



DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title: 1968 40th St - Carport

Project Address: 1968 40th St, Los Alamos, NM 87544

Description: Install carport on existing slab without the 15 ft front setback. The setback on the side will be followed. 4391 SQ FT (17x23) (14x23) 9 FT TALL zero setback requested

Check all application types, if applicable:

- ☐ Administrative Deviation ... \$25
- ☐ Administrative Wireless Telecom ... \$250
- ☐ Encroachment Permit ... \$25
- ☐ Temporary Use Permit ... \$25
- ☐ Comprehensive Plan Adoption & Amendment* ... \$250
- ☐ Conditional Use Permit* ... \$300
- ☐ County Landmark or Historic District Adoption/Amendment* ... \$250
- ☐ Development Plan* ... \$500
- ☐ Major Development Plan Amendment* ... \$500
- ☐ Minor Development Plan Amendment ... \$250
- ☐ Summary Plat... \$100 plus \$25 lot; \$10 / acre for non-residential
- ☐ Sketch Plat, Subdivision*... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots)
- ☐ Preliminary Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots)
- ☐ Final Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots)
- ☐ Landscaping Plan ... \$500
- ☐ Lighting Plan ... \$500

- ☐ Site Plan* ... \$500 plus
\$75 per/Million \$ estimated construction cost

Estimated Construction Cost: _____

- ☐ Major Site Plan Amendment* ... \$500
- ☐ Minor Site Plan Amendment ... \$250
- ☐ Major Zone Map Amendment* ... \$150
No fee if initiated by County Council or County Manager
- ☐ Minor Zone Map Amendment* ... \$150
No fee if initiated by County Council or County Manager
- ☐ Master Plans* (Major, Minor) ... \$250
- ☐ Text Amendment* ... \$150
No fee if initiated by County Council or County Manager
- ☒ Variance ... \$250
No fee if application is a part of a Site Plan review
- ☐ Administrative Wireless Telecommunication Facility ... \$250
- ☐ Discretionary Wireless Telecommunication Facility* ... \$500
- ☐ Small Wireless Facility ... \$250
- ☐ Major Historic Demolition* ... \$250
- ☐ Major Historic Property Alteration Certification* ... \$250
- ☐ Minor Historic Property Alteration Certificate ... \$250

* Application reviews require a pre-application meeting.

PROPERTY & OWNER INFORMATION

Property Address:	<u>1968 40th St</u> Address	<u>Los Alamos</u> City	<u>NM</u> State	<u>87544</u> ZIP
Zoning District:	<u>RM-2</u>	Lot Size - Acres / Sq. Ft.:	<u>0.255 ACRES</u>	
Existing Structure(s) Sq. Ft.:	<u>2344 sq ft</u>	Lot Coverage:		
Property Owner(s) Name:	<u>Barbara A. Martinez</u>			
Owner(s) Email:	<u>hamartinez@comcast.net</u>			
Owner(s) Phone(s)#:	<u>(505) 412-0838</u>			
☒ 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 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:	Date:
<u>Barbara A. Martinez</u>	<u>9/4/2025</u>

STAFF USE ONLY

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

SUBMITTALS

☐ Proof of Ownership or Letter of Authorization from Owner	☐ Complete Application – Date: _____
☐ Items from associated Application Checklist	☐ Payment – Accepted upon verification of a complete application - Date: _____

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

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

I have stood on the site and noticed with the 7.5 foot side setback my neighbor would not have any impairment to his ability to back out of his driveway. Even with a zero front setback this will not impede the access to the sidewalk.

☐ 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.

For my residential zone it is ~~not~~ typical to use my existing slab for off street parking.

There is nothing unusual about my request, it is in character with my residential zoning.

There are similar carports in the neighborhood that have no front setback.

The building code will be applied at the building permit process.

☐ 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.

My gas line runs under the back right corner but installing the carport will not require any digging and will not disturb the line.

My neighbors power line run above the back right corner but is at an angle and high enough it should not be a problem. It will never swing into the carport roof.

☐ Staff finds that this criterion has been met

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

will be?

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.

