



County of Los Alamos

Agenda - Final Board of Adjustment

*Jessie Dixon, Chair; Jean Dewart, and Craig Martin,
Commissioners*

Monday, July 16, 2018

5:30 PM

Council Chambers,
Municipal Building

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

*This section of the agenda is reserved for comments from the public
on items that are not otherwise included in this agenda.*

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

June 4, 2018 Minutes

[11005-18](#)

Attachments: [BOA Minutes 06-4-18.pdf](#)

5. PUBLIC HEARING- QUASI JUDICIAL

A. Case No. WVR-2018-0062

*A request for a fourteen (14) foot Waiver to a required twenty (20)
foot rear yard setback.*

[11004-18](#)

Attachments: [WVR-2018-0062- Staff Report.pdf](#)

6. PUBLIC COMMENT

7. ADJOURNMENT

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 662-8040 at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes can be provided in various accessible formats. Please contact the personnel in the Community Development Department at 505-662-8006 if a summary or other type of accessible format is needed.



County of Los Alamos

Staff Report

July 16, 2018

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.:

Index (Council Goals):

Presenters:

Legislative File: **11005-18**

MINUTES

Board of Adjustment

June 4, 2018 – 5:30 P.M.

1000 Central Avenue, Boards and Commissions Room
Los Alamos, NM 87544

Members Present: Beverly Neal-Clinton, Acting Chair
Jean Dewart, Commissioner
Craig Martin, Commissioner

Members Absent: Jessie Dixon, Chair

Staff Present: Tamara Baer, Planning Manager
Anders Millmann, Senior Planner
James Naranjo, Assistant Planner
Alvin Lephart, County Attorney

I. CALL TO ORDER / ROLL CALL

Chair Neal-Clinton called the meeting to order at 5:30 PM and asked James Naranjo to call the roll. A quorum was present.

II. PUBLIC COMMENTS

NONE

III. ELECTIONS

Commissioner Dewart made motion to elect Jessie Dixon for Chair of Board of Adjustment. Commissioner Martin seconded the motion. Motion passed unanimously. Commissioner Martin made motion to elect Jean Dewart for vice chair of Board of Adjustment. Commissioner Neal-Clinton seconded the motion. Motion passed unanimously.

IV. APPROVAL OF AGENDA

Commissioner Martin made a motion to approve the agenda as presented. Commissioner Dewart seconded the motion. Motion passed unanimously.

V. APPROVAL OF MINUTES

Commissioner Martin made a motion to approve the minutes for the March 19, 2018 Board of Adjustment meeting as presented. Commissioner Dewart seconded the motion. Motion passed.

VI. PUBLIC HEARING

a. Case No. WVR-2018-0056: A request for a fifteen (15) foot Waiver, to a fifteen (15) foot front yard setback, for the construction of a carport. The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Article XIII, Section 16-536(d)(1) of the Residential mixed- North Community District uses and requirements, requires a minimum front yard setback of fifteen (15) feet. The Waiver will allow for the construction of a carport that will abut the public right-of-way of 35th Street. The property is located at 3538-B 35th Street, in the North Community 2 Subdivision, Lot: 125B, and is zoned R-M-NC (Residential Mixed - North Community).

Tommy Stup, owner/applicant 2538-B 36th Street, was sworn in.

Tommy Stup presented case WVR-2018-0056. Anders Millmann presented case WVR-2018-0056 on behalf of staff. The Applicant and the Board was given an opportunity to comment.

MOTION:

Commissioner Dewart made a motion to approve Case No. WVR-2018-0056: A request for a fifteen (15) foot Waiver, to a fifteen (15) foot front yard setback, for the construction of a carport, for the reasons stated in the staff report, reasons determined during the public hearing, and adoption of findings of fact, subject to the following conditions:

1. The applicant shall obtain permission from the Utilities Department to place the carport structure over a utility easement;
2. The applicant shall apply for and receive a Building Permit prior to construction/placement of the carport;
3. Any carport structure placed or constructed per the waived setbacks shall be further subject to review by the Traffic Engineer/Public Works Department to ensure that no sight obstruction is created [See §16-271(c) of the Los Alamos County Development Code]. Seconded by Chair Redondo.
Motion passed unanimously.

VI. ADJOURNMENT

6:15 pm

Beverley Neal-Clinton, Acting Chair



County of Los Alamos

Staff Report

July 16, 2018

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.:

Index (Council Goals):

Presenters:

Legislative File: **11004-18**



Los Alamos County

Community Development Department

BOARD OF ADJUSTMENT STAFF REPORT

Public Hearing Date: July 16, 2018
Subject: Case No. WVR-2018-0062
Owners/Applicants: Deborah Weisner
Property Address: 916 Tewa Loop
Case Manager: Tamara Baer, Planning Manager

Case No. WVR-2018-0062: Deborah Weisner, property Owner and Applicant, is seeking a Waiver to the Los Alamos County Code of Ordinances, Development Code, Article XIII, Site Development Requirements, from a minimum rear yard setback requirement of twenty (20) feet, to six (6) feet, thereby encroaching fourteen (14) feet into a required rear yard setback area. The purpose of the Waiver is to permit construction of a dining room addition to an existing single-family residence. The property is located at 916 Tewa Loop, in the Eastern Area 1 Subdivision, Lot 059, and is zoned R-1-8 (Single-family residential).

