



Los Alamos County  
Community Development Department

**PLANNING & ZONING COMMISSION STAFF REPORT**

**Public Hearing Date:** April 22, 2026  
**Subject:** Case No. SIT-2026-0074  
**Owners / Applicants:** James Hart and David Grooms, VEGA Architecture, LLC.,  
on behalf Janet Lovato, dba 118 St Rd 4, LLC., property owner  
**Case Manager:** Desirae J. Lujan, Senior Planner

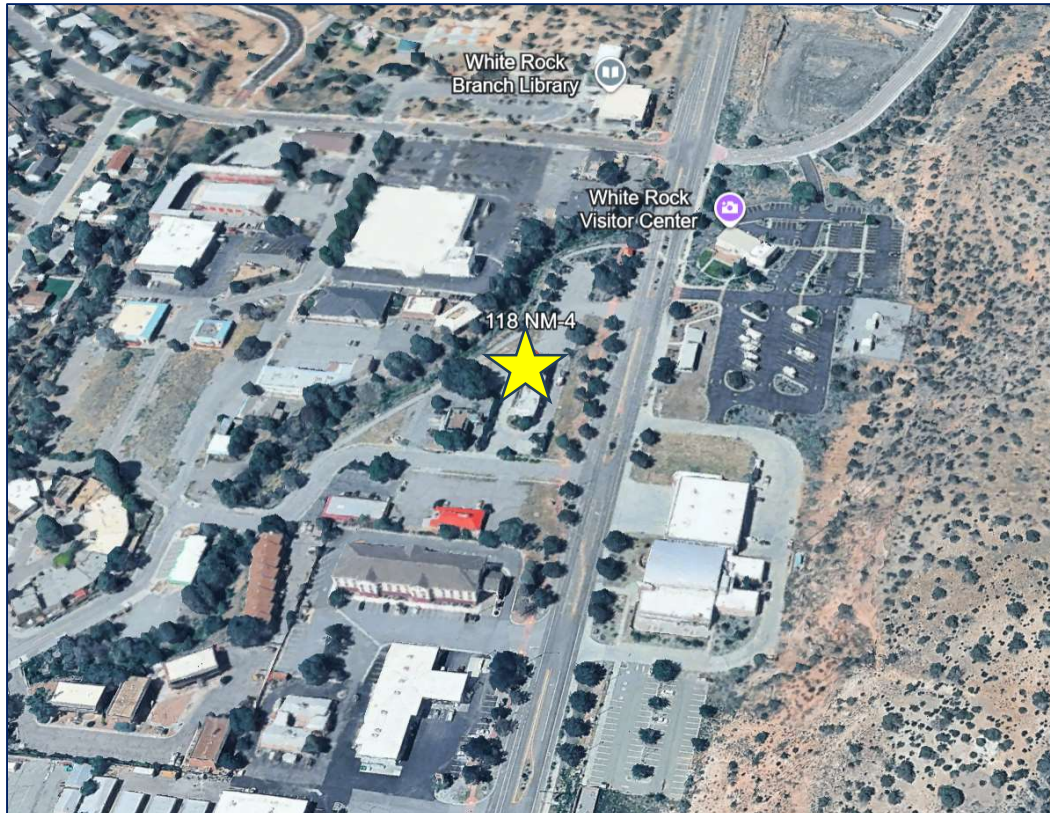
*Professional Background:*

*Associates Architectural & Civil Drafting; 17 years in Planning and Land Use, Local Government, with six years in Case Management of Development Applications.*

**CASE NO. SIT-2026-0074**

VEGA Architecture, LLC. on behalf of Janet Lovato, dba 118 St Rd 4, LLC., property owner, requests Site Plan Adoption for a multiple commercial use development at the properties addressed as 116 and 118 NM State Road 4, White Rock, NM. The project redevelops an existing building and site for retail, restaurant, bar, personal services, and food truck designated locations. The properties are located within the White Rock Town Center (WRTC) zone district.

