



DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title: The Rock

Project Address: 118 NM-4, White Rock, NM 87504

Description:

Interior renovation of an existing restaurant, adding a new outdoor patio, and incorporating an incidental interior retail area (344 sf) for local vendors, and an incidental Laundromat (291 sf.)

Check all application types, if applicable:

- Administrative Deviation ... \$25
- Administrative Wireless Telecom ... \$250
- Encroachment Permit ... \$25
- Temporary Use Permit ... \$25
- Comprehensive Plan Adoption & Amendment* ... \$250
- Conditional Use Permit* ... \$300
- County Landmark or Historic District Adoption/Amendment* ... \$250
- Development Plan* ... \$500
- Major Development Plan Amendment* ... \$500
- Minor Development Plan Amendment ... \$250
- Summary Plat... \$100 plus \$25 lot; \$10 / acre for non-residential
- Sketch Plat, Subdivision*... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots)
- Preliminary Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots)
- Final Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots)
- Landscaping Plan ...\$500
- Lighting Plan ...\$500
- Site Plan* ... \$500 plus
\$75 per/Million \$ estimated construction cost
Estimated Construction Cost: \$868,000
- Major Site Plan Amendment* ... \$500
- Minor Site Plan Amendment ... \$250
- Major Zone Map Amendment* ... \$500 (+\$25/acre)
No fee if initiated by County Council or County Manager
- Minor Zone Map Amendment* ... \$500 (+\$25/acre)
No fee if initiated by County Council or County Manager
- Master Plans* (Major, Minor) ...\$250
- Text Amendment* ... \$150
No fee if initiated by County Council or County Manager
- Variance ... \$250
No fee if application is a part of a Site Plan review
- Administrative Wireless Telecommunication Facility ... \$250
- Discretionary Wireless Telecommunication Facility* ... \$500
- Small Wireless Facility ...\$250
- Major Historic Demolition* ... \$250
- Major Historic Property Alteration Certification* ... \$250
- Minor Historic Property Alteration Certificate ... \$250

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

PROPERTY & OWNER INFORMATION

Property Address: 118 NM-4 White Rock NM 87504
Address City State ZIP

Zoning District: **WRTC** Overlay Zone: N/A

Existing Structure(s) Sq. Ft.: **4094** Proposed Structure(s) Sq. Ft.: **4094**

Lot Area (sq.ft.): **41,527.6 sq ft**

Property Owner(s) Name: **Janet Lovato**

Owner(s) Email: **jlovatoproperties@gmail.com**

Owner(s) Phone(s)#: **(505) 263-2082**

Owner's Address same as Property Address

Owner(s) Address: 306 Potrillo Drive White Rock NM 87504
Address City State ZIP

APPLICANT / OWNER'S AGENT INFORMATION

Applicant is same as Owner

Applicant Name: **VEGA Architecture, LLC**

Applicant Address: 199 Central Park Square, P.O. Box 1413 Los Alamos NM 87544
Address City State ZIP

Applicant Email: **david@vegaarchitecture and james@vegaarchitecture.com**


Applicant Phone(s)#: **303-872-0487**

ASSOCIATED APPLICATONS

Application Type:

Case Number:

I hereby certify and affirm, under penalty of perjury, that the information I have provide in this application is true and accurate to the best of my knowledge, information, and belief. [NMSA 1978, §30-25-1]

Signature:  Date: **02/10/2026**

Signature: _____ Date: _____

STAFF USE ONLY

Date Received: **2/10/2026** Staff: *djl*

Case No.#: **SIT-2026-0074** Meeting Date:

