



DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title:

Project Address:

Description:

Check all application types, if applicable:

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Administrative Deviation ... \$25 <input type="checkbox"/> Administrative Wireless Telecom ... \$250 <input type="checkbox"/> Encroachment Permit ... \$25 <input type="checkbox"/> Temporary Use Permit ... \$25 <input type="checkbox"/> Comprehensive Plan Adoption & Amendment*... \$250 <input type="checkbox"/> Conditional Use Permit* ... \$300 <input type="checkbox"/> County Landmark or Historic District Adoption/Amendment* ... \$250 <input type="checkbox"/> Development Plan* ... \$500 <input type="checkbox"/> Major Development Plan Amendment* ... \$500 <input type="checkbox"/> Minor Development Plan Amendment ... \$250 <input type="checkbox"/> Summary Plat... \$100 plus \$25 lot; \$10 / acre for non-residential <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"/> Preliminary Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) <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"/> Landscaping Plan ...\$500 <input type="checkbox"/> Lighting Plan ...\$500 | <ul style="list-style-type: none"> <input type="checkbox"/> Site Plan* ... \$500 plus
\$75 per/Million \$ estimated construction cost <p>Estimated Construction Cost: _____</p> <ul style="list-style-type: none"> <input type="checkbox"/> Major Site Plan Amendment* ... \$500 <input type="checkbox"/> Minor Site Plan 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"/> Minor Zone Map Amendment* ... \$150
<i>No fee if initiated by County Council or County Manager</i> <input type="checkbox"/> Master Plans* (Major, Minor) ...\$250 <input type="checkbox"/> Text Amendment* ... \$150
<i>No fee if initiated by County Council or County Manager</i> <input type="checkbox"/> Variance ... \$250
<i>No fee if application is a part of a Site Plan review</i> <input type="checkbox"/> Administrative Wireless Telecommunication Facility ... \$250 <input type="checkbox"/> Discretionary Wireless Telecommunication Facility* ... \$500 <input type="checkbox"/> Small Wireless Facility ...\$250 <input type="checkbox"/> Major Historic Demolition* ... \$250 <input type="checkbox"/> Major Historic Property Alteration Certification* ... \$250 <input type="checkbox"/> Minor Historic Property Alteration Certificate ... \$250 |
|--|---|

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

PROPERTY & OWNER INFORMATION

Property Address: 151 El Gancho St. Los Alamos NM 87544
Address City State ZIP

Zoning District: **SFR-2** Lot Size - Acres / Sq. Ft.: **0.80**

Existing Structure(s) Sq. Ft.: **3,307.79** Lot Coverage:

Property Owner(s) Name: **Reed and Connie Figley**

Owner(s) Email: **reed.figley@outlook.com; connie.figley@outlook.com**

Owner(s) Phone(s)#: (208) 867-5100; (509) 539-9121

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: **N/A**

Case Number: **N/A**

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:  **Reed Figley** Date: **03/25/25**
2025.03.25 22:20:53 -06'00'

STAFF USE ONLY

Date Received: Staff:

Case No.#: Meeting Date:

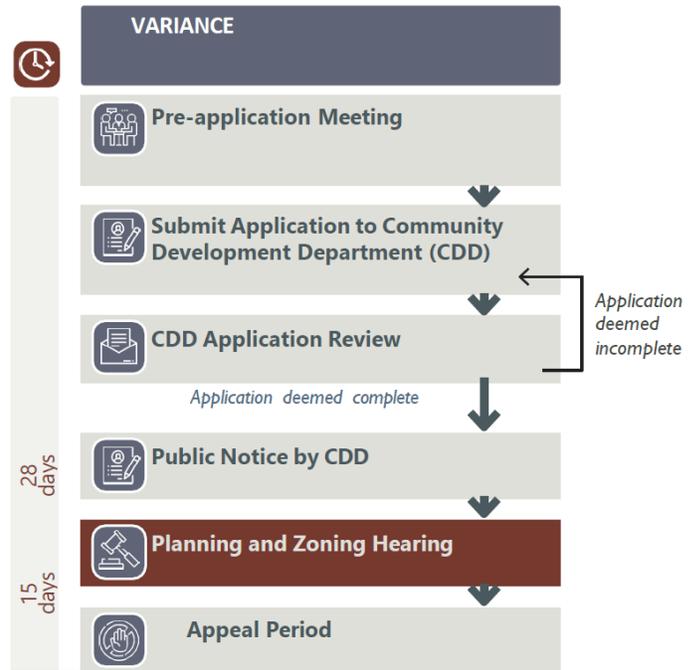
SUBMITTALS

- Proof of Ownership or Letter of Authorization from Owner
- Items from associated Application Checklist
- Complete Application – Date: _____
- 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:
SITE PLAN
Scaled site plan at a minimum of 1" = 100' that illustrates the following:
<input type="checkbox"/> Graphic Scale and North Arrow <input type="checkbox"/> Property Lines according to recorded survey <input type="checkbox"/> Existing and proposed structures <input type="checkbox"/> Existing and proposed easements <input type="checkbox"/> Existing and proposed setbacks <input type="checkbox"/> Existing and proposed utility lines
ELEVATIONS
Elevation drawing(s) at a minimum scale of 1/8" = 1' that indicates:
<input type="checkbox"/> 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.

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

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

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

Note: Applicant responses in italics.

