

**AGENDA
TOWN OF EDGEWOOD
PLANNING & ZONING COMMISSION MEETING
SEPTEMBER 19, 2016 AT 6:00 PM
EDGEWOOD COMMUNITY CENTER
27 E. FRONTAGE ROAD, EDGEWOOD, NM 87015**

The Town of Edgewood Planning & Zoning Commission is pleased to have residents of the community take time to attend commission meetings. Attendance and participation is encouraged. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared. Public comments may not be disruptive or harassing, and all persons are expected to maintain respect and decorum. Accordingly, rude, slanderous, or abusive comments and/or boisterous behavior will not be permitted. Written comments are welcome and should be given to the town administrator prior to the start of the meeting.

1. CALL TO ORDER & ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES:

- A. Draft Planning & Zoning Commission Meeting Minutes of September 6, 2016

4. PUBLIC COMMENTS

5. PUBLIC HEARING.

Quasi-judicial Procedure: Certification that Public Notice of this meeting has been posted as required:

This case is being heard under provisions required by the New Mexico Court of Appeals intended to protect the rights of all parties and their witnesses and to cross-examine persons giving testimony.

Confirmation of no conflict of interest or ex-parte communication.

- A. The applicant is seeking a Conditional Use Permit for short term rentals at the home located on 7.5 acres located at 506 Dinkle Road, Tract B as shown on Land Division of a portion of the lands of Donald E & Mary E. Huston, being located in the portions of Sections 14,23, &24, T10N, R7E, N,M,.P,M, Town of Edgewood, Santa Fe County, NM 87015.

- B. Continuation of Public Hearing for request for approval of a Minor Subdivision consisting of 2 lots, located at 29 Woods End Road, Woods End Ranch, being tract P-5-A-2, Section 21, T10N, R7E, N.M.P.M., Town of Edgewood, Santa Fe County.

6. WORKSHOP

- A. Amendments to the Zoning Ordinance – District Standards
B. Road Standards & Paving Priority List

7. MATTERS FROM THE CHAIR AND COMMISSION MEMBERS

8. MATTERS FROM STAFF

9. CALENDAR UPDATE AND FUTURE AGENDA ITEMS.

- A. Next Commission Meeting – October 3, 2016
1. Woodline Drive - 3 lot subdivision
2. Conditional Use – K1-12 Charter School

10. ADJOURN.

A copy of the agenda may be obtained at the Town Office, 1911 Historic Route 66 during regular business hours of 8:00 am - 5:00 pm. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Town Clerk at 505-286-4518 at least one week prior to the meeting or as soon as possible.

**DRAFT MINUTES
TOWN OF EDGEWOOD
PLANNING & ZONING COMMISSION MEETING
SEPTEMBER 6, 2016 AT 6:00 PM
EDGEWOOD COMMUNITY CENTER
27 E. FRONTAGE ROAD, EDGEWOOD, NM 87015**

1. CALL TO ORDER & ROLL CALL

Chairman Dan Thompson called the meeting to order at 6:03 pm and asked for Roll Call. Commissioners present were: Garry Bryant, Cheryl Huppertz and Dan Thompson. Also present were: John Bassett, Mayor; Larry Sullivan, Planning Administrator, and Bonnie Pettee, Planning Assistant.

2. APPROVAL OF AGENDA

MOTION: Commissioner Huppertz made a motion to approve the agenda as presented for the September 6, 2017 meeting. Commissioner Bryant seconded the motion.

VOTE: All Commissioners present voted aye. Motion carried.

3. APPROVAL OF MINUTES:

A. Draft Planning & Zoning Commission Meeting Minutes of August 1, 2016

MOTION: Commissioner Bryant made a motion to approve the minutes of the August 1, 2016 meeting. Chairman Thompson seconded the motion.

VOTE: Chairman Thompson and Commissioner Bryant voted aye. Commissioner Huppertz abstained as she was not at the meeting of August 1, 2016. Motion carried.