Figure 1: Vicinity Map, Google Airbus Imagery from 8/4/2025; White Rock, NM



## PROJECT SUMMARY

VEGA Architecture, LLC. requests Site Plan Adoption on behalf of property owner 118 St Rd 4, LLC. The application proposes redeveloping an existing building and site to establish a multi-tenant commercial development offering retail (351 sq. ft.), restaurant (141 sq. ft.), bar (3,515 sq. ft.), and laundromat (292 sq. ft.) uses.

The project spans two (2) properties to accommodate existing ingress and egress from NMSR-4 and to meet required parking standards; secondary access is provided from Bonnie View Drive to the east. Redevelopment is primarily limited to interior renovations. Proposed site improvements include construction of a deck, utility connections for four (4) designated food trucks spaces, and the installation of four (4) electric vehicle charging spaces.

The nearly 1,015 sq. ft. deck will extend an average of 16.75-ft. from the north facade of the building to a 15-ft utility easement. The deck, food trucks, and additional sitting and gathering areas will be enclosed by a 3-ft tall horizontal wood slat fence encroaching about 8.5-ft into the county-owned property roughly occupying 1,633 sq. ft.

The redevelopment does not propose streetscape or additional landscaping, except for six (6) potted plants to support new festoon lighting planned over the deck, and seating and food truck areas—all other existing exterior lighting will remain unchanged. Parking stripes will be repainted and existing parking spaces reduced by five (5), from the existing 51-count, to maintain access for a fire hydrant and refuse enclosure. These areas will be identified with “No Parking Striping”.

*Figure 2: Proposed site plan aerial overlay with property lines, utilities, and easements. (black= property lines, pink = easements, green=wastewater, blue=water, red=electric, yellow=gas)*



## **SITE INFORMATION**

The project properties are located within the White Rock community of Los Alamos County at the corner of NMSR-4 and Bonnie View Drive. Both lots are in common ownership and total 0.94-acres (± 40,946.4 sq. ft.). Cañada del Buey, Lot 002A, is addressed as 118 NMSR-4, and contains approximately a 4,094 sq. ft. commercial building, while Lot 001A, 116 NMSR-4, is a vacant parking lot.

The properties are bound by NMSR-4 on the north and Bonnie View Drive to the east. A 35-ft wide County parcel, used as public right-of-way, lies between the New Mexico Department of Transportation right-of-way (NMSR-4) and subject property. This county lot extends along the state road between Rover Blvd. and Sherwood Blvd. and is mostly occupied by County utilities, serving ancillary functions such as open space, ingress/egress, and parking. Cañada del Buey and its associated trail form the southern and eastern boundaries. Nearby uses include the White Rock Visitor Center, Fire Station 3, El Rigobertos restaurant, Wisehart Chiropractic Center, and Attack Research.

## **BACKGROUND**

The existing building was constructed in 1995 and originally operated as a McDonald's. In the mid-2000s, it was converted to Time Out Pizza, a local pizzeria with a gaming area, which closed in 2020. The lots have been configured in various ways throughout the years. Once being a single lot and platted to its current characteristics in 2012. The properties were purchased by 118 NMSR-4, LLC. in 2023 and have remained vacant since, with the site currently used for parking mobile food vendors through a Temporary Use Permit.

Staff searched public records for an adopted site plan but found no documentation indicating one was ever approved. The proposed project includes substantial changes to the use, function, and overall site configuration, including conversion from a single-tenant restaurant to a multi-tenant commercial development, construction of a deck, and encroachment onto county property. Due to the extent of these changes, it was determined that the project cannot be reviewed administratively and requires public review through a Site Plan Adoption application and quasi-judicial process.

County staff recognizes the property owner's urgency to begin construction to meet their USDA grant funding requirements. Therefore, the project has been allowed to submit a building permit for interior improvements only. The applicant and property owner acknowledge the risks and understand that the site plan must be adopted prior to submitting a building permit for site work or occupying the building.

## **PRE-APPLICATION MEETING**

The Los Alamos County Code of Ordinances, Chapter 16, Development Code ("Development Code"), Section 16-74(i)(3), establishes procedures for the applicant in submitting a site plan adoption or major amendment application.

