



DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title: Site Plan

Project Address: #1377 & #1399 Diamond Dr

Description:
Site Plan for new commercial use.

Check all application types, if applicable:

- | | |
|---|---|
| ☐ Administrative Deviation ... \$25 | ☒ Site Plan* ... \$500 plus |
| ☐ Administrative Wireless Telecom ... \$250 | <i>\$75 per/Million \$ estimated construction cost</i> |
| ☐ Encroachment Permit ... \$25 | Estimated Construction Cost: _____ |
| ☐ Temporary Use Permit ... \$25 | ☐ Major Site Plan Amendment* ... \$500 |
| ☐ Comprehensive Plan Adoption & Amendment*... \$250 | ☐ Minor Site Plan Amendment ... \$250 |
| ☐ Conditional Use Permit* ... \$300 | ☐ Major Zone Map Amendment* ... \$500 (+\$25/acre) |
| ☐ County Landmark or Historic District Adoption/Amendment* ... \$250 | <i>No fee if initiated by County Council or County Manager</i> |
| ☐ Development Plan* ... \$500 | ☐ Minor Zone Map Amendment* ... \$500 (+\$25/acre) |
| ☐ Major Development Plan Amendment* ... \$500 | <i>No fee if initiated by County Council or County Manager</i> |
| ☐ Minor Development Plan Amendment ... \$250 | ☐ Master Plans* (Major, Minor) ...\$250 |
| ☐ Summary Plat... \$100 plus \$25 lot; \$10 / acre for non-residential | ☐ Text Amendment* ... \$150 |
| ☐ Sketch Plat, Subdivision* ... \$250 plus | <i>No fee if initiated by County Council or County Manager</i> |
| <i>\$175/lot (1-10 lots)</i> | ☐ Variance ... \$250 |
| <i>\$125/lot (11-30 lots)</i> | <i>No fee if application is a part of a Site Plan review</i> |
| <i>\$75/lot (30+ lots)</i> | ☐ Administrative Wireless Telecommunication Facility ... \$250 |
| ☐ Preliminary Plat, Subdivision* ... \$250 plus | ☐ Discretionary Wireless Telecommunication Facility* ... \$500 |
| <i>\$175/lot (1-10 lots)</i> | ☐ Small Wireless Facility ...\$250 |
| <i>\$125/lot (11-30 lots)</i> | ☐ Major Historic Demolition* ... \$250 |
| <i>\$75/lot (30+ lots)</i> | ☐ Major Historic Property Alteration Certification* ... \$250 |
| ☐ Final Plat, Subdivision* ... \$250 plus | ☐ Minor Historic Property Alteration Certificate ... \$250 |
| <i>\$175/lot (1-10 lots)</i> | |
| <i>\$125/lot (11-30 lots)</i> | |
| <i>\$75/lot (30+ lots)</i> | |
| ☐ Landscaping Plan ...\$500 | |
| ☐ Lighting Plan ...\$500 | |

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

PROPERTY & OWNER INFORMATION

Property Address:	1377 & 1399 Diamond Address	Los Alamos City	NM State	87544 ZIP
Zoning District:	General Commercial - GC		Overlay Zone: ☒ N/A	
Existing Structure(s) Sq. Ft.:	0.00		Proposed Structure(s) Sq. Ft.: 0.00	
Lot Area (sq.ft.): 73921				
Property Owner(s) Name: RUSS NM LLC				
Owner(s) Email: russellsross@comcast.net				
Owner(s) Phone(s)#: 718-641-7858				
☐ Owner's Address same as Property Address				
Owner(s) Address:	4 Hazel Ave Address	Colorado Spring City	CO State	80906 ZIP

APPLICANT / OWNER'S AGENT INFORMATION

☐ Applicant is same as Owner				
Applicant Name: Scott McCloy				
Applicant Address:	168 Central Park Square Address	Los Alamos City	NM State	87544 ZIP
Applicant Email: mccloy.surveying@gmail.com				
Applicant Phone(s)#: 505-321-7404				

ASSOCIATED APPLICATIONS

Application Type: variance	
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: <i>Scott McCloy</i>	Date: 05/28/2026
Signature:	Date:

STAFF USE ONLY

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

SUBMITTALS

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

SITE PLAN ADOPTION/ MAJOR AMENDMENT

Applicants for all development application reviews must complete this checklist and submit it with the Development Application. Refer to the referenced code sections for additional information. Contact the Planning Division with questions regarding these requirements: planning@lacnm.us.

