

WVR-2016-0019



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: one section of fence to be 8' high as there is an escarpment about 6' above ground level. a 6' fence is inadequate to prevent an animal (dog) from jumping down into adjacent yard (2299 North Rd)

Address of Property to which the Waiver Request applies:
2299 North Road

Zoning District: _____ Acreage: _____ Lot Coverage: _____ Related Applications (if any): _____

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

Name: Michael Jensen Phone: 662-4379 Cell #: N/A
Please Print

Address: 2299 North Rd Email: mjensen@earthlink.net

Michael Jensen 6/29/16
SIGNATURE 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

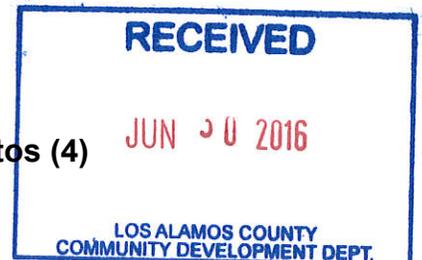
THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT
For County Use:

Date of Submittal: _____ Staff Initial: _____

CDD Application Number: _____ Fees Paid: _____

Revised: 12/30/15

Exhibit II Application, site survey, and photos (4)



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

IT WILL NOT

- (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

IS NECESSARY TO prevent animals from jumping from the upper escarpment level down into my yard, and to prevent my dog from jumping down into my neighbors yard (she's an escape artist) (and is in love with their chickens) and is for one section (8') of fence only

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

IT WILL NOT

- (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.

IT WILL NOT

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. utility bill
- 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: overhead picture of area of fence
variance requested for

Revised: 12/30/15

Michael Jensen

2299 N Rd.

AN escapment, a 6' difference in level, exists along orange line.



6'
8'
6'

Subject Property

2299

0 5 10 20 Feet

Exhibit II Application, site survey, and photos (4)

Michael Jensen

All mapping information is for reference only.
Users are solely responsible to confirm data accuracy.



COUNTY OF LOS ALAMOS

Customer Care (505) 662-8333
311 Customer Care Center 311@lacnm.us
Pay your bill online: www.losalamosnm.us/utilities

Cycle 20

Account Summary

Bill Date 6/13/16
Due Date 7/8/16
Account Number 2001898

Customer Name: MICHAEL JENSEN
Service Address: Multiple Locations

Gas Variable Heat Content Factor = 1.0421

Current Service Period's Meter Detail

25 VERDE RIDGE UNIT B

Table with columns: Service, Meter #, Reading Type, Previous Read, Current Read, Demand, Demand Rate, Meter Multiplier, Total Consumption, Commodity Rate. Rows for ELECTRIC and GAS.

Current Service Period's Meter Detail

2299 NORTH ROAD

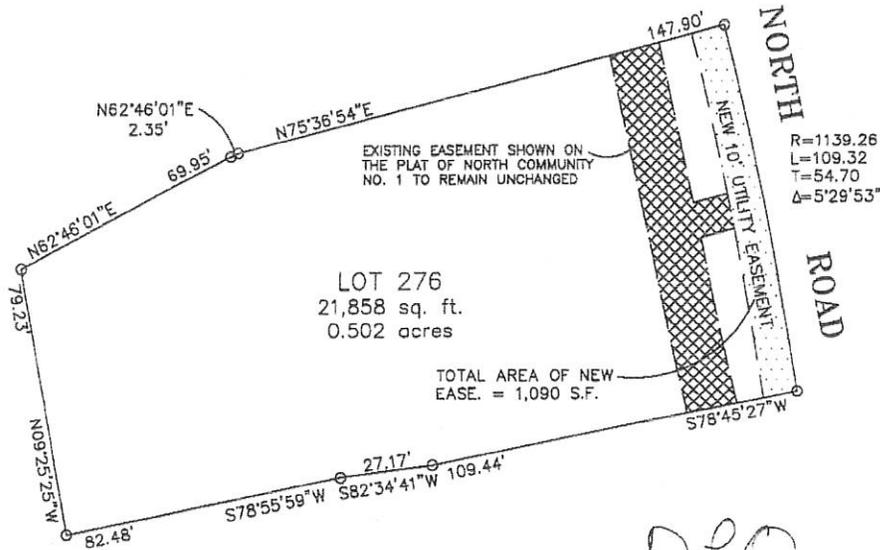
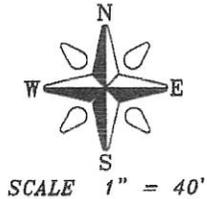
Table with columns: Service, Meter #, Reading Type, Previous Read, Current Read, Demand, Demand Rate, Meter Multiplier, Total Consumption, Commodity Rate. Rows for ELECTRIC, GAS, WATER, SEWER.

