

VILLAGE OF BOSQUE FARMS

Post Office Box 660
Peralta, NM 87042

1455 West Bosque Loop
Bosque Farms, NM 87068

Phone: (505) 991-6611
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Michael Baber, Chair

Commission:
Sharon Eastman
Dan Garrison
Joe J Hale
William Richardson

DRAFT AGENDA PLANNING AND ZONING COMMISSION

THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS
WILL HOLD ITS REGULAR MEETING ON MONDAY, SEPTEMBER 14, 2026 IN THE
COUNCIL CHAMBERS, 1455 WEST BOSQUE LOOP, BOSQUE FARMS, NM AT
6:30PM.

1. CALL TO ORDER & ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

(Comments are limited to 3 Minutes, time cannot be distributed to peers in attendance)

5. REVIEW & TAKE ACTION ON AUGUST 3, 2026 MINUTES

6. HEARING FOR PROPOSED ORDINANCE CHANGES:

- a. Amendment to Zoning Code Sign Ordinance
- b. Amendment to Property Maintenance 7-3-13
- c. Amendment to Zoning Code to add RV Park to C-1 Special Use Permits

7. CONDITIONAL USE PERMITS

- a. Conditional Use for RV Campground considered under Section 10-1-11 L
Exceptions. Any and all other business activities and/or the like of which are not
covered in this Section 10-1 shall be disallowed except by completing and filing a
business exception permit which will be presented to the Planning and Zoning
Commission for determination. Permits may or may not be allowed after
consideration of this Section 10-1 and the Comprehensive Land Use Plan.

“PRESERVING RURAL AMERICA”

34 Located at 195 Bosque Farms Blvd. Tract: 1C2B2 S: 1 T: 7N R: 2E 0.56 ACRE
35 MAP 62 ALOHA HAIR STYLING - BOSQUE FARMS.

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37 **8. DEPARTMENTAL REPORTS**

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39 **9. CHAIR & COMMISSION REPORTS**

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41 **10. ADJOURNMENT**
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45 **TIME AND PLACE OF NEXT MEETING**

46 THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS PLANNING & ZONING
47 COMMISSION WILL BE HELD ON **MONDAY, OCTOBER 5, 2026.**

48
49 **PLEASE NOTE:** *The Planning & Zoning Commission may revise the order of the agenda items*
50 *considered at this Open Meeting. If you are an individual with a disability who needs a reader,*
51 *qualified sign language interpreter, or any other form of auxiliary aid or service to attend or*
52 *participate in the hearing or meeting, please contact the office of the Village Clerk at (505) 991-*
53 *6611 at least three (3) calendar days prior to the meeting. Public documents including the*
54 *agenda and minutes can be provided in digital or hardcopy format. The Village of Bosque Farms*
55 *strictly prohibits any form of unlawful discrimination based on race, color, religion, gender*
56 *identity, sexual orientation, sex, national origin, age, disability, or political affiliation in any*
57 *program, activity, or service sponsored by the Village. Contact the office of the Village*
58 *Clerk/administrator for more information*
59

60
61 
62 Planning and Zoning Administrator

Draft Minutes August 3, 2026

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Michael Baber, Chair

Commission:
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DRAFT MEETING MINUTES PLANNING AND ZONING COMMISSION

THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS
HELD ITS REGULAR MEETING ON MONDAY, AUGUST 3, 2026 IN THE COUNCIL
CHAMBERS, 1455 WEST BOSQUE LOOP, BOSQUE FARMS, NM AT 6:30PM.

1. CALL TO ORDER & ROLL CALL

Present Commissioners: Baber, Richardson, Eastwood, Garrison **Excused:** Commissioner
Hale

2. PLEDGE OF ALLEGIANCE

Chair Baber

3. APPROVAL OF AGENDA

Motion to Approve: Eastman **Second:** Garrison **Vote to Approve:** Unanimous

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

(Comments are limited to 3 Minutes, time cannot be distributed to peers in attendance)

5. REVIEW & TAKE ACTION ON JULY 6, 2026 MINUTES

Motion to Approve: Richardson **Second:** Garrison **Vote to Approve:** Unanimous

6. HEARING FOR PROPOSED ORDINANCE CHANGES:

Motion to Enter Hearing: Garrison **Second:** Eastman **Vote to Approve:** Garrison, Richardson,
Baber **Opposed:** Eastman

a. Amendment to Zoning Code Sign Ordinance

Brief discussion about how to organize the hearing portion. Decision was made to hear all three
proposed ordinance changes and comments, then vote individually on all three.

Commissioner Eastman: What is process for this proposed Ordinance Change since it was
originally adopted in December of 2020.

Acting Planning and Zoning Manager (APZM): Mr. Chair, Commissioner Eastman. The short
answer on that is yes, because all documentation for it is gone, but Mayor Russell Walkup
actually remembers seeing this on Code 360 and it was removed from there as well. But all
supporting documentation from the Commission hearing all supporting documentation from the

“PRESERVING RURAL AMERICA”

34 Council does not exist in the adopted ordinances book there's a blank space. As result we are
35 starting this process from the beginning.

36 **Commissioner Eastman:** All right then my next question is, what is the number of this
37 ordinance. I will not vote on something that does not have that.

38 **APZM:** Mr. Chair, Madam Commissioner, you will be making a recommendation to Council
39 and they would be the ones that will assign the ordinance number. We are simply hearing this for
40 the purpose of accepting public comments and making recommendations for any changes. So if
41 there are significant number of changes to this, my recommendation would be to defer this to the
42 next hearing, and then the Commission would rehear it with the corrections, if the Commission
43 is satisfied with process then vote to recommend approval or denial to the Council

44 **Commissioner Eastman:** That's not the usual process. Ordinarily, there is an ordinance number
45 and it comes before us for an official recommendation to the Council.

46 **APZM:** I will take a look at the procedures on that.

47

48 Further discussion on what Ordinance Numbers look like and when they are assigned.

49 **Commissioner Eastman:** Expressed concern about voting on the proposed changes without an
50 Ordinance Number.

51

52 Further discussion about how to vote on the proposed Ordinances and when the vote should take
53 place. The determination was that the items should be discussed in full and then voted on.

54 **Commissioner Eastman:** Stated that since the proposed changes closely mirrored what was
55 previously she has no recommendation for any change.

56 **Chair Baber:** Agreed that the proposed changes are an improvement to the ordinance, and
57 agreed with the proposed changes.

58 **APZM:** The majority of changes are basically the same from the prior version. At the very end
59 there was some language about political signs under temporary signs. The language about
60 political signs was removed, but the language still is needed to prevent political signs from being
61 up all year. Also under proposed Section G regulations on temporary signs. I did recommend
62 changing political signs from 30 to 60 days to allow candidates to advertise during early voting.

63 **Commissioner Eastman:** There was a Supreme Court Decision about Political Signs in 2020.

64 **APZM:** I did some research on that about it at the state level and the national level what I could
65 find but did not find specific laws about political signs. And I also looked at other communities
66 around us. Noted the time the political signs could be up 30 days to 60 days prior to election.

67

68 Discussion about length of time to remove signs, APZM stated most surrounding communities
69 allow 10 days as several elections are regional, State wide or Federal.

70

71 Discussion about the change of Title for the Planning and Zoning Administrator to Director or
72 more likely Manager. It was stated that the title exists in several Code Sections and will have to
73 be changed in all of them.

74

75 Discussion about adding signs in residential and agricultural zones as section E.

76 **Chair Baber:** In section E, If you look at item number one, should that read "the sign shall not
77 exceed 6 square feet?"

78 **APZM:** Correct that will be changed.

Chair Baber: Move down to #4 the same section building mounted should say building mounted signs and reader boards are not allowed. Rather than just building mounted and reader boards. And then Section 2. It's a little confusing and almost contradicts what is in G1B the height of such signs. Such signs shall not exceed 8 foot above grade. E2 says signs shall not exceed 8 feet in height at the top of the sign. Those should read the same.

APZM: Argues that building mounted signs are less obtrusive in residential zones than free standing and the Commission should consider removing building mounted from prohibited signs. Discussion about number of signs based on acreage, APZM noted that it should probably be clarified those extra signs are for agricultural sales not home occupations. Additionally, sign size should vary by agricultural vs home occupation.

Discussion about the size and height of various signs, and there could be differences based on rather the sign is for home occupation or agricultural use.

Discussion about Village of Bosque Farms be abbreviated to Village, Commission felt that was not right and should be spelled out.

Discussion about sign height in residential for free standing signs, eight feet could be too high.

Discussion about motion vs animated should be clearer.

Mark Podeyn, Public Speaker Sworn: Concerned about where public could see a copy of the proposed changes.

APZM: they should be posted on the website as of last Thursday.