Board Action Options

Motion Option 1:

I move that the Board of Adjustment **approve** Case No. WVR-2018-0062, a request for approval of a Waiver from the requirements specified in Article XIII, Site Development Requirements, from a minimum rear yard setback requirement of twenty (20) feet, to six (6) feet, for the reasons stated in the staff report, reasons determined during the public hearing, and adoption of findings of fact, subject to the following conditions:

1. If the Waiver is approved, the Applicant shall apply for and receive a Building Permit prior to commencement of construction activities; and
2. The Applicant shall coordinate with the Department of Public Utilities regarding relocation of private utility lines to the residence. Required relocation of any such lines shall be implemented per County construction standards and at the property Owner's expense.

Motion Option 2:

I move that the Board of Adjustment **deny** Case No. WVR-2018-0062 with the finding that it does not meet the Criteria of Section 16-157 for the following reason(s):

1. ...

I. Summary

The Applicant purchased the property in June of 2018, and is requesting a Waiver to the rear yard setback in order to construct a 14-foot by 26-foot, or 364 square foot, dining room addition. The proposed addition will be constructed at the southeastern corner of the existing residence. See Exhibit 1.

The property is occupied by a single-family residence with no accessory structures. Adjacent properties are fully developed, and contain single family residential land uses.

This property and others in the vicinity are zoned R-1-8, Single Family Residential. The Subdivision, known as Eastern Area 1, (EA1), was developed, and houses were constructed, around 1956, prior to adoption of the Development Code in 1965. The R-1-8 zoning district designation was assigned after the subdivision was platted. The minimum lot size in R-1-8 is 8,000 square feet. Of the 79 total lots in Eastern Area 1, 49 lots, including the subject lot, or 62%, are smaller than 8,000 square feet and are considered legally non-conforming.

The setbacks established by code do not take lot size into account. Many of the properties in EA1, including the subject property, do not meet the setback requirements, especially the 25-foot setback in the front. The rear setback requirement in R-1-8 is 20 feet, which is met by the subject property. A five to six foot rock retaining wall exists approximately two feet from the rear property line and is located entirely on the subject property. (See survey.) The ground level of the property immediately to the south is at least six feet higher than that of the subject property. The roof of the proposed dining room addition would be below eye level from any point on the neighboring property to the south. As such, it would not block any sight lines, create any shadows, or impinge on visual privacy from that neighboring lot.

Los Alamos County Assessor's data indicate the subject property contains 5,394 square feet of area. The existing dwelling unit contains approximately 1705 square feet of area under roof, as measured from the County's GIS. This square footage includes an attached single car garage and porch. The existing lot coverage* is 32%. The proposed 364 square foot addition would bring the lot coverage to 38%. This figure is below the 40% maximum lot coverage allowed in an R-1-8 zoning district. However, the small size of the property directly impacts the ability to construct any additions that would meet the minimum required yard setbacks.

**Per Sec. 16-9, Definitions, of the Los Alamos County Code of Ordinances, "Lot coverage means the percentage of the lot area covered by structures, including accessory buildings, main buildings and detached buildings as defined elsewhere in this chapter. Lot coverage includes all aboveground structures."*

A twelve (12) foot wide utility easement runs along the western side yard area, approximately parallel to the property line and would be unaffected by the proposed construction. An eight (8) foot utility easement runs along the front, or northern property line, and would be similarly unaffected.

Three utility service connections enter the southeast corner of the residence where the addition is proposed – gas, sewer and electric. The Applicant proposes to relocate these connections as needed and as part of the new construction. All three lines are service lines, not main lines, and are not within any platted easements. Therefore no easements would have to be vacated. At least two of the service lines, gas and electric, will have to be relocated. This work must be coordinated through the Department of Public Utilities, performed per County construction standards, and done at the Applicant's expense. This condition is noted in the main motion and has been brought to the attention of the Applicant.

II. Waiver Review Criteria

Sec. 16-157: During the course of review of any waiver request, the board of adjustment shall base its decision on all the following criteria. The board of adjustment shall approve, approve with conditions and limitations, or deny the request depending on the extent to which the request meets or fails to meet these criteria:

(a) Granting of the waiver will not cause an intrusion into any utility or other easement unless approved by the owner of the easement, and

Applicant Response: No utility easements will be disrupted. We are requesting a waiver for the rear setback.

Staff Response: The proposed construction will not be placed over or impact any easements.

(b) The waiver request is caused by a practical difficulty or hardship inherent in the lot or lot improvements and the difficulty or hardship has not been self-imposed, and

Applicant Response: Due to utility easements on other sides of the house, an addition cannot be placed elsewhere.

Staff Response: The lot is undersized for the zoning district. The residence is constructed at the minimum required rear setback. The location of the house on the property precludes construction of the dining room addition in a manner which would meet the site development requirements.

(c) Granting of the waiver will not create a health or safety hazard or violate building code requirements, and

Applicant Response: No health, safety hazard or building code requirements will be violated.

Staff Response: There are no apparent health or safety issues. If the Waiver is approved, the applicant will be required to secure a Building Permit and construct the dining room addition in compliance with all applicable Building Code requirements.