B. Draft Planning & Zoning Commission Meeting Minutes of August 22, 2016

MOTION: Commissioner Huppertz made a motion to approve the minutes of the August 22, 2016 meeting. Commissioner Bryant seconded the motion.

VOTE: All Commissioner present voted aye. Motion carried.

4. PUBLIC COMMENTS

There were none.

5. WORKSHOP

A. Amendments to the Zoning Ordinance – District Standards/ with Renee Nix

Renee Nix, Santa Fe County Fire Inspector, was invited to speak to the Commissioners regarding building heights and restrictions. She noted there were no height restrictions listed in the Fire Code. The Fire Department would evaluate each building on a case by case basis. Their approach to a burning building would be on the easiest side. She spoke about turnarounds, driveway access with private gates, and fire hydrants.

B. Road Standards & Paving Priority List - with Norton Henninger

Norton Henninger, Road Supervisor, addressed the Commissioners regarding road standards. He proposed a change to require all new roads be paved and explained how it would be beneficial to the town. Mr. Henninger presented a sample of road standards from another community that he felt could be a guide for Edgewood. He suggested that E. Church Street and Steeplechase should be priorities for Town road improvements.

Mayor Bassett reminded the Commissioners that they had been given a copy of Road Paving Recommendations from a former PZ Commission based on Resolution 2012 -01. They really just need to update that and add some roads to the priority list.

Roger Holden spoke about integrating trails into the road standards. He noted that trails would help sell our community and provide access to open spaces.

Some suggestions were made by Commissioners for possible criteria and priorities on the paving list.

6. MATTERS FROM THE CHAIR AND COMMISSION MEMBERS

Chairman Thompson said he would like for the discussion on roads and the priority list to be continued next meeting. He asked if staff would add it to the September 19th agenda.

Commissioner Huppertz added she would like to finish the Height Restrictions discussion at the next meeting.

7. MATTERS FROM STAFF

Larry Sullivan stated two applications for Conditional Use had been recently received. One will be heard next meeting. He would like to send the Commissioners some information about Conditional Uses and their purpose prior to the next meeting.

He also stated he would like to complete the Road definitions and priorities by the October 3rd meeting.

8. CALENDAR UPDATE AND FUTURE AGENDA ITEMS.

A. Next Commission Meeting – September 19, 2016

- Conditional Use – 506 Dinkle Road
- Road Priority List
- Height Restrictions

9. ADJOURN.

MOTION: Commissioner Bryant made a motion to adjourn tonight's meeting.
Commissioner Huppertz seconded the motion.

VOTE: All Commissioners present voted aye. Motion carried.

Chairman Thompson adjourned the meeting of September 6, 2016 at 8:10 pm.

PASSED, APPROVED AND ADOPTED on this 19th day of SEPTEMBER, 2016.

Dan Thompson, Chairman

ATTEST:

Garry Bryant, Secretary

**TOWN OF EDGEWOOD
PLANNING & ZONING COMMISSION
STAFF REPORT**

DATE: September 19, 2016
SUBJECT: 2016-CU 001
APPLICANT: Larry & Dorothy Miller

REQUESTED ACTION:

Approval of a Conditional Use Permit for short term rentals of a 4-bedroom house situated on a 7.5 acre parcel at 506 Dinkle Road in the Town of Edgewood.

APPLICATION EXHIBITS:

- A) Staff Report
- B) Application for Conditional Use
- C) Applicant's Narrative
- D) Plat: Lands of Donald & Mary Huston
- E) Warranty Deed: Recorded January 2, 2015
- F) Site Plan & Improvement Location Report
- G) Zone Map Section
- H) Zone Atlas Map

APPLICABLE REGULATIONS

Edgewood Zoning Ordinance, Section 32. Performance Standards In All Districts – specifically Subsections D through H [heat, noise, air pollution, and odors)

Edgewood Zoning Ordinance, Section 36. Nuisances – abandoned or junk vehicles, dilapidated buildings, and other property nuisances such as debris, attractive nuisances, or hazardous conditions.