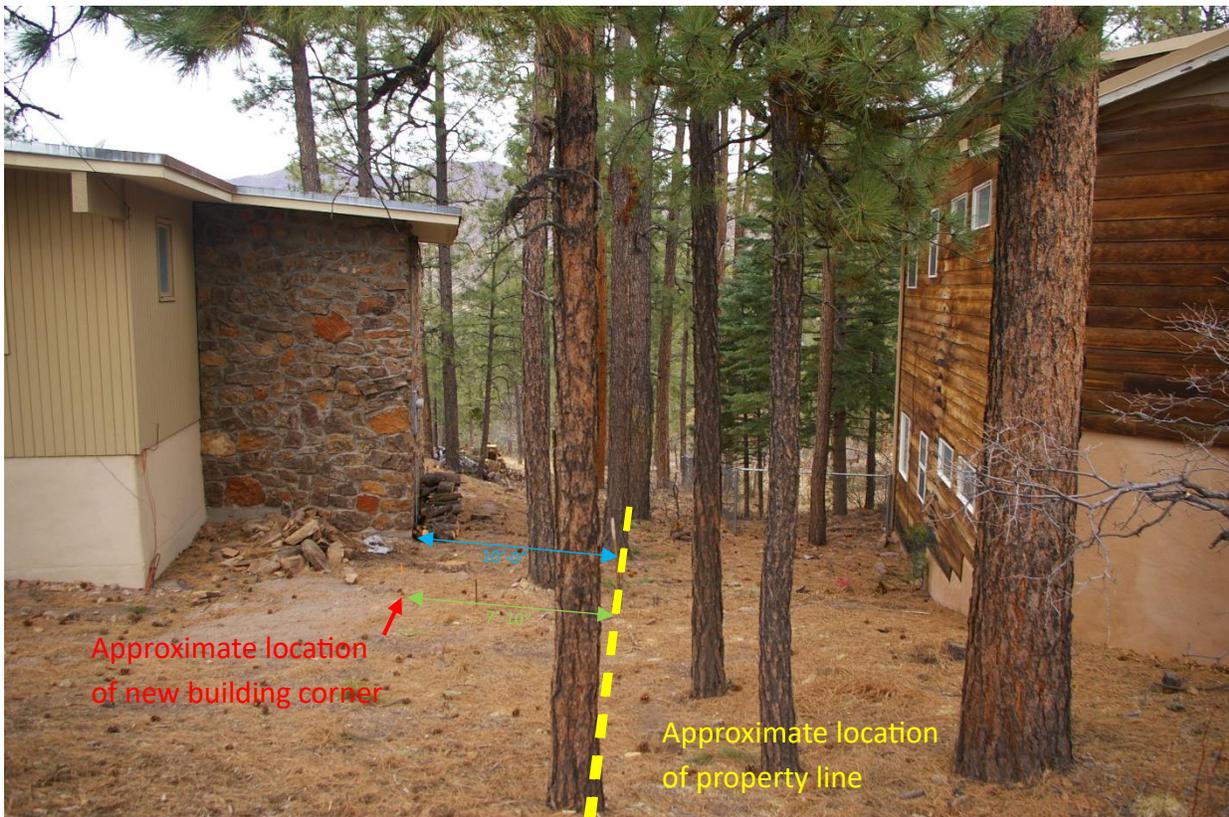
DESCRIPTION

The homeowners request permission to encroach upon the required interior lot line setback in order to add a new bathroom onto a corner of the house. The encroachment would place the corner of the house approximately 2' - 2" into the required 10' - 0" setback, and the eave of the house in that location 4' - 2" into the setback.

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

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

There is currently approximately 22'-11" between the next-door neighbor's house to the north and the closest existing corner of our house. This distance will be reduced to approximately 19'-10" upon approval of the variance, which exceeds the requirement for 10 feet between structures for access of fire department. See plan submittal. (Without reference)



- 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.**

Granting the requested variance will promote the aims of the LA County development code set out in Article 1, Division 4. Specific sections that apply are:

- (c) Provide adequate privacy, light, and air, and otherwise mitigate adverse impacts associated with development that occurs in the county;

The variance will not impact the adjoining neighbor's privacy. In fact, the addition will remove a window in the adjacent bedroom that faces the neighbor's house. The plan for the bathroom does not include any windows on that side of the home. See photo for d.

- (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;

If granted, this variance will increase the value of our home by adding a much-needed convenience.

- (l) Preserve the natural beauty, vegetation, and topography, and prevent the pollution of air, water, and the general environment;

The plan does not require any alteration of the existing vegetation or topography. The planned addition will be finished in harmony with the existing building materials.

- (m) Ensure adequate drainage and availability of utility resources and facilities;

The planned addition will require a very slight alteration in the path that rain water moves around the structure, but this will be suitably and responsibly controlled. See response to e.

Design and Construction of the addition will be permitted and inspected by the County in compliance with Part II, Chapter 16 of the Los Alamos County Code of Ordinances.

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

There are no utility or other easements on the side of the home for which the variance is required. The existing electrical overhead service drop will be relocated to the corner of the house, which will be coordinated with a planned upgrade to the electrical service from 150 Amps to 200 Amps. The new meter and panel will be located and installed working with the County utility to ensure a safe and compliant installation.

All other utility services are located in areas not impacted by the planned construction. See plan submittal.

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.

The home was built in 1961 by Angelo Georgi, a chemist at LANL, and his wife Elizabeth. They occupied the home until 2019, when Mrs. Georgi passed away. We bought the home from the Georgi's estate in 2020. With the exception of a kitchen remodel we undertook in 2021, the house exists is as it was originally designed and constructed.

The homesite slopes from front to back. Thus, the main floor of the home is lower than the street elevation, and was built over a walk-out basement. The original architect needed to adapt the distinctive mid-century modern style floor plan of this house to these conditions while meeting the setback constraints imposed on the lot at the time. The notched-out corner of the building that we wish to build into was most likely created by the architect in an attempt to:

- 1) place the building as close to the front of the lot as possible*
- 2) maintain a 12' clearance on the south side (for access to the back yard)*
- 3) not encroach on the 10' setback on the north side of the lot*
- 4) maintain a reasonable slope on the driveway*

Had the area of the proposed addition been used in the original floor plan, we have used CAD to determine that the house would need to be about 5' further back on the lot in order to stay within the 10' setback. Given the slope of the lot, the home would have been even lower from the street elevation, making the driveway steeper and difficult to navigate in the winter.