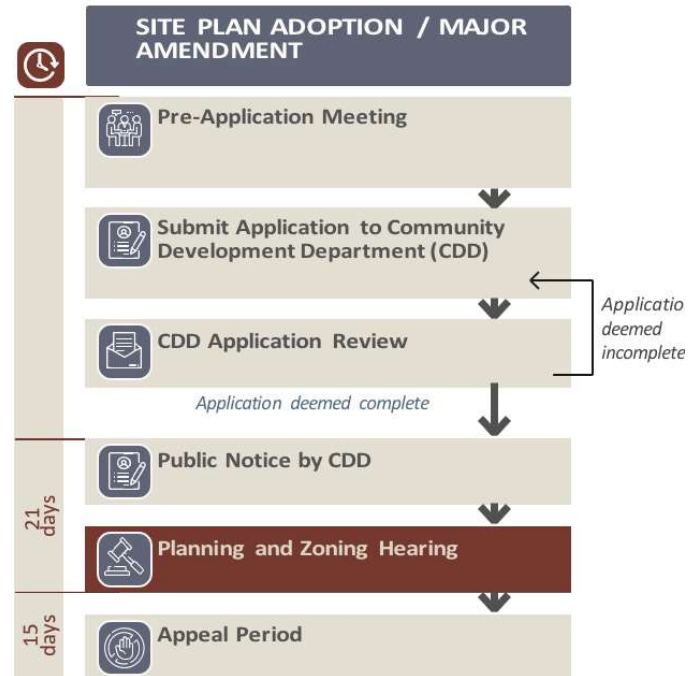
SUBMITTALS

- Proof of Ownership or Letter of Authorization from Owner
 Items from associated Application Checklist
 Complete Application - Date: _____
 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: 01/16/2026 via phone with Danyelle	
APPLICATION TYPE	
<input checked="" type="checkbox"/> Site Plan Adoption <input type="checkbox"/> Major Amendment to an approved Site Plan	
PLANS	
Scaled plans at a minimum of 1" = 100' that illustrates the following:	
<input checked="" type="checkbox"/> <u>Site Plan</u> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Graphic Scale and North Arrow <input checked="" type="checkbox"/> Property Lines according to recorded survey <input checked="" type="checkbox"/> Existing and proposed structures <input checked="" type="checkbox"/> Existing and proposed easements <input checked="" type="checkbox"/> Existing and proposed setbacks <input checked="" type="checkbox"/> Existing and proposed utility lines <input checked="" type="checkbox"/> Existing and proposed fencing <input checked="" type="checkbox"/> Existing and proposed signage 	
<input checked="" type="checkbox"/> <u>Parking Plan</u> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Access and parking related to site <input checked="" type="checkbox"/> Parking analysis based on proposed use <input checked="" type="checkbox"/> Width of aisle(s) <input checked="" type="checkbox"/> Parking stall dimensions 	
<input checked="" type="checkbox"/> <u>Lighting Plan</u> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 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. 	
<input checked="" type="checkbox"/> <u>Landscaping Plan</u> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Existing plant material, amount and species & size <input checked="" type="checkbox"/> Proposed plant material, amount and species & size 	
ELEVATIONS	
Elevations drawing(s) at a minimum scale of 1/8" = 1' that indicate:	
<input checked="" type="checkbox"/> Height (above existing grade) of all four sides <input checked="" type="checkbox"/> Materials and colors	



See Reverse.

LOT COVERAGE

Existing (%): 10.14

Proposed (%): 10.14

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 project is a Restaurant / bar, falling into the Commercial/Office Future Land Use Category. The site is identified on the Future Land Use Map as Commercial/Office, so the project is in compliance with the Future Land Use Map.

The project works to revitalize a blighted property in Downtown White Rock, creating a new destination for food and entertainment that will serve locals and tourists alike.

This project is in conformance with the Comprehensive Plan's core themes (pages 77, 81, and 82), Future Land Use (page 107, 112), and Strategic Leadership Goals (page 118.)

- 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.

White Rock Town Center Master Plan Section 2-5.III(B) notes that "Entertainment venues are currently in short supply within the White Rock Town Center," and that often entertainment venues become anchor amenities that draw people to a center and provide the catalyst for the reinvigoration of the area."

The Rock provides an entertainment venue as well as Food and Drink opportunities.

The proposed site plan is in conformance with the vision laid out in White Rock Town Center Master Plan sections 2-5.III(B), 2-5.III(G), 2-6.II(B); and best practice 1-11.I.

- 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 part of an approved Planned Development.

- 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.

- 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.

This is an existing building of the same use (Restaurant), no change in use is proposed. As such, we do not anticipate any changes that will impact the water, sanitary sewer, electricity, gas, storm sewer, streets, trail and/or sidewalk systems.

