

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (hereinafter the "Agreement") is made this 27th day of May, 2015, by and between the Incorporated County of Los Alamos, an incorporated county of the State of New Mexico (hereinafter "County"), and Site A-19-A-1 Acquisition Group, LLC, a New Mexico limited liability company (hereinafter "Developer"), collectively the "Parties," effective as of the date of final execution of this Agreement.

RECITALS:

WHEREAS, the County and Developer have entered into a Purchase and Sale Agreement (PSA) for County-owned land generally described as Site A-19-1, as more fully described on **Exhibit "A,"** hereto (the "Property"); and

WHEREAS, in order to promote the sale of the Property under the PSA, the County has committed to the design, engineering, and construction of certain public infrastructure, including roadway and related improvements, sanitary sewer lines, water lines, electrical lines, electrical facilities and natural gas lines (collectively, "County Improvements") as more fully described on **Exhibit "B,"** such facilities being required for development of the Property to proceed; and

WHEREAS, the Developer, based on the County's commitment to design, engineer, and construct the referenced County Improvements, plans to design, engineer and construct a residential subdivision on the Property as more fully described in **Exhibit "C,"** and

WHEREAS, this Agreement is intended to identify the Parties' respective development related obligations being agreed upon and approved by the County Council.

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein, the County and the Developer agree as follows:

1. **County's Improvements.** The County agrees to design, engineer and construct the County Improvements identified and described on **Exhibit "B."** The construction of the County Improvements shall conform to all County and State of New Mexico, rules, regulations and standards, as they may be applicable, and terminate approximately 560 feet to the north on La Vista Drive, and as specifically illustrated on **Exhibit "B."** The cost of the County's Improvements under this provision shall not exceed \$2,000,000.

1.1 **Capacity of County Improvements.** The County Improvements shall be of such size, quantity, and capacity to ensure the maximum density of development for Site A-19-A-1, as estimated based upon and provided in the Concept Plan (**Exhibit "D"**) and as allowed through County Site Plan approval (as hereinafter defined).

1.2 **Developer Notice to Proceed.** The County's engineering and construction of the County Improvements shall proceed within fifteen (15) days following written Notice to

Proceed ("NTP") from Developer. The NTP shall indicate that the Developer has completed its due diligence, feasibility studies, secured required financing and has elected to proceed to Closing under the PSA.

1.3 County Construction Schedule. The County agrees to use commercially reasonable efforts to complete the County Improvements described in **Exhibit "B"** within three hundred sixty five (365) days of receipt of the NTP (the "County Construction Completion Date"). The schedule of tasks required to complete the County Improvements are also described on **Exhibit "B"** (the "County Construction Schedule").

1.4 Additional County Improvements. The County agrees to install Additional County Improvements, using any remaining funds in La Vista road and public utility construction project after closeout to design, engineer and construct the County-owned park and related open space and recreational use. The County's work on the Additional County Improvements, should funds be available, shall commence following closeout of the County Improvements described in **Exhibit "B."**

1.5 Notice of Completion. County shall notify Developer, in writing, certifying the completion of the County Improvements.

2. Developer's Improvements. The Developer agrees to design, engineer and construct the Developer's Improvements identified and described on **Exhibit "C."** The construction of the Developer's Improvements shall conform to all County and State of New Mexico, rules, regulations and standards, as they may be applicable. The County agrees to assist the Developer and Developer's consultants, engineers, and contractors with expedited Developer's Improvement plan review(s) and twenty-four (24) hour construction inspection scheduling for the Developer's Improvements. The County will name a Site A-19-A-1 liaison to help facilitate expedited review and construction inspections of Developer Improvements. The County agrees to review homebuilder master set of home model construction document ("MPS"). Once approved by the County, the County's review of MPS shall be limited to homebuilder-identified deviations from the MPS with the goal of reducing review time associated with previously reviewed and approved MPS. Homebuilders shall be required to identify a set of plans as a MPS upon submission to County for review and building permit. MPS documents must be updated, as needed, for compliance with applicable building related codes as they change.

2.1 Capacity of Developer's Improvements. The Developer's Improvements shall be of such size, quantity, and capacity to ensure adequate services to the subdivision and to ensure that each lot on the Property meets all applicable County standards for such improvements.

2.2 Residential Subdivision. Developer shall construct a residential subdivision. The residential subdivision to be constructed by the Developer shall be for single-family residences. The subdivision is illustrated on the Concept Plan as shown on **Exhibit "D"** (the "Concept Plan").

2.3 Developer Construction Schedule. The Developer agrees to use commercially reasonable efforts to complete the Developer's Improvements described in **Exhibit "C"** within the later of ninety-seven (97) months of Closing or receipt of the Notice of Completion from the County (the "Developer Construction Completion Date"). The schedule of tasks required to complete the Developer's Improvements are shown on **Exhibit "E"** (the "Developer Construction Schedule").

2.4 Acceptance of Developer's Improvements. After the Developer's Improvements are complete, the Developer shall submit a final acceptance package for County review and approval. Following approval, the County will issue a Certificate of Completion and Acceptance and accept the Developer's Improvements as described in **Exhibit "C"** for maintenance, to the extent applicable. The Certificate of Completion and Acceptance shall not be unreasonably withheld.

2.5 Termination of Developer's Improvement Obligations. Upon Developer's receipt of the County's Certificate of Completion and Acceptance, the Developer's Improvement obligations to the County pursuant to this Agreement shall terminate.

2.6 Financial Guarantee. Developer agrees to provide County a Financial Guarantee, at Closing, in a form acceptable to the Parties and in an amount equal to the estimated cost acceptable to both parties, showing estimated costs by phase, of the Developer's Improvements, as shown on **Exhibit "C."** The Financial Guarantee shall become effective on the later of Closing, completion of the County Improvements or approval of the Developer's Improvement plans, but in any event no later than one hundred eighty (180) days from Closing. Should the completion of the County Improvements be delayed beyond the estimated completion date of July 2016, both parties agree to discuss an extension of the effective date of Financial Guarantee as needed. The amount of the Financial Guarantee shall be reduced, following County approval of each phase of the project, by the corresponding amount of the approved phase.

3. Developer Lot Construction. The Developer, based upon the soil and topography conditions of this project and unknown weather and market conditions in the future, has established the following Lot Construction Schedule:

- a) Within twelve (12) months of the later of Closing, the date Developer receives all necessary project permits or the County's written notice that County Improvements are complete, Developer will begin the subdivision's rough grading and drainage work per Developer's County approved grading and drainage plan.
- b) Within twelve (12) months from the County's approval of the rough grading and drainage work, Developer will begin the subdivision's Phase I lot development program (approximately 34 lots). The Phase I lot development program is expected to take twelve (12) months to complete.
- c) Within six (6) months from the County's full approval of the Phase I lots and receipt by Developer, an affiliate or wholly owned subsidiary, of two full single-family residential

building permits, the construction of two (2) model homes will begin. The two model homes are estimated to take two hundred ten (210) days to complete.

- d) Within eighteen (18) months of the receipt of the County's Certificate of Occupancy for the Developer's two (2) model homes, Developer will begin lot development of Phase II (approximately thirty-three (33) more lots). The Phase II lot development program is expected to take twelve (12) months to complete.
- e) Within eighteen (18) months from County's approval of the Phase II lots, Developer will begin phase III lot development (approximately thirty-three (33) lots). The Phase III lot development program is expected to take twelve (12) months to complete.

4. **Developer Failure to Complete Lots.** Notwithstanding the Lot Construction Schedule, if by ninety seven (97) months of Closing the date Developer receives all necessary project permits or the Developer has received written notice of the completion of County Improvements, Developer has not completed the construction of ninety-seven (97) single-family residential lots, the County, with sixty (60) days written notice to Developer, may call on the Developer's Financial Guarantee to complete any and all remaining lots. Should the County provide Developer such written Notice, the Parties agree to meet during the sixty (60) day period to discuss the remaining lot construction. Developer's issuance of any remaining construction purchase orders shall satisfy Developer's lot construction requirements and the County shall immediately terminate its call on the Developer's Financial Guarantee. The County's call on Developer's Financial Guarantee shall in no way imply or provide County ownership of any kind in the Developer's finished lots. The completion of the ninety-seven (97) lots shall terminate any and all of Developer's obligations under this Agreement. The Parties agree to meet quarterly to discuss construction progress. The County shall not unreasonably withhold any Developer requested extension to the ninety-seven (97) month deadline.

5. **Applicable Zoning Ordinance.** The property is currently zoned R-1-5 as further defined and described in Chapter 16, Article VIII, Section 16-533 (3) of the Los Alamos County Municipal Code. This zoning designation currently allows for 8.7 Dwelling Units per acre. The maximum size limitation of forty-five (45) percent refers to the gross lot square footage.

6. **Design Guidelines.** The development of Site A-19-1 and Site A-19-2, and any part thereof, by any party shall be governed by the Site A-19 Design Guidelines, attached hereto as **Exhibit "F"** (the "Site A-19 Design Guidelines").