Suzanne Heske, (1805 Camino de Chavez place, Public Commenter sworn): I think it's great that we're going to communicate on the website, but there are multiple avenues of communication. One of the things that I continue to hear at Council meetings and other things and when I read the news Bulletin, I never see what might be coming up to inform our community. In the news Bulletin, why is something like this not considered noteworthy for the news bulletin?

APZM: You'd have to ask them. We did post a legal notice in there and these specific ordinances where they read on the agenda were posted under the legal notices at the beginning of last month, I think it was the first Thursday of the month.

b. Amendment to Property Maintenance 7-3-13

APZM: Stated the proposed Ordinance change was to prevent misinterpretation of the ordinance. The language is such that it can be read as the Village is allowed to issue fines. That cannot be done under a criminal code, only the Court can issue fines.

Discussion about minor language changes.

c. Amendment to Zoning Code to add RV Park to C-1 Special Use Permits

APZA: Martin Garcia provided the comment that one parking space in the RV space plus one parking space for guests may be too much extra parking. At that requirement 30 RV spots would require 30 guest spots. Believes that 1 guest space for 4 to 6 spaces is probably more than enough.

Discussion about number writing in text preferred is style is one (1).

Discussion about number of parking spaces for guests and on each RV site.

Mark Podeyn: The average occupancy average is 65%. Campgrounds are not one-size-fits-all. For instance, our campground is going to have 25 feet in between spaces. The spaces are going

to be wider and they're going to be longer. So there's so many possible configurations with towed vs powered and what is towed with those. If somebody's building a campground that is a parking lot where the unit is parked next door to the adjacent unit and they're trying to fit as many RV's on per square foot as they can, then this type of ordinance makes sense in a resort style or sized campground, there's going to be ample parking for everybody.

APZA: Typically those are done to prevent people from blocking the street parking in front of RV spaces. So they got somewhere to get off and out of the road

Mark Podeyn: I have not seen that happen in 40 years of RV travel.

Chair Baber: I've seen it's a little different. It's a bit more campsites there, spaces for RV's I can Navajo Lake. I've seen quite a few times where there wasn't enough parking for the RV and their total vehicles or their guest or something and they parked in the street, blocking off the whole street.

Discussion about space size, additional parking and potential resources to help with the drafting of this Ordinance

The Ordinance will be specific to C-1 SU-1 overlay, will not be allowed in residential or agricultural zones.

Discussion about length of stay and if permanent residents should be allowed. How prevent guests from setting up permanently including having them move spaces every 30 days.

Discussion about types of people that use RV Parks, people traveling for leisure, or for work length of stays range from overnight to months depending on their reason for staying.

Prefer the regulations to title RV Campground.

Commissioners want to hear from some professionals about how they view the Ordinance.

Motion to exit hearing: Richardson Second: Eastman Vote: Unanimous

Motion to defer to next month Richardson Second: Garrison Vote: Unanimous

7. DEPARTMENTAL REPORTS

Discussion on vacant Zoning Manager Position, potential increases in zoning and business registration fees.

Discussion about requirements for home occupations.

Discussion about the absence of a code enforcement officer.

APZM: I do want to mention a couple of things. Southwest LCAT, they built the wall that we gave a variance for. Drawings showing the sight line was provided and the wall is outside of the sight line.

Chair Baber: Another one down in Gonzales Lane and 47 just across from the Jiffy Lube. Just there, there's that property I cannot remember unless it's like 1/2 acre or something.

Discussion about a wall constructed on the property, and it's location next to the private access easement.

Discussion about a food truck located at 600 Bosque Farms Blvd. And rather or not they are complying with Village Ordinances.

Discussion about short-term rentals.

171

172 **8. CHAIR & COMMISSION REPORTS**

173 None

174 **9. ADJOURNMENT**

175 **8:30**

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178 **TIME AND PLACE OF NEXT MEETING**

179 THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS PLANNING & ZONING
180 COMMISSION WILL BE HELD ON MONDAY, SEPTEMBER 14, 2026.

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185 _____
Planning and Zoning Commission Chair

Item 6 A

§ 10-1-20 Signs and outdoor advertising devices.

A. Special definitions. For the purpose of this section, the following definitions shall apply:

ANIMATED SIGN

Any sign that uses movement of light or change in the lighting to depict action or create a special effect or scene, within the sign face.

AUXILIARY SIGN

A sign which provides specific information such as direction, price, sales information, hours of operation, or warning and does not include information regarding product lines or services. Examples of such signs include the following:

(1) Signs identifying the building contractor or future tenant of a building under construction;

(2) Real estate sale or lease signs and real estate directional signs;

(3) Signs used by gasoline retailers to display prices of gasoline as required by law;

(4) Signs which direct but do not obstruct the flow of traffic in or out of drives, parking areas and buildings; and

(5) Signs which advertise an approved subdivision, its buildings, or individual parcels for sale.

BANNER

Any sign printed or displayed upon cloth or other flexible material, with or without frames.

BUILDING-MOUNTED SIGN

A sign entirely supported by a building in the following manner: a wall sign, which is applied or mounted flush to any exterior surface of a building; and signs affixed to a marquee, awning, or canopy of a building. A building-mounted sign shall not project beyond the overall silhouette of the building.

DIRECTIONAL SIGN

Any sign limited to directional messages such as "enter" or "exit." Logos and business names are permitted as needed to complete the directional message.

FREESTANDING SIGN

A sign attached to an independent supporting structure, which is not an integral part of a building.

ILLUMINATED SIGN

Any ~~nonmoving, nonflashing~~ sign which has characters, letters, figures, designs or outlines illuminated by an artificial light source.

INDIRECT LIGHT SOURCE

A light that does not proceed straight to any object.

INFORMATIONAL SIGN

Any sign of identification or of informational nature bearing no advertising.

OFF-PREMISES SIGN

Any sign that is not physically located on the premises to which the sign refers.

ON-PREMISES SIGN

Any sign that is physically located on the premises to which the sign refers.

PENNANT

Any lightweight plastic fabric, or other material, including balloons, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in series, designed to move in the wind.

PORTABLE SIGN

Any sign which is mounted or transported on a trailer or similar structure, with or without wheels, and not permanently attached to the ground or any structure.

READER BOARD

A sign that is designed so that characters, letters, or illustrations can be changed or rearranged without altering the face or the surface of the sign. A reader board shall be a building-mounted, freestanding, or portable sign; and can include electronically changing text messages.

SIGN

Any display ~~to for~~ public view ~~of letters, words, numerals, figures, statues, devices, emblems, logos, pictures, or any parts or combinations thereof~~ designed to inform,

or advertise or promote merchandise, services, or activities ~~except for the~~ The following, ~~which~~ shall not be included in the application of regulations herein:

(1) National, state, or locally recognized commemorative symbols, flags, plaques, or historical markers (Note: The use of the flag of the United States of America is regulated under federal law, specifically the Flag Code, Public Law 94-344, which limits the use of the flag and does not allow it to be used for advertising.);

(2) Signs or official notices required by law or signs of a duly constituted governmental body or agency;

(3) Merchandise and pictures or other devices describing products or services when incorporated in a window display; and

(4) Signs ~~placed by a public utility posted~~ for the health, safety, welfare, or convenience of the public.

SIGN FACE

The net geometric area enclosed by the display surface of the sign and which encompasses the outer extremities of all letters, characters and delineations of the sign. On any two-sided sign, only one sign face is counted in computing the sign's area.

SPOTLIGHT

A strong beam of light that illuminates only a small area, used especially to center attention on an object.

STREET BANNER

A sign intended to be stretched across and hung over a public roadway.

TEMPORARY SIGN

A sign ~~which is~~ designed to attract attention or announce a public event, community activity, civic or religious event, political campaign, business promotional event or other such signs which are erected for a limited time period ~~thirty (30) days or less~~.