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

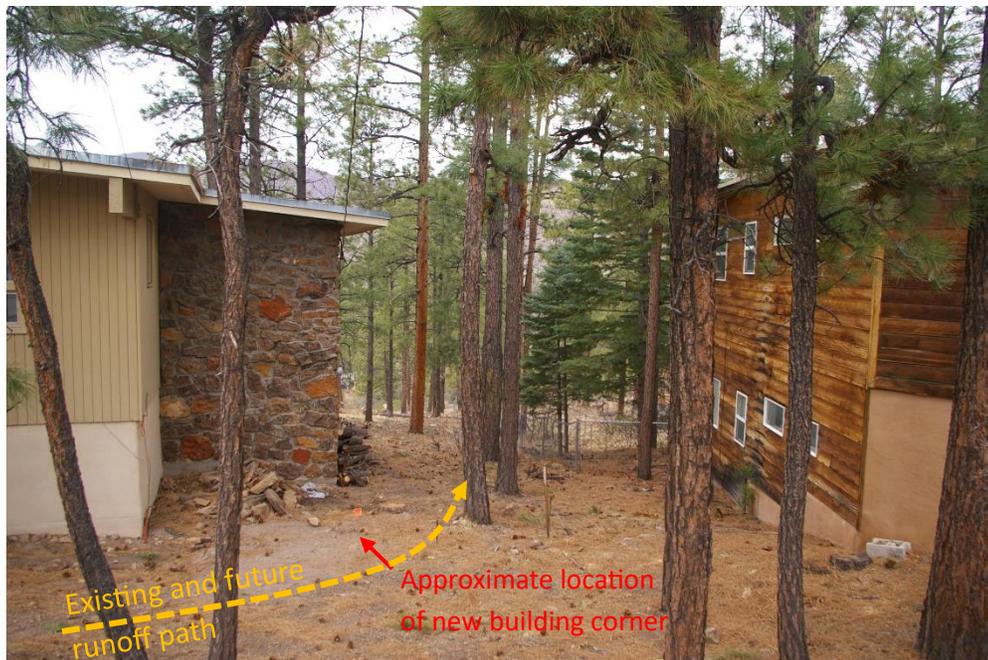
Rain water that currently flows westward between the houses to the back yard does not intercept the footprint of the proposed addition, as the natural topography provides for a wide trough that is more or less centered between the structures. We do not anticipate any substantial change to this characteristic.

Although there is none at present (the effect of which has not created erosion), a new gutter will be added to the eaves of the roof on the north side to direct runoff in a controlled manner into the existing drainage area. See detail on plan submittal.

As there are no plans to add windows on the north wall of the new bathroom, the next-door neighbor will not be exposed to any additional lighting. In fact, the addition will eliminate a window in the existing bedroom currently facing their property.

There are no trees or vegetation that will be impacted by the enlargement into the space. It is mainly dirt and rock. The mature evergreen trees in the area are outside of the footprint of the proposed addition.

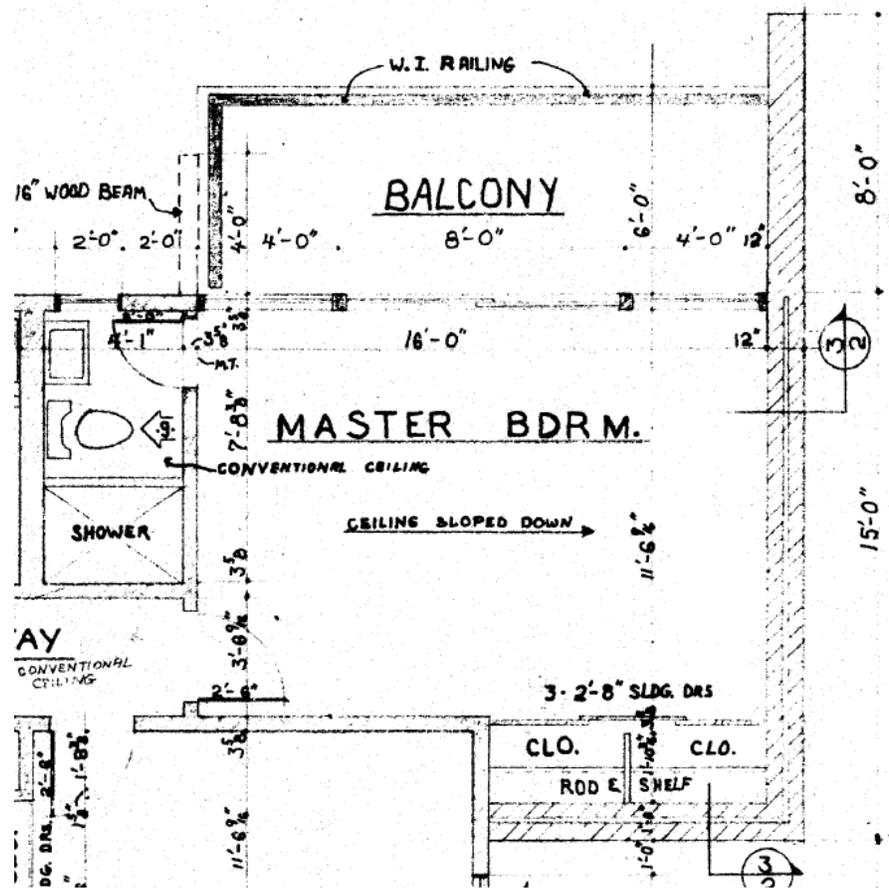
The owner of the property next door has already stated to us that he has no objections to the terms of the variance we are requesting.



- 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.

The proposed addition reduces the minimum distance from the building corner to the lot line by a maximum of 2'-10", or 28% of the minimum interior side setback required by SFR-2 zoning. The eave of the building projects approximately 2'-4" from the wall. The height of the eave above finished grade will be approximately 13'-6".

The house was built in 1961 with only a 3/4 bathroom serving the Primary Bedroom, which is far too small by modern living standards. (See original floor plan drawing, right.) Nor does it afford the space that will be needed to accommodate the accessibility features we will need as we age (we are in our 50s), since we intend to retire and live in the home as long as we can. Moving the bathroom also will give us the opportunity to add a much-needed walk-in closet in the place of the existing bathroom.



