

VILLAGE OF BOSQUE FARMS

Post Office Box 660
Peralta, NM 87042

1455 West Bosque Loop
Bosque Farms, NM 87068

Phone: (505) 991-6611
Fax: (505) 505-869-3342
Email: pzadmin@bosquefarmsnm.gov



Sharon Eastman, Chair

Commission:
Dan Garrison
Joe J Hale
Michael Baber
William Richardson

DRAFT AGENDA

THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS
WILL HOLD ITS REGULAR MEETING ON MONDAY, MARCH 2, 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 FEBRUARY 2, 2026 MINUTES

6. CONDITIONAL USE:

- a. Gabriel Vazquez agent for Ezequiel Rojas requests a Conditional Use for Auto Vehicle service and/or commercial garages at 2820 Bosque Farms Blvd. Legally described as Tract: 6E1B S: 12 T: 7N R: 2E

7. VARIANCE REQUEST:

- a. Anchor Engineering agent for Justin Archibeque requests a variance to the allowed height of 4 feet solid wall in a front yard setback to allow a 6-foot-high solid wall at 925 Bosque Farms Blvd. Legally described as Lands Of Tabet Investments Company Tract: A2A

“PRESERVING RURAL AMERICA”

33 **8. ZONE CHANGE REQUEST:**

- 34 a. Anchor Engineering agent for Steven Davis is requesting a Zone Change
35 from A-R to R-1 at 555 Country Ln, legally described as Tract: 15 THE SW
36 8.00 AC S: 2 T: 7N R: 2E 8.00 Acres Map 63 Bosque Farms Unit #15

37 **9. SUBDIVISION REQUEST:**

- 38 a. Anchor Engineering agent for Steven Davis is requesting a Major
39 Subdivision at 555 COUNTRY LN, legally described as Tract: 15 THE SW
40 8.00 AC S: 2 T: 7N R: 2E 8.00 ACRES MAP 63 BOSQUE FARMS UNIT #15
41
42

43 **10. OTHER BUSINESS:**

- 44 a. Review and amendment or approval of RES 992-22 Planning Commission
45 Meeting Policy and Guidelines
46

47 **11. DEPARTMENTAL REPORTS**

48 **12. CHAIR & COMMISSION REPORTS**

49 **13. ADJOURNMENT**
50
51
52

53 **TIME AND PLACE OF NEXT MEETING**

54 THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS PLANNING & ZONING
55 COMMISSION WILL BE HELD ON MONDAY, APRIL 6, 2026.
56

57 **PLEASE NOTE:** *The Planning & Zoning Commission may revise the order of the agenda items*
58 *considered at this Open Meeting. If you are an individual with a disability who needs a reader,*
59 *qualified sign language interpreter, or any other form of auxiliary aid or service to attend or*
60 *participate in the hearing or meeting, please contact the office of the Village Clerk at (505) 991-*
61 *6611 at least three (3) calendar days prior to the meeting. Public documents including the*
62 *agenda and minutes can be provided in digital or hardcopy format. The Village of Bosque Farms*
63 *strictly prohibits any form of unlawful discrimination based on race, color, religion, gender*
64 *identity, sexual orientation, sex, national origin, age, disability, or political affiliation in any*
65 *program, activity, or service sponsored by the Village. Contact the office of the Village*
66 *Clerk/administrator for more information*
67

68 
69 _____
70 Planning and Zoning Administrator

Draft Minutes

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Sharon Eastman, Chair

Commission:
Dan Garrison
Joe J Hale
Michael Baber
Kevin Schaus

DRAFT MINUTES FEBRUARY 2, 2026 PLANNING AND ZONING COMMISSION

THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS HELD ITS REGULAR MEETING ON MONDAY, FEBRUARY 2, 2026 IN THE COUNCIL CHAMBERS, 1455 WEST BOSQUE LOOP, BOSQUE FARMS, NM AT 6:30PM.

1. CALL TO ORDER & ROLL CALL

Present: Commissioner Garrison, Commissioner Garrison, and Chair Eastman. **Excused:** Commissioner Baber.

2. PLEDGE OF ALLEGIANCE

Lead by Chair Eastman.

3. APPROVAL OF AGENDA

Motion to Approve: Commissioner Garrison **Second:** Commissioner Hale **Vote for:** Unanimous

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

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

Micheal Webb: Asked about RV case at 1935 El Dorado Lp.

Acting Planning and Zoning Administrator (APZA): Notice of violation will go out.

