

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
Kevin Schaus

DRAFT AGENDA

THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS
WILL HOLD ITS REGULAR MEETING ON MONDAY, NOVEMBER 10TH, 2025 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 SEPTEMBER 8 AND OCTOBER 14 MINUTES

6. PUBLIC HEARING

- a. Hunter Wood is requesting a Conditional Use Permit a Home Occupation located at 990 Green Acres legally described as Tract: 25A1B3E1B S: 2 T: 7N R: 2E for the sale of firearms and tactical gear.
- b. Mark Podeyn for Action RV is requesting a Conditional Use for Auto Repair for 1210 Bosque Farms Blvd. legally described as LANDS OF BOGGESS Tract: 3C2

7. DEPARTMENTAL REPORTS

8. CHAIR & COMMISSION REPORTS

9. ADJOURNMENT

“PRESERVING RURAL AMERICA”

36 **TIME AND PLACE OF NEXT MEETING**

37 THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS PLANNING & ZONING
38 COMMISSION WILL BE HELD ON MONDAY, December 1ST, 2025.
39

40 **PLEASE NOTE:** *The Planning & Zoning Commission may revise the order of the agenda items*
41 *considered at this Open Meeting. If you are an individual with a disability who needs a reader,*
42 *qualified sign language interpreter, or any other form of auxiliary aid or service to attend or*
43 *participate in the hearing or meeting, please contact the office of the Village Clerk at (505) 991-*
44 *6611 at least three (3) calendar days prior to the meeting. Public documents including the*
45 *agenda and minutes can be provided in digital or hardcopy format. The Village of Bosque Farms*
46 *strictly prohibits any form of unlawful discrimination based on race, color, religion, gender*
47 *identity, sexual orientation, sex, national origin, age, disability, or political affiliation in any*
48 *program, activity, or service sponsored by the Village. Contact the office of the Village*
49 *Clerk/administrator for more information*
50

51 
52 _____
53 Planning and Zoning Administrator

September 8 and November 10 Draft Minutes

VILLAGE OF BOSQUE FARMS

Post Office Box 660
Peralta, NM 87042

1455 West Bosque Loop
Bosque Farms, NM 87068

Phone: (505) 869-2358
Fax: (505) 869-3342
Email: Clerkadmin@bosquefarmsnm.gov



Sharon Eastman, Chairwoman

Commission:
Dan Garrison
Joe Hale
Michael Baber
Kevin Schaus

THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS WILL HOLD A REGULAR MEETING ON MONDAY, SEPTEMBER 8TH, 2025 IN COUNCIL CHAMBERS, 1455 WEST BOSQUE LOOP, BOSQUE FARMS, NM AT 6:30PM.

1. CALL TO ORDER & ROLL CALL

All Commissioners Present

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

Motion to approve: Commissioner Shaus Second: Commissioner Garrison Vote:
Unanimous

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

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

None

5. COMMISSION TO REVIEW AND TAKE ACTION ON PREVIOUS MINUTES

Attachment A 8-4-25 P&Z minutes.pdf

Motion to approve: Commissioner Garrison Second: Commissioner Shaus Vote:
Unanimous

6. COMMISSION TO REVIEW AND TAKE ACTION ON CONDITIONAL USE PERMIT FOR 615 COUNTRY LN

Chair Eastman: Applicant is requesting to live in the old house while the new one's being built?

Venus Baraza (615 Country Ln. Applicant sworn): That's exactly what we are asking for.

Chair Eastman: How long do you think it's going to take?

Venus Baraza: No more than a year. If everything goes perfect.

Chair Eastman: noted that the application was marked permanent, not temporary for the conditional use.

The applicant approved the change from permanent to temporary and initialed the application where the change was made.

Chair Eastman: And how much property do you have there?

Husband of Applicant (615 Country Ln, applicant, sworn): Two acres.

“PRESERVING RURAL AMERICA”

Discussion amongst Commission about the nature of the conditional use to allow two dwellings during construction

Commissioner Shaus: The only other thing that I might recommend that we correct is just the wording for the use of the permit. The request on the permit read "request to demolish the existing house until the new house is finished." The application was changed to read "to live in house until new build is complete (Certificate of Occupancy issued by NMCID) and existing house will be demolished."

Also questioned the setback on the rear.

Zoning Enforcement Officer Otero (ZEO): Showed the Commissioners on the site plan how the plan met setbacks.

Applicant stated they would connect to sewer and water with the Village. They were not sure if the existing equipment would be used or if they would have to install new equipment.

Leslie Arbuckle and Louis Arbuckle. (neighbor adjoining, speaker, sworn): Supports the request, noted there is a fence encroaching on the neighbor's property, but that is being fixed.

Chair Eastman: I would entertain a motion.

Commissioner Shaus: My motion to approve the conditional use permit at 615 Country Lane with the change on the... application being moved to limited and then the change of the verbiage under the conditional use permit description. The conditional use permit would be valid for 24 months. That's enough time to build.

Motion to approve with proposed changes: Commissioner Shaus Second: Commissioner Hale

7. DEPARTMENTAL REPORTS

CEO: gave a report on current enforcement actions and cases going to court.

Acting Clerk/Administrator: Updated Commission on Contract for a temporary Planning and Zoning Administrator, the contract Rural Addressing with Valencia County. Provided information about other Village activities unrelated to Zoning or Planning, such as bike trail cleaning and flood plain audit.

Indicated that an appeal that was submitted prior is still moving forward. Spoke about approved building permits within the Village.

Discussion about building permits in the Village including permit posting, illegal construction, how permits are approved and inspected.

8. CHAIR & COMMISSION REPORTS

Chair Eastman: Discussed some ongoing violations and the difficulties enforcing them.

We're going into another transition there, so it's just going to add another four months or five months, so you know. I understand that we want to manage the time that this gets drawn out as well, but until we get some.

Commissioner Hale: I have nothing at this time.

Commissioner Garrison: Thanked the Acting Clerk for speaking at the Rotary Club of Los Lunas.

Commissioner Baber: Expressed concerns about the new development on NM 47 including construction materials outside the property on North Bosque Lp. and incomplete sidewalks on NM 47.

Discussion amongst staff and Commissioners about ownership of the property and NMDOT responsibilities for the sidewalks along NM 47.

CEO noted that he was informed by NM DOT that they are short on staff when he contacted them about cutting weeds along NM47.

