Los Alamos County

Community Development Department

BOARD OF ADJUSTMENT STAFF REPORT

Public Hearing Date:	September 11, 2019
Subject:	Case No. WVR-2019-0083
Owners/Applicants:	Jim Hall, Owners/Steve Shaw, Applicant
Case Manager:	Anita Barela, Associate Planner

<u>Case No. WVR-2019-0083</u>: 2.5-foot side yard Waiver of Lot 212C and Lot 212B of a required 7.5-foot setback on each side.

The petitioner is requesting a 2.5-foot side yard setback waiver from the required 7.5-foot side yard between lots 212C and 212B on property located at 4134 Alabama Avenue. The subject property is zoned R-3-L-NC (Multiple family residential low density, North Community district). The subject property previously contained a 4-unit condominium. This structure was destroyed during the Cerro Grande fire in May 2000.

<u>Board Action Options</u>

Motion Option 1:

I move to **approve Case No. WVR-2019-0083 a request for** a 2.5-foot Side yard Waiver on Lot 212C and Lot 212B of a required 7.5-foot setback on each side to meet the minimum side yard setback of 15-feet total between dwellings on adjoining lots, for the reasons stated in the staff report and per testimony at the public hearing.

Motion Option 2:

I move to **deny Case No. WVR-2019-0083**, **a request for** 2.5-foot Side yard Waivers on Lot 212C and Lot 212B of a required 7.5-foot setback on each side to meet the minimum side yard setback of 15-feet total between dwellings on adjoining lots, due the proposal failing to meet the review criteria contained in §16-157 of the Los Alamos County Code of Ordinances, Chapter 16 – Development Code, for the following reasons:

1. …

Summary

This Waiver application is related to the proposed redevelopment of an empty lot at 4134 Alabama Avenue. Jim Hall intends to divide the .49± acre lot, Tract U, into four lots, Lot 212A, Lot 212B, Lot 212C, and Lot 212D, which will be developed into two duplexes on four fee simple lots.

The Waiver application was submitted at the same time as the Subdivision application. The Waiver was supported by the Interdepartmental Review Committee (IDRC) and there were no additional IDRC comments on conditions for the Waiver. The Waiver application is separate from the Subdivision application because there is no provision in the code for a subdivision and waiver to be heard by the Planning & Zoning Commission at the same time.

The proposed subdivided lots meet all Code development standards for the R-3-L-NC district except for the 2 inner side yards of the 2 duplexes. Per §16-537(d)(4) requires a minimum side yard setback of zero (0) feet on the attached side, and a minimum of 7.5-feet on the detached side, or a minimum of 15-feet between dwellings on adjoining lots. The applicant is requesting a waiver of two 2.5-feet on the detached side between two duplexes. The duplex condominium located on the adjacent parcel to the east is setback approximately 5.5-feet from the property line. The layout of the structure proposed to be constructed on Lot A in order to meet the 15-foot setback requirement will be built 10-feet from the property line to meet 15-foot setback requirement. Final setbacks will be addressed at the time of Building Permit review.

Waiver Review Criteria

***Sec. 16-157*: During the course of review of any waiver request, the board of adjustment shall base its decision on all the following criteria. The board of adjustment shall approve, approve with conditions and limitations, or deny the request depending on the extent to which the request meets or fails to meet these criteria:**

(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

Applicant Response: There is no intrusion. All utilities on site are proposed. See utility plan sheet C-301.

Staff Response: All easements are shown on the Plat and have been reviewed by Engineering, Utilities and Planning.

(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

Applicant Response: The sigh is restrictive in size. To meet the required setbacks waiver to the clearance between the units is being proposed. See site survey.

Staff Response: The duplex condominium located on the adjacent parcel to the east is setback approximately 5.5-feet from the property line. The layout of the structure proposed to be constructed on Lot A in order to meet the 15-foot setback requirement will be built 10-feet from the property line to meet 15-foot setback requirement. These conditions are not self-imposed, rather are due to the adjacent property owner encroaching into the required side yard by 2.5-feet.

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

Applicant Response: There are no health or safety issues.

Staff Response: No health or safety hazards would be created by grant of this Waiver, nor would any aspects of the Building Code be violated. Further review of these elements will occur at the time of Site Plan application for development on the smaller lot.

(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.

Applicant Response: There are no negative impacts.

