



DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title:

Project Address:

Description:

Check all application types, if applicable:

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Administrative Deviation ... \$25 <input type="checkbox"/> Administrative Wireless Telecom ... \$250 <input type="checkbox"/> Encroachment Permit ... \$25 <input type="checkbox"/> Temporary Use Permit ... \$25 <input type="checkbox"/> Comprehensive Plan Adoption & Amendment*... \$250 <input type="checkbox"/> Conditional Use Permit* ... \$300 <input type="checkbox"/> County Landmark or Historic District Adoption/Amendment* ... \$250 <input type="checkbox"/> Development Plan* ... \$500 <input type="checkbox"/> Major Development Plan Amendment* ... \$500 <input type="checkbox"/> Minor Development Plan Amendment ... \$250 <input type="checkbox"/> Summary Plat... \$100 plus \$25 lot; \$10 / acre for non-residential <input type="checkbox"/> Sketch Plat, Subdivision*... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) <input type="checkbox"/> Preliminary Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) <input type="checkbox"/> Final Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) <input type="checkbox"/> Landscaping Plan ...\$500 <input type="checkbox"/> Lighting Plan ...\$500 | <ul style="list-style-type: none"> <input type="checkbox"/> Site Plan* ... \$500 plus
\$75 per/Million \$ estimated construction cost <p>Estimated Construction Cost: _____</p> <ul style="list-style-type: none"> <input type="checkbox"/> Major Site Plan Amendment* ... \$500 <input type="checkbox"/> Minor Site Plan Amendment ... \$250 <input type="checkbox"/> Major Zone Map Amendment* ... \$500 (+\$25/acre)
<i>No fee if initiated by County Council or County Manager</i> <input type="checkbox"/> Minor Zone Map Amendment* ... \$500 (+\$25/acre)
<i>No fee if initiated by County Council or County Manager</i> <input type="checkbox"/> Master Plans* (Major, Minor) ...\$250 <input type="checkbox"/> Text Amendment* ... \$150
<i>No fee if initiated by County Council or County Manager</i> <input type="checkbox"/> Variance ... \$250
<i>No fee if application is a part of a Site Plan review</i> <input type="checkbox"/> Administrative Wireless Telecommunication Facility ... \$250 <input type="checkbox"/> Discretionary Wireless Telecommunication Facility* ... \$500 <input type="checkbox"/> Small Wireless Facility ...\$250 <input type="checkbox"/> Major Historic Demolition* ... \$250 <input type="checkbox"/> Major Historic Property Alteration Certification* ... \$250 <input type="checkbox"/> Minor Historic Property Alteration Certificate ... \$250 |
|--|---|

