



Community Development—Planning

1000 Central Ave, Suite 150 Los Alamos, NM 87544 505.662.8120 planning@lacnm.us

## **DEVELOPMENT APPLICATION**

PROJECT INFORMATION					
Title:	×				
Project Address: 1177 Seminole St, Los Alamos NM 87544					
Description:	1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2				
Check all application types, if applicable:					
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 (11-30 lots) \$75/lot (30+ lots)  Final Plat, Subdivision* \$250 plus \$175/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* \$500 (+\$25/acre)  No fee if initiated by County Council or County Manager  Minor Zone Map Amendment* \$500 (+\$25/acre)  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.					
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PROPERTY & OWNER INFORMATION				
Property Address: 1177 Seminole St	Los Alamos NM 87544 City State ZIP			
Zoning District:	Overlay Zone:			
Existing Structure(s) Sq. Ft.:	Proposed Structure(s) Sq. Ft.:			
Lot Area (sq.ft.):				
Property Owner(s) Name: Geraldine Owner(s) Email: Aevaldine Keane Owner(s) Phone(s)#: 50\$-500-5353	hopez Keane			
Owner(s) Email: Aevalding, Keane	9 Damail, com			
Owner(s) Phone(s)#: 50\$ -500 -5353	5			
Owner's Address same as Property Address				
Owner(s)				
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 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:	Date:			
Signature: Soprey le Que	Date:			
signature.	Date.			
STAFF USE ONLY				
Date Received:	Staff:			
Case No.#: <b>VAR-2025-0017</b>	Meeting Date: 11/12/25			
SUBMITTALS				
Proof of Ownership or	Complete Application – Date: 10/16/25			
Letter of Authorization from Owner	Payment – Accepted upon verification of a complete			
Items from associated Application Checklist	application - Date:			

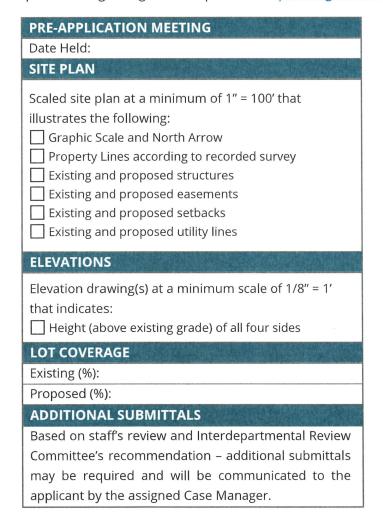


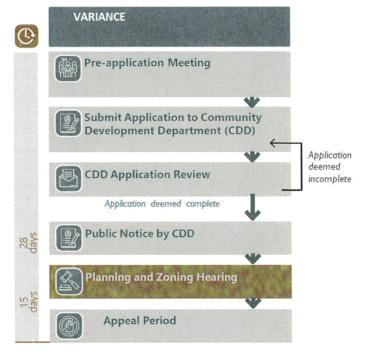
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### VARIANCE CHECKLIST

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: <a href="mailto:planning@lacnm.us">planning@lacnm.us</a>.





See Reverse.

Revision-Jan2023 Code Reference: 16-74 (g)

a. The variance will not be contrary to the public safety, health, or welfare. Explain.
The porch which is the reason for this varience is for the purpose to improve safety for myself family and public for safe entrance and exit to my home.  It does not pose any theat to safety, health or 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 request closes not underwine the attent of the codes.  The request is for a porch of 8.5' and still has 7.5' on home owner setback and 11.5 to street.  The height of the structure is approx 11'4".
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.  This will not make a cause an intrusion into any utilities of any of any of any other easements. Explain.
Staff finds that this criterion has been met  Staff finds that this criterion has not been met – more information is needed

Revision-Jan2023 Code Reference: 16-74 (g)

	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.
-	Due to the placement of the home we are requesting a porch to be placed on 15' setback broans we have a unde and shallow property.
	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.
-	This is well within the property line and will not create any adverse unpact on any other property.
-	Staff finds that this criterion has been met
2800000000000	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.
-	yes, we are requesting a poval with step of 8.5' and this is within the 15' set back and for 19 feet to spen space to the street
A	approx 2.5 for steps - allow projection into set back.
-	
-	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.

Revision-Jan2023

Code Reference: 16-74 (g)

# 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-8QCW9GPY

### 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** 

R004682

Official Mailing Date

April 30, 2025

**Protest Deadline** 

May 30, 2025

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
1035113371157
PROPERTY CLASS
RESIDENTIAL

Property Location 1177 SEMINOLE LOS ALAMOS 87544

Property Legal Description: Subd: TSIKUMU VILLAGE Lot: 131 S: 11 T: 19N R: 6E MBL HOME TITLE: 67978MHA SERIAL: DMH3275NFB YEAR: 2009 MAKE: SOLI/D MH SIZE: 28X56

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 Residential Land Residential Improvement	UNITS/AREA	FULL VALUE \$55,650 \$112,270	TAXABLE VALUE \$18,550 \$37,420
Previous Year's Taxable Value Previous Year's Exemption Value		Current Year's Full Value Current Year's Taxable Val	lue	\$167,920	\$55,970
Previous Year's Net Taxable	\$54,340	Current Year's Net Taxable  * Residential valuation limitation (NMSA 7-36-21.2) may apply.		<b>\$55,970*</b> y apply.	
2024 (Previous Year's) RES Tax Rate	0.023563	2025 Estimated RES Tax Ra	ate		0.023563
2024 (Previous Year's) NON-RES Tax Rate	0	2025 Estimated NON-RES T			0
	J	2025 Estimated Tax Amou	nt		\$1,318.82
2024 (Previous Year's) Tax Amount	\$1,280.42	Fair Market Value			313,150.00

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: (NMSA7-38-24) 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 prefaction is made 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.

1777 1/1

	IMPROVEMENT LOCATION REPORT					
THIS IS TO CERTIFY:						
TO TITLE COMPANY: STEWART SANTA FE ASBTRACT						
O UNDERWRITER:						
O LENDER: ZIA CREDIT UNION						
THAT ON JANUARY 27, 2010 , I MADE AN ACCURATE INSPECTION OF THE PREMISES OF TH						
1177 SEMINOLE, LOS ALAMOS, N.M. 87544						

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

Lot numbered one hundred thirty one (131) in Tsikumu Village Subdivision 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 April 11, 1977 in Plat Book 3, Page 30.

Alu 8/9/21 NOTE: The error of closure is one foot of error for every 50,000 feet along the perimeter of the legal description provide (NONE) Easements shown hereon are as listed in Title Commitment No. 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 SÚRVEY.