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

Re: The Rock: Site Plan Submittal

From James Hart <james@vegaarchitecture.com>

Date Thu 2/19/2026 4:14 PM

To Lujan, Desirae J. <desiraej.lujan@losalamosnm.gov>

Cc Janet Lovato <jlovatoproperties@gmail.com>; David Grooms <david@vegaarchitecture.com>; Valdez, Danyelle <danyelle.valdez@losalamosnm.gov>

1 attachment (11 MB)

26.0219 The Rock - Site Plan Resubmittal.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Desirae,

We have prepared responses to each of your requested items from your previous email:

1. Valuation

The previously provided valuation was an estimate for just for the site work. The valuation for the entire project scope (exterior and interior) is \$868,000.

2. Fees

Acknowledged.

3. Lighting and Landscaping Plans

Please see Criterion D.

4. Criterion D

WRTC ZONE DISTRICT — 16-6(b)

- o Streetscape design: Complies
 - No work is proposed in the streetscape.
- o Site design: Complies
 - The primary entrance to The Rock is the patio which is oriented towards State Road 4.
- o Off-street parking: Complies
 - The existing to remain off-street parking already exceeds the minimum required by Table 27 (before the 25% reduction at 16-6(b)(3)(c)(1)). Along State Road 4, between the street and the existing parking lot, there is an existing landscape strip which is greater than 6' wide.
- o Neighborhood Protection Standards: Does not apply:
 - All lots adjacent to The Rock are zoned WRTC.
- o Landscaping: Complies
 - There are already an existing landscaped area between the street and the building.
- o Open Space: Complies
 - The patio is outside of designated vehicular traffic flow, and uses materials that distinguish it from the other walkways on site. The patio includes planters, and is bounded by a small fence (for compliance with Alcohol regulations.)
- o Building Design: Complies
 - The existing building incorporates significant portions of transparent windows and doors, including at the primary entrances. The existing street facing facade already incorporates offsets, changes in colors and materials, and architectural elements such as windows/doors, and a proposed new awning. The existing trash enclosure is screened with landscape.

DIMENSIONAL AND DEVELOPMENT STANDARDS — ARTICLE IV, DIVISION 1

Complies

Per 16-6(b) the front, side, and rear setbacks are a minimum of 0'. The existing to remain structure complies.

ACCESS AND CONNECTIVITY — ARTICLE IV, DIVISION 2

Complies

The parking lot will be connected to the building main entrance (the street-facing patio on the North side of the building) via a new patio which will be much larger than 5' wide. The south entrance is connected to the parking by an existing 4' wide sidewalk.

OFF-STREET PARKING — ARTICLE IV, DIVISION 3

Does not apply

Per 16-27 the project does not meet conditions (a) [new construction] or (c) [expansion]. Condition (b) applies when there is a change in use or occupancy of a building that requires more parking, however the uses for the small retail area and the laundromat require less parking than the existing Restaurant use.

LANDSCAPING — ARTICLE IV, DIVISION 4

Does not apply

Per 16-37 the provisions only apply to conditions (a) [new construction] and (b) [expansion of 25% or more floor area], neither of which apply to this alteration project.

NEIGHBORHOOD PROTECTION STANDARDS — ARTICLE IV, DIVISION 5

Does not apply

Per 16-20(g) and 16-42 division 5 applies if the zone district lot abuts a low-density residential lot, but every lot bounding The Rock is zoned WRTC.

OUTDOOR LIGHTING — ARTICLE IV, DIVISION 6

Complies

Both the existing parking lot lighting and the existing building mounted site lighting were already installed and in use before the Development Code became effective on January 23, 2023. The site plan indicates that this existing outdoor lighting is to remain in use as legal nonconforming.

The site plan is showing the addition of festoon lighting over the new patio and food truck areas. The festoon lighting has a color temperature of 2700k; each individual bulb is shielded by an STL-SCP canopy to prevent uplight, and the festoon lighting will be turned off when the business closes.

5. Parking Data

Please see the attached site plan where the parking calcs have been broken out.

Please confirm receipt, and please let us know if there is anything else that you need in order to move forward.