5. REVIEW & TAKE ACTION ON DECEMBER 1, 2025 MINUTES

Motion to Approve: Commissioner Garrison **Second:** Commissioner Hale **Vote:** Unanimous

6. SUBDIVISION:

- a. Mark Podeyn and Lonna Podeyn are requesting a Subdivision Land Split (from 1 parcel to 2) of LANDS OF BOGGESS Tract: 3C1 S: 1 T: 7N R: 2E 4.25 ACRES Located to the west of 1210 Bosque Farms Blvd and immediately east of Bosque Farms Blvd.

Mark Podeyn, 1210 Bosque Farms Blvd. (Applicant, Sworn): Road maintenance agreement and road engineering reports were submitted to the Village.

APZA: These agreements were not included in the packet as they are not required by the Subdivision Ordinance.

Motion to Approve: Commissioner Hale Second: Commissioner Garrison Vote to Approve: Unanimous

7. DEPARTMENTAL REPORTS

APZA: Summarized enforcement action by the Village.

8. CHAIR & COMMISSION REPORTS

None

9. ADJOURNMENT

6:41PM

TIME AND PLACE OF NEXT MEETING

THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS PLANNING & ZONING COMMISSION WILL BE HELD ON MONDAY, MARCH 2, 2026.

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

Chair Eastman

Case 1

Conditional Use 2280 Bosque Farms Blvd. for Vehicle Service/Commercial Garage

Gabriel Vazquez agent for Ezequiel Rojas requests a Conditional Use for Auto Vehicle service and/or commercial garages at 2820 Bosque Farms Blvd. Legally described as Tract: 6E1B S: 12 T: 7N R: 2E

The site plan shows parking location, setbacks, drainage and building locations. The applicant is proposing gravel drive and parking areas with the exception of the parking in front of the office. Parking appears to exceed the requirement for Commercial garages 1 per service bay.

The applicant is will need to provide solid fence screening of vehicles for repair from the residentially zoned lots to the east. The solid fence is required to be located between adjoining residentially zoned property and C-1 vehicle repair business operations.

10-1-11 E (8) Vehicle service and/or commercial garages, to include collision, paint and body shops (excluding tire shops and salvage or scrap facilities), provided that:

- (a) Any major repair work shall be conducted entirely within an enclosed building;
- (b) Any minor repair work conducted outside of an enclosed building shall be on a concrete pad and shielded by a visual barrier from street view;
- (c) A solid fence to provide a visual barrier at least six feet high, as defined in § 10-1-4, shall be erected and maintained between the activity and any contiguous residential zone districts;
- (d) Outdoor storage of not more than three vehicles per enclosed service bay awaiting repair and/or delivery;
- (e) Provisions are made to adequately handle, contain and control all hazardous waste and shall meet all EPA requirements;
- (f) All parking areas for customers and vehicles awaiting service shall be paved or surfaced with base course or gravel;
- (g) Inoperable motor vehicles (as defined under § 10-1-4) shall not remain on the premises for longer than 90 days unless proof of activity, including, but not limited to, invoices dated within the preceding 10 days after the vehicle has been deemed inoperable or vehicle parts have been ordered and have not been received, will be grounds to grant an extension by the Planning and Zoning Administrator/Officer for an additional 30 days. No more than two such extensions shall be granted on any motor vehicle; and
- (h) All miscellaneous materials and parts must be stored within an enclosed building.

The proposed sign will need comply with the sign ordinance and all other requirements of the Village.

Suggested Findings and Conditions for approval:

Findings:

1. The application is consistent with the Zoning Code for Vehicle service and/or commercial garages
2. The application is consistent with the C-1 requirements for Vehicle service and/or commercial garages.

Conditions:

1. There shall be adequate off-street parking as specified in § 10-1-19; ¹⁴¹ shall be maintained
2. All Conditions of Approval required by Section 10-1-11 E (8) will be complied with.
3. Sign(s) will not be constructed without obtaining proper permits for the Village of Bosque Farms and NM CID if needed.

Findings for Denial:

1. The applicant has failed to demonstrate that the request will be consistent with the requirements of the C-1 Zone.
2. The applicant has failed to demonstrate that the vehicle repair will not be injurious to surrounding properties.

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(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

Gabriel Vazquez.

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

Mailing Address

14 Alecia Circle Peralta NM. 87042

Conditional Use

Permit Address

2280 Bosque Farms Blvd. - Bosque Farms, NM

Telephone

Day 505-6107656

Evening

87062

Agent/Representative

(if applicable)

Address

Telephone

Day

Evening

Zoning of Property

Directions to

Property

Purpose of

Conditional Use

Permit (be specific)

Paint and Body and Auto Repair

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

[Signature]

Date 1-26-26

SUBSCRIBED AND SWORN TO before me

Gabriel Vazquez.