PRE-APPLICATION MEETING

Date Held:

APPLICATION TYPE

- ☒ Site Plan Adoption
☐ Major Amendment to an approved Site Plan

PLANS

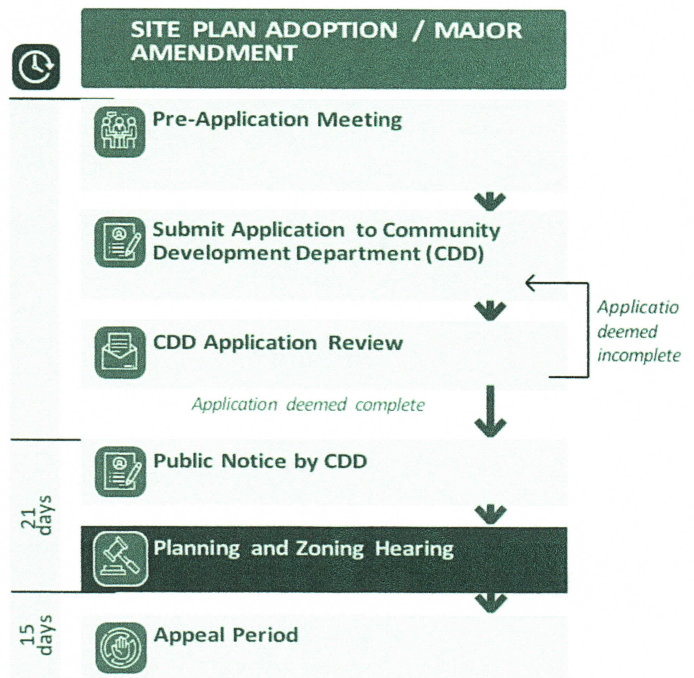
Scaled plans at a minimum of 1" = 100' that illustrates the following:

- ☒ Site Plan
- ☒ Graphic Scale and North Arrow
 - ☒ Property Lines according to recorded survey
 - ☒ Existing and proposed structures
 - ☒ Existing and proposed easements
 - ☒ Existing and proposed setbacks
 - ☐ Existing and proposed utility lines
 - ☒ Existing and proposed fencing
 - ☒ Existing and proposed signage
- ☒ Parking Plan
- ☒ Access and parking related to site
 - ☒ Parking analysis based on proposed use
 - ☒ Width of aisle(s)
 - ☒ Parking stall dimensions
- ☒ Lighting Plan
- ☒ Proposed lighting that notes the Correlated Color Temperature, Color Rendering Index, Lumens and all other attributes related to lighting to show compliance with Ch. 16, Division 6: Outdoor Lighting.
- ☒ Landscaping Plan
- ☒ Existing plant material, amount and species & size
 - ☒ Proposed plant material, amount and species & size

ELEVATIONS

Elevations drawing(s) at a minimum scale of 1/8" = 1' that indicate: no planned structures

- ☐ Height (above existing grade) of all four sides
☐ Materials and colors



See Reverse.

LOT COVERAGE

Existing (%): 0

Proposed (%): 0

IMPACT REPORTS 16-72 (e)

May be required per Table 50 of Development Code:

- ☐ Grading and Erosion Control Plans
- ☐ Stormwater Drainage Report
- ☐ Traffic Generation Report
- ☐ Utility Capacity Analysis Report
- ☐ Soils Report

ADDITIONAL SUBMITTALS

Based on staff's review and Interdepartmental Review Committee's recommendation – additional submittals may be required and will be communicated to the applicant by the assigned Case Manager.

DECISION CRITERIA 16-74-(i)(4)

- a. The Site Plan substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans. Explain.

The proposed development of parking for the high school and mobile food vending in an area without any nearby dining options meets a community need.

This is part of the redevelopment of a former vacant, blighted, and underutilized property.

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

- b. If the subject property is within an approved Master Plan, the Site Plan is in conformance with any relevant standards in the Master Plan. Explain.

The subject property is not within an approved Master Plan.

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

- c. If the subject property is within an approved PD zone district, the Site Plan is consistent with any applicable terms and conditions in any previously approved PD zoning covering the subject property and any related development agreements and/or regulations. Explain.

The subject property is not within an approved PD zone district.

☐ Staff finds that this criterion has been met

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

- d. The Site Plan is in conformance with all applicable provisions of this Code and other adopted County regulations. Explain.

The site plan is in conformance with lot area, lot width, setbacks, building height, and lot coverage for Zone GC.

The proposed use of parking is a permitted use for Zone GC.