Thank you Desirae!

james hart | project architect | ncarb | leed ap bd+c
vega architecture llc [vegaarchitecture.com]
t / 303.872.0487 x111
d / 720.772.3303



Desirae J. Lujan
Senior Planner
Los Alamos County
1000 Central Ave, Suite 150
Los Alamos, NM 87544

03.18.2026

Site Plan Review Comment Responses
The Rock

Regarding the Site Plan Submittal comments received via email on February 27, 2026, Vega has addressed the comments in the following ways:

Fire hydrant access conflict with parking

Parking spaces #1 and 2 have been marked as “no parking.” The parking spaces numbers have been updated, and the parking calculations have been updated accordingly.

The proposed deck and food trucks alter circulation and may affect access

Former parking spaces 49, 50, and 51 have been converted to “no parking.” The parking calculations have been updated accordingly.

Refuse enclosures must meet design guideline standards

The existing enclosure is to remain in service with no proposed changes. The existing enclosure is currently screened by landscape.

Structures cannot be constructed over utility infrastructure or easements. The proposed deck occupies a utility easement and obstructs a wastewater line

The removable deck has been reduced in size to avoid the easement.

Electrical service for EV charging (parking spaces 41–44)

Acknowledged. It should be noted that in addition to the EV charging spaces mentioned in the comment (previously parking spaces 41-44, now relabeled as parking spaces 39-42), EV charging is also provided at HC parking spot 37.

Proposed work extends north beyond the development property line onto county property

The owner will apply for an Encroachment Permit.

Given the other comments above which will impact parking, please recalculate required accessible parking spaces

Per IBC (2021) Table 1106.2, for 46 parking spaces, 3 accessible parking spaces are required, of which one must be a van parking space. In addition to the two accessible parking spaces previously shown, one additional accessible van parking space has been provided at parking space #1. Please see the site plan.

Please don't hesitate to email or call if you have any questions. Thank you!

James Hart
Project Architect
Vega Architecture
james@vegaarchitecture.com
303.872.0487 x111

OWNER'S AFFIDAVIT

STATE OF NEW MEXICO)
)
COUNTY OF LOS ALAMOS) SS.

Janet Lovato

We/I _____
(Please print Name/Names in Full)

being duly sworn, depose and say that (I am) (we are) the owner(s) of the property located at
118 St Rd 4, White Rock NM

(Address)

County of Los Alamos, for which (I am) (we are) requesting a Building Permit through the County of Los Alamos. Furthermore, (I) (we) hereby appoint vega architecture llc to act as our authorized agent on our behalf on all matters pertaining to the processing and obtaining of said permit with the exception of legal documents for recording purposes.

Signed: _____

Address: 306 Potrillos White Rock NM 87554

Phone: 5052632082

Subscribed and sworn to before me this

10th day of February, 2020

Wendy Keffeler
Notary Public



My Commission Expires: 3-25-2028

SITE PLAN NOTES

1. ALL STRUCTURES SHALL BE SET BACK FROM BUILDING AT 14'-12" (MINIMUM) FROM AT LEAST 2 HORIZONALLY ADJACENT LOTS.
2. SLOPES SHALL NOT EXCEED 1:20 UNLESS A RAMP IS PROVIDED. RAMP WITH A VERTICAL CHANGE OF 6" OR MORE ADDITIONALLY REQUIRE A RAILING AND EDGE PROTECTION.
3. RAMP SLOPES SHALL NOT EXCEED 1:12 SLOPE.
4. CROSS SLOPES SHALL NOT EXCEED 2%.