My Commission Expires

February 17, 2027

STATE OF NEW MEXICO

NOTARY PUBLIC

Mayra I. Avila

Commission No. 1139729

February 17, 2027

[Signature]

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;	☒	☐	
Traffic flow and control;	☒	☐	
Access in case of fire or catastrophe; and	☒	☐	
If property is located on Bosque Farms Blvd. (NMSR 47), written documentation showing that the NMDOT has been notified of the new 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?	no ☐	☐	
Will there be glare?	no ☐	☐	
Will there be odor?	no ☐	☐	
What are the economic effects of this Conditional Use Permit to adjoining properties?			100% Positive For all Property's adjoining next to my
5. Will this Conditional Use be generally compatible with adjacent properties and other property in the district?			100% Positive For all adjacent Property's my Property and in general the Village of Bosque Farms.

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

February 2, 2026

I Ezequiel Rojas give permission to Gabriel Vasquez to
apply for a conditional use permit for my property
located at 2280 Bosque Farms blvd.

#3pmintB 2-2-26
NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of New Mexico
County of Valencia

On February 26, 2026 before me, Ezequiel Rojas,
(name and title of officer), personally appeared _____, who proved
to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that she/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New Mexico
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mayra I. Avila
Print Name Mayra Avila

STATE OF NEW MEXICO
NOTARY PUBLIC
Mayra I. Avila
Commission No. 1139729 (Seal)
February 17, 2027

Case 2

Proposed Wall Height Variance 915 Bosque Farms Blvd

The applicant is requesting Height Variance and must comply with the following:

Definition. The Village governing body may grant a variance from the strict application of area, height, dimension, distance, parking, loading, or setback requirements of this Section 10-1 in the case of exceptional physical conditions where the strict application of the requirements of this Section 10-1 would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of land or building only. Financial gain or loss shall not be a major determining factor in deciding a variance.

Considerations. A variance shall be considered if:

- (1) The applicant complies strictly with the provisions of this Section 10-1, he can make no reasonable use of his property;
- (2) The hardship relates to the applicant's land, rather than personal circumstances;
- (3) The hardship is unique, rather than one shared by many surrounding properties;
- (4) The hardship is not the result of the applicant's own actions; and
- (5) The variance will not impact surrounding properties in a negative way.

Requirements. The governing body shall impose any necessary requirements or conditions in approving a variance in order to assure that the requested variance:

- (1) Will cause no significant hazard, annoyance, or inconvenience to the owners or occupants of nearby property;
- (2) Will not significantly change the character of the neighborhood or reduce the value of nearby property;
- (3) Will not impose any significant cost burden upon the Village; and
- (4) Will be in harmony with the general purpose and intent of this Section 10-1.

Review:

The agent for the property owner argues that criminals are causing damage to the owner's and their student's equipment/property.

Analysis:

While this argument does not directly address the requirements for a variance, as the variance is related to land and development on it, the use of the land and protection of the

development on it has become a reality for homeowners and businesses owners alike. This issue does appear to be a hardship although not the one envisioned by the Zoning Code.

Findings for approval:

1. The application is consistent with the Zoning Code Purpose “to promote health and the general welfare of the residents”.
2. The application is consistent with the Zoning Code Purpose “conserve the value of buildings and land”
3. The application is consistent with the Zoning Code C-1 zone as it further “The purpose of this zone district is to promote and enhance existing and new commercial development, including retailing, financial, and personal services.” The request would enhance existing commercial development by providing the tenant and their student’s additional security on the property.

Findings for Denial:

1. The application is not consistent with the Zoning Code and would be injurious to surrounding properties.
2. The application is not consistent with the Zoning Code as the “applicant did not demonstrate the hardship was unique”
3. The application does not relate to the land use rather the actions of criminals effects on the property.

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VARIANCE APPLICATION

As Per Ordinance 10-1-16

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.

Applicant JUSTIN ARCHIBEGUE - EXECUTIVE DIRECTOR - SOUTHWESTERN LINE Co
If applicant is not the property owner, a notarized statement from the property owner must accompany this application.

Mailing Address 915 BOSQUE FARMS BLVD

Address of the Proposed Variance BOSQUE FARMS NM 87068

Telephone Day 505-804-2439 Evening _____

Agent/Representative (if applicable) ANCHOR ENGINEERING LLC - MARCO J. GARCIA

Address 575 BOSQUE FARMS NM 87068

Telephone Day 505-362-1530 Evening _____

Zoning of Property C-1

Directions to Property APPROXIMATELY 800 FT SOUTH OF NORTH BOSQUE LOOP ON BF BLVD

Reason for the Proposed Variance (be specific) REQUEST VARIANCE IN WALL HEIGHT TO ALLOW A CAFE HIGH SOLID WALL ALONG BF BLVD FOR SECURITY OF THE SITE