(d) Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.

Applicant Response: Proposed construction [is] in rear yard and as such, will not cause obstruction.

Staff Response: The lot lies approximately six feet lower than its neighbor to the south, which would potentially be most affected by the addition. The change in grade as well as the presence of vegetation at the top of the rock wall significantly mitigate any impact to that property. The proposed addition is relatively small. No negative impacts are anticipated as a result of the addition.

PUBLIC NOTICE

Notice of this public hearing has been given per the requirements of the Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-192(b), including by U. S. mail to owners of real property located within 100 yards of the subject property.

As of Tuesday, July 10, 2018, no public comment regarding this Waiver application had been received by the Community Development Department.

STAFF AND INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC) RECOMMENDATION

IDRC review of the Waiver application took place on Thursday, June 21, 2018. After reviewing the application, the committee determined that request did not present any negative aspects or impacts that would preclude it from being forwarded to the Board of Adjustment for a public hearing. IDRC conducted a vote and forwarded a favorable recommendation to the Board of Adjustment. The Department of Public Utilities was not represented at the meeting, but submitted comments at a later date. Those comments are attached as part of Exhibit 4.

III. Findings of Fact

1. This public hearing was announced by publication in the Los Alamos Daily Post, the Newspaper of Record for Los Alamos County, on Thursday June 28, 2018, and property owner notices were mailed via first class mail to all owners of real property located within 100 yards of the subject property, per the requirements contained in Article V, §16-193 of the Los Alamos County Development Code.
2. This petition was discussed at the Interdepartmental Review Committee (IDRC) meeting, on Thursday June 21, 2018. At this meeting, the IDRC voted unanimously on a motion to recommend approval to the Board of Adjustment.
3. The subject property is located in the Eastern Area 1 Subdivision, Lot 059, and contains 5,394 square feet of area. The existing residence contains approximately 1,705 square feet of area, inclusive of the attached garage. The Applicant owns the subject property.
4. The proposed dining room addition measures twenty-six (26) feet in length by fourteen (14) feet in depth, and will contain approximately 364 square feet of area. The addition increases lot coverage by 6%, bringing the total lot coverage to 38%. This proposed increase is in compliance with the maximum lot coverage of 40% that is specified in the Development Code for the R-1-8 zoning district.
5. Section 16-537, Site Development Requirements, of the Los Alamos County Development Code, requires a minimum front yard setback of twenty-five (25) feet, a minimum rear yard setback of twenty (20) feet, and minimum side yard setbacks of five (5) and ten (10) feet.
6. Approval of this Waiver will allow the Applicant to construct a dining room addition that will encroach fourteen (14) feet into a portion of the rear yard setback. The proposed structure will not encroach into any other required setback on the property, nor will it encroach into any utility easement.
7. The petitioner has provided sufficient evidence to satisfy the requirements contained within §16-157 of the Los Alamos County Development Code to warrant issuance of the Waiver requested.

IV. Exhibits

- | | |
|-----------|--|
| Exhibit 1 | Application, and Site Plan |
| Exhibit 2 | Vicinity Map of the subject property |
| Exhibit 3 | List of property owners of record within 100 yards of subject property |
| Exhibit 4 | Interdepartmental Review Committee (IDRC) Report |
| Exhibit 5 | Photographs of Subject Property, Applicant (6) |
| Exhibit 6 | Photographs of Subject Property, Staff (4) |

WAIVER APPLICATION

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

Note: The Board of Adjustment considers Applications for Waivers at a public hearing. Waiver means an adjustment of dimensional requirements, parking regulations, or design standards contained in the Land Development Code. Waivers shall not apply to regulations controlling density or land use.

Describe the Waiver request:

Permission to encroach on rear setback.
by 13'

Address of Property to which the Waiver Request applies:

916 Tewa Loop, Los Alamos 87544

Zoning District: R-1-8 Acreage: .12 Lot Coverage: 25% Related Applications (if any):

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

Name: Deborah Weisner Phone: 471-6716 Cell #: n/A
Please Print Santa Fe.

Address: 2271 Via manzana Email: essentiallybeautiful@yahoo.com

deborahweisner
SIGNATURE

6/14/18
DATE

PROPERTY OWNER (If different from Applicant)

☒ Check here if same as above

Name: _____ Phone: _____ Cell #: _____
Please Print

Address: _____ Email: _____
Owner's Address

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

SIGNATURE

DATE

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT
For County Use:

Date of Submittal: 14 JUNE 2018

Staff Initial: JN

CDD Application Number: WVR-2018-0062

Fees Paid: \$250.00

WAIVER REVIEW CRITERIA:

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-157 establishes four (4) criteria upon which the Board of Adjustment shall base its decision to approve, approve with conditions and limitations, or deny the waiver request. The Board's decision shall depend upon the extent to which the request meets or fails to meet these criteria. Please review each of the criteria listed and provide short comments on how your application meets the criteria in the space provided. (Attach additional sheets if needed.)

- (a) *Granting of the waiver will not cause an intrusion into any utility or other easement unless approved by the owner of the easement; and*

no utility easements will be disrupted. we are requesting a waiver for the rear setback.