Santa Fe County Fire Code

Zoning Ordinance

Section 13. R-2 Conventional Residential

Section 35. Conditional Use Permit

LOCATION

506 Dinkle Road, otherwise known as Tract B of a “Land Division of a portion of the Lands of Donald E & Mary E Huston” located in portions of Sections 14, 23 & 24, T10N, R7E, N.M.P.M., Santa Fe County, Town of Edgewood, NM 87015. See attached aerials and Atlas Map.

BACKGROUND

1. Applicant was granted a zone change from SU-Special Use to R2- Conventional Residential on July 20, 2016. Edgewood zoning ordinance Section 13.C.1. lists Boarding, rooming and lodging houses as conditional uses for the R2 classification.

2. The property contains a nicely appointed 4-bedroom house and a 2800 square foot shop situated a few yards away to the east. Both structures are accessible from the street by a 200' driveway. Applicant intends to rent the house from time to time, for 2 to 14 days at a time. A full kitchen will be available to renters, but meals will not be provided by the owners.
3. The Zoning Ordinance, Section 29.B.8: Off Street Parking, provides that motels and lodging facilities shall allocate one off street parking place per rental unit, whereas Section 29.B.9 -- Places of Public Assembly require 1 space per four seats. The applicant has designated up to 3 parking spaces for the rental unit and up to 15 parking spaces for small gatherings.
4. A representative of Santa Fe County Fire Department inspected the property. Her report states that the road to the property, driveway access and turn-around space all comply with County standards for fire apparatus. The Fire Department will require a fire alarm in each of the rooms and fire extinguishers at strategic locations throughout the house and elsewhere on the property. A final inspection will be made prior to approval of a Certificate of Occupancy, to ensure compliance of the requirements of the Santa Fe County Fire Code and the Life Safety Code. The Fire Department disclosed that regulations for such temporary lodging facilities are being considered at this time, and that a Life Safety Inspection should be conducted each year in connection with renewal of the business license.
5. Applicant states there are no plans for future development or anticipated changes in use for the facilities situated on this property. The applicant reassured Planning staff that the use will not be modified to include anything other than a short term rental of the facilities with no meals provided by the owners.

STAFF ANALYSIS

Applicable Ordinances. A "conditional use" for an R2-Conventional Residential zone requires notice of public hearing and review by the Planning & Zoning Commission for concerns listed in Guidelines in Section 35D of the zoning ordinance. The guidelines specify the following concerns:

" . . . vehicular and pedestrian safety, traffic control, Off Street Parking, and emergency access in case of fire, flood or catastrophe [and] the economic, noise, glare, or odor effects of the [use] on contiguous properties; and general compatibility with contiguous properties and other properties in the area."

The analysis follows:

- **VEHICULAR & PEDESTRIAN SAFETY.** Assuming conditions imposed on the proposed use are observed by the applicant, there should be no unusual risks or hazards arising from the use. Staff notes that Applicant might be well advised to review the prospect of an "attractive nuisance" related to the uses and facilities of the property, and to consider requiring tenants to execute a waiver for injuries suffered when using the property for recreational purposes.
- **TRAFFIC CONTROL.** No traffic control issues are apparent except for the occasional event that might attract larger than anticipated numbers of people to the property. A limit of not more than 60 people and 15 vehicles per event might be imposed, and a tenant might be

required to obtain a permit or letter of permission from the police department for events expected to attract more than that number of people, especially where outdoor entertainment or meals would be provided.