B. Sign permits. The following provisions apply to all zone districts within the Village of ~~Bosque Farms~~ of Bosque Farms:

(1) No person ~~shall~~ may erect a sign within Bosque Farms without first applying for a sign permit on a prescribed application form available from the Planning and Zoning Administrator/Officer. A permit will not be required for the following ~~exceptions~~:

- (a) All signs or devices exempted by definition in this section (refer to the definition of "sign" in Subsection A above);
- (b) Professional name plates erected flush to building walls with a sign face not exceeding four square feet;
- (c) Signs upon a motorized vehicle, provided that any such vehicle with a sign face over 10 square feet is not used in a manner to avoid the provisions of this Section 10-1; nothing herein prevents such a vehicle from being used for a bona fide delivery and other vehicular purposes;
- (d) Temporary holiday decorations, except temporary street banners;
- (e) On-premises real estate signs with a sign face not exceeding 10 square feet;
- (f) Any renovation or content changes to the sign face, but not changes in dimension, location, or height;
- (g) ~~Political signs not to exceed 32 square feet;~~
- (h) Signs which only display local time and temperature, not exceeding 36 square feet;
- (i) ~~Signs painted on the exterior surface of a building or structure. Wall signs shall not exceed 100 square feet or exceed 30% of the wall space, whichever is greater, in which the business or activity is housed. Wall signs shall be limited to advertise the business within the building or retail space, and products produced or sold by that business; and~~
- (j) Signs used by ~~local, registered nonprofit~~ organizations at Village ~~of Bosque Farms~~ recreational facilities for advertising businesses supporting the organizations, ~~not exceeding 36 square feet per sign~~, will be the responsibility of the respective nonprofit organization.
- (2) Applications for a sign permit shall be accompanied by an administrative fee and shall include the following information:
- (a) Name and address of the sign owner or sign lessee ~~(if any)~~;
- (b) Name and address of owner (or agent if applicable) of the building or premise to which the sign refers;
- (c) A drawing showing the design, dimensions, and construction of the proposed sign or signs, along with a site plan and/or building elevation drawing showing the location or placement of the sign or signs;

(d) Signature of the applicant for the sign permit; and

(e) Signature and written permission of the landowner for off-premises signs.

(3) If the Planning and Zoning ~~Administrator~~Manager/Officer determines that any sign permit which has been issued does not comply with the information supplied on the permit application form, or that the permitted sign is in violation of any other provisions of this Section 10-1, then the Planning and Zoning Administrator/Officer shall notify the sign or building owner of such violation. Written notice shall be sent to the applicant of the sign permit, sign owner, and building owner by certified mail, return receipt requested. If the violation is not corrected within 30 days following the date of such written notice, then the permit shall be terminated. Thereafter, a new permit application and fee shall be required in order to reinstate the permit. If no application is made to reinstate the terminated permit, the Planning and Zoning Administrator/Officer is authorized to remove or cause removal of such sign or signs in violation of this Section 10-1, and any cost incidental thereto shall be assessed and paid by the sign owner or owner of the building or structure.

(4) Any sign existing prior to the effective date of this Section 10-1, and which is not in violation of any preexisting Village of Bosque Farms sign regulations, and which also possesses a sign permit issued by the Village of Bosque Farms, shall be allowed to remain under this Section 10-1.

C. General provisions. The following general provisions apply to all signs within the Village of Bosque Farms of Bosque Farms:

(1) No sign shall exceed 20 feet in height, as measured from the grade to the highest part of the sign or its supporting structure;

(2) Any sign located at a roadway intersection shall comply with the restrictions stated in this Section 10-1 regarding the vision clearance necessary within the designated triangular space on a corner lot (see § 10-1-5O);

(3) No sign or portion thereof shall be placed within a dedicated public right-of-way or a private ~~roadway~~ access easement;

(4) All signs shall be repaired and maintained in an appropriate and safe manner. Any sign deemed to be in disrepair by the Planning and Zoning Administrator/Officer shall be considered to be in violation of this Section 10-1; ~~and~~

(5) The following types of signs or advertising devices shall be prohibited within the Village of Bosque Farms:

(a) ~~Spotlights or beacons which do not illuminate a sign or which do not illuminate a building or parking lot for security purposes, provided such illumination does not adversely affect adjoining properties or roadways;~~

(b) ~~Portable swinger "A-frame" or sandwich board signs;~~

(c) ~~Signs attached to or painted on any tree, rock or other natural object, utility pole, standpipe, fire escape, or any other man-made object not intended to support a sign;~~

(d) ~~Sign structures with three or more sides containing sign faces; and~~

(e) ~~Signs which are or may become a physical hazard to the public.~~

D. ~~Regulations for business signs Commercial Zone.~~ The following regulations shall apply to all businesses, commercial activities, and services ~~throughout the Village of Bosque Farms.~~ Nothing under this subsection shall inhibit the use of miscellaneous design features incorporated in the architectural scheme of a building.

(1) No more than two permanent, on-premises signs shall be allowed to advertise each business, commercial, or service activity.

(2) Solely on Bosque Farms Boulevard (NMSH 47), no more than one off-premises sign shall be allowed to advertise each business, commercial or service activity, provided the following conditions are met:

(a) Such signs may be either permanent or portable signs; and

(b) Such signs shall not exceed eight feet above ground level.

(3) One additional, portable sign shall be allowed on any lot.

(4) No sign face shall exceed 36 square feet, except as provided in Subsection D(10) below.[1]

(5) Signs may be illuminated and/or animated, but shall not ~~move~~ have physical motion or emit sounds.

(6) One of the two permanent signs allowed for each business may be a freestanding sign, provided that only one such freestanding sign structure shall be allowed on any lot.

(7) One of the two permanent signs allowed for each business may be a reader board, provided the following conditions are met:

(a) The sign face shall not exceed 36 square feet in size;

(b) Such sign shall be on-premises; and

(c) Such sign may be illuminated by indirect source only; no spotlights shall be allowed.

(8) One of the two permanent signs allowed for each business may be an animated sign not to exceed 36 square feet in size.

~~(9) One nonilluminated sign is permitted for each home occupation, approved by the Village, provided that no such sign face shall exceed five square feet.~~

~~(109)~~ Buildings with multiple tenants, such as shopping centers, are allowed to have one freestanding sign, and tenants shall share space on the freestanding sign. The total combined sign face for buildings with multiple tenants shall not exceed 96 square feet, or 16 square feet per business, whichever is larger. The freestanding sign for multiple-tenant shopping centers shall not count toward the two allowable signs for each of the tenants in the shopping center.

E. RESIDENTIAL AND AGRICULTURAL ZONES

~~(1) Non-illuminated sign(s) are permitted for each approved home occupation per E(5), sign face shall not exceed six (6) square feet.~~

~~(2) Signs shall not exceed six (6) feet in height to the top of the sign.~~

~~(3) Auxiliary and temporary signs are allowed provided they meet the Village of Bosque Farms criteria as described in this section 10-1-20.~~

~~(4) Building mounted and Reader boards are not allowed.~~

~~(5) Each agricultural property with an agricultural business is limited to is allowed the following number of signs or public displays.~~

Less than one (1) acre	1 to 2 acres	More than 2 acres
1 sign	2 signs	3 signs

~~(6) Agricultural business signs shall not exceed eight (8) feet in height to the top of the sign.~~

EE. Regulations for auxiliary signs. The following regulations for auxiliary signs shall apply to all zone districts, unless otherwise specified, within the Village of Bosque Farms of Bosque Farms:

(1) Signs related to the sale, lease, or development of real estate shall comply with the following regulations:

(a) One on-premises sign per lot frontage is permitted, provided that each sign face shall not exceed 10 square feet;

(b) Off-premises signs directing or leading prospective buyers to real estate for sale or lease shall be limited to no more than six signs for each property, provided that no such sign face shall exceed five square feet;

(c) Signs promoting or advertising subdivisions for sale shall not have a sign face greater than 36 square feet; and

(d) All real estate signs shall be removed within 30 days after the property is sold or the project is completed.

(2) One price sign per gasoline retailer is permitted, provided that no such sign face shall exceed 36 square feet;

(3) No private signs which direct traffic shall contain a sign face greater than five square feet; and

(4) Informational signs relating to business, commercial or service activities shall be on-premises signs, each limited to a sign face no greater than five square feet.

FG. REGULATIONS FOR TEMPORARY SIGNS. The following regulations for temporary signs shall apply to all zone districts within the Village of Bosque Farms of Bosque Farms:

(1) Signs related to a political campaign prior to an election shall be permitted on any lot, provided the following conditions are met:

(a) Such signs shall not be placed more than ~~30-60 days prior to the final day of voting designated as Election Day and shall be removed within three~~ 10 days prior to the event or voting period. And shall be removed - ten (10) days following the election or event;

(b) The height of such signs shall not exceed eight feet above grade; and

(c) Written permission of the landowner shall be provided to the Planning and Zoning ~~Administrator~~ Director Manager/Officer before placing a sign on vacant or unoccupied property.

(2) All other temporary signs, including pennants and balloons, ~~which are not related to a political campaign~~ will be permitted on any lot, provided that such signs shall not be displayed more than 30 consecutive days for each announced event. A sign permit,

245 purchased on an annual basis to run from January 1 to December 31, is required and
246 shall be approved for use of no more than four ~~nonconsecutive~~non-consecutive times
247 within that year. Dates to be displayed shall be submitted at the time of application.

- 248 (3) Street banner signs shall receive prior written approval from the New Mexico
249 Department of Transportation Traffic Engineer and the Village of Bosque Farms;
250 documentation that all requirements have been satisfied is required. These
251 documents shall be submitted with a sign permit application to the Planning and
252 Zoning ~~Administrator~~ Director Manager/Officer for any street banner that is to be
253 erected on Bosque Farms Boulevard (NMSH 47). The Village of Bosque Farms of
254 Bosque Farms shall erect all street banner signs.

