



DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title: **Barn**

Project Address: **3 Acoma Ln**

Description:

Metal building on a slab foundation for the purpose of housing small livestock. The building is proposed to be located closer to the front property line than the main structure, which is against Accessory Structure standards, section 16-18(b)-4.

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:	3 Acoma Ln <small>Address</small>	White Rock <small>City</small>	NM <small>State</small>	87547 <small>ZIP</small>
Zoning District:	RA	Lot Size - Acres / Sq. Ft.: 177,289.00		
Existing Structure(s) Sq. Ft.:	4,168.00	Lot Coverage: 2		
Property Owner(s) Name: Lena Zielie				
Owner(s) Email: zielies@hotmail.com				
Owner(s) Phone(s)#: 5055006926				
<input checked="" type="checkbox"/> Owner's Address same as Property Address				
Owner(s) Address:	<small>Address</small>	<small>City</small>	<small>State</small>	<small>ZIP</small>

APPLICANT / OWNER'S AGENT INFORMATION

<input checked="" type="checkbox"/> Applicant is same as Owner				
Applicant Name:				
Applicant Address:	<small>Address</small>	<small>City</small>	<small>State</small>	<small>ZIP</small>
Applicant Email:				
Applicant Phone(s)#:				

ASSOCIATED APPLICATIONS

Application Type:	
Case Number:	
<i>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]</i>	
Signature: <i>Lena Zielie</i> <small>Lena Zielie</small>	Date:

STAFF USE ONLY

Date Received: 04/28/25	Staff: D. Lujan
Case No.#: VAR-2025-0011	Meeting Date: June 11, 2025

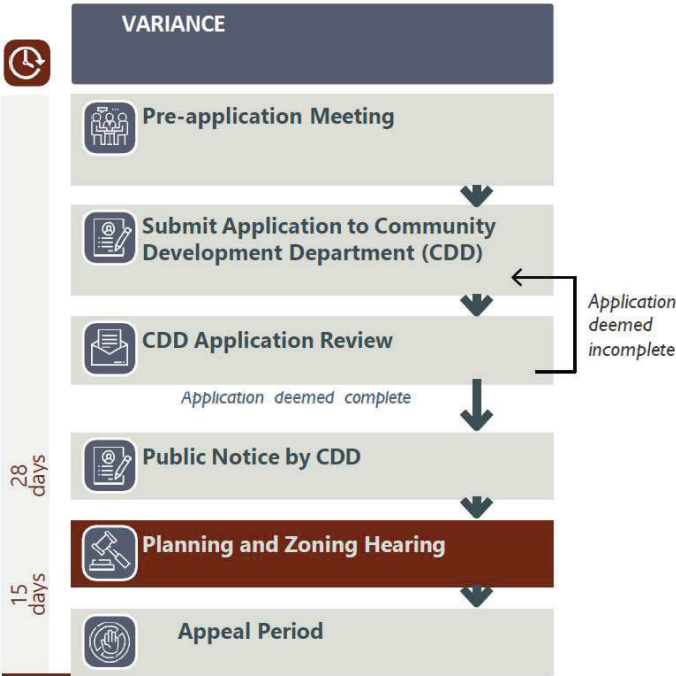
SUBMITTALS

<input checked="" type="checkbox"/> Proof of Ownership or Letter of Authorization from Owner	<input checked="" type="checkbox"/> Complete Application – Date: <u>5/5/2025</u>
<input checked="" type="checkbox"/> Items from associated Application Checklist	<input checked="" type="checkbox"/> Payment – Accepted upon verification of a complete application - Date: <u>5/5/2025</u>

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:	04/28/2025
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 (%)	2.30
Proposed (%)	2.70
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.

The proposed building purpose is to house small livestock, and protect them from the predators, (cougars, bobcats and coyotes) that threaten them. By having our livestock protected and within an enclosure, we are no longer luring in the predators and such are benefiting the public safety and welfare.

☐ 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 property is zoned Residential-Agricultural (RA), building a barn for small livestock fits within the intended purpose of the zoning district.

☐ 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 proposed building location is not within any easements, or in close proximity of the utilities.

☐ 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.

The primary and secondary homes were built far off the front property line in order to take advantage of the canyon views. Due to the contours, and terrain of the property, the proposed site location is the furthest back from the front property line that is still buildable.