Architectural floor plan from 1961 Building Permit

From the sustainability angle, the current bathroom is outfitted with a 6-gallon per flush wall-mounted toilet that cannot be readily replaced with a modern water-saving fixture because of the antiquated propriety design of the mounting bracket/drain pipe assembly built into the wall.

Because the lot slopes significantly from the front to the back, adding a new bathroom off the back side of the house would require enlarging the footprint of the walk-out basement below at

substantial cost, and would obstruct views of the Jemez Mountains from the primary bedroom, eliminating a very desirable feature and subtracting significant value from the home.

Without the approval for this deviation, we would either be forced to live in the house with the attendant inconvenience of the tiny primary bathroom until we could no longer make use of the existing facilities, or alternatively, to extensively remodel and add on to the back side of the house, at considerably higher expense and inconvenience.

As we have explained, we believe this is a reasonable accommodation in order to make the house more useable for us and future owners. Filling in the unoccupied 'notch' in the corner of the house is, we feel, the most convenient and cost-effective use of the allotted space, with little, if any, impact to our neighbor or the neighborhood.

LOS ALAMOS COUNTY 2024 TAX BILL

TAXPAYER'S COPY

LOS ALAMOS, NEW MEXICO 87544-0099

Payment Inquiries (505) 662-8333

Valuation and Assessment Inquiries (505) 662-8030

IF YOUR TAX PAYMENTS ARE ESCROWED THROUGH A MORTGAGE COMPANY, IT IS YOUR RESPONSIBILITY AS PROPERTY OWNER TO FORWARD THIS BILL FOR PAYMENT. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR 2024 PROPERTY TAX.

12534**G50**0.6595**1/2*****AUTO**5-DIGIT 87544
 FIGLEY REED R & CONNIE F
 151 EL GANCHO ST
 LOS ALAMOS NM 87544-2416



ACCOUNT NO. **R000151** PARCEL # **1034114066121**

Location: 151 EL GANCHO
 Subd: BARRANCA MESA 1 Lot: 064 S: 3 T: 19N R: 6E

PROPERTY DESCRIPTION

INTEREST IS 1% PER MONTH ON DELINQUENT TAXES. ALSO, A PENALTY OF UP TO 5% WILL BE CHARGED ON EACH HALF.

DELINQUENT DATES		TOTAL TAXES	
YEAR	TAX AMOUNT	INTEREST	PENALTY
PRIOR TAXES, IF ANY MUST BE PAID BEFORE ACCEPTING CURRENT YEAR PAYMENT.			0.00

TAXPAYER'S COPY - PLEASE RETAIN THIS BILL FOR YOUR RECORDS.

PLEASE MAKE A SEPARATE CHECK FOR PROPERTY TAX FROM OTHER PAYMENTS.

Please read reverse side of this bill and enclose payment coupon in envelope with your check or money order.

PAYMENT VERIFICATION: IF CHECK OR DRAFT IS GIVEN IN PAYMENT OF TAXES, THE TAX BILL IS NOT CONSIDERED PAID UNTIL THE CHECK HAS CLEARED THE TAXPAYER'S BANK OR OTHER FINANCIAL INSTITUTION.

NET TAXABLE VALUES WILL BE ALLOCATED TO GOVERNMENTAL UNITS IN SCHOOL DISTRICT. **#1**

	FULL VALUE	TAXABLE VALUE
LAND RES SINGLE	154,800	51,600
BLDG RES SINGLE	545,950	181,980
NET VALUE		233,580

HOW YOUR TAX DOLLAR IS BEING DISTRIBUTED

	TAX RATE EXPRESSED IN DOLLARS PER THOUSAND OF NET TAXABLE VALUE
COUNTY DEBT SERVICE	5.084
COUNTY DEBT SERVICE	0.000
MUNICIPAL	798.61
MUNI DEBT SERVICE	0.000
COLLEGE	1.738
COLLEGE DEBT SERVICE	0.000
SCHOOL OPERATION	0.300
SCHOOL DEBT SERVICE	8.760
SCHOOL CAP IMPRO	2,046.16
SCHOOL HB33	0.000
STATE DEBT SERVICE	677.85
	1.360
	1,187.52

TAX RATE TOTAL	23.563
TOTAL 2024 TAX DUE	5,503.84
2024 TOTAL CURRENT & PRIOR TAXES	5,503.84

SECOND HALF PAYMENT COUPON

YOUR CANCELED CHECK IS YOUR RECEIPT.

**THIS BILL IS DUE BY APRIL 10, 2025. TO AVOID INTEREST AND PENALTY CHARGES,
DETACH THIS COUPON AND REMIT WITH PAYMENT BY: MAY 10, 2025.**

FIGLEY REED R & CONNIE F
151 EL GANCHO ST
LOS ALAMOS NM 87544-2416

PLEASE MAKE CHECKS PAYABLE TO:
LOS ALAMOS COUNTY
P.O. Box 99 • Los Alamos, NM 87544-0099

PRINT THIS
ACCOUNT NUMBER
ON YOUR CHECK

R000151

2024
SECOND HALF

2,751.92

DO NOT FOLD OR STAPLE THIS COUPON.
DO NOT WRITE BELOW THIS LINE

031000000151000027519200005503842

ATTACHMENT A

FIRST HALF or FULL YEAR PAYMENT COUPON

YOUR CANCELED CHECK IS YOUR RECEIPT.