- (b) *The waiver request is caused by a practical difficulty or hardship inherent in the lot or lot improvements and the difficulty or hardship has not been self-imposed; and*

Due to utility easements on other sides of the house, an addition cannot be placed elsewhere.

- (c) *Granting of the waiver will not create a health or safety hazard or violate building code requirements; and*

No health, safety, hazard or building code requirements will be violated.

- (d) *Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.*

Proposed construction is in rear yard + as such will not cause obstruction.

SUBMITTALS:

Provide all information necessary for a complete review of the Waiver request. Check each of the boxes to indicate which information you have provided, and, if possible, also provide one complete copy of all materials on disk:

- ☒ Proof of property ownership.
- ☒ A scaleable drawing including all information pertinent to the waiver request:
- ☐ Existing and proposed lot coverage.
 - ☒ Show and label the footprint of all existing buildings and structures on the site.
 - ☒ Show, dimension and label all existing and proposed easements.
 - ☐ Show, dimension and label all existing and proposed setbacks.
 - ☒ Show, dimension and label building/structure elevations.
- ☐ Other. Describe: _____

Naranjo, James

From: Erik Luther <erikluther@yahoo.com>
Sent: Thursday, July 05, 2018 3:19 PM
To: Naranjo, James
Subject: 916 Tewa Loop

I Erik Luther, Co-owner of 916 Tewa Loop, Los Alamos NM, appoint Deborah Weisner (wife) to act our behalf in all matters pertaining to Waiver case **WVR-2018-0062**.

IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY:

TO TITLE COMPANY: TITLE GUARANTY LLC

TO UNDERWRITER:

TO LENDER:

THAT ON MAY 8, 2018, I MADE AN ACCURATE INSPECTION OF THE PREMISES
SITUATED AT LOS ALAMOS, LOS ALAMOS COUNTY, NEW MEXICO, BRIEFLY DESCRIBED AS:

916 TEWA LOOP, LOS ALAMOS, N.M. 87544

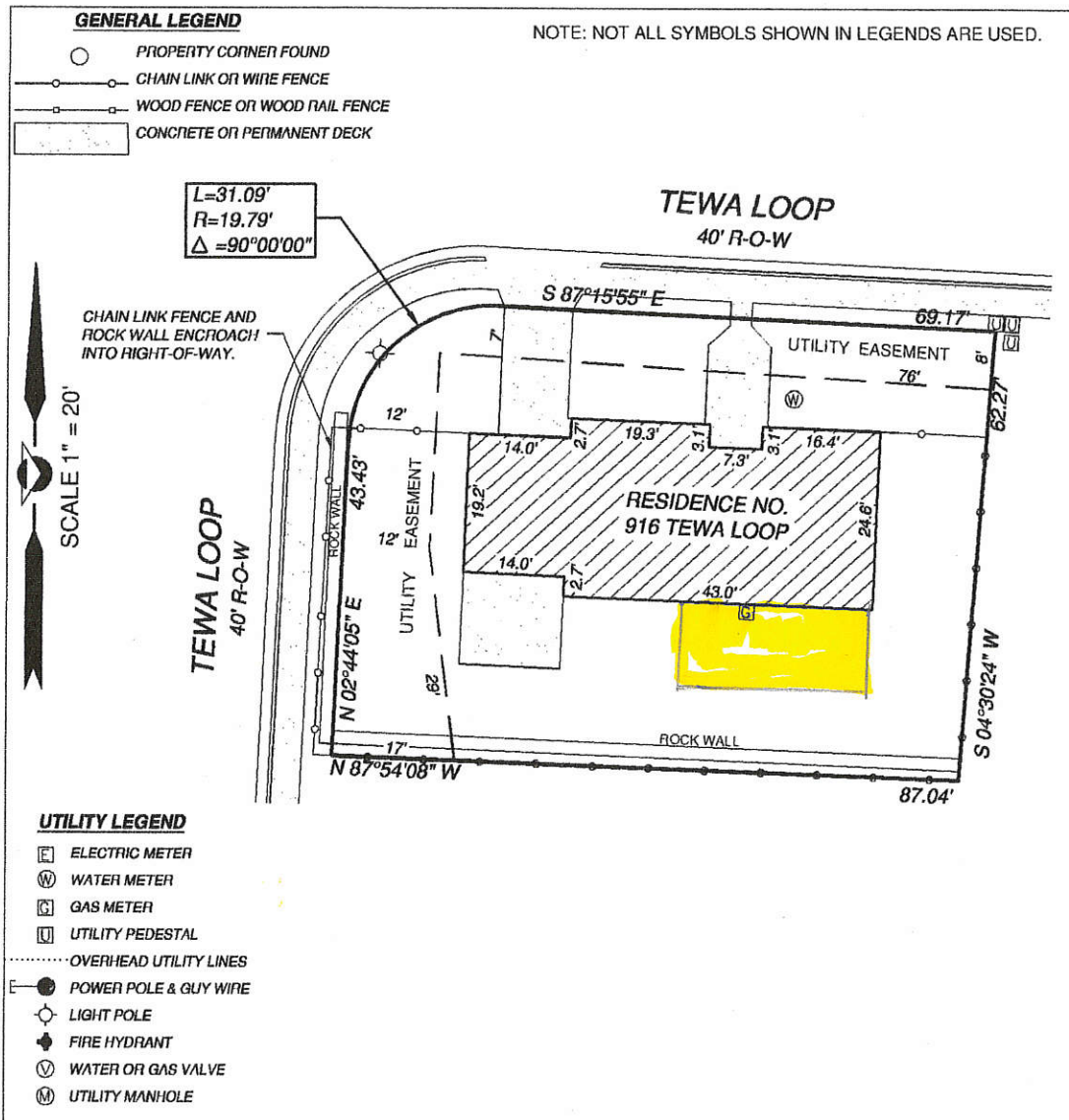
PLAT REFERENCES: Bearings, distances and/or curve data are taken from the following plat:

Lot numbered fifty nine (59) in Eastern Area No. 1 as the same is shown and dedicated on the
Plat thereof, filed in the office of the County Clerk of Los Alamos County, New Mexico on
August 13th, 1965 in Plat Book 1, Page 55.

NOTE: The error of closure is one foot of error for every 18,000 feet along the perimeter of the legal description provided.

Easements shown hereon are as listed in Title Commitment No. LA18-0217 provided by Title Company.

ATTENTION: THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A
BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S
TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES,
SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.



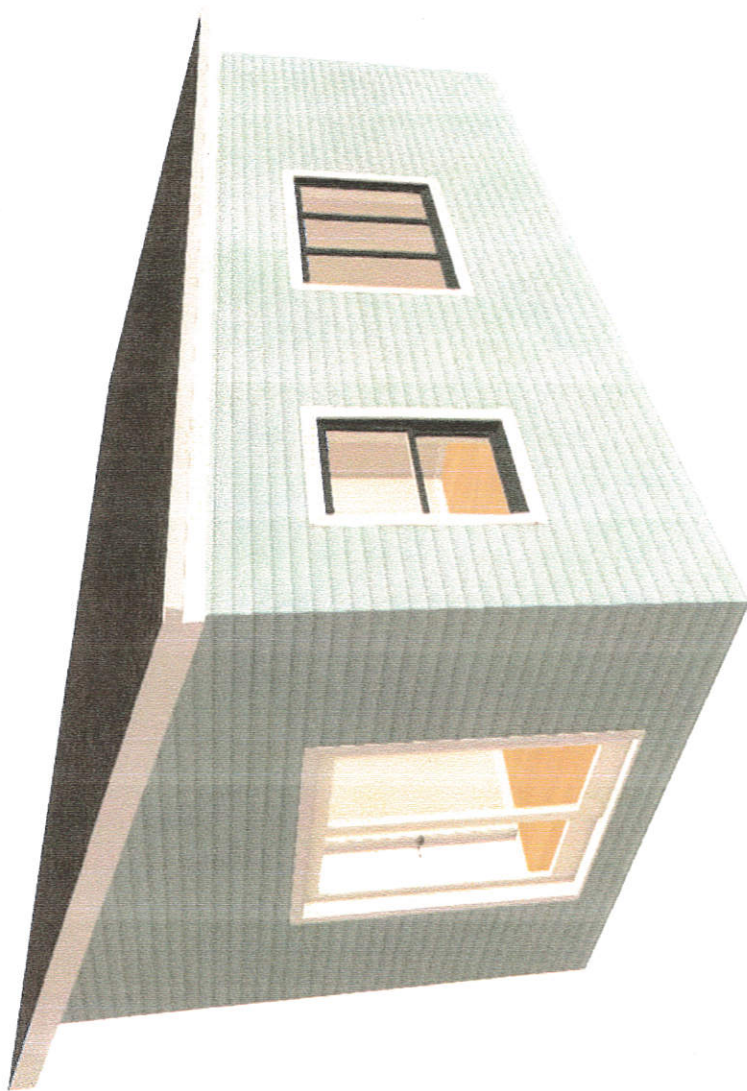


EXHIBIT 1

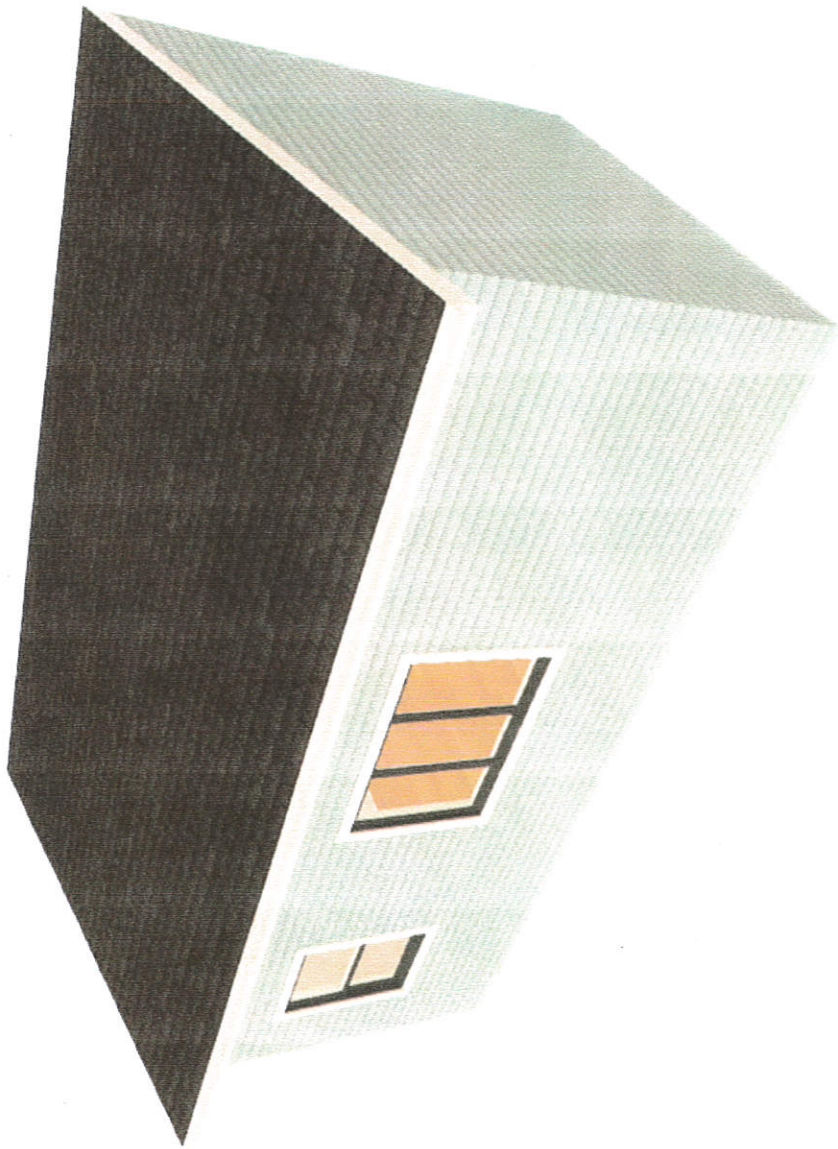


EXHIBIT 1

915

917

TEWA

916

14X26

956

954

EXHIBIT 1

SA



916 TEWA LOOP

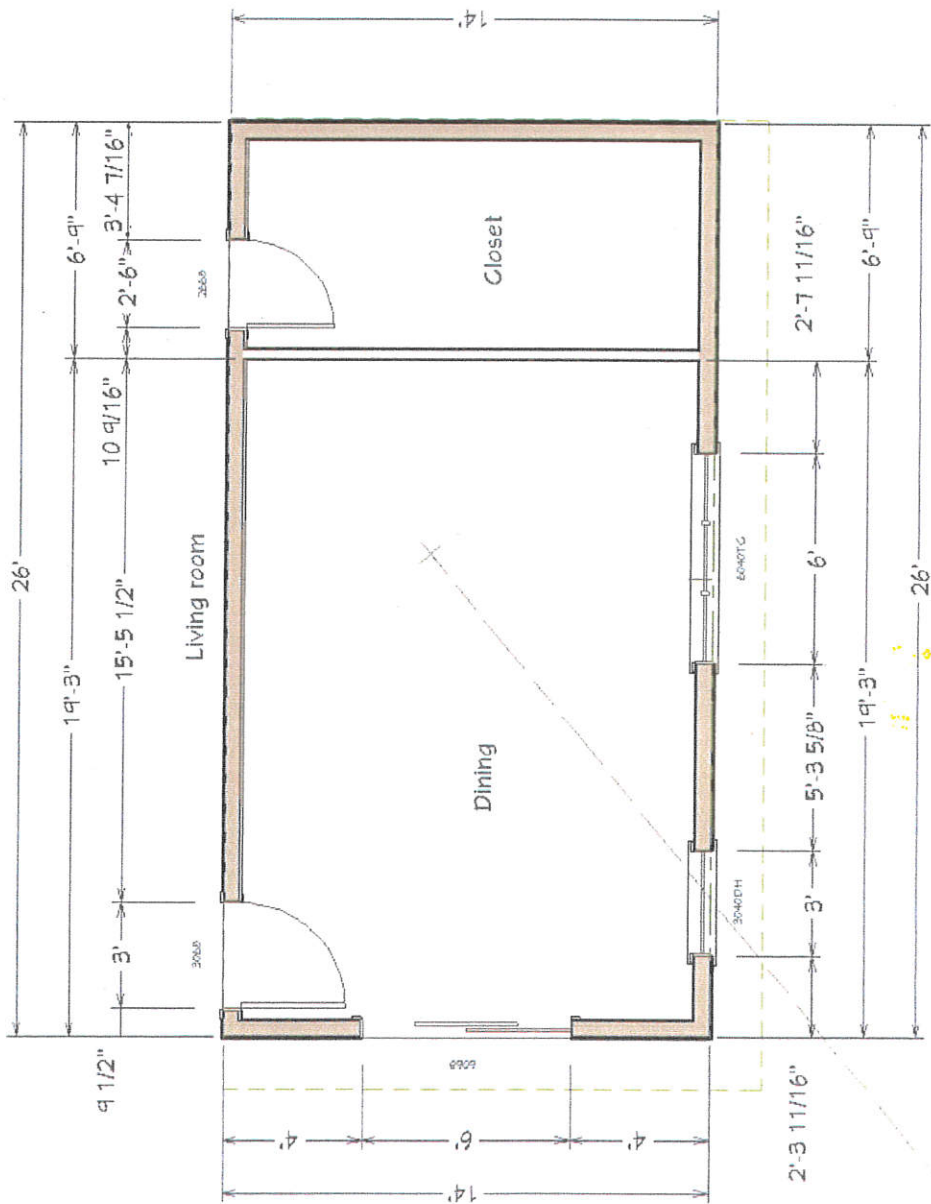
R-1-8

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R-1-8

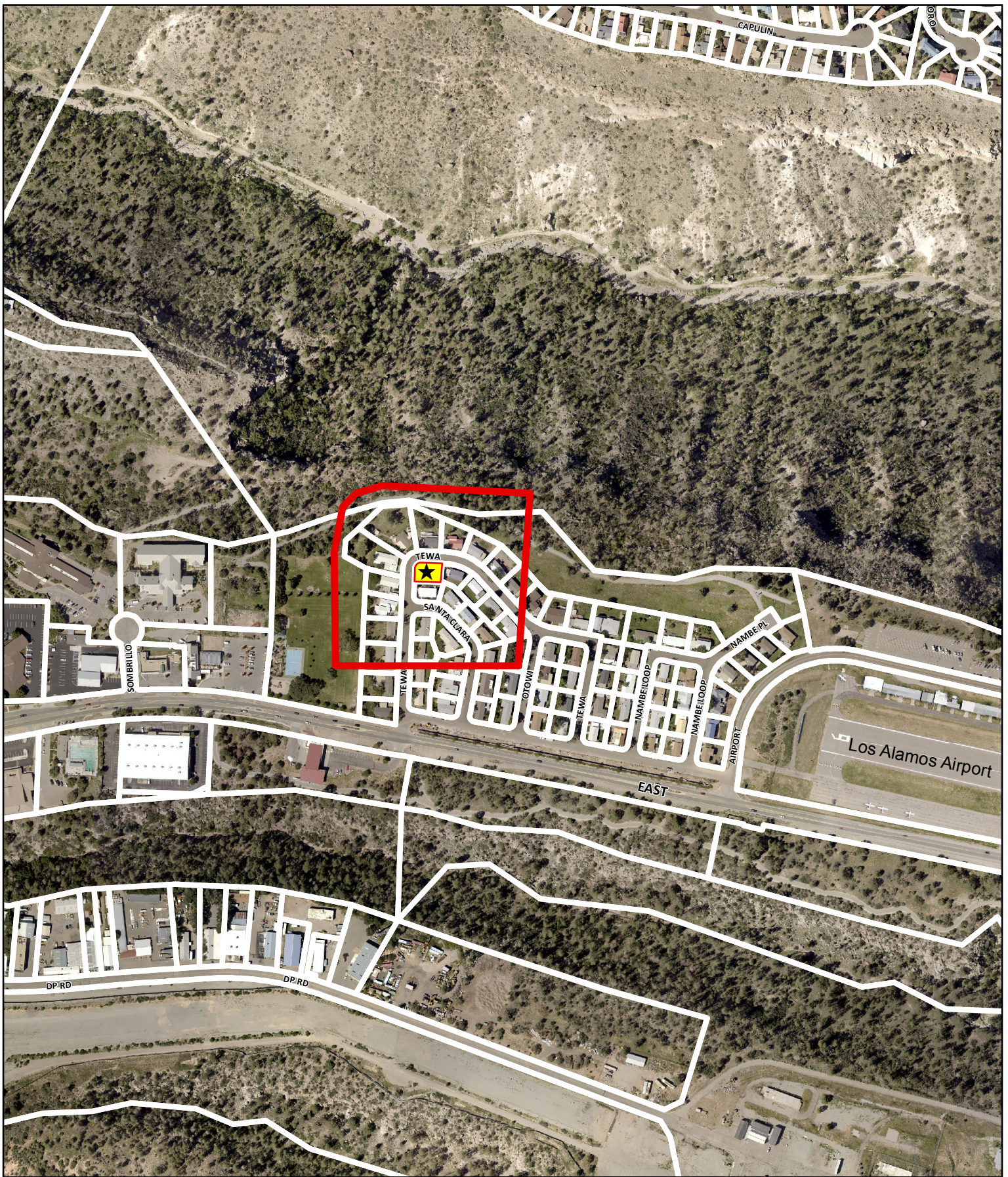
R-1-8


EXHIBIT 1



LIVING AREA
364 SQ FT

916 Tewa Corp.



 300' Buffer

916 Tewa Loop
WVR-2018-0062

EXHIBIT 2



OWNERNAME	OWNERADDRESS_ADDRESS1	OWNERADDRESS_CITY
DIMITRUCK NATALIE	108 CENTRAL PARK SQ STE 181	LOS ALAMOS
POLING MICHELE TRUST	917 TEWA LOOP	LOS ALAMOS
