



VALENCIA COUNTY PLANNING & ZONING COMMISSION

AGENDA

Tuesday March 24, 2026

3:00 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 January 2026 Planning & Zoning Commission Minutes
- 5) Staff Reports
- 6) Swearing-In of Participants
- 7) Action Item(s)

A. Conditional Use #2025-108 (District IV, P&Z Commissioner Sublett, BoCC Bizzell)

Yvette Trujillo requests a Conditional Use to operate an online and appointment based auto dealership. Legal description: Subd: DIVISION OF TRACTS 14A1A & 15A1B MRGCD MAP 93 Tract: A3; also known as 6 Neva Ln, Belen, NM 87002; UPC 1-008-031-066-205-000000; Zoned Neighborhood Commercial District (C-1)

B. Zone Change #2026-018 (District I, P&Z Commissioner Aguilar, BoCC Saiz)

Ramon Perez and Carlos Perez request a Zone Change from Rural Residential District 2 (RR-2) to Rural Residential District 1 (RR-1) to split the property into two parcels. Legal description: Subd: LAND OF GEORGE CHANDRAN Tract: A3A3 S: 16 T: 7N R: 2E 2.76 ACRES PLAT N-844; located on the corner of Silver Ln and Highway 314, Los Lunas, NM 87031; UPC 1009040443229; Zoned Rural Residential District 2 (RR-2)

C. Zone Change #2026-019 (District III, P&Z Commissioner Moran, BoCC Sparkman)

Laura Sanchez requests a Zone Change from Outland District (OD) to Neighborhood Commercial District (C-1) with a Conditional Use to develop an RV Park. Legal description: S: 29 T: 7N R: 1E LOT 2 10.00 ACRES +/-; located southeast of Duarte Rd and Highway 6, Los Lunas, NM 87031; UPC 1-002-038-429-495-000000; Zoned Outland District (OD)

D. Conditional Use #2026-020 (District III, P&Z Commissioner Moran, BoCC Sparkman)

Kayla Otis & Hippie Trout LLC requests a Conditional Use to operate a vertically integrated cannabis microbusiness, allowing the manufacturing and packaging of cannabis products in addition to current cultivation. Legal description: Tract: 7A2A (0.67 AC), TRACT 6 (5.16 AC), TRACT 7A1 (3.44 AC) S: 31 T: 5N R: 2E TOTAL 9.27 ACRES MAP 105 2005 REV; also known as 478 JARALES RD, Belen, NM 87002; UPC 1-007-025-505-440-000000; Zoned Rural Residential District 2 (RR-2)

E. Variance #2026-021 (District V, P&Z Commissioner Chavez, BoCC Berry)

James Farrell requests a Variance of 43 feet to the accessory structure setback requirement of 60-feet to construct a shed with a setback of 17-feet from Georgia St. Legal Description: Subd: EL DORADO ESTATES Lot: 14 Block: F Unit: 3 .43 AC. C-5-8; UPC 1-008-035-260-099-000000; also known as 4428 Georgia St, Los Lunas, NM 87031; Zoned Rural Residential District 2 (RR-2)

F. Solar Field Overlay Zone #2026-014 (District IV, P&Z Commissioner Sublett, BoCC Bizzell)

USS Mesa Sun Solar LLC requests a Solar Field Overlay Zone (SFOZ). Legal description: S: 27 T: 7N R: 1E LOT 52 10.00 ACRES +/-; located on AT&T Rd south of Highway 6, Los Lunas, NM 87031; UPC 1-004-038-297-099-000000; Zoned Outland District (OD)

G. Solar Field Overlay Zone #2026-015 (District III, P&Z Commissioner Moran, BoCC)

Sparkman)

USS Manzano Solar LLC requests a Solar Field Overlay Zone (SFOZ). Legal description: Subd: SIERRA VISTA Lot: 7A; located on Manzano Expy between N Rio Del Oro Loop and Monterey Blvd, Los Lunas, NM 87031; UPC 1-013-034-172-485-000000; Zoned Planned Development District (PD)

H. Solar Field Overlay Zone #2026-016 (District III, P&Z Commissioner Moran, BoCC Sparkman)

US Solar Development LLC requests a Solar Field Overlay Zone (SFOZ). Legal description: Subd: RANCHO RIO GRANDE Lot: 538 Unit: 1 5.00 AC; located on Jensen Ln south of the Belen Regional Airport, Belen, NM 87002; UPC 1-003-026-300-290-154300; Zoned Rural Residential District 1 (RR-1)

I. Solar Field Overlay Zone #2026-017 (District III, P&Z Commissioner Moran, BoCC Sparkman)

USS Mesa Sun Solar LLC requests a Solar Field Overlay Zone (SFOZ). Legal description: S: 32 T: 7N R: 1E LOT 13 10.00 ACRES +/-; located on Duarte Rd south of Highway 6, Los Lunas, NM 87031; UPC 1-002-037-297-429-000000; Zoned Outland District (OD)

8) Next Meeting of the County Planning & Zoning Commission is Tuesday, April 28, 2026 at 3:00p.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 March 5, 12 and 19, 2026