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 _____ Date _____

SUBSCRIBED AND SWORN TO before me _____

My Commission Expires _____

Notary Public

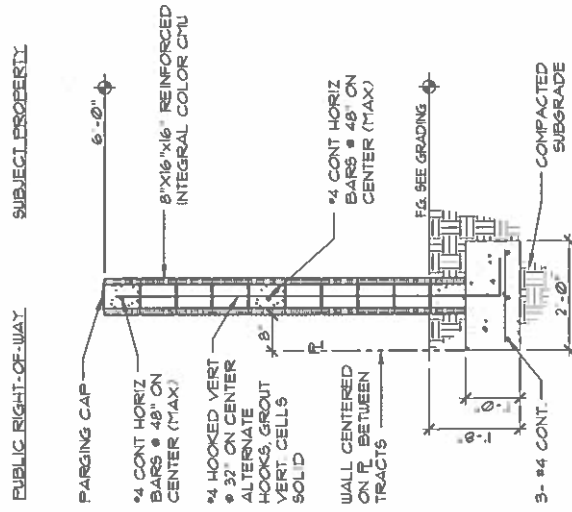
_____ Chairman, Planning & Zoning Commission

Date of Governing Body Public Hearing _____

Governing Body Decision _____

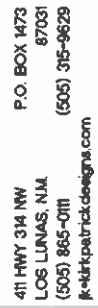
Restrictions (if applicable) _____

_____ Mayor, Village of Bosque Farms



WALL DETAIL
1" = 1'-0"

SWLCT WALL DESIGN
ALONGSIDE BOSQUE FARMS BLVD.
1/16/2026





January 29, 2026

Mr. Robert Pierson, P& Z Administrator
Village of Bosque Farms Planning and Zoning Commission
1455 West Bosque Loop
Bosque Farms, NM 87068

RE: Wall Height Variance Request at Southwestern Line Constructors site along
Bosque Farms Boulevard at 915 Bosque Farms Boulevard

Mr. Pierson, Members of the Planning and Zoning Commission,

Mr. Justin Archibeque, Executive Director of Southwestern Line Constructors requests a variance in wall height from 4 ft to 6 ft along NM 47 and along the northern boundary of the SWLCT building as shown on the attached exhibit.

Background:

This parcel currently serves as the Training Site for Southwestern Line Constructors. The construction was completed in mid 2025. The site contains 6 ft tall perimeter walls on all sides except along Bosque Farms Boulevard.

Justification:

Since the startup of the SWLCT site, there have been several occasions where vandalism has occurred to trainee vehicles, SWLCT vehicles or a confrontation with the trainees. This is not conducive to a safe climate for the trainees. Along with the vandalism, the site is experiencing frequent vagrants sleeping on the grounds or in truck beds. Approval of the variance of the wall height from 4 ft. to 6 ft will help SWLCT eliminate that activity.

Ordinance 10-1-16 identifies 5 points that need to be addressed with this application:

1. The applicant complies strictly with the provisions of section 10-1, he can make no reasonable use of his property. This does not apply as the property is in use. The application is trying to eliminate criminal trespass by vagrants.
2. The hardship relates to the applicant's land, rather than personal circumstances. This is correct, the trespass and vandalism is to the applicant's and trainees property.
3. The hardship is unique, rather than one shared by many surrounding properties. The applicant is not aware whether the surrounding residential neighborhood or businesses are experiencing the same problems.
4. The hardship is not the result of the applicant's own actions. No the applicant is doing the best to properly secure the site.

5. The variance will not impact surrounding properties in a negative way. No. The applicant has already installed 6 ft walls around the perimeter of the site with approval from the Village of Bosque Farms.

Please place us on the first available Planning and Zoning Meeting. I am available to answer any questions you may have. I can be reached by e-mail at martin@anchoreng.net or by phone at 505-362-1530.

Sincerely,

A handwritten signature in black ink, appearing to read 'Martin J. Garcia', with a stylized flourish at the end.

Martin J. Garcia, PE
Anchor Engineering LLC
Southwestern Line Constructors

23-047

Case 3

Proposed Zone Change 555 Country Ln

The applicant is requesting Zone Change and must comply with the following: (the ordinance has been abbreviated to remove steps required to be done by Village Staff or related to application fees)

Map amendment procedures.

(1) Amendment. Application for amendment to the Zone Map may be made by any landowner or his agent or by the Village of Bosque Farms or any official or body thereof.

(2) Application. Each application for an amendment to the Zone Map shall be accompanied by an accurate site plan, building plan, sketch, evidence of interest in property, and other related information as required by this Section 10-1, the Commission or the governing body. Submission of inaccurate information with an application is grounds for denial.

(3) Preliminary public meeting. The Commission shall hold a public meeting to evaluate proposed zone changes or amendments to this Section 10-1 and shall submit its recommendation in writing to the governing body.