ADJOURNMENT

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
Kevin Schaus

Draft Minutes

THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS
WILL HOLD ITS REGULAR MEETING ON TUESDAY, OCTOBER 14TH, 2025 IN THE
COUNCIL CHAMBERS, 1455 WEST BOSQUE LOOP, BOSQUE FARMS, NM AT
6:30PM.

1. CALL TO ORDER & ROLL CALL

Present: Chair Eastman, Commissioner Garrison and Commissioner Baber Excused:
Commissioner Schaus and Commissioner Hale

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

Chair Eastman: So we don't have any September 8th minutes yet?

Acting Planning and Zoning Administrator (APZA): No, ma'am. I should have those for the next hearing. I believe I've located the recording of it. So it'll be just a matter of transcribing those into minutes. And we'll also have this minutes from this meeting as well for the next meeting.

Chair Eastman: Well, I would entertain a motion to postpone taking action on the September 8th minutes until the November Meeting.

Motion to approve: Commissioner Baber, Second: Commissioner Garrison, Unanimous

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

None

5. DEPARTMENTAL REPORTS

None, Acting Planning and Zoning Administrator was not aware of what information the Commission would like to have a report on

6. REVIEW & TAKE ACTION ON SEPTEMBER 8 MINUTES

Deferred to November Meeting as the Minutes were not completed by the Acting Planning and Zoning Administrator.

36 **7. PUBLIC HEARING**

37
38 **a. Marisela Ortega is requesting a Conditional Use for a Day Care at 355**
39 **Spencer Ln. Legally described as BARNETT TRACTS B-5-12 Tract: 14F**

40 **Marisela Ortega (applicant, 355 Spencer, sworn):** Requesting to have a home day-care in at
41 her residence. Applicant addressed concerns expressed by her neighbors:

- 42 • It's not a big daycare
- 43 • Traffic will not result in a lot of cars going up and down the road
- 44 • No Does not believe that noise (generated by the kids) will bother the neighbors,
45 noted the houses are far from each other.
- 46 • It is kind of like a babysitter with four or five kids, but she cannot call it that for
47 licensing reasons, it has to be called home daycare)
- 48 • Neighbors concerned about required fence enclosing the yard not being constructed.
- 49 • Fire extinguishers are required by the State
- 50 • Everybody in my house has to have fingerprinted Before
- 51 • State licensing approval for the day care.
- 52 • Explained she tried to rent commercial property but could not get a rent rate she
53 could afford.
- 54 • She stated she does not plan to have the day-care permanently at the residence, but
55 only long enough to get up and running.
- 56 • Stated the home requires improvements such as a paved driveway and fence, along
57 with other exterior and interior items before the State will approve it, she expects
58 that the work will take about 6 months
- 59 • Stated there is also a Fire inspection required.

60 **Chair Eastman:** Are you living in the house?

61 **Ms. Ortega:** Yes,

62 **Chair Eastman:** How many children of your own do you have?

63 **Ms. Ortega:** Three grown children. 22 year old my daughter behind me, and an 18-year-old
64 college student and a 15-year-old in high school, so they've grown up

65 **Chair Eastman:** I Know you're working on your licensing and so forth and you gave us a lot of
66 documentation. What is your plan for fencing and building your playground

67 **Ms. Ortega:** They have an installer, but he hasn't started yet, he is finishing other projects.

68 **Chair Eastman:** What about the playground?

69 **Ms. Ortega:** The playground has to be located at the back of the house

70 **Commissioner Baber:** Can you tell me about parking drop-off pick-up zones

71 **Ms. Ortega:** Stated she Is planning to use the driveway as a parking space, used an example of
72 six kids to explain the likely drop off schedule. There will not be the six cars at the same time for
73 drop off or to pick up of the kids They will probably be 20 minutes apart or maybe 10 minutes,
74 What about employees parking?

75 Doesn't believe she will need an employee due to the low number of kids, but if she needs help,
76 she can get it from her immediate family members living in the home.

77 **Commissioner Baber:** Yeah, but they're not scheduled drop-offs, there is a chance that you
78 could have multiple parents show up at once, is that possible?

79 **Ms. Ortega:** Acknowledged that might happen but believes there is adequate parking in the
80 driveway if it happens.

81 **Chair Eastman:** What age children are you planning to have?

82 **Ms. Ortega:** Six weeks to 12 years old noted the older children would be in school most of the
83 year so only at the residence day-care part of the day.

84 **Jebediah Alderete (365 Spencer, speaker, sworn):** Expressed concern increased traffic on Abo
85 Road, additionally the intersection of highway 47 and Abo road is a very dangerous intersection
86 and the resulting ingress and egress twice a day at drop-off and pickup time for the daycare
87 Concerned about young drivers entering and exiting highway 47 Noted there is another daycare
88 at Abo and NM47.

89 **Chair Eastman:** Is your property adjacent?

90 **Jebediah Alderete:** My property is not adjacent. It is directly south she can see into the
91 backyard of the property due to the fencing situation

92 **David Harris (375 Spencer Lane, speaker, sworn):** Discussed State regulations related to day-
93 care. Concerned about the garage being used as the day-care. Concerned about the unfinished
94 driveway, the lack of sidewalk to the garage. Expressed concern about the sewage grinder that
95 has not been covered yet and is a danger for the kids and adults walking and playing in the
96 neighborhood. Believes there will be too much traffic that would pose a danger to the
97 neighborhood kids

98 **Ms. Ortega:** Acknowledged driveway not done yet and stated the day-care would be located in
99 the garage, after remodeling it into a occupiable space. Also noted the grinder pump is exposed,
100 but is currently installed on the adjacent property, she is waiting for the Village to correct the
101 situation.

102 **Chair Eastman:** Okay Robert making a note of that so that can go to the Village Clerk and or
103 utility department and they can get that straightened out.

104 **Mike Lowe (360 Spencer Lane, speaker, sworn):** Stated the Village Ordinances address the
105 traffic, the streets and public ways are not to be congested, to secure property from fire, flood,
106 and other dangers, to promote health and general welfare of the residents, to prevent the
107 overcrowding of the land, to avoid undue concentrations of population, to facilitate adequate
108 provisions for transportation, water, sewage, schools, parks, and other requirements, to conserve
109 the value of the buildings and the land, to encourage the most appropriate use of the land
110 throughout the Village. Believes this business would violate all of those things listed previously.
111 Believes approving the day-care would set a dangerous precedent.