The proposed use of mobile food vending is accepted as a temporary use for Zone GC.

☐ Staff finds that this criterion has been met

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

- e. The County's existing public infrastructure and services, including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, trail and sidewalks have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated in compliance with the County's construction standards to the maximum extent practicable. Explain.

Planned commercial improvements are less than 5,000 sq.ft. heated area.

No permanent structures are planned.

☐ 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-(i)(4)

- f. The Site Plan mitigates any significant adverse impacts to properties within the vicinity to the maximum extent practicable. Explain.

The Neighborhood Protection Standards require a Type B Buffer Zone along the Western side of the subject property. Existing topography meets the berm height requirements.

Some mature trees exist within the buffer zone.

The applicant is requesting a variance for the planting requirements.

☐ Staff finds that this criterion has been met

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

- g. Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the Comprehensive Plan. A fee may be paid as approved by County Council to accomplish the purpose of the Comprehensive Plan in lieu of the development of tot lots or neighborhood parks. Explain.

The development of tot lots and/or neighborhood parks is not applicable to the commercial site plan.

☐ 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.

Case No. _____

OWNER AFFIDAVIT

(Authorizing an agent to act on behalf of a property owner when making a land development application.)

STATE OF ^{Colorado CB} ~~NEW MEXICO~~)
COUNTY OF ^{el paso CB} ~~LOS ALAMOS~~) SS.

I, (We) Russ NM LLC _____ being duly sworn, depose and say that (I am) (we are) the owner(s) of property located at 1377 & 1399 Diamond Dr _____, legally described as Tract I & Lot 1 of Tract H, Western Area No. 1 _____, for which (I am) (we are) requesting a site plan & variance _____ (conditional use permits; sketch, preliminary and final plats; site plan; variance; zone change; subdivision; summary plat; temporary use permit; telecommunication facility; historic property; or development plans) through the County of Los Alamos, New Mexico. Furthermore, (I) (we) hereby appoint Scott McCloy _____ of McCloy Land Surveying, LLC _____ as our agent to act on our behalf in all matters pertaining to this application.

Signed: [Signature]

Signed: _____

Address: 4 Hazel Avenue
Colo. Sprg, CO 80906

Address: _____

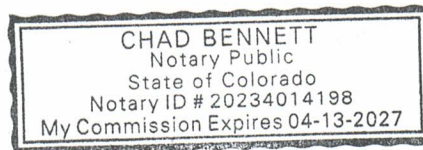
Telephone: 719.641.7858

Telephone: _____

Subscribed and sworn to before me this

27 day of May, 2026.

[Signature]
Notary Public



My Commission Expires: 04-13-2027

WARRANTY DEED

Los Alamos Foot, LLC, a New Mexico limited liability company, for consideration paid, grants to Russ NM, LLC, a Colorado limited liability company, whose address is 4 Hazel Avenue, Colorado Springs, Colorado 80906, the following described real estate in Los Alamos County, New Mexico:

Tract I, Western Area No. 1, as shown on Boundary Survey Plat for ZRG Investments LLC, recorded on July 8, 2019, in Plat Book 185, page 738, as Document No. 239583, records of Los Alamos County, New Mexico.

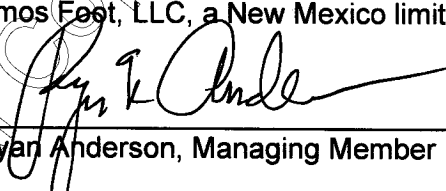
SUBJECT TO: Restrictions, reservations and easements of record.
ALSO SUBJECT TO: Ad valorem property taxes for the year 2022 and subsequent years.

with warranty covenants.

WITNESS my hand and seal this 10 day of November 2022.

Los Alamos Foot, LLC, a New Mexico limited liability company

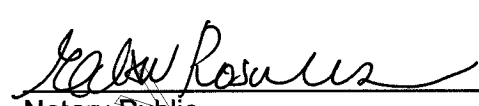
By:


Ryan Anderson, Managing Member

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

This instrument was acknowledged before me on this 10 day of November 2022, by Ryan Anderson, Managing Member of Los Alamos Foot, LLC, a New Mexico limited liability company on behalf of said limited liability company.


