

Columbus Capital  
P.O. Box 2328  
Santa Fe NM 87504

February 19, 2026

Community Development  
County of Los Alamos  
1000 Central Avenue  
Los Alamos, NM 87544

Attn: Danyelle Valdez

Re: Request for Extension of Entitlement Approval – Mari-Mac Mixed Use  
Case No. SIT-2023-0063

Dear Ms. Valdez,

On behalf of Columbus Capital, the applicant for the Mari-Mac Mixed Use Project (also known as the La Cumbre Project), I am writing to formally request an extension of the project's current entitlement approval.

Since receiving approval, our team has continued to move the project forward. However, several external factors have delayed the start of construction:

- A challenging real estate market, including tighter financing and reduced investor liquidity.
- Significant increases in construction costs, including impacts from tariffs on key materials.
- Additional coordination and financial planning associated with the proposed Metropolitan Redevelopment Area that includes this property.

Despite these challenges, we have made meaningful progress:

- Advanced the design team through schematic drawings in preparation for construction documents.
- Incorporated modular construction for the apartment units to reduce costs and shorten the schedule.
- Completed value engineering of the parking garage to lower expenses while maintaining quality and functionality.

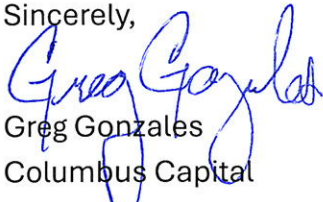
ATTACHMENT A

We remain fully committed to delivering a high-quality mixed-use development that aligns with the County's planning goals and benefits the Los Alamos community. An extension will provide the time needed to address current market conditions and finalize financing and construction preparations.

We respectfully request approval of this extension. Please let us know if you require any additional information or documentation to process this request.

Thank you for your consideration.

Sincerely,



Greg Gonzales  
Columbus Capital  
505-670-2812

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