation are approved through a public hearing process, and community development department staff can only advise whether the department would recommend approval of the application, not whether the application will be approved. Applications for all public hearings are received on a two-week cycle, and the final decision for plat vacation will be approximately five to six weeks from the application closeout date. See Appendix F for the current Application Closeout and Public Hearing Schedule. An application for plat vacation must be submitted to the community development director by filing a copy of the application with the administrator in the community development department. Upon receipt of a complete application, the application fee will be assessed as per the fee schedule in Appendix E.

Full requirements and regulations for plat vacation procedure can be found in the Subdivision Ordinance, Chapter 16.36 – Plat Vacation Procedure.

Submission Formats

Plats

All plats shall be submitted on sheets not larger than 28” x 36”, and drawn to a scale of 1 in : 200 ft or larger. For final plats, and plats submitted through summary procedure and minor

subdivision procedure – one mylar, three print copies, and a pdf version of the plat shall be provided. For preliminary plats, two print copies and a pdf version shall be provided.

Improvement Plans

All improvement plans shall be submitted on paper no smaller than 11" x 17". Improvement Plans shall contain title and index sheet. The title sheet shall contain the following:

A. Name of Subdivision,
B. Name, address, and telephone number of developers,
C. Name, address, and telephone number of designing engineer,
D. Seal and signature of responsible engineer registered in the State of New Mexico.

The index sheet shall contain the following information:

A. List of plan sheets and their page numbers,
B. Vicinity Map showing location of subdivision in relation to the Village of Los Lunas,
C. Plat to scale showing street, sewer, and waterline layout, locations of manholes, valves, and fire hydrants. Scale of plat and north arrow shall be indicated.

Grading and drainage plans shall follow index sheet. Street, sewer, and water plan and profile sheets shall follow grading and drainage plan. Standard detail specifications and drawings shall be last.

Reports, Specifications, Design Analysis, and Other Data

All supporting documents shall be submitted on 8 ½" x 11" sheets of paper unless oversize material is required, in which case 11" x 17" maximum may be used as fold-outs. They must be typewritten and easy to reference. Every supporting document must be bound with a title sheet stating the name of subdivision, the contents of the bound document, and the name of designing engineer submitting the document, including the seal and certification of the licensed engineer, surveyor or architect.

Chapter 4: Building Permits

Obtaining a Building Permit

Prior to any building or structure being erected, improved, or any mobile home relocated in the Village, a building permit must be obtained. Building permits are issued by NMCID; however, the Village reviews zoning, floodplain, fire, landscaping, grading and drainage, and assorted public works related items such as grease traps and trash enclosures. The Community Development Department will review the application to ensure the requirements listed above are met, and assess fees per the fee schedule in Appendix E before signing off on NMCID's application.

Zoning Approval applications for building permits can be obtained from the community development department, or online on the Village website. The applicant must supply a description of work, building address, construction materials, total square footage, specific use of building, project owner's name and address, contractor's business name, address and license number, architect's name, address and license number. The licensed contractor requesting the permit must sign the application.

For any information regarding building permits, contact the CID directly at one of the offices listed in the Contact Information section.

Submittal Requirements

Two complete sets of plans and specifications must be submitted to Village of Los Lunas Community Development Department for permit and must be sufficiently clear to show the project in its entirety. Plans may also be submitted electronically, contact the Community Development Department at 505-839-3842 if you wish to do so.

The complete building plan set required by NMCID must be submitted to the Community Development Department for our review. Refer to the Zoning Approval application checklists in Appendix G for all further requirements.

Prairie Building

In the event a subdivision has been approved for final plat with a financial guarantee, prior to the completion and acceptance of infrastructure for public maintenance, any building development within that subdivision is considered prairie building. Certificates of occupancy will not be issued for any prairie build development, prior to infrastructure acceptance.

Required Inspections

All inspections aside from those listed below will be performed by NMCID, and will follow their timelines and schedule. For all Village inspections, a request must be made 48 hours in advance.

Fire Inspection

All fire inspections and reviews will be set up with the local fire inspector. There will be annual inspections and reviews of structures, and will be subject to review upon request or complaint.

Grease Trap

If a grease trap is required, the public works department must be contacted to inspect the grease trap installation.

Other Inspections

Depending on the scale and complexity of the project, there may be inspections related to grading and drainage or other civil engineering items performed by the Village. The applicant will be notified of such requirements at the time of application.

Certificate of Occupancy

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until NMCID has issued a certification of occupancy as provided.

Applicable Codes

The Village of Los Lunas, per the Municipal Code Chapter 15.04 – Building Code, adopts the most current building codes adopted by the State of New Mexico and all subsequent revisions by reference. Refer to the Construction Industries Division website for all current rules, laws and building codes.

Chapter 5: Floodplain

General Requirements

The Village of Los Lunas has adopted regulations to minimize flood losses within its jurisdiction, which can be found in the Los Lunas Municipal Code, Chapter 15.24 – Flood Area Development Restrictions. These regulations pertain to areas of special flood hazard as determined by the Federal Emergency Management Agency (FEMA). Any development in a special flood hazard area must submit plans in accordance with Chapter 15.24.

Flood Maps and Elevation Certificate and Instructions

Flood maps and information about the FEMA Elevation Certificate are available on the Village website, in the community development department office or at the FEMA web page. The Flood Insurance Study is also available online and in the office.

Chapter 6: Other Development Procedures

Sign Permits

The Village of Los Lunas regulates signs through the Zoning Code – Chapter 17.56 of the Municipal Code. Most permanent signs require a sign permit and have some size and placement restrictions. Many temporary signs placed on private property, such as directional signs to subdivisions, are allowed without a permit. Sign permits are reviewed and approved by the community development department.

A sign permit must include a completed application form, signed by the property owner, along with a valid proof of ownership. The application must also include a site plan, with all of the following information:

1. Location of building, structure or lot to which or upon the sign is to be attached or installed;
2. Position of the sign or other advertising structure in relation to nearby buildings or structures; and
3. Method of construction and attachment to the building or in the ground.

Upon receipt of a complete application, the application fee will be assessed as per the fee schedule in Appendix E.

Full requirements and regulations for signs can be found in the Zoning Ordinance, Chapter 17.56 – Sign Code.

Parking Requirements

Any application for a building permit must include plans showing location, arrangement and dimensions of the parking facility's turning spaces, drives, aisles and ingress and egress for approval by the commission or zoning enforcement officer. All facilities must provide appropriate access to a street, alley or public thoroughfare. All driveways shall be of sufficient width to permit access into parking spaces, but in no case less than twenty feet wide. For mixed uses, the total requirement for off-street parking spaces shall be the sum of the requirements of the various uses computed separately.

The village's parking standards include requirements for off-street parking as well as more flexible requirements for the TOD-R and TOD-MU zones. Full requirements and regulations for parking can be found in the Zoning Ordinance, Chapter 17.60 – Off-Street Parking.

Exterior Lighting

Los Lunas Lighting Standards

Any exterior lighting plan must conform to the standards in the Zoning Ordinance: Section 17.60.070 – Exterior Lighting.

Night Sky Protection Act

All exterior lighting plans must conform to the Night Sky Protection Act, a New Mexico State Statute. Full regulations for the Night Sky Protection Act can be found online with the New Mexico Compilation Commission, NMSA Chapter 74, Article 12.

Chapter 7: Water Rights

General Requirements

The Village of Los Lunas requires that all new subdivisions, multi-family developments, commercial and industrial developments provide water rights to the Village, per the requirements of the Los Lunas Municipal Code, Chapter 13.24 – Water Rights Required. In general, transfer of outside water rights to the Village well permit, any compensation in lieu of transfer allowed, or approval of a water agreement by Village Council must be completed prior to approval of a final subdivision plat or building permit.

Fees

An applicant for any project subject to Chapter 13.24 shall be responsible for costs incurred by the Village for water budget review by the Village's water rights consultant. In the case of new subdivisions, the cost of water budget review is included in fees already assessed for engineering review. See Appendix E – Fee Schedule for further details.

Chapter 8: Business Registration

All Businesses

Any person, firm or business that is seeking to engage in business within the Village limits must register their business with the Village. A business registration application can be obtained from the community development department, and a separate registration must be obtained for each outlet, branch, or location within the municipal limits of the village prior to engaging in business. Each application must include a NM Taxation and Revenue Division Taxpayer ID Number (CRS number). An annual fee shall be assessed for each business registration, according to the fee schedule in Appendix E. Construction businesses that have any construction activity taking place within the municipal limits of the village are required to register their business with the village.

All business registrations expire on December 31 of each year. Business registration renewals must be obtained and paid for by March 16 of every year. A 10% penalty fee will be assessed for each month that a business registration renewal is delinquent. Full requirements and regulations for business registrations can be found in the Municipal Code, Title 5 – Business Licenses and Registrations.

Liquor and Cannabis Licenses

Alcohol and cannabis establishments require a state license issued by the NM Regulation and Licensing Division, as well as an additional registration and annual fee to operate in the Village of Los Lunas. Liquor license information can be found in the Municipal Code, Chapter 5.16 – Liquor Licenses. Cannabis license information can be found on the Village website, pending codification in Municipal Code, in the Recently Approved Ordinances page.

Other State and Federal Approvals

State and Federal Licenses

Many businesses require a state-issued license (for example, contractors and tattoo artists), or a federal license (for example, firearms manufacturing) in addition to a local business registration. Any business requiring a state or federal license must provide proof of a current license with their business registration to the Village.

Food Establishment Permit

The local office of the New Mexico Environment Department is the health authority which regulates the food service industry in Los Lunas and Valencia County. Under the Food Service and Food Processing Regulations (7.6.2 NMAC) each proposed food service, food processor or

liquor establishment must apply for and obtain an operating permit from the department. This includes almost every food type establishment – hospitals, schools etc. Any person seeking an initial permit must file an application with the Health Authority.

VOLUME 2:
DESIGN STANDARDS

Chapter 9: Public Infrastructure Design Standards

General Information

All subdivisions, as well as any other project through which public infrastructure will be dedicated to the Village of Los Lunas for maintenance, must comply with approved design standards, density and dimensional regulations in the zoning ordinance, and in certain cases, additional or separate regulations in an applicable area plan. Zoning density and dimensional regulations are shown on Table 1, and supplemental information can be found in the Zoning Ordinance: Chapter 17.48 – Density and Dimensional Regulations. If the land to be subdivided is located in an S-U zone with an adopted area plan, density and dimensional regulations will be found in the area plan rather than in the zoning ordinance.

The official public infrastructure design standards for the Village of Los Lunas are approved through the DPM, and can be found in the following chapters as well as Appendix A – Standard Details. From time-to-time changing conditions and new construction techniques and materials will necessitate an update to the DPM; updated standards will be considered approved upon publication of the DPM to the village website.

In the event the Village has not adopted a standard for a specific item, the City of Albuquerque Development Process Manual or the Albuquerque Bernalillo County Water Utility Authority Standards will apply.

Table 1: Density and Dimensional Regulations

DENSITY AND DIMENSIONAL REGULATIONS						
ZONE	MINIMUM LOT SIZE	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	MINIMUM DENSITY	MAXIMUM DENSITY
A-R	One acre	25 ft	25 ft	10 ft	None	None
R-R	Half acre	25 ft	20 ft	10 ft	None	None
R-1	7500 ft^2	20 ft	15 ft	7.5 ft [1]	None	None
R-2	7500 ft^2	20 ft	15 ft	5 ft [1]	None	None
R-3	3000 ft^2	20 ft	15 ft	0 ft [2,3]	None	None
M-H	5000 ft^2	20 ft	15 ft	5 ft	None	None
C-1	None	None	None	None	None	None
C-2	None	None	None	None	None	None
M-1	None	None	None	None	None	None
S-U	None	None	None	None	None	None
TOD-R	3000 ft^2	20 ft	15 ft	0 ft [2,3]	8 DU per acre	20 DU per acre
TOD-MU	None	10 ft [4]	15 ft	0 ft [2,3]	12 DU per acre	25 DU per acre

Compliance with Subdivision Requirements

The subdivider has the responsibility to obtain all necessary permits, easements, and other approvals for the proposed subdivision. The subdivider should be familiar with all Village, County, State, Federal, and other applicable requirements, laws, ordinances, regulations, and codes related to subdivision development, as compliance is required.

Survey Monuments

Survey monuments shall be provided for subdivisions as indicated in Table 2: Survey Monument Locations. Found monuments which accurately locate required subdivision monument locations may be used in lieu of the type of monument indicated in the table, but the minimum number of monuments indicated must be provided unless otherwise approved by the Village. The location and type of all new and found monuments shall be shown on the final plat along with the elevation of all benchmarks. Physical requirements for survey monuments are indicated in Table 3: Minimum Physical Requirements of Survey Monuments.

Minimum Improvements Required

The following are the minimum improvements required for any subdivision: Grading, curbs and gutters, paving drainage, and drainage structures necessary for the proper use and drainage of the streets and for public safety.

A. Site grading and drainage, taking into consideration the drainage pattern of adjacent improved and unimproved property and treating upstream area, where appropriate, as though fully improved.

B. All streets, easements, and pedestrian walkways shall be graded and surfaced to widths and grades shown on the improvement plans. The subdivider shall improve the extension of all streets to intercepting or intersecting streets.

C. Sidewalks shall be as shown on the improvement plans.

Table 2: Survey Monument Locations

SURVEY MONUMENT LOCATIONS		
LOCATION	**TYPE OF MONUMENT**	**NOTES**
Subdivision boundary corners	Brass cap in concrete	Four minimum per subdivision; four minimum per 320 acres of subdivision
Intersections of streets (center lines) points of curvature/tangency/cusp/reverse curve/angles, center of cul-de-sac bulbs	Aluminum cap #5 rebar	
Block corners	Aluminum cap #5 rebar	
Lot boundary, corners, points of curvature/tangency/cusp/reverse curve/angles	#5 rebar	
Elevation bench mark	Brass cap in concrete	One minimum per subdivision; one minimum per 320 acres of subdivision. May be subdivision corner monument.

Table 3: Street ROW and Pavement Dimensions

STREET RIGHT-OF-WAY AND PAVEMENT DIMENSIONS				
STREET CLASSIFICATION	**MINIMUM REQUIRED RIGHT-OF-WAY**	**MINIMUM REQUIRED PAVEMENT WIDTH***	**MINIMUM REQUIRED ASPHALT THICKNESS****	**MINIMUM REQUIRED BASE COURSE THICKNESS****
Alleys	20 ft	N/A (20 ft if paved)	2.5"	2"
Local (residential)	50 ft	32 ft	3"	4"
Collector/Industrial/Commercial	68 ft	48 ft	4"	6"
Arterial	100 ft	66 ft, or more if required by Village	6"	6"
*Pavement width is width of pavement measured from curb face to curb face.				
**The minimum required sections above should be used if they exceed the pavement sections detailed in				

D. Approved sanitary sewer and domestic water supply facilities shall be installed as shown on the improvement plans to serve the subdivision.
E. Storm drainage facilities shall be installed as shown on the improvement plans.
F. Water mains and fire hydrants shall be installed as shown on the improvement plans to provide fire protection.
G. Telephone, electric power, gas, and cable television service shall be installed and available to every lot (possible exceptions – cable television or gas, if all electric).
H. Street name signs.
I. Street lights

It is the sole responsibility of the developer to ensure that all construction of improvements is performed in compliance to federal, state, and local safety and health laws.

Before construction begins, the developer's engineer shall hold a pre-construction meeting with the contractor(s) and the Village. At this time, the developer shall provide the Village with a copy of the construction schedule defining the various phases of work to be done with a timetable. It shall be the responsibility of the developer to arrange for full-time construction inspection during all phases of construction, performed by their engineer. Monthly certified construction inspection reports with all necessary data and background information, testings, updated schedules, shop drawings and mix designs, rejections/approvals, etc., shall be provided by the developer's engineer. The developer shall also require their engineer to communicate with the Village engineer regarding the construction activities and any field changes that may require written justification and documentation.

Inspections

Full-time inspection and as-built documentation by the developer's engineer or their qualified agent are required for, but not limited to, the following items. In addition, all work is subject to inspection and observation by the village public works inspector and the Village engineer, and access to the site must be available to the Village at all times.

1. At completion of any preliminary clearing, grubbing, and site grading (cuts and fills). Compaction testing of fill material will be required.
2. Before backfilling any utility line ditch section, the inspector shall inspect pipe, check grades, and approve backfill material.
3. Inspector shall require compaction testing of trench backfill.
4. At completion of subgrade preparation, compaction tests shall be required.
5. When curb forms or stringlines are set, Inspector shall check grades at 50-foot intervals.
6. Upon construction of curb and gutters, sidewalks, drainage facilities.

7. Upon installation of base course in street, compaction and gradation tests shall be required.
8. Upon completion of street paving, compaction and gradation test shall be required.
9. After final grading of lots.
10. Upon completion of the water system, hydrostatic testing must be performed under the observation of the village public works inspector or village engineer. Access to Village water will not be granted until after the Village has validated and approved the hydrostatic testing.
11. Upon completion of the sewer system, mandrel testing must be performed under the observation of the village public works inspector or village engineer.
12. A final construction report with certification of completion for all approved improvements and submission of complete as-built drawings are required from the developer's engineer before request of acceptance by the Village of Los Lunas. The report may be submitted electronically, and must contain complete records of all as-built Village utilities, streets, lot and subdivision layouts. As-builts must be submitted as pdfs as well as auto-CADD files compatible to the Village's GIS mapping computer system. A final inspection shall be performed by the Village engineer, a representative of the contractor, and the developer's engineer after Village review and acceptance of the final construction report. A schedule of final completion of remaining activities listing and documenting any and all corrections, replacements, clean-up work, etc. that remains to be performed will be provided by the developer's engineer. The Village of Los Lunas will not accept the public infrastructure until all such work is complete. The Village engineer will recommend Village acceptance only after final completion of all the proposed improvements, the developer's engineer recertification of full compliance with the design standards and specifications, and Village satisfaction of completed work.
13. Costs of any other testing that may be required by the Village of Los Lunas, such as street coring or asphalt compaction, will be the responsibility of the developer.

Chapter 10: Streets

Street Design Standards

Design Standards for Village Streets are established herein, and supplemented by Standard Details in Appendix A.

Governing Regulations

The following are some of the most important Village regulatory documents pertaining to street design and is not intended to be exhaustive. The user is cautioned that these regulations may change at any time. Constant familiarity with these and other pertinent regulations as they evolve is recommended.

- Subdivision Ordinance (Title 16)
- Comprehensive Zoning Code (Title 17)
- New Mexico Uniform Traffic Ordinance (Adopted by the Village)

Street Location and Arrangement

Streets must conform in character, location, and arrangement to adopted plans. Governing plans include, but are not limited to, the approved area plan, Village master plans, or adopted future street lines. The Village should be consulted for information regarding applicable plans for areas under design consideration.

- Proposed street arrangements must provide for the continuation of existing principal streets or appropriate projections thereof if not otherwise governed by an adopted plan as discussed in the preceding paragraph.
- Alleys are not to be provided where other provisions can be made for adequate and suitable service access.
- A copy of the Geotechnical report must be provided prior to the consideration of a design which must include the following information:
    A. Subsurface soil conditions
    B. AASHTO soil classification
    C. Estimated R-value
    D. 20-year recommended pavement section for each roadway classification
    E. Infiltration rates of the native soil

Table 4: ROW and Pavement Dimensions

STREET RIGHT-OF-WAY AND PAVEMENT DIMENSIONS				
STREET CLASSIFICATION	MINIMUM REQUIRED RIGHT-OF-WAY	MINIMUM REQUIRED PAVEMENT WIDTH*	MINIMUM REQUIRED ASPHALT THICKNESS**	MINIMUM REQUIRED BASE COURSE THICKNESS**
Alleys	20 ft	N/A (20 ft if paved)	2.5"	2"
Local (residential)	50 ft	32 ft	3"	4"
Collector/Industrial/Commercial	68 ft	48 ft	4"	6"
Arterial	100 ft	66 ft, or more if required by Village	6"	6"
*Pavement width is width of pavement measured from curb face to curb face.				
**The minimum required sections above should be used if they exceed the pavement sections detailed in				

Access

Private driveway access to single-family development is not permitted on principal arterial or collector streets. On all other streets, driveways shall be at least 20' from intersections.

Cul-de-sac Criteria

A. Maximum length permitted is 600 ft. measured from the centerline of the intersecting street to the center of the turnaround.
B. Maximum number of dwelling units allowed to be served by a cul-de-sac is 35, unless otherwise specifically approved by the Village.
C. Turnarounds
    1. Circular turnarounds with no center island must have minimum 45 ft. radius to right-of-way and must have minimum 40 ft. radius paved area measured to the flowline of curb.
    2. Circular turnarounds with approved center island must have 52 ft. radius to right-of-way and must have 47 ft. radius paved area measured to the flowline of curb, with a maximum center island radius of 17 ft. measured to the flowline of the curb.

Table 5: General Design Criteria for Streets summarizes criteria considered minimum in Los Lunas for various classification of streets. Design speeds given are intended to establish levels to which facilities are to be designed. Legal speeds will be established only after appropriate examination of the completed street by the Village.