DEARHOLT WILLIAM RAVIN	919 TEWA LOOP	LOS ALAMOS
KHALSA SIRI VIAS SINGH & SIRI CHAND KAUR	44 CR 113	ESPANOLA
CAPELLI CINDY SUE	921 TEWA LOOP	LOS ALAMOS
SIBBITT RANDY R& DEBORAH & SIBBITT TINA	702 MADISON AVE	HELENA
LUTHER ERIK & WEISNER DEBORAH	916 TEWA LP	LOS ALAMOS
HENDERSON MICHAEL G	920 TEWA LOOP	LOS ALAMOS
CAPELLI JEAN MARIE LIVING TRUST	925 TEWA LOOP	LOS ALAMOS
HAYES JEFFREY S JR REVOC TRUST	911 TEWA LOOP	LOS ALAMOS
GAULER ALLEN L	922 TEWA LOOP	LOS ALAMOS
HITEMAN MARIA AURELIA REVOC TRUST	956 SANTA CLARA PL	LOS ALAMOS
FRASH LUKE P	954 SANTA CLARA PL	LOS ALAMOS
MIKO DAVID K	927 TEWA LOOP	LOS ALAMOS
DURAN EDDIE & MONICA C	909 TEWA LOOP	LOS ALAMOS
MICHALAK SARAH ELLEN	PO BOX 1154	LOS ALAMOS
QUALLS EVELYN & WILSON DORA	819 SCOTT WAY	LOS ALAMOS
ALLEN SHARON E	926 TEWA LOOP	LOS ALAMOS
WATERBURY JOHN A & SUE	908 TEWA LOOP	LOS ALAMOS
LITTLE JAMES & MARGARET TRUST	951 SANTA CLARA PL	LOS ALAMOS
KAMMERMAN ALAN B & ROSALIE E	907 TEWA LOOP	LOS ALAMOS
STULL JAMIE A & SUMMERSCALES OWEN T	950 SANTA CLARA PL	LOS ALAMOS
COSTELLO ALISON L	963 OTOWI PL	LOS ALAMOS
MILLS CHARLES A & RUBY N TRUST	400 OAKRIDGE PASS	CEDAR PARK
PAIR RANDAL T	948 SANTA CLARA PLACE	LOS ALAMOS
DOSS JAMES DANIEL & MARTHA TRUST	301 GRIFFIN ST	SANTA FE
CUSTER DANIEL & KAVE GILDA	947 SANTA CLARA PL	LOS ALAMOS
CHURCH ELIZABETH J	904 TEWA LOOP	LOS ALAMOS
