



Los Alamos County
Community Development Department
PLANNING & ZONING COMMISSION STAFF REPORT

Public Hearing Date: July 12, 2017

Subject: **Case No. 17-REZ-008.** A request to rezone the following five (5) County-owned parcels, totaling approximately 41.03 acres, to Mixed Use (MU): 1) 141 35th Street, 7.50± acres, also known as A-13-2, from F-L; 2) 121 35th Street, 4.37± acres, also known as A-12, from P-L; 3) 120 DP Road, 4.25± acres, also known as A- 9, from C-3; 4) 125 DP Road, 21.69± acres, also known as A-8-A; from R-3-H-40; and 5) 135 DP Road, 3.22± acres, also known as A-8-B, from F-L.

Applicant: Paul Andrus, Los Alamos County Community Development Department Director

Case Manager: Tamara Baer, Acting Principal Planner

Case No. 17-REZ-007: A request to rezone the following five (5) County-owned parcels, totaling approximately 41.03 acres, to Mixed Use (MU):

- 1) 141 35th Street, 7.50± acres, also known as A-13-2, from F-L (Federal Land);
- 2) 121 35th Street, 4.37± acres, also known as A-12, from P-L (Public Land);
- 3) 120 DP Road, 4.25± acres, also known as A- 9, from C-3 (Heavy Commercial);
- 4) 125 DP Road, 21.69± acres, also known as A -8-A, from R-3-H-40 (Multi-family Residential, Very High Density); and
- 5) 135 DP Road, 3.22± acres, also known as A-8-B, from F-L (Federal Land).

Motion Option 1:

I move the Planning and Zoning Commission recommend that the Los Alamos County Council **approve** Case No. 17-REZ-008, to rezone the following five (5) County-owned parcels to Mixed Use (MU):

- 1) 141 35th Street, 7.50± acres, also known as A-13-2, from F-L (Federal Land);
- 2) 121 35th Street, 4.37± acres, also known as A-12, from P-L (Public Land);
- 3) 120 DP Road, 4.25± acres, also known as A- 9, from C-3 (Heavy Commercial);
- 4) 125 DP Road, 21.69± acres, also known as A -8-A, from R-3-H-40 (Multi-family Residential, Very High Density); and
- 5) 135 DP Road, 3.22± acres, also known as A-8-B, from F-L (Federal Land);

and that the Community Development Director is authorized to make any minor formatting or editing changes that may be necessary for final presentation to County Council.

1. ...

Motion Option 2:

I move the Planning and Zoning Commission recommend that the Los Alamos County Council **deny** Case No. 17-REZ-008, an application to rezone the following five (5) parcels to Mixed Use (MU):

- 1) 141 35th Street, 7.50± acres, also known as A-13-2, from F-L (Federal Land);
- 2) 121 35th Street, 4.37± acres, also known as A-12, from P-L (Public Land);
- 3) 120 DP Road, 4.25± acres, also known as A- 9, from C-3 (Heavy Commercial);
- 4) 125 DP Road, 21.69± acres, also known as A -8-A, from R-3-H-40 (Multi-family Residential, Very High Density); and
- 5) 135 DP Road, 3.22± acres, also known as A-8-B, from F-L (Federal Land);

for the following reason(s):

1. ...

SUMMARY

The five parcels of land for which rezoning is requested are owned by Los Alamos County. All of the parcels are currently vacant.

The two parcels on 35th Street were conveyed to Los Alamos County by the Department of Energy in September 2002. They are zoned Federal Land (F-L) and Public Land (P-L) and have not been rezoned since acquisition by the County.

120 DP Road was conveyed to Los Alamos County in 2002 by the Department of Energy and zoned to C-3 in 2003; 125 DP Road was conveyed in 2003 by the Los Alamos National Laboratory and zoned R-3-H-40 in 2008. 135 DP road was transferred to the county by Los Alamos National Laboratory in 2006 and is zoned Federal Land (F-L). The County, as the owner and applicant, wishes to rezone all five parcels to Mixed Use, a new zoning district recently created by County Council, and offering the greatest amount of flexibility in terms of potential uses and development standards.

ZONING

The current zoning of the five parcels is the following:

- 1) 141 35th Street, also known as A-13-2, is zoned F-L;
- 2) 121 35th Street, also known as A-12, is zoned P-L;

- 3) 120 DP Road, also known as A- 9, is zoned C-3;
- 4) 125 DP Road, also known as A -8-A, is zoned R-3-H-40; and
- 5) 135 DP Road, also known as A-8-B, is zoned F-L.

A-12 and A-13

A-12 and A-13-2 are zoned P-L and F-L, respectively. These zoning districts do not allow residential use. The F-L, or Federal Land, zoning is essentially a holding zone until land conveyed to the County is rezoned to an appropriate district. P-L, or Public Land, is intended for local government or public school properties serving community needs.

The County recently issued an RFP for the purchase and development of the two 35th Street parcels, A-12 and A-13-2, also known as the LASO site, and is currently in negotiation with one of the respondents for redevelopment of the site for a 150± unit market rate rental apartment complex. Both parcels are designated Mixed-Use on the Future Land Use Map of the Comprehensive Plan.