- **OFF-STREET PARKING.** Sufficient off-street parking space is available on the site to accommodate vehicles for the rental space and small gatherings, which gatherings would presumably attract no more than 60 people (15 vehicles) per event.
- **EMERGENCY ACCESS.** According to the report of the fire department inspector, access for Santa Fe County fire department equipment into and out of the site is adequate, and fire hydrants are located within minimum distance from the facilities at the site. Staff recommends in addition that the Applicant make reasonable efforts to keep access routes and turn-around areas for emergency equipment clear and free of obstructions such as unoccupied vehicles or construction materials and debris.
- **FIRE PREVENTION.** The house sits in the middle of a field. During our dry season, outdoor vegetation can ignite with sparks from poorly managed burns, and spread by strong winds to other open areas, or residential properties nearby. Renters unfamiliar with our arid climate and strong winds should be advised of fire hazards associated with outdoor burning or cooking.
- **ECONOMIC IMPACTS.** This property is located in a semi-rural setting. A now abandoned surface quarry lies southeast, immediately adjacent to the subject parcel.
 - The house and shop structures sit more than 100 feet behind an attractive wall along the Dinkle Road frontage. It serves as a buffer-privacy wall. Assuming the frontage corridor is maintained on a regular basis, and the fence-wall and entrance gate are kept in good repair, the proposed use would not likely impair residential property values in the neighborhood.
 - A comparatively discrete sign identifying the place was built into the fence. Any additional permanent signage needed could be designed to maintain the semi-rural character of the place. Temporary signs for special events could be set up and removed afterwards. Applicant would need to apply for sign permits as more signage is needed.
 - The residence closest to the Miller property is on a two-acre lot. It is situated 250 feet away from the front entrance on Dinkle Road. Each of the other two nearby houses are also located on two-acre tracts, neither of which house is within 600 feet of the house that would be let out to tenants on a temporary basis. Land lying adjacent to the Miller parcel is also zoned for residential use, but no structures have been built there. The closest structures to the west lie almost half a mile from the Miller house.

- The proposed rentals use will add an increment to the tax base of city business gross receipts. Over time it probably would also increase revenues to other local merchants. Eventually the proposed use could enhance the visibility of the town as a supporting destination for events of local or regional significance.
- **NOISE, GLARE & ODORS ASSOCIATED WITH THE PROPOSED USE.** Noise is possible, especially in connection with outdoor events. There are town ordinances governing noise, light glare, and odors.
- **GENERAL COMPATIBILITY WITH ADJACENT PROPERTIES.** The present layout and limitations of use indicate no likely incompatibility with adjacent properties.

RECOMMENDED CONDITIONS.

Accordingly, the staff recommends **APPROVAL** subject to the following conditions:

1. A Compliance Memorandum, submitted by the Applicant to detail how Conditions of Approval shall be addressed
2. Require Certificate of Use and Occupancy.
3. Require annual Business License.
4. Fire Prevention.
 - a. No outdoor burning except by county fire department permit
 - b. Maintain a clear lane of fire apparatus access to the premises and give clear instructions to tenants about access via fire lanes
 - c. Fireworks allowed only in compliance with Town ordinances and compliance with fire department directives.
5. Post Rules of Use for tenants in obvious places inside the premises (inside front doors)
6. Trash Management Plan Required. Includes:
 - a. No trash pickup after 9:00 PM or before 9:00 AM.
 - b. Weekly pickup of trash and recycled materials
7. No off-street parking at any time.
8. No events or gatherings that would attract more than 60 people (parking limitations, noise, dumping, disturbances and violence), without police department review and permit.

9. Compliance with Town ordinances on noise, odors, and trash.
10. Prior approval of any signs visible from the street, and signs must be appropriate to the rural residential character of the neighborhood.
11. Indemnify Town of Edgewood for any liability incurred by tenants for inappropriate use of the property and / or accidents arising from use of property
12. ADA rules (including signs and hardware) must be followed if Applicant wishes to remodel or add improvements to residential premises used for rentals.
13. **Limitations.** This use shall not become permanent, due to possibility of new development around the property, and the prospect of nuisances inherent in the proposed use.
14. **Changes in Use.** Should the short term rental “type” be changed or modified, the applicant will be required to submit an application for an amendment or for a new conditional use.