- Prior to the submission of any site plan application, the applicant shall attend a pre-application meeting pursuant to section 16-72(b)(1). **Conducted on January 16, 2026.**

## **INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC) REVIEW**

The Interdepartmental Review Committee (IDRC) held a meeting on February 26, 2026, to review SIT-2026-0074. The review identified several issues requiring resolution before the project could proceed to public hearing. Key concerns included fire hydrant and refuse enclosure access, constructing over a utility easement and vitrified clay sewer line, occupying county property, parking count adjustments, and ADA parking compliance. Staff provided revision options, including those concerning the sewer line.

On March 9, 2026, a coordination meeting was held between county staff, the applicant, and owner. Clarification was provided and discussion was held regarding outstanding concerns, necessary revisions, and options to move forward. A revised site plan was submitted on March 18, 2026, addressing IDRC comments. The amendment redesigned the deck to not encroach into the easement. Between March 19-26, IDRC independently reviewed the revised submittal via email with the following outcome:

<b>Engineering Division</b>	No Comments
<b>Fire Marshal's Office</b>	No conditions or concerns with the site plan.
<b>Environmental Services</b>	ESD is satisfied with refuse enclosure location and site plan revision to strip parking spaces with "No Parking".
<b>Building Safety Division</b>	No concerns related to site plan and public hearing. However, note to applicant that the design professional that an occupant load and path of egress for the patio area will need to be provided during the building permitting process.
<b>Planning Division</b>	An encroachment permit, or applicable agreement, is required to be obtained for use of county property.
<b>Department of Public Utilities</b>	No conditions. The applicant should continue to work to coordinate with DPU regarding any requests for electric, water, or sewer related to the food truck set-ups.

## PUBLIC NOTICE

The Development Code, Section 16-71: Procedures Summary Table, sets forth the notification requirements. Section 16-72(c): Notifications, establishes the notice requirements for a public hearing:

- Published and Posted Notice [16-72(c)(4)]:
  - Notice published in a newspaper of general circulation within the County at least 14-calendar days before the meeting or hearing. **Published on April 2, 2026.**
  - The posting of at least one sign on a street abutting the property that is the subject of the application – visible from the street – for at least 14-calendar days before the public meeting or hearing. **Posted on April 6, 2026.**
- Mailed Notice [16-72(c)(5)c]:
  - Mailed notice 14 days prior to the public hearing to all owners of record as identified in the records of the County Tax Assessor or occupants of properties within 300 ft., excluding public rights-of-way, of exterior lot lines of the subject property. **Mailed on March 31, 2026.**

## SITE PLAN ADOPTION OR MAJOR AMENDMENT DECISION CRITERIA

Section 16-74(i)(4) of the Development Code states that an application for a Site Plan shall be approved if it meets all the decision criteria. The Planning and Zoning Commission shall approve, approve with condition, or deny based on the decision criteria:

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- a. **The Site Plan substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans.**
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***Applicant Response:*** 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.

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

***Staff Response:*** In the staff’s expert opinion, this criterion has been met. The Comprehensive Plan (“Plan”) reflects the community’s priority to rehabilitate vacant and underutilized properties, with a focused emphasis on the Los Alamos Downtown and White Rock Town Center. Development, Redevelopment, and Downtown is a core theme within the Plan.

This project directly supports the top two *Redevelopment* goals (pg. 80) by:

1. Redeveloping a vacant, blighted, and underutilized property; and
2. Delivering infill development by converting a single commercial use into a multi-tenant commercial development.

The Plan identifies the Los Alamos Downtown and White Rock Town Center as key areas for growth, with targeted improvements intended to attract new retail businesses and restaurants. This project aligns with the following *Downtown* goals (p. 84) by:

1. Creating a central gathering place with more restaurant options; and,
3. Enhancing commercial density within the Town Center.

Although a private development, “the Rock” advances the County’s Economic Vitality Strategic Plan which is intended to guide both public and private investment by encouraging redevelopment, supporting small businesses, and activating commercial areas.