Table 5: General Design Criteria for Streets

Street Classification	Minimum Centerline Radius - Feet (5)			Minimum Length Veritcal Curve (feet) (1)	Vertical Curvature Design Value K (2)			Minimum Grade Change Allowed Without Vertical Curve - % (8)	Maximum Grade Allowed %
	Design Speed M.P.H.	Width 0.02 ft./ft. Super-elevation	Width 0.02 ft./ft. Super-elevation		For Crest Stopping Sight Distance (6)	For Sag Stopping Sight Distance (6)	For Sag Comfort Control (3) (6)		
Principal Arterial	50	1050	1400	150	100	75	N/A	0.4	6
Minor Arterial	45	800	1100	135	80	65	N/A	0.4	7
Collector	35	450	575	100	46	45	26	0.7	8
Local Residential	25	0	230 (9)	75	25	28	13	1	8
Cul-de-sacs & Alleys	20	0	120 (9)	60	18	24	9	1	12
Local Industrial Commercial	30	300	380	90	32	35	19	1	8

1. Controlling limit only when algebraic grade difference (A) times the design value K is less than minimum shown; in all other cases, L=KA shall control.
2. The values for K shown are to be used in determining the minimum length of vertical curve required by the use of the relationship L=KA where:
   L= Length of vertical curve in feet
   A= Algebraic difference in grades expressed in percent
   K= Design value indicative of rate of curvature
3. Allowed only with express permission of Town. Use K for comfort control is strongly discouraged.
4. Lengths of vertical curves longer than the minimums resulting from the use of K values should be used wherever possible; however, K should not exceed 143 ft. when curb and gutter is used.
5. Source: Design of Urban Streets, Federal Highway Administration, U.S. Department of Transportation.
6. Crest vertical curves are based on eye height of 3'-3'', object height of 0'-6'' and AASHTO minimum stopping distances. SAG vertical curves are based on AASHTO standards. If AASHTO standards are revised to more restrictive values, the more restrictive values shall supersede the values in this table.
7. As given in Standard Details.
8. A minimum of 50 ft. must be maintained between vertical points of intersection.
9. Local residential streets with 90° or near 90° turns may be designated with a minimum centerline radius of 75 ft. with the approval of the Town. Appropriate advisory signs may be required.

Geometric Criteria

Usually, the criteria for the horizontal and vertical geometrics of street design in the preceding table will be the minimum acceptable values, but other factors must also be considered in a balanced design.

A. Vertical Alignment: Long, flat gradients are undesirable because of poor drainage characteristics. The minimum desirable gradient consistent with acceptable drainage is 0.4% and, should be observed as a general design principle. Grades in valley areas and other special circumstances may be flatter than 0.4% if approved by the Village. Long, steep gradients are also undesirable as they are difficult for heavier vehicles to negotiate at desirable traffic speeds. Vertical curve criteria stated in the General Design Criteria for Streets Table are intended to provide adequate safety consistent with design speeds. The designer should apply good judgement in combining vertical geometry with horizontal geometry in the application of these criteria. Extreme vertical undulation is not acceptable. Vertical changes in grade occurring simultaneously with horizontal alignment changes must be carefully designed to preserve the acceptable sight distance consistent with the design speed of the street. In these cases, engineering determination of safe stopping sight distance should be demonstrated, and adequate intersection sight distances must be maintained in all designs.

B. Balance Design: Minor streets shall be designed in order to discourage excessive speeds of traffic, but abrupt, inconsistent changes in either horizontal or vertical alignment are not acceptable. Major streets shall be designed to permit larger flows of traffic at design speeds.

Intersection Design

A. Angle of Intersection: As nearly as practical, consistent with topography and sound design, streets must be designed to intersect at right angles. Acute angles for intersections for all streets shall be 80 degrees minimum. Intersection designs must provide for adequate clear sight distances.

B. Spacing of Intersections: Arterial streets should be designed with minimal intersections. The following are limits to be observed:

    1. Streets intersecting arterials must generally be spaced no closer than one sixth (1/6) mile on center.
    2. All intersections of streets shall be continuous in alignment, if feasible. Offset alignment of intersecting streets is highly discouraged.
    3. The following spacing will be used when intersection of streets are not on continuous alignment through the street intersected:
        a. Intersections of noncontiguous streets must be spaced at least 150 ft. between centerlines of streets on local streets.

b. At least 300 ft. on collector streets.
c. At least 400 ft. on all arterial streets.

4. Variances from these criteria will require written approval from the Village.

C. Curb Return Radii: Minimum acceptable return radius is 25 ft. All radii are measured to the back of the curb section.

D. Intersection Grading: If desirable to promote comfort, street crown may be reduced through intersections of major streets of approximately equal classification. Generally, this reduction should not exceed one-half of standard crown unless special circumstances govern and the joint concurrence of the Village is obtained. Concrete valley gutters and fillets are necessary to provide rapid drainage and eliminate pavement rutting (see standard details, Appendix A).

Curb and Gutter Criteria

A. The exterior curb section for all classes of streets must be standard 6-inch high barrier-type curb and gutter with 1-inch gutter depth as shown in standard details, Appendix A. Deviation from these standards will require written approval and concurrence by the Village.

B. Mountable curb types as shown in standard details, Appendix A, may be used on local streets if both traffic requirements and drainage requirements can be met to the satisfaction of the Village.

C. Concrete curbs and gutters shall be constructed of Class “A” 3000psi Portland cement concrete.

Pavement Design Criteria

A. Design of pavement structures of arterial streets must be based on acceptable design procedures, such as the latest edition of AASHTO Interim Guide for Design of Pavement Structures, published by the American Association of State Highway and Transportation Officials, Washington, D.C., and the local adaptation of those procedures developed by the New Mexico State Highway Department entitled Structural Design Guide for Flexible Pavement, NMSHD Bulletin 102 (see standard details, Appendix A).

B. Collector, industrial, and commercial designs for area streets and residential (local) streets will conform to standard details, see Appendix A. Soil investigation and evaluation shall be required to determine the bearing values of the proposed subgrade soils. The report shall be submitted to the Village by the designer, stating existing subgrade bearing values and proposed structural pavement design.

C. Structural design of private streets shall conform to the soil report.

Drivepad Design Standards

A. Drivepad construction must conform to the current standard details, see Appendix A.
B. Depression of the sidewalks shall not occur to accommodate drivepads unless a drivepad gradient in excess of 10% would be required to avoid depression of the sidewalk, in which case, the sidewalk shall be transitioned to match the drivepad within 6 ft. of edge of drivepad and the drivepad gradient shall be maintained equal or less than 10%.

Construction Criteria

A. General: Permits or easements required for the construction of the streets, sidewalks, or appurtenances for the proposed development shall be obtained by the Developer.
B. Materials:
    1. In the event that a standard is not provided by the Village, materials and construction shall conform to the City of Albuquerque Development Process Manual.

Sidewalk Design

All properties within the Village of Los Lunas must be provided with sidewalks. These Design Standards establish the fundamental requirements governing Works Construction. Designs incorporating alternate materials must be approved by the Village sidewalk design. Sidewalk designs must provide for the mobility, safety, and comfort of the pedestrian and provide for adequate pedestrian access to abutting property. Pertinent sidewalk design criteria are collected herein for the convenience for the designer.

A. Sidewalk width shall be 5’ 0” minimum. The Village may require wider sidewalks for arterial streets, based on expected pedestrian traffic. All pedestrian facilities must meet the latest Public Right of Way Accessibility Guidelines (PROWAG) and Americans with Disabilities Act (ADA) standards.
    1. <u>Sidewalk Location– Horizontal:</u>
        a. Along collector and local streets, sidewalks must be located within the right-of-way with the property side edge of the walk at the property line.
        b. Variances from sidewalk standards will require the approval of the Village of Los Lunas.
        c. Sidewalk location adjacent to curbs is discouraged.
    2. <u>Transverse Slope:</u> Sidewalks must be provided with a transverse slope of ¼ to ½ inch per foot, sloping toward the street.
    3. <u>Sidewalk Location - Vertical:</u> The vertical location of the sidewalk must be so

that the top surface of the sidewalk at the lowest point of the sidewalk will be at or above the curb. The design of the sidewalk must be appropriate to the overall street section design within the right-of-way.

4. Sidewalk Materials: Sidewalks are to be of Portland cement concrete, Class "A", 3,000 psi, of minimum 4 inches thickness. Portland cement concrete reinforcing, curing compound shall be as specified in the New Mexico Standard Specifications for Public.

Street Lighting and Signage, and Encroachments

A. Street Lighting: The policy of the Village is that arterial and selected collector streets be lighted to Illuminating Engineering Society Standards for Arterial Streets. On local streets, 60 watt LED or other lighting approved by the Village if applicable shall be placed at all intersections, on cul-de-sac streets over 150 ft. in length, at right angle turns, and at mid-block locations where block length exceeds 400 ft. Preferred mounting height of luminaire is 30-35 ft. In new subdivisions, the Developer's Engineer shall coordinate with Public Service Company of New Mexico (PNM) for design of the street lighting system. After PNM approval of the street lighting system, the Developer shall then submit their design to the Village for approval. Following approval, PNM or a qualified contractor, shall install the street lights in conjunction with the installation of electrical service to the subdivision.

B. Traffic Signs: Street name signs shall be installed by the Developer. Traffic regulatory signs and posts shall be installed by the Village at the Village's expense. The Developer shall purchase and install street name signs, prior to final acceptance of the subdivision, at every intersection. The Developer shall furnish installation hardware compatible with the Village's sign posts. Street name signs shall comply with Article V of the New Mexico Uniform Traffic Ordinance (Adopted by the Village Ordinance No. 103), and Part II-D (2D-39) of the Manual on Uniform Traffic Control Devices, latest edition.

C. Fences, Walls, Footings, and Encroachments: Walls, footings, and fences are not permitted within the right-of-way. In new residential subdivisions, walls, footings, and fences will not be permitted in the right-of-way unless approved by the Village.

In existing subdivisions, walls and fences are discouraged but may be placed within the right-of-way if approved by the Village. An encroachment contract must be requested from and approved by the Village, and then executed on behalf of the Village by the Mayor. The encroachment contract provides that the applicant must remove the wall, footing, or fence within a specific time (normally 72 hours) upon notification by the Village from any negligent actions by the applicant. Walls or fences over 36 inches in height will not be approved within the right-of-way if the wall or fence will be less than 15 ft. behind face of curb of streets. Within

the clear sight triangle, all walls, fences, or vegetation are restricted to a height of 30 inches, measured from the flowline of the gutter.

Chapter 11: Utilities

Utility Development

Village Utilities

Water, sewer, and solid waste service are provided by the Village of Los Lunas Public Works Department. There are impact fees and connection fees assessed for water and sewer service, and an additional deposit required for water service. The Village requests that all development in the Village limits establish both water and sewer service. Additionally, if the proposed development requires fire suppression, the Village requires an additional fire service line. It can take up to five working days for water and sewer service to begin after approval. The Village also provides commercial trash service, and offers commercial bins for lease. Please contact the Public Works Department to establish a suitable dumpster location or commercial pick-up plan.

Full regulations for impact fees can be found in the Public Services Ordinance, Chapter 13.16 – Impact Fees

Franchise Utilities

All additional utilities within the Village of Los Lunas are provided by franchise agreements with outside utility providers. Please refer to the Contact Information page.

Sanitary Sewer Design Standards

Established herein, and supplemented by the Standard Details in Appendix A, are the design standards for sanitary sewer. These represent the minimum acceptable values necessary to result in system designs having satisfactory durability, functional characteristics, and operational suitability.

Engineering Design Criteria

Design Capacity Criteria

There will be consideration of off-site flows in the design calculation, and shall conform in size, location, and arrangement to adopted plans. The governing plans include, but are not limited to, the Village Comprehensive Plan and the approved area plan. Please consult the Village for information regarding applicable plans for areas under design consideration.

The following design flows will be used in residential areas:

Table 6: Design Capacity Criteria for Residential Developments

DESIGN CAPACITY CRITERIA FOR RESIDENTIAL DEVELOPMENTS		
	AVERAGE	PEAK
Houses	380 gpd	855 gpd
Apartments, Mobile Homes, Townhouses	290 gpd	650 gpd

Commercial sewage flows will be considered on a case-by-case basis, with the designer presenting the basis for the commercial sewage flow used in the design calculations.

Design is for full pipe flow at the design flow and shall be 1.45 x peak flow. Pipe flow velocities and capacities shall be determined by using Manning's Formula with the value for "N" = 0.013.

- Peak velocity – Velocity at peak flow conditions
- Average velocity – Velocity at average flow conditions
- Minimum velocity in the sewer shall be 2.0 fps.
- Maximum velocity shall be 8 fps.
- Minimum collector size allowable is 8 inches.

Manhole Criteria

Generally, manholes must be located on the centerline of the street right-of-way or the centerline of the street if the street is not concentric with the right-of-way. In curved streets, manholes for straight lines may be located as much as 5 ft. off from the centerline of street or right-of-way. Required clearances from other utilities must be maintained. The offset of such manholes is to be measured from center of manhole barrel to the centerline of the street or right-of-way.

- Standard minimum manhole depth is 5.0 ft. (measured from rim to invert), unless otherwise approved by the Village.
- Maximum manhole depth is 20.0 ft. (measured from rim to invert).
- The minimum required inside diameter is 4.0 ft.
- 6.0 ft. minimum inside diameter manholes are to be used where indicated on the improvement plans.
- It is not permitted to change flow directions horizontally by more than 90° in a manhole.
- The minimum drop through a manhole will be 0.10 ft. except in the case of a single line straight through the manhole in which case the normal slope of the line shall be maintained.

- Where flows converge at a manhole, the inverts should be designed to produce a smooth water surface at design flow with no backwater conditions in any of the incoming lines.
- The maximum distance allowed between manholes is 350 ft.
- Cleanouts will not be allowed in lieu of manholes on the sewer system unless approved by the Village.

Line Criteria

All sanitary sewer materials and installation methods must comply with the requirements set forth in the Albuquerque Bernalillo County Water Utility Authority for Public Works Construction (as modified herein) and Standard Details in Appendix A.

- Minimum line size allowed: 8-inch diameter.
- Curvilinear sewer lines will not be acceptable.
- Sections of line that are flat relative to the upstream line are to be avoided. When possible, continuous flow velocity and capacity will be provided. The energy gradient should slope generally parallel to the slope of the invert with no abrupt changes or slopes opposite to the direction of flow.
- Line depth should be sufficient to provide gravity service to property contiguous to the line. Additional depth may be required to provide for service. Generally, house services shall be a minimum of 2 ft. below finished floor elevation, measured at a point on the finished floor edge farthest from the sewer main.
- The main lines are to be located within public right-of-way except as noted in the following paragraph and are to be aligned in accordance with the Primary Utility locations, see standard details in Appendix A. Where the Primary Utility locations do not apply, the following criteria apply:

The New Mexico Department of Public Health policy on the proximity of water and sewer lines: "Whenever possible, it is desirable to lay parallel water and sewer lines at least 10 feet apart horizontally, and the water line should be a higher elevation than the sewer. If this is not possible, separate trenches will be required in all cases (this shall be effective even though one line has been installed prior to the other), and the water line shall be at least 2 feet above the sewer. When water and sewer lines cross each other, the water line shall be at least 3 feet above the sewer; otherwise, the sewer shall be of ductile iron pipe." A preferred alternative is encasement in concrete for 10 ft. on each side of the water line. If ductile iron pipe is used, it must be run from manhole to manhole. See standard details in Appendix A.

- Main lines must be located so they can be maintained without disturbing any sidewalk, curb, gutter or any other utility. The required trench must be totally within the paved roadway.
- Written approval of the Village must be obtained for any deviations from the Primary Utility locations.

Sanitary sewer main lines may be located outside public right-of-way only under the following conditions:

- Prior written approval is given by the Village.
- The main line must be located as follows:
    1. In a paved, permanent access easement, or
    2. In a planned green space with access suitable for sewer line maintenance equipment.
    3. If (1) and/or (2) above are impossible due to prior platting, the situation will be handled as a special case.
- A permanent easement will be granted for exclusive use of water and sanitary sewer. It must be possible to excavate any buried water or sanitary sewer with 1:1 side slopes from the bottom of the pipe, without disturbing any sidewalk, curb and gutter, or any other utility. The required trench must be totally within the paved roadway and the exclusive underground easement. A minimum width easement of 20 ft. is required for a single utility and 25 ft. for water and sewer.
- Compliance with the New Mexico Department of Public Health policy on the proximity of water and sewer lines must be achieved.
- In private streets, Primary Utility locations apply where possible.

Trenching and Backfilling

- Trenching shall be performed in accordance with improvement plans and specifications.
- Trenching shall be of sufficient depth and width to properly install the pipe.
- Padding or bedding material to be placed around pipe shall be a finely graded material free of rocks in excess of 1 inch in diameter and shall be free of any sharp objects and deleterious material.
- Bedding material shall be compacted around the pipe and at least 6 inches above the pipe.
- The remainder of the backfill material shall be select material compacted to a density of at least 90 percent of the maximum density as determined by ASTM D1557.

- When located under roads, sidewalks, driveways, etc., the top 6 inches of ditch backfill shall be compacted to a minimum density of 95 percent of maximum density as determined by ASTM D1557.
- The above trenching and backfilling methods shall apply to all utility lines (sewer, water, gas, etc.) installed in the subdivision.
- All buried utilities shall be provided with utility marker tape installed in the backfill per standard details, see Appendix A. Foil tape shall be used for non-metallic utilities.

Service Connections

(private collection systems and individual service connections)

- Four-inch (4") minimum size service connections must be made to the main line as shown in the standard details (see Appendix A) except at the end of cul-de-sacs where connection to a manhole is permitted in the manner shown in the standard details, see Appendix A.
- Six-inch (6") service connections are permitted where a 6-inch tee in the main exists.
- Four-inch (4") mechanical taps are permitted to tappable main lines 8 inches and larger. Mechanical taps must conform to the requirements of the New Mexico Plumbing Code.
- All service connections shall have a minimum slope of 1/4 inch Per foot toward the main within the public right-of-way.

Sanitary Sewer Lift Stations

- Wet well manhole type with hinged aluminum access covers with safety grating and submersible pumps on stainless steel guide rails.
- Covers shall be rated for AASHTO H20 loads in areas subject to vehicle traffic.
- Wet wells and valve vaults shall be constructed of precast concrete barrel segments with a cast-in-place concrete base. All concrete shall utilize Type II Low Alkali Portland Cement.
- Piping within lift stations shall be ductile iron with amine or coal tar epoxy coating.
- Isolation and check valves shall be housed in a separate vault with hinged aluminum access cover and safety grate.
- Pumps shall be sized to be provide 100% standby capacity at the peak flow with one pump out of service.
- Wet well capacity and level settings shall be sized for a maximum of ten (10) pump starts per hour at the peak flow.
- All pumps shall be manufactured by the Flygt Corporation and furnished with factory control package to include at least the following in a NEMA 4X Enclosure:
    1. Lead-lag alternator switch
    2. Adjustable float switches for off-lead-lag-high level alarm

3. Run timers
4. Generator interlock

Construction Criteria

- Any special crossing permits or easements required for installation of sewer lines or appurtenances are to be obtained by the developer in the name of the Village, at the developer's expense.
- Materials
    1. All construction shall conform to the standard details in Appendix A, unless otherwise approved by the Village.

All construction will conform to the standards of the American Water Works Association (AWWA), as modified herein, unless otherwise approved by the Village.

Sewer Lines

- Materials
    1. DIP - ASTM/ANSI A746, push on joints, corrosion protected.
    2. PVC - Gravity sewer lines 18 inches and larger, ASTM F679 and/or UNI-B9, 15 inches and smaller, ASTM D3034, SDR 35.
    3. Force Mains
        A. PVC - AWWA C900 pressure DR18 or PC 235.
        B. ASTM A536, Grade 60-42-10.
        C. Installation
            1. Trenching and backfilling per pipe manufacturer's instruction/recommendations, or Standard Detail 113-10.
            2. Testing- Compaction testing required every 500 feet. Backfill in road will require compaction testing every 200 ft.

Manholes

- Materials- See standard details, Appendix A.
- Installation- See standard details, Appendix A.

Service Connections

- Types- In-line service tees or wyes to be provided on new sewer lines.
- Installation- See standard details, Appendix A.

Testing of Sewer Lines

- Refer to ABCWUA standards.

Water System Design Standards

Established herein, and supplemented by the Standard Details in Appendix A, are the standards for the design and operation of domestic water systems. These represent the minimum acceptable values necessary to result in system designs having satisfactory durability, functional characteristics, and operational suitability.

Major transmission lines, wells, pumping facilities, or reservoirs are not covered here, as this is not intended as a design handbook. Any design for these type of utility improvements is subject to village review and approval.

General Requirements

Future development of the surrounding area must be considered and addressed for calculating line sizes in the plans. The Village should be consulted for information regarding applicable plans for areas under design consideration and domestic water design shall conform in size, location, and arrangement to adopted plans, which may include, but are not limited to the approved area master plan and Village master plans.

Pressure zone boundaries shall be considered in the design of all systems. Location of lines must be according to the Primary Utility locations (see standard details, Appendix A). Any deviations will require the approval of the Village.

Sizing requirements in single-family and duplex developments are as follows:

- 8 inch minimum
- A 10-inch line is required if loop lines are not provided at a maximum interval of 1200 ft.
- Minimum 6-inch line to any fire hydrant.
- Fire protection may require larger sizing, see Fire Hydrant Protection section in this Chapter.
- Design flowrates for subdivision line sizing are provided in Table 7: Water Flow Rates.

Sizing requirements for industrial/commercial and multi-family developments are as follows:

1. 10 inches minimum.
2. Fire protection may require larger sizing, see Fire Hydrant Protection section in this Chapter.

Table 7: Water Flow Rates

WATER FLOW RATES		
	AVERAGE DAILY	MAX HOURLY
Single family dwellings, on 1/2 acre or less lot	425 gpd	1.8 gpm
Single family dwellings, on lot greater than 1/2 acre	425 gpd	3.3 gpm
Commercial	Commercial water flow rates are highly variable. They will be considered on an individual basis by designers in their report.	

Water Sampling Stations

- Each new subdivision shall have a Water Sampling Station, see standard details, Appendix A.
- For new subdivisions with less than 100 homes:
    1. One (1) sampling station per subdivision.
    2. Located as close as possible to the connection of the new subdivision's water distribution system to the Village's existing distribution system.
- For new subdivisions with more than 100 homes:
    1. Two (2) sampling stations per subdivision.
    2. One station shall be located as close as possible to the connection of the new subdivision's water distribution system to the Village's distribution system.
    3. One station shall be located at the point in the subdivision's distribution system that is hydraulically the furthest from the connection to the Village's distribution system.
- If the new subdivision's water distribution system is connected to the Village's distribution system at more than one location, the Village Water Superintendent shall determine the location and quantity of new sampling stations.

