

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



Michael Baber, Chair

Commission:
Sharon Eastman
Dan Garrison
Joe J Hale
Kevin Schaus

AGENDA

THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS
WILL HOLD ITS REGULAR MEETING ON TUESDAY, MAY 4, 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. SWEARING IN OF COMMISSIONER BABER AND COMMISSIONER HALE

4. APPROVAL OF AGENDA

5. PUBLIC COMMENT FOR NON-AGENDA ITEMS

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

6. CHAIR & COMMISSION REPORTS

7. REVIEW & TAKE ACTION ON APRIL 6 MINUTES

8. CONDITIONAL USE

- A. Angel Cabrera is requesting a Conditional Use to live in an RV during
Construction of a house at 575 Golden Poppy St. Legally described as
Subd: SUN VALLEY RANCH HOMES #2 Lot: 67

9. DEPARTMENTAL REPORTS

10. ADJOURNMENT

TIME AND PLACE OF NEXT MEETING

“PRESERVING RURAL AMERICA”

35 THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS PLANNING & ZONING
36 COMMISSION WILL BE HELD ON MONDAY, JUNE 1ST, 2026.
37

38 **PLEASE NOTE:** *The Planning & Zoning Commission may revise the order of the agenda items*
39 *considered at this Open Meeting. If you are an individual with a disability who needs a reader,*
40 *qualified sign language interpreter, or any other form of auxiliary aid or service to attend or*
41 *participate in the hearing or meeting, please contact the office of the Village Clerk at (505) 991-*
42 *6611 at least three (3) calendar days prior to the meeting. Public documents including the*
43 *agenda and minutes can be provided in digital or hardcopy format. The Village of Bosque Farms*
44 *strictly prohibits any form of unlawful discrimination based on race, color, religion, gender*
45 *identity, sexual orientation, sex, national origin, age, disability, or political affiliation in any*
46 *program, activity, or service sponsored by the Village. Contact the office of the Village*
47 *Clerk/administrator for more information*
48

49 
50 _____
51 Planning and Zoning Administrator

Draft Minutes

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



Michael Baber, Chair

Commission:
Sharon Eastman
Dan Garrison
Joe J Hale
William Richardson

DRAFT MINUTES

THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS
WILL HOLD ITS REGULAR MEETING ON MONDAY, APRIL 6, 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

Commissioner Garrison

3. APPROVAL OF AGENDA

Motion to Approve: Commissioner Baber Second: Commissioner Hale 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)
None

5. REVIEW & TAKE ACTION ON MARCH 2, 2026 MINUTES

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

7. OTHER BUSINESS:

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

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

b. Election of Chair and Vice Chair

“PRESERVING RURAL AMERICA”

31 8. **Motion to Approve Commissioner Baber as Chair and Chair Eastman as Vice**
32 **Chair: Commissioner Baber Second: Commissioner Hale Vote to Approve: Unanimous**
33

34 **9. DEPARTMENTAL REPORTS**
35

36 **10. CHAIR & COMMISSION REPORTS**

37 Commission agreed that a work study session about the Village of Bosque Farms
38 Comprehensive plan would be a good idea. It will likely be set in June of 2026.
39

40 **11. ADJOURNMENT**
41

42 **TIME AND PLACE OF NEXT MEETING**

43 THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS PLANNING & ZONING
44 COMMISSION WILL BE HELD ON MONDAY MAY 4, 2026.
45

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

59

Planning and Zoning Administrator

Case 1

Conditional Use Application for a
RV as a Dwelling Unit during Construction of a Home

The applicant Angel Cabrera is applying for a Conditional Use to all allow a RV to be used as a dwelling unit during the construction of a home at 575 Golden Poppy. The following regulations apply.

10-1-9 C(2) Mobile home/manufactured home, provided it meets current installation requirements, or recreational vehicle as a conditional use when used as temporary dwelling unit during construction of a standard site-built dwelling unit or on-site assembly of a modular dwelling unit, in accordance with §§ 10-1-5K and 10-1-18B of this Section 10-1.

- (a) A development review/building permit shall be obtained within 30 days following issuance of the conditional use permit.
- (b) Active and continuous construction shall begin within 90 days following issuance of the conditional use permit.
- (c) The mobile home/manufactured home shall be removed at the expiration of the conditional use permit.
- (d) The recreational vehicle shall no longer be used as a residence after expiration of the conditional use permit.

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 applied for and received approval from Valencia County for Flood Plain Compliance and has received Zoning approval from the Village.

Conditions of Approval

1. The applicant will comply with all requirements of Section 10-1-9 C(2).

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 rural residential character of the area.
2. The request is inconsistent with the requirements for 1 dwelling unit per lot.



VILLAGE OF BOSQUE FARMS
1455 WEST BOSQUE LOOP
BOSQUE FARMS, NM 87068
Phone: (505) 869-2358
Fax: (505) 869-3342

RV CONDITIONAL USE PERMIT

Name of applicant: ANGEL CABRERA Date: 3/24/26

Address: 575 GOLDEN POPPY ST Phone Number: (505) 435-4796
BOSQUE FARMS, NM 87068

Owner of recreational vehicle: ANGEL CABRERA

Reason for parking recreational vehicle on property:

RECREATIONAL VEHICLE AS A TEMPORARY LIVING SPACE WHILE
WE BUILD OUR NEW HOME.