The surrounding zoning of the two 35th Street properties is varied. Much of the LASO property borders Los Alamos Canyon, which is zoned F-L. Entrance to the property is from Trinity Drive, next to the Alpine Dental complex, which is zoned P-O, Professional Office. On the west side of the 35th Street entrance are seven smaller lots that were all at one time single family homes. The County owns the two lots closest to 35th Street, one of which is zoned P-L and the other is zoned R-3-L. The remaining five lots, all of which front on and are accessed from Trinity, are zoned R-3-L. All seven lots are separated from and buffered from the LASO site by a County owned lot, zoned F-L, and consisting of 1.31± acres. The Los Alamos Medical Center, the Hospital, is immediately to the west of these lots and is zoned C-3. The Mountain Village Condominium complex, accessed from Trinity, adjoins the eastern portion of the LASO site, A-12, and is zoned R-3-H. See Exhibit 1.

DP Road

The three properties on DP Road represent an opportunity for a master planned or consolidated development. Their location close to downtown, Smith's, and the Canyon Rim Trail offers an attractive opportunity for housing. Rezoning all three parcels to Mixed Use provides the most flexibility for development, including but not limited to housing.

Properties in the vicinity have a variety of zoning districts, from C-3 and DT at the west, to P-L, C-3 and F-L further to the east on DP Road. Development along DP Road includes the Fire Department's training center, zoned P-L, and a number of small businesses, all zoned C-3, on the north side. A 7.5 acre parcel owned by Los Alamos Public Schools and zoned M-2, Heavy Industrial, is the last parcel on the north side of DP Road before the gate which leads into LANL's TA21, owned by the Department of Energy (DOE). To the west of the subject properties is the Knights of Columbus hall, which is also zoned C-3.

Two of the DP Road parcels proposed for rezoning are designated Mixed-Use on the Future Land Use Map of the Comprehensive Plan. A-8-A, 125 DP Road, is designated High Density Residential. A separate application for changing that land use designation to Mixed-Use is associated with and accompanies this application. See Exhibit 1.

NOTICE

Notice of the proposed rezonings was properly and sufficiently given per the requirements of the Los Alamos County Code of Ordinances, Chapter 16 – Development Code, Article V., Sec. 16-192. As of the date of publication of this report, no public comment in any form had been received by the Community Development Department.

CRITERIA for APPROVAL

Sec. 16-155. - Amendment to the official zoning map review criteria.

During the course of the review of any request for an amendment to the official zoning map, the IDRC shall utilize the following criteria in formulating a recommendation to the planning and zoning commission. The planning and zoning commission shall make findings to reflect the following criteria in making its recommendation of approval, conditional approval or denial to the county council, and the county council shall make findings to reflect the following criteria in its approval, conditional approval or denial:

- (1) The request substantially conforms to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county. A request for amendment to the comprehensive plan shall, if necessary, be submitted, processed, heard and decided upon concurrently with the request for amendment to the official zoning map.***

Applicant Response:

The request is to help implement the Future Land Use Map (FLUM) by aligning the zoning of these parcels with the FLUM. They have since been transferred to LAC and development is currently being considered, so the F-L and P-L zoning designations are not applicable, in addition, the R-3H-40 current zoning designation is not in compliance with the FLUM. An amendment to the FLUM for the rezoning of A-8-a will be submitted concurrently with this rezoning application.

Staff Response:

The Future Land Use Map (FLUM) shows one of the DP Road parcels as High Density Residential. An associated application requests a Future Land Use Map amendment to bring all the parcels into conformance with the FLUM and depicted as Mixed-Use. Staff concurs with the Applicant's response that the request conforms to the Comprehensive Plan and is not detrimental to the health, safety and general welfare of the county. In addition, see response to Criterion (4) below.

- (2) Consideration shall be given to the existing and programmed capacity of on-site and off-site public services and facilities including, but not limited to, water, sanitary sewer, electricity, gas, storm sewer, streets, sidewalks, traffic control, parks, fire and police to adequately serve the property should a rezoning result in any increase of the intensity of use of the property.***

Applicant Response:

Yes, consideration has been given to off-site public services/utilities. The County has money budgeted within the Economic Development/CIP budget to address the off-site improvements. The

On-site improvements will be the responsibility of the developer once an RFP has been issued and a developer selected.

Staff Response:

Staff concurs that due consideration has been given to needed public services and facilities to ensure that they will be adequate for the proposed change of zoning and use. The Senior Engineer from Public Works has noted that providing utilities to DP Road will be a challenge due to the topography in the area and significant slopes. The County Engineer stated that funds have been set aside for Canyon Rim Trail connections. Further and more specific consideration of infrastructure will be given when a development proposal, or proposals, are received.

(3) The establishment, maintenance or operation of uses applied for will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working adjacent to or within the proximity of the subject property.

Applicant Response:

No, the establishment, maintenance or operation of uses applied for will not be detrimental to the health, safety or general welfare of persons residing or working adjacent to or within the proximity of the subject property. The FLUM has already called out these parcels for Mixed-Use (MU) and the public process for the Comp Plan and FLUM allowed for very substantial public input. Since MU is the requested zoning it will be dependent upon the proposed development, which would need to go through the Planning and Permitting process at the County.

Staff Response:

The changes in the number and types of uses allowed in the new MU zone from the current zones will not make the use of the subject properties incompatible with any of the neighboring properties. Nor would the rezoning make any current use non-conforming since all parcels are vacant. Substantial redevelopment of both DP Road and the LASO site is anticipated and will be reviewed in detail with subsequent applications.