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Community Planning & Development

P.O. Box 3610, Edgewood, New Mexico, 87015
Phone (505) 286-4518 ext. 3 Fax (505) 286-4518

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICANT(s): CHARLES LARRY AND DOROTHY E. MILLER

ADDRESS: POB 1857 OR 506 DINKLE ROAD, EDGEWOOD, NM 87015

PHONE NO (Home) 286-2181 (Business) CELLS (505) 850-2335 (Fax) (505) 937-7547

NAME OF PROPERTY OWNER (If different): SAME

ADDRESS: MAILING ADDRESS: POB 1857, EDGEWOOD
68 MEADOWLARK LANE, EDGEWOOD, NM 87015

LEGAL DESCRIPTION & LOCATION OF PROPERTY INVOLVED (Attach a map if necessary):

Lots _____ Block _____
Subdivision _____ Address _____

TRACT B, SECTIONS 14, 23 & 24, T10N, RTE, NMPM, SANTA FE CO. NEW MEXICO

FILING REQUIREMENTS:

Complete Application Form: In order to begin processing the application, an application form for Conditional Use Permit (CUP) must be completed and signed.

Fee: A \$50.00 non-refundable fee must be paid. The purpose of the filing fee is to cover printing and mailing of required legal notices.

Plot Plan: A plot plan of the proposed conditional use permit site DRAWN TO SCALE showing property lines, existing and proposed buildings, building setbacks, parking and loading areas, driveways and other pertinent information must be provided.

Elevation Plan: Elevation profile of all proposed building or alterations in sufficient detail to explain the nature of the request must be provided.

Note: One set of plans either 8 1/2" x 11" in size or 11" x 17" in size, must accompany the application submitted. A completed application must be received by the Planning Department at least seven (7) days prior to the next scheduled meeting of the Town of Edgewood Planning Commission.

Other Information: The applicant is encouraged to submit other information and documentation to support the request.

**If the applicant is different from the property owner, property owner consent in writing must be provided.

1. Identify the zoning of the property:

R2 - CONVENTIONAL RESIDENTIAL

2. Cite the provision of the Zoning Ordinance for which the Conditional Use Permit is required:

SECTION 13.C.

3. Explain in detail the type and nature of the use proposed on the property.

- *SHORT-TERM RENTAL OF A PRIVATE HOME (2-14 DAYS)*
- *NIGHTLY ACCOMMODATIONS WITH FOOD PREP FACILITIES.*
- *GREAT ROOM AVAILABLE FOR SMALL GATHERINGS.*

4. Explain how the use relates with other properties and uses in the immediate area:

- *OTHER HOUSES IN THE AREA ARE SINGLE-FAMILY RESIDENCES OR RENTAL HOMES.*

5. Describe any unique features or characteristics, e.g. lot configuration, storm drainage, soil conditions, erosion susceptibility, or general topography, which may affect the use of the property:

- *A 4 BEDROOM RAMMED EARTH HOME COMPLETE WITH ESTABLISHED LANDSCAPING & STORAGE FACILITIES*

6. Describe the general suitability and adequacy of the property to accommodate the proposed use.

- *GATED HOME ON 7.5+ ACRES OF OPEN SPACE.*
- *200 FT SETBACK FROM DINKLE ROAD.*

7. Describe in detail the proposed development in terms of grading, excavation, terracing, drainage, etc.

- *HOME WAS BUILT IN 1983, USED AS A PRIVATE RESIDENCE SINCE.*
- *NO NEW DEVELOPMENT IS PROPOSED.*

8. Describe the amounts and type of traffic likely to be generated by the proposed use:

- *1-3 VEHICLES FOR LODGERS*
- *10-15 VEHICLES FOR OCCASIONAL GATHERINGS*

9. Describe the means and adequacy of off-street parking, loading and unloading, provided on the property.

- *ALL PARKING IS OFF-STREET*
- *SETBACK DISTANCE FROM STREET IS 200 FEET.*
- *CONCRETE SLAB EXISTS FOR LOADING & UNLOADING.*