255 G. Abandonment and removal. Any sign will be subject to removal or alteration by the
256 business and/or property owner if one or more of the following conditions exist:

- 257 (1) The sign does not contain legibly printed matter on the display surface; or
258 (2) The sign is unsafe; or
259 (3) The sign is not secure; or
260 (4) The sign is a menace to the public; or
261 (5) The sign has been erected in violation of this Section 10-1; or
262 (6) The sign, by its nature, has become obsolete for a period of 90 days and therefore
263 deemed to have been abandoned by the owner thereof.

Item 6 A Federal Court Case

Gilbert's sign ordinance imposed different size, location, and duration rules depending on whether a sign was:

- Political
- Ideological
- A temporary directional sign for a church or nonprofit event

The U.S. Supreme Court unanimously ruled against Gilbert. The controlling opinion held that when officials must identify a sign's message or subject to determine which regulations apply, the ordinance is generally **content-based**. Content-based restrictions are presumptively unconstitutional and must survive "strict scrutiny"—a very difficult standard. Gilbert's distinctions did not. [Read the decision](#)

What that means in practice:

- A municipality generally cannot give "political signs" one set of size or display-time rules while applying different rules to ideological, religious, or other noncommercial signs.
- A rule is constitutionally suspect even if it treats every candidate and political viewpoint equally. Favoring or burdening the entire subject of political speech can still be content discrimination.
- A municipality may ordinarily use **content-neutral** rules governing size, height, lighting, materials, number, placement, moving parts, and similar physical characteristics.
- It may potentially prohibit signs on public property or in rights-of-way if the prohibition is applied evenhandedly.
- The decision does **not** create an unrestricted right to place political signs anywhere or ignore safety, visibility, property-owner permission, or content-neutral zoning requirements.

A later decision, **City of Austin v. Reagan National Advertising** (2022), clarified that merely having to look at a sign does not automatically make every regulation content-based. But *Reed* remains especially important when a code expressly creates a category called "political signs" and regulates it differently because of the message.

For a New Mexico municipality such as Bosque Farms, *Reed* is controlling federal constitutional law even though the original dispute arose in Arizona.

Item 6 B

1 7-3-13 Violations and penalties.

2 **A.** Prosecution of violations. For the initial violation Court actions will be filed by the Village
3 of Bosque Farms in the local court, per section 7-3-13 B. Any person failing to comply with
4 the notice of violation, citation or order within 15 days as served in accordance with §§ 7-3-
5 4 through 7-3-8 shall be charged with a petty misdemeanor. If the citation or notice of
6 violation is not complied with, the Planning and Zoning Administrator/Code Enforcement
7 Officer or their designee shall institute the appropriate proceeding at law or in equity to
8 restrain, correct or abate such violation, or to require the removal or termination of the
9 unlawful occupancy of the structure in violation of the provisions of this Section 7-3 or of
10 the order or direction made pursuant thereto. Failure to comply can result in the Village of
11 Bosque Farms filing in District Court to obtain an order for violations to be remedied. Any
12 action ordered by a court taken on such premises by the authority having jurisdiction be
13 charged shall have a lien filed at the Valencia County Clerk's office, for the unreimbursed
14 (paid by the property owner) cost accrued by the Village of Bosque Farms for enforcing the
15 court ordered decision against the real estate upon which the structure is located. and a
16 lien may be placed upon such real estate. The imposition of the penalties herein prescribed
17 shall not preclude the legal officer of the jurisdiction from instituting appropriate action to
18 restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure
19 or premises, or to stop an illegal act, conduct, business or utilization of the building,
20 structure or premises.

21
22 **B.** Penalties.

23 **(1)** Any person violating any of the provisions of this Section 7-3 shall, upon conviction, be
24 subject to a fine not exceeding \$500 or imprisonment for a period not exceeding 90 days, or
25 both such fine and imprisonment. Each subsequent offense after conviction shall be
26 prosecuted and treated as a separate offense.

27 **(2)** This provision does not preclude further action as set forth in § 7-3-12A.
28
29

Item 6 C

1 (A) Standards and requirements. The use of any parcel for an RV park Campground and
2 any modifications to an existing RV park Campground shall comply with the following
3 standards and requirements:

4 (1) The minimum parcel area for an RV park shall be 2 acres;

5 (2) The maximum density of RV spaces shall not exceed 20 per 1 acre of gross land
6 area;

7 (3) No RV shall be located anywhere but in an RV space and only 1 RV shall be located
8 within any RV space;

9 (4) The only structures or vehicles which may be placed in an RV space, other than
10 storage structures provided by the management of the park, are 1 RV and 1 motor vehicle

11 (5) The minimum width for a parcel containing an RV park shall be 100 feet, except that
12 portions of the parcel intended only for general vehicular entrances and exits may be as
13 narrow as 50 feet;

14 (6) Permitted accessory uses for a commercial service nature and parking areas serving
15 the accessory uses shall not occupy more than 15% of the gross area of the RV park, and
16 shall be sized, laid out and designed to serve only the needs of travelers patronizing the RV
17 park;

18 (7) Vehicle storage other than RV's is not allowed

19 (8) No home occupation or business shall be operated from an RV in the RV park;

20 (9) All contiguous lots of record proposed for the development of an RV park under 1
21 ownership or management shall be consolidated into a single lot of record;

22 (11) A responsible caretaker, owner, or manager shall be placed in charge of any RV
23 park to keep all grounds, facilities and equipment in a clean, orderly, and sanitary
24 condition; and

25 (12) Evidence of review and approval of the liquid waste disposal system for the
26 proposed park shall be provided by the applicant to the Village.

27 (B) Layout and design specifications. The following layout and design specifications shall
28 apply to any RV park Campground:

29 (1) (a) A landscape buffer area shall be provided immediately within all boundaries.

30 (b) The required buffer area shall be a minimum of 10 feet in depth within all
31 boundaries common to a residential zoning district or public street

- 32 (2) No recreation or service area may be located within a buffer area;
- 33 (3) No RV may be located within a buffer area;
- 34 (4) No building or structure may be erected or placed within a buffer area, except a sign,
35 fence or wall;
- 36 (5) No refuse-disposal area shall be located within a buffer area;
- 37 (6) No plant materials or land may be deposited or removed within a buffer area except
38 as a part of a recognized landscaping scheme or except for emergency access;
- 39 (7) At least 1 off-street parking space shall be provided for each RV space plus 1
40 additional space for each 4 RV spaces to provide for guest parking. Grouped parking
41 spaces shall be located within 150 feet of the RV spaces served;
- 42 (8) All recreation areas shall comply with flood plain requirements and storm water
43 management, including ponding on site;
- 44 (9) The boundaries of each RV space shall be delineated by suitable permanent
45 markers in a way that the boundaries of any space can be readily ascertained;
- 46 (10) Each RV space shall have sufficient unobstructed access to, or frontage on, an RV
47 park road, so as to permit the movement of RVs;
- 48 (11) Each RV space shall have a minimum area of 500 square feet and shall have 1
49 conveniently located automobile parking space;
- 50 (12) No structural addition to any RV shall be permitted;
- 51 (13) All refuse containers shall have an animal-proof lid and shall be maintained in a
52 clean and sanitary condition. Garbage and refuse shall be disposed of in a manner to
53 control flies, rodents and odors;
- 54 (14) All utilities, including electrical power and telephone lines, shall be installed
55 underground;
- 56 (15) All roads, walkways, grouped-bay parking and service areas shall be provided with
57 lighting adequate to ensure the safety of vehicular and pedestrian traffic; and
- 58 (16) All lighting shall be arranged so far as possible to reflect away from RV spaces.

Item 6 C

David Basler

Chief Strategy Officer

SVP, Government Affairs

Comments

(A) Standards and requirements. The use of any parcel for an RV park Campground and any modifications to an existing RV park Campground shall comply with the following standards and requirements:

(1) The minimum parcel area for an RV park shall be 2 acres;

(2) The maximum density of RV-spacescamping unit sites shall not exceed 20 per 1 acre of gross land area;

(3) No RV shall be located anywhere but in an RV-spacecamping unit site and only 1 RV shall be located within any RV-spacecamping unit site;

(4) The only structures or vehicles which may be placed in an RV-spacecamping unit site, other than storage structures provided by the management of the park, are 1 RV and 1 motor vehicle

(5) The minimum width for a parcel containing an RV park shall be 100 feet, except that portions of the parcel intended only for general vehicular entrances and exits may be as narrow as 50 feet;

(6) Permitted accessory uses for a commercial service nature and parking areas serving the accessory uses shall not occupy more than 15% of the gross area of the RV park, and shall be sized, laid out and designed to serve only the needs of travelers patronizing the RV park;

(7) Vehicle storage other than RV's is not allowed

(8) No home occupation or business shall be operated from an RV in the RV park;

(9) All contiguous lots of record proposed for the development of an RV park under 1 ownership or management shall be consolidated into a single lot of record;

(10) A responsible caretaker, owner, or manager shall be placed in charge of any RV park to keep all grounds, facilities and equipment in a clean, orderly, and sanitary condition; and

(11) Evidence of review and approval of the liquid waste disposal system for the proposed park shall be provided by the applicant to the Village.