Alignment/Proximity to Other Utilities

Utility main lines are to be located within public right-of-way except as noted below, and aligned in accordance with the Primary Utility locations (see standard details, Appendix A). Waterlines must be located so they can be maintained without disturbing any sidewalk, curb, gutter, or any other utility. When lines are located within the street, the construction trench is required to be totally contained within the paved roadway.

Any deviations from the Primary Utility locations must be approved by the Village. If circumstances require location of water lines in other than the location established by the

Primary Utility locations, written approval must be obtained from the Village and the utilities normally expected to occupy the revised location. Main lines may be located outside the public right-of-way only within appropriate easements and with prior written approval by the Village.

If not in public right-of-way, distribution must be located as follows:

- In a paved permanent access easement, including an easement for the water line, or
- In a planned green space with access suitable for maintenance equipment and within an appropriate easement.
- If neither of the above is possible because of prior platting, the location will be handled as a special case.
- Permanent easements must be granted for the exclusive use of water and sanitary sewer services.
- A minimum width easement of 20 ft. is required for a single utility and 30 ft. for water and sewer, both within the same easement.
- Primary Utility locations apply in private streets, where possible.

Valving

Valve placement:

- Spacing must be 1200 ft. maximum between in-line valves for lines 14 inches and smaller.
- On lines 8 inches in diameter and larger, fire hydrant legs must be valved.
- Valving of the ultimate system looping must be such that a break in the line will not disrupt service beyond the next valve location, consequently, system valving must be arranged so that lines may be shut down with a minimum number of valves and affecting the minimum service area. System valving design should assure that only the immediate area where the break occurs will suffer disruption of water supply.
- Valves shall be located as shown on the improvement plans. Valves for pressure connections of branches to existing water lines will necessarily be adjacent to the existing line.
- Valve types shall be AWWA C-509 NRS gate valves.
- Valving must be the same as line size. Special tapping valves shall be used with tapping sleeves.
- Air relief valves will be provided as determined by the designer and approved by the Village.
- Self-contained hydraulic control valve stations:
    - Upon request, the Village Water Superintendent will identify if a self-contained hydraulic control valve station is required for all new developments.

- Developers shall submit, for Village review and approval, a design summary and drawings, which have been prepared by a Professional Engineer registered in the State of New Mexico, for any and all self-contained hydraulic control valve stations required for new subdivisions.
- The design summary shall identify the function, location, and size of valves, as well as materials of construction and equipment data for the valve and any valve accessories and appurtenances, including the pilot system.
- Self-contained hydraulic control valves shall be manufactured by Cla-Val, Golden Anderson Industries, or approved equivalent.
- Self-contained hydraulic control valves shall be installed in an above-grave, ventilated, UV-resistant, fiberglass enclosure on a reinforced concrete pad and protected from freezing.
- The piping arrangement shall include isolation valves on the upstream and downstream side of the self-contained hydraulic control valve with at least one pipe spool or dismantling joint immediately adjacent to the control valve to enable removal of the control valve without removing the isolation valves.

Service Lines and Meters

- Public access to the metered service line is provided through the tailpiece installed on the private side of the meter. The tailpiece normally extends to the right-of-way line in accordance with standard details, see Appendix A.
- Upon request, the Village will provide information relative to the flow characteristics of the various available metered sizes, but sizing of the service line and meter is the responsibility of the requesting party. However, single family dwelling units generally utilize a 3/4" meter.
- Commercial minimum requirement is a 2" meter.
- Either of two methods may be utilized in the installation of the public portion of the service line, including the setter and box:
    1. The Village will make the installations subsequent to formal application and payment of all appropriate charges. The Village will also install the meter at this time if desired and appropriate.
    2. As part of the subdivision development, an approved contractor may install the service line and/or meter box. An approved set of construction plans showing service line and/or meter box installation is required for this method. Before the Village will install meters, water mains and service lines must be completed, including flushing and disinfection, and accepted formally in writing. The entire subdivision has to be formally accepted in writing by the Village before the Village will install meters unless special agreements for phasing have been made.

The Village will install the meter subsequent to formal application and payment of all appropriate charges upon completion and acceptance of the project.

- Meters 2 inches and smaller are typically located within the public right-of way behind the street curb, not within the driveway or roadway.
- A permanent easement on the landowner's property is required for meters 3 inches and larger.
- The Village will install meters only after formal application and payment of all appropriate charges.
- All dwelling units must be individually metered.

Fire Hydrant Protection

General Information

- The fire hydrant criteria which is used to determine required protection is provided by the Los Lunas Fire Department experience, National Fire Codes, Fire Insurance regulations, and Water Works practices.
- Los Lunas' fire prevention policies are required to:
    1. Attain adequate fire protection of life and property.
    2. Achieve orderly development of the fire hydrant protection system.
    3. Set forth guidelines and rules for development of a fire hydrant system.
- Generally, fire hydrants are installed on mains when water lines are extended according to spacing criteria that varies according to proposed land use adjacent to the water line. These hydrants may have to be supplemented with additional hydrants when actual development takes place. Necessary hydrants must be installed at the time of adjacent development to prevent what has happened in the past where water lines have been extended through undeveloped areas or unplatted land and hydrants were not installed at the time of adjacent development.
- Fire hydrants shall be located within the public right-of-way where possible. Location of fire hydrants on private property may be dictated by type, layout, and size of the development.
- Fire hydrant requirements vary with the size and layout of buildings, building design and construction materials, and access from and proximity to the public right-of-way, so each development must be analyzed for fire hydrant needs.
- All required fire hydrants in residential development shall provide proper fire flow (minimum 1500 gpm at minimum 25 psi residual pressure between two fire hydrants)
    A. Residential areas – 750 gpm with minimum 25 psi residual each from any two adjacent fire hydrants in the development (total fire flow of 1500 gpm with

minimum 25 psi residual)

B. High density residential developments (8 units per acre of more), commercial developments, apartment developments, and industrial developments will require special studies to determine fire flow requirements.

- Installation of hydrants shall be available for use prior to the beginning of development building construction, and shall conform to standard details, see Appendix A.
- Hydrants shall be installed at the developer's expense:
  - Extension of Village-owned water lines in accordance with Village policies.
  - Addition of fire hydrants to existing water lines.
  - Private fire lines.
  - All costs of incidental items (e.g., gate valves, removal and replacement of existing improvements, etc.).

Hydrant Spacing Requirements

In residential areas and mobile home parks, there shall be one hydrant at each street intersection with intermediate hydrants so that no one home is more than 250 ft. from a hydrant.

Table 8: Hydrant Spacing in New Development Areas

HYDRANT SPACING IN NEW DEVELOPMENT AREAS	
Residential	400' maximum between hydrants
Light Commercial	350' maximum between hydrants
Heavy Commercial	300' maximum between hydrants
Street measurement: Bonnet to bonnet	

Table 9: Hydrant Spacing in Sparsely Developed Areas

HYDRANT SPACING: NEW STRUCTURES IN SPARSELY DEVELOPED AREAS	
Residential	250' to farthest portion of the building
Light Commercial	300' to farthest portion of the building
Heavy Commercial	300' to farthest portion of the building
Distance measured as fire equipment travels from fire hydrant to structure	
All distances given are the maximum	

Materials

All construction shall conform to the standards approved by the Albuquerque Bernalillo County Water Utility Authority, unless otherwise approved by the Village.

A. Pipe

1. Polyvinylchloride (PVC)

2. Ductile Iron Pipe (DIP)

B. Valves and Valve Boxes and Fire Hydrant
    1. Valves shall be installed as per standard details, see Appendix A.
    2. Gate Valve- per AWWA C509 for buried service, mechanically retained seat to disc, bronze trim.
    3. Valve Box – traffic type, per standard details, see Appendix A.
    4. Fire Hydrants- per AWWA C502 traffic type, 5 ¼ inch main valve size, 2 – 2 ½ inch and 1 – 4 ½ inch nozzles with National Standard fire hose threads and nozzle caps. Chrome yellow. Mueller A-423 Super Centurion fire hydrants shall be used exclusively in the Village of Los Lunas.

C. Miscellaneous Appurtenances
    1. Water Line Fittings: Ductile iron.
    2. Pipe Thrust Restraint: Integral Buried Type per standard details, see Appendix A.
    3. Control Valves: Self-contained hydraulic control valves, if required, shall be provided in accordance with the requirements indicated in the Valving section of this Chapter.

Installation Methods

1. Trenching and backfilling per standard specifications or pipe manufacturer's recommendation or standard details, see Appendix A.
2. Compaction Testing – one test every 500 feet minimum. Backfill in road will require compaction tests every 200 feet.

Testing and Disinfection of Water Lines

1. Testing – Pressure test and leakage test per AWWA C600.
2. Disinfection per AWWA C-601.

Chapter 12: Drainage

General Requirements

Established herein are on-site drainage retention design standards for all new commercial, industrial and subdivision development. Additional requirements are found in the Los Lunas Municipal Code, Chapter 13.22 – Erosion Control, Storm Drainage and Stormwater Quality.

Drainage Plan

Criteria

A. Each area must retain on site one hundred percent of the storm water runoff generated by the one hundred-year, twenty-four-hour storm.
B. In any event, no discharge will be allowed which will be detrimental to the existing system.
C. No more than 50% of the front setback shall be used for stormwater retention purposes.
D. Street frontage retention areas shall maintain a maximum of six to one (6:1) slope unless otherwise approved by the Village engineer.

Fees

Fees for drainage plans will be assessed according to the Fee Schedule, located in Appendix E.

Chapter 13: Landscaping Standards

The intention of the village's landscape design standards is to ensure all new landscaping is regionally appropriate and sustainable. Water conservation, irrigation efficiency, and drought tolerant plant material selection are the primary goals of the design standards. Certain species that increase harmful allergens are prohibited, in an effort to promote the health and well-being of village residents.

Landscape Plans

All commercial developments which includes either new construction of an enclosed structure with a gross floor area greater than 500 ft², additions or remodeling of existing structures that disturbs more than 100 ft² of land area, or have a valuation of over $80,000 are required to submit a landscape plan. Landscape plans are also required for subdivision applications where landscaping is proposed for entrance features, medians, or utility strips adjacent to sidewalks. Landscape plans are reviewed by village staff and approved by the community development department with the application under which they are submitted.

The landscape plan will show the location of plant material on a site plan and provide for an ample quantity and variety of plant species. The landscape plan must include the following:

A. Species and size of existing plant material.
B. Extent and location of all plant material and other landscape features. Plant material must be identified with labels or an understandable legend.
C. Plant schedule including common and botanical names, size at installation, size at maturity, quantities, and method of transplant.
D. All landscape features must be drawn to scale.
E. Plan must clearly indicate proposed treatment of all ground surfaces (i.e. paving, gravel, turf, grading, etc.)
F. Irrigation system operation information and water budgets based on gallons used for landscape plantings shall be included on the landscape plan or with attached documents (for list of plants and worksheet, see Village of Los Lunas Community Development Department).

Full requirements and regulations for landscaping plans and plant materials can be found in the Zoning Ordinance, Section 17.44.220 – Landscape design standards.

Plant List

The full Los Lunas Plant List can be found in Appendix D. This list is not all-inclusive, and new plants will be added to the list through periodic revisions.

Water Allocation

When preparing a landscape plan, the following table can be used as a guide to determine the approximate water usage of selected plants. Amounts are listed in gallons per day, per week and per year.

Table 10: Water Allocation by Plant Type Per Year

WATER ALLOCATION BY PLANT TYPE PER YEAR					
Low Water Use Species					
PLANT TYPE	**GPD**	**DAYS**	**GPW**	**WEEKS**	**GPY**
Trees each	0.5	7	3.5	40	140
Shrubs each	0.2	7	1.4	40	56
Ground covers each	0.2	7	1.4	40	56
Perennials each	0.2	7	1.4	40	56
Turf by area	0.118	7	0.826	40	33.04
Medium Water Use Species					
PLANT TYPE	**GPD**	**DAYS**	**GPW**	**WEEKS**	**GPY**
Trees each	1	7	7	40	280
Shrubs each	0.7	7	4.9	40	196
Ground covers each	0.7	7	4.9	40	196
Perennials each	0.5	7	3.5	40	140
High Water Use Species					
PLANT TYPE	**GPD**	**DAYS**	**GPW**	**WEEKS**	**GPY**
Trees each	2	7	14	40	560
Shrubs each	0.9	7	0.63	40	252
Ground covers each	0.9	7	0.63	40	252
Perennials each	0.7	7	0.49	40	196
Turf by area	0.223	7	1.561	40	62.44

Contact Information

Village of Los Lunas

660 Main Street NW
Los Lunas, NM 87031
Phone: 505-839-3840
Fax: 505-352-3580
loslunasnm.gov

NM Construction Industries Division

Albuquerque Office
5500 San Antonio Dr., Suite F
Albuquerque, NM 87109
Phone: 505-222-9801
rld.nm.gov

NM Environmental Department

475 Courthouse Rd. SE, Suite B
Los Lunas, NM 87031
Phone: 505-841-5280
env.nm.gov

NM Department of Transportation

7500 Pan American Frwy NE
Albuquerque, NM 87109-1750
Phone: 505-934-0354
dot.nm.gov

Middle Rio Grande Conservancy District

1931 2nd St. SW
Albuquerque, NM 87102
Phone: 505-247-0234
mrgcd.com

Village Utilities

Water and Sewer
Los Lunas Public Works Department
505-839-3857

Franchise Utilities

PNM –Electric
pnm.com

New Mexico Gas Co.
mmgco.com

CenturyLink/Lumen
centurylink.com

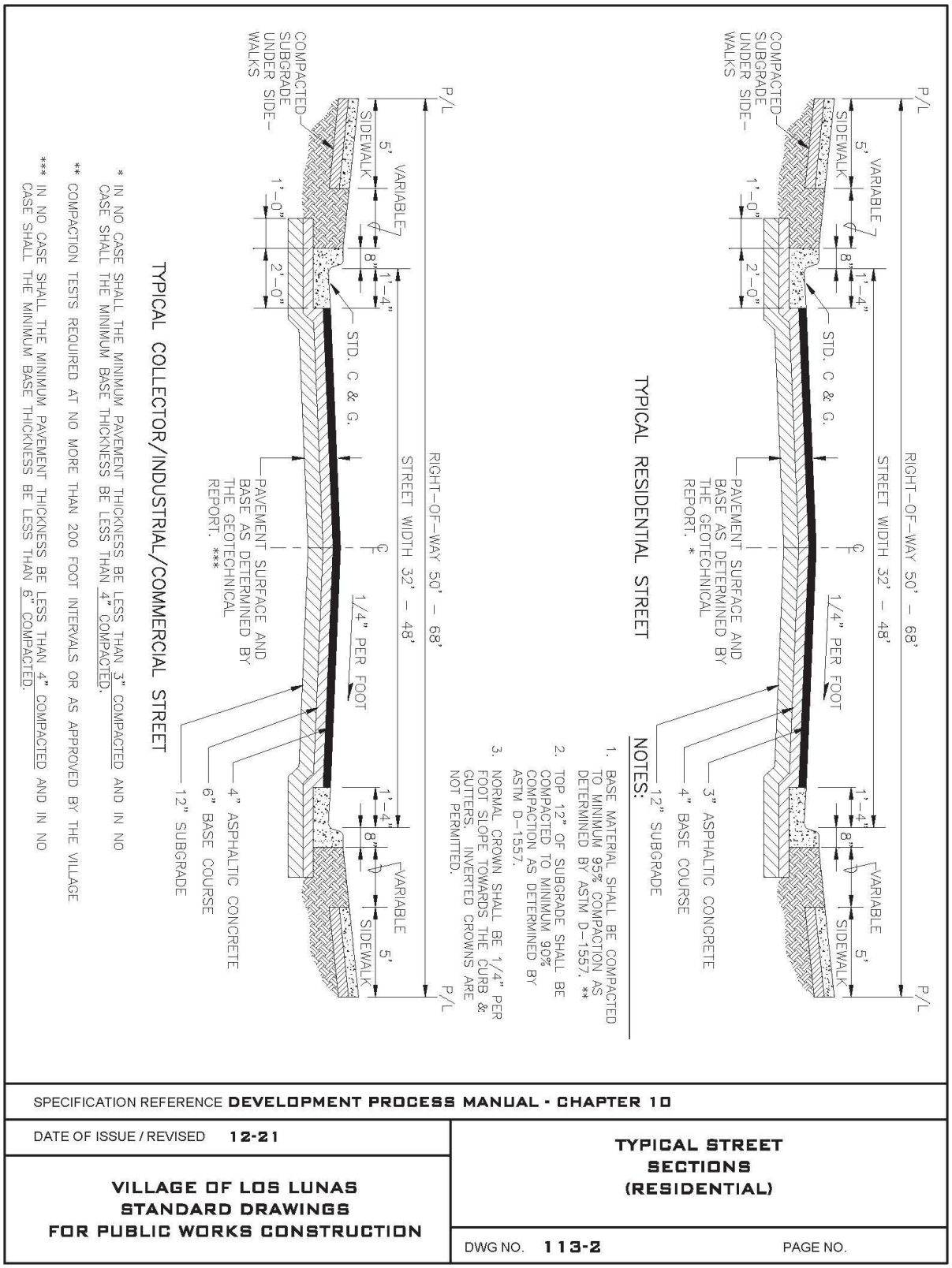
Comcast Xfinity
xfinity.com

Plateau Telecommunications
plateautel.com

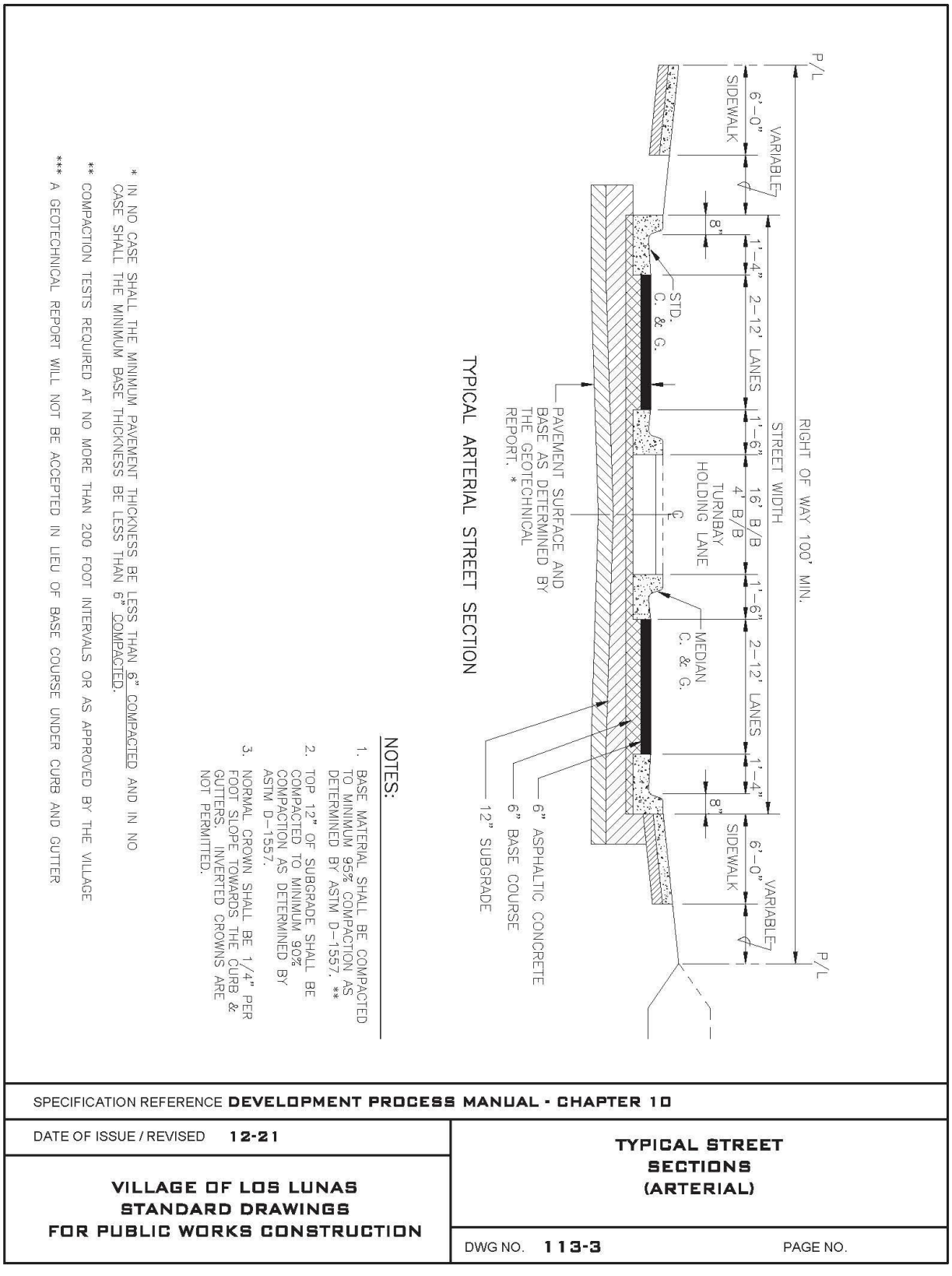
APPENDIX A:
STANDARD DETAILS AND FIGURES

CLICK HERE FOR FULL SET STANDARD DETAILS IN HIGH RESOLUTION PDFs

Standard Detail 113 1: Typical Street and Intersection



Standard Detail 113 2: Typical Street Sections (Residential)



Standard Detail 113 3: Typical Street Sections (Arterial)

GENERAL NOTES:

1. FOR STANDARD AND MEDIAN CURB & GUTTER PROVIDE CONTRACTION JOINTS AT 6' O.C. MAX. ALSO PROVIDE 1/2" PREFORMED EXPANSION JOINTS AT 48' O.C. MAX., AT CURB RETURNS & AT EACH SIDE OF DRIVEWAYS.
2. FOR ALL OTHER CURBING AND/OR GUTTERS PROVIDE CONTRACTION JOINTS AT 10' O.C. ALSO PROVIDE 1/2" PREFORMED EXPANSION JOINTS AT 50' O.C., AND ADJACENT TO BUILDINGS & WALLS.
3. ALL EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 1/4" OR A 3/8" EDGING TOOL.
4. STANDARD C. & G. SHALL BE USED FOR ALL NEW CONSTRUCTION UNLESS OTHERWISE RECOMMENDED BY VILLAGE.