10. Describe the type, dimensions and characteristics of any sign(s) being proposed:

- *EVENTUAL SIGN WILL BE INSTALLED ON ESTABLISHED FENCE OR WALLS, APPROXIMATELY 2 FEET X 6 FEET.*

11. Identify any outside storage of goods, materials or equipment on the property:

- *ALL STORAGE WILL BE ENCLOSED IN EXISTING BUILDING SPACE.*

12. Identify any accessory buildings or structures associated with the proposed use on the property:

66' X 42' FT EXISTING SHOP = APPROX. 2772 SQ FT.

I, the applicant(s) (or authorized agent or employer of applicant) being first duly sworn, deposes and says that all of the above statements contained in this document submitted herewith are true and as to those matters stated on information, I believe the same to be true.

Charles Larry Miller

Signature: *Anthony E Miller*

APPLICATION IS TO BE SUBMITTED AT LEAST 15 DAYS PRIOR TO THE NEXT PLANNING COMMISSION MEETING.

OFFICE USE ONLY

File No.: *2016 CU 001* Date *8/11/14*

Fee Paid: *\$50* *pd*

Filed:

e-Recorded 1754198 01/02/15 SRC

Return to:

Return To: FT000167755
FIDELITY NATIONAL TITLE INSURANCE CO.

Fidelity National Title of New Mexico, Inc
8220 San Pedro NE, Ste. 160
Albuquerque, NM 87113

GF# FT000167755-NM07

WARRANTY DEED
(Joint Tenants)

E.
Dorothy Miller, a married woman joined by spouse Charles L Miller as their interest may appear

for consideration paid, grant to

Charles L Miller and Dorothy E Miller, husband and wife

whose address is 580 Dinkle Road, Edgewood, NM 87015


as joint tenants the following described real estate in Santa Fe County, New Mexico:

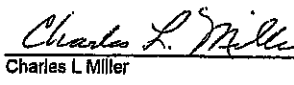
Tract B, as shown on "Land Division of a portion of the Lands of Donald E. & Mary E. Huston being located in portions of Sections 14, 23 & 24, T10N, R7E, NMPM, Santa Fe County, N.M., filed in the office of the County Clerk of Santa Fe County, New Mexico on July 19, 1985 in Plat Book 154, page 018.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2014, and subsequent years.

Witness our hands and seals this 30 day of December, 2014.


Dorothy Miller


Charles L Miller


ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me this 30th day of December, 2014 by Dorothy Miller and Charles L Miller

My Commission Expires:

(Seal)



Notary Public


OFFICIAL SEAL
MARK R. DORAK
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 6-28-16



COUNTY OF SANTA FE }
STATE OF NEW MEXICO } ss
WARRANTY DEED
PAGES: 1
I Hereby Certify That This Instrument Was Filed for
Record On The 2ND Day Of January, A.D., 2015 at 08:10:05 AM
And Was Duly Recorded as Instrument # 1754198
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy - EFMARTINEZ County Clerk, Santa Fe, NM

IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY,
 TO TITLE COMPANY: FIDELITY NATIONAL TITLE OF NEW MEXICO, INC.
 TO UNDERWRITER: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 TO LENDER: VAN DYK MORTGAGE CORPORATION ; ISAOA
 THAT ON DECEMBER 24, 2014, I MADE AN INSPECTION OF THE PREMISES SITUATED AT /
 NEAR EDGEWOOD, SANTA FE COUNTY, NEW MEXICO, BRIEFLY DESCRIBED
 AS: 506 DINKLE ROAD.