Staff Response: No negative impacts on neighboring properties are anticipated as a result of granting this Waiver.

Findings of Fact

1. Notice of this public hearing, setting forth the nature of the request, the specific parcel of property affected, and the date, time and place of the public hearing, was announced and published in The Los Alamos Daily Post on Thursday, August 22, 2019, and property owners of real property located within 100 yards of the subject property were notified of this public hearing, all in accordance with the requirements of §16-192 of the Los Alamos Development Code.

2. The request is for approval of a Waiver, which is permitted by Section 16-122(g) of the Los Alamos County Development Code, a 2.5-foot side yard Waiver on Lot 212C and Lot 212B of a required 7.5-foot setback on each side to meet the minimum side yard setback of 15-feet total between dwellings on adjoining lots.

3. The subdivision proposed is permitted within the R-3-L-NC zoning district, subject to review and approval by the Planning & Zoning Commission and County Council.

4. Single family attached dwelling units are a permitted land use described within the R-3-L-NC zoning district, contained in Article XIII, Section 16-537 of the Los Alamos County Development Code.

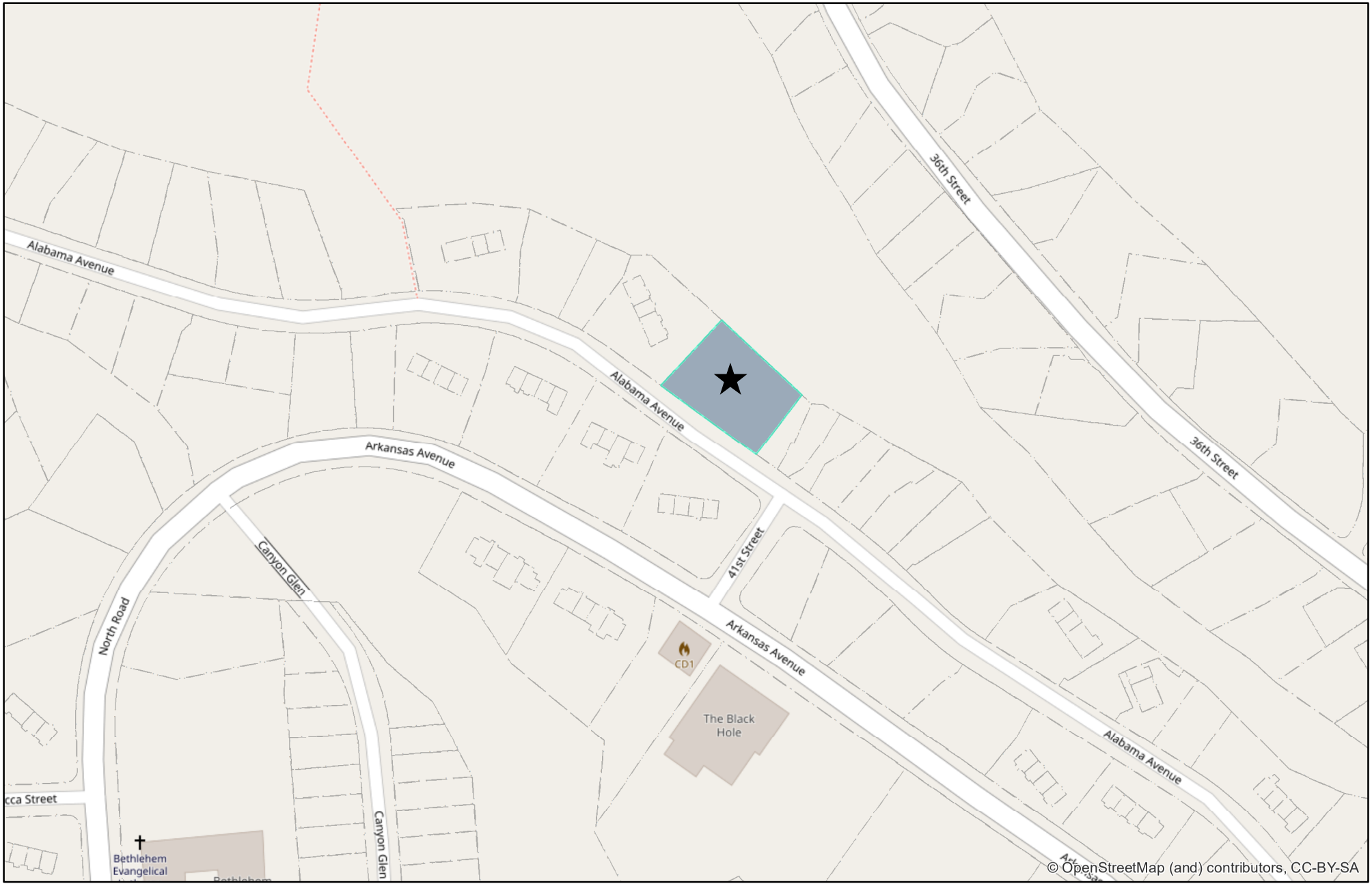
5. The subject property is currently vacant.