7. **Vested Zoning, No Fee Increases or New Fees.** The County agrees that upon commencement by Developer of the Developer's Improvements, all zoning and other approvals, including the Zoning Ordinance, the Site A-19 Design Guidelines and all related rules and regulations applicable to Site A-19-A-1 shall be deemed fully vested and shall remain as then existing. To the extent same are thereafter amended, such amendment shall not apply to Site A-19, unless accepted by Developer. Further, the County agrees that any new or increase in the amount of any existing County Fee(s) with any potential impact to Developer's Improvements or the construction of single-family residences shall not be applicable to improvements under this Development Agreement for Site A-19-A-1 for ninety seven (97) months. The list of applicable existing County fees is attached as **Exhibit "G"** (the "Existing County Fees"). No Construction

Industries Division, Los Alamos County Department of Public Utilities or other requisite state or federal regulatory body's controlled fees shall be applicable to this Section.

8. **Indemnification.** Until the County accepts the Developer's Improvements, the Developer shall be solely responsible for maintaining the premises upon which the Developer's Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the County and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors and subcontractors or arising from the failure of the Developer, its agents, representatives, contractors and subcontractors to perform any act or duty required of the Developer herein; provided however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify shall not apply to any of the exclusions expressed in said Section 56-7-1. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

9. **Conveyance of Property Rights.** When the Developer's Improvements are completed, if the County does not own the property upon which the Improvements are constructed, the Developer shall convey to the County all real and personal property rights which the County deems reasonably necessary, and all public improvements, free and clear of all claims, encumbrances and liens before the County will accept the Improvements. Conveyance may be made by an appropriate method as reasonably determined by the County.

10. **Assignment of Agreement.** This Agreement may be assigned to any affiliate or subsidiary of the Developer without County approval. The prior written consent of the County shall be required for any other assignment. The County's approval shall not be unreasonably withheld. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the Parties.

11. **Notice(s).** Any notice or communication required hereunder between the County and the Developer must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below, or (ii) five days after registered or certified mail containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the party to whom it is addressed. At any time, any party may, by giving ten (10) days written notice to the other party, designate any other address to which notice or communication may be given. Notices or communications under this Agreement shall be given to the parties at their addresses set forth below:

If to the County: Incorporated County of Los Alamos
Attn: Harry Burgess
County Manager
1000 Central Avenue, Suite 350
Los Alamos County, New Mexico 87544
Telephone: (505) 663-1750
Facsimile: (505) 662-8079
E-Mail: hburgess@lacnm.us

If to the Developer: Site A-19-A-1 Acquisition Group, LLC
Attn: George W. Bootes III, Managing Member
4131 Barbara Loop SE
Rio Rancho, New Mexico 87124
Telephone: (505) 338-1438
Facsimile: (505) 338-1439
E-Mail: gbootes@transcordevelopment.com

12. **Entire Agreement.** This Agreement, along with the Purchase and Sale Agreement, contains the entire Agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

13. **Changes to Agreement.** Changes to this Agreement are not binding unless made in writing and signed by the Parties.

14. **Construction and Severability.** If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year written below.

COUNTY:

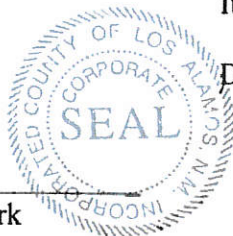
Incorporated County of Los
Alamos, an incorporated county of the State of New
Mexico

By: _____
Harry Burgess,
Its: County Manager

Date: 7/24/15

Attest:

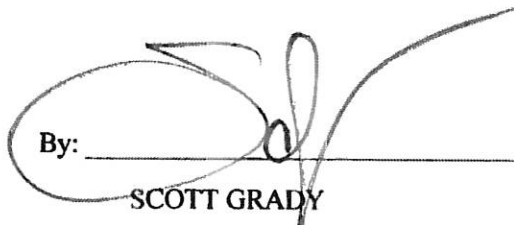
Sharon Stover
Sharon Stover, County Clerk



DEVELOPER:

SITE A 19 A 1 ACQUISITION GROUP, LLC

A NEW MEXICO LIMITED LIABILITY COMPANY

By:  8-11-15
SCOTT GRADY DATE
ITS: MANAGER

SITE A 19 A 1 ACQUISITION GROUP, LLC

A NEW MEXICO LIMITED LIABILITY COMPANY

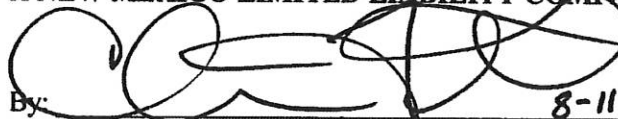
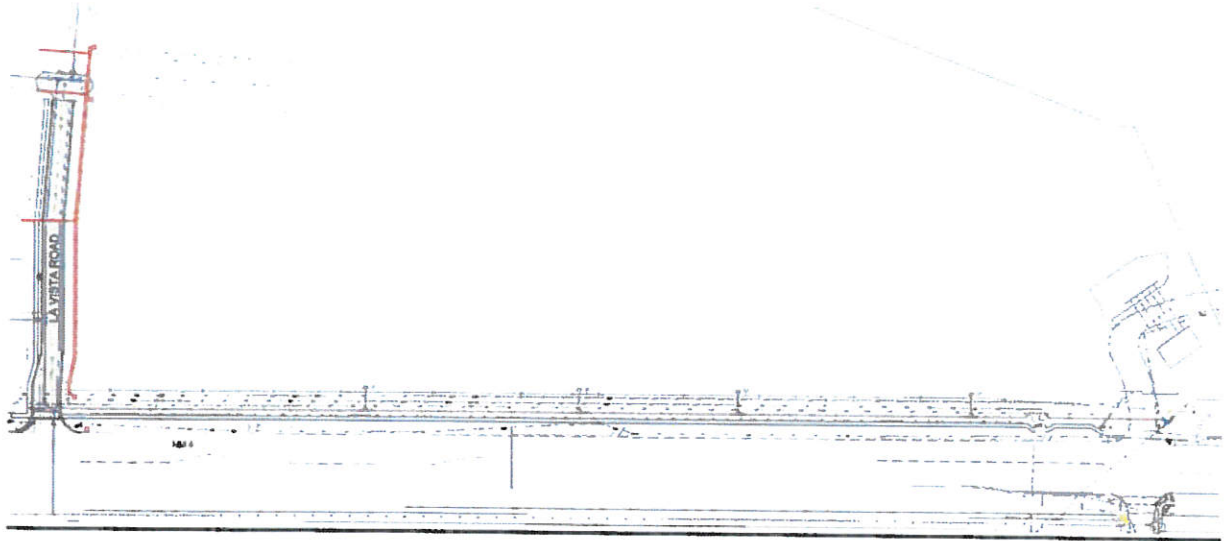
By:  8-11-15
C. ADAM THORNTON DATE
ITS: MANAGER

EXHIBIT "A"
PROPERTY LEGAL DESCRIPTION

Tract A-19-A-1, a subdivision of Tract A-19-A, Part of the Ramon Vigil Grant, Protected Sections 4 & 5, Township 18 North, Range 7 East, N.M.P.M., County of Los Alamos, State of New Mexico.

EXHIBIT "B"

COUNTY IMPROVEMENTS AND CONSTRUCTION SCHEDULE



Project Description:

Construction of La Vista Dr. from New Mexico State Road 4 to future intersection (approximately 560 linear feet). Scope of work to include new curb & gutter, new sidewalks, new A.D.A. compliant pedestrian ramps, new drive-pads, minor drainage improvements, placement of new hot mix asphalt, utilities (including water, wastewater, gas, electrical and conduit for other dry utility services, landscaping, lighting, signing & striping, temporary erosion control and other appurtenances. Also construction of sidewalk and utilities along the north side of NM State Road 4.

Estimated Project Schedule:

<u>Phase</u>	<u>Estimated Timeframe</u>
Estimated Start Date	August 2015
Estimated Substantial Completion	June 2016
Final Completion	July 2016

EXHIBIT "C"
DEVELOPER IMPROVEMENTS

Generally described, developer improvements to include site grading and drainage improvements, utilities (including water, wastewater, gas, electrical and conduit for other dry utility services) and storm drain, installation of roadway and street lights. The improvements will be of sufficient size and capacity to serve the subdivision development further described and shown in Exhibit "D" Concept Plan.