Current Charges

Main charges table with columns: Description, Amount, Description, Amount. Includes sub-sections for ELECTRIC, GAS, WATER, SEWER, and REFUSE for both locations. Total charges of \$329.20 are boxed at the bottom right.

Handwritten signature of Michael Jensen

PLOT PLAN
SHOWING
GRANT OF EASEMENTS
WITHIN
LOT 276
NORTH COMMUNITY NO. 1
LOS ALAMOS, NEW MEXICO



D.P.O
9-13-02
R.A.O
9-16-02 K.D.

AUTHORITY:
The foregoing description was prepared by me from information shown on the plat of North Community No. 1 Subdivision as filed in the Office of the County Clerk, Los Alamos, New Mexico in Plat Book 1, Page 64, on September 10, 1965.



Cipriano Martinez
CIPRIANO MARTINEZ, N.M.P.L.S. NO. 3995

PREPARED BY MARTINEZ SURVEYING SERVICES
REVISED R.A. 08/24/2002

PERMIT FOR ENCROACHMENT ON EASEMENT OR RIGHT-OF-WAY

Owner: Don L. OSCHWALD
Project Address: 2299 NORTH ROAD
Subd.: NC#1 R/M NC ZONE Lot No.: A-276
County Bldg. Permit No.: BRES 20040159

Permission is hereby granted to encroach upon the easement or right-of-way as set forth on the attached sheet which is made a part hereof by this reference.

Any changes in the construction because of change in design, errors, field conditions other than shown on the application, or any other factors requiring construction other than shown on the drawings will require re-approval of this permit. Any changes as mentioned above, or otherwise, will require immediate cessation of the construction, pending such approval. Field conditions other than shown on the drawings, as well as failure to inform the County of Los Alamos of any changes, may be cause for cancellation of this permit.

This permit shall in no way limit or diminish any rights that the County of Los Alamos has in this or any other easement or right-of-way. In the event it is necessary or desirable for the County, its contractors or agents to perform any maintenance, repair, alteration, or construction work in any easement that results in damage to property or construction installed under this permit, the County shall require the owner or permittee to be financially responsible for replacement.

While it is contemplated that the owner or permittee is being granted this permit for the purposes of construction within the easement or right-of-way, the County reserves the right to require such construction to be removed at the owner's or permittee's expense when, in the opinion of the County, such removal is necessary or desirable for the purposes for which the easement or right-of-way is owned by the County, and the right to terminate the privilege granted by this permit.

The owner or permittee shall be responsible for any damage to County facilities if the damage results from any installation under this permit.

No provisions expressed or implied in the permit shall be construed to allow or sanction violations of any laws or ordinances covering buildings or other construction.

APPROVED ON THIS 8 DAY OF

Sept, 20 04
BY Bob S. Swartz
(COUNTY ENGINEER OR DESIGNEE)



ATTEST: Nita K Taylor
CLERK OF LOS ALAMOS COUNTY

STATE OF NEW MEXICO
COUNTY OF LOS ALAMOS
DOC 180238
DATE September 15 2004
TIME 12:31 P M.
BOOK 126 PAGE 24
COUNTY CLERK
Nita K Taylor
DEPUTY Gloria Gonzalez



APPLICATION FOR PERMISSION TO ENCROACH ON UTILITIES AND/OR DRAINAGE EASEMENT, OR RIGHT-OF-WAY

Owner: Don L. OSCHWALD

Project Address: 2299 NORTH ROAD

Subdivision: NC#1 Lot No.: 276A Bldg. Permit #: BRES 20040159

I hereby apply for permission to encroach on the following, as shown on the attached copy of survey:

Utilities Easement (*Note: If Utilities is the only easement checked, utility department is only required signature.)