ZONING INFORMATION

LOS ALAMOS COUNTY CODE OF ORDINANCES CHAPTER 16: DEVELOPMENT CODE	
LOT AREA:	41,528 SF / 0.95 ACRES
BUILDING FOOTPRINT:	4,290 GSF
ZONING:	WTRC WHITE ROCK TOWN CENTER SECTION 16.7, TABLE 2K
FRONT SETBACK:	0 feet
REAR SETBACK:	0 feet
MAXIMUM HEIGHT:	54 feet
FOOD & BEVERAGE RETAIL SALES AND SERVICE:	
PROPOSED BLDG USE:	SECTION 16.7, TABLE 2K
PROPOSED BLDG AREA:	GROUND FLOOR = 4,290 GSF 4,034 NSF
PARKING REQUIRED:	SECTION 16.29
FOOD AND BEVERAGE:	6 SPACES PER 1,000 SF
BAR, LOUNGE OR TAVERN:	21.00 SPACES REQUIRED
RESTAURANT (FOOD/RT):	6 SPACES PER 1,000 SF
RESTAURANT (FOOD/RT):	141 SPFT
0.85 SPACES REQUIRED	
RETAIL SALES AND SERVICE:	PERSONAL SERVICES (LAUNDRY/MT): 4 SPACES PER 1,000 SF
RETAIL SALES:	200 SQFT 1.75 SPACES REQUIRED
351 SQFT	4 SPACES PER 1,000 SF
	2.10 SPACES REQUIRED
	25.75 *** 26
	PARKING SPACES REQUIRED
PARKING PROVIDED:	
46 SPACES INCLUDING 2 ACCESSIBLE SPACES	
28 AUTOMOBILE SPACES = 6 BICYCLE SPACES	
SECTION 16.23, TABLE 2F	
BIKE PARKING PROVIDED:	6 SPACES

vega

1655 COLE BLVD, SUITE G20
LAKEWOOD, CO 80401

303.872.0487
vegaarchitectures.com

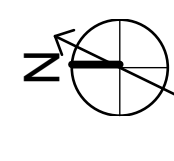
COMPILED BY
vegaarchitectures.com
100% TO BE REVIEWED AND APPROVED BY THE CITY OF LAKEWOOD

THE
ROCK
118 NM-4
WHITE ROCK, NM 87504

REMODEL OF AN
EXISTING RESTAURANT

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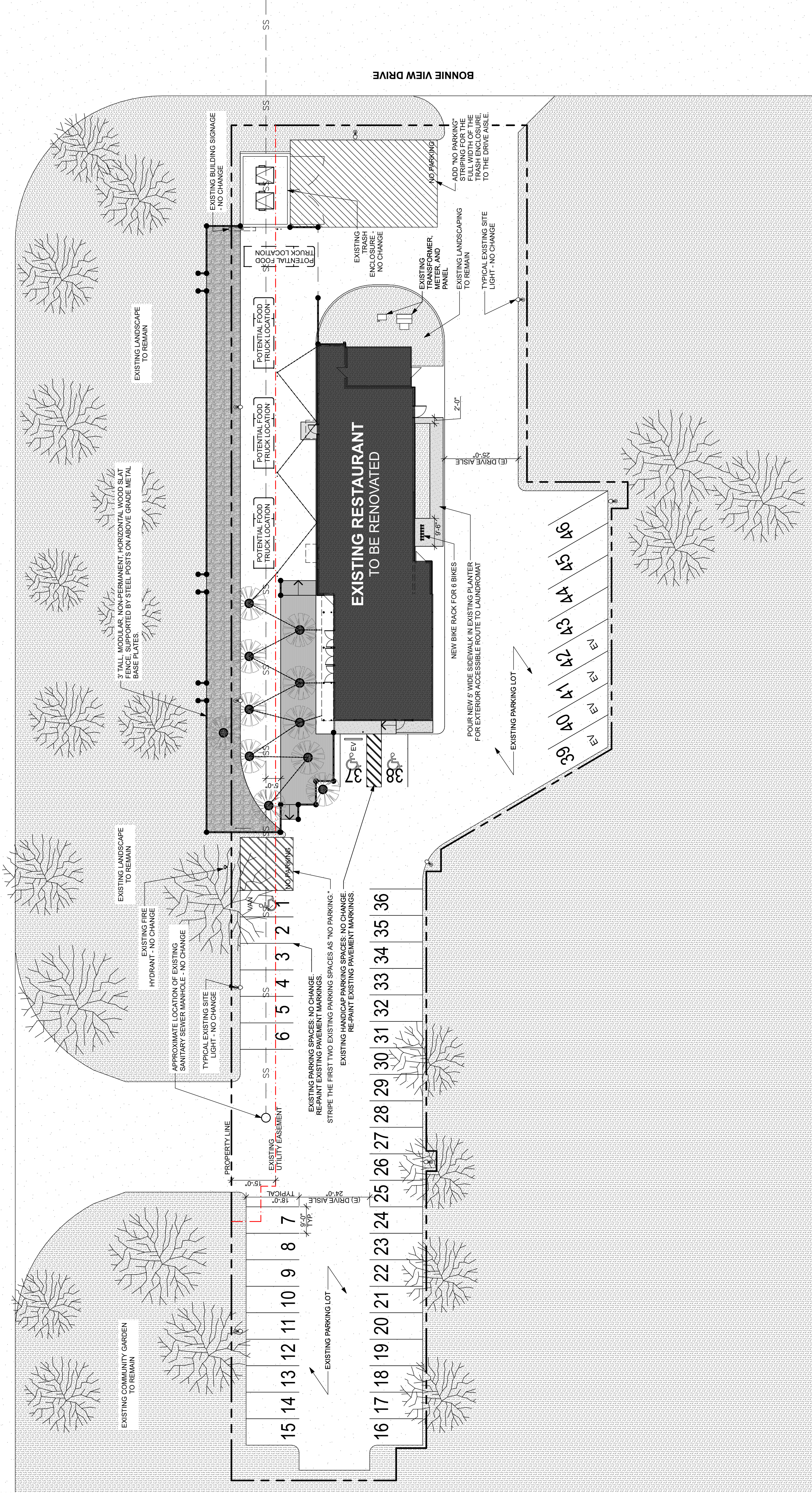
ISSUE
SITE PLAN SUBMITTAL
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PROPOSED SITE PLAN