EXHIBIT "D"

CONCEPT PLAN



EXHIBIT "E"

DEVELOPER CONSTRUCTION SCHEDULE

SITE A-19-1 ACQUISITION GROUP, LLC
ACQUISITION, DEVELOPMENT & VERTICAL SCHEDULE
4/23/2015

ACT ID	DESCRIPTION	DURATION	DUE DILIGENCE & APPROVAL PROCESS				DEVELOPMENT AGREEMENT PARAMETERS	
			EARLY START	LATE START	EARLY FINISH	LATE FINISH		
A190001	Proposed County Council Approval	30	5/26/2015		5/26/2015			
A190002	Appeal Period	30	5/26/2015		6/27/2015			
A190003	Due Diligence/Approvals	150	6/27/2015		11/24/2015			
A190004	PSA Closing	30	11/24/2015		12/24/2015			
A190005	Due Diligence & Approval Process Complete		12/24/2015		12/24/2015			

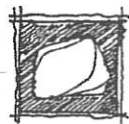
ACT ID	DESCRIPTION	DURATION	LOT DEVELOPMENT - SCHEDULE OF IMPROVEMENTS				DEVELOPMENT AGREEMENT PARAMETERS	
			EARLY START	LATE START	EARLY FINISH	LATE FINISH		
A190010	Land Purchase Complete	150			24-Dec-15	24-Dec-15		
A190011	Project Approval/Permits Complete	150			24-Dec-15	24-Dec-15		
A190012	County Off-Site Improvements Complete	365			1-Jul-16	23-Dec-16		
A190020	Begin Development Construction							
A190030	Earthwork	150	1-Jul-16	23-Dec-17	28-Nov-16	22-May-18		WITHIN 12 MONTHS OF M190010
A190040	Infrastructure Phase 1	365	1-Jul-16	23-Dec-17	28-Nov-18	21-May-20		WITHIN 12 MONTHS OF COUNTY'S APPROVAL OF THE ROUGH GRADING AND DRAINAGE WORK
A190060	Infrastructure Phase 2	365	28-Nov-17	22-May-19	30-Jun-22	12-Dec-23		WITHIN 18 MONTHS OF CERTIFICATE OF OCCUPANCY FOR PHASE 1 MODEL HOMES
A190070	Infrastructure Phase 3	365	20-Jun-21	12-Dec-22	16-Dec-24	9-Jun-26		WITHIN 18 MONTHS OF COUNTY'S APPROVAL OF THE PHASE II LOT DEVELOPMENT

ACT ID	DESCRIPTION	DURATION	VERTICAL CONSTRUCTION				DEVELOPMENT AGREEMENT PARAMETERS	
			EARLY START	LATE START	EARLY FINISH	LATE FINISH		
A190050	Model Home Construction	710	17-May-19	17-Nov-20	23-Dec-19	15-Jun-21		WITHIN SIX MONTHS OF THE COUNTY'S FULL APPROVAL OF PHASE 1 LOTS

EXHIBIT “F”

DESIGN GUIDELINES

| 9-12.2012



WHITE ROCK TRACT A-19-A

design standards



ACKNOWLEDGEMENTS

DEVELOPER TEAM

Los Alamos County

Anne Laurent, Community Development Director

Greg Fisher, Economic Development Director

Gary Leukness, Project Planner

Steve Brugger, former Community Development Director

Special Thanks to the White Rock Implementation Committee

CONSULTANT TEAM

Dekker/Perich/Sabatini

Bohannon Huston, Inc.

Economic Planning Systems

Tim Karpoff and Maia Mullen

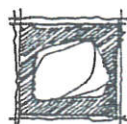


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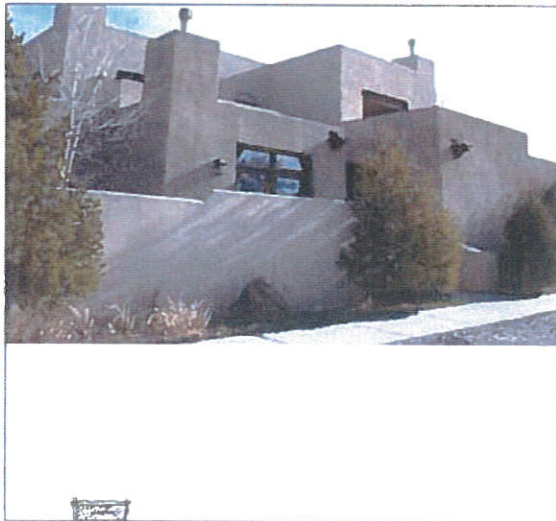
General Design Standards

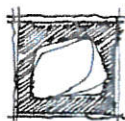
Design Standards – Village District

- Buildings
- Composition – Block, Building, Site
- Parking
- Bike Facilities
- Lighting
- Signage
- Utilities
- Landscaping

Design Standards – Residential District

- Buildings
- Composition – Block, Building, Site





ATTACHMENT B



Introduction

The Design Standards, which accompany the overall Master Plan for Tract A-19-a, have been developed to assist owners, builders, architects and designers in the preparation of building plans for the development. The Design Standards will also be used by the County as one of the criteria for plan review. The intent of the design standards is to create an appealing, cohesive, pedestrian-oriented mixed-use neighborhood in White Rock. The overall Master Plan for the 60-acre A-19-a tract has two underlying zones: the western half, from La Vista Drive westward, is zoned R-1-S. The eastern half, from La Vista Drive eastward, is zoned Downtown Neighborhood Commercial Overlay (DT-NCO). With this underlying zoning, the development essentially has two districts: a Residential District on the west and a Village District on the east.

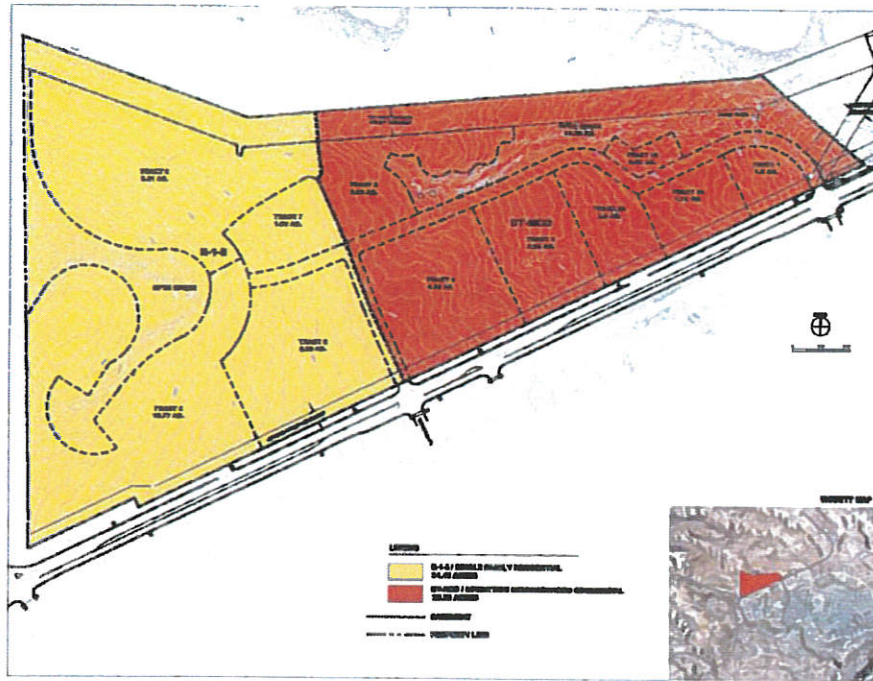
The Village District is regulated by the County's Special Plan (SP) District requirements (Section 16-534). The SP District allows a development to have custom design standards that are supported by an underlying zoning designation. The DT-NCO is an allowable underlying zoning designation for a Special Plan, but R-1-S is not. The design standards for the Residential District are intended to be used by the master developer to ensure a level of overall design and character for the project.

These design standards address site and building elements; they do not apply to the public streets or to public spaces; the standards for these areas are contained within the overall Master Plan for Tract A-19-a.



pg 1

ZONING DISTRICTS AND DEVELOPMENT PROGRAM



A-19-a Summary Development Program							
Tract	Tract Size (acres)	Underlying Zoning	Anticipated Land Use (used for purposes of master plan and market study; ultimate uses guided by zoning standards and County's discretion as master developer)	Commercial (sq. ft.) Anticipated per Illustrative Plan	Residential: Average lot size (sq. ft.)	Residential: Average home size (sq. ft.)	Residential: # of units
Tract 1	1.0	DT-NCO	Commercial	12,000			
Tract 2a	2.27	DT-NCO	Commercial	41,800			
Tract 2b	2.0		Commercial/MU				50
Tract 3	3.04	DT-NCO	Attached Townhomes	NA	2250 (25 x 90)	1,250	28
Tract 4	4.53	DT-NCO	Garden Court Detached Homes	NA	3550 (50 x 70)	1800	20
Tract 5	2.95	DT-CPO	Park	NA	NA	NA	NA
Tract 6	5.39	R-1-5	Single Family	NA	6500 (65 x 100)	1800	23
Tract 7	1.9	R-1-5	Single Family	NA	6500 (65 x 100)	2,000	9
Tract 8	8.31	R-1-5	Single Family	NA	6500 (65 x 100)	2,000	33
Tract 9	10.77	R-1-5	Single Family	NA	6500 (65 x 100)	2,000	30
Spine Infrastructure	3.04						
Open Space/Easements	14.95						
Subtotals	60			53,800			193
Notes:							
1. Proposed Program based upon Illustrative Plan dated September 4, 2012.							
2. Tracts 6, 8, and 9 contain two neighborhood parks that total 63 acres.							