112 **Kathy Reichman (510 Abo Court, speaker, sworn):** Noted Abo and Abo Ct is a dangerous
113 intersection. Noted there is one way in and out of the neighborhood, and the roads are narrow
114 with no sidewalks. Concerned about children, pets and adults moving around the neighborhood
115 along the streets. Wants the quiet rural neighborhood to remain as it is. Believes that it is unfair
116 for our neighborhood to have to handle 2 daycares (current one is at Hwy. 47 and Abo Rd.)
117 Concerned about all children at the day-care being dropped off at the same time.
118 Concerned about the business exceeding the allowed number of children.

119 **Don Cadenhead (address, speaker, sworn):** Concerned about the applicant's
120 credentials. Concerned about traffic, narrow streets, kids walking their dogs and kids learning
121 how to ride bicycles, etc. Note the cul-de-sac on Spencer is kind of small for loading and
122 unloading children.
123 Concerned about the parents, dropping off the kids, being in a hurry.

124 **Chair Eastman:** So your primary concern is traffic.

125 **Don Cadenhead:** Yes, it is, he noted that most residents in the neighborhood are retired and
126 would be bothered by the children making noise.

127 **Jason Beatty (340 Spencer Lane, speaker, sworn):** Agreed with his neighbors' concerns.

He and his wife are opposed to the proposed daycare business. Voiced concern about the size of the cul-de-sac, noting it is small. Stated concern for dog walkers and kids playing.

He believes that any business in the neighborhood is going to bring more people, more traffic and noise. Expressed concerns about how people drive.

Commissioner Baber: In your letter, you state the Declaration of Covenants. Can you tell us a little more about that?

Jason Beatty: The Covenants talk about no businesses being allowed in the neighborhood.

Chair Eastman: We as Planning and Zoning Commission and as the Village of Bosque Farms do not enforce covenants. That is up to your neighborhood group to do that.

Jason Beatty: I understand, but I thought it was important for the commission to know.

Jason Hunt (380 Spencer, speaker, sworn): Concerned about traffic, day-care kids climbing his fence to get to his pool. Concerned about visibility at drop off time due to rising and setting sun. Concerned about vehicles negotiating the cul-de-sac as large vehicles have to make several attempts to get turned around.

Chair Eastman: Is the road posted with the speed limit? I was down there the other day.

Lucy Lucero (555 Abo Court, speaker sworn): Expressed concerns about traffic, about children's safety. Noted Abo Rd. is a dead end. Stated there are vacant lots in that area so traffic has not reached its full volume.

Corey Townsend (455 Abo Ct., speaker, sworn): Questioned rather the use was permanent or until the applicant could find a commercial space.

Chair Eastman: I believe she's asking for permanent conditional use.

Commissioner Baber: She did state that it was temporary, during her testimony.

Chair Eastman: The way the Zoning ordinance works is people are allowed to have a small business in their home with a conditional use. They can't have any employees, they are limited to the things that they can do, and they can only have a small sign. Typically, those are people that are running an office out of their home and it is limited to a portion of the home (or accessory building).

We do have one, possibly two other home day-cares here in the village that conform to the requirements. And there are strict requirements for a day-care. No more than six kids and no employees. They also have to have all of the licensing from the State.

And we, as a zoning commission, have the right to put conditions on such uses to tell them you can do this much, but you can't do that much.

Corey Townsend: If she's allowed to use it conditionally, is there a time limit?

Chair Eastman: We can put a time limit, at this point, we're just taking testimony.

Corey Townsend: If there's all these conditions on the property that have to be met in order to be a daycare, wouldn't it make more sense to have those done before you apply to have a day-care?

Chair Eastman: Yes.

Stephanie Chavarro (355 Spencer Ln., speaker, sworn): Daughter of applicant, stated she would help with the children if needed. Stated they wanted the 12-14 kids but that 6 would be great. Also, she understood concerns about traffic and noise. Stated she did not believe that the noise from children playing would affect the neighbors due to the spacing between homes. Stated they had tried to get a commercial location but had not been able to locate one. They are hoping to start in the home but then move to a commercial location. Stated that the purpose of the Day-Care is to help out the children, give them somewhere to be that is safe and a head start on life.

174 **Chair Eastman:** This is a daycare, not a school.

175 **Stephanie Chavarro:** Correct, but that's where they learn their manners, and their brains start

176 developing. Stated that they might be able to help parents diagnose issues with the kids such as

177 learning issues or behavioral issues.

178 **Chair Eastman:** Is there anyone else out there that wants to speak to this?

179 **Ms. Ortega:** Wanted to respond to the neighbors questions, stated she applied for a permanent

180 conditional use as she did not understand the process. She noted that she applied before

181 completing everything on the property (fencing, driveway, etc.) as it is part of the process of

182 getting the business ready to open including State certification. Plans on using the garage as it

183 preserves the privacy of her home. Stated financing reasons are why the home is not complete at

184 this time. Stated the fence would be installed this month

185 **Chair Eastman:** If we gave you permission to do this, it would be with the conditions of many

186 things that have to be done first. And I understand that you might not want to spend the money

187 doing them, not knowing whether you're going to get permission to do it or not. We do

188 understand that.

189 **Commissioner Baber:** I hear the neighbors, I hear the community, and I completely understand

190 where they're coming from and I respect where they're coming from. I personally agree with

191 them that the traffic would be a nuisance in the area. I've been in the area, and those roads are

192 very narrow. And I have seen kids playing there. Not to say that all of Bosque Farms isn't

193 equally as important or quiet or small, but there is one way in and one way out in that very

194 narrow road. So I understand and I do agree with them that traffic would be an issue there,

195 especially being as far back in there as this residence is.

196 **Commissioner Garrison:** I have to agree with Commissioner Baber. I think the desire to have a

197 home business is a legitimate request, but I really have questions about whether the traffic will

198 even make it worthwhile.

199 **Chair Eastman:** Well, I don't know if either of you have gone back there. I have. and I called

200 Mr. Pierson this afternoon because I wanted to know how wide Abo Road is. And actually, it's

201 very close to 40 feet, which is a legal road.