6. The subject property is addressed as 4134 Alabama Avenue. New addresses will be assigned by the County Surveyor prior to recordation of the plat.

7. Upon review by the IDRC, the petition was unanimously recommended for approval.

Exhibits

Exhibit 1	Vicinity Map of the subject property
Exhibit 2	Map and List of property owners of record within 100 yards of subject property
Exhibit 3	Waiver Application
Exhibit 4	Proposed Plat



VICINITY MAP | SUB-2019-0008

Mapping information is for reference only. Users are solely responsible to confirm data accuracy.
Los Alamos County assumes no liability for errors associated with the data.

4134 ALABAMA AVE

PARCEL

N

1 inch = 200 feet

4134 ALABAMA AVE

Mapping information is for reference only. Users are solely responsible to confirm data accuracy. Los Alamos County assumes no liability for errors associated with the data.

PROJECT SITE
300' NOTIFICATION BUFFER
PARCEL

N
W E
S

0 50 100
Feet

PHYSICAL ADDRESS	PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
4129 ALABAMA AVE	4129 ALABAMA AVE CONDOS	4129 ALABAMA AVE	LOS ALAMOS	NM	87544
4167 ALABAMA AVE	4167 ALABAMA AVE CONDOS	4167 ALABAMA AVE	LOS ALAMOS	NM	87544
4168 ALABAMA AVE	4168 ALABAMA AVE CONDOS	4168 ALABAMA AVE	LOS ALAMOS	NM	87544
4171 ARKANSAS AVE	4171 ARKANSAS AVE CONDOS	4171 ARKANSAS AVE	LOS ALAMOS	NM	87544
4205 ALABAMA AVE	4205 ALABAMA AVE CONDOS	4205 ALABAMA AVE	LOS ALAMOS	NM	87544
4226 ALABAMA AVE	4226 ALABAMA CONDOMINIUM APT BLDG	4226 ALABAMA AVE	LOS ALAMOS	NM	87544
4247 ALABAMA AVE	4247 ALABAMA AVE CONDOS	4247 ALABAMA AVE	LOS ALAMOS	NM	87544
4025 ALABAMA AVE	ACOSTA ELIVERIO & EDITH	4025 ALABAMA AVE	LOS ALAMOS	NM	87544
4090 ALABAMA AVE	ARELLANO JOSE A & MARY M REVOC TRUS	175 EL GANCHO	LOS ALAMOS	NM	87544
2529 36TH ST	BURK BRADLEY S & ABBIE A	5415 QUEMAZON	LOS ALAMOS	NM	87544
4167 ALABAMA AVE B	CHAMPENOIS SEAN & JULIA	4167 B ALABAMA AVE	LOS ALAMOS	NM	87544
4131 ARKANSAS AVE A	CHRISTMAN BRENT & XIA CAO	1725 CAMINO REDONDO	LOS ALAMOS	NM	87544
4131 ARKANSAS AVE	COBEL CONDO	4131 ARKANSAS AVE	LOS ALAMOS	NM	87544
2553 36TH ST	COURTRIGHT INVESTMENTS LLC	2197 LOMA LINDA DR	LOS ALAMOS	NM	87544
2537 36TH ST	COURTRIGHT INVESTMENTS LLC	2197 LOMA LINDA DR	LOS ALAMOS	NM	87544
2533 36TH ST	COURTRIGHT INVESTMENTS LLC	2197 LOMA LINDA DR	LOS ALAMOS	NM	87544
3974 ALABAMA AVE	COURTRIGHT INVESTMENTS LLC	2197 LOMA LINDA DR	LOS ALAMOS	NM	87544
4205 ALABAMA AVE D	FISCHAHS STEVEN J & JENNIFER J	5327 N CALLE BUJIA	TUSCON	AZ	85718
4205 ALABAMA AVE C	FISCHANHS CHRISTOPHER D & CHRISTINE I	4205 C ALABAMA AVE	LOS ALAMOS	NM	87544
2492 41ST ST	FROGGET ETHAN C & SARAH J	2492 41ST ST	LOS ALAMOS	NM	87544
4129 ALABAMA AVE A	HARRISON JOHN S	4129 A ALABAMA AVE	LOS ALAMOS	NM	87544
4040 ALABAMA AVE	HOUFEK GARY W	4040 ALABAMA AVE	LOS ALAMOS	NM	87544
4168 ALABAMA AVE D	IDZOREK FAMILY TRUST	4168 D ALABAMA AVE	LOS ALAMOS	NM	87544
4168 ALABAMA AVE C	IDZOREK FAMILY TRUST	4168 D ALABAMA AVE	LOS ALAMOS	NM	87544
4168 ALABAMA AVE A	IDZOREK GEORGE C	4168 D ALABAMA AVE	LOS ALAMOS	NM	87544
4200 ALABAMA AVE	JACOBS TAYLOR & COX ELAINE	4200 ALABAMA AVE	LOS ALAMOS	NM	87544
4131 ARKANSAS AVE C	JOHNSON JEFF & SCHILLACI SUSAN	1143 45TH ST	LOS ALAMOS	NM	87544
4131 ARKANSAS AVE D	JOHNSON JEFF & SCHILLACI SUSAN	1143 45TH ST	LOS ALAMOS	NM	87544
4129 ALABAMA AVE D	KOETTER AARON B	4129 D ALABAMA AVE	LOS ALAMOS	NM	87544
4129 ALABAMA AVE C	KOETTER AARON B	4129 D ALABAMA AVE	LOS ALAMOS	NM	87544
4080 ALABAMA AVE	KOSSAR MELANIE S	10608 MOONBEAM CT NE	ALBUQUERQUE	NM	87111-5035
4171 ARKANSAS AVE D	KUNDE YULIYA A	4171 D ARKANSAS AVE	LOS ALAMOS	NM	87544-1534
4210 ALABAMA AVE	LANGWORTHY THOMAS L & HELEN	4210 ALABAMA AVE	LOS ALAMOS	NM	87544