Drainage Easement

Right-of-Way

The purpose of the encroachment(s) is: UTILITY TIE-IN

I have read the attached "Permit for Encroachment on Easement or Right-of-Way" and if it is granted, I will abide by it.

Don L. Oschwald

APPLICANT SIGN

DON L. OSCHWALD

APPLICANT PRINT

STATE OF NEW MEXICO)
) s.s.
COUNTY OF LOS ALAMOS)

The foregoing instrument was acknowledged before me this 2nd day of Sept., 2004, by Don L. Oschwald

Edmond Vogel

Notary Public

My commission expires: 11/5/06

THE OWNER IS RESPONSIBLE FOR THE COSTS OF ALL UTILITY RELOCATIONS, EXTENSIONS AND NEW SERVICE EQUIPMENT.

CONSTRUCTION SHALL NOT COVER OR ENCLOSE ANY UTILITY METERS.

ALL CONSTRUCTION SHALL MEET L.A.C. UTILITIES SPECIFICATIONS

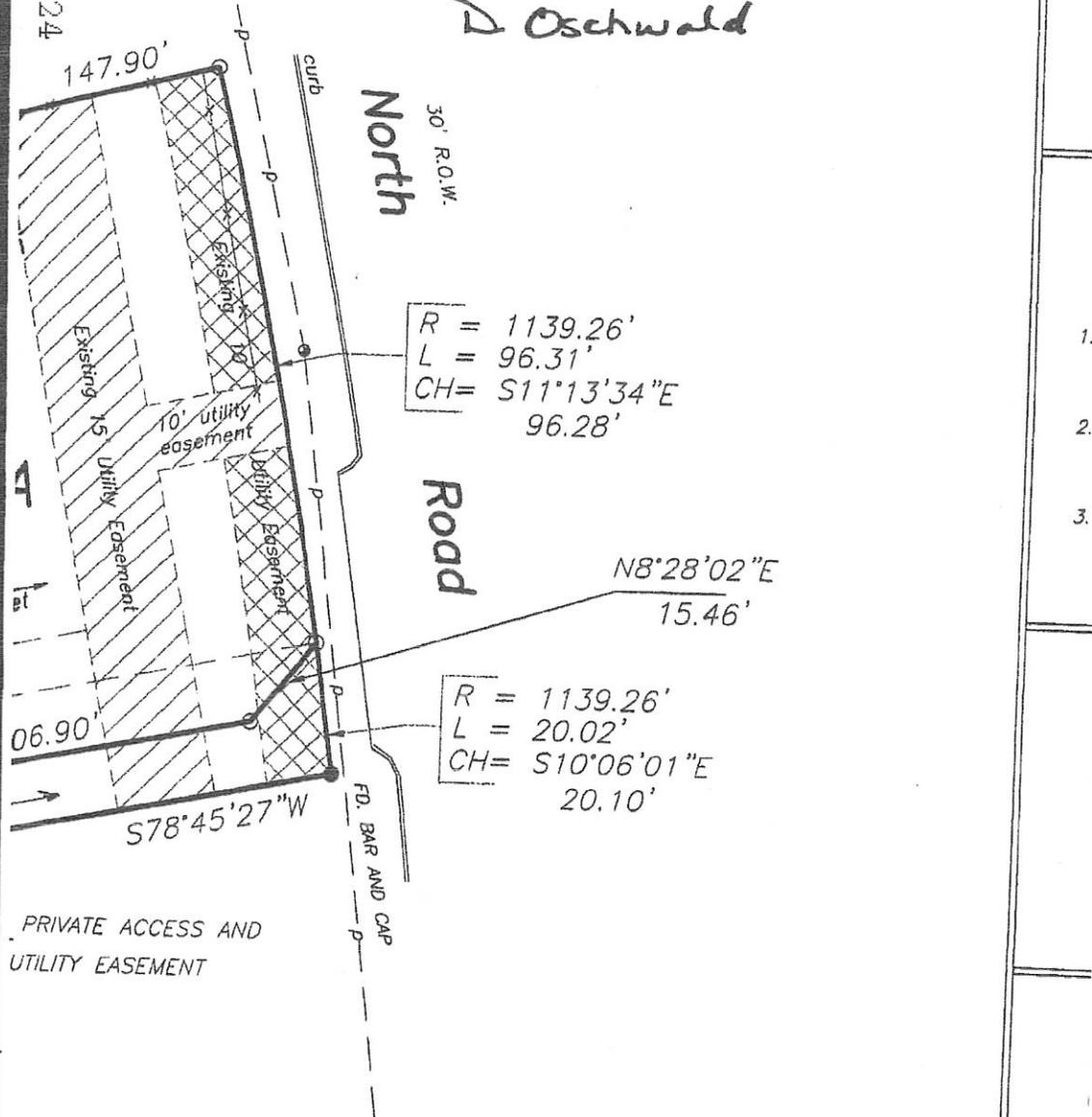
s/ Andrew Blair

County Engineer's Recommendations: _____

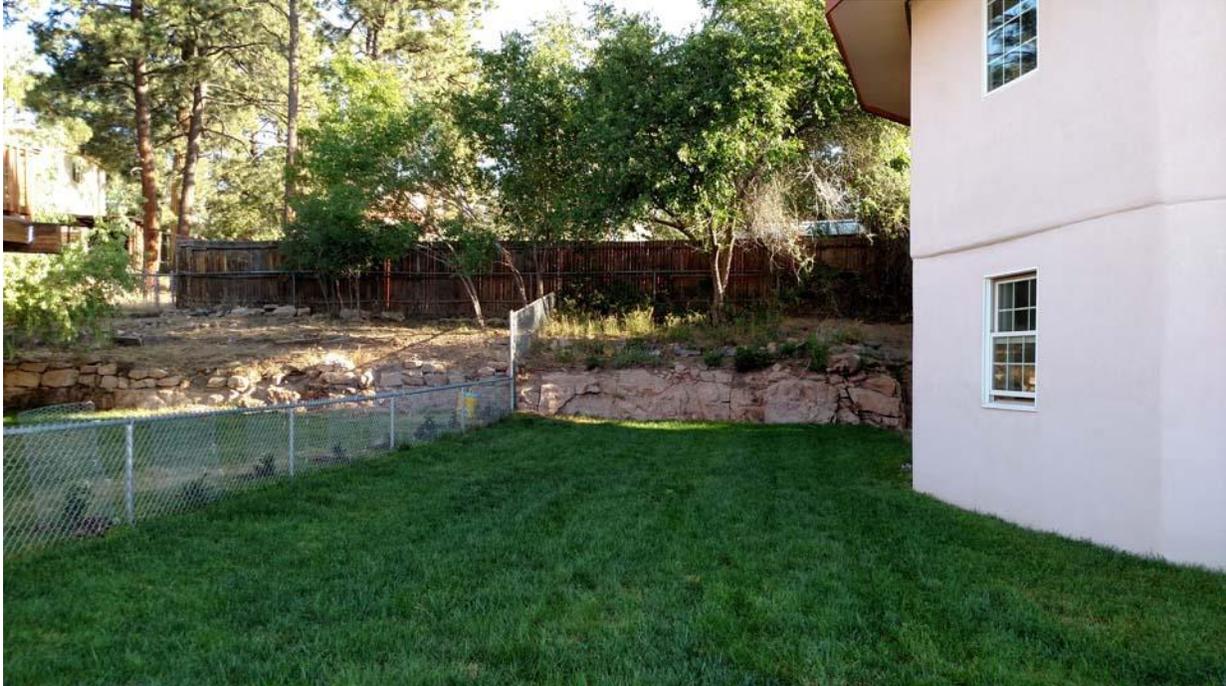
s/ Betsy Lucida

Exhibit II Application, site survey, and photos (4)

2299 North Road D Oswald



- 1.
- 2.
- 3.



1_Fenceline on rear PL



2_Escarpment



3_Location of waiver for 8-foot high fence



4_Neighbor's Chickens