I would love to comply with the 15 ft front setback if possible but on the existing ~~slab~~ slab after 23 ft there is a 4 foot drop off. Through no fault of my own that makes it impossible for me to install my proposed carport with the front setback

☐ 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.

I walked across the street to see the impact on my neighbors view. They just would be able to see my house as much. There will be no lighting in the carport. And if there were to come a heavy snow, it will melt coming down on my yard on one side and in the 7.5 ft setback. Not in my neighbors property

☐ 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.

Even with the allowed projection of 40% and a 9 ft variance. That size carport would still not protect my vehicle fully, it would stick out

☐ Staff finds that this criterion has been met

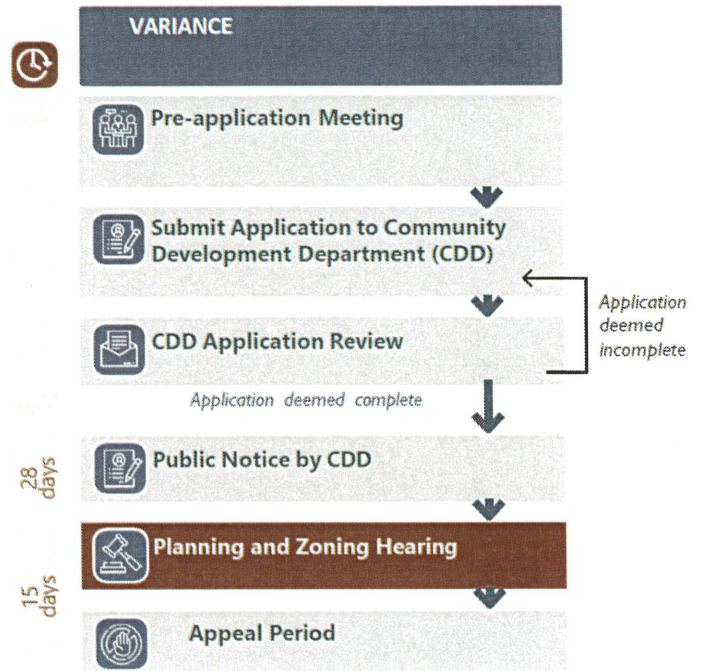
☐ Staff finds that this criterion has not been met - more information is needed

Attach additional sheets, if needed.

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:
SITE PLAN
Scaled site plan at a minimum of 1" = 100' that illustrates the following:
☐ Graphic Scale and North Arrow
☐ Property Lines according to recorded survey
☐ Existing and proposed structures
☐ Existing and proposed easements
☐ Existing and proposed setbacks
☐ Existing and proposed utility lines
ELEVATIONS
Elevation drawing(s) at a minimum scale of 1/8" = 1' that indicates:
☐ Height (above existing grade) of all four sides
LOT COVERAGE
Existing (%):
Proposed (%):
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.



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-BMKC79W6

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

R002383

Official Mailing Date

April 30, 2025

Protest Deadline

May 30, 2025

2221*7**G50**0.6855**1/1*****AUTO**5-DIGIT 87544

MARTINEZ BARBARA A

1968 40TH ST

LOS ALAMOS NM 87544-1702



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 1R	NET TAXABLE VALUES WILL BE ALLOCATED TO THE GOVERNMENTAL UNITS IN SCHOOL DISTRICT.	Year 2025	UPC Code 1032113487282	PROPERTY CLASS RESIDENTIAL
Property Location 1968 40TH ST LOS ALAMOS 87544				
Property Legal Description: Subd: NORTH COMMUNITY 1 Lot: 009 S: 8 T: 19N R: 6E				
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		\$72,420 \$24,140
		Residential Improvement		\$211,300 \$70,430
Previous Year's Taxable Value	\$91,820	Current Year's Full Value	\$283,720	
Previous Year's Exemption Value	\$0	Current Year's Taxable Value		\$94,570
Previous Year's Net Taxable	\$91,820	Current Year's Net Taxable		\$94,570*
		* 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	\$2,163.56	2025 Estimated Tax Amount		\$2,228.36
		Fair Market Value		537,470.00

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.



1" = 20'

