



## DEVELOPMENT APPLICATION

## PROJECT INFORMATION

Title:

Project Address:

1177 Seminole St, Los Alamos NM 87544

Description:

Check all application types, if applicable:

- |                                                                                                                                                  |                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Administrative Deviation ... \$25                                                                                       | <input type="checkbox"/> Site Plan* ... \$500 plus<br>\$75 per/Million \$ estimated construction cost                                   |
| <input type="checkbox"/> Administrative Wireless Telecom ... \$250                                                                               | <b>Estimated Construction Cost:</b> _____                                                                                               |
| <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 &<br>Amendment*... \$250                                                                    | <input type="checkbox"/> Major Zone Map Amendment* ... \$500 (+\$25/acre)<br>No fee if initiated by County Council<br>or County Manager |
| <input type="checkbox"/> Conditional Use Permit* ... \$300                                                                                       | <input type="checkbox"/> Minor Zone Map Amendment* ... \$500 (+\$25/acre)<br>No fee if initiated by County Council<br>or County Manager |
| <input type="checkbox"/> County Landmark or Historic District<br>Adoption/Amendment* ... \$250                                                   | <input type="checkbox"/> Master Plans* (Major, Minor) ...\$250                                                                          |
| <input type="checkbox"/> Development Plan* ... \$500                                                                                             | <input type="checkbox"/> Text Amendment* ... \$150<br>No fee if initiated by County Council<br>or County Manager                        |
| <input type="checkbox"/> Major Development Plan Amendment* ... \$500                                                                             | <input checked="" type="checkbox"/> Variance ... \$250<br>No fee if application is a part of a Site Plan review                         |
| <input type="checkbox"/> Minor Development Plan Amendment ... \$250                                                                              | <input type="checkbox"/> Administrative Wireless Telecommunication<br>Facility ... \$250                                                |
| <input type="checkbox"/> Summary Plat... \$100 plus \$25 lot; \$10 / acre for<br>non-residential                                                 | <input type="checkbox"/> Discretionary Wireless Telecommunication<br>Facility* ... \$500                                                |
| <input type="checkbox"/> Sketch Plat, Subdivision*... \$250 plus<br>\$175/lot (1-10 lots)<br>\$125/lot (11-30 lots)<br>\$75/lot (30+ lots)       | <input type="checkbox"/> Small Wireless Facility ...\$250                                                                               |
| <input type="checkbox"/> Preliminary Plat, Subdivision* ... \$250 plus<br>\$175/lot (1-10 lots)<br>\$125/lot (11-30 lots)<br>\$75/lot (30+ lots) | <input type="checkbox"/> Major Historic Demolition* ... \$250                                                                           |
| <input type="checkbox"/> Final Plat, Subdivision* ... \$250 plus<br>\$175/lot (1-10 lots)<br>\$125/lot (11-30 lots)<br>\$75/lot (30+ lots)       | <input type="checkbox"/> Major Historic Property Alteration<br>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: <u>1177 Seminole St</u> <u>Los Alamos</u> <u>NM</u> <u>87544</u> |  |                                            |       |     |
| Zoning District:                                                                   |  | Overlay Zone: <input type="checkbox"/> N/A |       |     |
| Existing Structure(s) Sq. Ft.:                                                     |  | Proposed Structure(s) Sq. Ft.:             |       |     |
| Lot Area (sq.ft.):                                                                 |  |                                            |       |     |
| Property Owner(s) Name: <u>Geraldine Lopez Keane</u>                               |  |                                            |       |     |
| Owner(s) Email: <u>geraldine.keane9@gmail.com</u>                                  |  |                                            |       |     |
| Owner(s) Phone(s)#: <u>505-580-5353</u>                                            |  |                                            |       |     |
| <input type="checkbox"/> Owner's Address same as Property Address                  |  |                                            |       |     |
| Owner(s) Address: _____                                                            |  |                                            |       |     |
| Address                                                                            |  | City                                       | State | ZIP |