(4) The existing zoning must be shown to be inappropriate for one or more of the following reasons:

Applicant Response:

a. It was established in error;

b. Changed conditions warrant the rezoning; or Yes, the parcels were transferred to the County for the purpose of stimulating local economic development. The F-L zoning designation (parcels A-13-2 and A-8-b) reflect the previous federal ownership and is therefore obsolete. Regarding parcels A-9 (zoned C-3), A-8-a (zoned R-3H-40) and A-12 (zoned P-L), the highest and best use for the land would be to rezone to MU as it provides flexibility of future uses and the potential for more efficient master planning that will address both County Council and Comprehensive Plan goals.

c. A different zone is more likely to meet goals contained in the comprehensive plan. Yes, the Mixed Use Zone will provide flexibility of future uses that will address both County Council and Comprehensive Plan goals.

Staff Response:

The original zoning was not established in error in that the 2 of the lots still have the original Federal Land designation as well as one having a Public Land designation indicating it was for community uses. The high density housing district, R-3-H-40, was adopted in 2007 when a private developer, the Boyer Company, was selected to develop this site as part of the larger Trinity Project redevelopment. Since 2007 and continuing to the present time, the need for additional housing has been identified by the County. The proposed zoning allows flexibility for a future developer to submit plans for a variety of commercial and/or residential uses.

(5) The proposed zoning will not result in spot zoning or strip zoning as defined in article I of this chapter unless one or more of the following criteria are met:

Applicant Response:

a. Granting such zoning accomplishes the policy and intent of the comprehensive plan;

This rezoning addresses this criteria as the Mixed-Use designation promotes the goals of the Comprehensive Plan including: development of new housing; redevelopment of vacant parcels; focusing development within current county boundaries and in particular downtown; and maximizing the use of County-owned land.

b. Unique characteristics specific to the site exist; or

c. The zoning serves as an appropriate transition between land uses of higher and lower intensity.

Staff Response:

The rezoning application is not spot zoning. It applies to significant sized parcels, all County owned, and in close or immediate proximity to each other, in two locations. Most importantly, the rezoning accomplishes several goals of the Comprehensive Plan, especially in terms of supporting economic development, promoting the creation of additional housing, and maximizing the use of County land.

(6) If the proposed zoning map amendment is for the designation of a special plan (SP) district where a development plan or a site plan is a requirement for district approval, the map amendment shall also be judged by the special plan (SP) district review criteria stated in section 16-159.

Applicant Response:

Not applicable.

Staff Response:

Not applicable.

STAFF AND INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC) RECOMMENDATION

An IDRC meeting to discuss the rezonings was held on June 23, 2017. Six members of the committee voted to recommend approval. There were two abstentions.

FINDINGS OF FACT

1. The subject properties are all owned by Los Alamos County.
2. The subject properties are located at 1) 141 35th Street, 2) 121 35th Street, 3) 120 DP Road, 4) 125 DP Road, and 5) 135 DP Road, Los Alamos, New Mexico.
3. The subject properties are approximately: 1) 141 35th Street, 7.50+ acres, 2) 121 35th Street, 4.37+ acres, 3) 120 DP Road, 4.25+ acres, 4) 125 DP Road, 21.69+ acres, 5) 135 DP Road, 3.22+ acres.
4. The subject properties are zoned F-L, P-L, C-3, and R-3-H-40, as described in Sec. 16-533 of the Development Code.
5. The subject properties will all be rezoned to Mixed Use, MU, also as described in Sec. 16-533 of the Development Code.

