



DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title: **1152 41st Carport**

Project Address: **1152 41st Street, Los Alamos, NM 87544**

Description:

See attachment A for a detailed description.

Check all application types, if applicable:

- | | |
|--|--|
| <input type="checkbox"/> Administrative Deviation ... \$25 | <input type="checkbox"/> Site Plan* ... \$500 plus
\$75 per/Million \$ estimated construction cost |
| <input type="checkbox"/> Administrative Wireless Telecom ... \$250 | Estimated Construction Cost: _____ |
| <input type="checkbox"/> Encroachment Permit ... \$25 | <input type="checkbox"/> Major Site Plan Amendment* ... \$500 |
| <input type="checkbox"/> Temporary Use Permit ... \$25 | <input type="checkbox"/> Minor Site Plan Amendment ... \$250 |
| <input type="checkbox"/> Comprehensive Plan Adoption &
Amendment*... \$250 | <input type="checkbox"/> Major Zone Map Amendment* ... \$150
<i>No fee if initiated by County Council
or County Manager</i> |
| <input type="checkbox"/> Conditional Use Permit* ... \$300 | <input type="checkbox"/> Minor Zone Map Amendment* ... \$150
<i>No fee if initiated by County Council
or County Manager</i> |
| <input type="checkbox"/> County Landmark or Historic District
Adoption/Amendment* ... \$250 | <input type="checkbox"/> Master Plans* (Major, Minor) ...\$250 |
| <input type="checkbox"/> Development Plan* ... \$500 | <input type="checkbox"/> Text Amendment* ... \$150
<i>No fee if initiated by County Council
or County Manager</i> |
| <input type="checkbox"/> Major Development Plan Amendment* ... \$500 | <input checked="" type="checkbox"/> Variance ... \$250
<i>No fee if application is a part of a Site Plan review</i> |
| <input type="checkbox"/> Minor Development Plan Amendment ... \$250 | <input type="checkbox"/> Administrative Wireless Telecommunication
Facility ... \$250 |
| <input type="checkbox"/> Summary Plat... \$100 plus \$25 lot; \$10 / acre for
non-residential | <input type="checkbox"/> Discretionary Wireless Telecommunication
Facility* ... \$500 |
| <input type="checkbox"/> Sketch Plat, Subdivision*... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Small Wireless Facility ...\$250 |
| <input type="checkbox"/> Preliminary Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Major Historic Demolition* ... \$250 |
| <input type="checkbox"/> Final Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Major Historic Property Alteration
Certification* ... \$250 |
| <input type="checkbox"/> Landscaping Plan ...\$500 | <input type="checkbox"/> Minor Historic Property Alteration Certificate ... \$250 |
| <input type="checkbox"/> Lighting Plan ...\$500 | |

*** Application reviews require a pre-application meeting.**

PROPERTY & OWNER INFORMATION

Property Address:	<u>1152 41st Street</u> <small>Address</small>	<u>Los Alamos</u> <small>City</small>	<u>NM</u> <small>State</small>	<u>87544</u> <small>ZIP</small>
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Zoning District: RM1	Lot Size - Acres / Sq. Ft.: 12,070.00
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Existing Structure(s) Sq. Ft.: 3,271.75	Lot Coverage: 27
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Property Owner(s) Name: **Eric Morrison and Casey Shoemaker**

Owner(s) Email: **emorriso89@gmail.com**

Owner(s) Phone(s)#: 303-877-4219 or 505-667-4335

Owner's Address same as Property Address

Owner(s) Address: _____
Address City State ZIP

APPLICANT / OWNER'S AGENT INFORMATION

Applicant is same as Owner

Applicant Name: _____

Applicant Address: _____
Address City State ZIP

Applicant Email: _____

Applicant Phone(s)#: _____

ASSOCIATED APPLICATONS

Application Type: _____

Case Number: _____

I hereby certify and affirm, under penalty of perjury, that the information I have provide in this application is true and accurate to the best of my knowledge, information, and belief. [NMSA 1978, §30-25-1]

Signature: ERIC MORRISON (Affiliate)	<small>Digitally signed by ERIC MORRISON (Affiliate) Date: 2023.12.05 08:19:14 -07'00'</small>	Date: 12/05/23
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STAFF USE ONLY

Date Received: _____	Staff: _____
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Case No.#: _____	Meeting Date: _____
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SUBMITTALS

- | | |
|---|---|
| <input type="checkbox"/> Proof of Ownership or Letter of Authorization from Owner | <input type="checkbox"/> Complete Application – Date: _____ |
| <input type="checkbox"/> Items from associated Application Checklist | <input type="checkbox"/> Payment – Accepted upon verification of a complete application - Date: _____ |

