



Agenda

DATE 9/28/17 TIME 11:40

SERVED BY Margaret Ambrosino

RECEIVED BY [Signature]

AMENDED

SUMMARY COMMITTEE

Thursday, October 5, 2017 - 11:00am

City Council Chambers

City Hall 1st Floor - 200 Lincoln Avenue

- A. **ROLL CALL**
- B. **APPROVAL OF AGENDA**
- C. **APPROVAL OF MINUTES**

August 3, 2017

September 7, 2017

- D. **OLD BUSINESS**
- E. **NEW BUSINESS**

1. **Case #2017-62. 2639 Agua Fria Lot Split.** Jeff Harbour, agent for Prajna Foundation, requests approval of a lot split to divide approximately 7.011 acres to create two lots (+/-4.0 acres and +/-3.011 acres). The property is zoned C-1-PUD (Office and Related Commercial-Planned Unit Development Overlay District). (Margaret Ambrosino, Case Manager) **(POSTPONED FROM AUGUST 3, 2017)**

2. **Case #2017-69. 17 Paseo Feliz Lot Split.** Michael Herrera, owner/ agent, requests approval of a lot split plat creating parcels of approximately 3.001 acres and 2.741 acres. The property is zoned R-1 (Residential, 1 - dwelling unit per acre). (Margaret Ambrosino, Case Manager)

3. **Case # 2017-83. 789 Paseo De La Cuma Lot Split.** Jenkins Gavin, agent for Peter Zandan, requests approval of a lot split creating two parcels of approximately 0.304 acres each. The property is located at 789 Paseo de La Cuma and is zoned R-4 (Residential - four dwelling units per acre). (Margaret Ambrosino, Case Manager) **(TO BE POSTPONED INDEFINITELY)**

- F. **STAFF COMMUNICATIONS**
- G. **MATTERS FROM THE COMMITTEE**
- H. **ADJOURNMENT**

NOTES:

- 1) Procedures in front of the Summary Committee are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from postponement by a motion and vote of the Summary Committee.
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Summary Committee meeting. This agenda is subject to change at the discretion of the Summary Committee.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**



Agenda

SUMMARY COMMITTEE
Thursday, October 5, 2017 - 11:00am
City Council Chambers
City Hall 1st Floor – 200 Lincoln Avenue

- A. **ROLL CALL**
- B. **APPROVAL OF AGENDA**
- C. **APPROVAL OF MINUTES**
September 7, 2017

- D. **OLD BUSINESS**
- E. **NEW BUSINESS**

1. **Case #2017-62. 2639 Agua Fria Lot Split.** Jeff Harbour, agent for Prajna Foundation, requests approval of a lot split to divide approximately 7.011 acres to create two lots (+/-4.0 acres and +/-3.011acres). The property is zoned C-1-PUD (Office and Related Commercial-Planned Unit Development Overlay District). (Margaret Ambrosino, Case Manager) **(POSTPONED FROM AUGUST 3, 2017)**
2. **Case #2017-69. 17 Paseo Feliz Lot Split.** Michael Herrera, owner/ agent, requests approval of a lot split plat creating parcels of approximately 3.001 acres and 2.741 acres. The property is zoned R-1 (Residential, 1 - dwelling unit per acre). (Margaret Ambrosino, Case Manager)
3. **Case # 2017-83. 789 Paseo De La Cuma Lot Split.** Jenkins Gavin, agent for Peter Zandan, requests approval of a lot split creating two parcels of approximately 0.304 acres each. The property is located at 789 Paseo de La Cuma and is zoned R-4 (Residential – four dwelling units per acre). (Margaret Ambrosino, Case Manager)

- F. **STAFF COMMUNICATIONS**
- G. **MATTERS FROM THE COMMITTEE**
- H. **ADJOURNMENT**

NOTES:

- 1) Procedures in front of the Summary Committee are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from postponement by a motion and vote of the Summary Committee.
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Summary Committee meeting. This agenda is subject to change at the discretion of the Summary Committee.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting “quasi-judicial” hearings. In “quasi-judicial” hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk’s Office (955-6520) 5 days prior to the hearing date.**

**SUMMARY INDEX
CITY OF SANTA FÉ
SUMMARY COMMITTEE
October 5, 2017**

ITEM	ACTION	PAGES
A. ROLL CALL	Quorum	1
B. APPROVAL OF AGENDA	Approved as published	1
C. APPROVAL OF MINUTES - August 3, 2017	Approved as amended	1
D. OLD BUSINESS	None	1-2
E. NEW BUSINESS		
1. Case #2017-62. 2639 Agua Fria Street Lot Split	Approved with staff conditions	2-5
2. Case #2017-69.	Approved with staff conditions 17 Paseo Feliz Lot Split.	5-7
3. Case # 2017-83.	Postponed 789 Paseo De La Cuma Lot Split.	7
F. STAFF COMMUNICATIONS	Comments	7
G. MATTERS FROM THE COMMITTEE	None	7
H. ADJOURNMENT	Adjourned at 11:45 a.m.	8

**MINUTES OF THE MEETING
OF THE CITY OF SANTA FÉ
SUMMARY COMMITTEE
October 5, 2017**

A regular meeting of the City of Santa Fé Summary Committee was called to order by Brian Gutierrez, Chair, on August 3, 2017 at approximately 11:07 a.m. in the City Council Chambers, City Hall, Santa Fé, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Brian Gutierrez, Chair
Sarah Cottrell Propst, Commissioner

MEMBERS EXCUSED:

(One vacancy)

OTHERS PRESENT:

Greg Smith, Division Director, Current Planning Division
Noah Berke, Land Use Case Manager
Margaret Ambrosino, Case Manager
Sandra Kassens, Traffic Engineer
Donna Wynant, Planner Senior
Carl Boaz, Stenographer

There was a quorum of the membership in attendance for the conducting of official business.

B. APPROVAL OF AGENDA

MOTION: Commissioner Propst moved to approve the agenda as amended with item #3 postponed. Chair Gutierrez seconded the motion and it passed by unanimous voice vote.

C. APPROVAL OF MINUTES – August 3, 2017

Mr. Berke requested a change in the minutes that all references to Acequia de las Joyas should be Acequia De Las Joyas.

MOTION: Commissioner Propst moved to approve the minutes of August 3, 2017 as amended. Chair Gutierrez seconded the motion and it passed by unanimous voice vote.

D. OLD BUSINESS

There was no Old Business.

E. NEW BUSINESS

1. **Case #2017-62. 2639 Agua Fria Lot Split.** Jeff Harbour, agent for Prajna Foundation, requests approval of a lot split to divide approximately 7.011 acres to create two lots (± 4.0 acres and ± 3.011 acres). The property is zoned C-1-PUD (Office and Related Commercial-Planned Unit Development Overlay District). (Margaret Ambrosino, Case Manager) (**POSTPONED FROM AUGUST 3, 2017**)

Staff Report

Ms. Ambrosino gave the staff report for this application which the applicant, Mr. Jeff Harbour, submitted in July for a requested lot split. She noted the Conditions recommended by Staff and the Technical Corrections. Mr. Holland was not able to be present at the meeting. She handed out his comments. [A copy of his report is attached to these minutes as Exhibit 1.]

She said this parcel was part of an assemblage of Blue Buffalo development Council heard in 2015 and was denied. This applicant has come back on what he wants to do. It is part of the West River Corridor. There were no concerns from traffic. The discussion was on wastewater and the condition that the owner, prior to recordation, must install a sewer extension or in lieu of the extension, to provide a financial guarantee for the sewer line extension as approved by the City.

The Wastewater Engineer couldn't be here today but at the time of development, a wastewater treatment installation would be required.

The two conditions and the technical corrections should be renumbered 1-13. Access, utilities, water and fire are standard comments and it appears all of those can be met. A planter strip is required and a sidewalk is already there on Agua Fria.