**APPLICANT / OWNER'S AGENT INFORMATION**

|                                                                |  |      |       |     |
|----------------------------------------------------------------|--|------|-------|-----|
| <input checked="" type="checkbox"/> 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: <u>Geraldine Lopez Keane</u>                                                                                                                                                                                | Date: <u>10/15/2025</u> |
| Signature:                                                                                                                                                                                                             | Date:                   |

**STAFF USE ONLY**

|                                 |                               |
|---------------------------------|-------------------------------|
| Date Received:                  | Staff:                        |
| Case No.#: <b>VAR-2025-0017</b> | Meeting Date: <b>11/12/25</b> |

**SUBMITTALS**

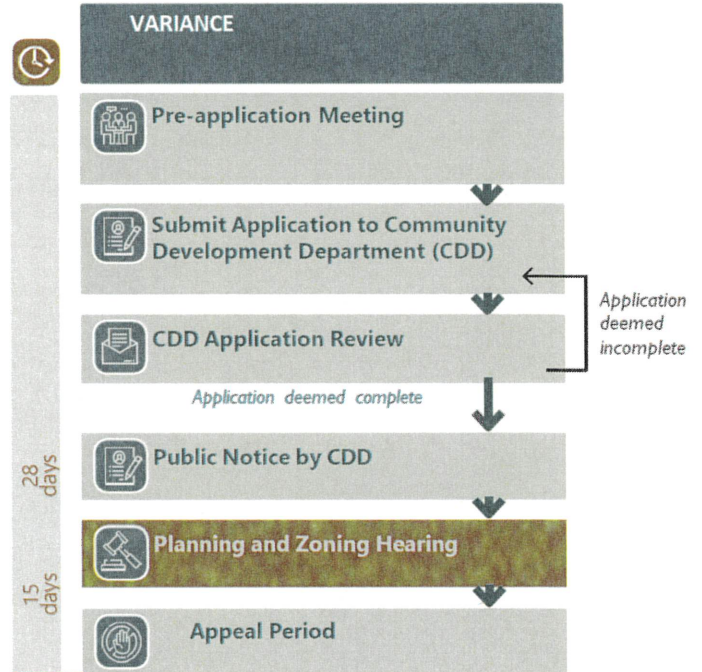
|                                                                                              |                                                                                                                  |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Proof of Ownership or Letter of Authorization from Owner | <input checked="" type="checkbox"/> Complete Application - Date: <u>10/16/25</u>                                 |
| <input checked="" type="checkbox"/> Items from associated Application Checklist              | <input checked="" type="checkbox"/> 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](mailto:planning@lacnm.us).

|                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRE-APPLICATION MEETING</b>                                                                                                                                                                  |
| Date Held:                                                                                                                                                                                      |
| <b>SITE PLAN</b>                                                                                                                                                                                |
| 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                                                                                                                                    |
| <b>ELEVATIONS</b>                                                                                                                                                                               |
| Elevation drawing(s) at a minimum scale of 1/8" = 1' that indicates:                                                                                                                            |
| <input type="checkbox"/> Height (above existing grade) of all four sides                                                                                                                        |
| <b>LOT COVERAGE</b>                                                                                                                                                                             |
| Existing (%):                                                                                                                                                                                   |
| Proposed (%):                                                                                                                                                                                   |
| <b>ADDITIONAL SUBMITTALS</b>                                                                                                                                                                    |
| 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 porch which is the reason for this variance 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 threat 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 does not undermine the intent of the code because it keeps the integrity 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 ~~intrude~~ cause intrusion of any utilities or easements

☐ 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.

Due to the placement of the home we are requesting a porch to be placed on 15' setback because we have a wide 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 impact on any other 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.

yes, we are requesting a porch with step of 8.5' and this is within the 15' setback and/or 19 feet of open space to the street.