PROPERTY & OWNER INFORMATION

Property Address: 1152 41st street Los Alamos NM 87544
Address City State ZIP

Zoning District: **RM1** Lot Size - Acres / Sq. Ft.: **12070**

Existing Structure(s) Sq. Ft.: **3271.75** Lot Coverage: **27%**

Property Owner(s) Name: **Eric Morrison and Casey Shoemaker**

Owner(s) Email: **emorriso89@gmail.com**

Owner(s) Phone(s)#: **303-877-4219 or 505-667-4335**

Owner's Address same as Property Address

Owner(s) Address: _____
Address City State ZIP

APPLICANT / OWNER'S AGENT INFORMATION

Applicant is same as Owner

Applicant Name: _____

Applicant Address: _____
Address City State ZIP

Applicant Email: _____

Applicant Phone(s)#: _____

ASSOCIATED APPLICATONS

Application Type: _____

Case Number: _____

I hereby certify and affirm, under penalty of perjury, that the information I have provide in this application is true and accurate to the best of my knowledge, information, and belief. [NMSA 1978, §30-25-1]

Signature: *Casey Shoemaker* Date: **3/6/24**

STAFF USE ONLY

Date Received: _____ Staff: _____

Case No.#: _____ Meeting Date: _____

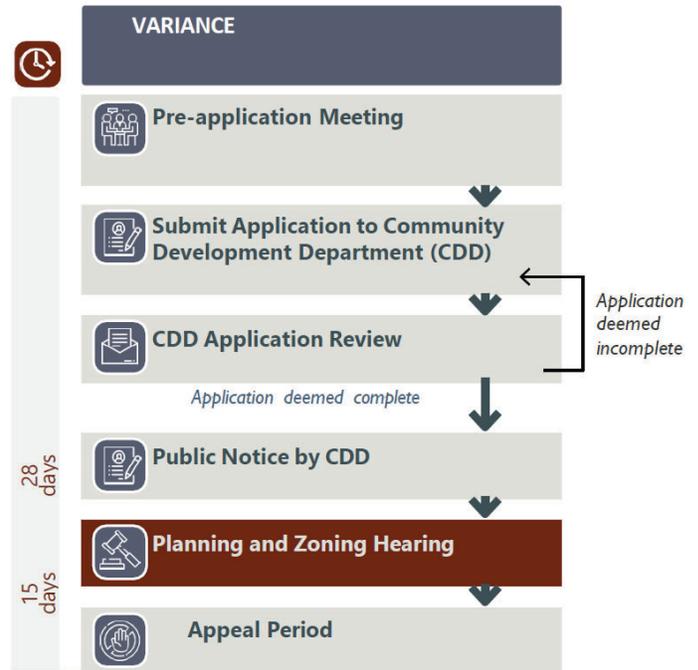
SUBMITTALS

- | | |
|---|---|
| <input type="checkbox"/> Proof of Ownership or Letter of Authorization from Owner | <input type="checkbox"/> Complete Application – Date: _____ |
| <input type="checkbox"/> Items from associated Application Checklist | <input type="checkbox"/> Payment – Accepted upon verification of a complete application - Date: _____ |

VARIANCE CHECKLIST

Applicants for all development application reviews must complete this checklist and submit it with the Development Application. Refer to the referenced code sections for additional information. Contact the Planning Division with questions regarding these requirements: planning@lacnm.us.

PRE-APPLICATION MEETING	
Date Held:	11/09/2023
SITE PLAN	
Scaled site plan at a minimum of 1" = 100' that illustrates the following:	
<input checked="" type="checkbox"/> Graphic Scale and North Arrow <input checked="" type="checkbox"/> Property Lines according to recorded survey <input checked="" type="checkbox"/> Existing and proposed structures <input checked="" type="checkbox"/> Existing and proposed easements <input checked="" type="checkbox"/> Existing and proposed setbacks <input checked="" type="checkbox"/> Existing and proposed utility lines	
ELEVATIONS	
Elevation drawing(s) at a minimum scale of 1/8" = 1' that indicates:	
<input checked="" type="checkbox"/> Height (above existing grade) of all four sides	
LOT COVERAGE	
Existing (%):	27.00
Proposed (%):	32.00
ADDITIONAL SUBMITTALS	
Based on staff's review and Interdepartmental Review Committee's recommendation – additional submittals may be required and will be communicated to the applicant by the assigned Case Manager.	



See Reverse.

DECISION CRITERIA 16-74-(g)(3)

a. The variance will not be contrary to the public safety, health, or welfare. Explain.

SEE ATTACHMENT A, Criteria A

- Staff finds that this criterion has been met
- Staff finds that this criterion has not been met - more information is needed

b. The variance request will not undermine the intent of the Development Code, the applicable zone district, other County adopted policies or plans, or violate the Building Code. Explain.

The designs meet current building code and will go through the building permit process. RM-1 is not specifically called out, however, the intent of RM zoning district is to accommodate a variety of dwellings. Installation of a carport does not impact the ability to accommodate dwellings as it remains within the property lines of Lot 300, including the roof over hang of the structure. Addition of the carport also remains under the three maximum structures per lot. (SEE ATTACHMENT A, Criteria B)
FOR ADDITIONAL COMMENTS REGARDING THE DEVELOPMENT CODE PURPOSE)

- Staff finds that this criterion has been met
- Staff finds that this criterion has not been met - more information is needed

c. Granting of the variance will not cause an intrusion into any utility or other easements unless approved by the owner of the easement. Explain.