Notary Public

My Commission Expires: 7/6/2024



LOS ALAMOS COUNTY, NM
NAOMI D. MAESTAS COUNTY CLERK
253479 Pages: 1
11/14/2022 01:03:57 PM
Anna Archuleta



NOTARY PUBLIC
ELSA ROSALES
725613
My Commission Expires
JULY 6, 2026
STATE OF UTAH

WARRANTY DEED

Draggon Drugs, Incorporated, a New Mexico corporation, for consideration paid, grants to Russ NM, LLC, a Colorado limited liability company, whose address is 4 Hazel Avenue, Colorado Springs, Colorado 80906, the following described real estate in Los Alamos County, New Mexico:

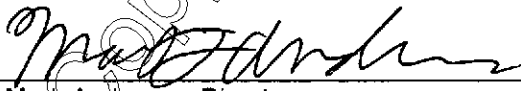
Tract H, Lot 1 of Western Area No. 1, as shown on plat entitled " Subdivision of Tract H Western Area No. 1..." recorded on May 4th, 1970, in Book 2, page 35, records of Los Alamos County, New Mexico.

SUBJECT TO: Restrictions, reservations and easements of record.
ALSO SUBJECT TO: Ad valorem property taxes for the year 2022 and subsequent years.

with warranty covenants.

WITNESS my hand and seal this 21st day of November 2022.

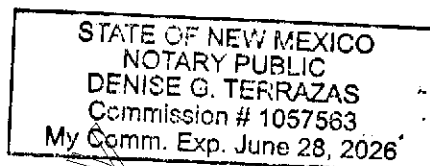
Draggon Drugs, Incorporated, a New Mexico corporation

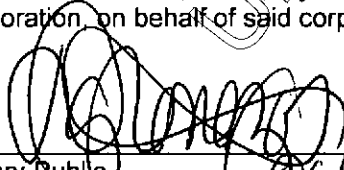
By: 
Mark Anderson, Director
Its Authorized Representative

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF LOS ALAMOS

This instrument was acknowledged before me on November 21, 2022, by Mark Anderson, Director, of Draggon Drugs, Incorporated, a New Mexico corporation, on behalf of said corporation.