PR 2

OVERALL DEVELOPMENT STANDARDS AND VARIANCES

A-19-a General Development Standards -										
Tract	Parcel Size (acres)	Maximum FAR	Maximum DU's/acre	Max. allowable square footage/DU's	Minimum Front Setback	Minimum Side/Rear Setbacks	Maximum Height	Allowable Uses	Proposed Variations from Zoning Standards	
Tract 1	1.0	No Max	N/A		10'	5' side/5' rear	45	DT-NCO	Architectural standards in White Rock A-19-a Design Guidelines	One parking space per residential unit
Tract 2a	2.27	No Max	N/A		10'	5' side/5' rear	45	DT-NCO	Architectural standards in White Rock A-19-a Design Guidelines	One parking space per residential unit
Tract 2b	2.0	N/A	N/A	N/A	N/A	N/A	45	DT-NCO	Architectural standards in White Rock A-19-a Design Guidelines	One parking space per residential unit
Tract 3	3.04	No Max	50	152	10'	5' side/5' rear	45	DT-NCO	Architectural standards in White Rock A-19-a Design Guidelines	One parking space per residential unit
Tract 4	4.53	No Max	50	227	10'	5' side/5' rear	45	DT-NCO	Architectural standards in White Rock A-19-a Design Guidelines	One parking space per residential unit
Tract 5	2.95	N/A	8.7	28	15'	5' side/5' rear	35	DT-CPO	Park	Minimum Residential Lot Size 2750'
Tract 6	5.39	N/A	N/A	N/A	N/A	N/A	NA	R-1-5	Accessory units can be over detached garage with max ht. of 35'	Minimum setback of garage from front of house 5'
Tract 7	1.9	N/A	8.7	17	15'	5' side/15' rear	35	R-1-5	Accessory units can be over detached garage with max ht. of 35'	Minimum setback of garage from front of house 5'
Tract 8	8.31	N/A	8.7	72	15'	5' side/15' rear	35	R-1-5	Accessory units can be over detached garage with max ht. of 35'	Minimum setback of garage from front of house 5'
Tract 9	10.77	N/A	8.7	94	15'	5' side/15' rear	35	R-1-5	Accessory units can be over detached garage with max ht. of 35'	Minimum setback of garage from front of house 5'
Spine Intersect	3.04									
Open Space/Easements	14.95									
Subtotals	60			587						



DEVELOPMENT AND APPROVAL PROCESSES

These design standards express expectations for integrated community design and development.

Site development plans for the Village District must comply with the relevant design standards and with the overall Master Plan. The County shall review site development plans for adherence to these development standards. In cases where standards are not specifically stated, the default criteria shall be the underlying zoning. As the project evolves into a mixed-use neighborhood, the County may decide to create a separate Architectural Review Committee to review new proposals and to ensure that modifications to existing structures meet the overall standards. But until such time, County staff is

responsible for enforcing the design standards indicated herein and in the overall Master Plan. Collectively, the overall Master Plan and the Design Standards express expectations for integrated community design and development on Tract A-19-a. Each development submittal must include an explanation of how the design reinforces the community design characteristics below, and is in compliance with the design intent of the Master Plan and Design Standards.

PEDESTRIAN ORIENTATION

The overall master plan is designed to encourage walking and biking. Many aspects of the Master Plan work in tandem to make this a pedestrian-friendly community, including the mixture of land uses; a central plaza; a connected and evenly distributed system of parks, open space and trails that also connect to off-site facilities; gracious sidewalks along landscaped streets; street sections with bike lanes, and buildings that actively address the street with visible entrances, windows and signage.

SUSTAINABILITY

The overall Master Plan and the Design Standards are designed to create a high performing, resource conserving, economically sustainable community for the County, developers and residents. Sustainability components address the natural and built environment and include, but are not limited to, green building standards; open space preservation; mixed land uses; housing diversity; multi-modal circulation design; shared parking; native landscaping; low impact development techniques; and dark sky compliant lighting.

OPEN SPACE PRESERVATION AND RESTORATION

A minimum of 14 acres of Tract A-19-a will be preserved for open space as illustrated in the overall Master Plan (this includes the transmission line easement on the north end of the property see A-19-a Summary Development Table on page 3). The Master Plan and Design Standards facilitate compliance with preservation goals by allowing selective use of retaining walls; requiring designation of parks and open space; protecting the flood plain; and designating floor area ratios that allow multiple stories and smaller footprints in the Village District. All subsequent development plans shall maintain these preservation areas and minimize disturbance and disruption of the Cañada del Buey, the natural drainage east-west drainage located on the north side of the property. Designation of additional open space and restoration of disturbed areas to their native condition is encouraged.



pg 4

GENERAL DESIGN STANDARDS

GRADING AND DRAINAGE

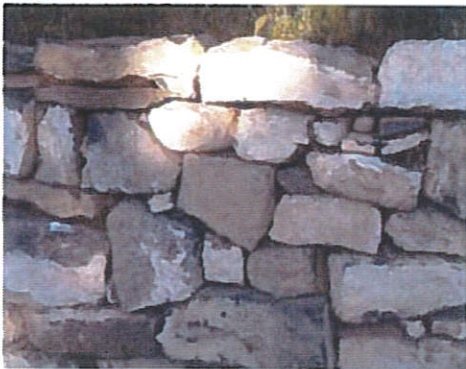
1. The overall master grading and drainage plan shall be approved by Los Alamos County. Subsequent grading and drainage plans shall be approved by Los Alamos County and reflect the design ideas evident in the approved overall master grading and drainage plan. These grading and drainage plans must include pad elevations and drainage patterns for each lot.
2. Any significant changes to grading and drainage design following County approval will require formal revision of the grading and drainage plan and Los Alamos County approval, prior to construction. Developers proposing significant changes to tract and pad elevations from the overall master grading and drainage plan, must illustrate new grading solutions for surrounding tracts and open space that will not negatively impact development potential or existing improvements.
3. Preservation and Protection
 - All development plans shall minimize disturbance and disruption of the Cañada del Buey.
 - The overall master grading and drainage plan shall protect a minimum of 14 acres of the total site from disturbance and development.
 - On projects with preservation areas, development submittals shall illustrate preservation areas on the plans. Preservation plans shall be included in the site development submittal, and shall indicate how the preservation areas will be protected from disturbance during all phases of construction.
4. Grading and drainage design shall eliminate or minimize the need for front yard walls along residential streets, especially in neighborhoods with single family homes.
5. Use of low impact development techniques for water quality protection and storm water management are encouraged. Allowable techniques include, but are not limited to, water harvesting, water collection and temporary storage for reuse, bio-retention swales, filter strips and infiltration trenches, flow through planters, rain gardens, permeable pavement, subsurface water collection, landscaped surge ponds and detention basins.

OPEN SPACE AND PARKS

1. In addition to preservation areas, the total site shall include a minimum of four acres of park or plaza as illustrated on the overall Master Plan.
2. Design, development, operation and maintenance of parks, plazas and open space will be the responsibility of Los Alamos County. These areas will be designed and developed concurrently with adjacent tracts.
3. A central plaza will serve as a civic space and shall be located on one of the main roads inside the community and in association with commercial uses. The minimum size requirement for the plaza is .35 acres. Plaza amenities shall be as noted and illustrated in the overall Master Plan.
4. There will be a minimum of three parks. One of the parks will be a centrally located neighborhood park with a minimum size of three acres. The other parks will be pocket parks with a minimum size requirement of .20 acres.
5. The parks and plazas shall be accessible from public streets, walkways and trails.
6. Integration of art into the design and development of open space and parks is encouraged.
7. On-street parking may be used to comply with parking requirements associated with parks and plazas.
8. Details of park, plaza and open space development, including design details and construction schedule, will be determined through negotiations between developers and Los Alamos County. Details of the agreement related to financing, construction, operations and maintenance will be included in the site development submittal.



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*Examples of Acceptable Wall Materials for
Residential and Village Designs*

Walls and Fences

Wall Types

1. **Community Wall:** is a wall used in common areas. It may be extensive in length, highly visible to the public, and may have an impact on the overall aesthetic and identity of the community. Community walls shall be designed in a coordinated manner, shall provide a consistent aesthetic throughout the community, and shall reflect the design ideas and aesthetic approved in the submittal approved by Los Alamos County.
 - Only one style of community wall is allowed per neighborhood, and this style must be compatible with walls in other common areas of the community.
 - Walls and fences shall provide variety and articulation at intervals not to exceed 50 feet, through changes in plane and/or expression of structure (such as post, columns, and pilasters).
 - Horizontal variations in community wall alignment and integration of the alignment with complementary landscaping is encouraged.
2. **Retaining Wall:** is a wall used to make transitions in grade. These walls can be used alone or integrated into buildings or as transitions between building and site.
3. **Privacy/Screen Wall or Fence:** is a shared, common wall or fence that is located on or within the property. These walls or fences provide privacy, separation between homes and screening of undesirable views.
4. **View Wall or Fence:** is a wall or fence or combination of wall and fence that provides security and/or enclosure, but is partially transparent and allows views to amenities on the other side of the wall.
5. **Courtyard Wall:** medium height wall or fence used to screen usable space within a yard adjacent to a home or business.