EXHIBITS

Exhibit 1: Maps: Vicinity and current zoning

Exhibit 2: IDRC Comments

Exhibit 3: List of Property Owners within 100 Feet

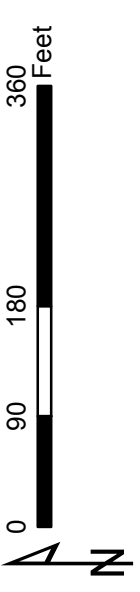
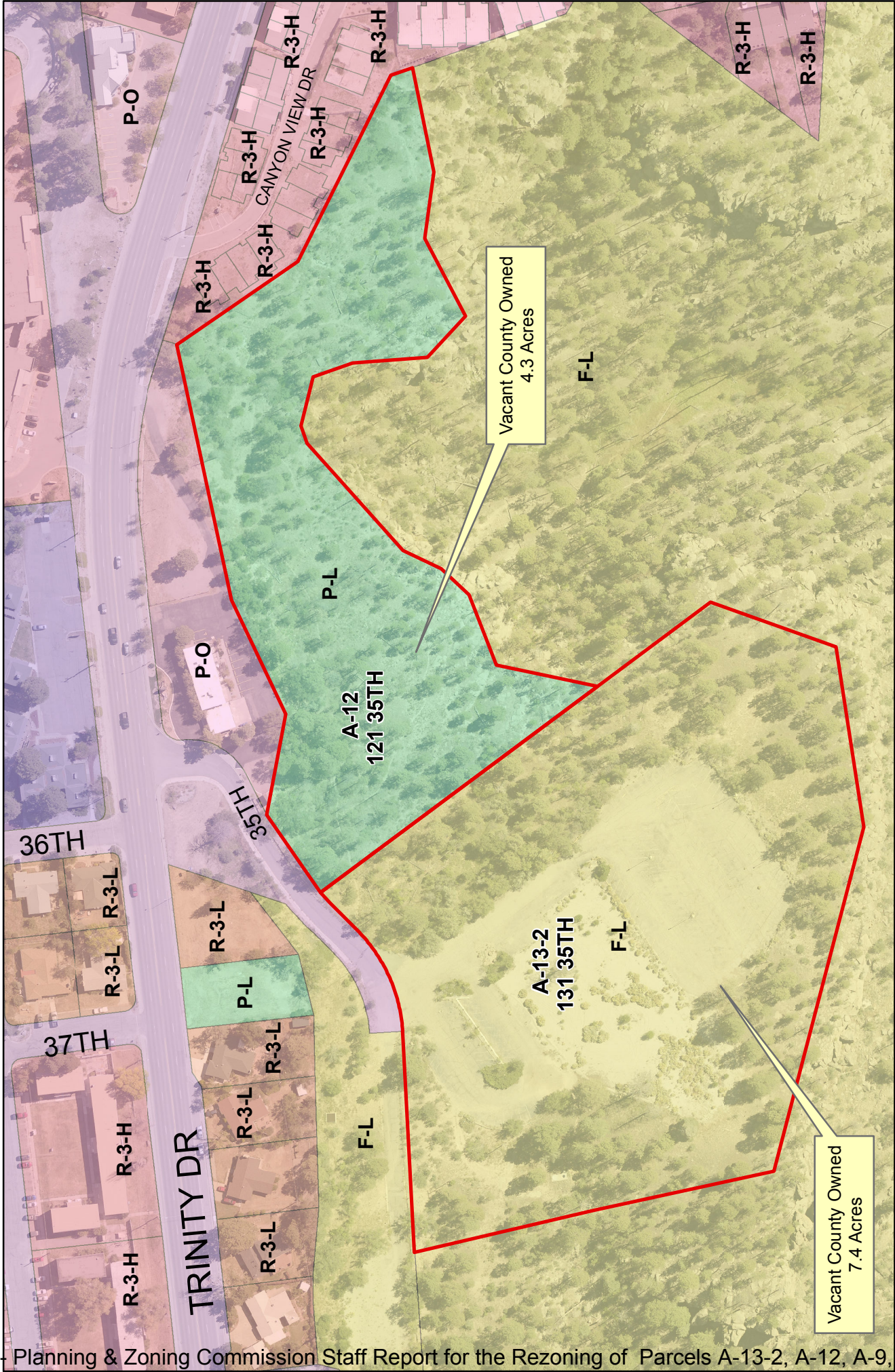
Exhibit 4: Application and Associated Materials



121 35th Street

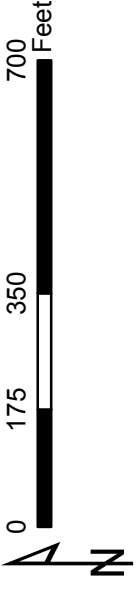
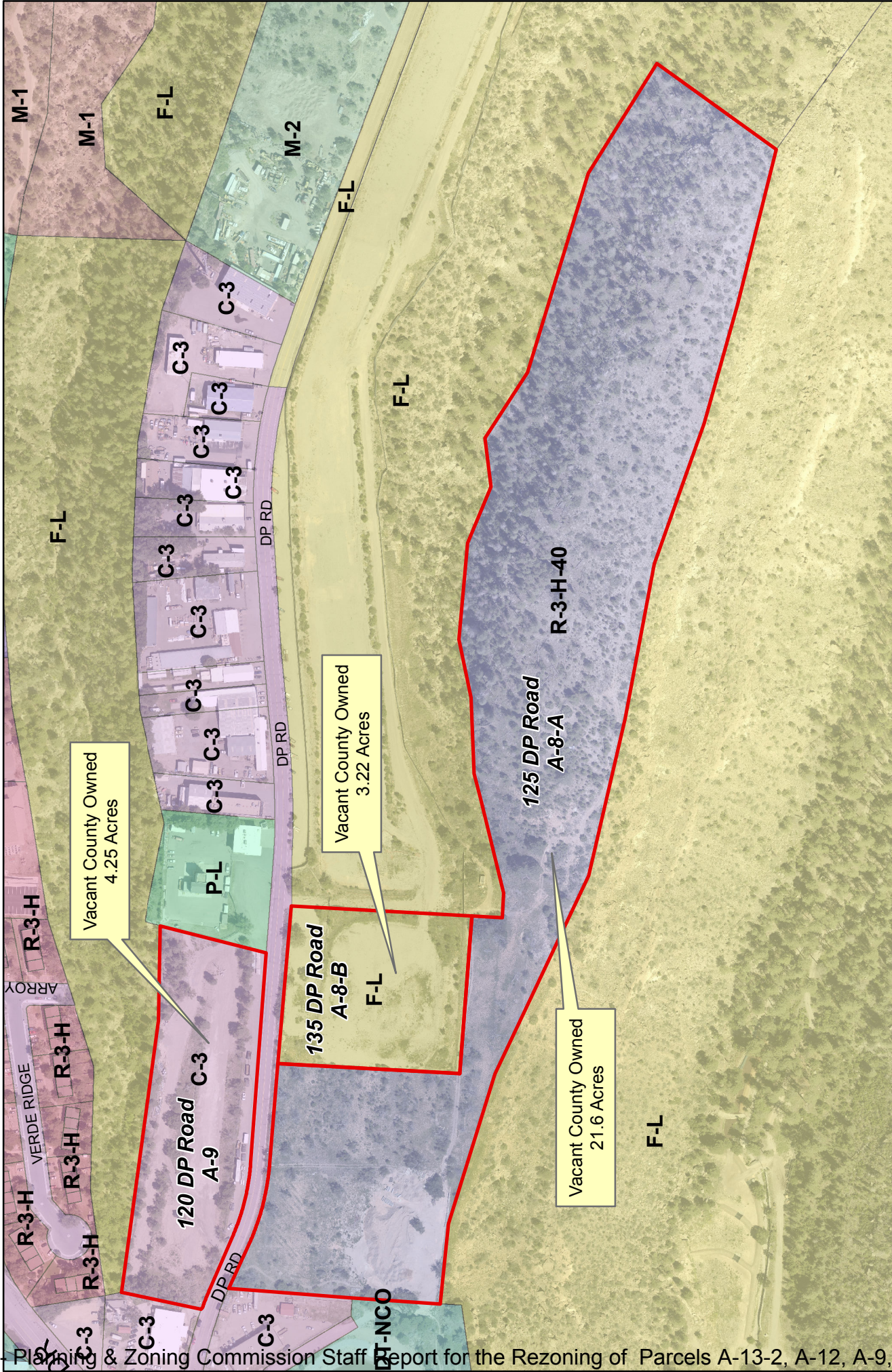
141 35th Street