The structure is planned where there are no easements.

- Staff finds that this criterion has been met
- Staff finds that this criterion has not been met - more information is needed

DECISION CRITERIA 16-74-(g)(3)

d. The variance request is caused by an unusual physical characteristic or hardship inherent in the lot or lot improvements and that the peculiarity or hardship is not self-imposed. Explain.

SEE ATTACHMENT A, Criteria D

- Staff finds that this criterion has been met
- Staff finds that this criterion has not been met - more information is needed

e. The variance will not create any significant adverse impacts on properties within the vicinity. Explain.

SEE ATTACHMENT A, Criteria E

- Staff finds that this criterion has been met
- Staff finds that this criterion has not been met - more information is needed

f. Granting of the approved variance is the minimum necessary easing of the Code requirements making possible the reasonable use of the land, structure, or building. Explain.

SEE ATTACHMENT A, Criteria F

- Staff finds that this criterion has been met
- Staff finds that this criterion has not been met - more information is needed

Attach additional sheets, if needed.

Description

I am requesting to build a carport to cover the majority of the driveway on the NE corner of the project address lot. This will require approximately a 19' variance to the 20' north setback as measured from the N setback line to the N face (street side) of the existing fence post on the NW corner of the driveway. The structure will also require approximately a 1' 3/4" variance to the 5' E setback as measured from the E face (outside) of the planned NE structural support to the E setback line. The structure is planned to keep the roof line behind the property line.

Criteria A:

Roadway visibility: The lot is not a corner lot, so there are no intersection visibility concerns. Visibility triangles are shown on the site plan, indicating the structure does not impede on any existing visibility. Lastly, installation of the carport will require removal of an existing tree on the NW corner of the drive way, which will actually improve visibility while exiting the driveway.

Fire code: The structure will be built to meet current fire code. There will be a variance on the 5ft set back to east side property line. However, there is no adjacent structure as this will parallel the adjacent neighbor's driveway.

Increased safety: Due to the steep slope and location (north facing) of the driveway, significant amounts of snow and ice accumulate during the winter. Even with continual, complete snow removal and salting, ice is still present on the driveway. This condition poses a hazard to residents, visitors, and mail carriers. Having a safe parking area also encourages not parking on the street, this will improve access to snow removal on an already very narrow street.

Lastly, the structure footings will not impact existing utility lines, as shown on the site plan. The roof of the structure will not cover or change access to the existing utility boxes.

Criteria B:

Below is a response to each statement provided in Chapter 16, Development Code, Article I.

- A. Implement the adopted goals, policies and strategies of Los Alamos County, including those set forth in the comprehensive plan and other adopted plans.
 - a. The structure does not undermine the comprehensive plan and it does not impact the purpose or theme presented on page 5 of the comprehensive plan. All of the themes appear to be adopted in the RM-1 development code and are outlined below. Furthermore, the goal of the Comprehensive Plan is to protect character within the neighborhood with setbacks and height limits. Having a carport encroach to a set back will not adversely affect the character of the neighborhood, in fact, it will enhance it. In my neighborhood, the majority of households have cars parked on the street, making the streets feel tight and cluttered. Figures 1 & 2 below are examples of cluttered streets due to parked cars. I park my vehicle on the street during the winter, as it makes driveway shoveling easier. A covered driveway would keep my vehicle from being parked on the street year round. Also this is an open structure, which retains the openness of the setback to the closed structure such as a house. Figure 3 below is an example of how the openness of the streets are not impacted by a carport that encroaches on setbacks. Lastly, the structure will follow the planning process, so that is not undermined as described in the comprehensive plan.



Figure 1: Example of cluttered streets from cars being parked.



Figure 2: Example of trailers being stored on the street side which clutters streets.



Figure 3: Close by neighbor that has a carport up to the property line. Notice how the streets remain open and view is not impacted by the structure because it is open.

- B. Protect the health, safety, and welfare of the county.
 - a. The only impact could be on roadway visibility and an additional fire hazard. There will be no impact to roadway visibility as this is a corner lot and the visibility triangles remain unobstructed. Furthermore, installation will require removal of a tree on the NW corner of the driveway, which will improve visibility. The structure will be built to current fire code
- C. Provide adequate privacy, light, and air, and otherwise mitigate adverse impacts associated with development that occurs in the county.
 - a. Addition of an elevated structure could cast a shadow on the eastern neighboring drive way, however, given the angle and azimuth of the sun during the winter, the structure does not add an additional shadow on the neighboring driveway. The structure will not impact air pollution nor change privacy of neighboring houses.
- D. Provide protection from fire, flood, and other dangers.
 - a. The structure will be built to fire code and provide roof drainage into an existing storm drainage system as shown on the site plan.
- E. Facilitate adequate provision for transportation, utilities, schools, parks, and other public requirements.
 - a. The improve transportation as it will prevent icing of my driveway. The utilities will remain unobstructed. There are no schools in the neighborhood. There are no other public requirements that are impacted by the structure.
- F. Conserve the value of buildings and land pursuant to NMSA 1978, § 3-21-5.B, and to encourage the most appropriate use of land throughout the county.
 - a. The structure will be custom built, designed to match the existing structure. This will increase the value of the land as it provides cover to the driveway and does not appear as a mismatched structure. This will also maximize the use of the land as I will not have to park in the street during the winter to ensure my driveway stays clear of snow and ice.
- G. Divide the county into zone districts according to the use of land and structures and the intensity of such use and provide for the appropriate regulation of land use within those districts.
 - a. No impact.