1

NEW MEXICO STATE ROAD 4



A1 PROPOSED SITE PLAN

SCALE 1" = 20'

EXTERIOR ELEVATION NOTES

1. ALL EXTERIOR WALLS SHALL BE PAINTED BLACK, UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR RAILINGS, MI DOORS & FRAMES, AND EXPOSED STEEL SHALL BE PAINTED (PT-ET) LINO.
3. ALL STUCCO SHALL BE INTEGRALLY COLORED TO MATCH SPECIFIED PAINT.
4. ALL EXTERIOR PENETRATIONS (INTAKE OR EXHAUST LOWERS, PLUMBING VENT PIPES, ETC.) SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE, U.N.O.
5. ALL EXPOSED PIPING AND CONDUIT SHALL BE PAINTED TO MATCH ADJACENT WALL MATERIAL.
6. PROVIDE COLES BLOC IN WALL FOR BUILDING MOUNTED FIXTURES AND SIGNAGE AS NOTED. PROVIDE ELECTRICAL PENETRATIONS FOR BUILDING MOUNTED FIXTURES AND SIGNAGE AS NOTED.
7. 1/2" CONDUIT SUB-OUTS AS INDICATED @ FUTURE SIGNAGE LOCATIONS TO BE INSTALLED AND LOCATIONS.
8. ALL EXTERIOR PENETRATIONS SHALL BE MADE BY THE CONTRACTOR. ALL EXTERIOR PENETRATIONS SHALL BE MADE BY ELECTRICAL.

EXTERIOR FINISH LEGEND

PT	PAINT	STRUCTURE	SHERWIN WILLIAMS LOW VOC SEMI-GLOSS SW 7099 IRON ORE
EL			
PT	PAINT	MANUFACTURER	SHERWIN WILLIAMS LOW VOC SEMI-GLOSS SW 7099 IRON ORE
EZ			
PT	PAINT	MANUFACTURER	SHERWIN WILLIAMS LOW VOC SEMI-GLOSS SW 7099 IRON ORE
ED			
PT	PAINT	MANUFACTURER	SHERWIN WILLIAMS LOW VOC SEMI-GLOSS SW 7099 IRON ORE
ED			
R	METAL ROOFING @ CANOPY	MATERIAL	VEE CRUISED METAL ROOFING GASKETED FASTENERS GSP GALVANIZED
ET			
D	SUN CONTROL GRAPHIC	SEE THROUGH PERFORATED WINDOW VINYL WITH A GRAPHIC ON THE EXTERIOR	
EL			
		MANUFACTURER	TRB
		PATTERN	TRB
		COLOR	BLACK