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

PROPERTY & OWNER INFORMATION

Property Address: _____
Address City State ZIP

Zoning District: _____ Overlay Zone: _____ N/A

Existing Structure(s) Sq. Ft.: _____ Proposed Structure(s) Sq. Ft.: _____

Lot Area (sq.ft.): _____

Property Owner(s) Name: _____

Owner(s) Email: _____

Owner(s) Phone(s)#: _____

Owner's Address same as Property Address

Owner(s) Address: _____
Address City State ZIP

APPLICANT / OWNER'S AGENT INFORMATION

Applicant is same as Owner

Applicant Name: _____

Applicant Address: _____
Address City State ZIP

Applicant Email: _____

Applicant Phone(s)#: _____

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: _____

Signature: _____ Date: _____

STAFF USE ONLY

Date Received: _____ Staff: _____

Case No.#: _____ Meeting Date: _____

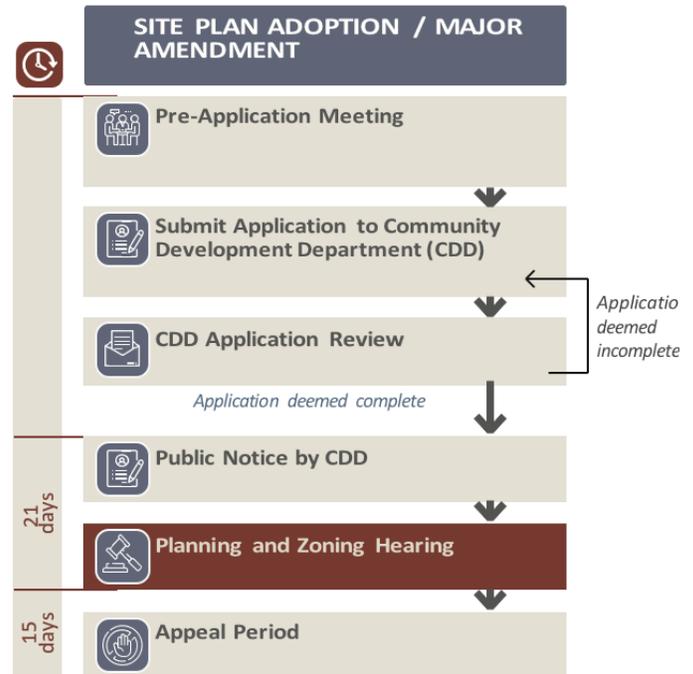
SUBMITTALS

- | | |
|---|---|
| <input type="checkbox"/> Proof of Ownership or Letter of Authorization from Owner | <input type="checkbox"/> Complete Application – Date: _____ |
| <input type="checkbox"/> Items from associated Application Checklist | <input type="checkbox"/> 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	
<input 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 type="checkbox"/> <u>Site Plan</u>	<input type="checkbox"/> Graphic Scale and North Arrow <input type="checkbox"/> Property Lines according to recorded survey <input type="checkbox"/> Existing and proposed structures <input type="checkbox"/> Existing and proposed easements <input type="checkbox"/> Existing and proposed setbacks <input type="checkbox"/> Existing and proposed utility lines <input type="checkbox"/> Existing and proposed fencing <input type="checkbox"/> Existing and proposed signage
<input type="checkbox"/> <u>Parking Plan</u>	<input type="checkbox"/> Access and parking related to site <input type="checkbox"/> Parking analysis based on proposed use <input type="checkbox"/> Width of aisle(s) <input type="checkbox"/> Parking stall dimensions
<input type="checkbox"/> <u>Lighting Plan</u>	<input 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 type="checkbox"/> <u>Landscaping Plan</u>	<input type="checkbox"/> Existing plant material, amount and species & size <input type="checkbox"/> Proposed plant material, amount and species & size
ELEVATIONS	
Elevations drawing(s) at a minimum scale of 1/8" = 1' that indicate:	
<input type="checkbox"/> Height (above existing grade) of all four sides	
<input type="checkbox"/> Materials and colors	



See Reverse.

LOT COVERAGE

Existing (%):

Proposed (%):

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.

- 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.

- 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.

- 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.

- 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.

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



February 16, 2026

COYOTE MESA NEIGHBORHOOD (A-8-A) - NARRATIVE

Dear Mrs. Danyelle Valdez,

On behalf of the landowner, the County of Los Alamos, we are pleased to submit an application for a Site Plan Adoption for the Coyote Mesa Neighborhood (formerly known as A-8-A), generally located south of DP Road and addressed at 125 DP Road, Los Alamos NM, 87544. The following team has been assembled to provide the enclosed application documents:

Developer

Servitas
Contact: Christopher Clyde
972-759-1641
5525 N. MacArthur Blvd, Ste. 900
Irving, Texas 75038
cclyde@servitas.com

Property Owner

Incorporated County of Los Alamos
1000 Central Ave, Suite 150
Los Alamos, NM 87544

Civil Engineering

Kimley Horn
Contact: John Pena
505-305-5961
6501 Americas Pkwy N.E., Ste. 920
Albuquerque, NM 87110
jon.pena@kimley-horn.com

Planning & Landscape

Norris Design
Contact: Lindsay Newman
970-368-7068
409 Main Street, Ste. 207
Frisco, Colorado 80443
lnewman@norris-design.com

Architect

PGAL
Contact: Jorge Garcia
561-322-1099
791 Park of Commerce Blvd, Ste. 400
Boca Raton, FL 33487
jorge.garcia@pgal.com

PROJECT OVERVIEW

The site is a 21.9 acre undeveloped property located off DP Road in Los Alamos County. The property is zoned Mixed-Use and allows up to 70% lot coverage for residential uses. The County, as the current property owner, desires to develop this property with affordable housing at a minimum density of one unit per fifteen acres. The County has hired Servitas to develop the property.