- H. Guide the location and use of structures and land for commercial, industrial, public, and residential uses where they are, or can be made to be, compatible with neighboring land uses.
 - a. No impact.
- I. Provide for harmonious development in the county.
 - a. A letter is provided from the east neighbor in support of the structure. Additionally, a public hearing will help flush out any inharmonious development.
- J. Provide for coordination of street plans.
 - a. This structure does not change any street plans.
- K. Provide for needed school and park lands.
 - a. No impact.
- L. Preserve the natural beauty, vegetation, and topography, and prevent the pollution of air, water, and the general environment.
 - a. The structure is planned where there is no natural vegetation, nor will it impact views as it will not be taller than the existing house. The structure will improve water pollution as it will reduce the amount of salt being used to de-ice the driveway. The structure will not impact any other environmental pollution.
- M. Ensure adequate drainage and availability of utility resources and facilities.
 - a. The structure is not planned where there are any existing drainage routes and does not impede on any existing utilities. Furthermore, the structure does not impact road passage.
- N. Control and abate the unsightly use of buildings or land.
 - a. The structure will be integrated into the existing house to not appear as an eye sore. A simple comparison of pre-fabricated vice custom carports at existing houses in RM-1 will show that custom carports keep the property looking appealing. See photo comparison below:
- O. Provide flexible regulations which encourage compatible, creative, and efficient uses of land.
 - a. This structure meets the intent of this purpose as it more efficiently utilizes parking on the existing property instead of street parking during the winter.
- P. Provide for the administration and enforcement of this chapter.
 - a. No impact.
- Q. Provide service to applicants and property owners in understanding and working with the provisions and procedures of this chapter.
 - a. No impact.

Criteria D:

Alternative locations on the property have been evaluated for installation of a covered parking structure. There are easements on every other side (N,W,S) of the property, as shown on the site plan, that would not allow building a parking structure. Furthermore, the west side of the lot is adjacent to a drainage inlet that would not allow a curb cut for a parking structure. Lastly, the rear (south) side of the lot is next to an open space that does not have roadway access. All of these previously mentioned features were present prior to purchasing the house. The house was purchased in 2019 with all current structures in place, which includes the very close proximity of the house to setback lines. I therefore cannot design a covered driveway to remain within the setback lines. For all the reasons previously listed, the driveway is the only realistic location for a carport. Lastly, you will note in the plans, that there is already a garage. This garage was designed and built prior to me owning the house. The garage is a one car garage that is in use to store a smaller vehicle. With having a family of 5, one small vehicle is not enough, so I need the additional vehicle, which cannot fit in the garage.

Criteria E:

Addition of an elevated structure could cast a shadow on the neighboring driveway, however the trees that are present along the east side of the driveway will have to be removed. The trees are taller than the proposed structure, so, by installing the carport, there would be a reduced shadow present on the adjacent neighbor.

Furthermore, given the angle and azimuth of the sun during the winter, there would not be any shadow until late afternoon. Lastly, a letter from the adjacent neighbor in support of the carport is included.

The goal of the Comprehensive Plan is to protect character within the neighborhood with setbacks and height limits. Having a carport encroach to a set back will not adversely affect the character of the neighborhood, in fact, it will enhance it. In my neighborhood, the majority of households have cars parked on the street, making the streets feel tight and cluttered. I park my vehicle on the street during the winter, as it makes driveway shoveling easier. A covered driveway would keep my vehicle from being parked on the street year round. Also this is an open structure, which retains the openness of the setback to the closed structure such as a house. An example of this is shown in figure 3 above.

Installing structures, if not aesthetically designed, can lower the property value on the house. Lowering the property value on one's house can, in turn, lower the property value of adjacent houses. This carport is designed to look integrated to the house and aesthetically pleasing for this exact reason. An example is shown in figure 3 above.

The last topic is "quality of life"; one would not want to be walking on the sidewalk and have to get off the side walk because of a structure. In this neighborhood, there are no sidewalks and all pedestrians are forced to use the street. This structure is planned to be behind the property line and will not impede on any walkways. Furthermore, my house is adjacent to a walkway access (trail), this structure is planned to be far enough away from the walkway that no access will be impacted.