CONSTRUCTION NOTES:

A. REQUIRES CONC. SURFACE TREATMENT, OR CUT-OFF WALL. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL BETWEEN BACK OF CURB & CONC. SURFACE OR WALL.
B. VARIABLE, DEPRESS AS NEEDED
C. DRILL HOLES THROUGH EXIST. PAVEMENT AT 2 FT. O.C. & DRIVE NO. 4 BARS IN 16" DEEP HOLES & SEAL WITH EPOXY.
D. DRILL HOLES THROUGH EXIST. PAVEMENT AT 2 FT. O.C. & DRIVE NO. 4 BARS IN 18" DEEP HOLES & SEAL WITH EPOXY.
E. EXIST. P.C.C. OR ASPHALT CONC. PAVEMENT.
F. THEORETICAL FACE OF CURB OR FLOWLINE.
G. TRAFFIC SIDE.
H. 3/4" RADIUS.
J. PORTLAND CEMENT CONC. (P.C.C.).
K. 1-1/2" RADIUS.
L. 2" RADIUS.
M. 24" RADIUS.
N. TACK COAT.

SPECIFICATION REFERENCE **DEVELOPMENT PROCESS MANUAL - CHAPTER 10**

DATE OF ISSUE / REVISED **12-21**

PAVING
CURB
AND GUTTER

VILLAGE OF LOS LUNAS
STANDARD DRAWINGS
FOR PUBLIC WORKS CONSTRUCTION

DWG NO. **113-4** PAGE NO.

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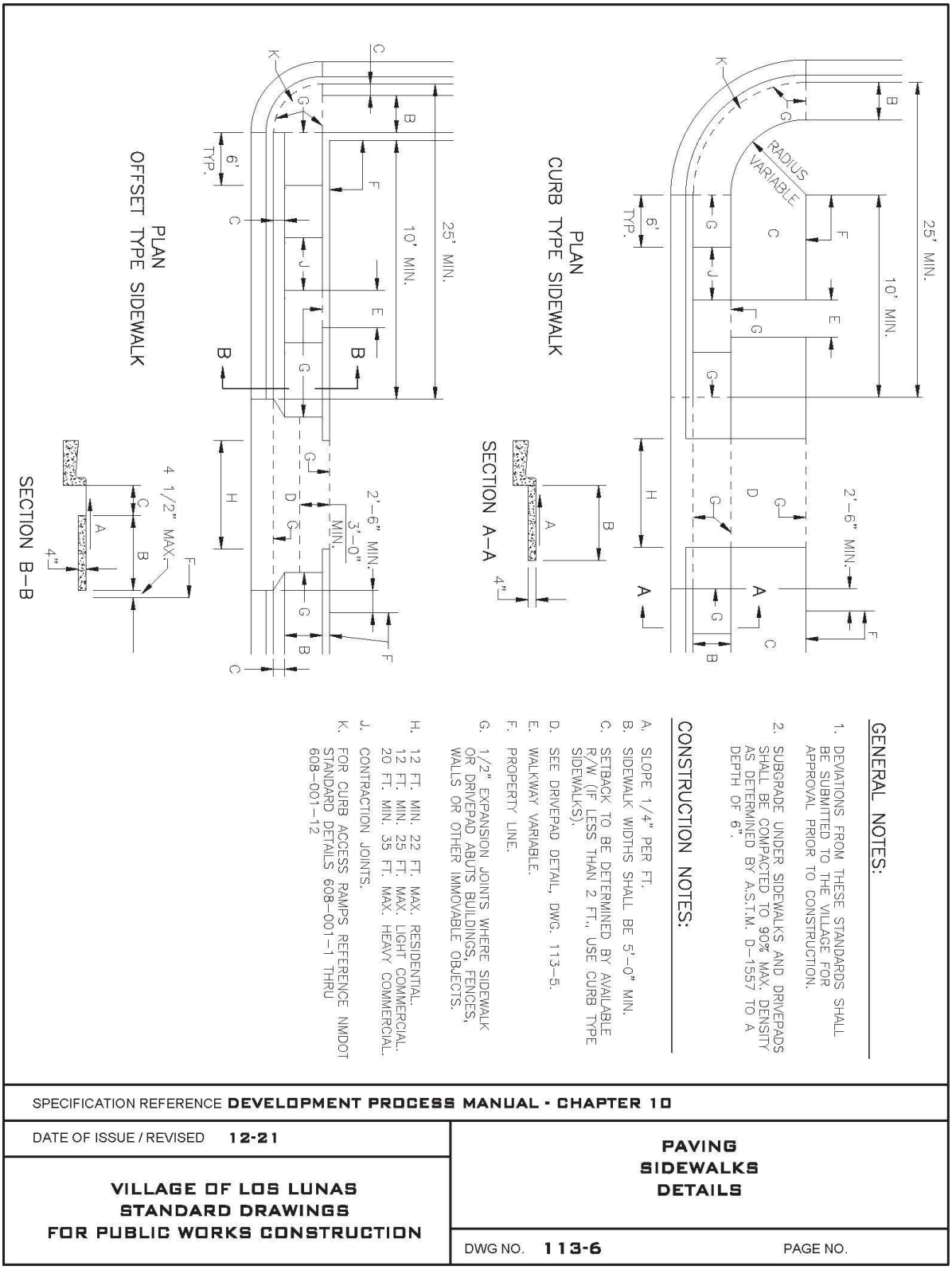
Standard Detail 113 4: Paving Curb and Gutter

Standard Detail 113 5: Paving Drivepads



GENERAL NOTES:

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE VILLAGE FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED TO 90% MAX. DENSITY AS DETERMINED BY A.S.T.M. D-1557 TO A DEPTH OF 6".

CONSTRUCTION NOTES:

A. SLOPE 1/4" PER FT.
B. SIDEWALK WIDTHS SHALL BE 5'-0" MIN.
C. SETBACK TO BE DETERMINED BY AVAILABLE R/W (IF LESS THAN 2 FT., USE CURB TYPE SIDEWALKS).
D. SEE DRIVEPAD DETAIL, DWG. 113-5.
E. WALKWAY VARIABLE.
F. PROPERTY LINE.
G. 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
H. 12 FT. MIN. 22 FT. MAX. RESIDENTIAL. 12 FT. MIN. 25 FT. MAX. LIGHT COMMERCIAL. 20 FT. MIN. 35 FT. MAX. HEAVY COMMERCIAL.
J. CONTRACTION JOINTS.
K. FOR CURB ACCESS RAMPS REFERENCE NMDOT STANDARD DETAILS 608-001-1 THRU 608-001-12

SPECIFICATION REFERENCE **DEVELOPMENT PROCESS MANUAL - CHAPTER 10**

DATE OF ISSUE / REVISED **12-21**

PAVING
SIDEWALKS
DETAILS

VILLAGE OF LOS LUNAS
STANDARD DRAWINGS
FOR PUBLIC WORKS CONSTRUCTION

DWG NO. **113-6** PAGE NO.

R:\Los Lunas Subdivision Details\1136.dwg May 28, 2022 - 9:59am

Standard Detail 113 6: Paved Sidewalk Design

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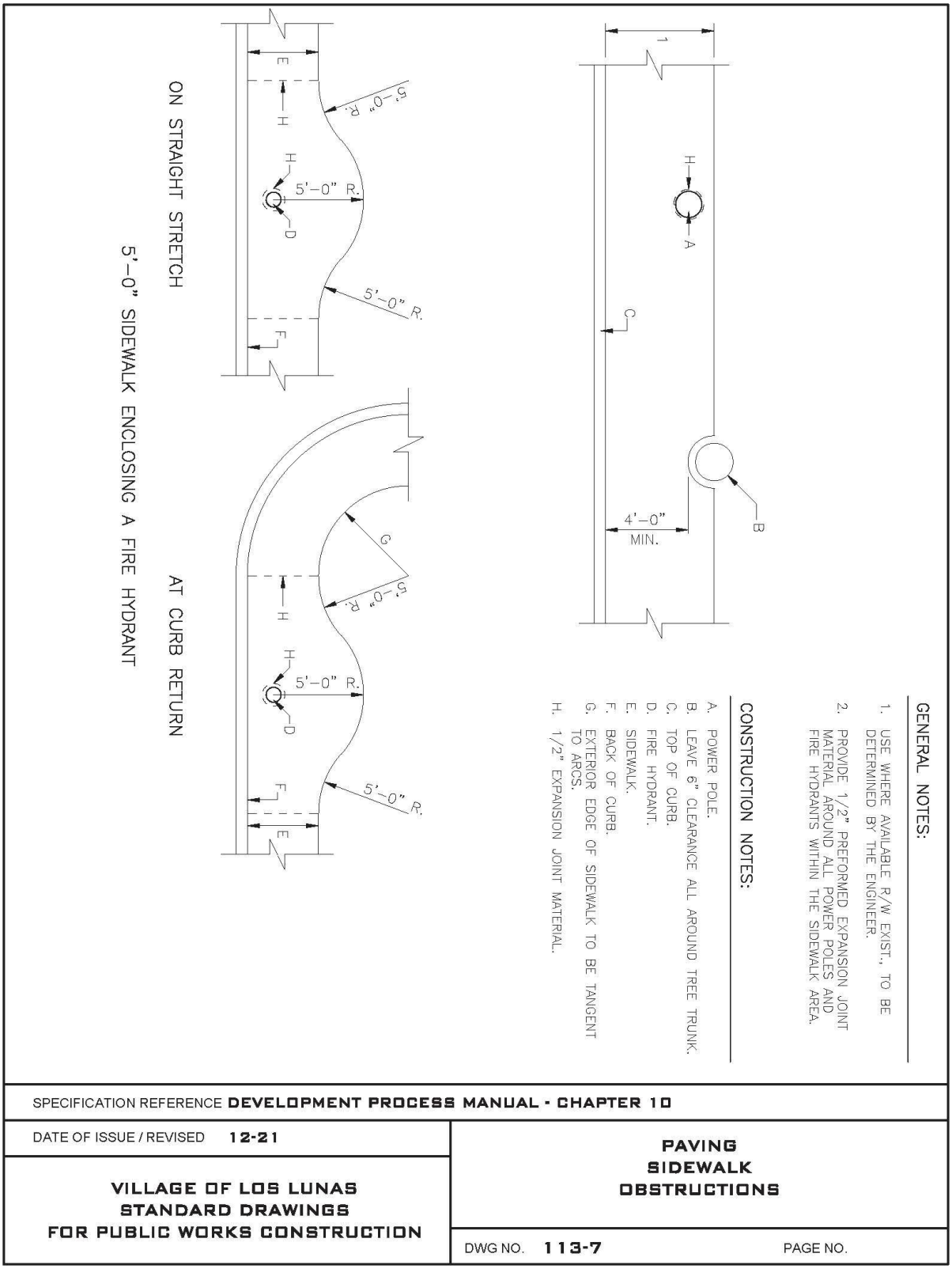


Standard Detail 113 7: Paved Sidewalk Obstructions

GENERAL NOTES:

1. DESIGN ELEVATIONS TO BE GIVEN AT EACH END OF THE CURB RETURN (TOP OF CURB ELEV.) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEV.).
2. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
3. THE VALLEY GUTTER TO BE REINFORCED WITH 6"x 6" X NO. 6 GA. WIRE MESH.
4. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
5. CURB FLOWLINE AND TOP OF CURB ELEV. SHOWN IN THE BOX CORRESPOND TO QUARTERPOINTS INDICATED ON THE CURB RETURN IN THE CLOCKWISE DIRECTION.
6. — — — DENOTES 1/2" EXPANSION JOINT.
7. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT. ASPHALT CONC. SHALL BE INSTALLED MONOLITHICALLY TO MEET NEW VALLEY GUTTER.
8. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.

CONSTRUCTION NOTES:

A. END OF CURB RETURN, SEE NOTE 1.
B. ADA RAMP 12:1 MAX (8.3) RECOMMENDED 15:1 (7%)
C. INTERSECTION OF FLOWLINES, SEE NOTE 1.
D. SURFACE AND CURB TO BE MONOLITHIC.
E. DIRECTION OF FLOW.
F. FLOWLINE.
G. PROJECTED FLOWLINE OF 1 1/2" INVERT, SEE NOTE 2.
H. 6" X 6" NO. 6 GA. WIRE MESH.
J. BEGIN CROWN WARP TO NO CROWN SECTION AS PER COA STD. DWG. 2401 OR AS SPECIFIED ON PLANS OR INDICATED BY THE ENGINEER.
K. NO. 4 BARS 3'–0" LONG AT 16" O.C.
L. ALTERNATE A, WITH FILLET AS PER PLANS.
M. ALTERNATE B, NO FILLET AS PER PLANS.
N. THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE RIDEABILITY WITH APPROVAL OF ENGINEER.
O. BASE COURSE COMPACTED TO AT LEAST 95% MIN DENSITY, AASHTO T–180
P. 12" SUBGRADE COMPACTED TO AT LEAST 95% MIN. DENSITY AASHTO T–180

SPECIFICATION REFERENCE **DEVELOPMENT PROCESS MANUAL - CHAPTER 10**

DATE OF ISSUE / REVISED **3-22**

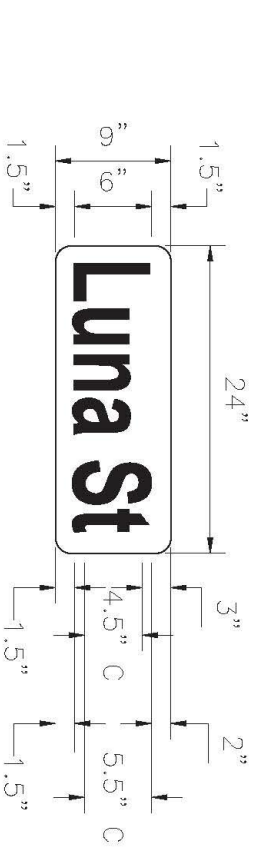
PAVING
CONCRETE VALLEY GUTTER

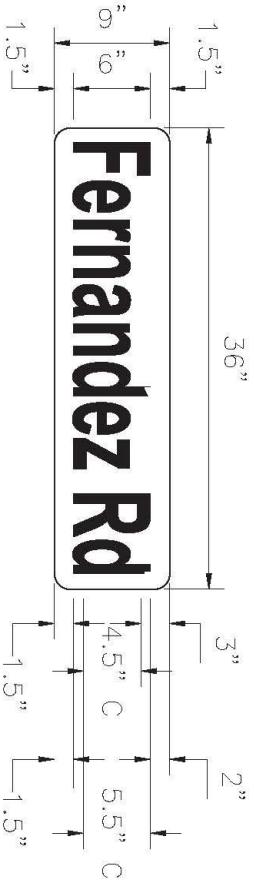
VILLAGE OF LOS LUNAS
STANDARD DRAWINGS
FOR PUBLIC WORKS CONSTRUCTION

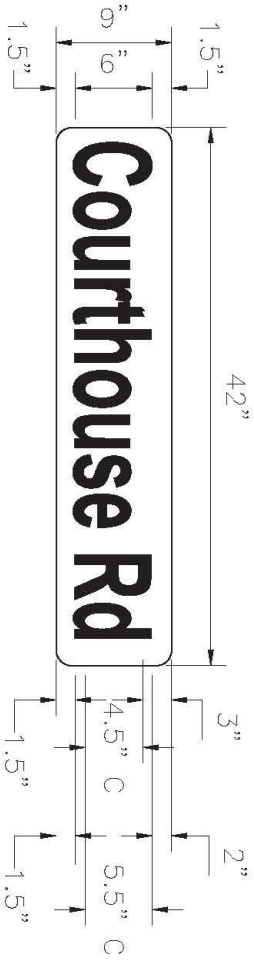
DWG NO. **113-8** PAGE NO.

Standard Detail 113 8: Paving Concrete Valley Gutter

R:\Los Lunas Subdivision Details\113-9.dwg May 28, 2022 - 10:10am







SPECIFICATION REFERENCE **DEVELOPMENT PROCESS MANUAL - CHAPTER 10**

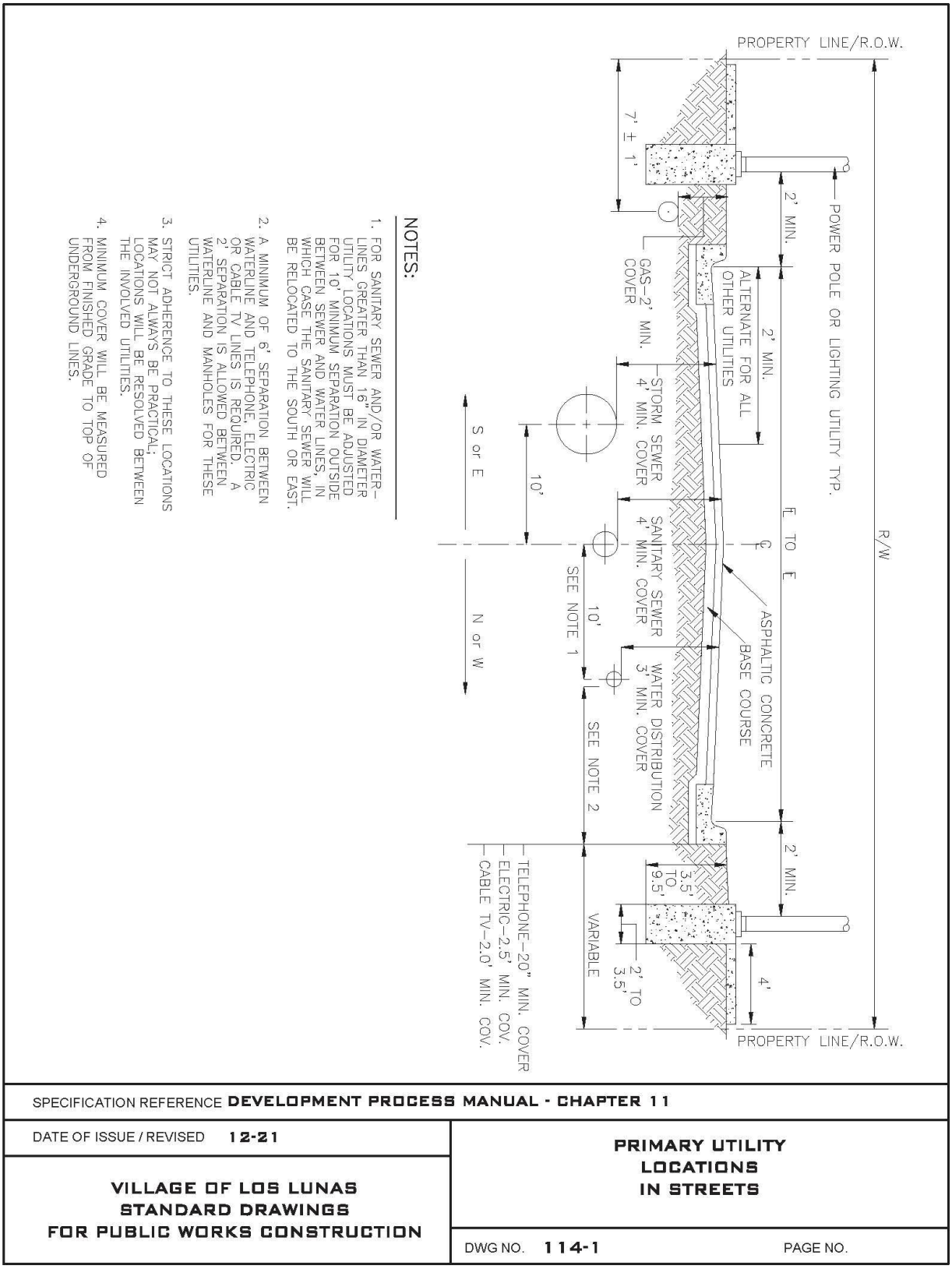
DATE OF ISSUE / REVISED **12-21**

VILLAGE OF LOS LUNAS
STANDARD DRAWINGS
FOR PUBLIC WORKS CONSTRUCTION

STANDARD
STREET SIGN

DWG NO. **113-9** PAGE NO.

Standard Detail 113 9: Standard Street Sign



NOTES:

1. FOR SANITARY SEWER AND/OR WATER-LINES GREATER THAN 16" IN DIAMETER UTILITY LOCATIONS MUST BE ADJUSTED FOR 10' MINIMUM SEPARATION OUTSIDE BETWEEN SEWER AND WATER LINES, IN WHICH CASE THE SANITARY SEWER WILL BE RELOCATED TO THE SOUTH OR EAST.
2. A MINIMUM OF 6' SEPARATION BETWEEN WATERLINE AND TELEPHONE, ELECTRIC OR CABLE TV LINES IS REQUIRED. A 2' SEPARATION IS ALLOWED BETWEEN WATERLINE AND MANHOLES FOR THESE UTILITIES.
3. STRICT ADHERENCE TO THESE LOCATIONS MAY NOT ALWAYS BE PRACTICAL; LOCATIONS WILL BE RESOLVED BETWEEN THE INVOLVED UTILITIES.
4. MINIMUM COVER WILL BE MEASURED FROM FINISHED GRADE TO TOP OF UNDERGROUND LINES.