Notary Public
My commission expires: 06/28/26

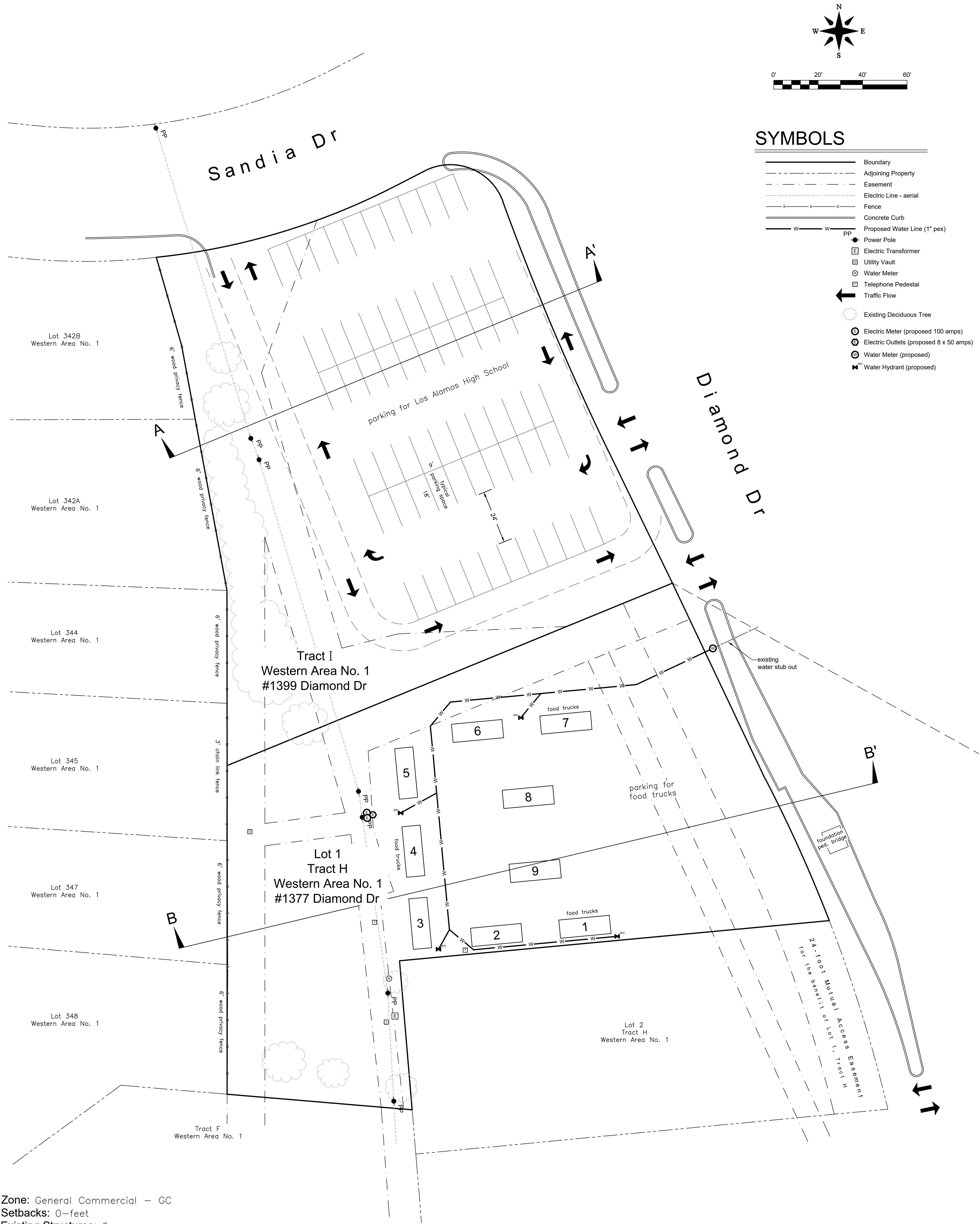


LOS ALAMOS COUNTY, NM
NAOMI D. MAESTAS COUNTY CLERK
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ATTACHMENT C

Site Plan

#1377 & #1399 Diamond Drive
Los Alamos, New Mexico



Zone: General Commercial – GC
Setbacks: 0–feet
Existing Structures: 0
Planned Structures: 0 permanent structures
Lighting: no proposed lights
Uses: Tract I – parking is a permitted use for Zone GC
Lot 1, Tract H – mobile food vending is allowed as a temporary use for Zone GC
Neighborhood Protection:
• adjacent properties, Lot 342 – Lot 348 of Western Area No. 1, are zoned RM
• GC adjacent to RM requires a Type B Buffer
• the existing site topography has a natural buffer meeting the height requirements (see cross sections, Sheet 2)
• some existing vegetation is present as shown
• applicant requests a variance for additional planting

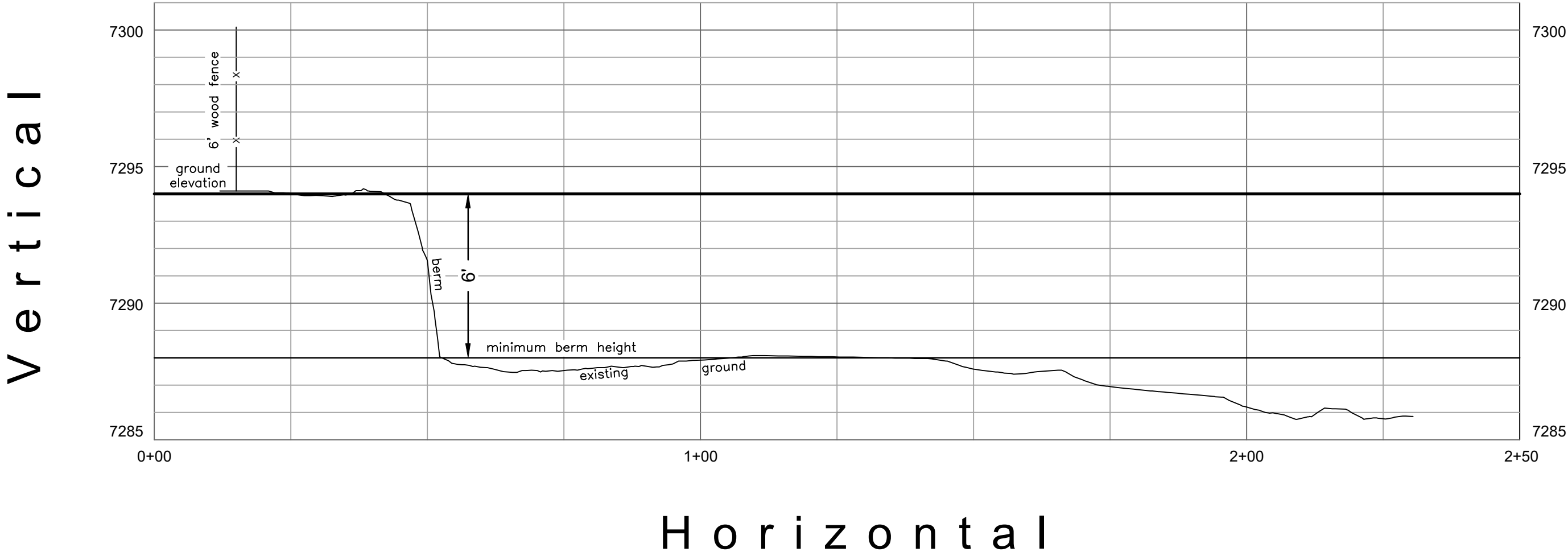
Notes:
1. Existing deciduous trees scaled from aerial imagery.
2. Existing utilities scaled from record surveys.