Criteria F:

Any other location would require a drainage inlet relocation and a variance to current easements. Granting a variance to the proposed location has the least impact on code requirements. These options were discussed at a 11/9/2023 pre application meeting, the meeting members were in agreement with this assessment. Furthermore, the goal of the Comprehensive Plan is to protect character within the neighborhood with setbacks and height limits. Having a carport encroach to a set back will not adversely affect the character of the neighborhood, in fact, it will enhance it. In my neighborhood, the majority of households have cars parked on the street, making the streets feel tight and cluttered. I park my vehicle on the street during the winter, as it makes driveway shoveling easier. A covered driveway would keep my vehicle from being parked on the street year round. Also this is an open structure, which retains the openness of the setback to the closed structure such as a house. An example of this is shown in figure 3 above. Furthermore, any other location would impact either the trail access on the NW corner of the lot or need to change the landscaping. This would add yet another parking pad and reduce the amount of viewable landscaping that is enjoyed by neighbors or pedestrians.

One could ask why does the carport need such a large variance to the north setback? The goal of the project is to provide cover to the driveway and vehicles in the driveway. Simply building within the setback would not accomplish this goal and would not be worth the money spent on the project. Another option would be to detach the carport to allow an administrative 40% + 15% variance. This still would not be able to cover an entire vehicle. Furthermore, detaching the carport would require additional structural supports that would need to be included as a variance. Another option would be pulling back the carport to reduce the variance on the North setback. At most, the carport could be reduced by 1' to cover an entire vehicle but this would require an additional footing within the existing retaining wall next to the fence. Given there is already a structural support at the proposed location, this seems like the most logical place to install the carport and minimizes the number of new supports required. Utilizing the existing fence post as a structural support also minimizes the amount of landscaping that will have to be removed, this helps keep the "curb appeal" to support arguments in criteria E. The proposed carport will only cover the existing drive way, which still keeps 75% of the front property within the setback and a view the well-kept landscape. See figure 4 below as an example.



Figure 4: Remaining landscape that will be unimpacted by the installation of a carport.

Project Data:

Project Description:
Obtain Permits for a New Carport

Project Address:
1152 41st Street
Los Alamos, NM 87544

Tax Parcel #:
1032112440478

Total Lot Coverage Percentage:
Current Lot Coverage 21.1%

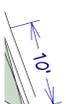
12,070 SQ FT Lot
3154 SQ FT Residence
117.75 SQ FT Shed

Proposed Lot Coverage 31.8%

New Carport: 23'X25' (Roof Overhang)
575 SQ FT

SITE PLAN

New Mexico One Call--800-321-2537



Legend

- Topography Lines-----
- Gas Lines-----
- Electrical Lines-----
- Water Lines-----
- Sewer Lines-----
- Grass-----
- Existing Fence -----
- Driveway-----

NOTE: THIS IS NOT A SURVEY

All Dimensions shown here are based off of distances from Client given Property Lines.
 Note: Information is also provided from original survey, that of This information is represented to be accurate and credible.
 Any Discrepancies from this drawing and actual site conditions are the sole responsibility of the client.

NOTE:
 ALL UTILITIES AND LOCATIONS PROVIDED BY
 THEY ARE NOT EXACT LOCATIONS AND A LOCATE MUST BE PERFORMED BEFORE CONSTRUCTION