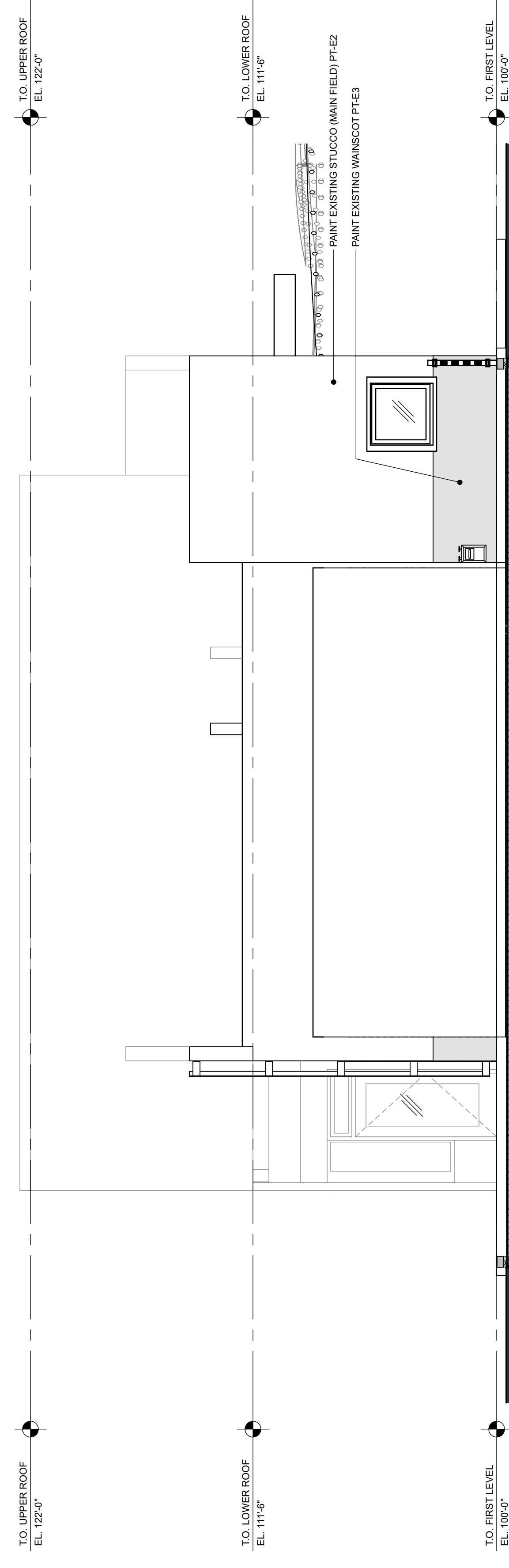
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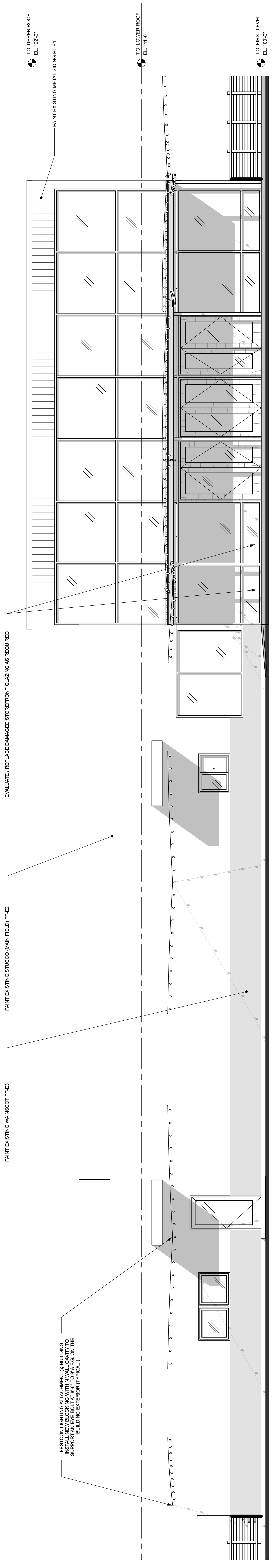
THE ROCK
118 NM-4
WHITE ROCK, NM 87504

REMODEL OF AN EXISTING RESTAURANT

25.09.10



B1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Issue

EXTERIOR ELEVATIONS