INCORPORATED COUNTY OF LOS ALAMOS	PO BOX 30	LOS ALAMOS
LOS ALAMOS COUNTY	PO BOX 30	LOS ALAMOS



IDRC REPORT

Case: WVR-2018-0062 – 916 Tewa Loop

Date of Meeting: June 21, 2018

EXHIBIT 4

Member/ Alternate	Dept.	Attended	Recommended Conditions/Comments	Approved	Approved conditions	Denied
M. Arellano / J. Dudziak	Building					
T. Baer /A. Barela	Planning	x		x		
D. Erickson	Traffic	x		x		
P. Guerrerortiz / C. Moseley	Utilities					
A. Gurule/ L. Martinez	Env. Svs.	x		x		
E. Martinez/D. Lujan	PW	x		x		
A. Millmann/J. Naranjo	Planning	x		x		
J. Wetteland /S. Rinaldi	Fire	x		x		
OTHERS ATTENDING:						
Jason Romero	PW	x				
* Blue strikethrough indicates not present at meeting.						

MOTION: Steve Rinaldi moved and Angelica Gurule seconded that the case be forwarded to the Board of Adjustment Commission with a recommendation of approval.

Motion passed 6-0.

Naranjo, James

To: Baer, Tamara
Subject: RE: 916 Tewa Loop

From: Moseley, Clay
Sent: Thursday, July 05, 2018 6:49 PM
To: Baer, Tamara <tamara.baer@lacnm.us>; Lujan, James <james.lujan@lacnm.us>
Cc: Naranjo, James <james.naranjo@lacnm.us>
Subject: RE: 916 Tewa Loop

There are no conflicts with the utility public mains. The issue is with all of their own services: gas, electric, and sewer. The sewer is not quite a big of a deal, but yes, they will have significant residential utility yard line work to address. Plus, the gas and electric will have service work that will require the DPU service crews' work, plus our analysis. It's likely that they will require a completely new electric service wire. Looks like they'll need to get an electrical contractor to install a new service panel and residential riser to connect to the County conduit, etc. This will need to be discussed with Mike Salazar.

They'll need to have a qualified gas contractor (some plumbers are able to do this) to perform the work. A plan needs to be devised and presented to our department for review. They'll have to analyze where their new meter will be located (see our construction standards, etc.). Again, this needs to be coordinated with our department in advance.

Hope this helps.

Clay Moseley
Engineering Project Manager
Department of Public Utilities
1000 Central Ave., Ste. 130
Los Alamos, NM 87544
(505) 662-8271

West Side - In relation to already
existing waived addition.



916 Tenta Loop.

West Side — showing distance between
additional + rock wall.



9/6 Teuwa Loop

916 Tewa Loop



South wall



916 Pewee loop.

West side



EXHIBIT 5

East Side - no windows



916 Tewa Loop



EXHIBIT 6





EXHIBIT 6

EXHIBIT 6