Lastly, Economic Vitality is described in the 2026 Strategic Leadership Plan as encompassing the ability of the community to diversify, develop, grow, and sustain the many elements necessary for a local economy to flourish. *Local Business* and *Downtown Revitalization* are objectives that align with “the Rock”–encouraging startup of new businesses and the revitalization of the White Rock Town Center.

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**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.**

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***Applicant Response:*** White Rock Town Center Master Plan Section 2-5.111(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 2-5.111(B), 2-5.111(G), 2-6.11(B); and best practice 1-11.L.

**Staff Response:** In the staff’s expert opinion, this criterion has been met because the project is consistent with the goals, policies, and implementation strategies of the White Rock Town Center Master Plan (“Master Plan”). The proposal redevelops a vacant and underutilized building and site into an active mixed-commercial development, directly supporting the Master Plan’s development framework to redevelop blighted and underperforming properties as a key strategy for improving urban form and strengthening the identity of the White Rock Town Center (page 35, Section 2.III).

The Master Plan identifies properties along State Road 4 corridor as prime locations for commercial or mixed-use redevelopment due to their visibility, and accessibility (page 18, Section 1-5.IV, *Redevelopment Potential*). A portion of the project site, 116 NMSR-4, is specifically identified in Exhibit 10 as having development potential. The proposed commercial mix—restaurant, bar, retail, laundromat, and food trucks—implements the Master Plan’s guidance to activate the area with complementary and community serving uses.

The WRTC is recognized as having no identity, citing limited diversity of land uses as a contributing factor (page 24, section 1-9, *Opportunities & Constraints*). The project addresses this by introducing a mix of commercial and entertainment uses that generate activity and support economic vitality through redevelopment of a vacant property with local businesses. While not a formal public space, the construction of a deck, designated food truck pads, and an outdoor area supports the Master Plan’s recommendation to encourage smaller, informal gathering spaces for outdoor dining and food trucks (page 86, section 2-6.II(B)). The project’s proximity to the Cañada del Buey Trail further improves connectivity and encourages an active Town Center.

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

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**Applicant Response:** The subject property is not part of an approved Planned Development.

**Staff Response:** Staff confirms this criterion is not applicable. The subject property is not within an approved PD zone district.

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

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**Applicant Response:** The Site Plan is in conformance:

WRTC ZONE DISTRICT — 16-6(b)

- *Streetscape design (Complies):* No work is proposed in the streetscape.
- *Site design (Complies):* The primary entrance to The Rock is the patio which is oriented towards State Road 4.
- *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.
- *Neighborhood Protection Standards (Does not apply):* All lots adjacent to The Rock are zoned WRTC.

- Landscaping (Complies): There are already an existing landscaped area between the street and the building.
- 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.)
- Building Designs (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.

**Staff Response:** In the staff's expert opinion, this criterion has been met. The properties are zoned WRTC and demonstrate conformance with the zone district dimensional standards and county development standards as follows:

#### ZONING AND USE

The WRTC zone is described in the Los Alamos Development Code (section 16-6(b)), as intended to accommodate a vertical or horizontal mix of low- to medium-density residential, office, and commercial land uses with walkable and active streetscapes within the White Rock town center. The

proposed uses are permitted per section 16-14, Table 26: Permitted Use Table, and align with the zone district’s intent. No specific use-standards apply to restaurants or personal services.

**DEVELOPMENT & DIMENSIONAL STANDARDS; White Rock Town Center (WRTC)**

The WRTC development standards apply to all new construction, redevelopment, and expansions of existing structures by 25% or more of the building floor area; the standards were adopted to implement the vision established in the White Rock Town Center Master Plan (2021).