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



Defined Dimensions, LLC

Eric Morrison
1152 41ST ST
Los Alamos, NM 87544

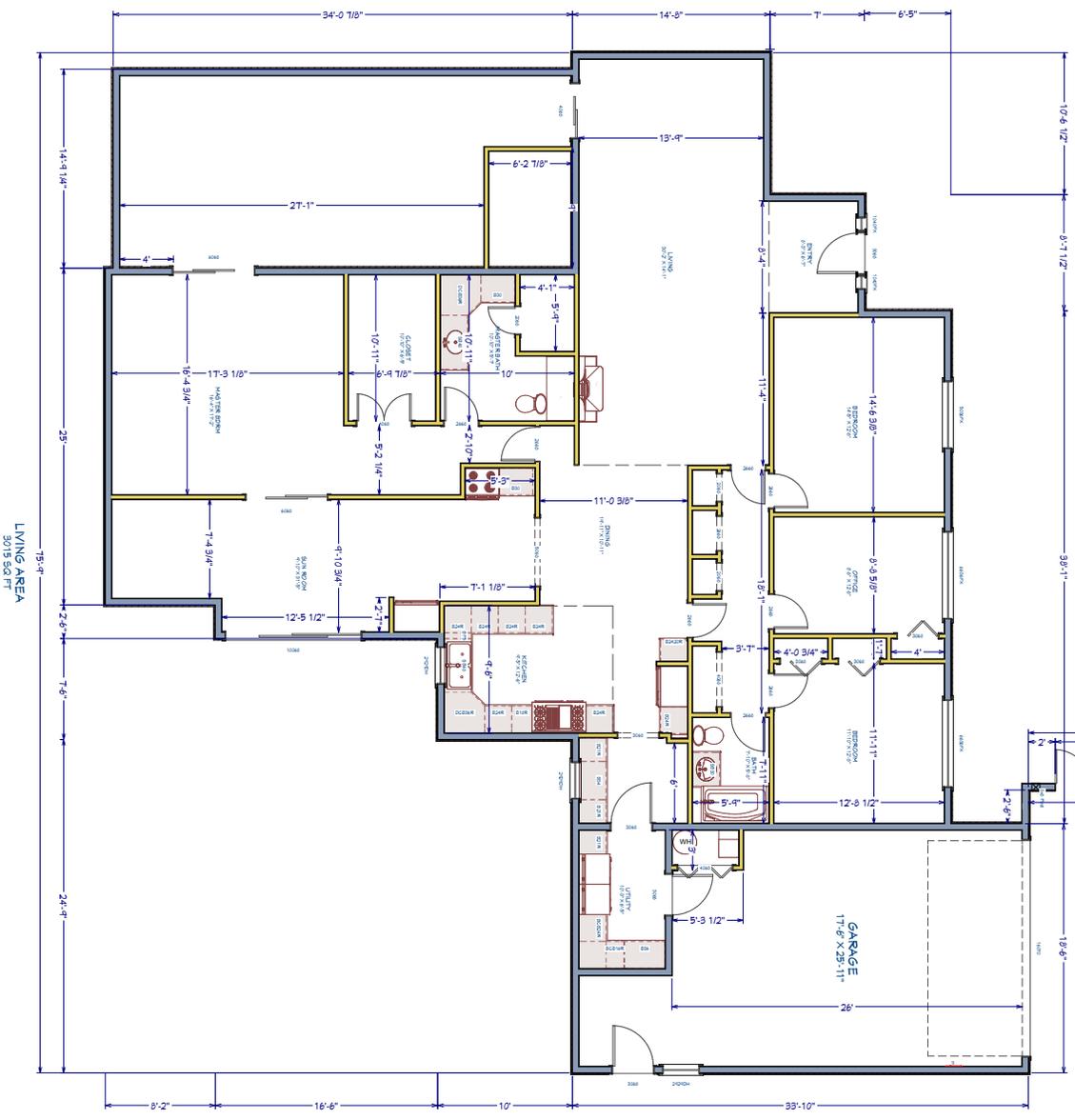
DRAWINGS PROVIDED BY: **CCG**

DATE: 3/8/2024

SCALE: 1" = 10'

SHEET: 1

Original House and Garage Foundation



DRAWINGS PROVIDED BY: **CCG**
 DATE: **2/27/2024**
 SCALE: **1/4"=1'**
 SHEET: **2**

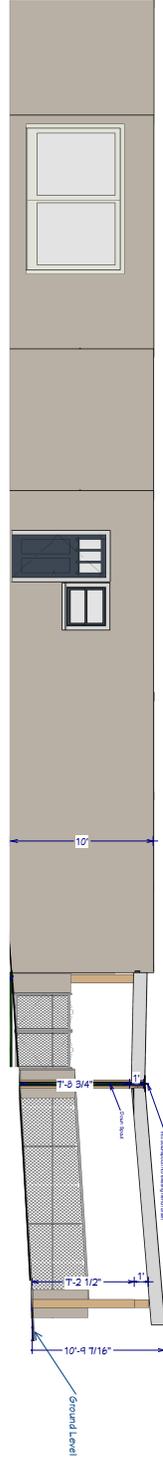
Eric Morrison
1152 41ST ST
Los Alamos, NM 87544