DESCRIPTION:

TRACT B, AS SHOWN ON "LAND DIVISION OF A PORTION OF THE LANDS OF DONALD E. & MARY E. HUSTON BEING LOCATED IN PORTIONS OF SECTIONS 14, 23 & 24, T10N, R7E NMPM, SANTA FE COUNTY, N.M., FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO ON JULY 19, 1985 IN PLAT BOOK 154, PAGE 018."

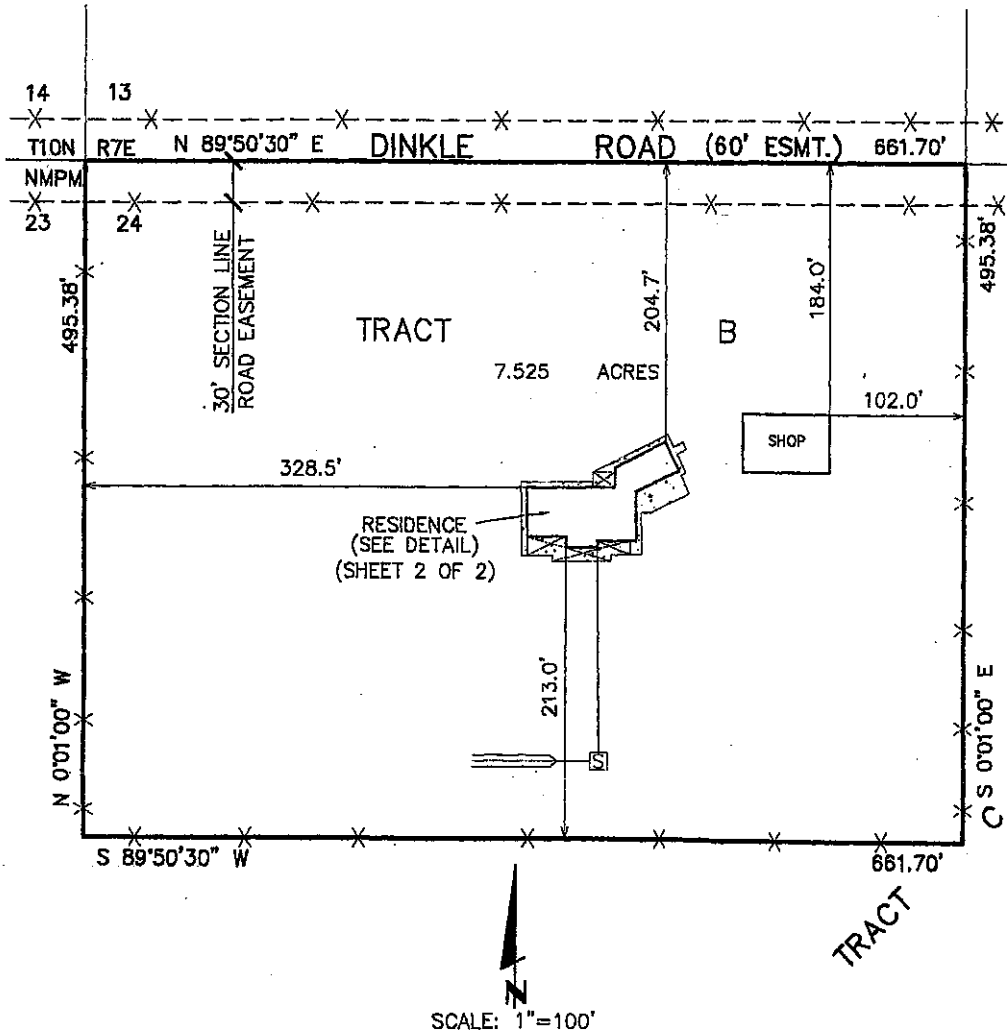
NOTES:

1. DESCRIPTION PROVIDED IN TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INS. CO. COMMITMENT NO. FT000167755
2. RECORD INFORMATION SHOWN IS FROM PLAT OF RECORD.
3. IMPROVEMENTS SHOWN ARE BASED UPON FIELD VERIFICATION.
4. NO SURVEY OR BOUNDARY VERIFICATION IS INCLUDED OR IMPLIED BY THIS REPORT.