(4) Posting. Applicants requesting a zone change shall post a copy of the prescribed form on the property at the applicant's expense. Posting shall be in the form of a sign structure at least three feet high and large enough to receive the form. The sign shall be placed, at least 15 days prior to preliminary public meeting, in such a location that it can readily be viewed from the nearest roadway.

(5) Spot zoning. Any request for a change of zoning for a relatively small area which would establish a zone district that is inconsistent or incompatible with the surrounding area, and which might bring about a detriment to the surrounding area, shall be considered an inappropriate zone change and shall be given a negative recommendation from the Commission to the governing body, unless it is demonstrated that the public welfare will be served.

(6) Commission recommendation. All applications for an amendment to this Section 10-1 shall first be reviewed by the Commission, which shall submit a written recommendation concerning the application to the governing body.

(7) Final public hearing. The governing body shall conduct a public hearing at which all parties in interest and citizens shall have an opportunity to be heard. Notification of the time and place of the public hearing shall be in accordance with the Open Meetings Act (NMSA 1978, §§ 10-15-1 to 10-15-4) at least 15 days prior to the hearing. The notice of public meeting published 15 days before the Commission meeting shall be considered sufficient notice if it also has included the time and place of the public hearing to be held

by the governing body. Whenever a change in a zoning district boundary is proposed, notice of the public hearing shall be mailed by certified mail, return receipt requested, to the owners of land within the area proposed to be changed by a zoning regulation and within 100 feet, excluding public right-of-way, of the area proposed to be changed by zoning regulation.

(8) Decision. If the owners of 20% or more of the area of the lots and of land included in the area proposed to be changed by a zoning regulation or within 100 feet, excluding public right-of-way, of the area proposed to be changed by a zoning regulation protest in writing to the proposed change in the zoning regulation, the proposed change in zoning shall not become effective unless the change is approved by a majority vote of all the members of the governing body.

Summary

The applicant has indicated that changed conditions exist, including the loss of farming land on adjacent properties which has made the continuation of farming difficult on this property, due to the use of pesticides spraying, dust from heavy equipment, having a negative effect on the surrounding properties. Drought and limited irrigation water have also negatively affected the farming activities.

The applicant noted the property has smaller lots located to the north, west and south (which are zoned R-1).

Review

The zone change would be consistent with the abutting R-1 Zoning to the south, west and north of the subject property. The request does not create a spot zone as a result of the abutting R-1 Zoning.

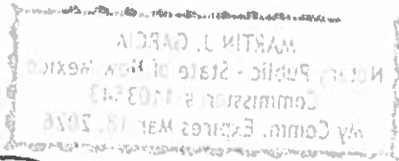
Findings for Approval:

1. The request for a Zone Change is Consistent with the Zoning Code requirements for a Zone Change.
2. The application is consistent with Zoning Code Section 10-1-2 Purpose.
3. The application is consistent with abutting R-1 Zoning and does not create a spot zone.

Findings for Denial:

1. The request is inconsistent with the Zoning Code and would be injurious to the surrounding properties.

2. The request is inconsistent with the surrounding area and is a detriment to the surrounding area.



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(505) 869-2358
(505) 869-3342 Fax

10-1-15 Zone Change Application

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.

Applicant: STEVEN DAVIS

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

Mailing Address 555 COUNTRY LANE BOSQUE FARMS NM 87068

Zone Change Address SAME AS ABOVE

Phone # 505-948-0025
Day Evening

Agent/Representative: ANCHOR ENGINEERING LLC - MARTIN J. GARCIA, PE
(If applicable)

Address 575 BOSQUE FARMS BOULEVARD BOSQUE FARMS NM 87068

Phone # 505-362-1530
Day Evening

Directions to Property FROM NORTH BOSQUE LOOP TRAVEL NORTH ON COUNTRY LANE, PROPERTY IS JUST PAST THE SECOND CURVE ON THE WEST SIDE OF COUNTRY LANE.

Purpose of Zone Change SEE ATTACHED LETTER

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

Steven M. Davis
Signature of Applicant

01/30/2026
Date

SUBSCRIBED AND SWORN TO ME JANUARY 30, 2026



January 29, 2026

Mr. Robert Pierson, P& Z Administrator
Village of Bosque Farms Planning and Zoning Commission
1455 West Bosque Loop
Bosque Farms, NM 87068

RE: Zone Change Request for Tract 15 Bosque Farms Unit 15 MRGCD Property
Map 63 Sec. 2, T7N, R2E NMPM

Mr. Pierson, Members of the Planning and Zoning Commission,

Mr. Steve Davis, Owner of Tract 15 Bosque Farms Unit 15 MRGCD Property Map 63 has retained Anchor Engineering LLC to represent him in requesting a Zone Change on this parcel from A-R (Agricultural/Residential) to R-1 (Conventional Single-Family Residential as per Ordinance 10-1-15.