Laso Site

Rezoning to - Mixed Use (MU)



DP Road

Rezone to - Mixed Use (MU)

LOS ALAMOS
Community Development

REZONING APPLICATION

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

REZ-2017-0008

Property to be Rezoned: A-13-2; A-12; A-9; A-8-a; and A-8-b

141 35th Street; 121 35th Street; 120 DP Rd.; 125 DP Rd.; and 135 DP Rd.
Addresses (respectively)

From: F-L; P-L; C-3 and R-3H-40 To: Mixed Use (MU) 7.52; 4.52; 4.29; 21.71; and 3.22
Current Zoning District Proposed Zoning District Area (Acres) (Respectively)

Vacant Land
Current Use

To align with Comp Plan (FLUM) and Potential redevelopment
Proposed Use/Reason for Rezoning

Related Applications:

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

Name: Paul Andrus Phone: 662-8197 Cell #: _____

Please Print

Address: 1000 Central Ave, Suite 150, Los Alamos Email: paul.andrus@lacnm.us


SIGNATURE

6/19/17
DATE

PROPERTY OWNER (If different from Applicant)

☐ Check here if same as above

Name: _____ Phone: _____ Cell #: _____

Please Print

Address: _____ Email: _____

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

SIGNATURE

DATE

REZONING CRITERIA:

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-155 establishes six (6) criteria for the Planning and Zoning Commission to use when reviewing an application for rezoning approval. Please review each of the criteria listed and provide short comments on how your application meets the criteria in the space provided. You will also be asked to discuss the criteria at your public hearings.

- (1) *The request substantially conforms to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county. A request for amendment to the comprehensive plan shall, if necessary, be submitted, processed, heard and decided upon concurrently with the request for amendment to the official zoning map.*

2000-15-10-13-2
The request is to help implement the Future Land Use Map (FLUM) by aligning the zoning of these parcels with the FLUM. They have since been transferred to LAC and development is currently being considered, so the F-L and P-L zoning designations are not applicable, in addition, the R-3H-40 current zoning designation is not in compliance with the FLUM. An amendment to the FLUM for the rezoning of A-8-b will be submitted concurrently with this rezoning application.

- (2) *Consideration shall be given to the existing and programmed capacity of on-site and off-site public services and facilities including, but not limited to, water, sanitary sewer, electricity, gas, storm sewer, streets, sidewalks, traffic control, parks, fire and police to adequately serve the property should a rezoning result in any increase of the intensity of use of the property.*

Yes, consideration has been given to off-site public services/utilities. The County has money budgeted within the Economic Development/CIP budget to address the off-site improvements. The On-site improvements will be the responsibility of the developer once an RFP has been issued and a developer selected.

- (3) *The establishment, maintenance or operation of uses applied for will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working adjacent to or within the proximity of the subject property.*

No, the establishment, maintenance or operation of uses applied for will not be detrimental to the health, safety or general welfare of persons residing or working adjacent to or within the proximity of the subject property. The FLUM has already called out these parcels for Mixed Use (MU) and the public process for the Comp Plan and FLUM allowed for very substantial public input. Since MU is the requested zoning it will be dependent upon the proposed development, which would need to go through the Planning and Permitting process at the County.

- (4) *The existing zoning must be shown to be inappropriate for one or more of the following reasons:*

a. *It was established in error;*

b. *Changed conditions warrant the rezoning;* or Yes, the parcels were transferred to the County for the purpose of stimulating local economic development. The F-L zoning designation (parcels A-13-2 and A-8-b) reflect the previous federal ownership and is therefore obsolete. Regarding parcels A-9 (zoned C-3), A-8-a (zoned R-3H-40) and A-12 (zoned P-L), the highest and best use for the land would be to rezone to MU as it provides flexibility of future uses and the potential for more efficient master planning that will address both County Council and Comprehensive Plan goals.

c. *A different zone is more likely to meet goals contained in the comprehensive plan.* Yes, the Mixed Use Zone will provide flexibility of future uses that will address both County Council and Comprehensive Plan goals.