202 This request in my opinion, that this is ready, I don't think that as a Commission we should give

203 permission for something that might not take place for six months or a year. I understand

204 needing money to get started, and she has gotten many of the certifications that she needs to

205 have, but without a fence, without a driveway, without even a drawing of how that's going to be

206 and where the parking's going to be and everything else, I personally can't support it.

207 **Motion to Deny Commissioner Baber, Second Commissioner Garrison**

208 **APZA:** Madam Chair, are there any findings that the Commission would like to add?

209 **Chair Eastman:** I think we can safely say that the traffic is a major issue in the neighborhood.

210 Second this is not a complete application and is not ready to be approved.

211 **APZA:** Do you accept the findings that she stated as amending your motion?

212 **Commissioner Baber:** I do.

213 **Motion to Deny as amended with Findings: Commissioner Baber, Second Commissioner**

214 **Garrison**

215 **Vote: Unanimous**

216 Some of the Commissioners did recommend commercial buildings they knew were available for

217 rent to the applicant.

218 **Chair Eastman:** Pierson will give you a letter stating what our decision and so forth.

219 **b. Ezequiel Rojas is requesting a Conditional Use for Auto Sales at 2820**

Bosque Farms Blvd. Legally described as Tract: 6E1B S: 12 T: 7N R: 2E

Chair Eastman: Ezequiel Rojas are you here? It appears we do not have an applicant. Per Section 10-1-26- Appearance at public hearings is required. Any applicants or their agents submitting a conditional use variance zone change, zone text, or appeal request shall appear in person at any meeting or hearing scheduled to consider the respective applications. If the applicant is not the property owner, the property owner shall submit a notarized letter authorizing a designated agent to appear at the public meeting the property owner or his designated agent shall be present at the public meeting if any applicants or their agents do not appear in person at the respective meeting the application will be denied and any fees paid will be forfeited to the Village of Bosque Farms so Mr. Rojas should receive a letter stating that that it's an automatic denial. If he wants to reapply, he has to start over again.

8. CHAIR & COMMISSION REPORTS

Commissioner Baber: I have nothing to report at this time. Asked questions about Mr. Pierson's background and contract with the Village.

Commissioner Garrison: None

Chair Eastman: I do have some inquiries. In April, this commission voted to have a property at 1290 Truches Trail inspected by code enforcement for having a salvage yard. This hasn't been done yet.

What is the status of the letter the Village Attorney is writing to request an inspection? Next A couple of months ago, three months ago, a gentleman named Mr. Paint who lives at 1935 El Dorado, came in and he had moved his son's large motor home onto his property without permission. And we denied his request, it's a half acre lot, to have that extra residents on there he claimed that his son needed it because of medical necessity. Then the council denied it but nobody ever set a time limit that I'm aware of.

Commissioner Baber: No, we gave him a time limit. On the letter she gave him, I think she gave him 60 days to remove it.

Chair Eastman: I've been researching our sign ordinance amendments that were passed in December of 2021, and I actually went down to the newspaper hoping to find the number of the Ordinance, it was legally notified in the paper both before and after. One of the ladies from the news bulletin actually went back into her own notes to see if she had put down the number of that ordinance and she had not.

APZA: I'll see if I can find anything, but unfortunately it looks like this is a do-over situation.

Lee: What about Peralta wanting part of Bosque Farms? And then Rizzo is past their timeframe for their ADU.

Chair Eastman: I was told that they were sent a letter. And the last thing that I have is Back off of the West Loop there's a large orange house. And the contractor, when the house was being built, put up a sign about this big, probably four by six, saying, Green Desert Contractor. The house has been occupied for at least two months, and that sign's still there.

Commissioner Baber: And I do have one thing. Just a heads up, the CPA's office on NM 47 I believe several times, at least three or four times this summer, there have been vehicles for sale out of his parking lot.

Also, there is a hauling business, Romero's hauling, that put small signs, maybe about two to three feet high by a foot and a half wide, on all the corners of the north loop, south loop,

Esperanza. His phone number's on there, so it would be very easy for me to acquire one of the signs and call him to let him know.

Chair Eastman: There was one little sign in front of the community center.

9. ADJOURNMENT

Commissioner Baber: I move that we adjourn this meeting at 8:15.

TIME AND PLACE OF NEXT MEETING

THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS PLANNING & ZONING COMMISSION WILL BE HELD ON MONDAY, NOVEMBER 3RD, 2025.

Planning and Zoning Commission Chair

Case 1

Conditional Use Application for Home Occupation 990 Green Acres

The applicant Wood Workz Customs, agent Hunter Wood is requesting a Conditional Use Application for a Home Occupation. The applicant is requesting an online business for firearms and tactical gear sales. The applicant has indicated that he does not expect more than one or two people per month to come by the house to pick up a purchase. The rest of the transactions will be forwarded to other licensed firearms dealers for final delivery to the client. The applicant has indicated in a written letter that minimal inventory will be kept on hand. The applicant also stated in the letter that all Federal and State requirements will be met including the 7-day waiting period. The applicant has also stated that if the business grows much past what is stated he would then find a commercial space for the business.

Based on the applicant's responses the following requirements appear to be met by the applicant.

Home occupations. A conditional use permit for a home occupation shall be either permanent or renewable and may be issued by the Planning and Zoning Administrator/Officer or Commission subject to the following requirements. If a home occupation permit meets all the following requirements, it may be approved by the Planning and Zoning Administrator/Officer. Any deviations from the following requirements will require approval from the Planning and Zoning Commission. In either case, the posting of the sign will be required by the applicant as per Subsection C of this § 10-1-13.

- (1) No person other than members of the family residing on the premises shall be engaged in the home occupation. Allowances shall be made for non-family employees not working on the premises of the home occupation to visit the premises, provided such employees' responsibilities are identified and the frequency of daily trips made to the premises of the home occupation is stated. Non-family member employees shall not report for work at the home occupation premises;
- (2) The use of the dwelling unit for a home occupation shall be clearly incidental and subordinate to its principal use for residential purposes by its occupants, and not more than 25% of the floor area of such dwelling unit, or more than 600 square feet of an accessory building, contiguous and partitioned, shall be used in the conduct of the home occupation;
- (3) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of a home occupation, other than one sign, not to exceed five square feet, as regulated by this Section 10-1 [see § 10-1-20D(9)];
- (4) There shall be no sales in connection with a home occupation that would disrupt the residential nature of the district;
- (5) No traffic shall be generated by a home occupation in greater volumes than would normally be expected in a residential neighborhood;

(6) No equipment or process shall be used in a home occupation which creates a nuisance such as noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in the line voltage off the premises;

(7) A maximum of two service vehicles are allowed if one is stored in an enclosed building;

(8) Upon the approval of a conditional use permit for a home occupation by the Commission, a copy of such permit, along with any supplemental documentation, shall be provided to the applicant. The Commission shall ascertain that all limits and restrictions are clear to the applicant at the time of permit approval;

(9) A list of hazardous materials or explosives that are stored in bulk on the property, which are used in the home occupation, with such storage areas clearly marked on the map, shall be provided to the Fire Chief and the floodplain administrator; and

(10) No use will be allowed which will create dangerous, injurious, noxious, or other conditions that will pose a threat to public health, safety and welfare. No adverse impact on surrounding property will be allowed.