4167 ALABAMA AVE D	LATTIN JENNY L	4167 D ALABAMA AVE	LOS ALAMOS	NM	87544
4017 ARKANSAS AVE	LOS ALAMOS COUNTY	PO BOX 30	LOS ALAMOS	NM	87544
9999 ALABAMA AVE	LOS ALAMOS COUNTY	PO BOX 30	LOS ALAMOS	NM	87544
4110 ALABAMA AVE	MATTESON EMILIA	4110 ALABAMA AVE	LOS ALAMOS	NM	87544
4060 ALABAMA AVE	MCHALE CHARLENE J	4060 ALABAMA AVE	LOS ALAMOS	NM	87544
2521 36TH ST B	MEDINA PATRICIA M	1531 42ND ST	LOS ALAMOS	NM	87544
4100 ALABAMA AVE	NANDY ASHIS & SUSHMITA B	4100 ALABAMA AVE	LOS ALAMOS	NM	87544
2513 36TH ST	SANTANA JAMES P REVOC TRUST	2513 36TH ST	LOS ALAMOS	NM	87544
4015 ARKANSAS AVE	T2 DEVELOPMENT LLC	400 GOLD AVE STE 1200	ALBUQUERQUE	NM	87102
4129 ALABAMA AVE B	TERRAZAS ARREDONDO JAIME	4129 B ALABAMA AVE	LOS ALAMOS	NM	87544
4134 ALABAMA AVE A	THIRTY301 LLC	129 MONTE REY DR N	LOS ALAMOS	NM	87547
4005 ALABAMA AVE	TWICE BURNED MOUNTAIN PROPERTIES L	4788 D YUCCA ST	LOS ALAMOS	NM	87544
2549 36TH ST	VAN BUREN DALE & DIANE TRUST	2148 47TH ST	LOS ALAMOS	NM	87544
2543 36TH ST	VAN BUREN DALE & DIANE TRUST	2148 47TH ST	LOS ALAMOS	NM	87544
4205 ALABAMA AVE B	VARELA MARIA D	3 BRAZOS CT	SANTA FE	NM	87508
4171 ARKANSAS AVE C	VILLAREAL GILBERT & VANESSA	4171 A ARKANSAS AVE	LOS ALAMOS	NM	87544
4171 ARKANSAS AVE A	VILLAREAL GILBERT & VANESSA	4171 A ARKANSAS AVE	LOS ALAMOS	NM	87544
4171 ARKANSAS AVE B	VILLAREAL MATTHEW J	4171 B ARKANSAS AVE	LOS ALAMOS	NM	87544
4120 ALABAMA AVE	WILLHELM AUDREY D	4120 ALABAMA AVE	LOS ALAMOS	NM	87544
4205 ALABAMA AVE A	WILLIAMS C REINE	4205 A ALABAMA AVE	LOS ALAMOS	NM	87544
4247 ALABAMA AVE A	ZRG INVESTMENTS LLC	1475 CENTRAL AVE STE 150	LOS ALAMOS	NM	87544
4167 ALABAMA AVE A	ZRG INVESTMENTS LLC	1475 CENTRAL AVE STE 150	LOS ALAMOS	NM	87544
4131 ARKANSAS AVE B	ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS	NM	87544
4167 ALABAMA AVE C	ZRG INVESTMENTS LLC	1475 CENTRAL AVE STE 150	LOS ALAMOS	NM	87544