Background:

This 8-Acre Parcel located at 555 Country Lane is currently occupied with two residences, and a series of out buildings used for an agricultural operation. Approximately 6 of the 8-acres is farmland. Adjacent properties to the north and the southwest of this property are developed with Single Family Dwellings, and a parcel adjacent to the southeast corner of the property is still being used for agricultural purposes.

Justification:

This primary use of this property historically has been for production of hay and alfalfa. Over the past several years, it has become very difficult to continue with the production of hay due to drought, adjacent lot development and limitation of use of pesticides and herbicides, and fertilizers normally used in hay production due to the proximity of adjacent residences, and concerns of health and safety. In addition, at least the past 10 years have been under severe drought conditions with limited ability to irrigate and produce adequate amounts of hay to sustain the agricultural business. The owner would now like to rezone the property to be used as a Residential subdivision. We feel it appropriate to rezone from A-R to R-1 with 1-acre minimum lot sizes (although the zoning ordinance 10-1-9E allows as low as $\frac{3}{4}$ acre lots sizes).

The 1-Acre minimum lot size is compatible with the zoning of the adjacent neighborhood as the lots to the north of the property are currently $\frac{1}{2}$ acre lots, and the parcels on the southwest side of the property that access Toy Lane are either $\frac{1}{2}$ acre or $\frac{3}{4}$ acre.

Rezoning the property to R-1 will not be harmful to the village, will be in alignment with adjacent property and will ensure all the property will be properly developed with single family homes.

Please place us on the first available Planning and Zoning Meeting. I am available to answer any questions you may have. I can be reached by e-mail at martin@anchoreng.net or by phone at 505-362-1530.

Sincerely,

A handwritten signature in black ink, appearing to read 'Martin J. Garcia', with a stylized flourish extending to the right.

Martin J. Garcia, PE
Anchor Engineering LLC
Agent for Steve Davis, Owner

26-003

Steve Davis

555 Country Ln

Bosque Farms, NM 87068

Date: February 7, 2026

To:

Robert Pierson

Village of Bosque Farms

Planning & Zoning Department

Subject: Authorization of Agent – Anchor Engineering LLC

To Whom It May Concern,

I, **Steve Davis**, Owner of the property better described as Section-02, Township-07N, Range-02E, 8 acres, a portion of Unit #15 of the Bosque Farms Project hereby authorize **Anchor Engineering LLC**, including its representative **Martin J. Garcia**, to act as my agent in all matters related to the **Subdivision Application and Re-zoning Application** submitted for consideration of the property at **555 Country Ln, Bosque Farms, NM 87068**.

This authorization includes, but is not limited to:

- Signing and submitting applications or forms
- Communicating with the Village of Bosque Farms on our behalf
- Providing or receiving required documentation
- Representing Steve Davis in concert and singular before Planning & Zoning as needed

If any additional information or verification is required, please contact me at

(505) 948-0025 or **ESD1972@Outlook.com**.

Please call with questions or concerns.

Thank you and

Best Regards,

Steve Davis

Case 4

Major Subdivision 555 Country Ln

Anchor Engineering agent for Steven Davis is requesting a Major Subdivision at 555 COUNTRY LN, legally described as Tract: 15 THE SW 8.00 AC S: 2 T: 7N R: 2E 8.00 ACRES MAP 63 BOSQUE FARMS UNIT #15

The following is relevant sections of the Zoning Code related to Major Subdivision:

§ 10-2-10 Preliminary plat procedures.

A. Application. Upon completion of the preapplication review, the subdivider shall prepare a written application on prescribed forms, together with seven copies of the preliminary application package, which shall be delivered to the Village office at least 60 days prior to the regular meeting of the governing body, at which time the plat is to be formally submitted for review. The plat shall contain the name and address of the person to whom a notice of hearing shall be sent. Supplementary material shall be submitted according to the following specifications in this Section 10-2.

B. Annexation and/or zone change. If annexation and/or a zone change is proposed or required to accomplish the proposed development in connection with the plat, the plat shall not be approved until such time as the annexation and/or zone change is officially adopted by the governing body.

C. Traffic study for major subdivision.

(1) A traffic study shall be required for all subdivisions containing 20 or more parcels. See § **10-2-17** for procedure.

(2) The governing body shall consider the traffic study and the impact of the traffic on the surrounding community and the Village before approving any major subdivision. The governing body may refuse to permit any major subdivision if it determines that the benefits of the subdivision are outweighed by the impact of the traffic on the surrounding community, its streets or the Village itself.