This proposed site also limits the environmental impact as it doesn't require the removal of any larger trees or

☐ 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.

The proposed location is not in close proximity to either neighbor or property lines, as such it will not impact their properties

☐ 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.

Building parameters are within the zoning intentions; the site choice minimizes all effects on community, area and neighbors

☐ 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.



LOS ALAMOS

2025 NOTICE OF VALUE

LOS ALAMOS COUNTY ASSESSOR

1000 CENTRAL AVE, STE 210 • LOS ALAMOS, NM 87544

Phone (505) 662-8030 • Fax (505) 663-1764

E-mail: assessor@lacnm.us

Website: www.losalamosnm.us

To Go Paperless!
Go to eNoticesOnline.com
and register with this code:
LAC-NJT73CWP

THIS IS NOT A TAX BILL

Property Listed and Valued as of
JANUARY 1, 2025

THIS VALUE WILL BE A FACTOR IN
DETERMINING YOUR 2025 PROPERTY
TAX BILL.

Account Number

R003495

Official Mailing Date

April 30, 2025

Protest Deadline

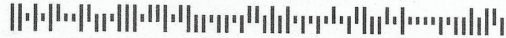
May 30, 2025

6130*18**G50**0.6855**1/1*****AUTO**5-DIGIT 87544

ZIELIE JACOB A & LENA L

3 ACOMA LN

LOS ALAMOS NM 87547-3801



THIS IS THE ONLY NOTICE OF VALUE YOU WILL RECEIVE UNLESS YOU ARE THE OWNER OF PERSONAL PROPERTY OR TAXABLE LIVESTOCK. FOR ADDITIONAL INFORMATION ON HOW TO CHANGE AN ADDRESS, CLAIM AN EXEMPTION, REPORT A CHANGE TO PROPERTY, RENDER LIVESTOCK, MOBILE HOMES AND BUSINESS PERSONAL PROPERTY, OR FOR ADDITIONAL INFORMATION ON SPECIAL ASSESSMENT TAX RATES PLEASE VISIT OUR WEBSITE AT WWW.LOSALAMOSNM.US OR CALL OUR OFFICE AT (505) 662-8030 OR SCAN THE QR CODE.



District 2R	NET TAXABLE VALUES WILL BE ALLOCATED TO THE GOVERNMENTAL UNITS IN SCHOOL DISTRICT.	Year 2025	UPC Code 1038107382055	PROPERTY CLASS RESIDENTIAL
Property Location 3 ACOMA LANE WHITE ROCK 87547				
Property Legal Description: Subd: PAJARITO ACRES 1 Lot: 017 S: 8 T: 18N R: 7E				
2024 (Previous Year's) Property Value and Tax Information These values are based on 2023 market value		2025 (Current Year's) Property Value Information These values are based on 2024 market value		
TAXABLE VALUE		PROPERTY CLASS	UNITS/AREA	FULL VALUE TAXABLE VALUE
		Residential Land		\$241,280 \$80,430
		Residential Improvement		\$428,420 \$142,810
Previous Year's Taxable Value	\$216,730	Current Year's Full Value	\$669,700	
Previous Year's Exemption Value	(\$2,000)	Current Year's Taxable Value	\$223,240	
		Head of Family	(\$2,000)	
Previous Year's Net Taxable	\$214,730	Current Year's Net Taxable	\$221,240*	
		* Residential valuation limitation (NMSA 7-36-21.2) may apply.		
2024 (Previous Year's) RES Tax Rate	0.023563	2025 Estimated RES Tax Rate	0.023563	
2024 (Previous Year's) NON-RES Tax Rate	0	2025 Estimated NON-RES Tax Rate	0	
2024 (Previous Year's) Tax Amount	\$5,059.68	2025 Estimated Tax Amount	\$5,213.08	
		Fair Market Value	921,360.00	

Instructions for calculating estimated taxes (NMSA 7-38-20): (Current year's net taxable value) X (Previous year's tax rate) = Estimated current year taxes. This calculation is an estimate. Actual taxes may be higher or lower than the estimate as tax rates are subject to change annually.