Cross Sections

#1377 & #1399 Diamond Drive
Los Alamos, New Mexico

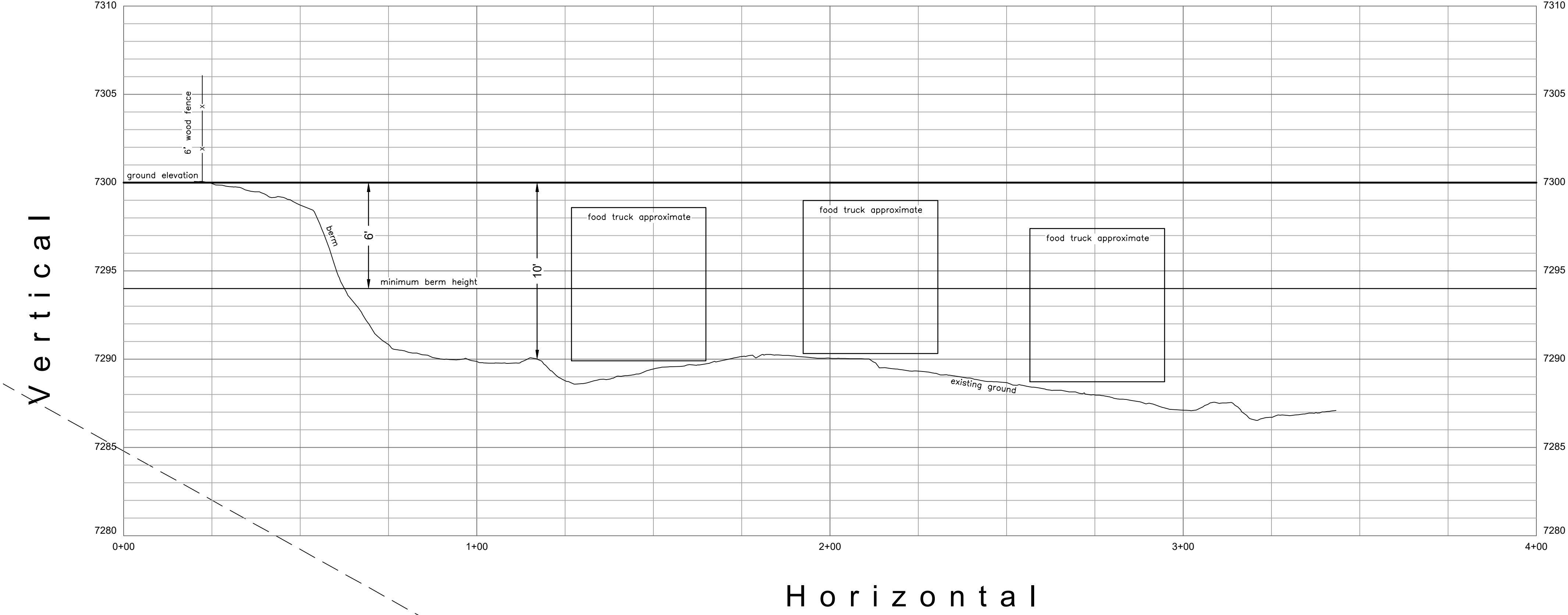
Cross Section A-A

Scale: Horizontal 1"=20' / Vertical 1"=4'
Vertical Exaggeration = 5X



Cross Section B-B

Scale: Horizontal 1"=20' / Vertical 1"=4'
Vertical Exaggeration = 5X



Lighting Plan

#1377 & #1399 Diamond Drive
Los Alamos, New Mexico

Luminaire Type	Allowed Lumens*	Proposed Lumens
Low Voltage Landscape	430	0
Shielded In-Grade Uplight	910	0
Partially Shielded Flood	1,260	0
Fully Shielded UO Down	1,260	0

*Maximum allowed lumens per Table 41, Section 16–52, Los Alamos Land Development Code

No permanent lighting proposed.

Sheet 3 of 3