Defined Dimensions, LLC

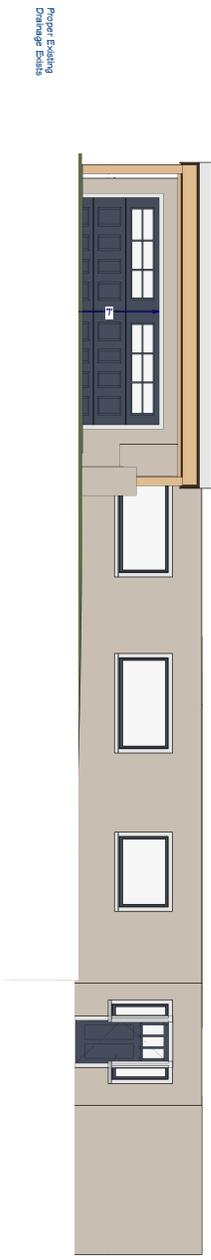
REVISION TABLE		
NUMBER	DATE	DESCRIPTION



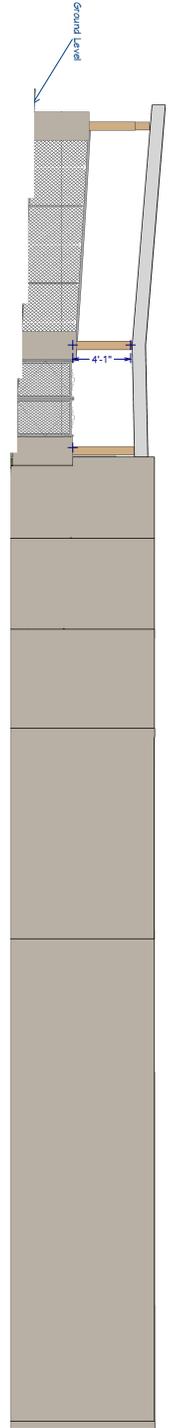
Elevations



East Elevation



South Elevation

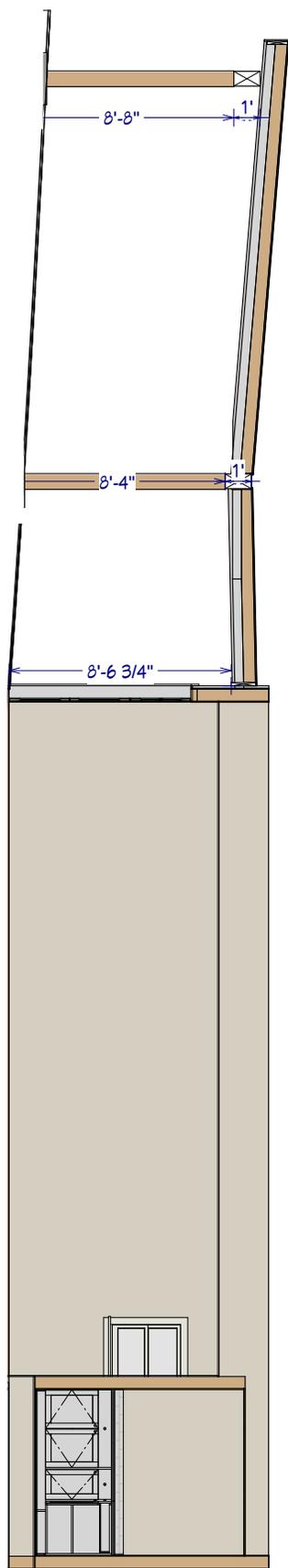


West Elevation

DRAWINGS PROVIDED BY: CCG	DATE: 2/27/2024 SCALE: 1/4" = 1' SHEET: 4	Eric Morrison 1152 41ST ST Los Alamos, NM 87544	Defined Dimensions, LLC	REVISION TABLE																	
				<table border="1"> <thead> <tr> <th>NUMBER</th> <th>DATE</th> <th>REVISOR</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NUMBER	DATE	REVISOR	DESCRIPTION													
NUMBER	DATE	REVISOR	DESCRIPTION																		

Cross Section

Carport Cross Section



DRAWINGS PROVIDED BY: **CCG**

DATE: _____

2/27/2024

SCALE: **1/2" = 1'**

SHEET: **5**

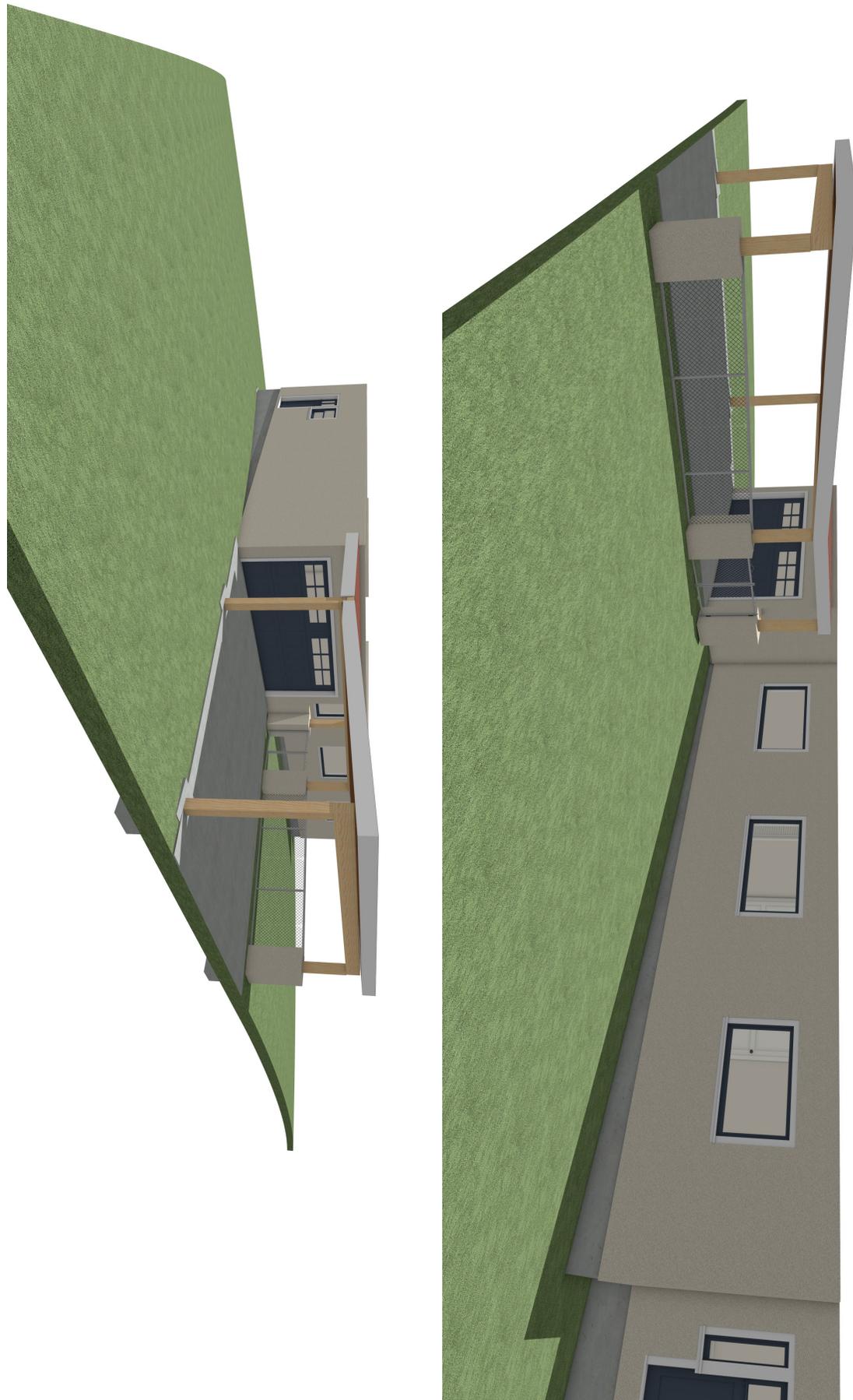
Eric Morrison
 1152 41ST ST
 Los Alamos, NM 87544