General Standards for Site Walls and Fences

1. The only type of wall or fence allowed in the front yard is a courtyard wall. Lots should be graded so that front yard retaining walls are not required.
2. Wall Heights: Courtyard walls shall be between 4'-0" and 6'-0" in height. Community, privacy and view walls and fences shall have a maximum total height of 10'-0" and a maximum height of 6'-0" from the highest side of the wall. Privacy walls and fences should be as low as possible.
3. Landscaping and terracing is required in association with all walls with grade transitions of over 6'-0".
4. Use of fence and wall designs with openings is encouraged on the high side of privacy and retaining walls in order to increase transparency, provide safety and security, and minimize the visual impact of the walls in the landscape.
5. Where privacy walls are part of a community wall, or are adjacent or connected to community walls, they shall be the same color and material as the community wall.
6. Privacy or view walls and fences that are higher than an adjacent community wall shall step down to the elevation of the community wall at least 10' from the point of connection.
7. Privacy walls and fences and retaining walls may be located in side and rear yards as long as they are setback a minimum of 25' from the front yard line on a corner lot or a minimum of 5' behind the primary façade on an internal lot.
8. No vertical additions or extensions are allowed on any walls or fences.
9. All walls shall step rather than slope, to accommodate grade changes.
10. All fencing except for open space style fencing (such as 3 or 4 strand wire boundary fences often used in open space areas), shall step rather than slope, to accommodate grade changes.
11. Use of chain link fencing, razor wire, concertina wire and

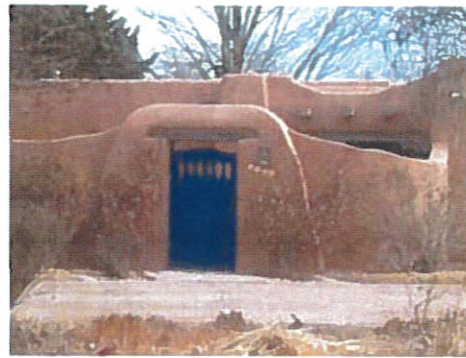
barbed wire are prohibited.

12. Use of fluted or plain gray concrete masonry units (CMU) as the exposed wall surface is prohibited.
13. Any walls and fences located along both sides of a trail shall be designed to create an open and spacious condition along the trail.



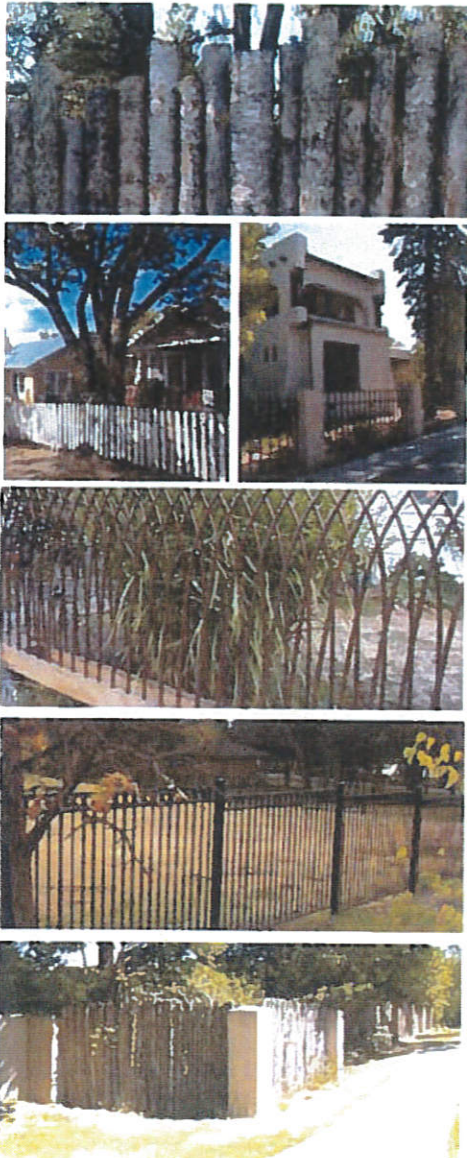
Examples of Acceptable Wall Materials for Residential and Village Districts





Examples of Residential Walls and Gates





Examples of Acceptable Fence Styles for Residential and Village Districts

LIGHTING - GENERAL INTENT

Lighting design standards encourage minimal use of site lighting to minimize light trespass and protect views of the night sky. All site and landscape lighting shall be fully shielded to minimize light trespass, and light lamps shall not be visible from the perimeter of the site. The maximum exterior light level in the Residential District is three footcandles. Site lighting is limited to paths leading to entrances, the vicinity of building entrances, and areas enclosed by walls. Building mounted lighting must be directed away from adjacent lots, streets and open spaces and may not be used to light walls or building elements. Motion-sens or activated site and landscape lighting is not allowed. Temporary lighting for social or seasonal events is permitted.

SIGNAGE - GENERAL INTENT

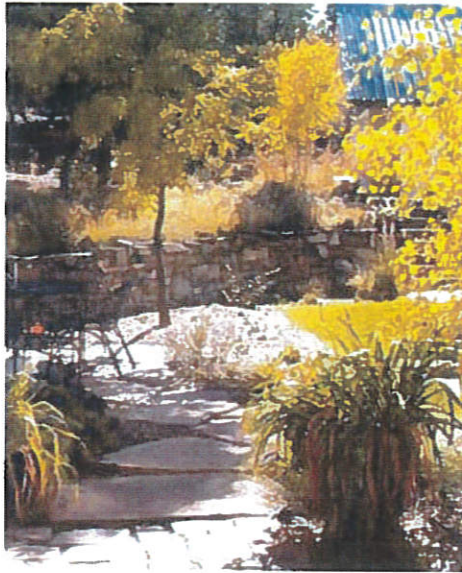
One monument sign is permitted per neighborhood. The sign may be located on a site wall or pedestal that is longer than the sign is high. Post mounted signs are not permitted. Maximum sign height is 4'-0". General advertising signs and billboards are not permitted.

Individual address identification is required for each residence. Address identification numbers and/or letters shall be located on the residence, be visible from the street, and complement the architectural character of the residence.

UTILITIES - GENERAL INTENT

All utility extensions shall be located underground to all locations in order to minimize the visual impact on the development. Where required, above grade utility structures shall be grouped and located on the site in a manner that minimizes their visual impact from the street. Utility cabinets and structures shall be located on the sides or rear walls of structures. Free-standing meters are not permitted. Solar technology (such as panels and solar hot water technology) is permitted for use on flat roofs and on grade. Solar technology on sloping roofs is permitted provided the roof is not covering a portion of the front façade. On grade solar technology is not permitted within view of the street. Mechanical and other equipment on the ground shall be screened to obscure or minimize visibility from the adjacent curb of the primary street.





LANDSCAPING

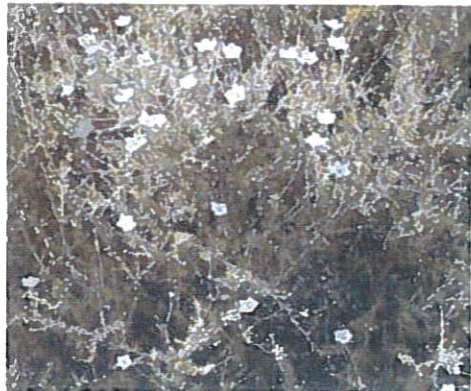
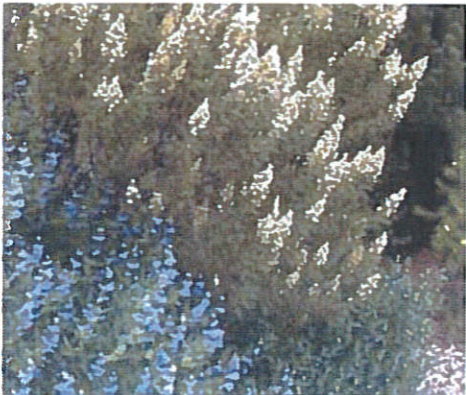
Landscape design standards are intended to create built landscapes that complement and protect the natural environment.

1. **Native Plants:** a minimum of 20% of the plant materials visible from the street, including materials behind the primary façade of the home, shall be comprised of regionally native plants. Extensive use of native plants is recommended to reduce water, fertilizer and pesticide use.
2. **Turf:** high water use turf shall be limited to a maximum of 15% of the total landscape area and may not be used in the front yard. When used in the landscape design, all varieties of turf areas should be designed to be efficiently irrigated.
3. **Irrigation:** a fully automated irrigation system is required to support landscaping within sight of the street. The use of spray irrigation shall be limited to turf or seeded areas. The majority of emitter devices shall be drip. Use of evapotranspiration-based controllers is encouraged.
4. **Erosion Control:** all landscape areas shall be stabilized with mulches or plant material to keep soils from washing or blowing away.
5. **Vegetative Cover:** landscape area visible from the street shall achieve a minimum of 75% vegetative coverage within five years. Planting is required in front of walls that are setback from the property line where visible from the street.
6. **Water Harvesting:** wherever possible, the landscape design shall incorporate active and passive water harvesting techniques to reduce potable water use for irrigation. Water harvesting areas must meet vegetative coverage requirements.

Examples of Appropriate Landscape Materials



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Examples of Contemporary Southwest Architectural Style



DESIGN STANDARDS VILLAGE DISTRICT

BUILDING DESIGN CONCEPTS

Development submittals for this district shall illustrate application of the following design concepts:

- **Authenticity:** minimize use of simulated materials and focus attention on appropriate materials selection and detailing for the architectural style.
- **Consistency:** apply key design details in a consistent manner, and give the most attention to the design of building entrances and facades facing primary streets.
- **Sustainability:** build durable, flexible, high performance buildings that will serve the community for many years.

BUILDING SUSTAINABILITY

- All buildings shall have roofs that meet Energy Star or comparable standards.
- All buildings shall have a minimum recycled content of 5% as measured by value of material.
- All buildings shall have an approved construction recycling program that will divert a minimum of 50% of the construction debris from the landfill.