Mr. Smith added that the PUD zoning was done with the SPAZO process in 2009. The underlying zone requires consistency with PUD zoning and recommendations he recommended would include a finding that the proposed lots can be developed for the proposed uses that are permitted under the existing C-1 PUD zoning. On this tract, that zoning shall reflect the approval of the ecoversity development which since was abandoned by the owner of the property.

Chair Gutierrez asked to see the typed motion on PUD. Mr. Smith provided it to him.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Jeff Harbour, 12361 Santa Barbara Drive, was sworn and said they are doing this development to meet the needs of the market. It is a logical thing and will not create more density which was an issue around Blue Buffalo and this would mitigate density, if anything, with two smaller lots.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Discussion

Commissioner Propst noted in the case description, it describes creating two residential lots but the zoning is C-1 PUD so she wanted to know how the Committee could guarantee it would be a residential use.

Mr. Berke said the applicant stated their intent for residential use and not commercial at this point but the zoning does allow for commercial and residential use.

Mr. Harbour said they didn't have a specific plan for what is to happen. They were approached by people wanting to do a restaurant in front and one who wanted to do apartments. So there is interest in this property, although it is not listed at present. They are looking for the highest and best use for the neighborhood and community. They are not saying specifically that it would be a residential use and that might have been a miscommunication. It could be commercial, offices, low impact things that fit with C-1 PUD. That is where they were right now.

Mr. Smith said with that clarification that a variety of uses could be approved. But because of the overlay, a development plan is required and it must be approved by the Planning Commission before any development of any type occurs. He added that there might be an exemption for one house.

Commissioner Propst asked about access to Tract 1. It looks like there is an existing driveway for Tract 2. She asked where the access to Tract 1 would be located.

Mr. Harbour said it would be directly across from La Cieneguita and would be either 39' or 42' in width.

Commissioner Propst asked why they would not use the existing driveway that already goes to the back lot.

Mr. Harbour said the City Traffic Engineer wanted that specific easement there and wanted to limit the number of accesses from driveways to Agua Fria. So if there is any development in the back it would all flow through the easement at La Cieneguita. The lot next door which is a six-acre piece owned by Blue

Buffalo might become apartments and all would use that access point.

Chair Gutierrez said he sat through the long and intense hearings for Blue Buffalo, so he called the Staff and City Attorney Word. He was looking into the future and thinking about this zoning, if the owner is okay with leaving it as C-1 PUD, if the lot split were granted.

Mr. Harbour said "Absolutely, I agree."

Mr. Berke said this Committee cannot put zoning restrictions on this property. It is not within the purview of the Summary Committee to put a restriction on the zoning.

Chair Gutierrez asked what restricts that. He recalled that the Planning Commission has put restrictions on the zoning before.

Mr. Smith clarified that the general principle is that conditions that are intended to restrict future actions by this committee or other committees are always subject to amendment. As an example, the current Summary Committee could amend a condition from the past. That has not been seen in several decades but a new committee can take action to amend conditions imposed by a prior committee.

Chair Gutierrez understood it is doable but it is also amendable.

Mr. Smith said the other issue is that the Summary Committee does not have any direct authority for zoning changes - that is reserved for Planning Commission and City Council.

Chair Gutierrez asked Mr. Harbour to talk about the sewer.

Mr. Harbour said it is about 700' to extend the sewer line and the cost is about \$100/ft. So the sewer extension would cost about \$70,000 and he could not afford to do it now. But they were in agreement that, once developed, it would be an obligation of the developer to put up the money to pay for it.

Chair Gutierrez reasoned that with a financial guarantee, They Committee can accept the technical corrections.

Mr. Harbour said with a financial guarantee, they were agreeing to the conditions and technical corrections.

Chair Gutierrez asked if Mr. Harbour intends to sell one or both tracts.

