

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 AGENDA PLANNING AND ZONING COMMISSION

THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS
WILL HOLD ITS REGULAR MEETING ON MONDAY, OCTOBER 5, 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 SEPTEMBER 14, 2026 MINUTES

6. HEARING FOR PROPOSED ORDINANCE CHANGES:

- a. Amendment to Zoning Code Sign Ordinance
- b. Amendment to Property Maintenance 7-3-13

7. Discussion of:

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

8. CONDITIONAL USE PERMITS

- a. Conditional Use for RV Campground considered under Section 10-1-11 L
Exceptions. Any and all other business activities and/or the like of which are not
covered in this Section 10-1 shall be disallowed except by completing and filing a

“PRESERVING RURAL AMERICA”

business exception permit which will be presented to the Planning and Zoning Commission for determination. Permits may or may not be allowed after consideration of this Section 10-1 and the Comprehensive Land Use Plan. Located at 195 Bosque Farms Blvd. Tract: 1C2B2 S: 1 T: 7N R: 2E 0.56 ACRE MAP 62 ALOHA HAIR STYLING - BOSQUE FARMS.

9. DEPARTMENTAL REPORTS

10. CHAIR & COMMISSION REPORTS

11. ADJOURNMENT

TIME AND PLACE OF NEXT MEETING

THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS PLANNING & ZONING COMMISSION WILL BE HELD ON **MONDAY, NOVEMBER 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*


Planning and Zoning Administrator

Item 6A Sign Ordinance

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

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

ANIMATED SIGN

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

AUXILIARY SIGN

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

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

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

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

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

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

BANNER

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

BUILDING-MOUNTED SIGN

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

DIRECTIONAL SIGN

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

FREESTANDING SIGN

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

32 ILLUMINATED SIGN

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

35 INDIRECT LIGHT SOURCE

36 A light that does not proceed straight to any object.

37 INFORMATIONAL SIGN

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

39 OFF-PREMISES SIGN

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

41 ON-PREMISES SIGN

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

43 PENNANT

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

47 PORTABLE SIGN

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

50 READER BOARD

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

55 SIGN

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

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

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

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

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

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

SIGN FACE

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

SPOTLIGHT

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

STREET BANNER

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

TEMPORARY SIGN

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

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

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

- (a) All signs or devices exempted by definition in this section (refer to the definition of "sign" in Subsection A above);
- (b) Professional name plates erected flush to building walls with a sign face not exceeding four square feet;
- (c) Signs upon a motorized vehicle, provided that any such vehicle with a sign face over 10 square feet is not used in a manner to avoid the provisions of this Section 10-1; nothing herein prevents such a vehicle from being used for a bona fide delivery and other vehicular purposes;
- (d) Temporary holiday decorations, except temporary street banners;
- (e) On-premises real estate signs with a sign face not exceeding 10 square feet;
- (f) Any renovation or content changes to the sign face, but not changes in dimension, location, or height;
- (g) ~~Political signs not to exceed 32 square feet;~~
- (hg) Signs which only display local time and temperature, not exceeding 36 square feet;
- (ih) ~~Signs painted on the exterior surface of a building or structure. Wall signs shall not exceed 100 square feet or exceed 30% of the wall space, whichever is greater, in which the business or activity is housed. Wall signs shall be limited to advertise the business within the building or retail space, and products produced or sold by that business; and~~
- (ji) Signs used by ~~local, registered nonprofit~~ organizations at Village of Bosque Farms recreational facilities for advertising businesses supporting the organizations, ~~not exceeding 36 square feet per sign~~, will be the responsibility of the respective nonprofit organization.

(2) Applications for a sign permit shall be accompanied by an administrative fee and shall include the following information:

- (a) Name and address of the sign owner or sign lessee ~~(if any)~~;
- (b) Name and address of owner (or agent if applicable) of the building or premise to which the sign refers;
- (c) A drawing showing the design, dimensions, and construction of the proposed sign or signs, along with a site plan and/or building elevation drawing showing the location or placement of the sign or signs;

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

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

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

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

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

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

(2) Any sign located at a roadway intersection shall comply with the restrictions stated in this Section 10-1 regarding the vision clearance necessary within the designated triangular space on a corner lot (see § 10-1-50);

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~(10)~~ Buildings with multiple tenants, such as shopping centers, are allowed to have one freestanding sign, and tenants shall share space on the freestanding sign. The total combined sign face for buildings with multiple tenants shall not exceed 96 square feet, or 16 square feet per business, whichever is larger. The freestanding sign for multiple-tenant shopping centers shall not count toward the two allowable signs for each of the tenants in the shopping center.