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 appears to be in compliance with the Zoning Code requirements for a Home Occupation.

Conditions of Approval

(1) No person other than members of the family residing on the premises shall be engaged in the home occupation. Allowances shall be made for non-family employees not working on the premises of the home occupation to visit the premises, provided such employees' responsibilities are identified and the frequency of daily trips made to the premises of the home occupation is stated. Non-family member employees shall not report for work at the home occupation premises;

(2) The use of the dwelling unit for a home occupation shall be clearly incidental and subordinate to its principal use for residential purposes by its occupants, and not more than 25% of the floor area of such dwelling unit, or more than 600 square feet of an accessory building, contiguous and partitioned, shall be used in the conduct of the home occupation.

(3) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of a home occupation, other than one sign, not to exceed five square feet, as regulated by this Section 10-1 [see § 10-1-20D(9)].

(4) There shall be no sales in connection with a home occupation that would disrupt the residential nature of the district.

(5) No traffic shall be generated by a home occupation in greater volumes than would normally be expected in a residential neighborhood.

(6) No equipment or process shall be used in a home occupation which creates a nuisance such as noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in the line voltage off the premises.

(7) A list of hazardous materials or explosives that are stored in bulk on the property, which are used in the home occupation, with such storage areas clearly marked on the map, shall be provided to the Fire Chief and the floodplain administrator; and

(8) No use will be allowed which will create dangerous, injurious, noxious, or other conditions that will pose a threat to public health, safety and welfare. No adverse impact on surrounding property will be allowed.

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 10-1-2 Purpose as it not consistent with lessen congestion in the streets and public ways.*

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 Hunter K Wood

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

Mailing Address 990 Green Acres Ln, Bosque Farms, NM, 87068

Conditional Use

Permit Address

Telephone

Day 505-923-0353 Evening 505-923-0353

Agent/Representative

(if applicable)

Address

Telephone

Day _____ Evening _____

Zoning of Property

R-2A

Directions to

Property

West on ^{Hwy} 800 North loop, turn south on Green Acres, Turn left into driveway at 990 Green Acres.

Purpose of

Conditional Use

Permit (be specific)

To buy, sale, trade fire arms and tactical gear

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 Hunter K Wood Date 11-03-25

SUBSCRIBED AND SWORN TO before me _____

My Commission Expires _____

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.	☒ HW	☐	
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?	☐	☐	yes
Will there be glare?	☐	☐	yes
Will there be odor?	☐	☐	no
What are the economic effects of this Conditional Use Permit to adjoining properties?			None
5. Will this Conditional Use be generally compatible with adjacent properties and other property in the district?			no

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

Village of Bosque Farms
P.O. Box 660
Peralta NM, 87042
(505) 869-2358



Michael Angelo Limon
Clerk/Administrator
clerkadmin@bosquefarmsnm.gov
Fermin Otero
Code Enforcement

VILLAGE OF BOSQUE FARMS BUSINESS LICENSE APPLICATION

INITIAL APPLICATION

Applications must include copies of your state of New Mexico taxation and revenue department registration certificate and any state license issued for your business. Incomplete applications will not be processed.

BUSINESS NAME AND INFORMATION

Business Name Woodworkz Customs (dba)
Business Location 990 Green Acres Ln, Bosque Farms, NM
Mailing Address (if different from above) _____
Business phone 505-923-0353 Business email WoodworkzCustoms@gmail.com
NM State Tax ID# (required) 99-2092125 Board/License # _____
Business Start Date (Start Date in Bosque Farms) _____

OWNER INFORMATION

Business Owner(s) Hunter Wood
Address 990 Green Acres Ln City Bosque Farms State NM Zip 87068
Email Address Woodhunter55@gmail.com Phone 505-923-0353
Proprietorship/Sole Ownership ☐ Corporation ☐ LLC ☒
Partnership ☐ Not for Profit ☐ Other ☐

APPLICANT INFORMATION (IF DIFFERENT FROM OWNER)

Applicant(s) _____ Phone _____
Address _____ City _____ State _____ Zip _____

BUSINESS ACTIVITIES

DESCRIPTION OF SERVICES PROVIDED Buy/sell of firearms & tactical gear

Is this activity new for this location? Yes ☒ No ☐

If yes what was the previous use? Single family home

Will there be any reconstruction or improvements made to the building? Yes ☐ No ☒

If yes, other permits may be required.

Are there any existing signs on the premises of your building? Yes ☐ No ☒

Do you intend to repair any existing signs or install any new ones? Yes ☐ No ☒

If yes, other permits may be required.

Village of Bosque Farms
P.O. Box 660
Peralta NM, 87042
(505) 869-2358



Michael Angelo Limon
Clerk/Administrator
clerkadmin@bosquefarmsnm.gov
Fermin Otero
Code Enforcement

Business activities continued

Are there any vending machines in your establishment? Yes ☐ No ☒

Please Note: You are required to have registration sticker on each vending machine.

Will your business be run out of your home? Yes ☒ No ☐

If yes, you will need to complete a Home Occupation Registration Application in addition to this application and may need to go before the Commission prior to approval.

SIGNATURES(S) OF AUTHORIZED APPLICANTS(S)

I understand that my signature below indicates that all information contained on this application is true and complete.