On-site water harvesting shall be achieved through active or passive measures including surface flow to landscape areas, pervious paving and cisterns. A water harvesting diagram is required in the site development plan to illustrate drainage pathways, curb cuts, water harvesting and collection areas.

BUILDING STYLE

Buildings in this district shall follow design principles associated with a Contemporary Southwest architectural style. Development submittals shall illustrate how the building design complies with these design standards.

Contemporary Southwest Building Style

1. **Massing:** shall be composed of multiple, volumetric forms. Massing compositions can be rectilinear, angled and curvilinear. Primary elevations shall have asymmetrical compositions.

2. **Roof:** all major roofs shall be flat, with perimeter parapet walls. Parapets shall have straight sharp edges. All building compositions shall have varying parapet heights. Canales may be used at parapet openings to remove water from the roof, but only on secondary elevations. Rooftop equipment shall be screened from view of public streets and open space by architecturally integrated screening elements. All roofing materials shall meet Energy Star or comparable industry standards.
3. **Windows and Doors:** a minimum 2" minimum recess from the exterior stucco surface is required on primary elevations, and 1" on all other elevations. Stucco shall have sharp corners at door and window returns. Windows are typically casement, awning and fixed rather than double hung. Divided lites shall not be used. Windows shall be shaded by some form of architectural treatment based on relative solar orientation.
4. **Entrances:** covered entries are allowed, but will be secondary to the building mass. Columns may be stucco, steel, exposed concrete or masonry. Portal lintels may be stucco, exposed metal, stone or precast material. Building mass shall highlight the location of building entrances.
5. **Wall Treatment:** wall treatments such as changes in material, color, texture, and plane or parapet height shall be used to provide variety and break up large uninterrupted surfaces. Fenestration shall be incorporated into facades facing public streets. A minimum 25% of walls facing public streets shall be fenestrated.
6. **Other details:** exterior walls shall have sharp corners; metal railings or perforated metal panels can be used at balconies; metal or wood pergolas are encouraged for use at courtyard, patios or balconies.
7. **Materials:** exterior finish shall be primarily stucco. Detailing may include metal materials with either a natural or painted finish. Materials shall be durable. Alternative materials may be proposed, and preference will be given to substitutions proposed for purposes of sustainability.
8. **Color:** stucco and metal material colors can range from light to dark browns and earth tones, and may also include bold and vivid colors.



COMPOSITION - BLOCK, BUILDING AND SITE

Diversity

Style and elevation diversity along the street are required. Key design elements such as building mass, parapets, covered entries, balconies, windows and courtyard walls can be used to diversify the appearance of buildings within the district.

Exterior Color

Variations in color may be used to further differentiate buildings. Limited use of accent colors on doors, covered entries and to highlight specific building masses is encouraged. Color palettes shall be approved by the County or the architectural review committee, should one be formed in the future. Colors along a block face shall be coordinated to create a visually pleasing streetscape.

Addressing the Street

The Village District will be a pedestrian-oriented zone. Buildings shall address adjacent streets, parking areas and open space. The intent is to activate streets and pedestrian zones with engaging building facades and multiple building entrances. Where appropriate, building designs should have equal architectural treatment on all four sides. Buildings will be designed with a primary entrance, but wall treatments, glazing and internal circulation will facilitate visual interest and activity on multiple sides of each building.

Building Envelope

The building shall be located within the building envelope as created by setbacks and as specified in the overall Master Plan.

Building Envelope

Service areas such as loading docks, trash compactors, and storage yards shall be located away from pedestrian areas and out of site of the public right-of-way and open space areas where possible.

Walls matching the adjacent building shall be used to screen docks, loading areas, mechanical equipment, and trash collection areas. Dumpsters and trash compactors shall be contained within walled enclosures and opaque gates. Contractor storage yards shall be completely screened from view with opaque walls and gates.

On-site Storage

Storage structures and areas, mechanical and other equipment, and clothes lines shall be screened from view from the street and adjacent lots.

Walls and Fences

Requirements for walls and fences in the Village District are the same as in the Residential District, unless otherwise noted.

- The design and materials for walls and fences shall be coordinated with the design and materials of the principal buildings in terms of color, quality, scale and detail.
- Walls and fences shall provide variety and articulation at intervals not to exceed 50 feet, through changes in plane and/or expression of structure (such as post, columns, and pilasters).



Courtyard Wall as Entrance



PARKING

Shared Parking

Shared parking is encouraged and may be applied when adjacent land uses have different/complementary parking demand patterns – allowing these spaces to be effectively and efficiently used throughout the day. Applicants for development shall examine the feasibility of using shared parking. Shared parking calculations shall follow the methodology outlined in the Code or the methodology used by the Urban Land Institute Shared Parking Report, ITE shared Parking Guidelines, or other approved procedures. Site Development Plan submittals shall include shared parking calculations.

Parking Design

1. Parking lots fronting a public right-of-way shall be visually screened by a low wall or vegetative screen.
2. Parking lots shall be subdivided by pedestrian paths and/or landscape areas so that no parking cell shall have greater than 100 spaces.
3. A minimum of 15% of the parking lot area must be comprised of landscaping.
4. Surface runoff in parking lots shall be directed to landscaped water harvesting areas.
5. Landscape areas shall achieve a minimum of 75% vegetative cover (not including trees) in five years.
6. Trees will be provided in required landscape areas to shade paving and cool the environment. A minimum of one tree per 10 parking spaces shall be provided.
7. Pedestrian paths with a minimum clear width of 6' shall be provided within parking lots to create direct connections between parking areas and buildings. Shade trees will be planted a minimum of 30' on center along parking lot pedestrian paths.
8. Pervious paving surfaces are permitted for use in parking lots.
9. Carports are permitted only if materials are closely related to the surrounding building architecture.

BIKE FACILITIES

All sites shall provide bicycle amenities in order to encourage the use of bicycles in White Rock. One bike space shall be provided for every 20 car spaces. Bike racks will be located within 40' of the primary building and at convenient locations associated with paths and trails. 10% of the required bike spaces shall be in the form of covered, secure bike storage. This can be inside or outside.

LIGHTING

1. Outdoor light fixtures shall be full cutoff and fully shielded to minimize light trespass.
2. Lamps shall not be visible from the perimeter of the site and shielded or recessed lamps are encouraged in order to reduce glare.
3. Permitted lamp types are limited to metal halide, induction, compact fluorescent, incandescent or LED. Alternatives may be permitted, provided that they are more effective for the proposed use based on Illuminating Engineers Society of North America (IESNA) recommendations.
4. Building mounted lighting must be directed away from adjacent lots, streets and open spaces.
5. Illuminance of the building façade to enhance architectural features is permitted. Uplighting may be permitted provided no illuminance escapes the façade. Facades may be illuminated to a maximum of 20 foot-candles as measured on the façade. Lights mounted on poles for the purpose of illuminating the façade are not permitted.
6. Illumination of a flag on a flagpole is permitted provided a narrow spread, metal halide or halogen lamp less than 70 watts is used to illuminate only the flag. The illumination source must be shielded so as not be visible from adjacent properties.
7. Signs may be internally illuminated, back lit or illuminated by down lighting or ground mounted fixtures that illuminate only the sign face.
8. Motion-sensor activated lighting is not allowed.
9. Maximum light pole height above grade is 25 feet.
10. Temporary lighting for social or seasonal events is permitted.



pg 15

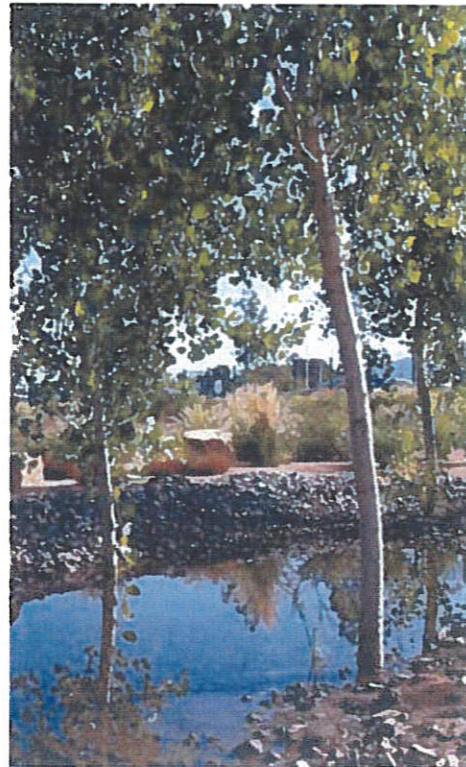
SIGNAGE

The existing signage standards in Section 16-580 a-f as applied to Neighborhood Centers, shall apply with the following additions:

1. Prohibited signs include: electronic signs with static or scrolling text or images, inflatable signs, signs located within a clear sight triangle, roof-mounted signs, private directional signs in the public right-of-way, and off-site advertising or billboards.
2. One large joint premise monument sign is permitted to be located within the Village District and/or adjacent right-of-way. This sign may be up to 10 feet tall and will not exceed 200 square feet in size. Up to three other monument signs may be located within the Village District and/or adjacent right-of-way.
3. Pedestal or wall-mounted monument signs shall not exceed 6 feet in height. The sign can be located on a site wall or pedestal that is longer than the sign is high.
4. Ranch-style Signs (large post and beam style signs) can be used across major entrances or in the primary public space to signify entrance or arrival into the Village District. These signs must be submitted to the County for review, must provide clearance for fire, emergency and other types of vehicles if required, and must be no taller than 36' as measured from the center of the span.
5. Flags and banners, both temporary and permanent, are permitted if used by the entire development in a coordinated manner and maintained in good condition.
6. Temporary on-site construction signs, political signs and placards and event signage are permitted provided they do not obstruct circulation or block views, and are promptly removed following the completion of construction/the election/the event. These signs are limited to one per street frontage, and shall not exceed 6 feet in height and 36 square feet in area.
7. Joint use wayfinding signage is permitted provided a signage plan is submitted for review with the site development plan, and the plan includes sign locations, sign details, and a sign schedule listing the quantities, sizes and text for each sign.

