

MEMORANDUM



Public Works

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DATE: February 21, 2025
TO: Desirae Lujan – Senior Planner
THROUGH: Eric Martinez, P.E. – Public Works Director *EM*
FROM: Eric Ulibarri, P.E. – County Engineer *EU*
RE: 400 Trinity Drive Variance (Guesthouse Hotel) - VAR-2025-0006
Public Works/Engineering Comments

Los Alamos County Public Works Department, Engineering Division, has completed its review of the variance application for the Guesthouse Hotel located at 400 Trinity Drive and have no objections to proceeding to the Planning and Zoning Commission with the following conditions that shall be completed before approval of the building permit:

- The property owner is responsible for maintaining all landscaping, lighting and other infrastructure outside of Los Alamos County right-of-way. Installation of landscaping and future maintenance shall be conducted in such a manner to ensure adequate sight triangles for vehicle and bicycle ingress/egress are maintained and to prevent obstacles within pedestrian travel and infrastructure.
- For all landscaping within County right-of-way including the storm water quality ponds, a maintenance agreement shall be executed by the owner and Los Alamos County defining owner's responsibility to properly maintain such areas.
- All public pedestrian infrastructure from the roadway to the back of sidewalk within the 6' sidewalk zone shall be constructed within Los Alamos County right-of-way. Land shall be formally dedicated to the county through a re-plat of the site to accomplish this in any area where public sidewalk infrastructure crosses into private property.
- All previous conditions of approval associated with the Site Plan Application shall apply.