LOS ALAMOS
Community Development

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:

Address of Property to which the Waiver Request applies:
4134 ALABAMA AV, LOS ALAMOS, NM 87544

Zoning District: R-M-NC **Acreage:** 0.4887 **Lot Coverage:** < 40% **Related Applications (if any):**
SEE SUBDIVISION APPLICATION

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

Name: STEVEN G. SHAW, ARCH'T. Phone: 505 670-7289 Cell #: SAME
Please Print

Address: P.O. BOX 588, LANM 87544 Email: STEVESHAWARCH@GMAIL.COM

SIGNATURE DATE 8/9/19

PROPERTY OWNER (If different from Applicant) ☐ **Check here if same as above**

Name: JAMES W. HALL Phone: 505-412-3091 Cell #: SAME
Please Print

Address: 129 MONTE REY N. WHITE ROCK 87547 Email: JHALL@NEWMEXICO.COM
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: August 09, 2019 ***Staff Initial:*** AB

CDD Application Number: ***Fees Paid:*** $250.00 Credit Card

Revised: 12/30/15

R-3-NC

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

THERE IS NO INTRUSION. ALL UTILITIES ON SITE ARE PROPOSED. SEE UTILITY PLAN SHEET C-301

(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

THE SIGHT IS RESTRICTIVE IN SIZE. TO MEET THE REQUIRED SETBACKS A WAIVER TO THE CLEARANCE BETWEEN THE UNITS IS BEING PROPOSED. SEE SITE SURVEY

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

THERE ARE NO HEALTH OR SAFETY ISSUES

(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.

THERE ARE NO NEGATIVE IMPACTS.

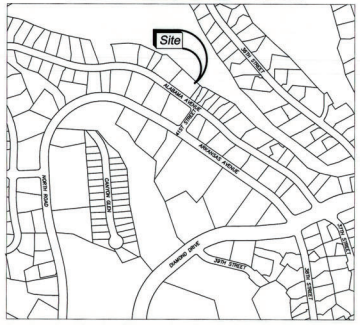
SUBMITTALS:

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.**
- ☒ **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:** _____