- (4) *The proposed zoning will not result in spot zoning or strip zoning as defined in article I of this chapter unless one or more of the following criteria are met:*

a. *Granting such zoning accomplishes the policy and intent of the comprehensive plan;* This rezoning addresses this criteria as the Mixed Use designation promotes the goals of the

Comprehensive Plan including: development of new housing; redevelopment of vacant parcels; focusing development within current county boundaries and in particular downtown; and maximizing the use of County-owned land.

b. Unique characteristics specific to the site exist; or

c. The zoning serves as an appropriate transition between land uses of higher and lower intensity.

- (6) *If the proposed zoning map amendment is for the designation of a special plan (SP) district where a development plan or a site plan is a requirement for district approval, the map amendment shall also be judged by the special plan (SP) district review criteria stated in section 16-159. Not applicable.*

REQUIRED SUBMITTALS:

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

☐ Proof of property ownership.

☐ A Vicinity map, 8 ½ by 11 inch or 8 ½ by 14 inch format, showing the boundaries of the property to be rezoned and all adjacent lots within 300 feet.

☐ A scaled Plat or survey including all the following information: (Note: For smaller properties, a legal description with metes and bounds, may be acceptable. Check with CDD staff.)

☐ Locate and label all existing utility lines on the site. (Existing gas and electric service lines must be located by the Los Alamos County Utilities Department prior to submittal of this application.)

☐ Show and label the footprint of all existing buildings and structure on the site.

☐ Show the footprint of all buildings and public rights-of-way within 20 feet of all boundary of the site.

☐ Show, dimension and label all existing and proposed easements.

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

For County Use:

Date of Submittal: 6-16-17

Staff Initial: AB

CDD Application Number: CPA-2017-0004

Fees Paid: City-Waived - 165



IDRC REPORT

Case: REZ- 2017- 0008

Date of Meeting: JUNE 23, 2017

Member/ Alternate	Dept.	Attended	Recommended Conditions/Comments	Approved	Approved conditions	Abstained
M. Arellano / J. Dudziak	Building	x		x		
T. Baer /	Planning	x		x		
D. Erickson	Traffic	x				x
P.Guerrerortiz / C.Moseley	Utilities	x	Already sent Comments to Joanie, DP Rd will be a challenge	x		
A. Gurule / L.Martinez	Env. Serv.	x				x
E. Martinez/ B.Aragon	PW	x	Trail Connection was discussed with Joan Funds set aside already for development	x		
A. Millmann / J. Naranjo	Planning	x		x		
J. Wetteland / S.Rinaldi	Fire	x	Wants to see 2 access points	x		
OTHERS ATTENDING:						
A Barela	Planning	x				
Paul Andrus	CDD	x				
K Powers	PW	x				
M Smith	IM	x				
Joanie Ahlers	Econ Dev	x				
* Blue strikethrough indicates not present at meeting.						

MOTION: E. Martinez moved and M. Arellano seconded that the case be forwarded to the P&Z Commission.