"FULL VALUE" MEANS THE VALUE DETERMINED FOR PROPERTY TAXATION PURPOSES. "TAXABLE VALUE" IS 33 1/3% OF "FULL VALUE". "NET TAXABLE VALUE" IS "TAXABLE VALUE" LESS EXEMPTIONS AND IS THE VALUE UPON WHICH TAX IS IMPOSED. "FAIR MARKET VALUE" MEANS THE MOST PROBABLE PRICE IN A COMPETITIVE AND OPEN MARKET, THE BUYER AND SELLER ACTING PRUDENTLY AND KNOWLEDGEABLY AND NOT AFFECTED BY UNDUE STIMULUS. THIS DOCUMENT CONSTITUTES A PROPERTY OWNER'S NOTICE OF VALUATION AS REQUIRED UNDER SECTION 7-38-20 OF THE NEW MEXICO PROPERTY TAX CODE. IMPORTANT -- FULL VALUE IS NOT NECESSARILY THE SAME AS THE MARKET BECAUSE OF THE CUMULATIVE LIMITATIONS ON VALUE INCREASES.

Protesting Valuation: (NMSA 7-38-24) A property owner may protest the value or classification determined by the county assessor for his property for property taxation purposes, the assessor's allocation of value of his property to a particular governmental unit or denial of a claim for an exemption or for a limitation on increase in value by filing a petition with the assessor. Petitions of protest to the County Assessor are required to be filed with the county assessor no later than thirty (30) days after the mailing by the assessor of the Notice of Valuation.

LIMITATION ON INCREASE IN VALUE FOR SINGLE-FAMILY DWELLINGS OCCUPIED BY LOW-INCOME OWNERS SIXTY-FIVE YEARS OF AGE OR OLDER OR DISABLED: (NMSA 7-36-21.3) Applications for valuation limitations may be picked up from the Assessor's Office. An owner who applies for the limitation of value specified in this section and files proof of income eligibility for the three consecutive years immediately prior to the tax year for which the application is made need not claim the limitation for subsequent tax years if there is no change in eligibility. The previous year's modified gross household income must be \$42,900 per year or less and the applicant must be disabled or 65 years of age in the year in which the application is made.

6130 1/1



IMPROVEMENT LOCATION REPORT



EXHIBIT "A"

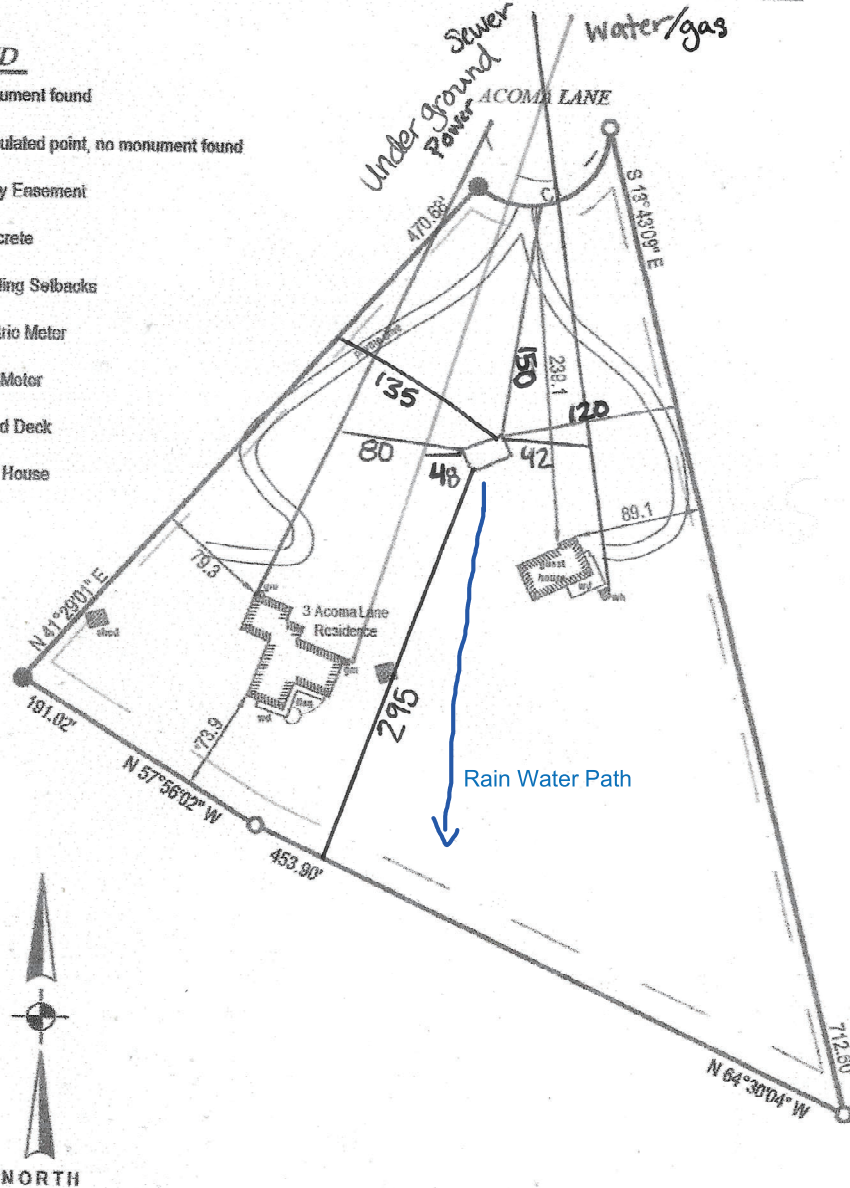
SITUATE AT 3 ACOMA LANE, LOT 17, PAJARITO ACRES SUBDIVISION, COUNTY OF LOS ALAMOS, STATE OF NEW MEXICO