(B) Layout and design specifications. The following layout and design specifications shall apply to any RV park Campground:

(1) (a) A landscape buffer area shall be provided immediately within all boundaries.

Commented [DB1]: NFPA 1194 does not establish a minimum campground parcel acreage. This is an arbitrary zoning limitation rather than a life-safety standard.

Commented [DB2]: NFPA 1194 takes a site-design and separation approach rather than imposing a blanket sites-per-acre density cap.

Commented [DB3]: This is too restrictive. It could unintentionally prohibit picnic tables, fire rings, outdoor furnishings, utility equipment, tents where permitted, accessibility features, and other normal campsite amenities.

Commented [DB4]: NFPA 1194 regulates roadway/access geometry rather than imposing an arbitrary parcel width.

Commented [DB5]: Not an NFPA 1194 safety standard and unnecessarily limits modern campground/resort amenities.

Commented [DB6]: This is unnecessarily restrictive and could interfere with legitimate campground operations and guest services.

Commented [DB7]: If the Village has a policy reason for it, it can remain.

Commented [DB8]: Not an NFPA 1194 campground-design requirement and potentially creates unnecessary development hurdles.

Commented [DB9]: This is considered best practice in the industry and would be supported by OHI.

Commented [DB10]: Appropriate as an industry best practice, but should defer to the Authority Having Jurisdiction (AHJ) and applicable environmental/health standards rather than creating a separate Village technical standard.

- 31 (b) The required buffer area shall be a minimum of 10 feet in depth within all
32 boundaries common to a residential zoning district or public street
- 33 (2) No recreation or service area may be located within a buffer area;
- 34 (3) No RV may be located within a buffer area;
- 35 (4) No building or structure may be erected or placed within a buffer area, except a sign,
36 fence or wall;
- 37 (5) No refuse-disposal area shall be located within a buffer area;
- 38 (6) No plant materials or land may be deposited or removed within a buffer area except
39 as a part of a recognized landscaping scheme or except for emergency access;
- 40 (7) Each camping unit site shall have access to a designated parking space for a full-
41 sized passenger vehicle or pickup truck. Such parking may be provided within the camping
42 unit site or within a common parking area. Additional guest parking may be provided based
43 upon the design and operational needs of the campground. At least 1 off-street parking
44 space shall be provided for each RV space plus 1 additional space for each 4 RV spaces to
45 provide for guest parking. Grouped parking spaces shall be located within 150 feet of the
46 RV spaces served;
- 47
- 48 (8) All recreation areas shall comply with flood plain requirements and storm water
49 management, including ponding on site;
- 50 (9) The boundaries of each RV space camping unit site shall be delineated by suitable
51 permanent markers in a way that the boundaries of any space can be readily ascertained;
- 52 (10) Each RV space camping unit site shall have sufficient unobstructed access to, or
53 frontage on, an RV park road, so as to permit the movement of RVs;
- 54 (11) The Each RV space occupied area of a camping unit site cannot exceed 75% of the
55 site area and establishes a 10-foot separation between stands or structures. subject to the
56 standard's exceptions shall have a minimum area of 500 square feet and shall have 1
57 conveniently located automobile parking space;
- 58 (12) No permanent structural addition shall be attached to a recreational vehicle in a
59 manner that causes the recreational vehicle or camping unit site to violate applicable
60 building, fire, life-safety, separation, or accessibility requirements. No structural addition to
61 any RV shall be permitted;

Commented [DB11]: Suggested language based on NFPA 1194 standards which state that each camping unit site needs a designated parking space for a full-size car or pickup but that parking space can be located on the campsite or in a common parking area. There shouldn't be a need for the mandatory 25% additional guest-parking ratio unless there is a local planning need for it.

Commented [DB12]: This NFPA 1194 safety standard is a much better framework because a raw square-foot requirement tells you almost nothing about whether a site safely accommodates a modern RV.

For example, a 10x50-foot site is technically 500 square feet but obviously does not provide the same functionality as a properly configured site accommodating a large RV, slide-outs, vehicle and outdoor living area.

Commented [DB13]: I revised this language because the existing language was so broad that an AHJ could conceivably treat awnings, decks, stairs, accessibility ramps or other legitimate campsite features as prohibited "structural additions."

62 (13) Facilities shall be provided for the sanitary storage, collection and disposal of
63 refuse in accordance with applicable health requirements and NFPA 1194. Refuse facilities
64 shall be maintained to minimize animals, insects, odors and other nuisances. All refuse
65 containers shall have an animal-proof lid and shall be maintained in a clean and sanitary
66 condition. Garbage and refuse shall be disposed of in a manner to control flies, rodents
67 and odors;

Commented [DB14]: This more specific wording allows dumpsters and centralized collection systems rather than potentially implying every container must meet exactly the same configuration.

68 (14) Electrical systems and equipment shall comply with NFPA 70, National Electrical
69 Code, including applicable requirements for recreational vehicle parks, and NFPA 1194.
70 Utility systems shall otherwise comply with applicable requirements of the authority having
71 jurisdiction and the serving utility. All utilities, including electrical power and telephone
72 lines, shall be installed underground;

Commented [DB15]: NFPA 1194 and the NEC provide the appropriate safety framework for electrical installations. OHI specifically identifies both NFPA 1194 and NFPA 70/NEC as the relevant industry standards and has representation on the NEC panel responsible for Article 551 governing RVs and RV parks.

73 (15) All roads, walkways, grouped-bay parking and service areas shall be provided with
74 lighting adequate to ensure the safety of vehicular and pedestrian traffic; and

75 (16) All lighting shall be arranged so far as possible to reflect away from RV
76 spaces camping unit sites.

Item 6 C

Susan Brenton, Executive Director
Arizona Outdoor Hospitality Association

Comments

(A) Standards and requirements. The use of any parcel for an RV **park Campground** and any modifications to an existing RV **park Campground** shall comply with the following standards and requirements:

(1) The minimum parcel area for an RV park shall be 2 acres; **Why limit it? For example, in Phoenix there is one RV campground which only has 7 spaces but they rent to traveling nurses, physical therapists, etc. (they have both units for rent and spaces for rent) Instead on defining it by acreage, define it by the number of RV spaces (AZ law says if you rent 2 or more RV spaces, you are an RV park)**

(2) The maximum density of RV spaces shall not exceed 20 per 1 acre of gross land area;

(3) **In an RV Park**, No RV shall be located anywhere but in an RV space and only 1 RV shall be located within any RV space; **Clarifies this only applies in a campground, not on someone's large site-built home lot where they also keep their RV**

(4) The only structures or vehicles which may be placed in an RV space, other than **storage** structures **provided APPROVED** by the management of the park, are 1 RV and 1 motor vehicle

what if the RV park does not provide storage structures, but the RV owner is there long-term? They may want to provide a storage building for themselves; what if a guest who is staying only a few hours wants to park behind the RV owner's car?

(5) The minimum width for a parcel containing an RV park shall be 100 feet, except that portions of the parcel intended only for general vehicular entrances and exits may be as narrow as 50 feet;

(6) Permitted accessory uses for a commercial service nature and parking areas serving the accessory uses shall not occupy more than 15% of the gross area of the RV park, and shall be sized, laid out and designed to serve only the needs of travelers patronizing the RV park; **Some of the RV parks are zoned as commercial property and also have glamping units to rent out and site-built apartments; as rental homes become more sparse, I believe many people are turning to RV parks for rental spaces and apartments. We are seeing more and more parks put in park models and other glamping units to rent out both short and long-term**

(7) Vehicle storage other than RV's is not allowed **(Good – new owner of one of the mobile home/RV parks in Arizona just found an airplane in their storage lot!)**

(8) No home occupation or business shall be operated from an RV in the RV park; **Another note – some cities are reconsidering this type of ordinance since so many people**

are working from their homes; we are finding more and more people, especially young people, doing their jobs on their computers as they move around the country. Perhaps clarify that, due to the limited parking space, no home occupation or business requiring visitors to the business shall be operated from the park

(9) All contiguous lots of record proposed for the development of an RV park under 1 ownership or management shall be consolidated into a single lot of record;

(11) A responsible caretaker, owner, or manager shall be placed in charge of any RV park to keep all grounds, facilities and equipment in a clean, orderly, and sanitary condition; and Our state laws add there must be a phone number, accessible 24 hours a day, given to all guests (we also tell managers it should be on the front door of the office or somewhere that is 24 hour accessible in case of an emergency such as a water line break)

(12) Evidence of review and approval of the liquid waste disposal system for the proposed park shall be provided by the applicant to the Village. how often shall it be provided or just upon development of the park?