**THIS BILL IS DUE BY: NOVEMBER 10, 2024. TO AVOID INTEREST AND PENALTY CHARGES,
DETACH THIS COUPON AND REMIT WITH PAYMENT BY: DECEMBER 10, 2024.**

FIGLEY REED R & CONNIE F
151 EL GANCHO ST
LOS ALAMOS NM 87544-2416

PRINT THIS
ACCOUNT NUMBER
ON YOUR CHECK

R000151

2024
FIRST HALF
& PRIOR TAXES

2,751.92

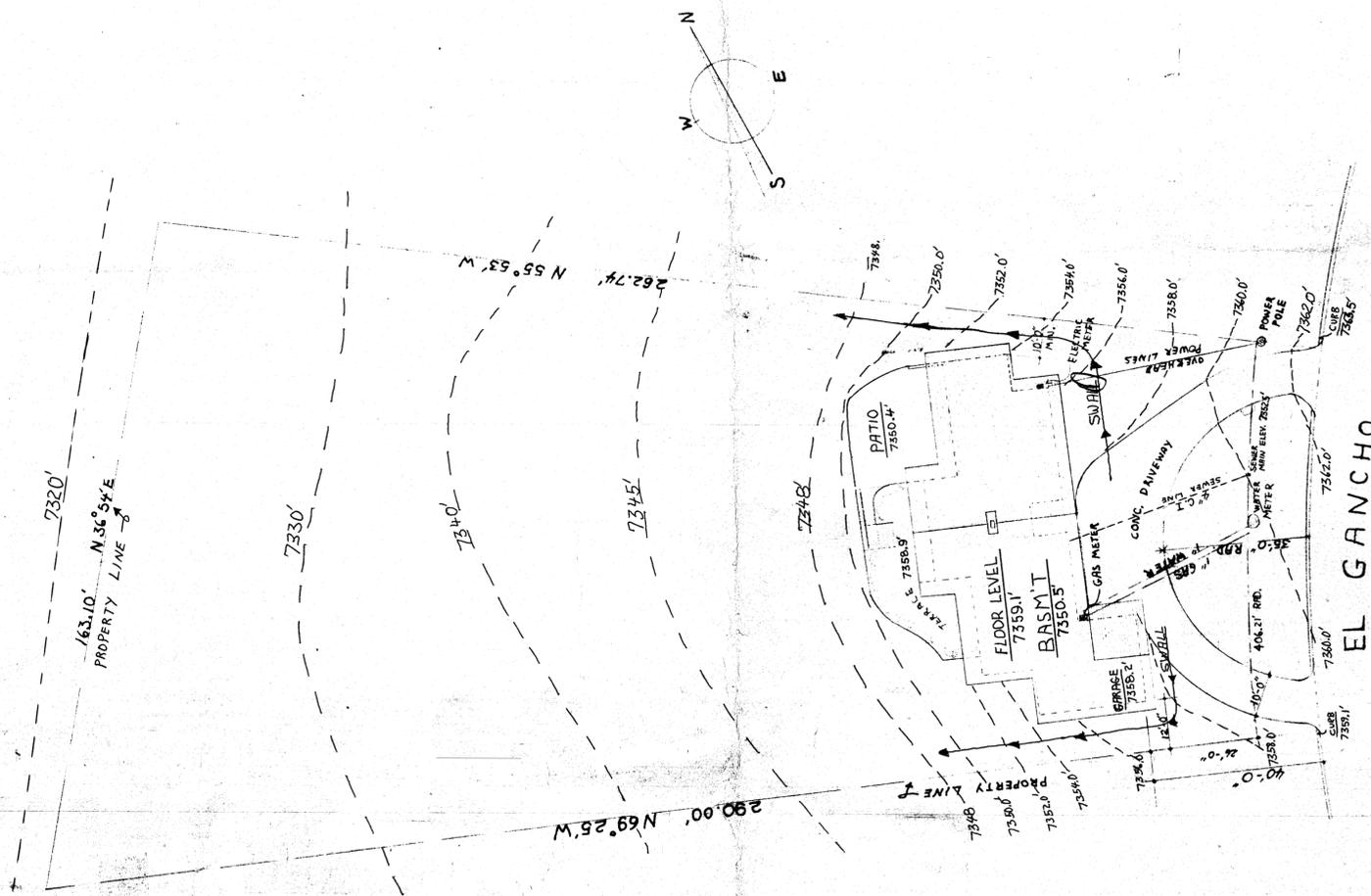
2024
TOTAL CURRENT
& PRIOR TAXES

FULL PAYMENT AMOUNT
5,503.84

DO NOT FOLD OR STAPLE THIS COUPON.
DO NOT WRITE BELOW THIS LINE

031000000151000027519200005503842





EL GANCHO

RESIDENCE

FOR
MR & MRS. A.L. GIORGI
 BARRANCA MESA - LOT 64
 LOS ALAMOS, N. MEX.