Defined Dimensions, LLC

REVISION TABLE		
NUMBER	DATE	DESCRIPTION



Orthographic Views



DRAWINGS PROVIDED BY: CCG	Eric Morrison 1152 41ST ST Los Alamos, NM 87544	Defined Dimensions, LLC	REVISION TABLE	
DATE: 2/27/2024	SHEET: 6	SCALE:	NUMBER DATE REVISION BY DESCRIPTION	



WARRANTY DEED (JOINT TENANTS)

Peter Moller, an unmarried man, for consideration paid, grant to Eric Morrison and Casey Shoemaker, husband and wife, as joint tenants with rights of survivorship, whose address is 1152 41st Street, Los Alamos, NM 87544, the following described real estate in Los Alamos County, New Mexico:

Lot 300, Western Area No. 1, as shown on the subdivision plat thereof filed for record on September 20, 1965, as Document No. 4776, in Plat Book 1, Page 66, records of Los Alamos County, New Mexico.

SUBJECT TO: Restrictions, reservations and easements of record.
ALSO SUBJECT TO: Ad valorem property taxes for the year 2019 and subsequent years.

with warranty covenants.

WITNESS our hands and seals this 30th day of August, 2019.

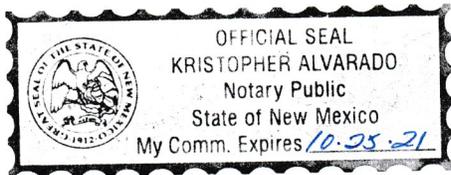
Peter Moller

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF LOS ALAMOS

This instrument was acknowledged before me on August 30, 2019 by Peter Moller.

Notary Public
My Commission Expires: 10/25/2021



240402 08/30/2019 01:33 PM
Book: 186 Page: 287 Naomi D Maestas - County Clerk
Los Alamos County, NM Anna Sanchez - Deputy
DEED Page(s): 1



To whom it may concern:

Subject: Support for a carport at 1152 41st Street

I am Miguel Hoffman, owner of 1170 41st Street and easterly neighbor of Eric Morrison, owner of 1152 41st Street. I support construction of a carport over Eric's driveway. The carport will not cause my property any negative impacts such as reduce sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.

Very Respectfully,

Miguel Hoffman
12/22/2022

A handwritten signature in blue ink, appearing to read "Miguel Hoffman", with a long horizontal flourish extending to the right.

IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY:

TO TITLE COMPANY: TITLE GUARANTY LLC

TO UNDERWRITER: _____

TO LENDER: _____

THAT ON JULY 19, 2019, I MADE AN ACCURATE INSPECTION OF THE PREMISES SITUATED AT LOS ALAMOS, LOS ALAMOS COUNTY, NEW MEXICO, BRIEFLY DESCRIBED AS:

1152 41ST STREET, LOS ALAMOS, N.M. 87544

PLAT REFERENCES: Bearings, distances and/or curve data are taken from the following plat:

Lot numbered three hundred (300) in Western Area No. 1 as the same is shown and dedicated on the Plat thereof, filed in the office of the County Clerk of Los Alamos County, New Mexico on September 20, 1965 in Plat Book 1, Page 66 and a document granting and vacating an easement filed on November 20, 1978 in Misc. Book 21, Page 510.

NOTE: The error of closure is one foot of error for every 43,000 feet along the perimeter of the legal description provided.

Easements shown hereon are as listed in Title Commitment No. LA19-0388 provided by Title Company.

ATTENTION: THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