UTILITIES

All utility extensions shall be located underground to all locations. Free-standing meters are not permitted. Utility cabinets and structures shall be located on the sides or rear walls of structures. Above grade utility structures shall be grouped and located on the site in a manner that minimizes their visual impact from the street and their impact on circulation. Mechanical and other equipment located at grade and associated with specific buildings shall be screened with walls or landscaping. Solar technology is permitted for use on flat roofs and on grade. Rooftop equipment shall be screened from view of public streets and open space by architecturally integrated screening elements.



Water Harvesting - Run-off Directed to Landscaped Detention Area



pg. 16

LANDSCAPING

1. **Native Plants:** a minimum of 30% of the plant materials visible from the street, shall be comprised of regionally native plants. Extensive use of native plants is recommended to reduce water, fertilizer and pesticide use.
2. **Turf:** high water use turf shall be limited to usable common areas with a minimum dimension of 10 feet. All varieties of turf should be configured to be efficiently irrigated.
3. **Irrigation:** a fully automated irrigation system is required to support landscaping within sight of the street. The use of spray irrigation shall be limited to turf or seeded areas. The majority of emitter devices shall be drip. Use of an evapotranspiration-based controller is encouraged.
4. **Erosion Control:** all landscape areas shall be stabilized with irrigated native seed, mulches or plant material to keep soils from washing or blowing away.
5. **Vegetative Coverage:** Disturbed landscape areas associated with streets, buildings, parks or plazas, and parking areas shall achieve a minimum of 75% vegetative coverage (not including trees) within five years. Disturbed landscape areas that are to be re-vegetated with native plants and are associated with park perimeters or open space shall achieve localized native densities within five years.
6. **Planting** is required in front of walls that are setback from the property line where visible from the street. Landscape Buffers: A minimum landscape strip of 10' shall be maintained between parking areas and the street right-of-way. A minimum landscape strip of 6 feet shall be maintained between parking areas and adjacent lots, regardless of site size.
7. **Water Harvesting:** wherever possible, the landscape design shall incorporate active and passive water harvesting techniques to reduce potable water use for irrigation. Water harvesting areas must meet vegetative coverage requirements.
8. **Landscape Buffers:** A minimum landscape strip of 10' shall be maintained between parking areas and the street right-of-way. A minimum landscape strip of 6 feet shall be maintained between parking areas and adjacent lots, regardless of site size.

*Top Picture: Water Collection and Reuse with Cisterns,
Middle and Bottom Pictures: Examples of Multi-family Residential
and Commercial Landscapes*



Photo Credit: Patrick Conde



Photo Credit: Allison Wei

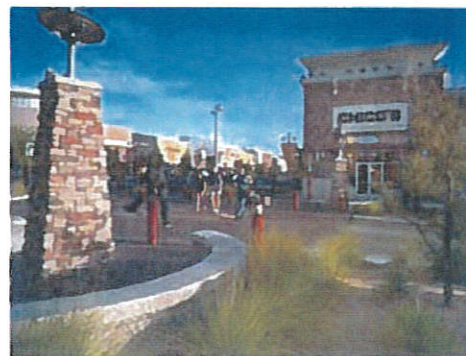


Photo Credit: Mark Owen



Examples of Northern New Mexico Architectural Style



DESIGN STANDARDS - RESIDENTIAL DISTRICT

BUILDING DESIGN CONCEPTS

These development standards are intended to be used by the master developer (which may be the County) to help create high quality development that is compatible with the character of the Village District. Since the Residential District is not part of a Special Plan District, site development plans for the Residential District will go through a standard County review process to ensure compliance with the R-1-S zoning and other County requirements. These design standards can be used by the County as an informal guide for reviewing projects or can be used more systematically by an Architectural Review Committee established as part of the overall A-19-a development.

Development submittals for this district shall illustrate application of the following design concepts:

- Authenticity: minimize use of simulated materials and focus attention on appropriate materials selection and detailing for the architectural style.
- Simplicity: limit building articulation to create interesting compositions and express design intent.
- Consistency: apply key design details in a consistent manner, and give the most attention to the design of facades facing primary streets.

BUILDING SUSTAINABILITY

Buildings shall be designed to earn Build Green NM or LEED-H Silver level certification or a Home Energy Rating System score of 60 or lower.

BUILDING STYLES

Residential buildings in this district shall be designed in one of the following four styles that can be found in the White Rock and Los Alamos communities (see below). Development submittals shall illustrate how the building design complies with these design standards.

- Northern New Mexico
- Pueblo Revival
- Craftsman
- Contemporary Southwest

Northern New Mexico

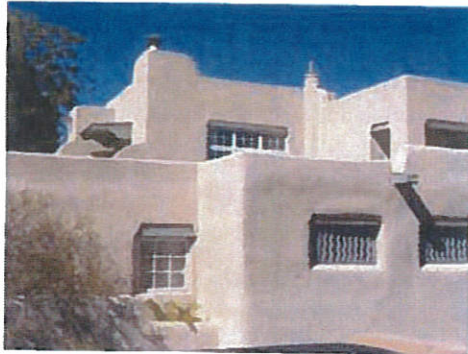
1. Roof: the pitched roof with dormers is the dominant characteristic of this style. The primary roof shall have a slope that can range from 8:12 to 12:12. A minimum of one gable dormer is required on the primary façade. Eaves shall have a minimum overhang of 12" and may be boxed or exposed.
2. Massing: massing is less important with this style than is the deliberate composition of roofs and dormers.
3. Windows and doors: windows shall be divided into vertically proportioned rectangles. Pedimented or corniced head trim at all windows and doors is encouraged.
4. Entrances: the entrance shall consist of a covered porch. Porch columns should have a 6"x6" minimum cross section and shall have painted wood lintels. Porch proportions shall be more than one half of the façade, and porch roofs may be an extension of the primary roof or a secondary shed roof form.
5. Materials: exterior finish shall be stucco. Roofing material shall be metal. All trim is typically painted white. Alternative materials may be proposed, and preference will be given to substitutions proposed for purposes of sustainability.
6. Color: stucco color can range from light to dark browns. Roof color shall be in hues of gray, brown or dark green. All trim is painted/stained and white color is encouraged.



Example of Northern New Mexico Architectural Style



pg. 19



Pueblo Revival

1. **Massing:** shall be composed of multiple volumetric forms in square or rectilinear shapes. Massing shall have varying parapet heights and rounded corners. Massing shall emphasize the solidness of the structure by using recessed openings in heavily massed walls.
2. **Roof:** all major roofs shall be flat, with perimeter parapet walls. Parapets shall be canted and have rounded edges. Canals may be used at parapet openings to remove water from the roof. Downspouts can be used in association with canals, but are not encouraged for use on the primary elevation. Use of exposed wood vigas that protrude past the exterior wall at the roof structure is encouraged. Location of downspouts/canals shall be coordinated with the landscape to make use of the stormwater for active/passive stormwater harvesting.
3. **Windows and Doors:** a minimum 2" minimum recess from the exterior stucco surface is required on primary elevations, and 1" on all other elevations. Stucco shall have rounded, bullnose corners. Expressed lintels for windows and doors are required on primary elevations.
4. **Entrances:** covered entries are allowed, but will be secondary to the building mass. Columns shall have a minimum 8" diameter and lintels shall be made from wood.
5. **Other details:** corbels may be used at exposed column elevations.
6. **Materials:** exterior finish shall be stucco. Wood details such as lintels, columns, corbels and canals shall be stained and sealed. Alternative materials may be proposed, and preference will be given to substitutions proposed for purposes of sustainability.
7. **Color:** stucco color can range from medium to dark browns.