E. RESIDENTIAL AND AGRICULTURAL ZONES

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

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

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

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

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

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

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

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

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

- (a) One on-premises sign per lot frontage is permitted, provided that each sign face shall not exceed 10 square feet;
- (b) Off-premises signs directing or leading prospective buyers to real estate for sale or lease shall be limited to no more than six signs for each property, provided that no such sign face shall exceed five square feet;
- (c) Signs promoting or advertising subdivisions for sale shall not have a sign face greater than 36 square feet; and
- (d) All real estate signs shall be removed within 30 days after the property is sold or the project is completed.
- (2) One price sign per gasoline retailer is permitted, provided that no such sign face shall exceed 36 square feet;
- (3) No private signs which direct traffic shall contain a sign face greater than five square feet; and
- (4) Informational signs relating to business, commercial or service activities shall be on-premises signs, each limited to a sign face no greater than five square feet.

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

- (1) Signs related to a political campaign prior to an election shall be permitted on any lot, provided the following conditions are met:
- (a) Such signs shall not be placed more than ~~30 60 days prior to the final day of voting designated as Election Day and shall be removed within three 10 days prior to the event or voting period. And shall be removed - ten (10) days following the election or event;~~
- (b) The height of such signs shall not exceed eight feet above grade; and
- (c) Written permission of the landowner shall be provided to the Planning and Zoning ~~Administrator~~~~Director~~ Manager/Officer before placing a sign on vacant or unoccupied property.
- (2) All other temporary signs, including pennants and balloons, ~~which are not related to a political campaign~~ will be permitted on any lot, provided that such signs shall not be displayed more than 30 consecutive days for each announced event. A sign permit, purchased on an annual basis to run from January 1 to December 31, is required and

shall be approved for use of no more than four ~~nonconsecutive~~~~non-consecutive~~ times within that year. Dates to be displayed shall be submitted at the time of application.

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

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

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

Item 7

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Item 8 Exception Conditional Use

Conditional Use Application for Exception

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

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

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

Staff recommends the following Finding and Conditions for Approval

Findings:

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

Conditions of Approval

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

Staff recommends the following Findings for Denial of the request:

Findings:

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

VILLAGE OF BOSQUE FARMS

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

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

CONDITIONAL USE PERMIT APPLICATION

As Per Ordinance 10-1-14

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

Type of Conditional Use Permit Requested: ☐ Limited ☐ Permanent

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

Mailing Address Po Box 2022, LL, NM 87031

Conditional Use Permit Address 195 Bosque Farms Blvd, BF, NM 87068

Telephone Day (505) 315-9072 Evening Same

Agent/Representative (if applicable) Diana Y DeBaca

Address Po Box 2022, LL, NM 87031

Telephone Day (505) 315-9072 Evening Same

Zoning of Property _____

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

Purpose of Conditional Use Permit (be specific) RV Park

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

Applicant(s)' Signature Diana Y. DeBaca Date 7/13/26

SUBSCRIBED AND SWORN TO before me Diana Y DeBaca

My Commission Expires 10-24-2028



STATE OF NEW MEXICO
NOTARY PUBLIC
ANALISHA LEANN ESPINOSA
COMMISSION # 2004572
COMMISSION EXPIRES 10/24/2028

Analisha Leann Espinosa
Notary Public

10-1-14.D. Guidelines.