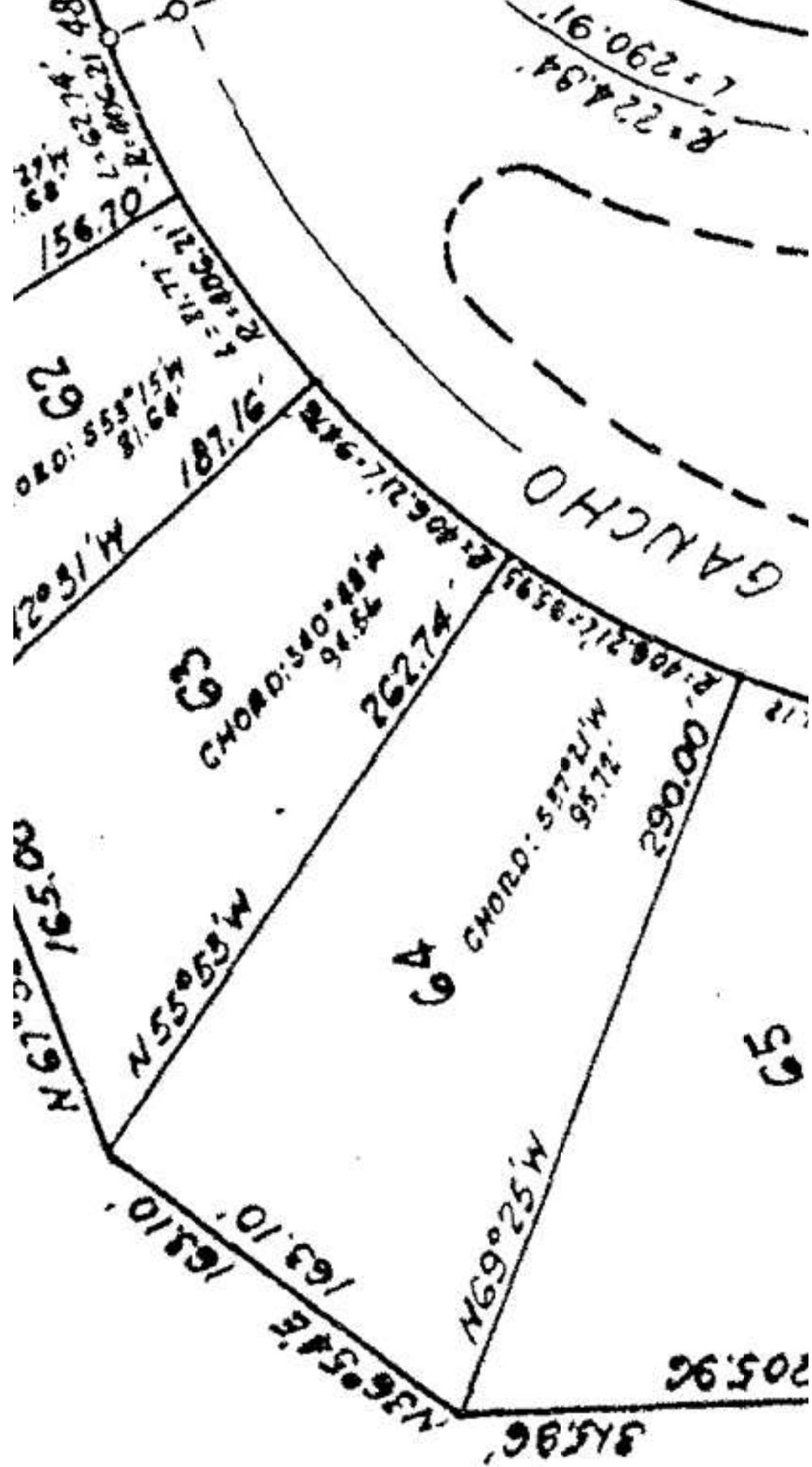
ARCHITECTURAL CONTROL COMMITTEE
 PLANS & SPECIFICATIONS DIVISION NO. 1
 LOS ALAMOS COUNTY, N.M. MEXICO

THIS SHEET OR DOCUMENT IS A PART
 OF THE PLANS, SPECIFICATIONS, AND
 OTHER RELATED DATA REFERRED TO
 IN THE NOTICE OF APPROVAL NO. _____
 APPROVAL DATE: July 29, 1966
Alma J. ...
 SECRETARY FOR THE COMMITTEE

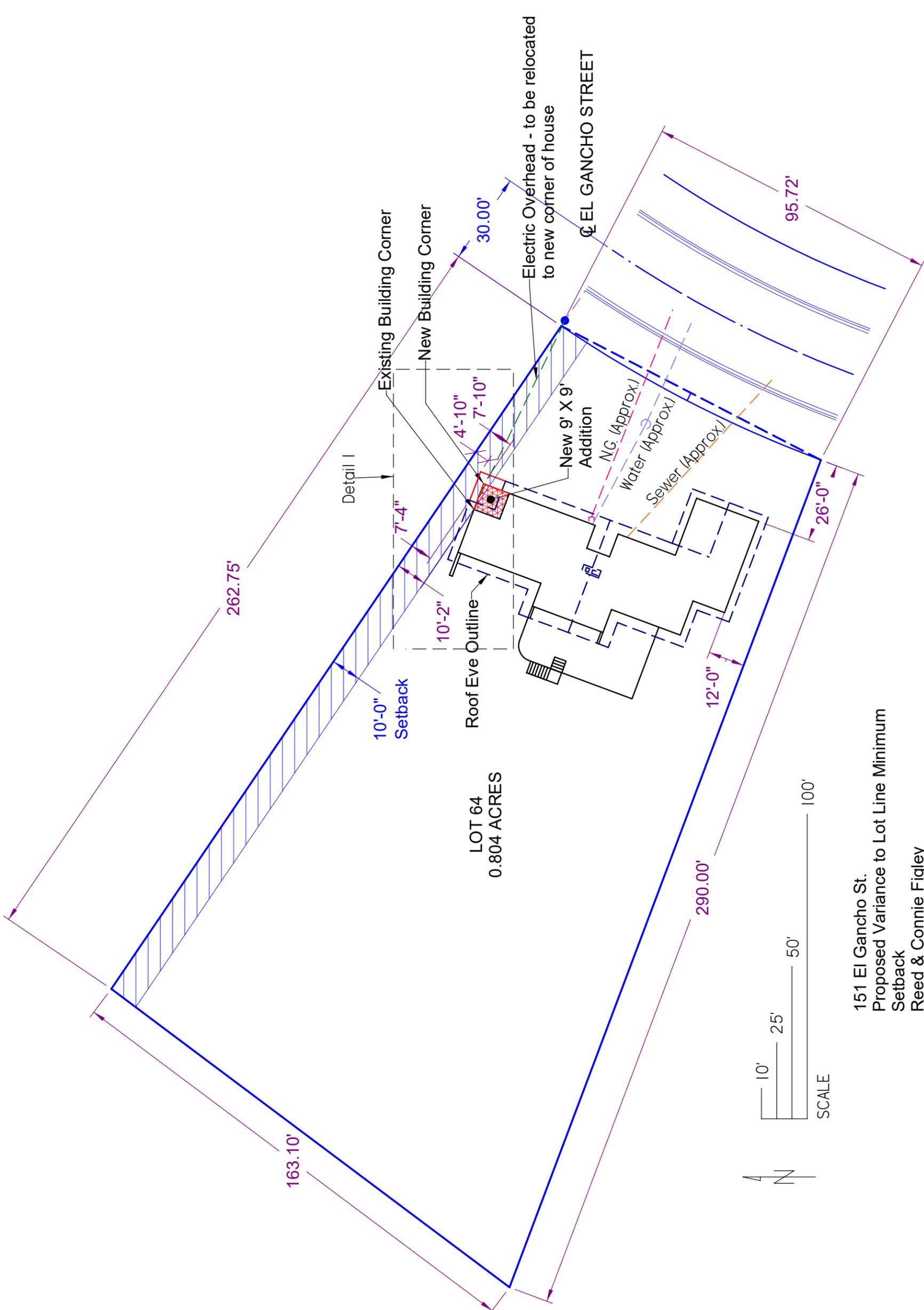
SCALE 1" = 20'-0"