SPECIFICATION REFERENCE **DEVELOPMENT PROCESS MANUAL - CHAPTER 11**

DATE OF ISSUE / REVISED **12-21**

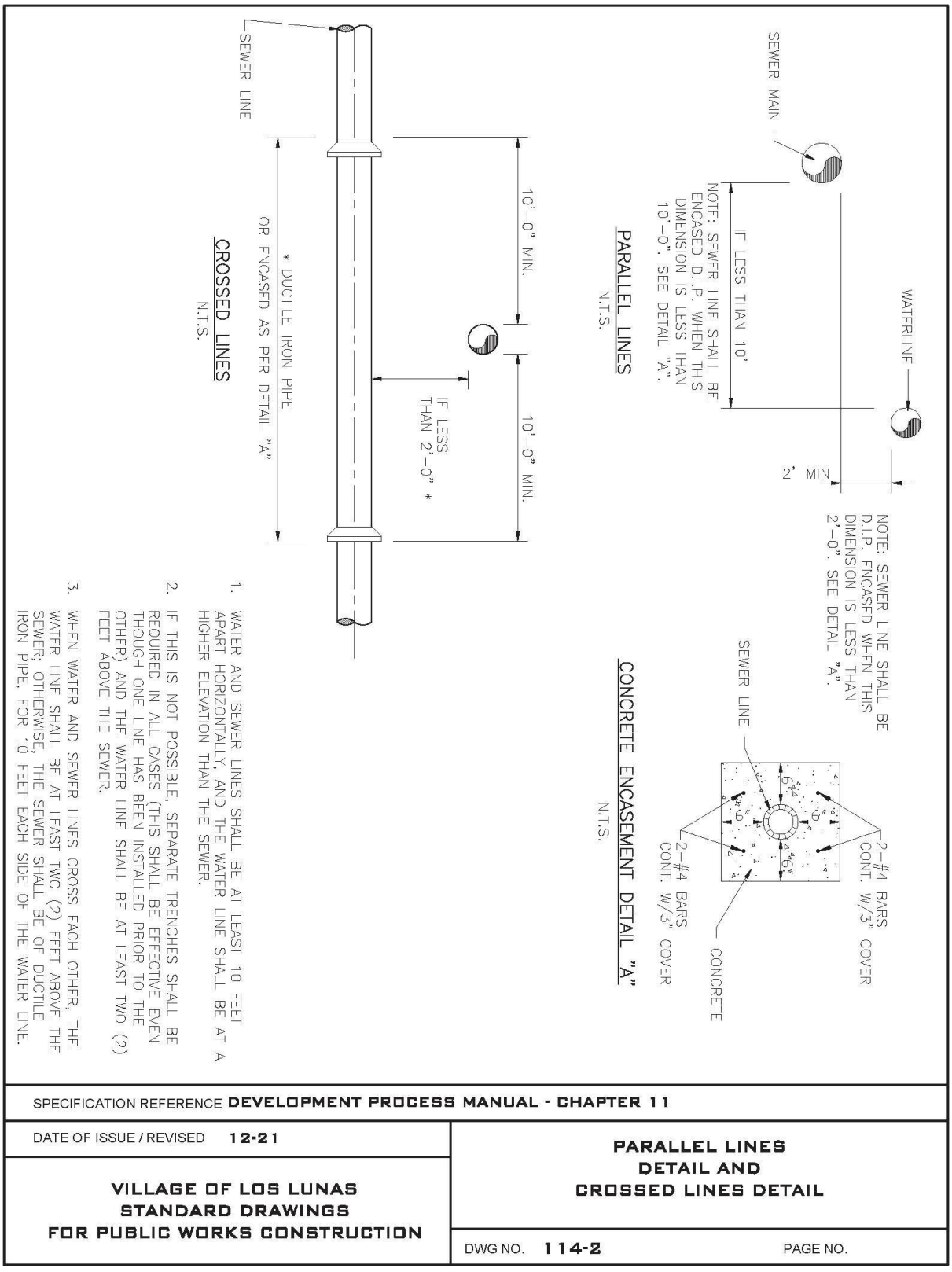
PRIMARY UTILITY LOCATIONS IN STREETS

VILLAGE OF LOS LUNAS STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION

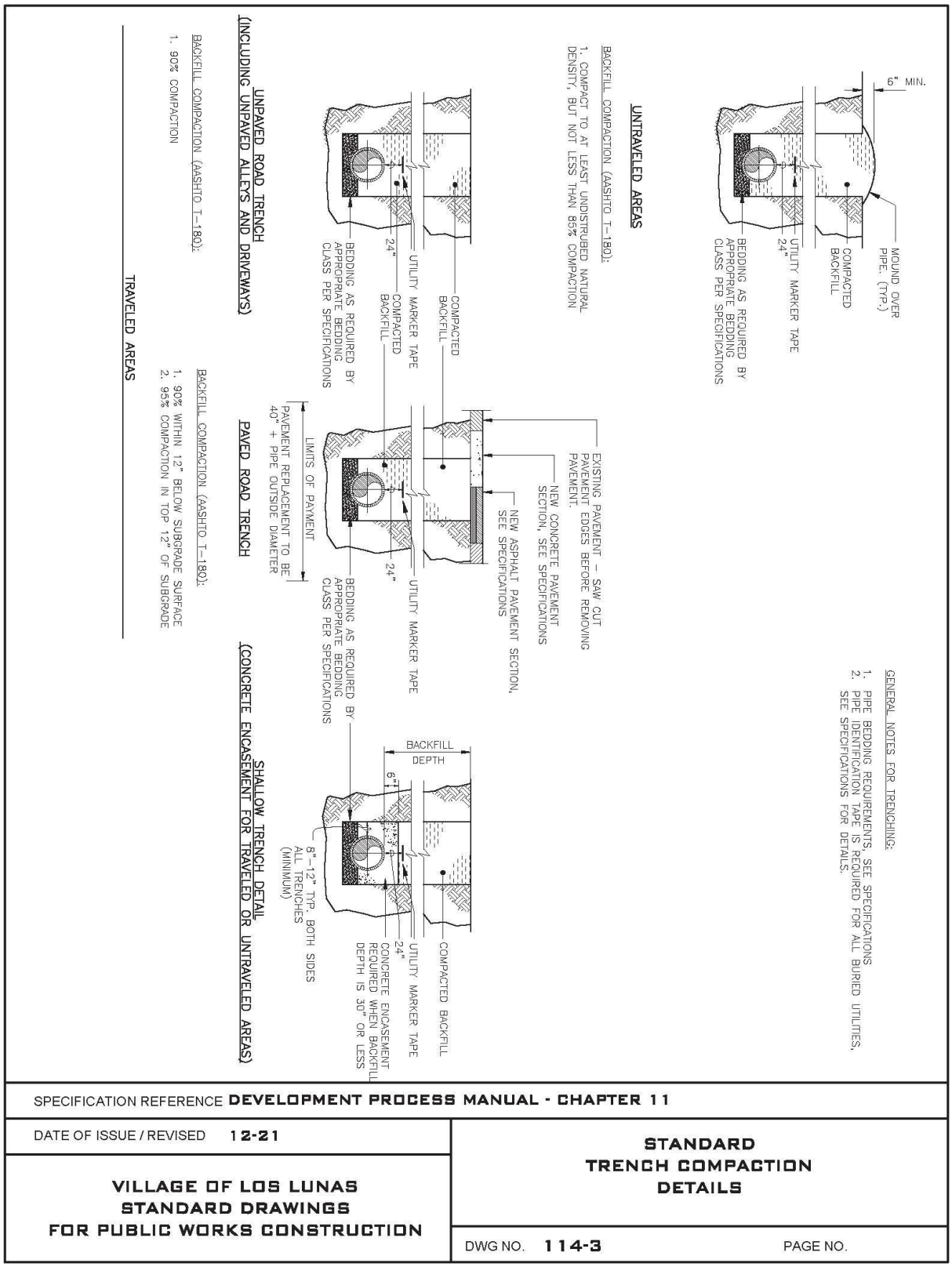
DWG NO. **114-1** PAGE NO.

R:\Los Lunas Subdivision Details\114-1.dwg May 26, 2022 - 10:21am

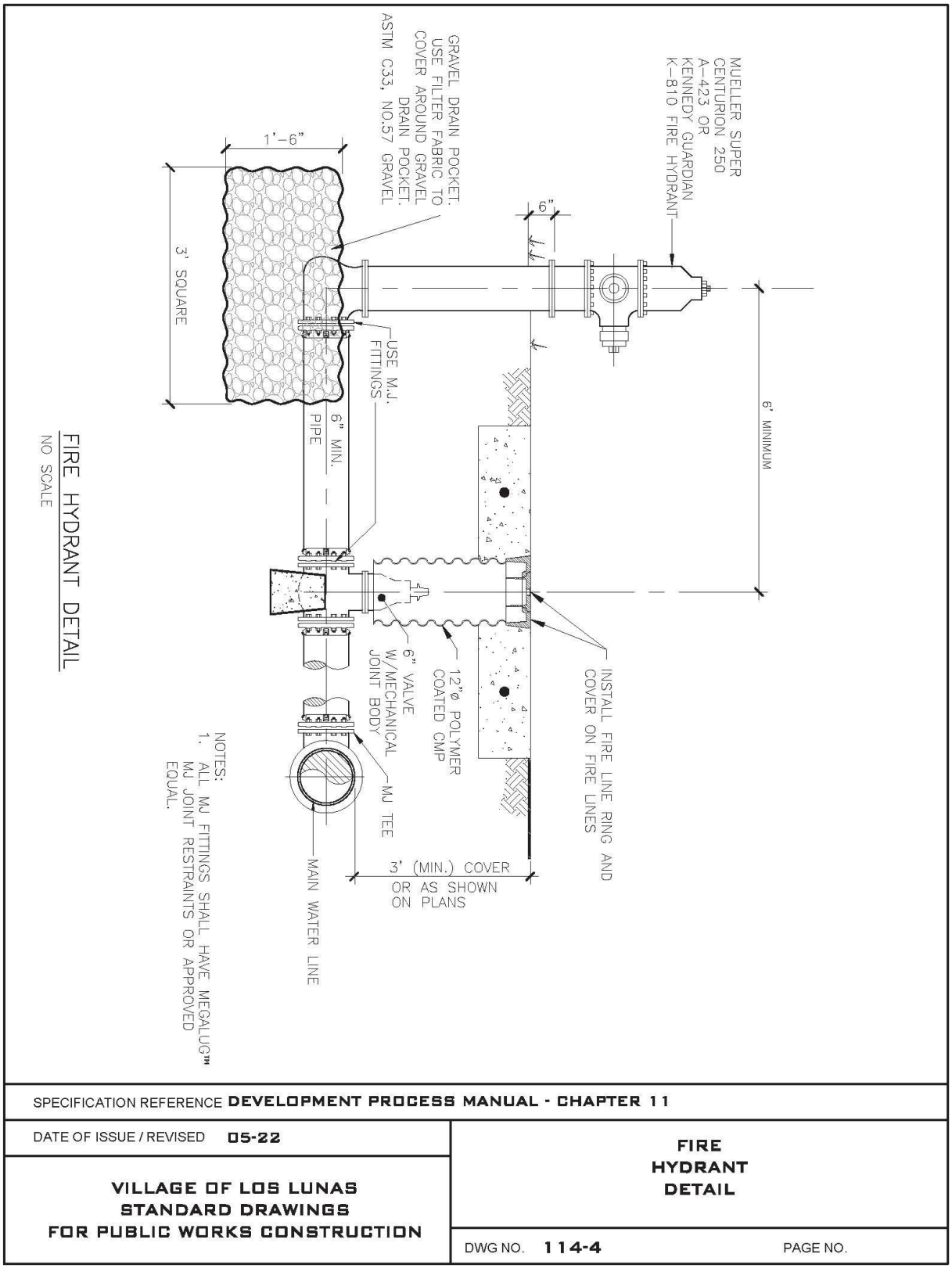
Standard Detail 114 1: Primary Utility Locations in Streets



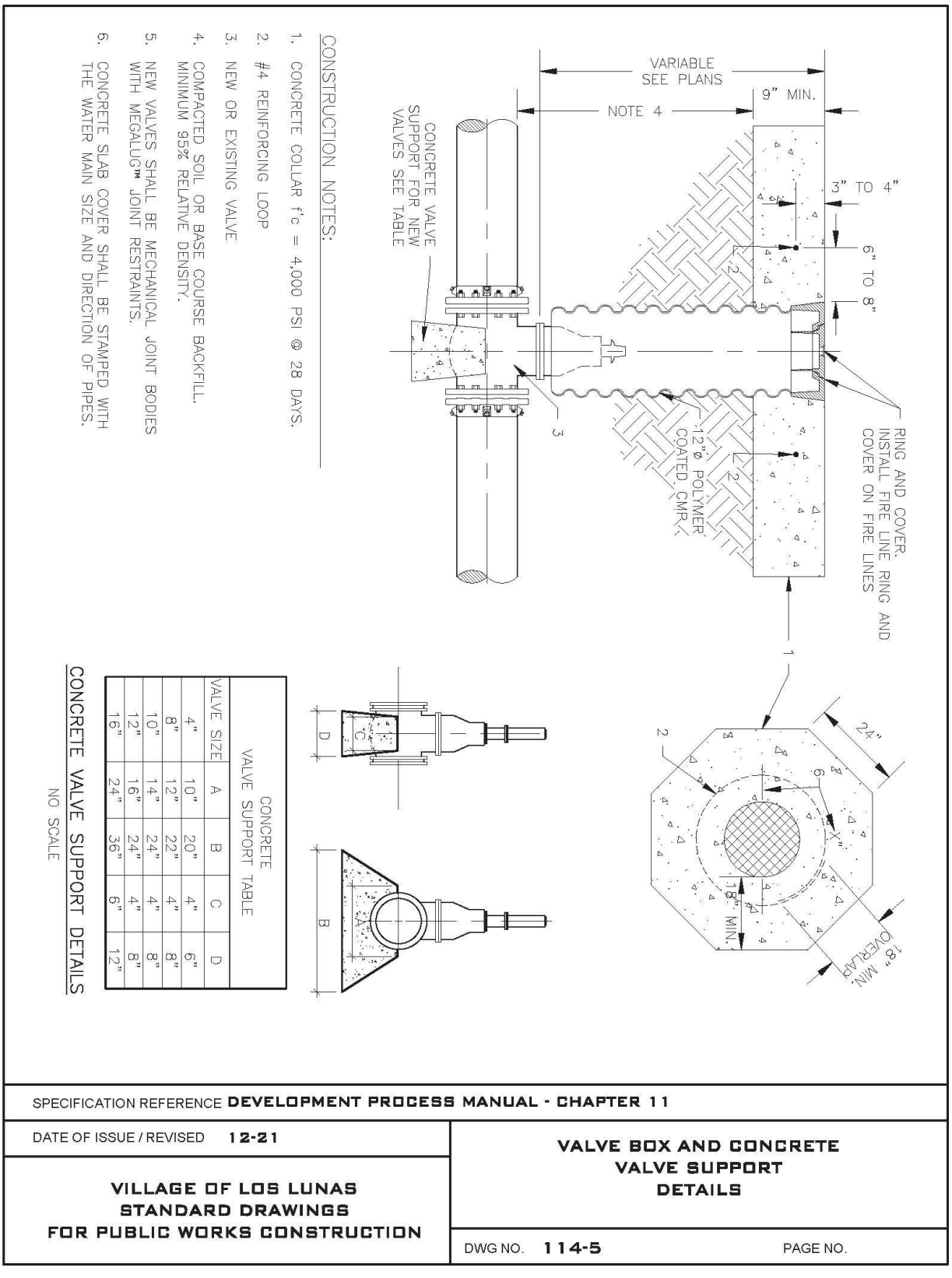
Standard Detail 114 2: Parallel Lines Detail and Crossed Lines Detail



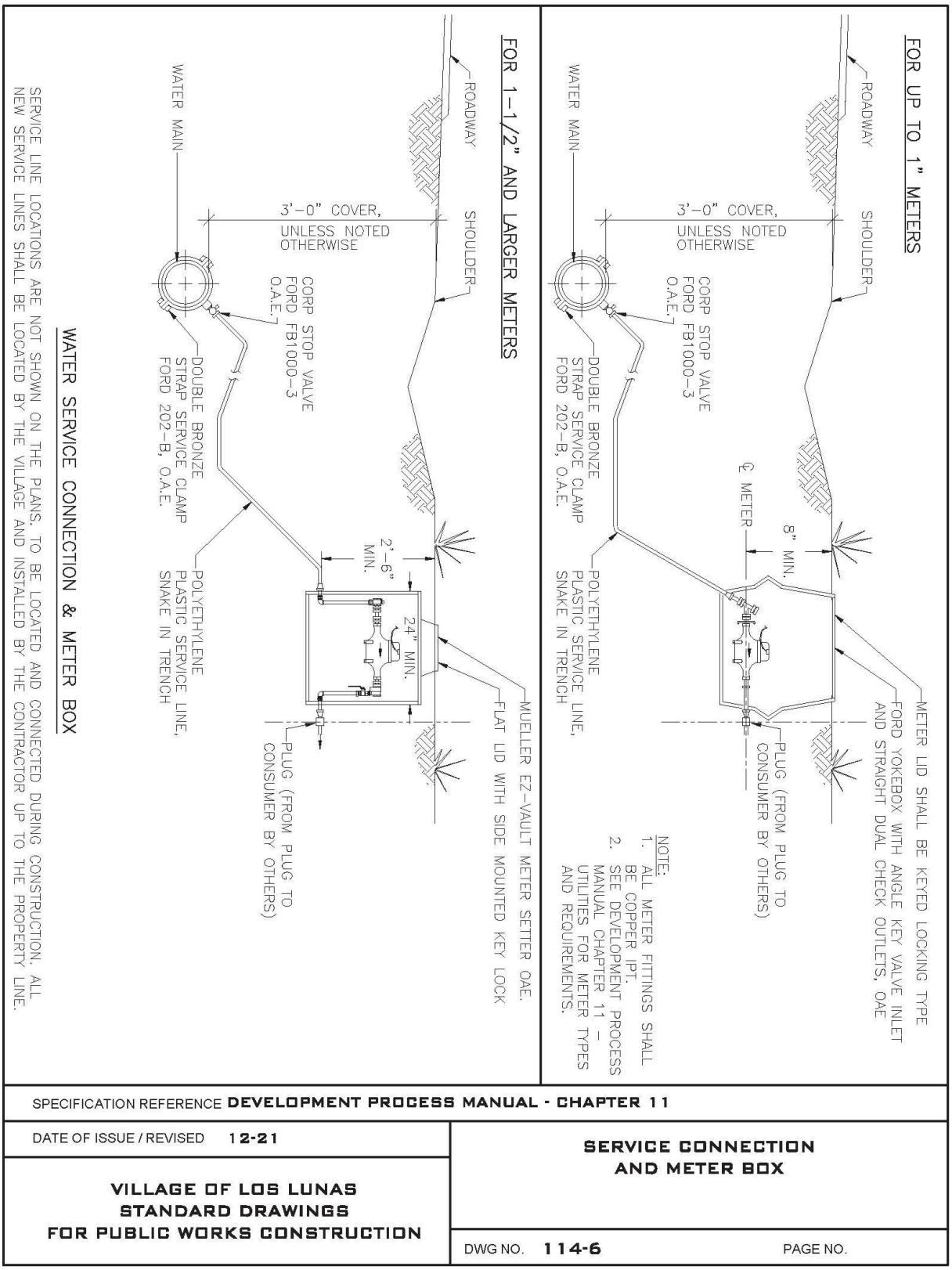
Standard Detail 114 3: Standard Trench Compaction Details



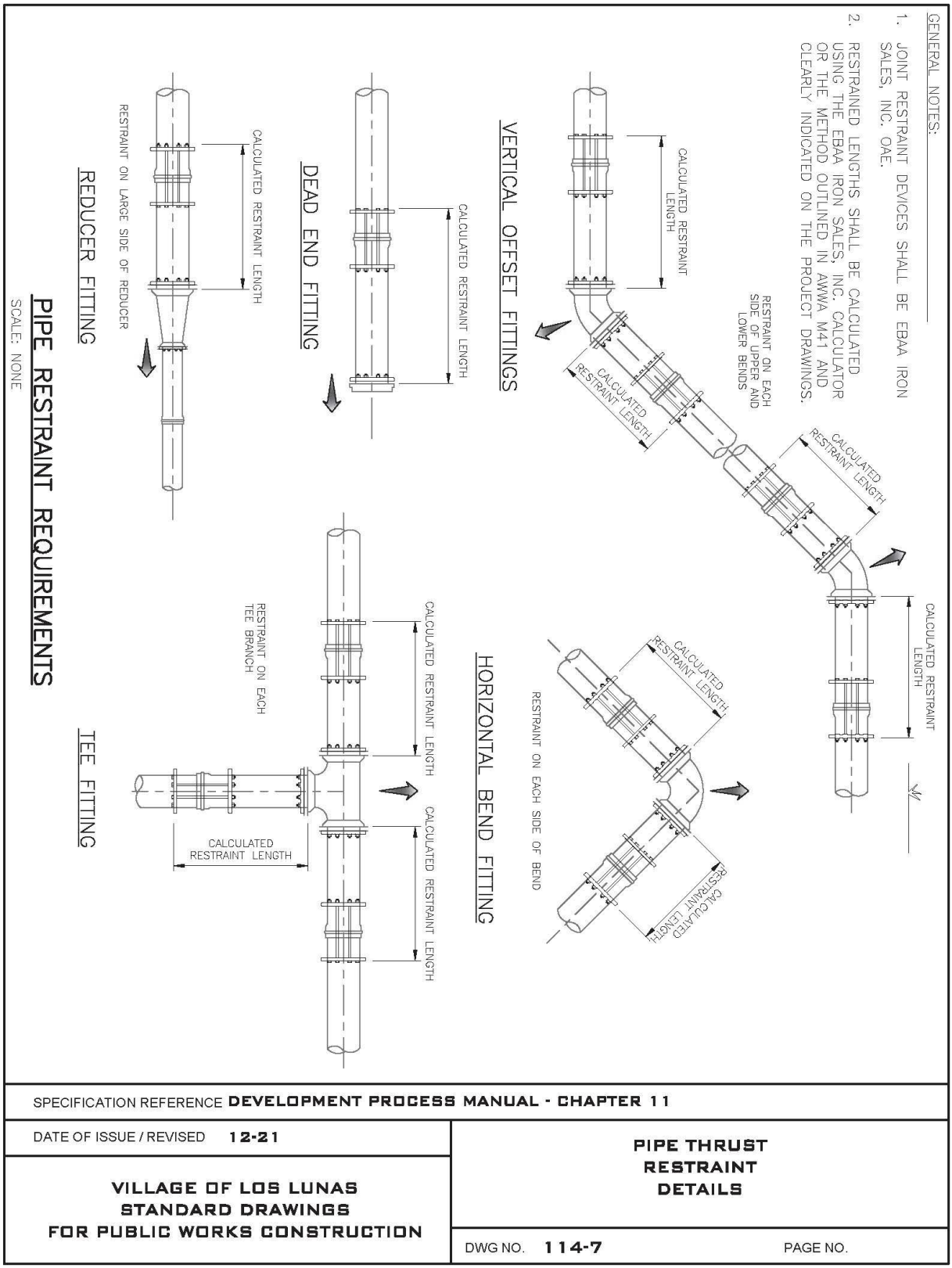
Standard Detail 114 4: Fire Hydrant Detail