Printed Name Hunter Wood
Signature [Signature]
Date 8-12-25

THE FOLLOWING ITEMS MUST BE SUBMITTED	☐
COMPLETE BUSINESS REGISTRATION APPLICATION	☐
NM CRS CERTIFICATE	☐
FIRE OCCUPANCY PERMIT (if required)	☐
HOME OCCUPATION APPLICATION (if applicable)	☐
NM STATE LICENSE (if applicable)	☐
ESTABLISHMENT LICENSE (if applicable)	☐
FOOD ESTABLISHMENT PERMIT (if applicable)	☐

** OFFICE USE ONLY**

PERMIT #: _____ RECEIVED DATE: _____ APPLICATION FEE: _____

ZONE: _____

APPROVAL/DISAPPROVAL BY: _____

SIGNATURE: _____

BUSINESS REGISTRATION FEE: _____ \$ \$35.00

LATE FEE: _____ (AFTER MARCH 16) \$ _____

TOTAL FEE \$ _____

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

HOME OCCUPATION PERMIT APPLICATION

As Per Ordinance 10-1-14. and 10-1-14.L.

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 Home Occupation Permit Requested: ☐ Limited ☒ Permanent

Applicant

Hunter Wood

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

Mailing Address

990 Green Acres Ln, Bosque Farms, NM, 87068

Home Occupation

FFL, Buy/sell firearms and tactical equip.

Permit Address

990 Green Acres Ln, Bosque Farms, NM, 87068

Telephone

Day 505-923-0253 Evening 505-923-0358

Agent/Representative
(if applicable)

Address

Telephone

Day _____ Evening _____

Zoning of Property

Directions to

Property

Purpose of Home

Occupation Permit (be
specific)

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]

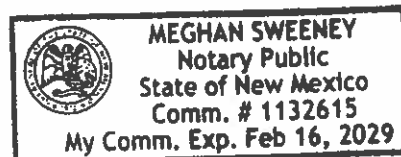
Date

8-12-25

SUBSCRIBED AND SWORN TO before me August 12, 2025

My Commission Expires February 16, 2029

[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?	☐	☐	Yes
Will there be glare?	☐	☐	Yes
Will there be odor?	☐	☐	No
What are the economic effects of this Conditional Use Permit to adjoining properties?	None		
5. Will this Conditional Use be generally compatible with adjacent properties and other property in the district?	No		

10-1-14.L. Home Occupation Permit

	Additional Information	
1. Number of Employees	1	
2. Square Footage to be Used for Home Occupation	100	
Floor Area of Dwelling Unit		
Accessory Building		
3. Will there be a change in the outside appearance	☐ Yes	☒ No
4. Sales	☒ Yes	☐ No
5. Traffic	☒ Yes	☐ No
6. Nuisance	☐ Yes	☒ No
7. Service or Delivery Trucks	☐ Yes	☒ No

For Village Office Use Only

Date Application Received
Received By
Administrative Fee Paid
Date of Public Hearing

Receipt # _____

Planning & Zoning Commission Decision

Restrictions (if applicable)

Chairman, Planning & Zoning Commission

Hunter Wood

Woodworkz Customs LLC

FFL Business License application

11/10/25

Good evening, ladies and gentlemen. My name is Hunter Wood. I am the resident of 990 Green Acres Ln, and the owner of Woodworkz customs. I am here tonight to request the Villages permission to proceed with the operation of a federal firearms license. This license allows me to buy, sale, and trade firearms from my house.

I have written the following to help answer questions that have been brought to my attention by the community in hopes it will ease people's minds about the future business I will be conducting.

The business I intend to pursue is mostly an online business. Meaning I will not be carrying large amounts of inventory at any point in time. At most, I will house 3-5 pieces of merchandise in inventory usually meant for certain occasions. The company I work for hosts 2-3 clay shoots a year in Belen in which they provide rifles/ shotguns/ or pistols as a raffle gift. This license also allows me to do some greater good for the community in which I am hoping to be able to help First Responders and Veterans by donating a rifle/ shotgun to help them pursue dream hunts to give back for the sacrifices they have made for their communities and this country. Furthermore, I do not plane to have a large clientele in and out of my home at all hours of day and night. I understand I have a civil responsibility to keep the community safe, and quiet as this is not an established business front and I am in a residential area.

This brings me to the following concern from the community on rules and regulations. ATF has strict rules and regulations including a 7 day waiting period for those that do not possess a concealed carry permit. I will be following these regulations to a T as it is in no way shape or form my intention to bring harm to this community or others by allowing these rules to be bypassed just because the person purchasing is a friend. All rules and regulations will be followed. If anyone has any questions or concerns, please feel free to contact me directly.

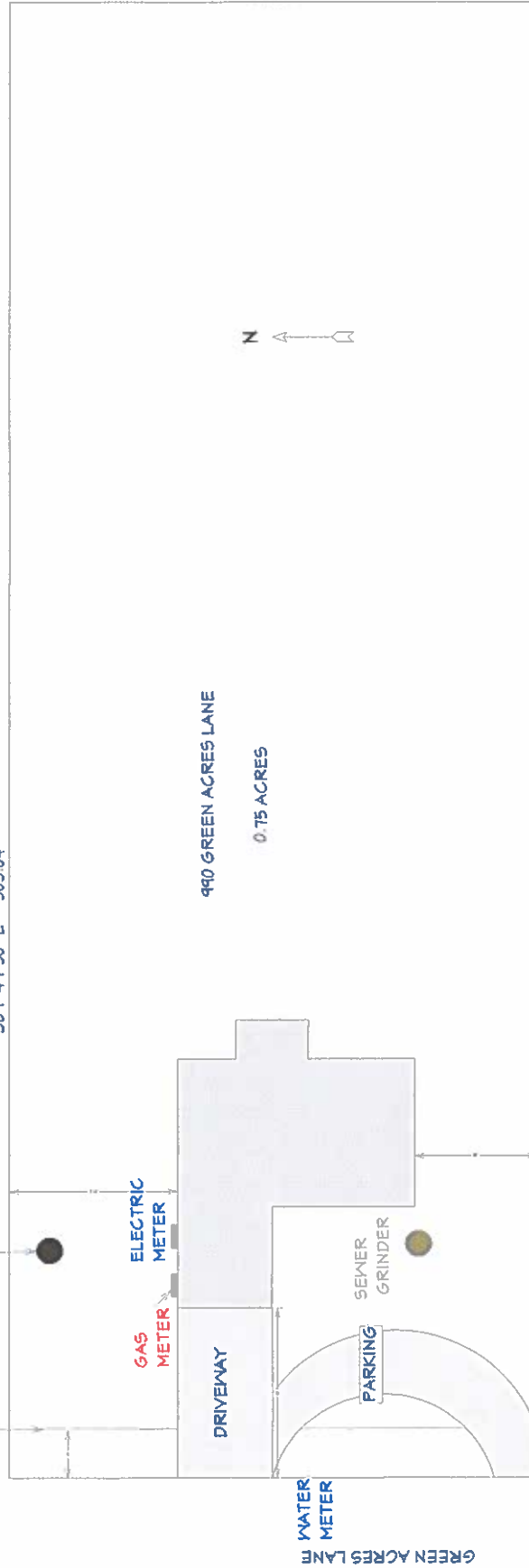
Thank you for your time and consideration.