(B) Layout and design specifications. The following layout and design specifications shall apply to any RV park Campground:

(1) (a) A landscape buffer area shall be provided immediately within all boundaries.

(b) The required buffer area shall be a minimum of 10 feet in depth within all boundaries common to a residential zoning district or public street

(2) No recreation or service area may be located within a buffer area; not even a play ground or horseshoes only open during daylight that is not next to a street? What if my buffer zone is also a water retention basin, so it goes further than 10 feet in depth – can I then erect something on the land further away such as picnic tables? I think these are questions that should be considered on a one-on-one basis by your Planning & Zoning Committee.

(3) No RV may be located within a buffer area;

(4) No building or structure may be erected or placed within a buffer area, except a sign, fence or wall;

(5) No refuse-disposal area shall be located within a buffer area;

(6) No plant materials or land may be deposited or removed within a buffer area except as a part of a recognized landscaping scheme or except for emergency access;

(7) At least 1 off-street parking space shall be provided for each RV space plus 1 additional space for each 4 RV spaces to provide for guest parking. Grouped parking spaces shall be located within 150 feet of the RV spaces served;

(8) All recreation areas shall comply with flood plain requirements and storm water management, including ponding on site;

(9) The boundaries of each RV space shall be delineated by suitable permanent markers in a way that the boundaries of any space can be readily ascertained;

(10) Each RV space shall have sufficient unobstructed access to, or frontage on, an RV park road, so as to permit the movement of RVs;

(11) Each RV space shall have a minimum area of 500 square feet and shall have 1 conveniently located automobile parking space;

(12) No structural addition to any RV shall be permitted; **If you are going to allow more permanent RVs, re-consider this as they may want a storage unit, carport and patio covers**

(13) All refuse containers shall have an animal-proof lid and shall be maintained in a clean and sanitary condition. Garbage and refuse shall be disposed of in a manner to control flies, rodents and odors;

(14) All utilities, including electrical power and telephone lines, shall be installed underground;

(15) All roads, walkways, grouped-bay parking and service areas shall be provided with lighting adequate to ensure the safety of vehicular and pedestrian traffic; and

(16) All lighting shall be arranged so far as possible to reflect away from RV spaces.

Perhaps before adopting this ordinance, you need to consider how long an RV is allowed to stay in a campground. Remember, if your jurisdiction only allows them to stay a short-time, you may find both campground and RV owners going to jurisdictions around you and spending their money there instead of in your area – RV owners talk to each other a lot about the places they visit. RV parks can also provide affordable homes for your community – there is a much smaller down payment since a person is just buying the RV as opposed to a home and land and, as previously stated, many of them rent out RVs, apartments and/or houses. Many people (are finding they really like the smaller homes, so why not provide them in your jurisdiction?

97 Florida adopted a law this year (and I know other states are considering it) stating that a
98 manufactured home can be placed in a rental RV park as long as it meets the setback
99 requirements. This is because we see more people living in them year-round, and
100 manufactured homes are built to better minimum national standards to handle the heat
101 and cold. The RVs and manufactured homes do offer affordable living which is needed by
102 almost all communities and many community leaders are realizing this as one solution to
103 the problem.

Item 7

Conditional Use Application for Exception

The applicant Bosque Development Inc. is requesting an Exception for a small RV Campground. The applicant is asking up to 6 Spots.

The Section L of C-1 stated below set up the conditions for the approval for an RV Campground.

Exceptions. Any and all other business activities and/or the like of which are not covered in this Section 10-1 shall be disallowed except by completing and filing a business exception permit which will be presented to the Planning and Zoning Commission for determination. Permits may or may not be allowed after consideration of this Section 10-1 and the Comprehensive Land Use Plan.

Staff recommends the following Finding and Conditions for Approval

Findings:

1. The application is consistent with the requirements of the Zoning Code
2. The applicant has acknowledged that no more than six RV's at the facility.

Conditions of Approval

1. The applicant shall provide a full site plan as required by C-1.
2. The applicant shall obtain a Village Business Registration.

Staff recommends the following Findings for Denial of the request:

Findings:

1. The request is not consistent with the Zoning Code as the approval as it is inconsistent with commercial character of the area.

VILLAGE OF BOSQUE FARMS

1455 West Bosque Loop
Bosque Farms, NM 87068
(505) 869-2358 - Phone

PO Box 660
Peralta, NM 87042
(505) 869-3342 - Fax

CONDITIONAL USE PERMIT APPLICATION

As Per Ordinance 10-1-14

Instructions: Submit this form with the applicable administrative fee along with any additional information to the Village Planning & Zoning Administrator/Officer at least twenty (20) days prior to the scheduled Planning & Zoning meeting.

Type of Conditional Use Permit Requested:

☐ Limited ☐ Permanent

Applicant

Bosque Development, LLC

If applicant is not the property owner, a notarized statement from this property owner must accompany this application.

Mailing Address

PO Box 2022, LL, NM 87031

Conditional Use

Permit Address

195 Bosque Farms Blvd, BF, NM 87068

Telephone

Day (505) 315-9072 Evening Same

Agent/Representative

(if applicable)

Diana Y DeBaca

Address

PO Box 2022, LL, NM 87031

Telephone

Day (505) 315-9072 Evening Same

Zoning of Property

Directions to

Property

From Village of BF office; take N Bosque
Loop to BF Blvd and go N to 195 (0.9 mi) - left

Purpose of

Conditional Use

Permit (be specific)

RV Park

I DO HEREBY CERTIFY that the statements I have made on this Application are true and correct to the best of my knowledge.

Applicant(s)' Signature

Diana Y. DeBaca Date 7/13/26

SUBSCRIBED AND SWORN TO before me

Diana Y DeBaca

My Commission Expires

10-24-2028



STATE OF NEW MEXICO

NOTARY PUBLIC

ANALISHA LEANN ESPINOSA

COMMISSION # 2004572

COMMISSION EXPIRES 10/24/2028

Analisha Leann Espinosa

Notary Public

10-1-14.D.

Guidelines.

A sketch plan must be submitted which shows the following information:

	Shown	Not Shown	Additional Information
1. Ingress and egress to the property;	☒	☐	
Structures or proposed structures on the property;	☒	☐	
Automotive and pedestrian safety;	☒	☐	please see attached
Traffic flow and control;	☒	☐	document which explains
Access in case of fire or catastrophe; and	☒	☐	and answers all questions
If property is located on Bosque Farms Blvd. (NMSR 47), written documentation showing that the NMDOT has been notified of the new use.	☐	☒	in this document.
			EMAIL SENT FOR UNCHANGED USE
2. Off-street parking and loading areas, with particular attention to refuse and service areas;	☒	☐	
3. Public and private utilities with reference to locations, availability and compatibility.	☒	☐	
4. Please answer the following questions:			
Will there be noise?	☒	☐	
Will there be glare?	☒	☐	
Will there be odor?	☒	☐	
What are the economic effects of this Conditional Use Permit to adjoining properties?			No effect to the adjacent propy (N) to the (S) the restaurant will benefit from potential new customers.
5. Will this Conditional Use be generally compatible with adjacent properties and other property in the district?	☒		

For Village Office Use Only

Date Application Received _____
 Received by _____
 Administrative Fee Paid _____ Receipt # _____
 Date of Public Hearing _____
 Date of Publication _____

Planning & Zoning Commission Decision _____

Restrictions (if applicable) _____

 Chairman, Planning & Zoning Commission

Bosque Development LLC
PO box 2022, LL NM 87031
Representative: Diana Y Debaca
Permit address: 195 Bosque Farms Blvd 87068
Phone: 505-315-9072

CONDITIONAL USE DOCUMENT QUESTIONS

1. Ingress/Egress will be on the south end of the property and will be designed in a way that accommodates Emergency vehicles as well as any guests of the property. With guidelines for pedestrian safety and vehicle safety. Because of the size, traffic will not change and there will be no off-street parking
2. Off-street parking will not be allowed with exception of designated parking for vehicles and RV slots. Property will have designated areas for the disposing of waste and service areas.
3. Utility connections will be provided for parked RVs, and at the location of the RVs, generators will not be used.
4. There will be no additional noise, there will be no additional glare, there will be no odor, no effect on the adjacent property north or south of the property. The restaurant to the south of the property will benefit from potential new customers of the proposed development.
5. The potential development, with your approval, will be generally compatible with adjacent properties and other properties in the district. Not only will this development be compatible, but it will also help provide services and gross receipts for the community.
 - a. Shaw RV storage and self-storage is 874 ft. away.
 - b. Veterinarian services are 114 ft. away.
 - c. Restaurant in the next lot south of proposed RV park.
 - d. A&M auto sales south of restaurant.
 - e. J3 and Farmers to the north
 - f. Southwest grill.
 - g. Kelly liquors.
 - h. Shed sales.
 - i. Speedway
 - j. Barber shops.
 - k. Lone Mountain construction.
 - l. And a much larger RV park similar in nature was recently permitted within the village by this Commission.