D. Review by the Commission. Following delivery of a complete preliminary plat application package, the Commission shall, at a public hearing, review the preliminary plat and supplementary material prepared as required by this Section 10-2.

(1) Notice.

(a) The Planning and Zoning Administrator/Officer shall send notice of the time and place of the hearing on a plat by mail to the address on the plat and all property owners with property abutting the proposed subdivision within 100 feet, excluding public rights-of-way, which are located within Bosque Farms Village limits, not less than 15 days before the date of the hearing.

(b) The Planning and Zoning Administrator/Officer shall also give public notice of the preliminary plat application in a newspaper of general circulation in the Village at least 15 days prior to the date of the hearing. The notice shall indicate the location of the proposed subdivision and where the preliminary plat is available for viewing, where interested persons may examine the preliminary plat and file comments.

(2) Public hearing.

(a) At the public hearing, interested persons shall be allowed to address the Commission. The Commission shall then provide to the governing body a written report of its findings, together with a recommendation that the preliminary plat be

approved, conditionally approved, stating conditions, or disapproved. A recommendation to disapprove shall state the specific reason(s) for the disapproval and shall refer to the ordinance, section or policy where the preliminary plat is deficient. In preparing its report of findings, the Commission shall consult with any appropriate persons or agencies concerned with the proposed subdivision. Any comments or findings of any reviewing agency shall be entered upon the records of the Commission.

(b) If the Village Engineer or any agency other than the Village staff should be required to review the submitted materials, the time period within which the Commission must act may require reasonable extension. An extension of time may also be granted by the governing body prior to final action upon written request by the subdivider.

E. Public hearing by the governing body. Upon receipt of a formal submittal of a preliminary plat, the governing body shall call for a public hearing to be held within 35 days in order to act on the plat. An extension of time may be granted by the governing body prior to final action upon written request by the subdivider. No plat shall be acted upon without a public hearing.

F. Decision. If the preliminary plat is approved, the governing body shall express its approval and state the conditions of such approval, if any. If the plat is disapproved, the governing body shall express its disapproval and its reasons therefor. The action of the governing body shall be noted on two copies of the preliminary plat, with all necessary conditions and supplemental information attached and referenced. One copy shall be returned to the subdivider and the other retained by the Village.

G. For major subdivision actions, approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat. The subdivider shall be notified in writing, within five days following the public hearing, of the action taken by the governing body and the reasons therefor.

H. Duration of preliminary plat approval. Approval of a preliminary plat is effective for one year, at which time the approval of the preliminary plat is rescinded and deemed null and void, unless extended by the governing body, based on a finding that the delay has been unavoidable and that extension is in the public interest.

Summary:

The applicant is proposing a major subdivision of six (6) lots for the property located at 555 Country Ln. The subdivision is contingent on the application for Zone Change from A-R to R-1.

Review:

The application for Preliminary Plat is consistent with requirements of the Subdivision Ordinance.

Findings for Approval:

1. The Preliminary Plat complies with the Subdivision Ordinance.

2. The plat is dependent upon the Zone Change request for A-R to R-1 to be approved prior to the approval of this Preliminary Plat.

Findings for Denial:

1. The Zone Change from A-R to R-1 was not approved.
2. The Subdivision is not consistent with A-R zone as the lots do not meet minimum lot size requirements.



Village of Bosque Farms
1455 West Bosque Loop/ PO Box 660
Bosque Farms, NM 87068/ Peralta, NM 87042
(505) 869-2358
(505)869-3342 Fax

10-2-17 Major Subdivision Application

Applicant: Steven Davis

Phone # 505-948-0025
Day Evening

Address 555 Country Lane, Bosque Farms, NM 87068
Mailing

Property Owner If different from applicant Steven Davis

Property Owner Address 555 Country Lane, Bosque Farms, NM 87068

Phone # 505-948-0025
Day Evening

Legal Description of Property to be Subdivided Bosque Farms Unit #15

Section 2 Township 7N Range 2E Lots(s) Tract 15

Address of Property to be Subdivided 555 Country Lane, Bosque Farms, NM 87068

Total Acreage of Property before Subdivision 8 gross 8 net

Acreage of Each Proposed Lot: (Lot1) 1.0002 gross 0.9692 net; (Lot2) 1.0001 gross 0.9468 net

(Lot3) 1.0000 gross 0.9499 net; (Lot4) 1.0249 gross 0.9335 net; (Lot5) 1.5849 gross 1.4547 net;

(Lot6) 1.5961 gross 1.5200 net

Access to Property VIA: Country Lane

Road Easement Width: 40'

Road Easement Frontage Footage of Each Lot Lot1-129', Lot2-232', Lot3-218', Lot4-230', Lot5-386', Lot6-331'

Property Zone District of Proposed Lots R-1 Conventional Single-Family Residential

Reason for Proposed Major Subdivision The 8 acres of farmland that once thrived has become difficult to maintain and operate due to years of drought. The subdivision of this property will allow for low density housing for future families to reside in Bosque Farms.