\* 6 feet for porch

\* 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.**





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](mailto:assessor@lacnm.us)

Website: [www.losalamosnm.us](http://www.losalamosnm.us)

To Go Paperless!  
Go to [eNoticesOnline.com](http://eNoticesOnline.com)  
and register with this code:  
LAC-8QCW96PY

### 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

1777\*5\*\*G50\*\*0.6855\*\*1/1\*\*\*\*\*AUTO\*\*5-DIGIT 87544

KEANE GERALDINE T

1177 SEMINOLE ST

LOS ALAMOS NM 87544-2821



**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](http://WWW.LOSALAMOSNM.US) OR CALL OUR OFFICE AT (505) 662-8030 OR SCAN THE QR CODE.**



| District<br>1R                                                                                                                                                      | NET TAXABLE VALUES WILL BE ALLOCATED TO<br>THE GOVERNMENTAL UNITS IN SCHOOL DISTRICT. | Year<br>2025                                                                                    | UPC Code<br>1035113371157 | PROPERTY CLASS<br>RESIDENTIAL |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------|-------------------------------|
| Property Location 1177 SEMINOLE<br>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<br>MH SIZE: 28X56 |                                                                                       |                                                                                                 |                           |                               |
| 2024 (Previous Year's) Property Value and Tax Information<br>These values are based on 2023 market value                                                            |                                                                                       | 2025 (Current Year's) Property Value Information<br>These values are based on 2024 market value |                           |                               |
| TAXABLE VALUE                                                                                                                                                       |                                                                                       | PROPERTY CLASS                                                                                  | UNITS/AREA                | FULL VALUE TAXABLE VALUE      |
|                                                                                                                                                                     |                                                                                       | Residential Land                                                                                |                           | \$55,650 \$18,550             |
|                                                                                                                                                                     |                                                                                       | Residential Improvement                                                                         |                           | \$112,270 \$37,420            |
| <b>Previous Year's Taxable Value</b>                                                                                                                                |                                                                                       | <b>Current Year's Full Value</b>                                                                |                           | <b>\$167,920</b>              |
| Previous Year's Exemption Value                                                                                                                                     |                                                                                       | <b>Current Year's Taxable Value</b>                                                             |                           | <b>\$55,970</b>               |
| <b>Previous Year's Net Taxable</b>                                                                                                                                  |                                                                                       | <b>Current Year's Net Taxable</b>                                                               |                           | <b>\$55,970*</b>              |
|                                                                                                                                                                     |                                                                                       | * Residential valuation limitation (NMSA 7-36-21.2) may apply.                                  |                           |                               |
| 2024 (Previous Year's) RES Tax Rate                                                                                                                                 |                                                                                       | 2025 Estimated RES Tax Rate                                                                     |                           | 0.023563                      |
| 2024 (Previous Year's) NON-RES Tax Rate                                                                                                                             |                                                                                       | 2025 Estimated NON-RES Tax Rate                                                                 |                           | 0                             |
| <b>2024 (Previous Year's) Tax Amount</b>                                                                                                                            |                                                                                       | <b>2025 Estimated Tax Amount</b>                                                                |                           | <b>\$1,318.82</b>             |
|                                                                                                                                                                     |                                                                                       | <b>Fair Market Value</b>                                                                        |                           | <b>313,150.00</b>             |

**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 may be eligible 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.

ATTACHMENT C





IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY:

TO TITLE COMPANY: STEWART SANTA FE ASBTRACT

TO UNDERWRITER:

TO LENDER: ZIA CREDIT UNION

THAT ON JANUARY 27, 2010, I MADE AN ACCURATE INSPECTION OF THE PREMISES SITUATED AT LOS ALAMOS, LOS ALAMOS COUNTY, NEW MEXICO, BRIEFLY DESCRIBED AS:

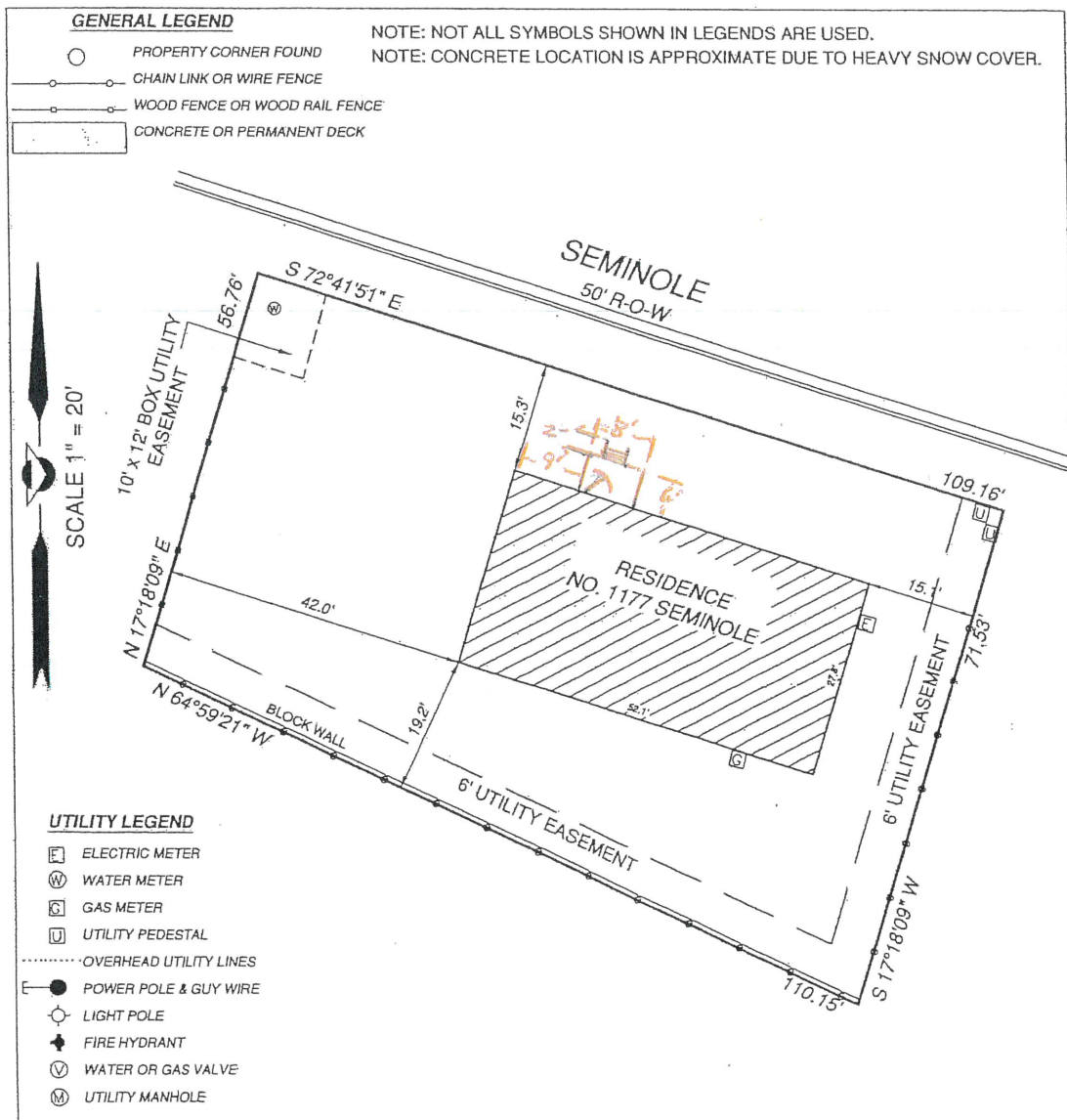
1177 SEMINOLE, LOS ALAMOS, N.M. 87544

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.

NOTE: The error of closure is one foot of error for every 50,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in Title Commitment No. (NONE) 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 SURVEY.



glu 8/9/21