Definition of 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.

Conditions of permit:

- Registered owner of RV must be the owner of the property or using the property for their primary residence.
- No RVs are allowed to be used as permanent residence while parked or stored on property.
- You are not allowed to connect your RV with home facilities such as gas, sewer or water at any time. However, you may make temporary electricity connection for the purpose of recharging batteries.
- This permit may be revoked if any false statements are made herein.
- Permit is expired after 30 days for visitation purposes.
- Permit is expired after 120 days for construction purposes.

The Village of Bosque Farms supporting ordinance codes:

10-1-5 (L)

Recreational vehicle storage. On any lot in residential use, the storage of, such as, but not limited to, a boat, pick-up camper shell, travel trailer, or other recreational vehicle is allowed, provided:

(1)

It is not used as additional living quarters for more than 60 days per year for an occasional guest. The property owner will notify the Planning and Zoning Administrator/Officer when guests will be staying more than 14 consecutive days.

(2)

It does not have a permanent connection to utilities.

(3)

It is not parked or stored within 10 feet of any roadway, right-of-way or multi-use path; and

(4)

Such recreational vehicle shall be stored on private property.

10-1-8 (C)

Conditional uses. Conditional uses are governed by § 10-1-13 of this Section 10-1. The following uses shall be allowed in this zone district only upon permit granted by the Commission:

(1)

Accessory living quarters.

(2)

Mobile home/manufactured home, provided it meets current installation requirements, or recreational vehicle as a conditional use when used as temporary dwelling unit during construction of a standard site-built dwelling unit or on-site assembly of a modular dwelling unit in accordance with §§ 10-1-5K and 10-1-13.

(a)

A development review/building permit shall be obtained within 30 days following issuance of the conditional use permit.

(b)

Active and continuous construction shall begin within 90 days following issuance of a conditional use permit.

(c)

The mobile home/manufactured home shall be removed within 10 days of the expiration of the conditional use permit.

(d)

The recreational vehicle shall no longer be used as a residence after expiration of the conditional use permit.

10-1-9 (2)

Mobile home/manufactured home, provided it meets current installation requirements, or recreational vehicle as a conditional use when used as temporary dwelling unit during construction of a standard site-built dwelling unit or on-site assembly of a modular dwelling unit, in accordance with §§ 10-1-5K and 10-1-18B of this Section 10-1.

(a)

A development review/building permit shall be obtained within 30 days following issuance of the conditional use permit.

(b)

Active and continuous construction shall begin within 90 days following issuance of the conditional use permit.

(c)

The mobile home/manufactured home shall be removed at the expiration of the conditional use permit.

(d)

The recreational vehicle shall no longer be used as a residence after expiration of the conditional use permit.

I HAVE READ, UNDERSTAND AND AGREE TO THE CONDITIONS ABOVE

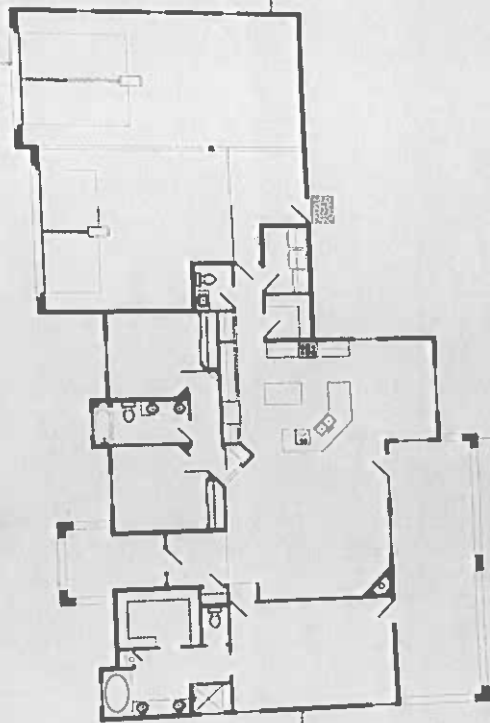
Signed _____ Date 3/24/26

This permit is approved for the following dates _____ to _____

Approved by _____ Date _____ Permit Number _____

SUNFLOWER AVENUE

Minimum 10' Between Buildings



GOLDEN POPPY STREET



*County Approved 4/8/26
Village of Bosque Farms*

Legend Description	
Line	
Area	
Symbol	
Color	

C-1

Sheet:

Cabrera Custom Home
575 Golden Poppy St.
Bosque Farms NM

Site Plan

SCALE: 1/8" = 1'-0"

RM Design Incorporated

6724 ALAMEDA PARK, NE SUITE G ALBUQUERQUE, NEW MEXICO 87113
Phone: (505) 823-4474 Email: Rmont2714@aol.com Fax: (505) 823-6487

Show search results for 575 G...