This proposal will contribute to Los Alamos's goal of creating a vibrant, walkable community with a diverse mix of unit types, community amenities, and outdoor spaces that cater to a variety of demographics. This plan references the 2024 Los Alamos Affordable Housing Plan as its north star, and many decisions were based off the needs and recommendations identified therein. This proposal emphasizes the importance of connecting to existing resources, respecting the unique local culture, and enhancing pedestrian experiences through thoughtful urban form and identity.

The proposed site plan includes multi-family, townhome and stacked flat unit types. The variety of unit types will provide a transition of scale from DP road towards the open space to the south and east and offer diverse home types for the workforce.

On-site amenities will be provided that are available to the neighborhood and to adjacent residents at The Bluffs.



On February 5th, a community open house was held at the Bluffs apartments, and valuable input was received from residents and neighbors of the project. We look forward to continuing our dialogue with the neighbors and including their feedback in our designs.

SITE DESCRIPTION

Site Design & Access

The design leverages the site's unique characteristics, including its shape, access points off DP Road, topography, and views. A new access road is proposed east of the Bluffs development, bisecting the site north-south and connecting to an intersection that will lead to a new east-west street. The eastern portion of this road will culminate in a cul-de-sac and serve as the main access for the townhome and stacked flats on this part of the mesa. The western road will provide access to the wrap building parking garage on the west side of the site.

At the intersection of these roads—the “pivot”—a new building that will house community amenities and provide additional open space facilities, including access to the extended Canyon Rim Trail.

For the western portion of the site, a proposed 4-story articulated building engages the main access street, DP Road, and opens visually to the south with a pedestrian-oriented design. The design emphasizes breaking up large building masses and enhancing connectivity between residential areas and open spaces. The resulting buildings maximize daylight and views for residents and create opportunities for social interaction and amenity spaces at each floor's corners.

The eastern neighborhood will follow a conventional low-density residential approach, adapted to the site's unique shape and topography. Buildings will line a network of safe, comfortable, and attractive pedestrian paths. These paths will feature sidewalks, pedestrian-friendly lighting and enhanced crosswalks.

Street sections are designed to be pedestrian-friendly with wider sidewalks to encourage walking. Street trees and landscaping will provide shade and comfort, enhancing walkability. Large surface parking areas are minimized, with a multilevel parking garage serving the west side and small parking pockets on the east side, between 2- and 3-story buildings. The parking structure will be integrated into the residential building, minimizing its visibility from both the street and the south.

Building facades will feature varying heights and setbacks to avoid monotony and create a dynamic streetscape.

Landscape and Amenities

A network of pedestrian pathways will connect residential areas with public spaces, amenities, and the natural environment. These pathways will be accessible to all ages and abilities, with gentle slopes, well-marked crosswalks, and ample lighting. Seating areas and small pocket parks along these routes will offer places for rest and social interaction, fostering a sense of community.

The existing multi-use trail will be extended to serve as a key connector within the community, promoting recreation, social interaction, and passive enjoyment. Native vegetation will create a buffer between the built environment and natural areas, ensuring visual harmony and a seamless connection between indoor and outdoor spaces.

The neighborhood will feature a series of communal gathering hubs. These include plazas, playgrounds, and gardens, all catering to a diverse, multi-generational population. The open spaces will feature low-maintenance native plants that enhance local ecology and are strategically placed to maximize natural light and views.



The planting design will be tailored to the site conditions to create shade, buffering, and enhancement at entries and community amenities. The site perimeter planting will extend to the limits of grading and be aimed at transitioning to the surrounding natural mesa landscape. Grasses, shrubs, and plants will be appropriate to the high-altitude mesa and sourced locally, as possible.