Mr. Harbour said they wanted to sell the back lot and had it on the market for a year. He had an offer on the front lot for a restaurant but their offer was too low because of the costs for water and sewer. He doesn't have anything specific now. They are just trying to make things more workable for the market.

Chair Gutierrez wondered what the Committee has to ensure there would be no fight between two owners if the technical notes are accepted and one lot is sold.

Mr. Berke suggested putting that on a plat note which, if they have not met, the City would not agree to.

Chair Gutierrez reasoned that development of either tract would trigger a sewer requirement, so Mr. Harbour would have to work that out with the buyer of either lot.

Ms. Ambrosino agreed. That plat would become a legal lot of record so it would be adhered to at that time and any prospective applicant for a building permit would have to adhere to the condition at that time. The sewer is not connected at this time but would be required to at time of sale.

Chair Gutierrez thanked Mr. Harbour for stating on the record that he wanted to keep it C-1 PUD. He asked Staff if a restaurant was allowed under C-1 PUD.

Staff did not answer immediately so Chair Gutierrez asked Staff to let Mr. Harbour know what could be considered for C-1 PUD zoning.

Mr. Berke agreed to let him know.

Committee Action

MOTION: Commissioner Propst moved in Case #2017-62 - 2639 Agua Fria Lot Split, to approve the application, subject to conditions of approval and technical corrections recommended by Staff, including a finding that the proposed lots can be developed for the types of uses permitted under the existing C-1 PUD zoning. Chair Gutierrez seconded with those conditions listed on the plat as he had stated. The motion passed by unanimous voice vote.

2. **Case #2017-69. 17 Paseo Feliz Lot Split.** Michael Herrera, owner/ agent, requests approval of a lot split plat creating parcels of approximately 3.001 acres and 2.741 acres. The property is zoned R-1 (Residential, 1 - dwelling unit per acre). (Margaret Ambrosino, Case Manager)

Staff Report

Ms. Ambrosino noted the caption correction Michael Herrera is the owner/agent and is requesting approval of a lot split to create two residential lots of approximately 3.001 acres and 2.741 acres, zoned R-1. It was annexed as part of SPAZO in 2009 and is accessed off Paseo Feliz that connects to Paseo Del Rey and to Mutt Nelson Road.

She shared one late development and couple of concerns. She met with a neighbor who provided a letter of concern. [A copy of the letter is attached to these minutes as Exhibit 2.] She was not able to attend today so she submitted her comments in writing.

The lot split does meet the density and dimensional requirements. But on the lot to be created to the west (Lot #1), there are two residential occupied units now. Chapter 14 requirements on accessory units,

allows one primary and one accessory dwelling and requires that the owner of record must reside on one and Mr. Herrera doesn't reside on this property.

So, as an added condition, prior to recordation, the applicant provide that one is an accessory dwelling unit and that the owner of that lot lives there.

Tract 2 is to the east, and at this time, is vacant and proposed to remain vacant.

Access is from Paseo Feliz and she confirmed with Streets that the entirety of Mutt Nelson Road is accepted by the City as a public road. The neighbor's road would not be a means of access to this property.

The Fire Department notes and corrections also become plat notes.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Michael Herrera was sworn. He said the easement on the east side, Paseo de la Reina, had a five-acre lot that and about a year and half ago, a lot split was approved for 5 1-acre lots. The plat says George Watson. He attended the meeting for that lot split and part of the agreement was to allow access to SWAN Park because there was no access to SWAN Park from Mutt Nelson Road. Mr. Watson would allow access on his Paseo de la Reina site all the way to SWAN Park on Paseo de la Reina and that was granted. In addition, his plat showed he would have access on both ends of that property for vehicle use. So the easement is there.

He talked with Mr. Solis, owner on Paseo de la Reina to ask him for an easement to go through that property for access for his eastern lot and he agreed with it. So he wants access to Paseo la Reina from the eastern lot. He said he would try to please the other neighbor.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Discussion

Commissioner Propst asked if Mr. Herrera agreed with the conditions that Staff outlined.