Motion passed 6-2 abstaining

CROSSROADS BIBLE CHURCH
97 EAST ROAD
LOS ALAMOS NM 87544

LAYMAN BRUCE J & CATHERINE C
55 VERDE RIDGE A
LOS ALAMOS NM 87544

MONTOYA JASON R
45 VERDE RIDGE ST D
LOS ALAMOS NM 87544

ATOMIC CITY INVESTMENTS LP
327 SOUTH CAMINO DEL RIO
DURANGO CO 81303

HAM MICHAEL I & ELISA M
55 VERDE RIDGE B
LOS ALAMOS NM 87544

JAKEL DOUGLAS C & PATRICIA A /FUGATE ME
23007 BALTAR ST
WEST HILLS CA 91304

COLUMBIAN CLUB
P.O. BOX 605
LOS ALAMOS NM 87544

HOPWOOD MICHAEL B & SHANNON COBURN
122 YOSEMITE DR
WHITE ROCK NM 87547

CLELAND TIMOTHY & CATHERINE REV TR
81 ENSENADA DR
WHITE ROCK NM 87547

LOS ALAMOS COUNTY
P O BOX 30
LOS ALAMOS NM 87544

JOHNSON JANE
50C VERDE RIDGE
LOS ALAMOS NM 87544

BEEBE LEONARD & JACKIE
1 QUEMAZON PL
LOS ALAMOS NM 87544

TRAVELER HOLDING LLC
4 CAMINITO CORTO
SANTA FE NM 875063233

HOMUTH EMIL F LIVING TRUST
3005 SERINGO ROAD
SANTA FE NM 87507

JARRETT JORDAN
35 VERDE RIDGE B
LOS ALAMOS NM 87544

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

CHD REVOC TRUST
921 ESTATES DR
LOS ALAMOS NM 87544

NGUYEN DOAN N & HAU B
35 A VERDE RIDGE
LOS ALAMOS NM 87544

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

ACOMB JOHN & INA & TIMOTHY
20 STATE ROAD 4
WHITE ROCK NM 87547

TRUJILLO ELIZABETH ANN REV TRUST
35 VERDE RIDGE C
LOS ALAMOS NM 87544

INCORPORATED COUNTY OF LOS ALAMOS
133 CENTRAL PARK SQUARE
LOS ALAMOS NM 87544

ISRAEL WILLIAM D & KIMBERLY REV TRUST
40 VERDE RIDGE A
LOS ALAMOS NM 87544

BORKOWSKY SAMUEL
35 VERDE RIDGE D
LOS ALAMOS NM 87544

LOCUST, CONDOMINIUMS
55 VERDE RIDGE
LOS ALAMOS NM 87544

CVERNA FRANK H
40 VERDE RIDGE D
LOS ALAMOS NM 87544

MAPLE, CONDOMINIUMS
50 VERDE RIDGE
LOS ALAMOS NM 87544

BELOOISSOV ANDREI V & BELOOISSOVA OLGA
55 VERDE RIDGE C
LOS ALAMOS NM 87544

GRANES LINDA
40 VERDE RIDGE B
LOS ALAMOS NM 87544

OAK, CONDOMINIUMS
40 VERDE RIDGE
LOS ALAMOS NM 87544

LILAC, CONDOMINUMS
45 VERDE RIDGE
LOS ALAMOS NM 87544

GARCIA ERIC J & SCOPELITIS EDWARD G
15 VERDE RIDGE C
LOS ALAMOS NM 87544

JUNIPER, CONDOMINUMS
35 VERDE RIDGE
LOS ALAMOS NM 87544

CUMMINGS CHARLES R
15 B VERDE RIDGE
LOS ALAMOS NM 87544

PINE, CONDOMINUMS
30 VERDE RIDGE
LOS ALAMOS NM 87544

GALLEGOS NICHOLAS W
26389 N IL ROUTE 83
MUNDELEIN IL 60060

FIR, CONDOMINUMS
25 VERDE RIDGE
LOS ALAMOS NM 87544

CYPRESS, CONDOMINUMS
30 ARROYO LN
LOS ALAMOS NM 87544

CHAVEZ GEORGIA M
25 VERDE RIDGE D
LOS ALAMOS NM 87544

KALOGEROS-CHATTAN GEORGE J & CHARLIE
PO BOX 130
LOS ALAMOS NM 87544

MARTINEZ DENNIS J
829 KENTUCKY SE
ALBUQUERQUE NM 87108

JENKINS SANDRA
30 ARROYO LANE C
LOS ALAMOS NM 87544

JENSEN MICHAEL
25 VERDE RIDGE B
LOS ALAMOS NM 87544

ZAUGG THOMAS J & PHYLLIS J
115 FT UNION AVE
WHITE ROCK NM 87547

PINON, CONDOMINUMS
20 VERDE RIDGE
LOS ALAMOS NM 87544

ARMSTRONG SHEILA M
PO BOX 5057
LOS ALAMOS NM 87544

ELM, CONDOMINUMS
15 VERDE RIDGE
LOS ALAMOS NM 87544

ROYER BARBARA LIVING TRUST
15 A VERDE RIDGE
LOS ALAMOS NM 87544

C DE BACA ELMO REVOC TRUST
PO BOX 269
LOS ALAMOS NM 87544

OBST ANDREW W
5 TIMBER RIDGE RD
LOS ALAMOS NM 87544

TRINITY GROUP HOLDINGS LLC
3491 TRINITY DR SUITE A
LOS ALAMOS NM 87544

THIRTY301 LLC
129 MONTE REY DR
WHITE ROCK NM 87547

SCHEMBRI PHILIP E & HEIDI M
8 TIMBER RIDGE RD
LOS ALAMOS NM 87544

INCORPORATED COUNTY OF LOS ALAMOS
P.O. BOX 30
WHITE ROCK NM 87547

CAP INVESTORS LIMITED PARTNERSHIP
1926 A 24TH ST
LOS ALAMOS NM 87544

GUTIERREZ BENJAMIN S & ALICE R
9 TIMBER RIDGE RD
LOS ALAMOS NM 87544

FLYNN PAULINE
3705 TRINITY DR
LOS ALAMOS NM 87544

CHALECO LLC
3250 TRINITY DR
SUITE A
LOS ALAMOS NM 87544

TRUST H OF THE FARRELL REVOCABLE TRUST
7 TIMBER RIDGE RD
LOS ALAMOS NM 87544

STREMOMA-LINDEN NATALIA A
3401 GREENWAY UNIT 104
BALTIMORE MD 21218