Examples of Pueblo Revival Architectural Style



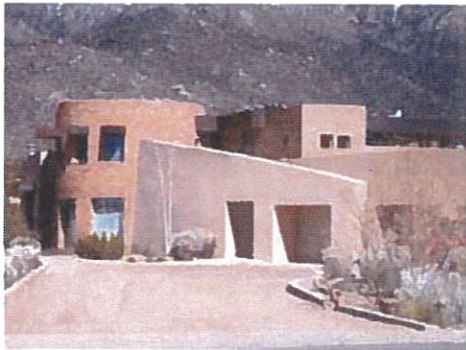
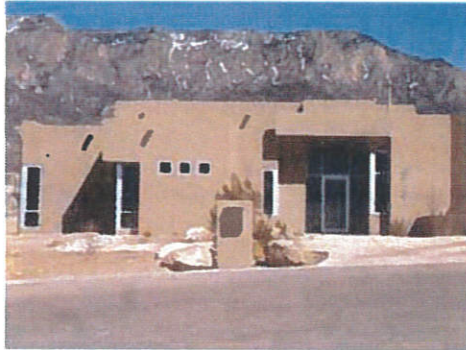
Craftsman

1. **Massing:** shall be composed of multiple, volumetric forms in square or rectilinear shapes. Massing shall have varying parapet heights and rounded corners. Massing shall emphasize the solidness of the structure by using recessed openings in heavily massed walls.
2. **Roof:** all major roofs shall be flat, with perimeter parapet walls. Parapets shall be canted and have rounded edges. Canals may be used at parapet openings to remove water from the roof. Downspouts can be used in association with canals, but are not encouraged for use on the primary elevation. Use of exposed wood vigas that protrude past the exterior wall at the roof structure is encouraged. Location of downspouts/canals shall be coordinated with the landscape to make use of the stormwater for active/passive stormwater harvesting.
3. **Windows and Doors:** a minimum 2" minimum recess from the exterior stucco surface is required on primary elevations, and 1" on all other elevations. Stucco shall have rounded, bullnose corners. Expressed lintels for windows and doors are required on primary elevations.
4. **Entrances:** covered entries are allowed, but will be secondary to the building mass. Columns shall have a minimum 8" diameter and lintels shall be made from wood.
5. **Other details:** corbels may be used at exposed column elevations.
6. **Materials:** exterior finish shall be stucco. Wood details such as lintels, columns, corbels and canals shall be stained and sealed. Alternative materials may be proposed, and preference will be given to substitutions proposed for purposes of sustainability.
7. **Color:** stucco color can range from medium to dark browns.



Examples of Craftsman Architectural Style





Contemporary Southwest

1. Massing shall be composed of multiple, volumetric forms. Massing compositions can be rectilinear, angled and curvilinear. Primary elevations shall have asymmetrical compositions.
2. Roof: all major roofs shall be flat, with perimeter parapet walls. Parapets shall have straight sharp edges. All building compositions shall have varying parapet heights. Canales may be used at parapet openings to remove water from the roof, but only on secondary elevations.
3. Windows and Doors: a minimum 2" minimum recess from the exterior stucco surface is required on primary elevations, and 1" on all other elevations. Stucco shall have sharp corners at door and window returns. Windows are typically casement, awning and fixed rather than double hung. Divided lites shall not be used.
4. Entrances: covered entries are allowed, but will be secondary to the building mass. Columns may be stucco, steel, exposed concrete or masonry. Portal lintels may be stucco, exposed metal or precast material.
5. Other details: exterior walls shall have sharp corners. Metal railings or perforated metal panels can be used at balconies. Metal or wood pergolas are encouraged for use at courtyard, patios or balconies.
6. Materials: exterior finish shall be stucco. Detailing typically includes metal materials with either a natural or painted finish. Alternative materials may be proposed, and preference will be given to substitutions proposed for purposes of sustainability.
7. Color: stucco and metal material colors can range from light to dark browns and earth tones, and may also include bold and vivid colors.

Examples of Contemporary Southwest Architectural Style



COMPOSITION - BLOCK, BUILDING AND SITE

Diversity

Style and elevation diversity along the street are required. Each house model shall have at least two architectural styles and color schemes that can be used. Not more than two of the same model with the same architectural style shall be located within the same block. Similar models with similar architectural styles should not be placed next to one another. Key design elements such as covered entries, balconies, windows and courtyard walls can be used to diversify the appearance of similar models. Where pitched roof models are used, front and side gable primary roof forms shall be used to increase streetscape diversity.

Exterior Color

Variations in color may be used to further differentiate one model from another. Limited use of accent colors on doors and covered entries is encouraged. Color palettes shall be approved by the County or the architectural review committee, should one be formed in the future. Colors along a block face shall be coordinated to create a visually pleasing streetscape.

Accessory Units

Accessory units shall have a maximum size of 650 SF. These units may be located over detached garages, adjacent to a detached garage, or be part of the principal building. Height of an accessory unit is limited to 12 feet when adjacent to a detached garage. The height limit for an accessory unit located over a detached or attached garage is the same as the corresponding residential height limit - typically 35'. One additional parking space is required for the accessory unit. The parking space may be located in the driveway in tandem proximity to another required space.

Corner Lots

Buildings on corner lots shall address both streets. Where consistent with the architectural style, use of wrap-around porches or portals is encouraged.

Street Loaded Lots

The majority of residential lots in the Residential District will be street loaded. Alley loaded lots are not encouraged for use in the Residential District due to the anticipated grade changes that will occur internal to each block.

1. Detached garages must have a minimum of 12 feet between the principal building and the garage.
2. Garages and driveways shall be designed and located so that their individual and collective visual impact is minimized from the street. Minimum setback for garage from primary front façade of house: 5'
3. Driveway width and surface area shall be minimized.
4. Driveway features such as columns and gates are not allowed.
5. Only one driveway and one vehicular access point is permitted per single family lot.
6. Use of driveway paving materials other than asphalt is encouraged. Exposed and/or colored concrete, stone or concrete pavers, brick, or gravel are all acceptable materials. In neighborhoods developed at one time, up to two different types of driveway paving material may be used within one block face. Materials along a block face shall be coordinated to create a visually appealing streetscape.
7. Light colors shall be used for all paving materials, other than asphalt.
8. Use of permeable driveway paving is encouraged.

Garages

An enclosed garage is required on all lots. Attached and detached garages are allowed.

On-site Storage

Exterior parking of recreational vehicles, trailers, boats or other recreational equipment will be permitted in front yards for periods of 7 days or less. Clothes lines, storage structures, satellite dishes and other mechanical equipment shall be screened from view from the street and adjacent lots.



EXHIBIT "G"

EXISTING COUNTY FEES

PLANNING PERMIT FEE SCHEDULE*

Last update: February 18, 2014

Filed: N:\11 PLANNING DIVISION\PLGforms\Plg Fee Schedule.doc

Administrative Deviations	\$ 25 (except no additional fee if filed as part of a Building Permit application or placement permit application such as a sign, fence, or shed permit.)
Appeals	\$ 200
Waiver/Variance	\$ 250 (no additional fee if a waiver is applied for as part of a Site Plan application rather than a BOA hearing)
Fence Permit	Permit fees are based on the valuation of construction costs as adopted in the Los Alamos Code of Ordinances, Chapter 10, Section 10-111 (see reverse for Table 1 of Building Permit Fees)
Rezoning	\$ 500 plus \$ 25/acre
Small Accessory Structure	Permit fees are based on the valuation of construction costs as adopted in the Los Alamos Code of Ordinances, Chapter 10, Section 10-111 (see reverse for Table 1 of Building Permit Fees)
Sign Permit	Permit fees are based on the valuation of construction costs as adopted in the Los Alamos Code of Ordinances, Chapter 10, Section 10-111 (see reverse for Table 1 of Building Permit Fees)
Site Plan	\$ 500.00 plus \$ 75.00 per million estimated construction cost
Special Use Permit	\$ 300
Subdivision	\$ 250 plus...
1-10 lots	\$ 175 per lot
11-30 lots	\$ 125 per lot
more than 30 lots	\$ 75 per lot
Summary Plat	\$100 plus \$ 25/lot or \$100 plus \$10/acre for non-residential properties
Temporary Use Permit	\$ 25
Zoning Code Amendment	\$150 (with Code amendments initiated by the County Council or County Administrator being exempt from the fee).

Refund of Fees: If an application is filed with the Community Development Department and meets the requirements set forth in Section 16-122A-D & F, as applicable and public notice has been given as set forth in Chapter 16-191 through 16-195, no refund of fees shall be allowed.

If an application is withdrawn prior to the submission of a complete application and prior to public notice being given as set forth in Chapters 16-151 through 16-159, a full refund shall be given.

*Revised 7/2/07 to reflect creation of the Board of Adjustment and fence, shed, and sign permits being processed by the Planning Division.

EXHIBIT "G" Continued

EXISTING COUNTY FEES

Curb Cut: \$275.00 Non-refundable Permit Fee
\$25.00 Encroachment Filing fee Filing Fee

Table 1- Building Permit Fees

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.	\$23.50 for the first \$500 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.
\$2001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,000.01 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$500,000.01 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.01 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof.

Other Inspections and Fees:

- 1 Inspections outside of normal business hours (minimum charge – two hours) \$47.00 per hour¹
- 2 Re-inspection fees assessed under provisions of NM Building code Section 108.8 \$47.00 per hour¹
- 3 Inspections for which no fee is specifically indicated (minimum charge – one-half hour) \$47.00 per hour¹
- 4 Additional plan review required by changes, additions or revisions to plans \$47.00 per hour¹
- 5 For use of outside consultants for plan checking and inspections, or both Actual costs²

¹Or the hourly cost to the County, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved.

²Actual costs include administrative and overhead costs.

Plan Review Fee

When submittal documents are required by the Building Official, a plan review fee shall be paid at the time of submittal. Plan review fee shall be 65 percent of the building permit fee. The plan review fees assessed are in addition to the permit fees.

When submittal documents are incomplete or changes so as to require additional plan review or when the project involves deferred submittal items an additional plan review fee shall be charged at the rate shown in Table 1