Mr. Herrera said he did agree with them.

Chair Gutierrez pointed out that in the Staff Report, it says that the property is directly accessed by Paseo Feliz, which is a private road (private right-of-way) and the road may need to be re-graded and re-surfaced. Apparently, that is needed for emergency vehicle access. He asked if that would be a problem.

Ms. Ambrosino responded that there were places where the terrain was a little bumpy. It was not a condition but a comment. She spoke with Mr. Berke, Mr. Smith, and Mr. Catanach. For emergency access, she would have to defer to the Fire Dept. It appeared to meet the 20' width.

Commissioner Propst said a note in the memo from Wastewater saying no city water was available but no conditions were given. She asked how they will get water to these lots.

Mr. Berke said Mutt Nelson has no City water line so they could get a permit from the State Engineer for a well. The minimum size is 5 acre lots so they have to provide a well and septic on both lots.

Commissioner Propst said there are still issues on access and on little used roads and was glad the Applicant has agreed to work that out with the neighbor.

Committee Action

MOTION: Commissioner Propst moved in Case #2017-69 - 17 Paseo Feliz Lot Split, to approve the lot split, subject to the conditions of approval as outlined in the report and as described today, including the occupation and the permit for the accessory dwelling. Chair Gutierrez seconded the motion and it passed by unanimous voice vote.

- 3. Case # 2017-83. 789 Paseo De La Cuma Lot Split. Jenkins Gavin, agent for Peter Zandan, requests approval of a lot split creating two parcels of approximately 0.304 acres each. The property is located at 789 Paseo de La Cuma and is zoned R-4 (Residential – four dwelling units per acre). (Margaret Ambrosino, Case Manager)**

This case was postponed under Approval of Agenda.

F. STAFF COMMUNICATIONS

Mr. Berke introduced the Department's new planner, Mr. Lee Logston.

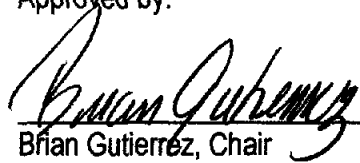
G. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

H. ADJOURNMENT


The meeting was adjourned at 11:45 a.m.

Approved by:



Brian Gutierrez, Chair

Submitted by:



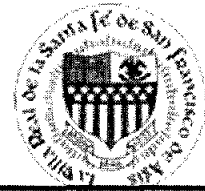
Carl Boaz for Carl G. Boaz, Inc.

Summary Committee
October 5, 2017

EXHIBIT 1

**Development Review Team
Comment Form**

Date: July 10, 2017
Staff person: Stan Holland, Engineer
Dept/Div: Public Utilities/Wastewater
Case: 2017- 62 - 2639 Agua Fria Street Lot Split
Case Mgr: Margaret Ambrosino



The subject properties are accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:

Must be completed by:

<p>1. <u>Prior to recordation</u> of the lot split plat the property owner shall be required to;</p> <ul style="list-style-type: none">• Install a public sanitary sewer line extension through proposed Tract 1 and to terminate at the southern boundary of Tract 2 per a design as approved by the City of Santa Fe Wastewater Division or;• In lieu of installing the sewer line prior to recordation of the plat, the owner shall provide a financial guarantee with the City for the design and installation of a public sanitary sewer line extension as approved by the City of Santa Fe Wastewater Division or;• <u>The Wastewater Division would recommend the following:</u> The Summary Committee may defer the construction of public and semi-public improvements required by Chapter 14 until such time as the <i>lots</i> are developed and may waive the requirements of this chapter for the posting of financial guarantees for the improvements prior to recording an approved <i>plat</i>. Deferral or waiver shall be made only upon finding that the improvements or guarantee is not needed to protect the interests of prospective purchasers of the <i>lots</i> created; to provide for the orderly <i>development</i> of other <i>properties</i> in the vicinity; or to protect the public health, safety and welfare. <p><u>If such a condition is approved by the Summary Committee the Wastewater Division would require a condition be noted on the Plat that at such time as either Tract 1 or 2 is developed or improved a public sewer mainline extension as reviewed and approved by the Wastewater Division shall be required.</u></p>	
--	--