The building footprint does not change; however, a 1,015 sq. ft. deck will be constructed along the north building facade placed approximately 16.75-ft. from the front property line. Proposed improvements comply with dimensional standards shown below:

WRTC Zone District	Dimensional Standard	Proposed
Front yard setback	0-ft, minimum 100-ft, maximum fronting NMSR-4 15-ft, maximum fronting Bonnie View Dr.	16.75-ft approximately (deck fronting NMSR-4)
Side yard setback	0-ft, minimum	No Change
Rear yard setback	0-ft, minimum	No Change
Lot Coverage	100%, maximum	17.4% (118 NMSR 4) 12.5% (Lots combined)
Building Height	54-ft, maximum	No Change

**ACCESS & CONNECTIVITY (Article IV, Division 2)**

Access and Connectivity Development Standards apply to all developments. The project is a redevelopment with minor modifications to access and connectivity. It will continue historic access from NMSR 4 at the north and Bonnie View Drive at the east. A new 5-ft wide sidewalk is proposed south of the building replacing existing planters with an ADA route to the laundromat. The north side of the building will be utilized for food trucks, gathering and seating; therefore, focusing vehicular circulation south of the building.

**OFF-STREET PARKING, LOADING, AND QUEUING**

The increase in uses on the site requires parking calculations to confirm compliance with section 16-28(c), Table 27: Minimum Off-Street Parking Calculations. Based on the square footage of each use, the project requires a minimum of 25 off-street parking spaces.

The WRTC may reduce required parking spaces by up to 25% through applicable parking reductions, such as proximity to transit and shared parking. This project does not propose reductions and will provide 46 off-street parking spaces, including three (3) ADA spaces (1-van accessible), and six (6) bicycles spaces. This exceeds the minimum requirements and meets Accessible Parking Requirements per Table 28, and Table 31: Minimum Off-street Parking Requirements.

Use	Calculation	Required
Bar, Lounge, or Tavern, 3,515 sq. ft.	6 spaces per 1,000 sf.	21.09
Restaurant (“yogurt”), 141 sq. ft.	6 spaces per 1,000 sf.	0.85
Personal Services (“laundromat”), 292 sq. ft.	4 spaces per 1,000 sf.	1.17
Retail Sales, 351 sq. ft.	4 spaces per 1,000 sf.	1.40
<i>*Sum of required spaces shall be rounded up to the nearest whole number.</i>	<b>Total Required *</b>	<b>25</b>

### LANDSCAPING AND SCREENING

Per section 16-37, Landscaping and Screening standards do not apply to this application because it is not new construction and its redevelopment does not expand the existing building area.

### NEIGHBORHOOD PROTECTION STANDARDS

Neighborhood Protection Standards do not apply because the subject properties are surrounded by WRTC zoned lots, except for Cañada del Buey zoned Open-Space-Passive (OS-PO). Neighborhood Protection Standards are applicable when a non-residential lot abuts or is adjacent to a protected lot (RA, RE, SFR, and RM).

### OUTDOOR LIGHTING

Based on section 16-45, Outdoor Lighting standards do not apply. Existing lightings fixtures are proposed to be unchanged and are considered legal non-conforming. New lighting is limited to festoon lights that string between seating and food truck areas on the north. This lighting is described by the applicant as having a color temperature of 2700K—meeting the maximum Correlated Color Temperature (CCT) allowed in the Los Alamos County.

### WALLS, FENCES, AND GATES

Fencing is proposed on the north side of the building. The site plan describes a “3-ft tall, modular, non-permanent, horizontal wood slat fence, supported by steel posts above grade metal base plates.” The fence will enclose the main entrance, deck, seating and gathering area, and food trucks. The Development Code allows a solid fence within the WRTC to be a maximum of 3-ft when located 10-ft or less from the front property line, and 6-ft maximum for a view fence. Fencing is proposed to cross the front property line and encroach onto county-owned property. The fence proposal will require permitting (building/placement and encroachment) prior to installation and verified to comply with fence standards.

### SIGNAGE

The property has an existing sign at the northeast corner area of the property, near the refuse enclosures. The sign is noted on the site plan as having no change. Should the sign be relocated, or increase square footage or height, a building permit will be required and subject to compliance with Signage Development Standards, Article IV, Division 8.

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- 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.**
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**Applicant Response:** 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 system.