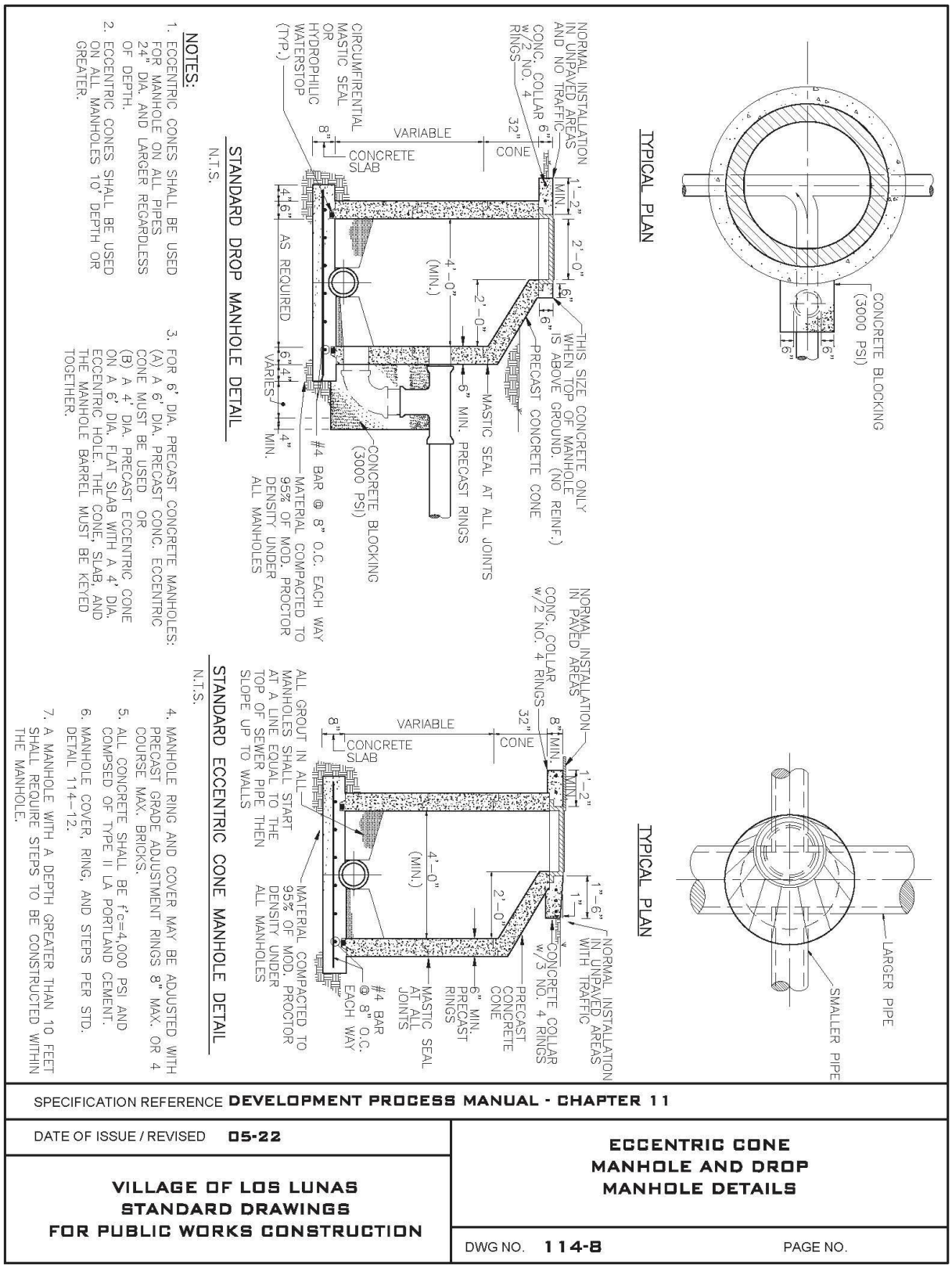
Standard Detail 114 5: Valve Box and Concrete Valve Support Details



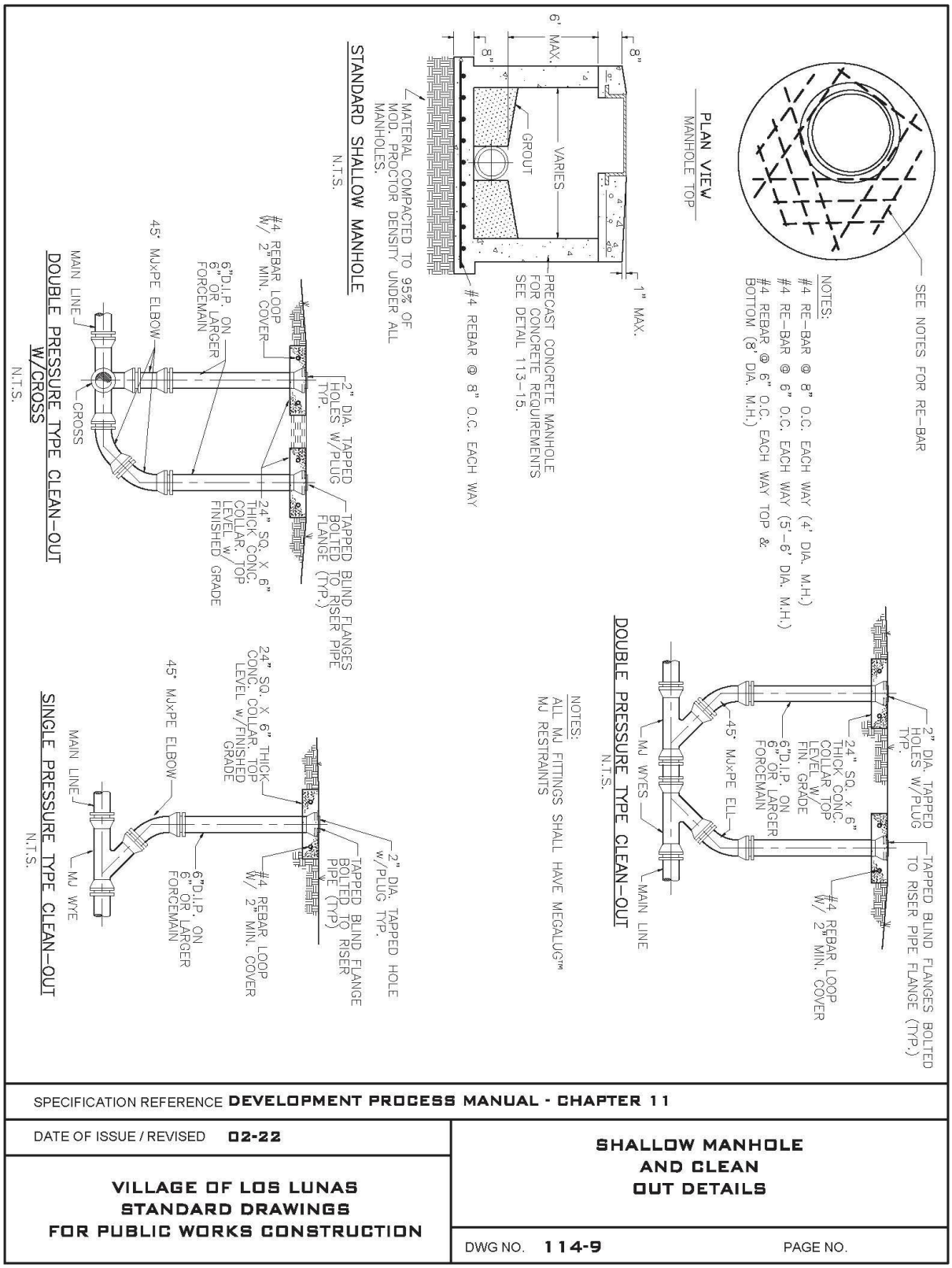
Standard Detail 114 6: Service Connection and Meter Box



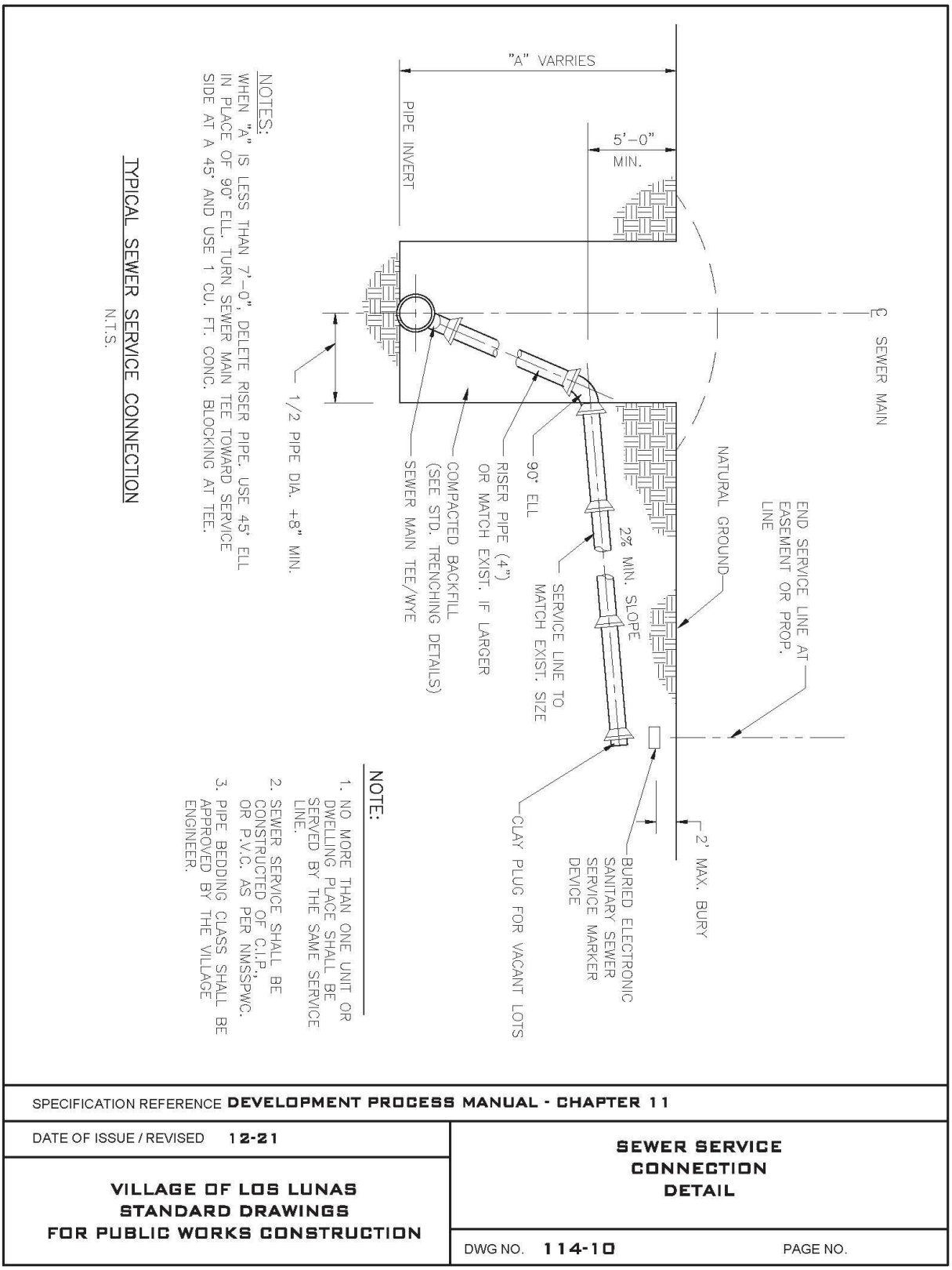
Standard Detail 114 7: Pipe Thrust Restraint Details



Standard Detail 114 8: Eccentric Cone Manhole and Drop Manhole Details



Standard Detail 114 9: Shallow Manhole and Clean Out Details



Standard Detail 114 10: Sewer Service Connection Detail

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GENERAL NOTES

1. ALL CONC. SHELF SLOPES TO BE ONE INCH PER FT.
2. ONE FOURTH INCH PER FT. MIN. SLOPE FOR 4" OR 6" SERVICE LINE.
3. NEW SERVICE CONNECTIONS TO EXIST. MH'S. MUST BE CORE DRILLED.
4. 6" OR LARGER SERVICE CONNECTIONS MUST BE MADE TO A MH.

CONSTRUCTION NOTES

A. CAST IRON SERVICE STUB.
B. VARIABLE WITH MAX. ANGLE OF 90°.
C. VARIABLE WITH MAX. ANGLE OF 90°.
D. BELL END.
E. CONC. FILL SHALL BE TYPE II LA CEMENT GROUT.
F. PRE-CAST CONCRETE MANHOLE PER STD. DETAIL 113-15 OR 113-16, AS APPLICABLE.
G. INV. ELEV. 0.1 FT. ABOVE INV. OF MAIN LINE.

SPECIFICATION REFERENCE **DEVELOPMENT PROCESS MANUAL - CHAPTER 11**

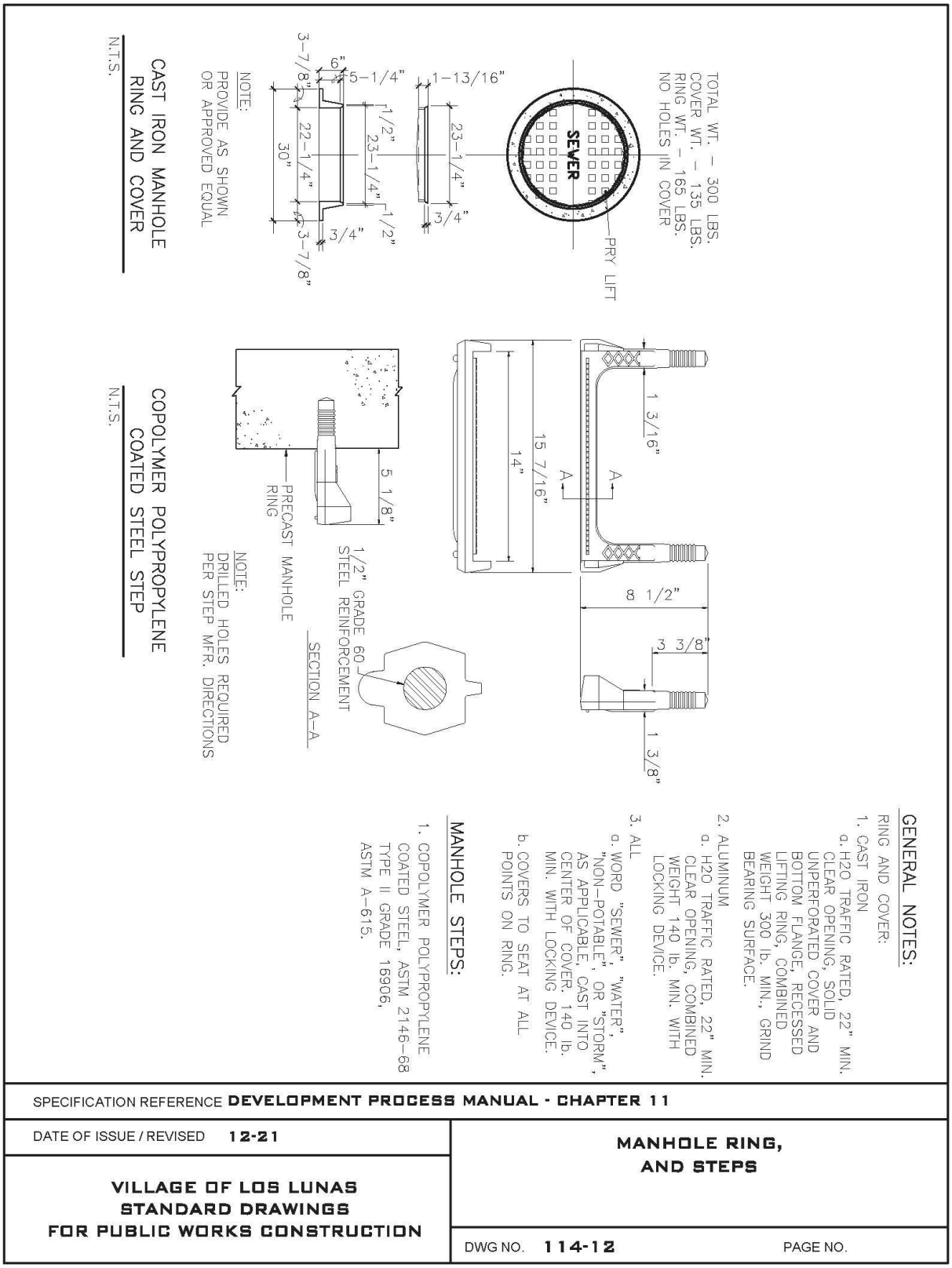
DATE OF ISSUE / REVISED **12-21**

SEWER SERVICE LINE DETAILS FOR MANHOLES

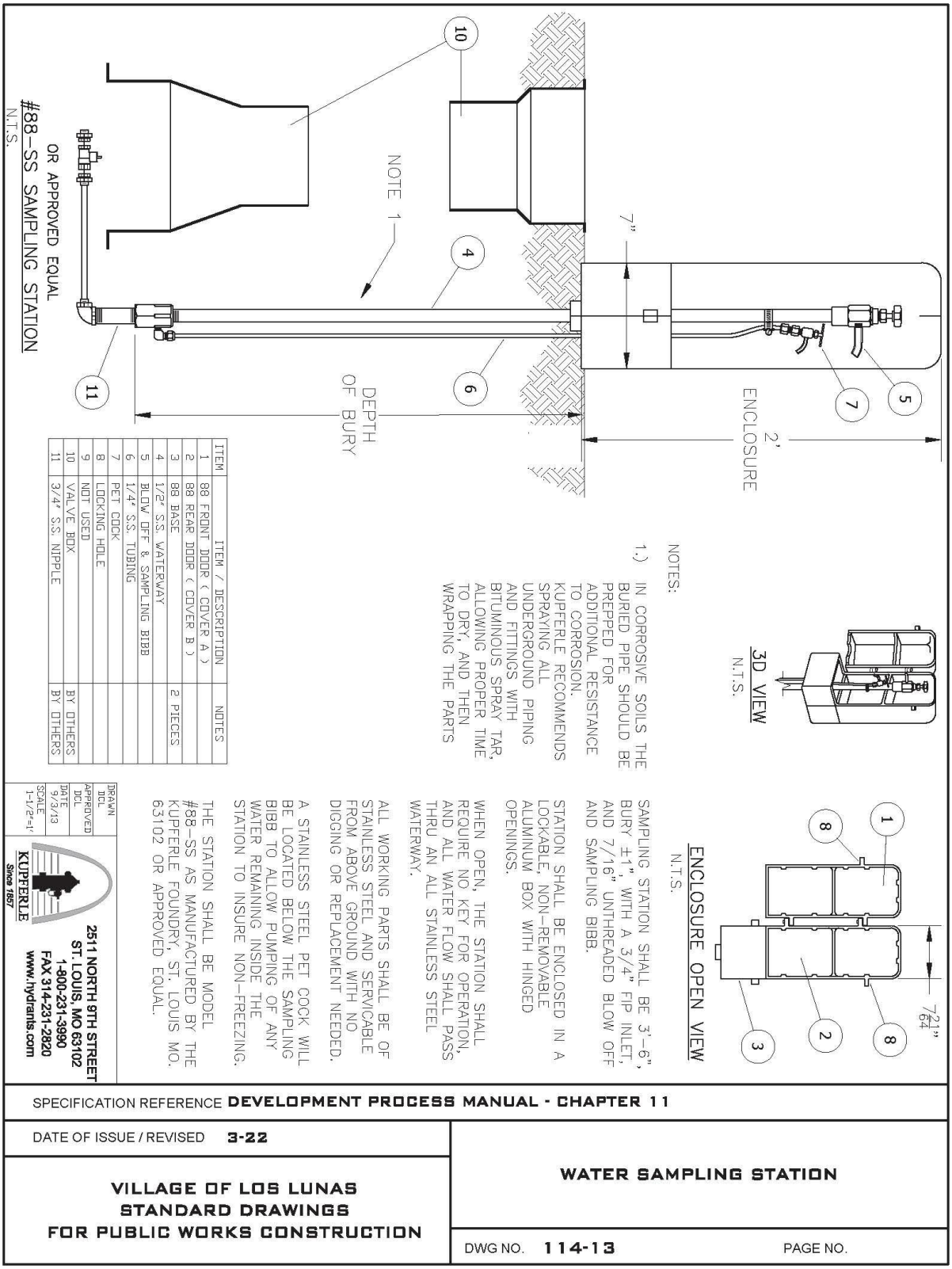
VILLAGE OF LOS LUNAS STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION

DWG NO. **114-11** PAGE NO.

