

**INTERDEPARTMENTAL REVIEW COMMITTEE**

*Response Summary*  
*November 8, 2024*

**THE INTERDEPARTMENTAL REVIEW COMMITTEE MET TO REVIEW AND DISCUSS THE BELOW MENTIONED CASES FOR CONSIDERATION TO MOVE FORWARD TO THE PLANNING AND ZONING COMMISSION MEETING SCHEDULED FOR MARCH 26, 2025.**

**Case No. TEL-2024-0005:** A request from Pinnacle Consulting (aka Sun State Tower) and Co-Applicant Verizon Wireless, on behalf of Los Alamos County, property owner, are requesting an 80-foot tall, new Wireless Telecommunication Facility tower to collocate two commercial antenna arrays; and construction of a 20-foot x 30-foot split-faced block wall, 8-foot tall, to ground equipment. The property, WRS N1, is within the ballfields area at Overlook Park, addressed as 580 Overlook Rd, and is within the Open Space (OS-PP) Public Park sub-zone district.

**Case No. CUP-2024-0000:** Case No. CUP-2024-0000. A request from Pinnacle Consulting (aka Sun State Tower) and Co-Applicant Verizon Wireless, on behalf of Los Alamos County, property owner, are requesting conditional use permitting (CUP) and review from the Planning and Zoning Commission for approval of a new 80-foot Wireless Telecommunication Facility tower in an Open Space zone district. The property, WRS N1, is within the ballfields area at Overlook Park, addressed as 580 Overlook Rd, and is within the Open Space (OS-PP) Public Park sub-zone district.

**Case No. VAR-2025-0007:** A request from Pinnacle Consulting (aka Sun State Tower) and Co-Applicant Verizon Wireless, on behalf of Los Alamos County, property owner, are requesting a variance to the height limitation of 50-feet in an Open Space zone district, for an unconcealed 80-foot Wireless Telecommunication Facility tower. The property, WRS N1, is within the ballfields area at Overlook Park, addressed as 580 Overlook Rd, and is within the Open Space (OS-PP) Public Park sub-zone district.

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Eric Ulibarri, Public Works Department:  
We have no comments regarding the project.

James Alarid, Department of Public Utilities:  
We have reviewed the submittal and no comments from the DPU.  
FYI – the electric re-route shown is a private service line – N/A DPU.

Cory Styron, Community Services Department, Park and Recreation Division:  
The existing light poles are not designed to the standard for telecom equipment. I felt that the mono pole complimented the existing poles and therefore is appropriate. I don't think the concealment refers to the poles but the equipment requirements on the ground. I would use the separate mono pole. Waiver the vegetation requirements, due to local conditions. More important than fence size is covering the equipment area with a screen or netting that will allow errant balls to roll off and not enter the area.

**From:** Mathews, Jane <[jane.mathews@lacnm.us](mailto:jane.mathews@lacnm.us)>  
**Sent:** Friday, November 8, 2024 10:05 AM  
**To:** Interdepartmental Review Committee <[IDRC@lacnm.us](mailto:IDRC@lacnm.us)>  
**Cc:** Scott Hopper <[Scott.Hopper@pinnacleco.net](mailto:Scott.Hopper@pinnacleco.net)>; Osborn, Daniel <[daniel.osborn@lacnm.us](mailto:daniel.osborn@lacnm.us)>  
**Subject:** Cases for IDRC - Thursday November 14, 2024

Hello IDRC board members,

Attached is an application for a Discretionary Wireless Telecommunication to be constructed at 580 Overlook Rd, in White Rock. This is to be located within the ballfields area of Overlook Park. The application states that the project is for a

NEW UNCONCEALED OR CONCEALED 90'-0" MONOPOLE · NEW VERIZON ANTENNA ARRAY · 20'-0" x 30'-0" x 6'-0" WOODEN FENCE FOR SCREENING · NEW ELECTRICAL SERVICE · OUTDOOR EQUIPMENT CABINETS & BACKUP GENERATOR NOT TO EXCEED 6'-0". NO LIGHTING, SIGNAGE, OR VEGETATIVE LANDSCAPING IS INCLUDED.

Note that the applicant has submitted an associated application for a Conditional Use Permit for the placement of a Wireless Telecommunication Facility in OS-PP (open space - public park sub-zone) as well as a Variance from height limit and concealment standards. The three applications are TEL-2024-0005, CUP-2024-0000, and VAR-2024-0004. All documents have been attached for your convenience and consideration.

The Discretionary Wireless Telecommunication facility is reviewed through Sec. 16-17(j) and the requested Height Variance is reviewed through 16-17(j)(4) Height. The WTF adjustment states that the WTF shall not exceed 15-feet over the OS-PP the primary building height of 35-feet. The concealment requirement at 16-17(j)(3) is based on the visual effect of aesthetically integrating with existing structures so as to blend in with the massing, placement, design, and shape of its surrounds.

A pre-application meeting was held with Sobia and the applicant on July 7, 2024. No notes were found. If you attended the pre-app and have notes, please bring them.

A Teams link is in your meeting invite on your calendars. Please feel free to contact me if you have any questions.

Best regards,

*Jane*

**Jane Mathews, Senior Planner**  
**Community Development Department | Planning Division**  
Phone: 505.662.8055 | Cell: 505-709-7701

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**LOS ALAMOS**  
where discoveries are made

## Mathews, Jane

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**From:** Alarid, James  
**Sent:** Monday, December 2, 2024 10:15 AM  
**To:** Mathews, Jane  
**Subject:** RE: 580 Overlook WCF

Jane,

This is not a conflict with the tower.

James

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**From:** Mathews, Jane  
**Sent:** Monday, December 2, 2024 10:14 AM  
**To:** Alarid, James  
**Subject:** 580 Overlook WCF

Hi James,

I have a note from Cory that there is a manhole under 2<sup>nd</sup> base. Where does that sewer line run and could the Wireless Telecom tower interfere?

Best Regards,

*Jane*

**Jane Mathews, Senior Planner**  
Phone: 505.662.8055 | Cell: 505-709-7701



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**From:** Alarid, James <[james.alarid@lacnm.us](mailto:james.alarid@lacnm.us)>  
**Sent:** Tuesday, November 19, 2024 12:07 PM  
**To:** Mathews, Jane <[jane.mathews@lacnm.us](mailto:jane.mathews@lacnm.us)>  
**Cc:** Lujan, Desirae J. <[desiraej.lujan@lacnm.us](mailto:desiraej.lujan@lacnm.us)>; Osborn, Daniel <[daniel.osborn@lacnm.us](mailto:daniel.osborn@lacnm.us)>; Marez, Stephen <[stephen.marez@lacnm.us](mailto:stephen.marez@lacnm.us)>  
**Subject:** RE: Cases for IDRC - Thursday November 14, 2024

Jane,

We have reviewed the submittal and no comments from the DPU.

FYI – the electric re-route shown is a private service line – N/A DPU.

Sincerely,

James