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

	Shown	Not Shown	Additional Information
1. Ingress and egress to the property;	☒	☐	
Structures or proposed structures on the property;	☒	☐	
Automotive and pedestrian safety;	☒	☐	
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.	☐	☒	EMAIL SENT FOR UNCHANGED USE
2. Off-street parking and loading areas, with particular attention to refuse and service areas;	☒	☐	
3. Public and private utilities with reference to locations, availability and compatibility.	☒	☐	
4. Please answer the following questions:			
Will there be noise?	☒	☐	
Will there be glare?	☒	☐	
Will there be odor?	☒	☐	
What are the economic effects of this Conditional Use Permit to adjoining properties?			No effect to the adjacent ppty (N) to the (s) the restaurant will benefit from potential new customers.
5. Will this Conditional Use be generally compatible with adjacent properties and other property in the district?	☒		

For Village Office Use Only

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

Planning & Zoning Commission Decision _____

Restrictions (if applicable) _____

 Chairman, Planning & Zoning Commission

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

CONDITIONAL USE DOCUMENT QUESTIONS

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

STATEMENT OF PURPOSE

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

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

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

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

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

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

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

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

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

Respectfully,
Diana Y DeBaca

Property Profile Valencia County

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

Name and Address Information

BOSQUE DEVELOPMENT LLC
PO BOX 2022
LOS LUNAS, NM 87031

Property Location

195 BOSQUE FARMS BLVD
BOSQUE FARMS, NM 87068

**Legal Description**

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

Assessment Information

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

User Remarks

PARCEL VALIDATION

Account: R121296

Location	Owner Information	Assessment History												
Situs Address 195 BOSQUE FARMS BLVD	Owner Name BOSQUE DEVELOPMENT LLC	Actual Value (2026) \$109,769												
City BOSQUE FARMS	Owner Address PO BOX 2022	Primary Taxable \$36,590												
Tax Area BF01_NR - BF01_NR	LOS LUNAS, NM 87031	Tax Area: BF01_NR Mill Levy: 31.468000												
Parcel Number 1-012-042-032-488-000000		<table><tr><th>Type</th><th>Actual</th><th>Assessed</th><th>SQFT</th></tr><tr><td>Non-Residential</td><td>\$109,769</td><td>\$36,590</td><td>24393.000</td></tr><tr><td>Land</td><td></td><td></td><td></td></tr></table>	Type	Actual	Assessed	SQFT	Non-Residential	\$109,769	\$36,590	24393.000	Land			
Type	Actual	Assessed	SQFT											
Non-Residential	\$109,769	\$36,590	24393.000											
Land														
Legal Summary Tract: 1C2B2 S. 1 T. 7N R. 2E 0.56 ACRE MAP 62 ALOHA HAIR STYLING - BOSQUE FARMS														

Appraiser DROMERO

Tax History	Images						
<table><tr><th>Tax Year</th><th>Taxes</th></tr><tr><td>*2026</td><td>\$1,447.18</td></tr><tr><td>2025</td><td>\$1,447.18</td></tr></table>	Tax Year	Taxes	*2026	\$1,447.18	2025	\$1,447.18	MapPhotoGIS
Tax Year	Taxes						
*2026	\$1,447.18						
2025	\$1,447.18						

* Estimated
Special assessments exist for 2026 and 2025



GIS CLOSE-UP



GIS AND SURROUNDING BUISNESSES



FLOOD ZONE AE



PROPOSED DEVELOPMENT AND BUSINESSES TO THE NORTH AND SOUTH



APPLICABLE CODES

RECREATIONAL VEHICLE

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

D.

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

(1)

There shall be a front setback of 30 feet and a side setback of 10 feet on all lots.

(2)

There shall be a rear setback of 10 feet on all lots with the exception as noted below in Subsection D(4).

(3)

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

(4)

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

(5)

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

E.

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

(3)

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

(a)

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

(b)

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

(c)

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

(d)

There shall be no adverse impact created upon contiguous properties;

(e)

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

(f)

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

(g)

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

C-1 Commercial Zone.

A.

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

B.

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

(1)

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

(2)

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

(3)

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

(4)

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

Conditional use procedures.

A.

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

B.

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

C.

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

D.

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

(1)

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

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

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

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

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

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

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

E.
Denial or withdrawal of permit.

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

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

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

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

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

Public right of way (ROW) un-disturbed

30' set back as required by 10-1-5

5'

8'

2-restrooms
w/
showers
2-washers

30x30
Office

80'

RV space parking

RV space parking B

RV space parking A

10' setback as required by 10-1-5

378'

383'

Ingress/egress covered with coarse gravel

N

195 Bosque Farms Blvd

UPC: 1012042032488000000

Legal description: Tract: 1C2B2 S: 1 T: 7N R: 2E 0.56 ACRE MAP 62 ALOHA

HAIR STYLING - BOSQUE FARMS

140' intentionally left blank

75'