STATEMENT OF PURPOSE

The purpose and intent of the property is to utilize; an otherwise unused property located in the coveted commercial area of Bosque Farms. This property for many years has been unused serving no benefit to the community. The requested use falls in line with the stated purpose of the codified ordinance section 10-1-11 (C) (1) commercial zone: "Intent. The purpose of this zone district is to promote and enhance existing and new commercial development, including retailing, financial, and personal services". But it also falls in line with the Council and Commission approved Comprehensive Plan.

My intent is to take an unused field and make it a fully functional RV park for just a few RV's, this park will have an ingress and egress that accommodates vehicles pulling trailers assuring that there will be adequate access for not only the short term tenants, but also EMS and Fire services, there will be functioning utility connections, a community shower and bathroom, and a location to properly dispose of waste. In addition to this, there will be washers and dryers.

There will not be an increase in traffic, additional noise, glare or other situations that will adversely impact the look, the quiet, or the traffic of Bosque Farms.

By allowing me to do this it will help bring money to the Village, provide a valuable service to people wishing to visit relatives, students at our recently added training school and a place for people that find themselves needing to travel here in an emergency.

My commitment to the village is there will be no long-term residents in this RV park, it will be short term only, I will follow all Bosque Farms codified rules and regulations, to include setbacks, quiet times, and keeping our wonderful community beautiful.

All businesses mentioned above will be within walking distance of this proposed development. This proposed development will be located within 440 ft. from the Isleta reservation and is an empty lot that has been unused for many years in a commercial district that can't afford to have empty lots.

Because these are recreation vehicles and not intended for permanent connections to the utilities and are intended and classified as recreation vehicles, flooding concerns are not an issue. However, all permanent structures and connections will be built above base flood elevation as required by FEMA guidelines and will be affixed properly to the natural grade, as required by a Surveyor and as directed by the Certified Floodplain Manager (CFM) of the Village of Bosque Farms. Assuring that all requirements of the Codified Ordinance and Federal guidelines are met.

Upon approval I thank the Commission and Council and look forward to working with the community.

Upon denial I ask the Commission/Council to follow procedure of 10-1-13 (E) (1) If any conditional use permit is denied, the Commission shall state the reason for denial. Citing: Code, Ordinance, Statute, or rule that does not allow for this proposed use.

Respectfully,
Diana Y DeBaca

Property Profile Valencia County

Account: R121296 Tax Year: 2026 Account Type:
Mill Levy: 31.468000 Version: 02/03/2026 Area ID: BF01_NR
Estimated Tax: \$1,447.18 Parcel: 1-012-042-032-488-000000 Map Number: B-5-1
*This mill levy is from the most recent tax roll Status: Active

Name and Address Information

BOSQUE DEVELOPMENT LLC
PO BOX 2022
LOS LUNAS, NM 87031

Property Location

195 BOSQUE FARMS BLVD
BOSQUE FARMS, NM 87068

**Legal Description**

Tract: 1C2B2 S: 1 T: 7N R: 2E 0.56 ACRE MAP 62 ALOHA HAIR STYLING - BOSQUE FARMS

Assessment Information

2026	Actual	Assessed	Sq Ft	Acres	Taxable
Land	109,769	36,590	24393.000		
Improvements					
Exempt		0			
Total	109,769	36,590			36,590
2025	Actual	Assessed	Sq Ft	Acres	Taxable
Land	109,769	36,590	24393.000		
Improvements					
Exempt					
Total	109,769	36,590			36,590

User Remarks

PARCEL VALIDATION

Account: R121296

Location		Owner Information	Assessment History			
Situs Address 195 BOSQUE FARMS BLVD		Owner Name BOSQUE DEVELOPMENT LLC	Actual Value (2026) \$109,769			
City BOSQUE FARMS		Owner Address PO BOX 2022	Primary Taxable \$36,590			
Tax Area BF01_NR - BF01_NR		LOS LUNAS, NM 87031	Tax Area: BF01_NR Mill Levy: 31.468000			
Parcel Number 1-012-042-032-488-000000			Type	Actual	Assessed	SQFT
Legal Summary Tract: 1C2B2 S: 1 T: 7N R: 2E 0.56 ACRE MAP 62 ALOHA HAIR STYLING - BOSQUE FARMS			Non-Residential	\$109,769	\$36,590	24,393.000
			Land			

Appraiser DROMERO

Tax History		Images		
Tax Year	Taxes	Map	Photo	GIS
*2026	\$1,447.18			
2025	\$1,447.18			

* Estimated

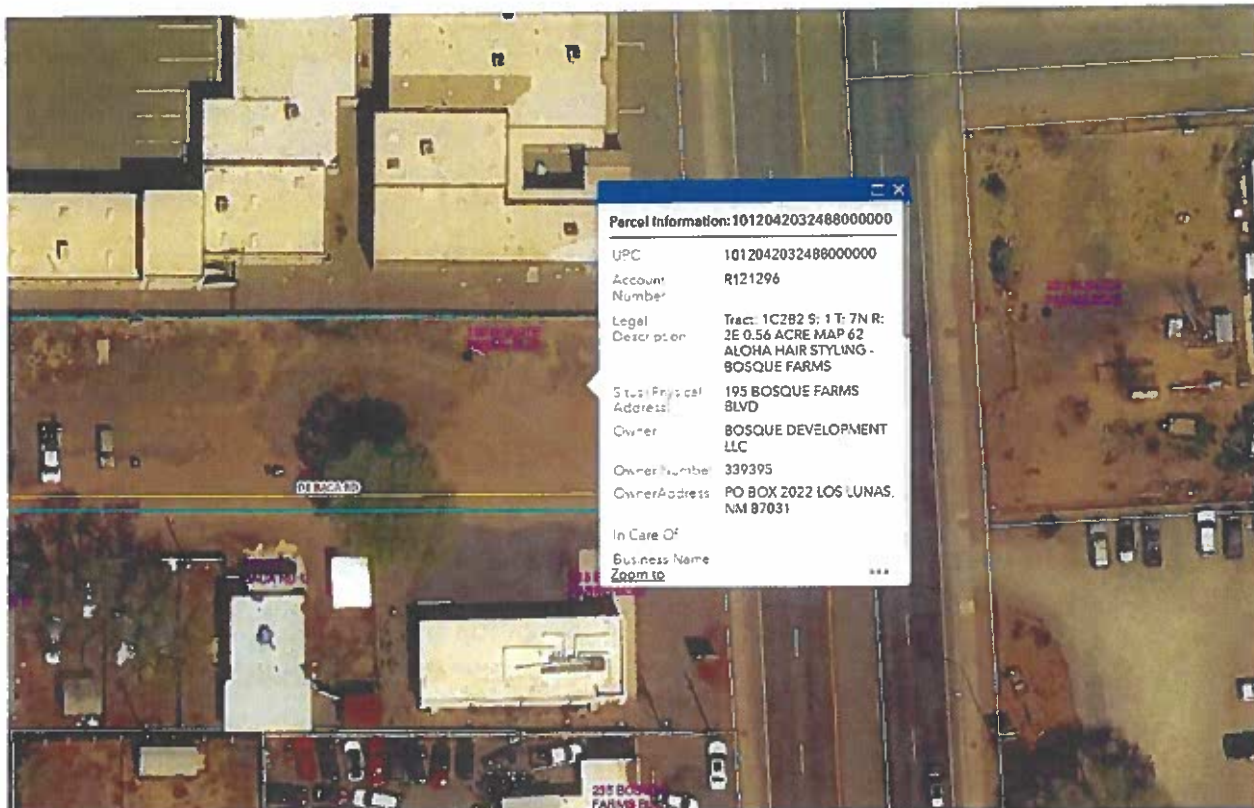
Special assessments exist for 2026 and 2025