Architecture

The architectural design of the proposed residential development will incorporate elements of traditional New Mexico architecture. This includes using materials such as stucco and locally sourced stone, as well as design features like flat roofs, and deep-set windows. These traditional elements will be adapted to modern living standards, blending New Mexico's historical and cultural essence with contemporary design principles. In doing so, the development will foster a sense of place and continuity with the broader Los Alamos community.

The placement of buildings will consider the site's topography to optimize natural views. Balconies, terraces, and outdoor spaces will be integrated into the design, connecting residents with the natural environment. Internally, buildings will capture natural light and offer expansive views of the surrounding landscape. Large, well-placed windows, open floor plans, and courtyards or atriums will allow light to penetrate deeper into the buildings.

The development will implement universal design principles, including step-free access, wide doorways, and thoughtfully placed amenities to accommodate residents with varying needs. Public spaces and pathways will be designed for easy navigation, featuring gentle slopes and tactile surfaces where appropriate, enhancing the overall inclusivity of the community.

Roadway and Pedestrian Infrastructure

The Coyote Mesa project site is located along the southern frontage of DP Road approximately 1400' east of DP Road and Trinity Drive Intersection. DP Road was fully reconstructed including new asphalt, new utilities, new storm drain, new curb and gutter, landscape buffer and sidewalks in two phases through 2022-2025. The first phase consisted of 1200 linear feet of the road starting near Trinity Drive and DP Road intersection heading east and was reconstructed during the Canyon Walk Apartments project in 2022-2023. Canyon Walk Apartments were constructed on the north side of DP Road directly across the street from Coyote Mesa Project. In addition to the Canyon Walk Apartments project, the Bluffs Senior Living Facility was constructed on the south side of DP Road, and the Coyote Mesa Property surrounds the Bluffs property on the west and the south. The Bluffs project was completed in 2024. The second phase of DP road construction started just beyond the Bluffs Facility and the Coyote Mesa new access road driveway and continued to the east for an additional 2500 linear feet. The second phase of the project was completed in 2025.

As part of the project, all new roadways, parking, pedestrian facilities and site lighting are demonstrated on the attached Site Plans and Photometric Plans. All new roadway and site infrastructure have been designed in accordance with the Los Alamos County Development Code Chapter 16 and Los Alamos County Public Works Design and Construction Standards.

In addition to the new roadway and sidewalk infrastructure surrounding and within the site, the existing Canyon Rim Trail also extends from north to south within the property along the west boundary. As part of the development, Servitas has agreed to construct an extension of the trail through the site from the SW corner of the site to the east and along the new access road to tie to DP Road. Servitas has also agreed to develop a new nature trail off the access road and into the northern canyon between DP Road and the Coyote Mesa. This trail will extend approximately 1600' through the undeveloped canyon and will tie back into the east end of the development. Both the nature trail and the Canyon Rim extension will further enhance pedestrian facilities and experience in the area.



Utilities

In preparation for the development of the Coyote Mesa project, Los Alamos County Department of Public Utilities and Public Works prepared for all utilities to serve the development while the reconstruction of DP Road, the Bluffs and Canyon Walk Apartments were taking place. The onsite improvements included extending new 8" watermains and 4" gas lines into the site property at two locations on the west and extending 8" waterline and 4" gas main near the proposed eastern access road to the site. The DP Road improvements also included the construction of the east access road driveway for the Coyote Mesa Access Road. The improvements extend approximately 30' to the south and include ADA ramps and concrete valley gutter and utility extensions beyond the new road and driveway. Near the NW corner of the property, the County installed a new electrical switch and handhole that will serve as the point of connection for the electrical power to the site. The County also reconstructed a new lift station on the Coyote Mesa property to collect gravity sewer discharge from the Bluffs, Canyon Walk and four properties to the west of the Coyote Mesa Property and the Coyote Mesa Property. An existing 8" gravity main collecting sewer discharge from the four properties to the west flows through the Coyote Mesa Property to the new lift station. Two other 8" gravity mains flow into the lift station on site and serve the Bluffs and developments north of DP Road. Along with the new lift station, a new 4" sewer force main was also installed through the Coyote Mesa property to the west to pump sewer from all the developments back up to a gravity line at Trinity Blvd.

