



VALENCIA COUNTY PLANNING & ZONING COMMISSION

AGENDA

Tuesday May 27, 2025

5:00 pm

Valencia County Administration Building

Commission Chambers

444 Luna Ave, Los Lunas, NM 87031

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Approval of Agenda
- 4) Approval of the April 2025 Planning & Zoning Commission Minutes
- 5) Staff Reports
- 6) Swearing-In of Participants
- 7) **Action Item(s)**

A. Zone Change #2025-036 (District IV, P&Z Commissioner Sublett, BoCC Bizzell)

Alex Ertzbischoff requests a Zone Change from Rural Residential District 2 (RR-2) to Rural Residential District 1 (RR-1) to split the land. Legal Description: Subd: LAND OF JACK & MADELINE SCHWALM Tract: A1 2.77 ACRES MAP 96 MH# M195119; also known as 91 Lopez Rd, Belen, NM 87002; UPC 1-006-030-298-285-000000; Zoned Rural Residential District 2 (RR-2)

B. Zone Change #2025-037 (District II, P&Z Commissioner Freeman, BoCC Richardson)

Chase Septic LLC requests a Zone Change from Neighborhood Commercial District (C-1) to Community Commercial District (C-2) to operate a septic business. Legal Description: Subd: LAND OF WENCESLADO CHAVEZ Tract: 2D .87 AC MAP 79 C-5-2 1994 REV MH#M183742; also known as 10 Elias Rd, Los Lunas, NM 87031; UPC 1-011-036-091-194-000000; Zoned Neighborhood Commercial District (C-1)

C. Variance #2025-038 (District II, P&Z Commissioner Freeman, BoCC Richardson)

Stephen Kutch requests a Variance of 54 feet to the 60-foot front yard setback requirement for an accessory structure to be placed 6 feet from the front property line. Legal Description: Subd: MESA ESTATES Lot: 1A2 Block: 3 1.00 AC B-6-27 1997 REV; also known as 76 Turner Dr, Los Lunas, NM 87031; UPC 1-016-038-515-465-000000; Zoned Rural Residential District 1 (RR-1)

D. Zone Change #2025-025 (District II, P&Z Commissioner Freeman, BoCC Richardson)

Donald Clinger requests a Zone Change from Planned Development District (PD) to Light/General Industrial District (I-2) to operate a roofing business and storage of contractor equipment. Legal Description: Subd: RIO DEL ORO Lot: 50-1A Block: 50 Unit: 60 3.81 ACRES; located about one-mile south of El Cerro Mission on the west side of Manzano Expressway; UPC 1-013-034-026-426-000000; Zoned Planned Development District (PD)

E. Zone Change #2025-039 (District V, P&Z Commissioner Chavez, BoCC Berry)

Gabriel Acosta requests a Zone Change from Rural Residential District 2 (RR-2) to Neighborhood Commercial District (C-1) with a Conditional Use to operate an auto repair garage. Legal Description: Subd: LAND OF EARL D TILEY Tract: 3 2.39 AC 2003 REV MAP 77 B-5-36; also known as 125 El Cerro Loop, Los Lunas, NM 87031; UPC 1-012-037-515-514-000000; Zoned Rural Residential District 2 (RR-2)

8) Next Meeting of the County Planning & Zoning Commission is Tuesday, *June 24, 2025* at 5:00p.m.

9) Adjournment

If you are an individual with a disability who has special needs, please contact the Planning and Zoning Office at the Valencia County Courthouse, Los Lunas, New Mexico, (505) 866-2050 at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in accessible formats. Please contact the Valencia County Planning and Zoning Office at the Valencia County Courthouse if a summary or any type of accessible format is needed.

To run on May 8, 15, and 22, 2025