GIS CLOSE-UP



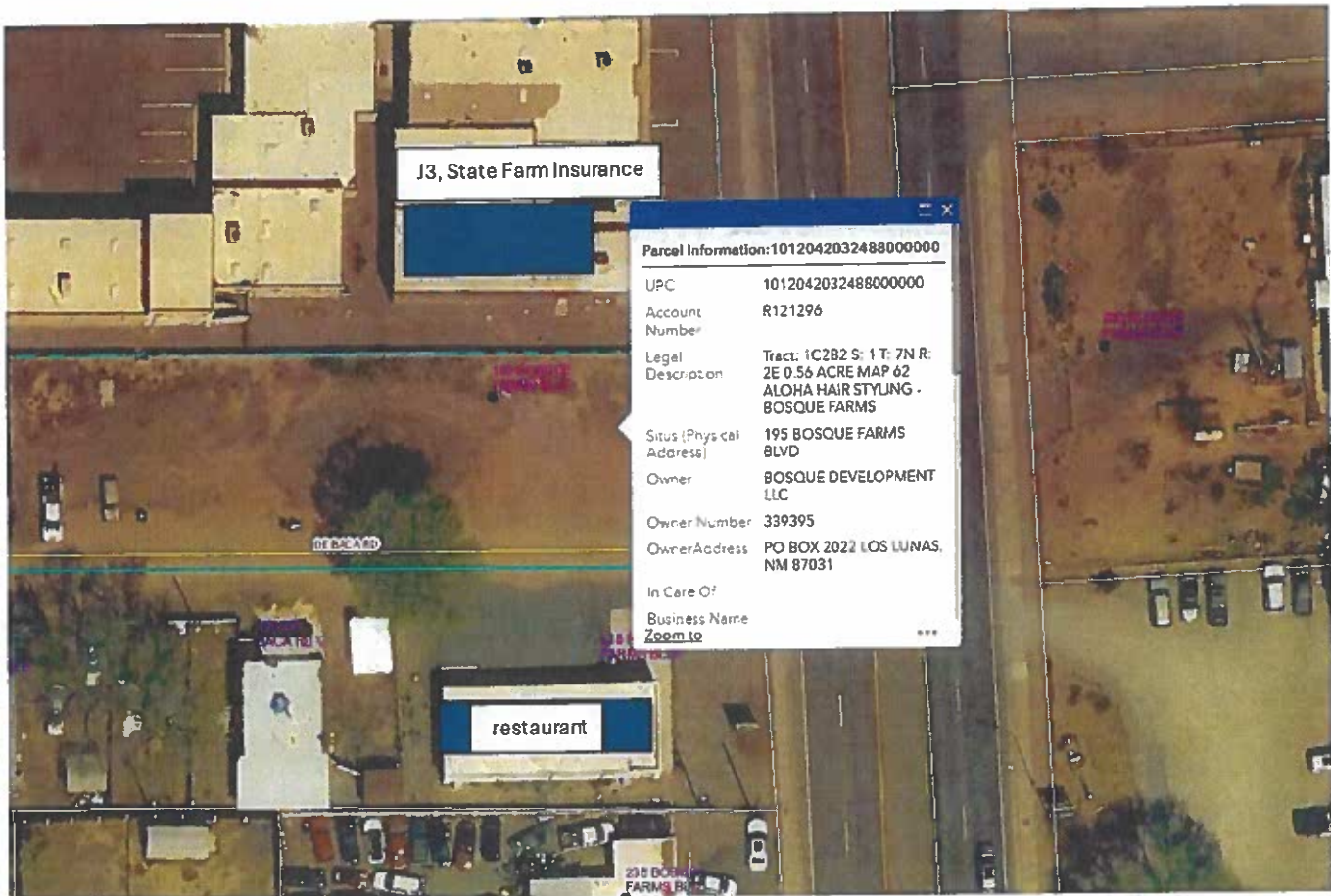
GIS AND SURROUNDING BUISNESSES



FLOOD ZONE AE



PROPOSED DEVELOPMENT AND BUSINESSES TO THE NORTH AND SOUTH



APPLICABLE CODES

RECREATIONAL VEHICLE

A structure which is designed or used as temporary living quarters for recreation, camping, or travel, and which may be a self-propelled motor vehicle or designed to be towed or mounted on a motor vehicle.

D.

Building and structure setback. All buildings and structures shall be placed on a lot in accordance with the following setback requirements:

- (1) There shall be a front setback of 30 feet and a side setback of 10 feet on all lots.
- (2) There shall be a rear setback of 10 feet on all lots with the exception as noted below in Subsection D(4).

(3)

An accessory building shall not be placed within any front setback area.

(4)

An accessory building shall not be placed within any side or rear setback area except when the lot line borders a vehicle-accessible irrigation ditch, roadway or utility easement, in which case the accessory building may be placed on the lot line.

(5)

Walls, fences and signs are exempt from all setback regulations, provided they are not placed within seven feet of Bosque Farms Boulevard (NMSH 47) and they do not obstruct the required vision clearance at all roadway access points, as per Subsection O of this § 10-1-5

E.

Development. For any new development, new construction or substantial improvement, a development permit shall be obtained from the floodplain administrator as per Section 11-1, Flood Damage Prevention, §§ 11-1-9 and 11-1-15C, of the Village Code.

(3)

C-1 Zone. Lot size shall be a minimum of 1/4 of one acre (10,890 square feet) and meet the following requirements:

(a)

Development shall be connected to the Village water and wastewater systems;

(b)

There shall be adequate stormwater retention as specified in Subsection N of this § 10-1-5;

(c)

There shall be adequate off-street parking as specified in § 10-1-19;

(d)

There shall be no adverse impact created upon contiguous properties;

(e)

In cases where both water and wastewater system connections are not established, the minimum lot size shall be 3/4 of one acre (32,670 square feet) with on-site stormwater retention;

(f)

Site development plans are required for all new development in this zone district; and

(g)

There shall be adequate legal access, which shall require a New Mexico Department of Transportation access permit for development on Bosque Farms Boulevard (NMSH 47).

C-1 Commercial Zone.

A.

Intent. The purpose of this zone district is to promote and enhance existing and new commercial development, including retailing, financial, and personal services.

B.

Designation of Commercial Zone. The designation of the Commercial Zone is hereby established under the following criteria:

(1)

A Commercial Zone shall be delineated as the geographic area as per the Official Zoning Map of the Village of Bosque Farms dated August 28, 2006.

(2)

The governing body shall make the final determination, upon recommendation by the Commission, regarding whether any particular property is within or outside of any Commercial Zone.

(3)

The Village Zone Map shall be made available for public inspection at the Village Office.

(4)

As of August 5, 2015, all C-1 regulations shall take effect no later than January 5, 2016; and all noncompliant uses, including any uses holding a certificate of noncompliance, shall cease unless brought into compliance with these regulations. A possible extension of up to six months may be granted at the Planning and Zoning Commission's discretion upon application to the Planning and Zoning Administrator/Officer.

Conditional use procedures.

A.

Permit required. No conditional use shall be established in any zone district except upon permit issued by the Commission, which shall be guided in making a decision by the criteria set forth in this section. Conditional use permits (CUPs) shall apply only to the property that was granted the CUP and are not transferable to another site. Any person seeking a conditional use permit shall provide to the Commission such information as it may reasonably require to determine whether the grant of the requested conditional use permit is consistent with the intent and purpose of this Section 10-1. Any change in the terms and/or conditions shall require reapplication.

B.

Application. Any request for a conditional use permit shall be submitted with the filing fee on an application obtainable at the Village offices. Any landowner wishing to apply for a CUP that is currently held by a lessee for the same use may have the filing fee waived until January 5, 2016. The Planning and Zoning Administrator/Officer shall transmit the application and any supplementary information to the Commission for review and consideration at the next regular Commission meeting scheduled at least 20 days after the completed application is received by the Planning and Zoning Administrator/Officer.

C.

Public notification. The applicant shall post and maintain one or more signs on the premises, as provided and where instructed by the Planning and Zoning Administrator/Officer, at least 15 days prior to the date of the Commission meeting at which the conditional use permit application will be heard or 15 days prior to the home occupation permit being approved by the Planning and Zoning Administrator/Officer.

D.

Guidelines. In considering an application for a conditional use permit, the Commission shall not grant any conditional use permit unless satisfactory provision and arrangement has been made concerning the following minimum guidelines, where applicable:

(1)

Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe; written documentation showing

that the New Mexico Department of Transportation has been notified of the new use, if accessing Bosque Farms Boulevard (NMSH 47);

(2)
Off-street parking and loading areas where required, with particular attention to refuse and service areas;

(3)
Public and private utilities, with reference to locations, availability, and compatibility;

(4)
The noise, glare, odor, or economic effects of the conditional use on adjoining properties;

(5)
General compatibility with adjacent properties and other property in the district; and

(6)
All uses with a conditional use permit shall comply with the regulations of the New Mexico Environment Department, if applicable.

E.
Denial or withdrawal of permit.

(1)
If any conditional use permit is denied, the Commission shall state in writing the reason for denial.

(2)
Any of the following reasons shall be cause for withdrawal by the Commission of a conditional use permit (as applicable):

(a)
Misrepresentation of information stated on the permit application or presented before the Commission;

(b)
Violating any of the limits or restrictions stated on the permit application; and

(c)
Applicants who do not bring in the required documentation relating to any part of this section within 30 days.