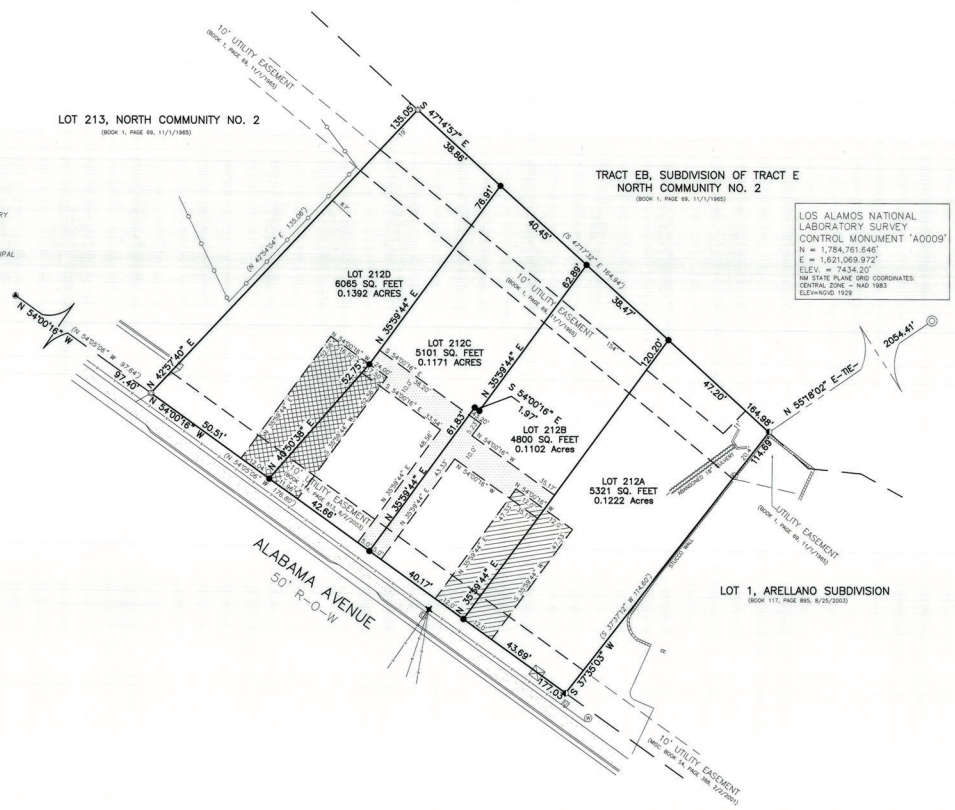
LOTS 212A, 212B, 212C AND 212D
SUBDIVISION OF LOT 212, NORTH COMMUNITY NO. 2
LOS ALAMOS, NEW MEXICO
AUGUST, 2019

Location Map



Scale 1" = 20'

0 20 40 60



Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1983).
2. BASIS OF BEARING IS FROM A CALCULATED BEARING BETWEEN LOS ALAMOS NATIONAL LABORATORY SURVEY CONTROL MONUMENTS A0006 AND A0009 OF N 17° 59' 45" W.
3. ALL DISTANCES ARE GROUND DISTANCES–US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN SECTION 5, TOWNSHIP 19 NORTH, RANGE 6 EAST, NEW MEXICO PRINCIPAL MERIDIAN, LOS ALAMOS COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. ZONING = R–3–L–NC.
7. SQUARE FOOTAGE DATA:
   LOT 212A = 5321 SQ. FT. ± OR 0.1222 ACRES±.
   LOT 212B = 4800 SQ. FT. ± OR 0.1102 ACRES±.
   LOT 212C = 5101 SQ. FT. ± OR 0.1171 ACRES±.
   LOT 212D = 6065 SQ. FT. ± OR 0.1392 ACRES±.
8. SURVEY DATE: JUNE 17, 2019.

REFERENCE DOCUMENTS:

THE PLAT OF NORTH COMMUNITY NO. 2, FILED IN BOOK 1, PAGE 69.
THE DEED TO THIS LOT FILED IN BOOK 177, PAGE 213.
THE PLAT OF ARELLANO SUBDIVISION FILED IN BOOK 117, PAGE 895.
THE GRANT OF EASEMENT DOCUMENT FILED IN BOOK 114, PAGE 813.
THE VACATION OF EASEMENT DOCUMENT FOR THIS LOT FILED IN BOOK 127, PAGE 614.

Legend

———	DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE THIS BOUNDARY IS SHOWN FOR INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.
N 88°00'50" E	MEASURED BEARING AND DISTANCE.
(N 88°00'50" E)	RECORD BEARING AND DISTANCE FROM THE PLAT OF NORTH COMMUNITY NO. 2.
●	1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "11993", SET THIS SURVEY.
✚	LIGHT POLE
◎	LANL CONTROL POINT, BRASS CAP IN CONCRETE, FOUND AND USED.
⊡	UTILITY BOX.
⊙	WATER METER.
⊠	ELECTRIC TRANSFORMER.
—o—o—	CHAIN LINK FENCE.
—U—U—	OVERHEAD UTILITY LINES.
✱	BATHEY T–BAR, FOUND AND USED.
✪	BATHEY T–BAR WITH CAP, FOUND AND USED.
◐	1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "11993", FOUND AND USED.