Business model

This business will be mostly conducted through online sales and transferred to co-operating FFLs in the area (usually Albuquerque). I have a limited clientele of maybe 1-2 people throughout the month on premises. I do not plan to keep large amounts of inventory on the premises. If it comes to a point where I incur more business I will be inclined to move the business elsewhere as the property is not meant to house large amounts of inventory.

EASEMENT
EXISTING POWER POLE
100 AMP SERVICE

S89° 49' 30" E 303.04'



990 GREEN ACRES LANE

0.75 ACRES

N

N89° 49' 30" E 303.04'

PLOT PLAN



Audit & Compliance Division
Albuquerque District

Michelle Lujan Grisham
Governor

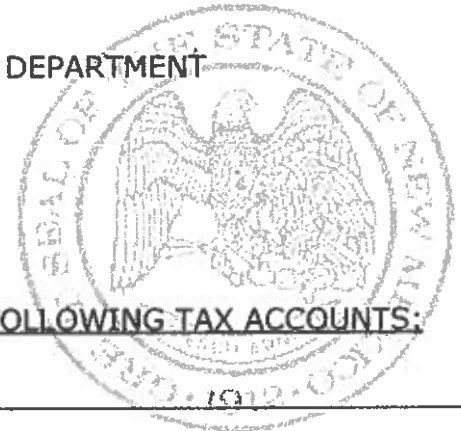
Stephanie Schardin Clarke
Cabinet Secretary

WOODWORKZ CUSTOMES
990 GREEN ACRES LN
BOSQUE FARMS, NM 87068-9008

September 24, 2025
FEIN: **-***2125
Letter ID: L1030674288

THIS CERTIFICATE IS NOT TRANSFERABLE

STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT
REGISTRATION CERTIFICATE



Legal Name: WOODWORKZ CUSTOMES
Entity Type: Ltd. Liability Company

THE ABOVE REFERENCED TAXPAYER IS REGISTERED FOR THE FOLLOWING TAX ACCOUNTS:

Business Tax ID	Doing Business As Name			
03-700400-00-0	WOODWORKZ CUSTOMES			
Program Name	Tax ID	Start Date	End Date	Filing Status
Gross Receipts	03700400000-GRT	24-Oct-2025		Quarterly
Business Tax ID	Location Addresses Under GRT Account			
03700400000-GRT	990 GREEN ACRES LN BOSQUE FARMS NM 87068-9008			

Case 2

Conditional Use 1210 Bosque Farms Blvd. for Vehicle Service/Commercial Garage

Action RV Specialists Inc. represented by Mark Podeyn has submitted a request for a Conditional Use Permit Vehicle Service/Commercial Garage at 1210 Bosque Farms Blvd. The applicant has submitted ariel photographs that show the proposed facility, setbacks and sign location.

The aerial photos show parking location, setbacks and building locations. The applicant is proposing an asphalt pad on the site. The application meets parking requirements based on the verbal description provided with the application, parking spaces and locations are not identified on the photos provided.

The applicant is will need to provide solid fence screening of vehicles for repair from the residentially zoned lots to the south and southeast. 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. Any major repair work shall be conducted entirely within an enclosed building
3. 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; Concrete pad shall be shown on a site plan submitted to the Village for review and approval.
4. 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;
5. Outdoor storage of not more than three vehicles per enclosed service bay awaiting repair and/or delivery;
6. Provisions are made to adequately handle, contain and control all hazardous waste and shall meet all EPA requirements;
7. All parking areas for customers and vehicles awaiting service shall be paved or surfaced with base course or gravel;
8. 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
9. All miscellaneous materials and parts must be stored within an enclosed building.
10. Sign 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.

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

MARK GRODEYN - ACTION RV SPECIALISTS INC.

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

Mailing Address

1210 BOSQUE FARMS BLVD

Conditional Use

Permit Address

BOSQUE FARMS NM 87068

Telephone

Day 505-294-1654

Evening

MARK O. GRODEYN

Agent/Representative

(if applicable)

1210 BOSQUE FARMS BLVD, BOSQUE FARMS
Address NM 87068

Telephone

Day

Evening

C-1
Zoning of Property

Directions to
Property

.30 MILE NORTH OF ESPERANZA, HWY 47

What are the economic effects of this Conditional Use Permit to adjoining properties?

UN-AFFECTED

5. Will this Conditional Use be generally compatible with adjacent properties and other property in the district?

YES

For Village Office Use Only

Date Application Received

10/27/25

Received by

Robert Pierson

Administrative Fee Paid

150

Receipt #

Date of Public Hearing

11/7/25

Date of Publication

Planning & Zoning Commission Decision

Restrictions (if applicable)

Commission Chairman, Planning & Zoning

Site Development Plan for Action RV Specialists Inc.

Village of Bosque Farms, New Mexico

1. Project Overview

Business Name: Action RV Specialists Inc.

Location: 1210 Bosque Farms Blvd

Zoning Classification: C-1 (Commercial Zone)

Proposed Use: Temporary location for Retail sales of light RV repairs, maintenance, parts and supplies

Action RV Specialists Inc. has been operating its RV repair, parts and supply business at 1100 Bosque Farms Blvd for just over 14 years. Action RV Specialists Inc. is 3 months into the engineering and design phase of its new facility that will be located next to the future Bosque RV Ranch RV campground.

Action RV Specialists Inc. formally requests approval of a conditional use permit to allow for the ongoing temporary operation of its RV repair and supply business.