TIMBER RIDGE PROPERTY OWNERS
P O BOX 30
LOS ALAMOS NM 87544

GOOLSBY GRANT K Y CORBINA KRISTA I
13 TIMBER RIDGE RD
LOS ALAMOS NM 87544

BERETTA DANIELLA T & TONY
3717 TRINITY DR
LOS ALAMOS NM 87544

PARKER ROBERT & REBECCA
1 TIMBER RIDGE RD
LOS ALAMOS NM 87544

POST BEVERLY M & SHLACHTER JACK
12 TIMBER RIDGE
LOS ALAMOS NM 87544

LOS ALAMOS COUNTY
ATTN: ASST COUNTY ADMINISTRATOR
PO BOX 30
LOS ALAMOS NM 87544

FULLBRIGHT SARAH STEPHENSON TRUST
2 TIMBER RIDGE RD
LOS ALAMOS NM 87544

FRAZER ROBERT W & LUND LUCILLE
11 TIMBER RIDGE RD
LOS ALAMOS NM 87544

NEVERETT WILLIAM J
1200 GOUGH ST 11F
SAN FRANCISCO CA 94109

VOSBURGH DAVID D & LINDA
3 TIMBER RIDGE RD
LOS ALAMOS NM 87544

SOENKE EDWARD H & GAIL M(EHS ENTERPRISES)
PO BOX 100
LOS ALAMOS NM 87544

MOUNTAIN VILLAGE CONDOMINIUM
PO BOX 6786
SANTA FE NM 87502

PATTERSON BRIAN M & CHRISTY MECHEL-
4 TIMBER RIDGE RD
LOS ALAMOS NM 87544

PLANTS NATHAN & MARY
780 37TH ST
LOS ALAMOS NM 87544

MOUNTAIN VILLAGE THREE LLC
PO BOX 6786
SANTA FE NM 87502

HENDRICKSON KARIN M
6 TIMBER RIDGE
LOS ALAMOS NM 87544

KURNATH NANCY P REVOC TRUST
715 36TH ST
LOS ALAMOS NM 87544

MOUNTAIN VILLAGE SEVEN LLC
PO BOX 6786
SANTA FE NM 87502

CHRISTMAN RONALD D & CORINE TRUST
31 CANYON VIEW
LOS ALAMOS NM 87544

MCNEEL JOHN W
51 CANYON VIEW DR
WHITE ROCK NM 87547

SHAO XUAN-MIN & YAN MEILIN REV TR
1327 SAN ILDEFONSO RD
LOS ALAMOS NM 87544

ZAPF VIVIEN S REVOC TRUST
33 CANYON VIEW
LOS ALAMOS NM 87544

LASKEY KIRSTEN M
53 CANYON VIEW DR
WHITE ROCK NM 87547

HAYTER URSULA M & LINDE JANET M
11800 HOLIDAY AVE. NE
ALBUQUERQUE NM 87111

PATTERSON DAVID L JR & HEATHER E
50 CANYON VIEW DR
LOS ALAMOS NM 87544

MCDEVITT CHRISTOPHER J & ZHAO LEI
62 CANYON VIEW DR #35
LOS ALAMOS NM 87544

DAUELSBERG LORI R REVOC TRUST
39 CANYON VIEW DR
LOS ALAMOS NM 87544

LEE CHRISTOPHER
52 CANYON VIEW DR
LOS ALAMOS NM 87544

BARKER GV LLC
1929 ALTIVO
HENDERSON NV 89074

LOS ALAMOS NATIONAL LABORATORY
P.O. BOX 1663
WHITE ROCK NM 87547

CHALMERS KEVIN M & MARY E REV TR
406 CATOOSA LANE
LOUDON TN 37774

KOEHN HENRY C REVOC TRUST
60 CANYON VIEW
LOS ALAMOS NM 87544

LEVINE, MICHAEL D. & COLETTE S.
54 CANYON VIEW CONDOMINIUM 31
LOS ALAMOS NM 87544

DOHLELMAN STEVEN E & EMILIE B
21 CANYON VIEW DR
LOS ALAMOS NM 87544

KERMAN BEN
33 GROVE AVE
HINGHAM MA 02043

EMIGH PHYLLIS E & DAVID A
PO BOX 186
POMFRET CENTER CT 06259

KIMPLAND ROBERT
43 CANYON VIEW
WHITE ROCK NM 87547

WATKINS RICHARD S & DEBORAH J
27 CANYON VIEW DR
LOS ALAMOS NM 87544

SIRANOSIAN ANTRANIK ANTONIO & JENNIFER
2 DEER CT
LOS ALAMOS NM 87544

NET NICHOLAS
25 CANYON VIEW
LOS ALAMOS NM 87544

WASHNOK CRAIG & JENNIFER
45 CANYON VIEW #38
WHITE ROCK NM 87547

MOSS NICHOLAS D
29 CANYON VIEW DR
LOS ALAMOS NM 87544

COURTRIGHT INVESTMENTS LLC
2197 LOMA LINDA DR
LOS ALAMOS NM 87544

SCHAUMBERG JOSEPH B
3745 TRINITY DR
LOS ALAMOS NM 87544

SOENKE EDWARD H & GAIL M (EHS ENTERPRISES)
PO BOX 100
LOS ALAMOS NM 87544

ISLE W STANLEY & GEORGIA A
3773 TRINITY DR
LOS ALAMOS NM 87544

CAP INVESTORS LIMITED PARTNERSHIP
1926 A 24TH ST
LOS ALAMOS NM 87544

LOS ALAMOS COUNTY
ATTN: ASST COUNTY ADMINISTRATOR
PO BOX 30
LOS ALAMOS NM 87544

KURNATH NANCY P REVOC TRUST
715 36TH ST
LOS ALAMOS NM 87544

PHC-LOS ALAMOS INC

14400 METCALF AVE
OVERLAND PARK KS 66223

C DE BACA ELMO REVOC TRUST
P O BOX 269
LOS ALAMOS NM 87544

LOS ALAMOS NATIONAL LABORATORY
P.O. BOX 1663
WHITE ROCK NM 87547

TRINITY GROUP HOLDINGS LLC
3491 TRINITY DR SUITE A
LOS ALAMOS NM 87544

INCORPORATED COUNTY OF LOS ALAMOS
P.O. BOX 30
WHITE ROCK NM 87547

FLYNN PAULINE
3705 TRINITY DR
LOS ALAMOS NM 87544

EFREMOVA-LINDEN NATALIA A
3401 GREENWAY UNIT 104
BALTIMORE MD 21218

BERETTA DANIELLA T & TONY
3717 TRINITY DR
LOS ALAMOS NM 87544