DECLARATION OF SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE MADE A SUBDIVISION AS SHOWN HEREON OF LOT 212, NORTH COMMUNITY NO. 2, LOS ALAMOS COUNTY, NEW MEXICO, SAID PLAT BEING FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF LOS ALAMOS COUNTY, NEW MEXICO IN PLAT BOOK 1, PAGE 69 ON THE 1st DAY OF NOVEMBER, 1965; SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

DEDICATION

THERE ARE NO STREET AND RIGHT–OF WAY DEDICATIONS REQUIRED BY THIS PLAT.

PRIVATE ACCESS EASEMENT GRANT-LOT 212A & LOT 212B

THE THE JOINT ACCESS EASEMENT SHOWN HEREON BY THIS SYMBOL

IS HEREBY GRANTED BY THE OWNERS OF LOT 212A AND 212B. EACH TO THE OTHER AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS IS DESIGNATED AS PRIVATE. NO PARKING OR OTHERWISE OBSTRUCTING THE ACCESS WAY IS ALLOWED.

PRIVATE ACCESS EASEMENT GRANT-LOT 212C & LOT 212D

THE THE JOINT ACCESS EASEMENT SHOWN HEREON BY THIS SYMBOL

IS HEREBY GRANTED BY THE OWNERS OF LOT 212C AND 212D. EACH TO THE OTHER AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS IS DESIGNATED AS PRIVATE. NO PARKING OR OTHERWISE OBSTRUCTING THE ACCESS WAY IS ALLOWED.

PRIVATE UTILITY EASEMENT GRANT

THE UNDERSIGNED OWNERS OF LOTS 212B AND 212C HEREBY GRANT, EACH TO THE OTHER, AND TO THE OWNERS OF LOT 212A AND LOT 212D, AND TO THE SUCCESSORS AND ASSIGNS OF EACH THE PRIVATE UTILITY EASEMENT DESIGNATED HEREON BY THIS SYMBOL

FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING UTILITY SERVICES SERVING THESE FOUR LOTS. THIS EASEMENT INCLUDES THE RIGHT TO REMOVE ANY STRUCTURE AND/OR PLANTING AS MAY REASONABLY APPEAR NECESSARY FOR THE PURPOSE FOR WHICH THIS EASEMENT IS GRANTED AND IS DESIGNATED AS PRIVATE.

PUBLIC EASEMENTS

PUBLIC EASEMENTS SHOWN HERON WERE PREVIOUSLY GRANTED. THERE ARE NO PUBLIC EASEMENT GRANTS REQUIRED BY THIS PLAT. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RIGHTS OF RECORD.

ACKNOWLEDGEMENT - OWNER OF LOT 212

JAMES W. HALL, MANAGING MEMBER THIRTY301 LLC
Managing Member
Thirty301, LLC

STATE OF NEW MEXICO) SS
COUNTY OF LOS ALAMOS)

OFFICIAL SEAL
MICHAEL B. ENGELHARDT
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12-19-2020

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF August, 2019 BY JAMES W. HALL, MANAGING MEMBER OF THIRTY301 LLC, OWNER OF SUBJECT PROPERTY.

BY Michael B. Engelhardt MY COMMISSION EXPIRES: 12-19-2020
NOTARY PUBLIC

APPROVAL

THIS PLAT IS HEREBY APPROVED THIS_____DAY OF _____ 2019 IN ACCORDANCE WITH A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF LOS ALAMOS COUNTY, NEW MEXICO.

CHAIRMAN

LOS ALAMOS COUNTY INDEXING BLOCK

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF LOS ALAMOS COUNTY SUMMARY PLAT ORDINANCE AND OF THE STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

8-27-2019

LARRY W. MEDRANO — DATE

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
1362 Trinity Drive, Suite A–2
Los Alamos, NM 87544
505.661.4262 PHONE
505.661.4263 FAX

INDEXING INFORMATION FOR COUNTY CLERK
OWNERS THIRTY301 LLC
SECTION 5, TOWNSHIP 19N, RANGE 6E,
SUBDIVISION NORTH COMMUNITY NO. 2

PSI JOB NUMBER 18LA–1043