Standard Detail 114 11: Sewer Service Line Details for Manholes



Standard Detail 114 12: Manhole Ring, and Steps



Standard Detail 114 13: Water Sampling Station

Standard Detail 115 1: Street Lights and Foundations Detail 1

Standard Detail 115 2: Street Lights and Foundations Detail 2

GENERAL NOTES

A. CMU WALL FINISH AND PAINT TO BE COORDINATED WITH ADJACENT BUILDING

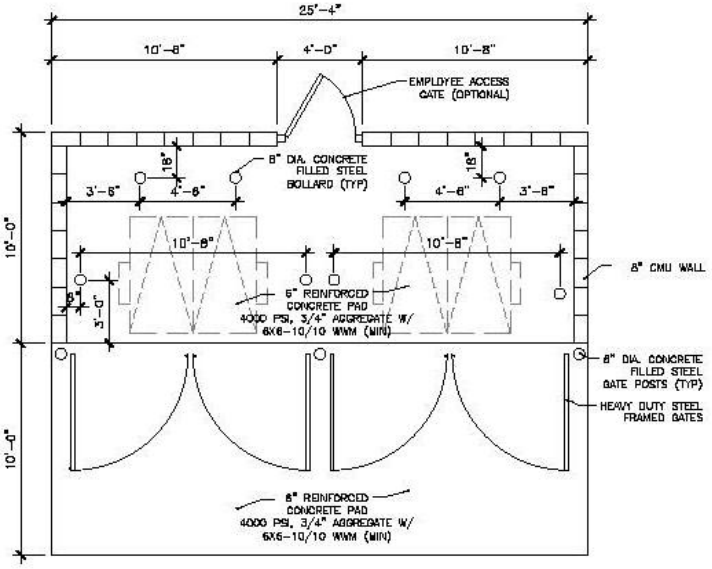
B. PROJECT ARCHITECT / ENGINEER OR CONTRACTOR RESPONSIBLE TO PROVIDE STRUCTURAL DRAWINGS REQUIRED BY AHJ

C. SUBMIT TO THE VILLAGE OF LOS LUNAS FOR REVIEW PRIOR TO CONSTRUCTION TO VERIFY DESIGN WILL WORK WITH THE CURRENT SOLID WASTE CONTAINERS

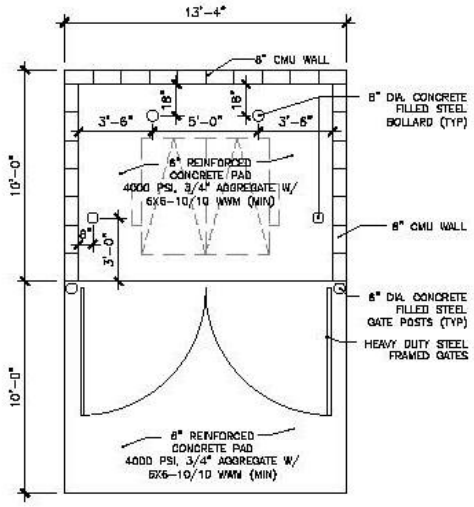
D. DUMPSTER PAD SLOPE TO DRAIN 2% FROM BACK WALL OUT TO GATES

E. DRIVE PAD TO SLOPE AWAY FROM DUMPSTER ENCLOSURE. COORDINATE WITH GRADING AND PROJECT PLANS. DRIVE PAD TO BE STRUCTURALLY ATTACHED TO INTERIOR DUMPSTER PAD.

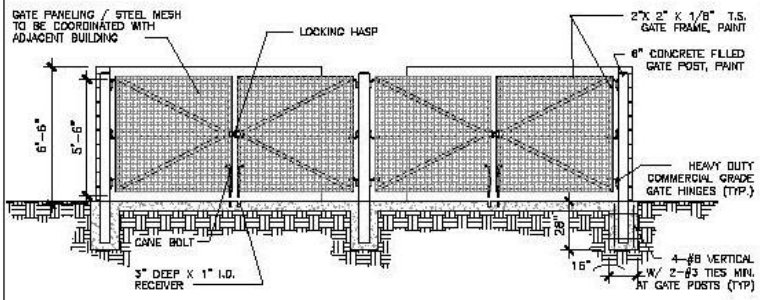
F. DRIVE PAD REQUIRED IN FRONT OF EACH ENCLOSURE TO WITHSTAND 57,000 LBS



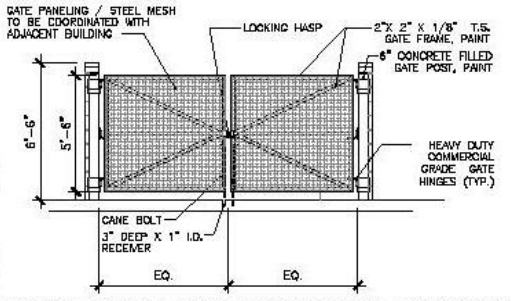
DOUBLE TRASH ENCLOSURE PLAN



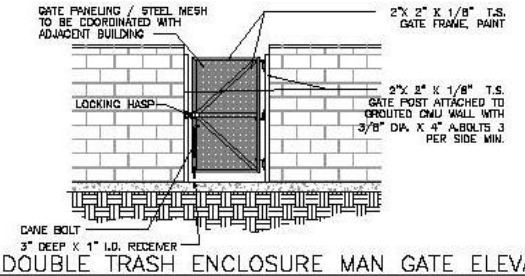
SINGLE TRASH ENCLOSURE PLAN



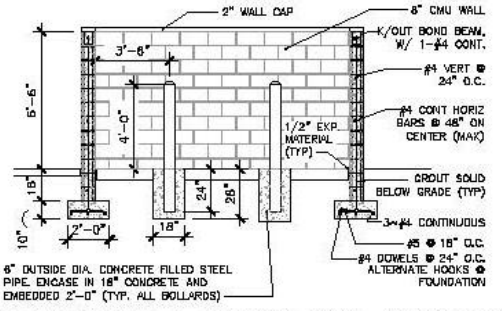
DOUBLE TRASH ENCLOSURE GATE ELEVATION



SINGLE TRASH ENCLOSURE GATE ELEVATION



DOUBLE TRASH ENCLOSURE MAN GATE ELEVATION



INTERIOR ELEVATION & SECTION (MIN. STANDARD)

Standard Detail 116 1: Trash Enclosure Page 1

GENERAL NOTES

A. CMU WALL FINISH AND PAINT TO BE COORDINATED WITH ADJACENT BUILDING

B. PROJECT ARCHITECT / ENGINEER OR CONTRACTOR RESPONSIBLE TO PROVIDE STRUCTURAL DRAWINGS REQUIRED BY AHJ

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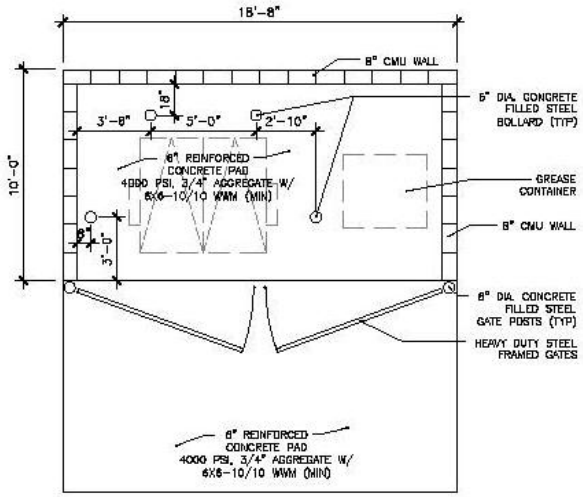
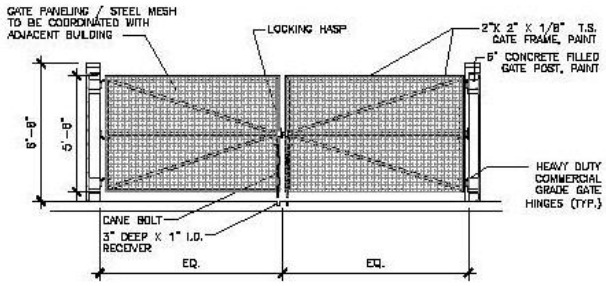
F. DRIVE PAD REQUIRED IN FRONT OF EACH ENCLOSURE TO WITHSTAND 57,000 LBS



SINGLE TRASH ENCLOSURE PLAN W/ GREASE CONTAINER



SINGLE TRASH ENCLOSURE PLAN W/ GREASE CONTAINER GATE ELEVATION

GENERAL NOTES

A. CMU WALL FINISH AND PAINT TO BE COORDINATED WITH ADJACENT BUILDING

B. PROJECT ARCHITECT / ENGINEER OR CONTRACTOR RESPONSIBLE TO PROVIDE STRUCTURAL DRAWINGS REQUIRED BY AHJ

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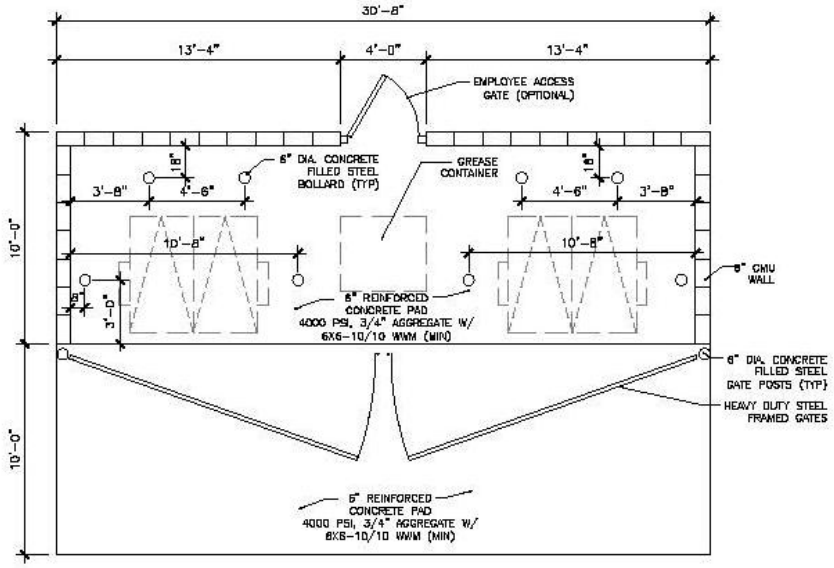
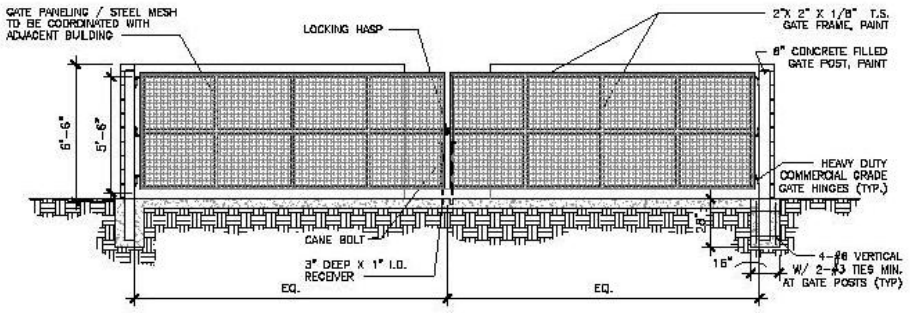


DOUBLE TRASH ENCLOSURE PLAN W/ GREASE CONTAINER



DOUBLE TRASH ENCLOSURE PLAN W/ GREASE CONTAINER GATE ELEVATION

APPENDIX B:
IMPACT FEE TABLES

Water and Sewer Impact Fees: Residential and Commercial Development		
Meter Size	**Water**	**Sewer**
3/4"	$2,798	$2,297
1"	$4,974	$4,084
1 1/2"	$11,192	$9,188
2"	$19,897	$16,334
3"	$44,768	$36,752
4"	$79,588	$65,337

Water and Sewer Impact Fees: Industrial Development		
Industrial developments with 13 acre feet per year or higher projected consumptive water use.	Calculate water and sewer impact fees based on proportionate share methodology. The approved water budget for development must be converted to an equivalent number of service units, then the standard service unit impact fee is multiplied by calculated number of equivalent service units.	
	Water	**Sewer**
	Fee = (X/A) * $2,798	**Fee = (Y/B) * $2,297**
	Divide projected gallons per day (gpd) water use (X) by residential average gpd water use (A), then multiply by service unit impact fee ($2,798).	*Divide projected gallons per day (gpd) sewer discharge (Y) by residential average gpd sewer discharge (B), then multiply by service unit impact fee ($2,297).*

Figure 3: Water & Sewer Impact Fees

Parks Impact Fee	
Per Dwelling Unit	$1,574

Figure 4: Parks Impact Fees

Land Use Type	Impact Fee		
	Water	Sewer	Parks
Residential, Single Family	75%	75%	100%
Residential, Multifamily	75%	75%	75%
Commercial	100%	100%	N/A
Industrial	100%	100%	N/A

Figure 5: Impact Fee Adjustments by Land Use Type

APPENDIX C:
TABLE OF PERMISSIBLE USES

Table 11: Table of Permissible Uses

TABLE 17.40 - TABLE OF PERMISSIBLE USES													
USES	DESCRIPTION	AR	RR	R1	R2	R3	MH	C1	C2	M1	SU	TOD-MU	TOD-R
1.000	RESIDENTIAL												
1.100	*SINGLE-FAMILY RESIDENCES*												
1.110	*Single-family detached, one unit per lot*												
1.111	Site built and modular structures	P	P	P	P		C	D	D			P	P
1.112	Mobile homes	P					P					D	
1.120	*Single-family detached, more than one unit per lot*												
1.121	Mobile home park										P		
1.122	Primary residence with accessory apartment	D	D	D								P	P
1.200	*MULTI-FAMILY RESIDENCES*												
1.210	Duplex				P							P	P
1.220	Multi-family townhomes					P						P	P
1.230	Patio homes					C						P	P
1.240	Multi-family apartments				P			D	D			P	P
1.250	Horizontal Multi-family Detached				P			D	D			P	P
1.300	*HOMES EMPHASIZING SPECIAL SERVICES, TREATMENT OR SUPERVISION*												
1.310	Homes for handicapped or infirm	P	P	P	P								
1.320	Nursing care, intermediate care homes				D								
1.330	Child care homes	D	D	D	D	D	D					D	D
1.340	Halfway houses				D								
1.400	*MISCELLANEOUS ROOMS FOR RENT SITUATIONS*												
1.410	Rooming houses, boarding homes				D								
1.420	Tourist rooms and other temporary residences				D								
1.430	Hotels, motels and similar business or institutions							C	P	P	P	P	
1.500	*TEMPORARY EMERGENCY CONSTRUCTION AND REPAIR RESIDENCES*	*T/C*	*T/C*	*T/C*	*T/C*	*T/C*	*T/C*						*T/C*
1.600	*HOME OCCUPATIONS*	*A*	*A*	*A*	*A*	*A*	*A*					*A*	*A*
1.700	*PLANNED RESIDENTIAL DEVELOPMENTS*	*P*	*P*	*P*	*P*	*P*					*P*		*P*
2.000	SALE AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT												
2.100	*NO STORAGE OR DISPLAY OF GOODS OUTSIDE FULLY ENCLOSED BUILDING*												
2.110	*High volume traffic generation*												
2.111	Grocery store							P	P	P	P	P	
2.112	Banks and financial institutions							P	P	P	P	P	
2.113	Antique shops							P	P	P	P	P	
2.114	Bakery							P	P	P	P	P	
2.115	Retail stores							P	P	P	P	P	
2.116	Appliance, bicycle repair shop							P	P	P	P	P	
2.117	Furniture store							P	P	P	P	P	
2.118	Transfer or storage of household goods								P	P	P		
2.119	Dry goods store							P	P	P	P	P	
2.120	*Low volume traffic generation*												
2.121	Incidental repair shop	C	C					P	P	P	P	P	C
2.122	Artisan or craft shop	C	C	C	C	C	C	P	P	P	P	P	C
2.123	Florist or gift shop	C	C	C	C	C	C	P	P	P	P	P	C
2.124	Interior decorating shop	D	D	D	D	D	D	P	P	P	P	P	D
2.125	Jewelry or watch repair	C	C	C	C	C	C	P	P	P	P	P	C
2.126	Personal care shop (barber or beauty)	C	C	C	C	C	C	P	P	P	P	P	C
2.127	Convenience stores	D	D	D	D	D	D	P	P	P	P	P	D
2.128	Wholesale sales								P	P	P		
2.200	*STORAGE AND DISPLAY OF GOODS OUTSIDE FULLY ENCLOSED BUILDING*												
2.210	*High volume traffic generation*												
2.211	Hardware or building materials store							P	P	P	P	C	
2.212	Rental of household equipment							C	P	P	P	C	
2.213	Secondhand store							C	P	P	P	C	
2.214	Wholesale sales								P	P	P		
2.215	Pawnshop								P				
3.000	OFFICE, CLERICAL, RESEARCH AND SERVICES NOT RELATED TO GOODS							P	P	P	P	P	
4.000	MANUFACTURING, PROCESSING, REPAIRING, RENOVATING, ASSEMBLY AND DISTRIBUTION												
4.100	*LIGHT MANUFACTURING AND INDUSTRIAL*								*D*	*P*	*P*		
4.200	*INDUSTRIAL AND BUSINESS PARK*									*P*			
5.000	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL AND FRATERNAL												
5.100	*SCHOOLS*												
5.110	Elementary and secondary and associated grounds and facilities										P	C	
5.120	Trade or vocational schools							P	P	P	P	P	
5.130	Colleges, universities, community colleges and associated religious facilities										P		
5.200	*CHURCHES, SYNAGOGUES, TEMPLES AND ASSOCIATED RELIGIOUS FACILITIES*							*P*	*P*		*P*	*C*	
5.300	*LIBRARIES, MUSEUMS, ART GALLERIES AND ART CENTERS*							*P*	*P*		*P*	*P*	

TABLE 17.40 - TABLE OF PERMISSIBLE USES													
USES	DESCRIPTION	AR	RR	R1	R2	R3	MH	C1	C2	M1	SU	TOD-MU	TOD-R
5.400	SOCIAL, FRATERNAL CLUBS AND LODGES, UNION HALLS AND SIMILAR USES								C	C			
6.000	RECREATION AND AMUSEMENT												
6.100	ACTIVITIES CONDUCTED ENTIRELY WITHIN BUILDING OR SUBSTANTIAL STRUCTURE							P	P	P	P	P	
6.200	ACTIVITIES CONDUCTED PRIMARILY OUTSIDE BUILDING OR STRUCTURE									P	P		
7.000	INSTITUTIONAL RESIDENCE OR CARE OR CONFINEMENT FACILITIES												
7.100	HOSPITALS, CLINICS, OTHER MEDICAL FACILITIES IN EXCESS OF 10,000 SQ. FT.									C	P		
7.200	NURSING CARE, INTERMEDIATE CARE, HANDICAPPED, INFIRM OR CHILD CARE INSTITUTION							C	P		P		
7.300	INSTITUTIONS FOR THE MENTALLY ILL (not halfway houses)										P		
7.400	PENAL AND CORRECTIONAL FACILITIES										P		
8.000	RESTAURANTS, BARS AND NIGHTCLUBS							P	P	P	P		
8.100	RESTAURANTS											P	
8.200	BARS/NIGHTCLUBS											C	
9.000	MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS												
9.100	MOTOR VEHICLE SALES OR RENTALS, MOBILE HOME SALES							C	P	P			
9.200	SALES WITH INSTALLATION OF MOTOR VEHICLE PARTS OR ACCESSORIES							P	P			P	
9.300	MOTOR VEHICLE REPAIR AND MAINTENANCE, NOT INCLUDING SUBSTANTIAL BODY WORK							C	P	P	P	C	
9.400	MOTOR VEHICLE PAINTING AND BODY WORK							C	C	P		C	
9.500	FUEL SALES							P	P	P	P	P	
9.600	CAR WASH							P	P	P	P	P	
10.000	STORAGE AND PARKING												
10.100	AUTOMOBILE GARAGES OR PARKING LOTS							P	P	P		P	
10.200	STORAGE OF GOODS NOT RELATED TO THE SALE OR USE OF THOSE GOODS ON LOT												
10.210	Storage within completely enclosed building								D	C			
10.220	Storage inside or outside completely enclosed building									C			
10.300	PARKING OF VEHICLES OR STORAGE OF EQUIPMENT OWNED BY PROPERTY OWNER									C			
10.400	TRUCK STOP									P	P		
10.500	RECREATIONAL VEHICLE STORAGE IN A REAR OR SIDE YARD (not to be connected to utilities, used as a dwelling unit or accessory building)	P	P	P	P	P	P						P
11.000	SCRAP MATERIALS, SALVAGE YARD, JUNK YARDS, AUTOMOBILE GRAVEYARDS										P		
12.000	SERVICE AND ENTERPRISES RELATED TO ANIMALS												
12.100	VETERINARIAN	P						P	P			P	
12.200	KENNELS	C						C	C			C	
13.000	EMERGENCY SERVICES												
13.100	POLICE STATIONS										P		
13.200	FIRE STATIONS										P		
13.300	RESCUE SQUAD, AMBULANCE SERVICE										P		
13.400	CIVIL DEFENSE OPERATION										P		
14.000	AGRICULTURAL, MINING, QUARRYING OPERATIONS												
14.100	AGRICULTURAL OPERATIONS												
14.110	Excluding livestock			P	P	P	P			P			P
14.120	Including livestock	P	P										
14.130	Farmers market	P	P					P	P			P	
14.200	MINING OR QUARRYING OPERATIONS									P			
15.000	MISCELLANEOUS PUBLIC AND SEMI-PUBLIC												
15.100	MUNICIPAL OFFICES, OTHER GOVERNMENTAL OFFICES										P		
15.200	POST OFFICE										P		
15.300	AIRPORT										P		
15.400	SANITARY LANDFILL										P		
15.500	MILITARY RESERVE, NATIONAL GUARD CENTERS										P		
16.000	DRY CLEANER, LAUNDROMATS							P	P	P		P	
17.000	UTILITY FACILITIES												
17.100	NEIGHBORHOOD	P	P	P	P	P	P	P	P	P	P	P	P
17.200	COMMUNITY OR REGIONAL									P			
18.000	TOWER AND RELATED STRUCTURES												
18.100	NONCOMMERCIAL (35 ft.)	P	P	P	P	P	P	P	P	P	P	P	P
18.200	COMMERCIAL	D								D	D		
19.000	OPEN AIR MARKETS AND HORTICULTURAL												
19.100	OPEN AIR MARKETS								D			C	
19.200	HORTICULTURAL SALES	P	P						P				
20.000	FUNERAL HOMES							P	P	P	P	P	
21.000	CEMETERY AND CREMATORIUM												
21.100	CEMETERY										P		
21.200	CREMATORIUM										P		
22.000	NURSERY SCHOOLS, DAY CARE CENTERS			C	C			P	P	P	P	P	
22.100	FAMILY DAY CARE HOME	C	C	C	C	C	C					C	C