° PLOT PLAN °

SHEET 1 of 6

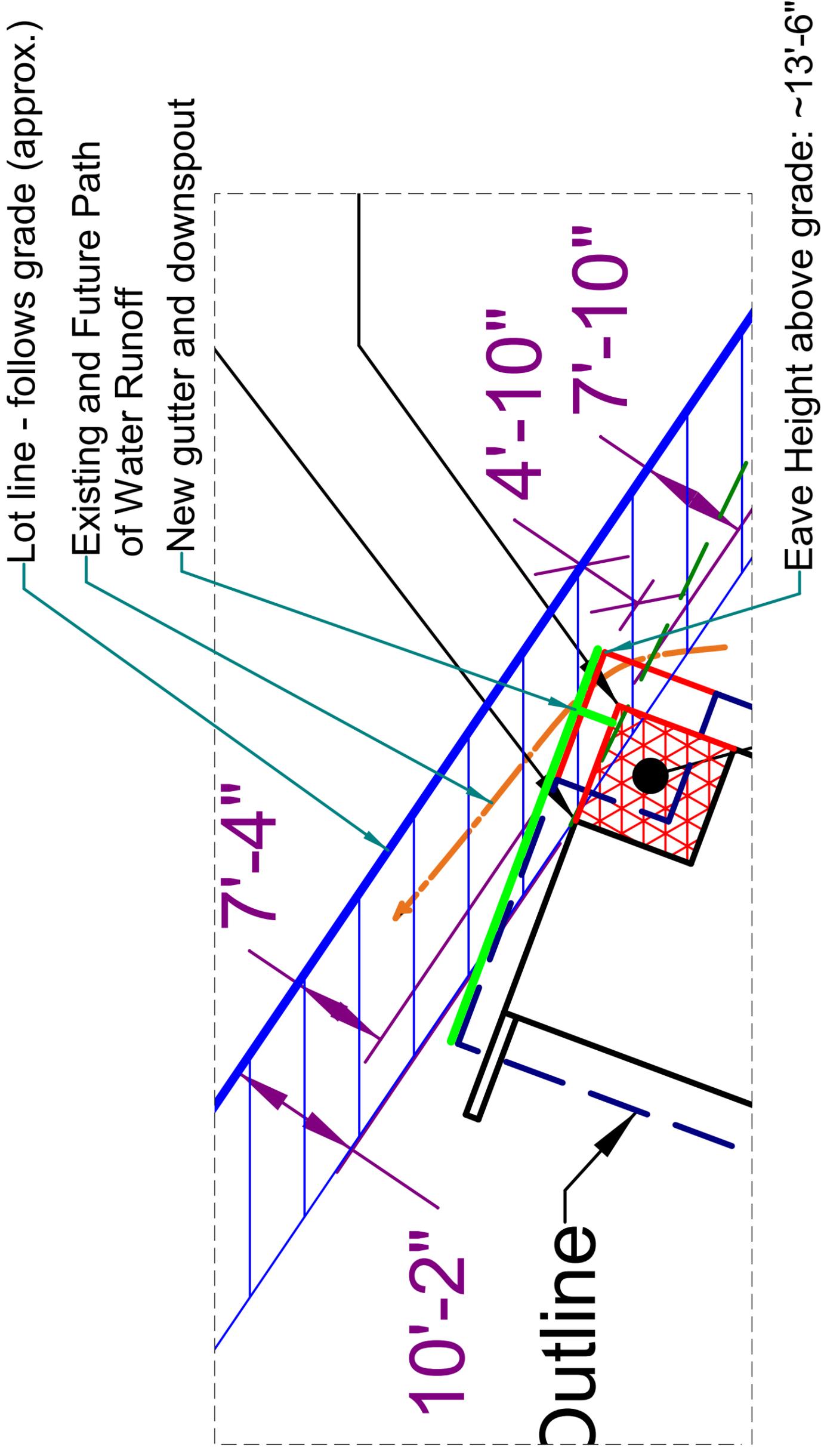


ATTACHMENT A

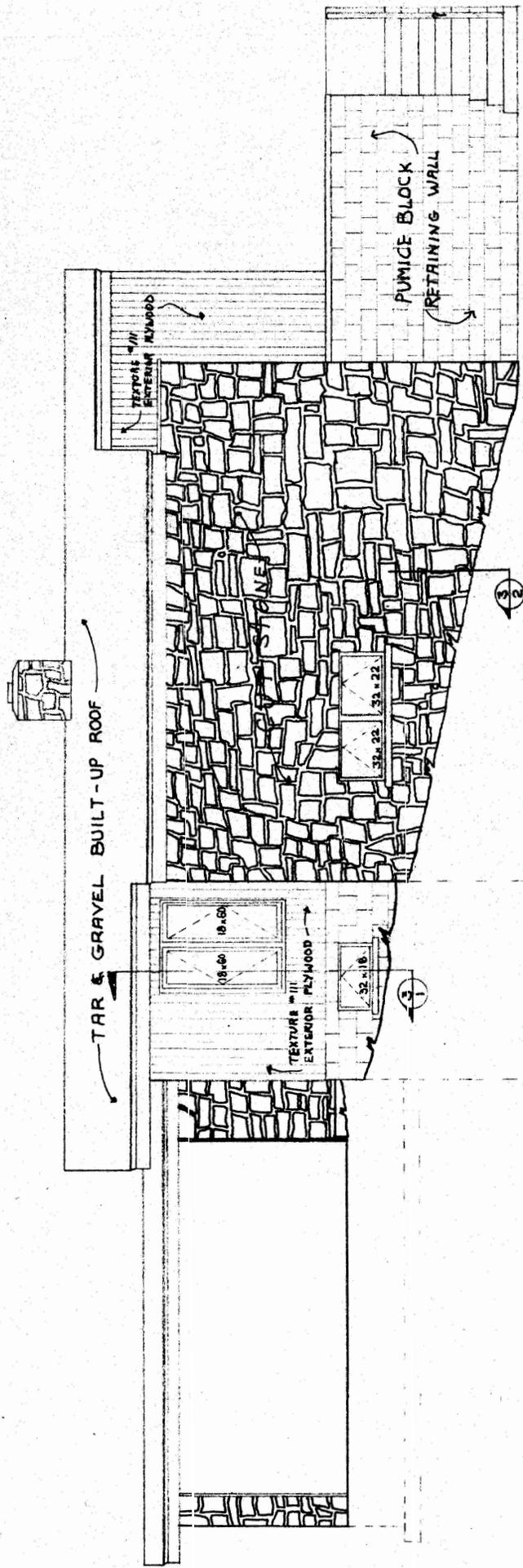


ATTACHMENT A

151 El Gancho St.
 Proposed Variance to Lot Line Minimum
 Setback
 Reed & Connie Figley
 January 2025