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.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	126.58'	55.00'	131°51'41"	N 64°46'05" E	100.44'

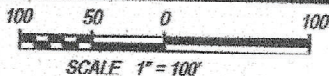
LEGEND

- Monument found
- Calculated point, no monument found
-  Utility Easement
-  Concrete
- Building Setbacks
- em Electric Meter
- gm Gas Meter
- wd Wood Deck
- wh Well House



TITLE GUARANTY CO.

FILE No. LA18-0650



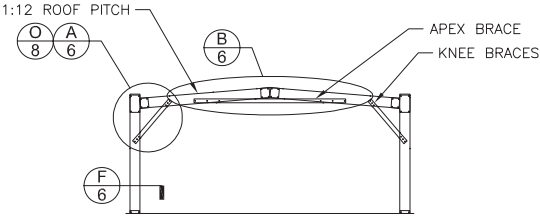
LAND SURVEYING COMPANY, LLC

P.O. BOX 4384
SANTA FE, NEW MEXICO 87505

505-473-0003
FAX 471-9050

PROJECT NO. 6017 / ILR

Jacob A. Zielie & Lena L. Zielie



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TYP. FRAME CROSS-SECTION

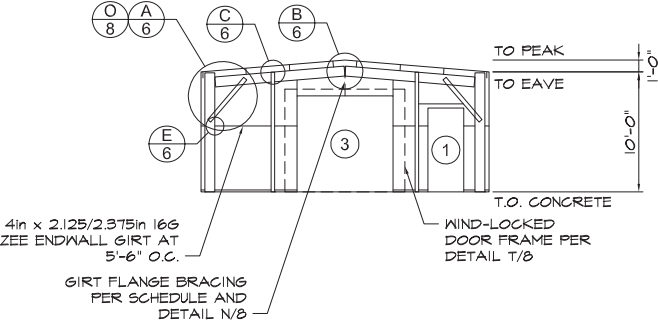
SCALE: 1/8" = 1'-0"

FRAME #2

GIRT FLANGE BRACING SCHEDULE

	BAY #2
Endwall 'B'	M/S

M/S = MIDSPAN



1

4

ENDWALL 'B' INTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

FRAME #3

ALLIANCE
ENGINEERING
an Ochsion company

303.986.1727
2200 MARKET STREET
SUITE 100, PUEBLO
COLORADO 81001

ACTBUILDING
SYSTEMS®

DISTRIBUTOR:
Mueller Inc. Albuquerque
JOB NAME:
Lena Zielle
JOB ADDRESS:
3 Acoma Ln
White Rock, NM 87157

DRAWN:
CHECKED:
DATE:
3/24/2025
JOB NO.:
TALB00215485

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