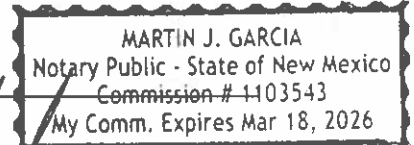
I DO BY HEREBY CERTIFY that the statements I have made on this application are true and correct to the best of my knowledge.

[Signature]
Signature of Applicant

01/30/2026
Date

SUBSCRIBED AND SWORN TO ME JANUARY 30, 2026

My Commission Expires: 3/18/2026



[Signature]
Notary Public

Date Application Received: _____ Receipt# _____

Fee Paid _____ Receipt# _____

Date Sign Issued _____ To _____

Planning & Zoning Commission Meeting Date _____

Legal Published Valencia County New Bulletin Date(s) _____

10-2-17 Procedure for Major Subdivision

- A. Process. A major subdivision, as defined by this Ordinance may be approved by the governing body following recommendation by the Commission in a three-step process of preapplication conference, submission of a preliminary plat and submission of a final plat.
- B. Application, review and decision. As per Sections 10-2-10, 10-2-11, 10-2-12 and 10-2-13
- C. Traffic Study.
 - (1) A traffic study shall be required for all subdivisions containing 20 or more parcels. The report shall be prepared by a qualified engineer, licensed in the State of New Mexico.
 - (2) Submittal procedures:
 - (a) Following the preapplication conference, the Planning and Zoning Administrator/ Officer shall schedule and conduct a special meeting with the applicant to establish the scope of the traffic study report and the

requirements stated herein. The Planning and Zoning Administrator/Officer shall maintain a written record of this meeting;

- (b) Submit the draft study to the Planning and Zoning Administrator/ Officer for review by that department and the Utilities/Road Director;
 - (c) Submit three copies of the final report to the Planning and Zoning Administrator/ Officer; and
 - (d) Submit a copy of the traffic study report to the State Department of Transportation, along with a cover letter of explanation, for review, if the proposed subdivision required direct access to a state or federal highway.
- (3) Traffic study report requirements. The traffic study report will adhere to the processes and products outlined in the New Mexico State Department of Transportation's State Access Management Manual. This manual prescribes a tiered approach to evaluating traffic impacts from a proposed development.

Additional Information from the Planning & Zoning Officer _____

Planning & Zoning Commission Recommendation to the Governing Body _____

Date of Council Meeting _____

Decision of Governing Body _____

Restrictions (if any) _____



575 Bosque Farms Blvd, Bosque Farms, NM 87068
505-362-1530

January 29, 2026

Mr. Robert Pierson Planning and Zoning Administrator
Village of Bosque Farms Planning and Zoning Commission

1455 West Bosque Loop
Bosque Farms, NM 87068

RE: Submittal of Preliminary Subdivision Plat for Tract 15 Bosque Farms Unit 15-
now to be called Lots 1-6 TAVI Acres

Mr. Pierson, Members of the Planning and Zoning Commission,

Anchor Engineering LLC has been retained by Mr. Steven Davis to assist in re-platting Tract 15 Bosque Farms Unit 15 to a six (6)- lot major subdivision to be recognized as Lots 1-6 TAVI Acres. Attached hereto and submitted herewith are Seven (7) Paper copies of the proposed Preliminary Plat for Mr. Steven Davis's property located at 555 Country Lane. The Plat proposes to subdivide one existing parcel into six parcels. Four of the parcels will be approximately 1 acre gross, and two of the parcels will be approximately 1.5 acres each with a 40 ft. roadway to access all lots off Country Lane.

Since this is a Major Subdivision as identified in Ordinance 10-2-17, this submission is for preliminary plat. The Grading and Drainage Plan and Construction drawings for the roadway will be submitted upon approval of the Preliminary plat for review and approval by the Village of Bosque Farms. The owner acknowledges the requirement for construction of the required improvements or submission of a financial guarantee before final plan can be submitted and approved.

Please schedule this application before the Planning and Zoning Commission at the earliest date possible. I am available via telephone at 505-362-1530 if you have any questions. Martin.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin J. Garcia".

Martin J. Garcia, PE
Anchor Engineering LLC
Agent for Steven Davis
26-003

Steve Davis

555 Country Ln

Bosque Farms, NM 87068

Date: February 7, 2026

To:

Robert Pierson

Village of Bosque Farms

Planning & Zoning Department

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Steve Davis