2. Site Layout

- Lot Size: Tract 3C2 Lands Of Bogess 3.0 acres (net), area utilized for temporary business operation is 1.17 acres
- 2 fully enclosed buildings are present on the subject site
- The buildings were used in the past for the business operations of the International Hot Boat Association
- Building Footprint: Retail store and service shop 3486 square feet, administrative offices 3306 square feet
- Setbacks:
 - Front Yard: 557 feet
 - Side Yard: 27 feet
 - Rear Yard: 43 feet
- Driveways and Access Points: Direct access by way of 45' wide driveway
- Primary access from Bosque Farms Blvd (HWY 47)
- Fencing will be 6' security chain link material, fencing facing boulevard will have sight barrier
- All driving surfaces consist of compacted asphalt millings and concrete. Addition of new 50'X60' asphalt surface before December.

3. Parking and Circulation

- Total Parking Spaces: 30
- Customer Parking: 24

8. Types of light repairs to be performed:

- Repairs to RV components located in the interior of the RV living area, such as infrastructure items including plumbing, propane lines, appliances, electrical systems and carpentry
- Maintenance for RV components located on the exterior of the RV such as; roof leaks, marker lights, roof vents and side penetrations

9. Types of parts and supplies sold:

- RV repair parts, maintenance supplies, accessories and camping supplies

10. Development Schedule

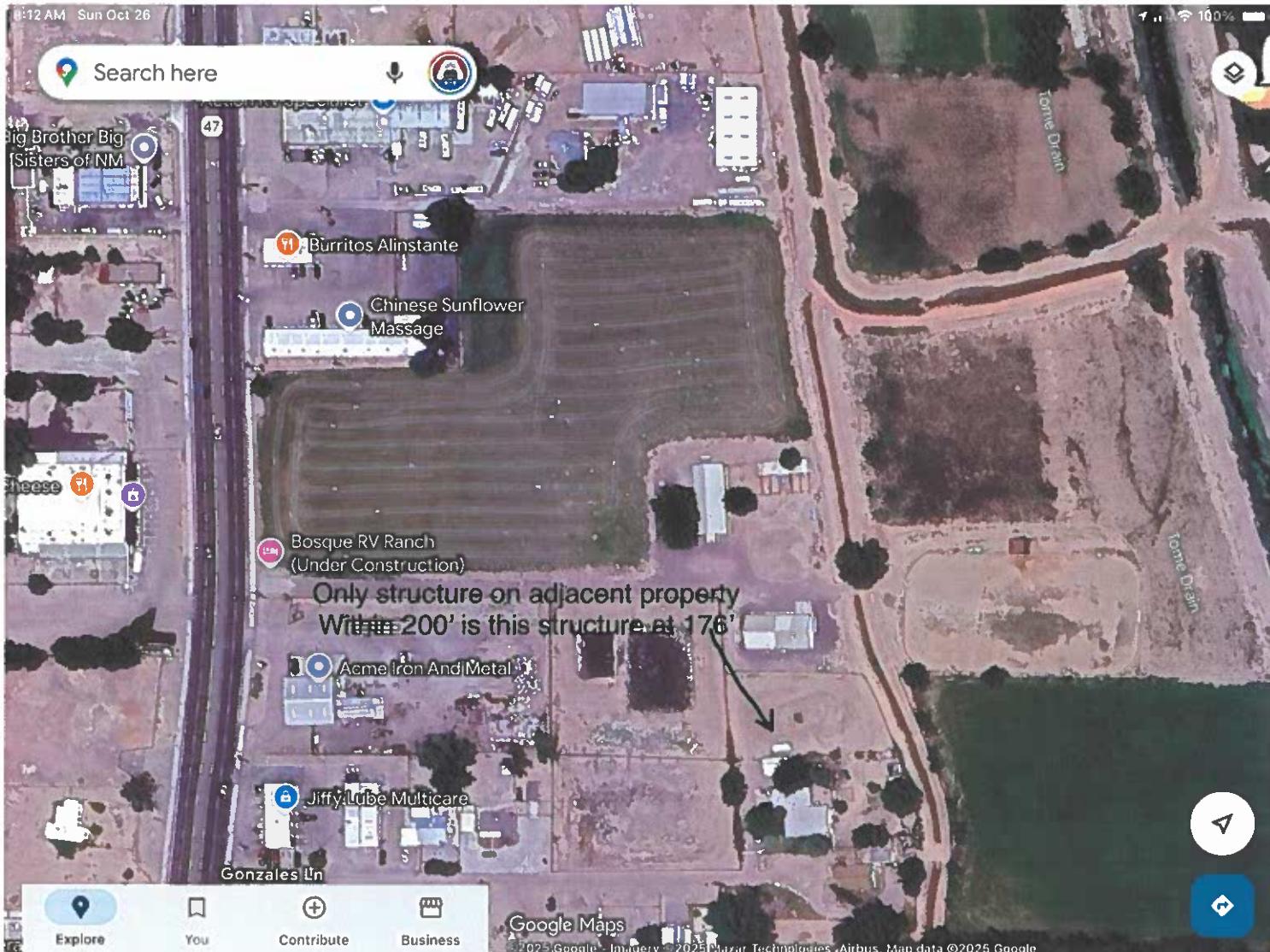
- Additional fence installation November 3 – 7
- Asphalt installation November 10-14
- Sign installation TBD pending permitting and contractor schedule

11. Action RV Specialists Inc Benefits to Community

- \$120,000 gross receipts revenue annually
- \$18,000 donations and sponsorships to Valencia County youth sports, recreation and agricultural groups annually
- 82% of Action RV's customers travel from outside of Bosque Farms for repairs and parts. These customers buy additional products and services in Bosque farms
- Action RV is an active approved business with Work Force Connections of Valencia County providing youth on the job training apprentice opportunities
- Action RV is an active approved business with Work Force Connections of Valencia County providing displaced adult on the job training apprentice opportunities
- Action RV currently employs 100% Valencia County residents, 2 of which are Bosque Farms families.
- Action RV is an approved satellite teaching facility for the RV Technical Institute (RVTI) Certification program

12. Supporting Documents

- Site plan drawing including description of ingress, egress, structure locations, fence, parking, water retention area
- Site plan drawing describing adjacent structure within 200'
- Legal description of property including recorded plat
- Photo of Street Sign





Burritos Alinstante



Inner Beauty Hair
Studio and Spa



Acme Iron And Metal

Side setback 328'

Front setback 557'

Rear setback 43'

Side setback 27'