TABLE 17.40 - TABLE OF PERMISSIBLE USES													
USES	DESCRIPTION	AR	RR	R1	R2	R3	MH	C1	C2	M1	SU	TOD-MU	TOD-R
23.000	TEMPORARY STRUCTURES DURING CONSTRUCTION OF A PERMANENT STRUCTURE	T/P	T/P	T/P	T/P	T/P		T/P	T/P	T/P	T/P	T/P	T/P
24.000	BUS STATION, TRAIN STATION							C	C	C	C	C	
25.000	COMMERCIAL GREENHOUSE	D							P	P			
26.000	SPECIAL EVENTS												
26.100	*CIRCUS, CARNIVAL, CHRISTMAS TREE SALES*	*T/P*						*T/P*	*T/P*	*T/P*	*T/P*	*T/P*	
26.200	*OUTDOOR CONCERTS*	*T/C*						*T/C*	*T/C*	*T/C*	*T/C*	*T/C*	
27.000	PLANNED UNIT DEVELOPMENT										P	P	P
28.000	MIXED-USE DEVELOPMENT											P	
29.000	RECREATIONAL CANNABIS												
29.100	*HOMEGROWN/HOMEMADE*	*P*	*P*	*P*	*P*	*P*	*P*	*P*			*P*	*P*	*P*
29.200	*CANNABIS PRODUCER*	*D*						*D*	*P*	*P*	*P*		
29.300	*CANNABIS MANUFACTURER*	*D*						*D*	*P*	*P*	*P*		
29.400	*CANNABIS RETAILER*							*P*	*P*	*P*	*P*	*P*	*P*
29.500	*CANNABIS RESEARCH/TESTING LABORATORY*							*D*	*P*	*P*	*P*		
29.600	*CANNABIS CONSUMPTION AREA*	*D*						*D*	*D*	*P*	*P*		

APPENDIX D:
PLANT LIST

Table 12: Los Lunas Plant List

LOS LUNAS PLANT LIST					
WATER REQUIREMENT:	H = High water use. Either large volumes or frequent application of water is needed throughout the life of the plant; weekly or more often during peak summer months.				
	M = Moderate water use. Some supplemental water is needed throughout the life of the plant; at least twice monthly during peak summer months once established.				
	L = Low water use. Able to survive once established without supplemental water; water needed at leasat once a month for plants to look their best.				
SOILS SUITABILITY:	Plants listed are suitable for any soil unless a specific one is listed.				
Large Deciduous Trees					
SCIENTIFIC NAME	COMMON NAME	WATER	HEIGHT	SUNLIGHT	SOILS
Acer negundo	**Boxelder maple**	M	to 40'	Full	
Alnus oblongifolia	**New Mexico alder**	M	to 40'		
Catalpa speciosa	**Catalpa**	M	to 40'	Full	
Celtis occidentalis	**Hackberry**	M	to 40'	Full	
Glenditsia triacanthos var. inermis	**Honey locust**	H	to 80'	Full	
Pistacia chinensis	**Chinese pistache**	M	to 60'	Full	
Propsopis glandulosa	**Honey mesquite**	M	to 40'		
Prunus serotina	**Organ mountian black cherry**	M	to 40'	Full	
Quercus buckleyi	**Texas red oak**	M	to 40'		
Quercus gravesii	**Chisos red oak**	M	to 40'		
Quercus muhlenbergii	**Chinkapin oak**	M	to 60'	Full	
Quercus pungens	**Sandpaper oak**	M			
Quercus pungens var. vaseyana	**Vasey oak**	M			
Quercus shumardii	**Shumard oak**	M	to 60'	Partial to Full	
Robinia x ambigua	**Purple robe locust**	M	40' to 50'	Full	
Robinia pseudoacacia	**Black locust**	M	40' to 80'	Full	
Ulmus parvifolia	**Chinese or Lacebark elm**	M	to 50'	Full	
Small Deciduous Trees					
SCIENTIFIC NAME	COMMON NAME	WATER	HEIGHT	SUNLIGHT	SOILS
Acer buergerianum	**Trident maple**	M	20' to 30'	Full	
Cercis occidentalis	**Western redbud**	M	to 16'	Full	
Cercis canadensis var. mexicana	**Mexican redbud**	M	to 20'	Partial	
Cercis reniformis	**Oklahoma redbud**	M	to 25'	Part/Full	
x Chitalpa tashkentensis	**Chitalpa**	M	to 25'	Full	
Chilopsis linearis	**Desert willow**	L	to 25'	Full	Sandy
Cotinus coggygria	**Smoketree**	M	to 30'	Full	Sandy
Crataegus crus-galli	**Thornless cockspur hawthorne**	M	to 30'	Full	
Forestiera neomexicana	**New Mexico olive**	M	to 20'	Part/Full	
Fraxinus cuspidata	**Fragrant ash**	M	to 20'	Full	
Koelreuteria paniculata	**Golden raintree**	M	20' to 35'	Full	
Melia azedarach	**Texas umbrella**	L	to 40'	Full	
Prosopis glandulosa	**Honey mesquite**	L/M		Full	
Prosopis pubescens	**Screwbean mesquite**	M		Full	
Prunus cerasifera	**Purple-leaf plum**	M	15' to 25'	Full	
Ptelea trifoliata	**Hoptree**	M	to 20'	Full	
Pyrus calleryana	**Ornamental pear**	M	to 25'	Full	
Quercus gambelii	**Gambel oak**	M	20' to 30'	Full	
Rhus lanceolata	**Prarie flameleaf sumac**	M	to 25'	Full	
Robinia neomexicana	**Rose locust**	M	to 25'	Full	
Sambucus mexicana	**Mexican elder**	L/M	to 20'	Full	
Sapindus drummondii	**Soapberry**	M	20' to 40'	Full	
Vitex agnus-castus	**Chaste tree**	M	to 25'	Full	
Evergreens					
SCIENTIFIC NAME	COMMON NAME	WATER	HEIGHT	SUNLIGHT	SOILS
Arbutus xalapensis	**Texas madrone**	L/M	to 20'		
Cercocarpus ledifolius	**Curlleaf mountain mahogany**	L/M	8' to 25'	Full	
Cupressus arizonica	**Arizona cypress**	M	to 70'	Full	
Cupressus leylandii	**Leyland cypress**	M	to 60'	Full	
Juniperus chinensis	**Spartan juniper**	M	Varies	Full	
Juniperus deppeana	**Alligator juniper**	M	to 60'	Full	
Pinus aristata	**Rocky mountain bristlecone pine**	M	20' to 45'	Full	
Pinus edulis	**Piñon**	M	to 35'	Full	

Quercus fusiformis	**Escarpment oak**	L/M	to 60'	Partial	
Quercus laceyi	**Lacey oak**	M	to 45'	Full	
Quercus turbinella	**Shrub live oak**	M	5' to 15'	Full	
Thuja	**Arborvitae**	M	Varies	Full	
Yucca elata	**Soaptree yucca**	L	10' to 17'	Full	Sandy
Yucca faxoniana	**Faxon yucca**	L	to 13'	Full	Sandy
Evergreen Shrubs					
SCIENTIFIC NAME	**COMMON NAME**	**WATER**	**HEIGHT**	**SUNLIGHT**	**SOILS**
Arctostaphylos pungens	**Pointleaf manzanita**	M	3' to 6'	Partial	
Artemisia cana	**Silver sagebrush**	L	1' to 3'	Full	
Artemisia filifolia	**Sand sagebrush**	L	2' to 5'	Full	Sandy
Artemisia tridentate	**Big sagebrush**	L	2' to 7'	Part/Full	Clay
Atriplex canescens	**Fourwing saltbush**	L	2' to 5'	Full	Sandy
Baccharis sarothroides	**Desert broom**	L/M	6' to 7'	Full	Sandy
Berberis	**Algerita**	L/M	4' to 6'	Full	
Cercocarpus montanus	**Mountain mahagony**	M	4' to 12'	Full	
Cotoneaster buxifolius	**Greyleaf cotoneaster**	M	1' to 6'	Full	
Cotoneaster lacteus	**Red clusterberry**	M	6' to 8'	Full	
Cotoneaster salicifolius	**Willowleaf cotoneaster**	M	to 15'	Full	
Cotoneaster salicifolius repens	**Dwarf willowleaf**	M	6"	Full	
Cowania mexicana	**Cliffrose**	L	4' to 20'	Full	
Cytisus scoparius	**Scotch broom**	M	to 4'	Full	
Dasylirion wheeleri	**Common sotol**	L	to 3'	Full	Sandy
Elaeagnus	**Silverberry**	M	6' to 15'	Full	Sandy
Ephedra viridis	**Mormon tea**	L	2' to 4'	Full	
Ericameria laricifolia	**Turpentine bush**	L	2' to 4'	Full	
Krascheninnikovia lanata	**Winterfat**	L	1' to 2'	Full	Sandy
Fallugia paradoxa	**Apache plume**	L	3' to 8'	Full	
Garrya wrightii	**Wright's Silktassel**	L	2' to 8'	Full	
Genista hispanica	**Spanish broom**	M	to 4'	Full	
Hesperaloe parviflora	**Red yucca**	M	3' to 4'	Full	
Juniperus chinensis	**Blue point juniper**	M	Varies	Full	
Juniperus horizontalis	**Wilton carpet**	M	Varies	Full	
Juniperus sabina	**Arcadia juniper**	M	Varies	Full	
Juniperus squamata	**Blue carpet juniper**	M	1'	Full	
Larrea tridentata	**Creosote bush**	L	3' to 6'	Full	
Lavandula angustifolia	**English lavender**	M	2'	Part/Full	
Mahonia aquifolium	**Oregon grape holly**	M	to 6'	Part/Full	
Mahonia aquifolium Compacta	**Compact Oregon grape holly**	M	2'	Part/Full	
Mahonia repens	**Creeping grape holly**		Varies	Shade	
Nandina domestica	**Heavenly bamboo**	M	Varies	Shade/Full	
Nolina microcarpa	**Beargrass**	L	to 4'	Full	
Nolina texana	**Bunch-grass**	L	to 2'	Full	
Opuntia clavata	**Dagger spine cholla**	L	3"	Full	Sandy
Opuntia imbricata	**Cane cholla**		4' to 15'	Full	Sandy
Opuntia phaeacantha	**Prickly pear**	L	6" to 2'	Full	Sandy
Photinia fraseri	**Red tip photinia**	M	to 10'	Full	
Purshia tridentata	**Antelope bitterbrush**		to 10'	Full	
Pyracantha	**Firethorn**	M	8' +	Part/Full	
Rhaphiolepis indica	**Indian hawthorn**	M	1' to 3'	Part/Shade	
Rosmarinus officinalis	**Prostrate rosemary**	M	2'	Full	
Salvia dorrii	**Desert sage**	L	1' to 3'	Full	
Santolina chamaecyparissus	**Lavender cotton**	L	1' to 3'	Full	
Santolina virens	**Green lavender cotton**	L	1' to 3'	Full	
Spartium junceum	**Spanish broom**	M	6' to 10'	Full	
Vauquelinia californica	**Arizona rosewood**	L	to 20'	Full	
Yucca baccata	**Datil yucca**	L	to 3'	Full	Sandy
Yucca glauca	**Soapweed yucca**	L	to 4'	Full	Sandy
Deciduous Shrubs					
SCIENTIFIC NAME	**COMMON NAME**	**WATER**	**HEIGHT**	**SUNLIGHT**	**SOILS**
Amorpha fruticosa	**False indigo bush**	M	4' to 10'	Partial	Clay

Anisacanthus thurberi	**Thurber's desert honeysuckle**	L/M	3' to 5'	Part/Full	
Berberis thunbergii	**Japanese barberry**	M	1' to 6'	Part/Full	
Berberis thunbergii "Atropurpurea"	**Redleaf Japanese barberry**	M	4' to 6'	Full	
Berberis thunbergii "Atropurpurea Nana"	**Crimson pygmy barberry**	M	1' to 2'	Full	
Buddleja davidii nanhoensis	**Dwarf butterfly bush**	M	3' to 5'	Part/Full	
Caesalpinia gilliesii	**Bird of paradise**	L	to 10'	Full	
Caragana arborescens	**Peashrub**	M	to 20'	Full	
Caryopteris x clandonensis	**Blue mist**	M	to 2'	Full	
Ceanothus ferderli	**Ceanothus**	M	to 3'	Full	
Celtis pallida	**Desert hackberry**	L	to 18'	Full	
Chamaebatiaria millefolium	**Fernbush**	L/M	2' to 5'	Full	
Chaenomeles japonica	**Flowering quince**	L/M	2' to 6'	Full	
Ericameria nauseosa	**Rabbitbush**	L	2' to 5'	Full	
Cotoneaster divaricatus	**Spreading cotoneaster**	M	to 6'	Part/Full	
Cotoneaster horizontalis	**Rockspray cotoneaster**	M	2' to 3'	Full	
Euonymus alatus	**Burning bush**	M	to 6'	Part/Full	
Fendlera rupicola	**Cliff fendlerbush**	M	to 6'	Full	Sandy
Forestiera neomexicana	**New Mexican olive**	M	to 15'	Part/Full	
Fouquieria splendens	**Ocotillo**	L	8' to 25'	Full	Sandy
Genista tinctoria	**Dyer's broom**	M	2' to 4'	Full	
Hibiscus syriacus	**Rose of Sharon**	M	to 10'	Full	
Holodiscus dumosus	**Rock spiraea**	M	3' to 6'	Part/Full	
Jasminum nudiflorum	**Winter jasmine**	M	10' to 15'	Full	
Lagerstroemia indica	**Crepe myrtle**	M	6' to 30'	Full	
Lonicera fragrantissima	**Winter honeysuckle**	M	to 5'	Part/Full	
Parryella filifolia	**Dunebroom**	L	2' to 3'	Full	Sandy
Parthenium incanum	**Mariola**	L	1' to 3'	Full	
Philadelphus	**Mockorange**	M	to 1'	Part/Full	
Philadelphus microphyllus	**Littleleaf mockorange**	M	to 6'	Part/Full	
Potentilla fruticosa	**Shrubby cinquefoil**	M	1' to 3'		
Prunus besseyi	**Western sandcherry**	M	2' to 3'	Full	
Psorothamnus scoparius	**Broom dalea**	L		Full	
Punica granatum	**Pomegranate**	H	20' to 30'	Full	
Rhamnus frangula	**Tallhedge buckthorn**	H	to 10'	Shade	
Rhus glabra	**Smooth sumac**	H	3' to 20'	Full	
Rhus glabra cismonta	**Rocky mountain sumac**	M	3' to 4'	Full	
Rhus microphylla	**Littleleaf sumac**	L/M	3' to 6'	Full	
Rhus trilobata	**Three leaf sumac**	L/M	2' to 6'	Full	
Rhus trilobata "Prostrata"	**Prostrate sumac**	L/M	1' to 3'	Full	
Ribes aureum	**Golden currant**	H	2' to 6'	Part/Full	
Rosa foetida	**Austria copper**	H	5' to 10'	Full	
Rosa rugosa	**Beach rose**	H	3' to 8'	Full	
Rosa woodsii	**Woods rose**	M	to 4'	Full	
Salvia greggii	**Cherry sage**	M	to 3'	Part/Full	
Shepherdia argentea	**Silver Buffaloberry**	M/H	10' to 15'	Part/Full	
Spiraea x bumalda	**Anthony Waterer spirea**	H	to 3'	Part/Full	
Spiraea japonica	**Little princess' spirea**	H	to 18"	Part/Full	
Spiraea prunifolia	**Bridalwreath spirea**	H	to 6'	Partial	
Spiraea x vanhouttei	**Vanhoutte spiraea**	H	to 6'	Part/Full	
Symphoricarpos	**Snowberry**	M	2' to 6'	Full	
Symphoricarpos orbiculatus	**Coralberry**	M	2' to 6'	Full	
Syringa x chinensis	**Chinese lilac**	M	to 8'	Part/Full	
Syringa pubescens subsp. Patula	**Miss Kim lilac**	M/H	to 6'	Part/Full	
Syringa vulgaris	**Common lilac**	H	to 20'	Full	
Viburnum carlessii	**Korean spicebush**	H	to 6'	Part/Full	
Viburnum plicatum	**Mariesii viburnum**	H	to 10'	Part/Full	
Viburnum opulus "Sterile"	**Eastern snowball**	H	to 10'	Part/Full	
Viburnum trilobum	**Dwarf cranberry bush**	H	to 6'	Part/Full	
Vitex agnus-castus	**Chaste tree**	M	6' to 25'	Full	
Weigela florida	**Weigela**	M/H	to 10'	Full	

APPENDIX E:
FEE SCHEDULE

	FEE SCHEDULE	
CATEGORY	**TYPE**	**FEE**
ZONING	Zone Change *	$125
	Special Use Amendment *	$125
	Conditional Use *	$75
	Designated Use *	$75
	Variance *	$75
SUBDIVISION	Summary Procudure **	$250 + $10 per additional lot created
	Family Split **	$50
	Minor Subdivision * **	$250 + $10 per additional lot created + Engineering Review fee
	Preliminary Plat * **	$250 + $10 per additional lot created + Engineering Review fee
	Final Plat * **	$250 + $10 per additional lot created + Engineering Review fee
	Engineering Review (Includes water budget consultant costs)	1.5% estimated construction cost
	Plat Vacation * **	$25
ZONING APPROVAL FOR BUILDING PERMIT	Plan Review - Commercial	$100
	Plan Review - Residential New Construction	$50
	Plan Review - All Other Residential	$25
SIGN PERMIT	Signs up to 32 sq ft	$25
	Signs above 32 sq ft	$25 + $0.10 for each additional square foot over 32 sq ft.
IMPACT FEES	*see Appendix B	
WATER RIGHTS	Water budget review	Applicant responsible for costs incurred by Village, will be invoiced.
BUSINESS REGISTRATION	Business Registration (annual)	$25
	Liquor License (annual)	$200
WATER CONNECTION FEE	*see Appendix B	
WATER USAGE DEPOSIT	New residental connections	$25
	New commercial connections	$100
DRAINAGE PLAN REVIEW	Drainage plan fee - first five acres	$350
	Drainage plan fee - each acre in excess of five acres	$10 per acre
*NOTICE OF PUBLIC HEARING	*Publication + Certified Mail*	*Applicant responsible for costs incurred by Village, will be invoiced.*
**RECORDING FEE	*Per plat*	*$25*

APPENDIX F:
APPLICATION CLOSEOUT AND PUBLIC HEARING SCHEDULE

VILLAGE OF LOS LUNAS 2025 APPLICATION CLOSEOUT & PUBLIC HEARING SCHEDULE		
APPLICATION CLOSEOUT [1,2,3, & 6]	**P&Z HEARING [4]**	**COUNCIL MEETING [5]**
November 15, 2024	*December 18, 2024*	January 16, 2025
December 13, 2025	January 15, 2025	January 30, 2025
January 3, 2025	February 5, 2025	February 13, 2025
January 17, 2025	February 19, 2025	February 27, 2025
January 30, 2025	March 5, 2025	March 27, 2025
February 14, 2025	March 19, 2025	April 10, 2025
February 28, 2025	April 2, 2025	April 24, 2025
March 14, 2025	April 16, 2025	May 8, 2025
April 4, 2025	May 7, 2025	May 22, 2025
4/17/2025 (Thursday)	May 21, 2025	June 12, 2025
May 2, 2025	June 4, 2025	June 26, 2025
May 16, 2025	June 18, 2025	July 10, 2025
May 30, 2025	July 2, 2025	July 24, 2025
June 13, 2025	July 16, 2025	August 7, 2025
7/3/25 (Thursday)	August 6, 2025	August 21, 2025
July 18, 2025	August 20, 2025	September 4, 2025
August 1, 2025	September 3, 2025	September 18, 2025
August 15, 2025	September 17, 2025	October 9, 2025
August 29, 2025	October 1, 2025	October 23, 2025
September 12, 2025	October 15, 2025	November 6, 2025
October 3, 2025	November 5, 2025	November 20, 2025
October 17, 2025	November 19, 2025	December 4, 2025
October 31, 2025	December 3, 2025	December 18, 2025
November 14, 2025	December 17, 2025	TBD
		January 2026 - TBD
NOTES:		
1. *Applications are due by noon* on the closeout date in order to be scheduled.		
2. A pre-application meeting with Planning staff is required prior to an application submittal.		
3. Incomplete applications will not be accepted.		
4. P&Z Hearings, Wednesdays 6:00pm in the Council Chambers, 660 Main St NW. Unless canceled or otherwise noted.		
5. Council Meetings, Thursdays 6:00pm in the Council Chambers, 660 Main St NW. Unless canceled or otherwise noted.		
6. For any procedure that goes directly to the Council without P&Z review, the closeout date listed will apply to the PREVIOUS listed Council meeting. Example: A final plat application submitted on January 3rd will be heard on January 30th, not February 13th		