Technical Corrections*:

Must be completed by:

<p>The following notes shall be added to the Plat:</p> <ul style="list-style-type: none"> • No fences, walls, or other obstructions shall be placed or constructed across or within public sanitary sewer or utility easements • Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division. • Wastewater Utility Expansion Charges for each lot shall be due to the City of Santa Fe at time of building permit application • A Dedication Statement on the plat is required that indicates that all public utility easements (or sanitary sewer easements) and ROW are granted to the City of Santa Fe for the purpose of installing, operating and maintaining such public utilities and that the said easements carry with them the right of ingress and egress (both surface and subsurface) for crews and machinery and the right to trim or remove interfering vegetation or obstructions by agencies responsible for said utilities. 	
<p>2. The sewer easement shall be identified as a “public sanitary sewer “easement.</p>	
<p>3. The public sewer easement shall be exclusive. No other utilities are allowed to share the public sewer easement except for a public water line in which case the minimum easement width will be 25 feet wide.</p>	
<p>4. Signature blocks are required for all property owners for Tracts 1 and 2 and in addition signatures are required from Blue Buffalo, LLC, owners of Tract A located on the west side of the property as Blue Buffalo is granting a portion of the public sewer easement thru their tract.</p>	
<p>5. All existing easements shown in the Plat shall be identified by Book and Page of the document by which they were created.</p>	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Stan Holland, P.E.
Wastewater Division
73 Paseo Real
Santa Fe, New Mexico 87507
505-955-4637
tsholland@santafenm.gov



Summary Committee
October 5, 2017

EXHIBIT 2

AMBROSINO, MARGARET K.

From: Cynthia Gonzales <froggypress@msn.com>
Sent: Thursday, October 05, 2017 4:35 AM
To: AMBROSINO, MARGARET K.
Subject: Case #2017-69 (17 Paseo Feliz Lot Split)

Ms. Ambrosino:

My name is Cynthia Gonzales, the owner of an adjacent property, being 20 Paseo de la Reina. Thank you for meeting me previously on 9/5 regarding this proposed lot split. I am unable to attend the rescheduled meeting today. At your recommendation, I am listing my main concerns. A summary follows.

Note: Somewhere this case number may also be listed as Case #2017-83.

- 1) The delicate nature of the environment which has been negatively impacted by the development in and around the arroyo area (599 @ Jaguar). I have noticed a huge reduction in the variety, number and behavior of many native species, especially scaled quail, roadrunners, cooper's hawks and ground dwelling creatures. This development would only further endanger those specific species.
- 2) The neighborhood is generally quiet. I have noticed an increase of vehicular traffic and ATV use along the foot/horse path running along my property. The vehicles often run at a high rate of speed and this has increased in recent months. When I mention the problem to the owner (Mike Herrera) the activity temporarily reduces but obviously he has no control over what people use the path for so I DO NOT want this to continue or increase. Perhaps the opposite side of the horse path (not along my property line) could be alternately used.
- 3) The dirt extension to Paseo de la Reina beyond the left bend was not originally on any plat as a road that I am aware of. It was seemingly cut or plowed out several months ago for someone's convenience while the neighboring property was vacated due to foreclosure. People use it as a "short cut" across to the arroyo, presumably into the SWAN park. It does not seem adequate or legitimately planned for emergency or utility access (propane delivery, heavy vehicles) to the lot split area.

In summary my concerns are regarding

DAMAGE TO THE ENVIRONMENT

USE OF HORSE PATH ADJOINING MY PROPERTY LINE

INADEQUACY OF NEWLY-CUT EXTENSION FOR EMERGENCY / UTILITY

Please feel free to contact me at 505-577-8083 for further comment.

☺ & ☺