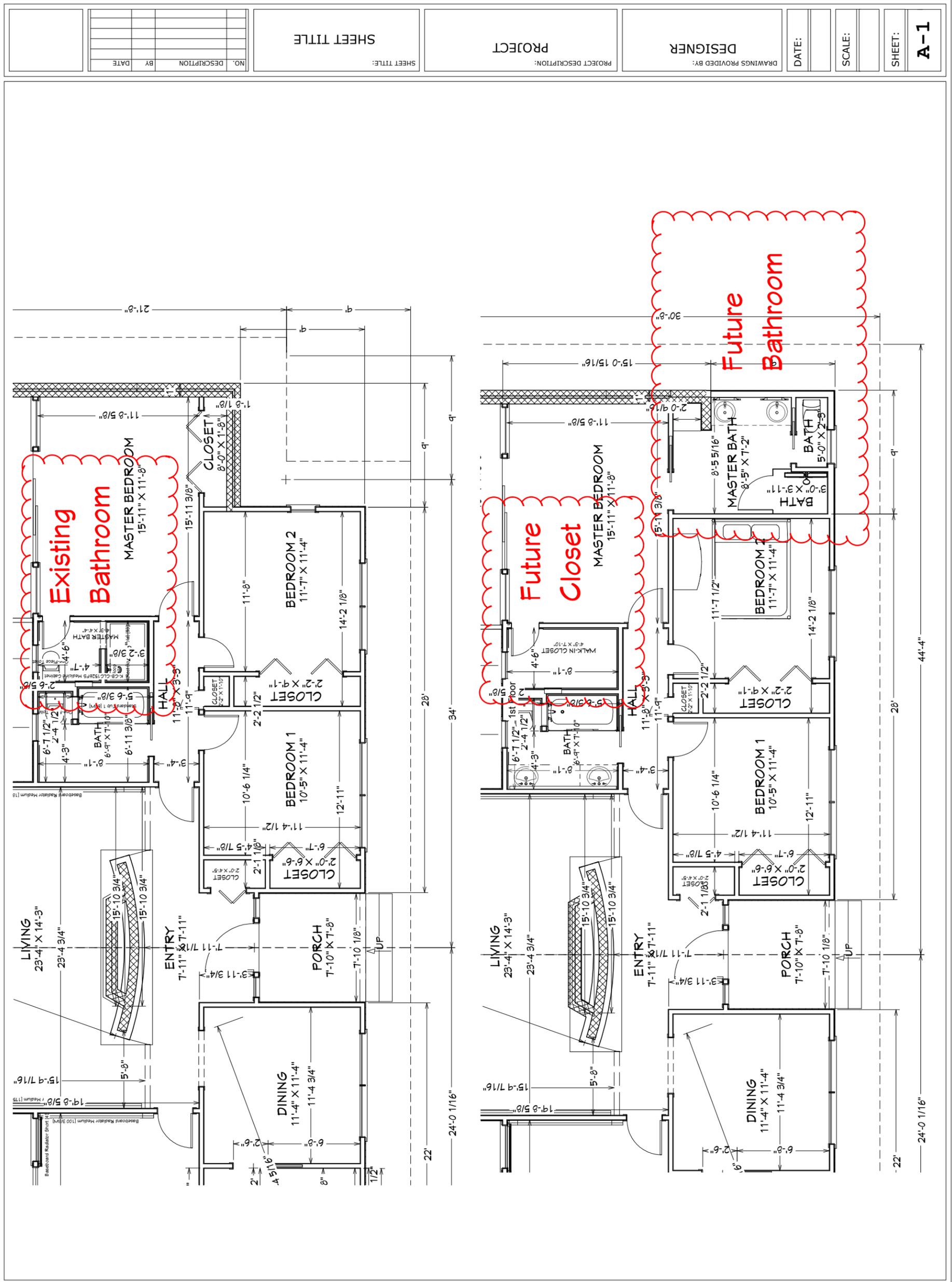


Detail I
4 : 1



• RIGHT SIDE ELEVATION •
SCALE 1/4" = 1'-0"

ATTACHMENT A



1st Floor

SHEET: **A-1**

SCALE:

DATE:

DESIGNER:

PROJECT DESCRIPTION:

SHEET TITLE:

NO. DESCRIPTION BY DATE