Attached to this application are proposed utility plans that show all new utility extensions onsite to serve the development and the sanitary sewer demand analysis sent to Los Alamos County DPU 1/21/25. All new utilities will be designed and constructed in accordance with the Los Alamos County Public Works Design and Construction Standards and DPU Construction Standards and Specifications.

Storm Water Management

As part of the development of the site and attached with this application are a grading and drainage plan and stormwater management report have been developed to demonstrate compliance with the Los Alamos County Public Works Design and Construction Standards Manual Chapter 8-Hydrology and Storm Water Management.

Traffic Study

Attached to this application is a Traffic Impact Analysis prepared for the Coyote Mesa Development. The study has been coordinated with County and NMDOT staff since DPU Road connects to Trinity Road which is a NMDOT roadway. Based on the study there is no roadway improvements warranted on DP Road. The traffic study does however have some minor improvements to the intersection of Trinity Road and DPU Road. These improvements may include the following:

- Installing signage to prohibit left turns on DP Road onto Trinity during peak hours.
- Possibly closing off the left turn from DP road onto Trinity in the future by extending the median.

DESIGN 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 2016 Comprehensive Plan outlines strategies for providing new housing options in town with strong support for utilizing County-owned land, including this site. The Plan designated this tract for High



Density Residential to encourage population growth in Los Alamos. The development of this land tract is listed as a potential strategy for enacting the land use policies of the Comprehensive Plan.

The Los Alamos Affordable Housing Plan approved in 2024 and completed by Sites Southwest, LLC, identifies the need for housing from low to moderate income households. The area of target for area median income is up to 120%. This Coyote Mesa neighborhood proposes to provide housing for those earning 60-120% of the AMI, meeting this need. This report identifies Coyote Mesa (formerly A-8-A) as a medium-term action item to develop at approximately 17 units per acre.

This development strategically includes a variety of unit types, in accordance with the plan's density, affordability, and housing type recommendations. Our proposal balances affordable housing needs with the existing neighborhood and community values in regard to architecture and density.

This development also follows the plan recommendations by its structure of a public-private partnership, with the County hiring an experienced housing developer to navigate the complex development process.

Further, this development will contribute to the neighborhood by expanding public amenities and providing new facilities for neighbors. These improvements include the extension of Canyon Rim Trail, identified as a missing link during the Comp Plan's planning process in 2016, and a new fenced dog park.

- 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.

- 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.

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

The documents included in this submittal package contain all required plans and information for a Major Site Plan. The proposed uses and design of this application and plan conform to all requirements of the Mixed-Use zone district per County requirements. All information has been made clear and specific for the efficient review by County staff. If any omissions or errors are found, all efforts will be made to immediately remedy this and provide additional information to the County as requested.

- 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.*

Attached to this application are proposed utility plans that show all new utility extensions onsite to serve the development and the sanitary sewer demand analysis sent to Los Alamos County DPU 1/21/25. All new utilities will be designed and constructed in accordance with the Los Alamos County Public Works Design and Construction Standards and DPU Construction Standards and Specifications. The team has been coordinating with the County to ensure adequate water, gas and sewer service is available for the site.



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

This proposal mitigates its impact via the details of its design. Viewsheds to the south and east will be maintained through careful placement and massing of all buildings. Trail access will be expanded with this proposal and will be open to the public. This project will also enhance the streetscape frontage along DP road, building atop the improvements already completed to make this street a welcoming entrance for all residents of DP road. The architecture has been delicately designed to minimize its visual impact, break up its mass, and contribute to local character by appropriate and local design influences.

- 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 site plan has been designed to include access to the outdoors and outdoor amenities. These amenities include a nature playground, dog park, Canyon Rim Trail connection and soft surface extension, and landscaped courtyards. The dog park will be available for the residents of Coyote Mesa and the adjacent neighborhood, The Bluffs.

We look forward to working closely with the County during the review process for this application. Please contact us if you have any questions or if you need additional information.

Sincerely,

Norris Design

A handwritten signature in black ink, appearing to read "Lindsay Newman".

Lindsay Newman
Senior Associate