**Staff Response:** In the staff’s expert opinion, this criterion has been met. The County Engineer reviewed the application and had no comments, concerns, or conditions for sidewalks, streets, or

stormwater sewer. The Department of Public Utilities' only comment was for the applicant to coordinate with them to support their service needs for food truck and EV parking spaces.

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

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***Applicant Response:*** No significant adverse impacts are anticipated.

***Staff Response:*** In the staff's expert opinion, this criterion has been met. The site has historically operated as commercial use, and the proposed redevelopment is consistent with that established pattern, minimizing potential land use conflicts with surrounding properties. The site plan provides two points of ingress and egress, which support efficient traffic circulation. Pedestrian activity is intentionally directed to the north side of the site, where designated gathering areas and fencing help separate pedestrians from vehicular areas and enhance safety.

Additionally, the project redevelops a previously vacant and underutilized property, which is expected to reduce potential nuisance conditions associated with vacancy. The overall design, including circulation, pedestrian orientation, and reuse of an existing commercial site, mitigates potential adverse impacts to the maximum extent practicable. No significant adverse impacts to surrounding properties are anticipated.

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**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.**

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***Applicant Response:*** N/A

***Staff Response:*** Staff agrees that the development of tot lots and/or neighborhood parks is not applicable to the commercial site plan.

## **Draft Motions**

### **Recommended Motion:**

I move to **conditionally approve** Case No. **SIT-2026-0074**, a request by VEGA Architecture, LLC., on behalf of property owner 118 St Rd 4, LLC., for Site Plan Adoption for a multiple commercial use development that redevelops an existing building and site for retail, restaurant, bar, personal services, and designated food truck locations, with the following condition(s):

- 1. The applicant must obtain permits and agreements, as necessary, for encroachment and use of the county property prior to receiving a building permit for site improvements.***

The properties are addressed as 116 and 118 NM State Road 4, White Rock, NM and zoned White Rock Town Center (WRTC).

Approval is based on the findings established at the hearing and the conclusion that the Applicant has satisfied the decision criteria for site plan adoption as outlined in Section 16-74(i)(4) of the Los Alamos County Development Code. The Commission acts under the authority of Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign a Final Order approving the application, as well as the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

**Alternative Motion 1:**

I move to **approve** Case No. **SIT-2026-0074**, a request by VEGA Architecture, LLC., on behalf of property owner 118 St Rd 4, LLC., for Site Plan Adoption for a multiple commercial use development that redevelops an existing building and site for retail, restaurant, bar, personal services, and designated food truck locations. The properties are addressed as 116 and 118 NM State Road 4, White Rock, NM and zoned White Rock Town Center (WRTC).

Approval is based on the findings established at the hearing and the conclusion that the Applicant has met the decision criteria for Site Plan Adoption per Section 16-74(i)(4) of the Los Alamos County Development Code. The Commission acts under the authority of Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign a Final Order approving the application, as well as the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

**Alternative Motion 2:**

I move to **deny** Case No. **SIT-2026-0074**, a request by VEGA Architecture, LLC., on behalf of property owner 118 St Rd 4, LLC., for Site Plan Adoption for a multiple commercial use development that redevelops an existing building and site for retail, restaurant, bar, personal services, and designated food truck locations.

Denial is based on the findings at the hearing and the conclusion the Applicant has not met the decision criteria for a Site Plan adoption per Section 16-74(i)(4) of the Los Alamos County Development Code, and the Commission is acting under the authority of Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign a Final Order denying the application, as well as the Findings of Fact and Conclusions of Law for this case. This document will be prepared by county staff based on this decision.

**References**

- 1 – Los Alamos County, Chapter 16, Development Code: <https://lacnm.com/MunicipalCode>
- 2 – Comprehensive Plan: <https://lacnm.com/ComprehensivePlan2016>
- 3 – White Rock Town Center Master Plan: <https://lacnm.com/WhiteRockMasterPlan>
- 4 – Economic Vitality Strategic Plan: <https://lacnm.com/EcoDevoStrategicVitality>
- 5 - Los Alamos County, 2026 Strategic Leadership Plan: <https://lacnm.com/StrategicPlan>