LEGEND

	BOUNDARY LINE		CONCRETE
	EASEMENT LINE		COVERED PORCH
	WIRE FENCE		SEPTIC TANK/ LEACH FIELD

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 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.



THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD WHICH PERTAIN.
 SHEET 1 OF 3

IMPROVEMENT LOCATION REPORT

I FURTHER CERTIFY AS TO THE EXISTENCE OF THE FOLLOWING AT THE TIME OF MY LAST INSPECTION;

1. EVIDENCE OF RIGHTS OF WAY, OLD HIGHWAYS OR ABANDONED ROADS, TRAILS OR DRIVEWAYS, SEWER, DRAINS, WATER, GAS OR OIL PIPE LINES ON OR CROSSING SAID PREMISES (SHOW LOCATION, IF NONE VISIBLE, SO INDICATED):

NONE EVIDENT

2. SPRINGS, STREAMS, RIVERS, PONDS OR LAKES LOCATED, BORDERING ON OR THROUGH SAID PREMISES:

NONE EVIDENT

3. EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON SAID PREMISES (SHOW LOCATION):

NONE EVIDENT

4. OVERHEAD UTILITY POLES, ANCHORS, PEDESTALS, WIRE OR LINES OVERHANGING OR CROSSING SAID PREMISES AND SERVING OTHER PROPERTIES (SHOW LOCATION):

NONE EVIDENT

5. JOINT DRIVEWAYS OR WALKWAYS, JOINT GARAGES, PARTY WALLS OR RIGHTS OF SUPPORT, STEPS OR ROOFS IN COMMON OR JOINT GARAGES:

NONE EVIDENT

6. APPARENT ENCROACHMENTS. IF THE BUILDING, PROJECTION OR CORNICES THEREOF, OR SIGNS AFFIXED THERETO, FENCES OR OTHER INDICATIONS OF OCCUPANCY APPEAR TO ENCROACH UPON OR OVERHANG ADJOINING PROPERTY, OR THE LIKE APPEAR TO ENCROACH UPON OR OVERHANG INSPECTED PREMISES, SPECIFY ALL SUCH (SHOWN LOCATION):

NONE EVIDENT

7. SPECIFIC PHYSICAL EVIDENCE OF BOUNDARY LINES ON ALL SIDES:

FENCE ALONG BOUNDARY AS SHOWN ON ATTACHED SKETCH.

8. IS THE PROPERTY IMPROVED? (IF STRUCTURES APPEAR TO ENCROACH OR APPEAR TO VIOLATE SET BACK LINES, SHOW APPROXIMATE DISTANCES):

YES

9. INDICATIONS OF RECENT BUILDING CONSTRUCTION, ALTERATION OR REPAIRS:


NONE EVIDENT

10. FLOOD FREQUENCY POTENTIAL:

LOCATED ENTIRELY OUTSIDE THE 100-YEAR (1%) FLOODPLAIN IN ZONE "X". ACCORDING TO F.I.R.M. NO. 35049 C1000E



Roger G. Scussel NMPS NO. 14405
SURVEYOR

 Oden & Associates surveyors engineers planners P.O. BOX 1976 200 U.S. ROUTE 66 MORIARTY, NM 87035 (505)832-1425 832-6996 (FAX)							
Designed	Date	Drawn	Date	Checked	Date	Date	Sheet
TRO	12/24/14	GS	12/29/14	RGS	12/30/14	12/30/14	3 of 3
Job #	S14-131	File	HUSTON 24107	COMP. FILE	29108	DWG NAME	