



VILLAGE OF LOS LUNAS
REGULAR COUNCIL MEETING AGENDA
Thursday, January 29, 2026 | 6:00PM
Council Chambers | 660 Main Street
Los Lunas, NM, 87031

ATTENTION:

Village Council meetings are also streamed live via Microsoft TEAMS. You may connect with codes that are available on our website (www.loslunasnm.gov) and/or <https://www.loslunasnm.gov/meeting>.

The Village of Los Lunas Council is pleased to have residents of the community take time to attend Village Council Meetings. Attendance and participation is encouraged. Individuals wishing to be heard during Public Input and Public Hearing proceedings are encouraged to be prepared and will be ***limited to three (3) minutes*** to allow everyone the opportunity to be heard. *Public comments are expected to be constructive and devoid of character assassination.* Questions raised on non-agenda items may be answered at a later date to facilitate proper research. Written comments are welcome and should be given to the Village Administrator prior to the start of the meeting. Written materials will not be accepted during regular agenda items in the interest of time.

Please turn off or mute all electronic devices during the meeting. Your cooperation is appreciated.

- **Call Meeting to Order**
- **Pledge of Allegiance**
- **Public Input Forum**
- **Proclamation: The 250th Anniversary of the United States Post Office.**

Alex Ochoa 1. *Crownover Rd NW Minor Subdivision Infrastructure Acceptance.*

TAB

1.

ACTION REQUESTED OF COUNCIL: Approve or disapprove.

Alex Ochoa 2. *2026 Streets and Zoning Layer Approvals.*

TAB

2.

ACTION REQUESTED OF COUNCIL: Approve or disapprove.

Victoria Archuleta 3. *Better City Phase I Findings: An Overview of the Village of Los Lunas Strategic Plan.*

TAB

3.

ACTION REQUESTED OF COUNCIL: Informational.

4. *Approval of Minutes.*

TAB

4.

a. Minutes from January 15, 2026, Council Meeting.

5. *Adjournment.*

If you need a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the meeting, please contact the Deputy Clerk five (5) days prior to the council meeting at 505-839-3840.



Proclamation on the 250th Anniversary of the United States Post Office

- Whereas,** 2025 is the year of the 250th Anniversary of the creation of the United States Post Office, the predecessor of the modern Postal Service, one year earlier than the founding of the country itself, and later enshrined in the U.S. Constitution, and
- Whereas,** the Postal Service has played a significant role in the historical development of the country from the establishment of roads, railways, and airlines, and a vital part of the fabric binding together the people of the country, and
- Whereas,** the Universal Service Obligation (USO) in current law which enables the population to receive equal and affordable services no matter who we are or where we live is a democratic right of the people, and
- Whereas,** the U.S. Postal Service serves 169 million addresses six, and sometimes, seven days a week, and
- Whereas,** the USPS does not receive taxpayer money but rather runs on its own revenue created by postage and postal products, and
- Whereas,** due to its public mission, the Postal Service is the low-cost anchor of the \$1.3 trillion dollar mailing and package industry which supports 7 million jobs across the country, and
- Whereas,** the Postal Service is an important source of good, union, living-wage jobs with fair hiring practices and equal pay for equal work for workers from all walks of life, and is one of the largest employers of Veterans, and
- Whereas,** any effort to privatize the USPS, in whole or in part, would undermine the very public mission of the Postal Service, the Universal Service mandate and the dedicated work of hundreds of thousands of public servants, and
- Whereas,** while communication habits are always changing, the USPS remains a vital source of communications, the exchange of ideas, financial transactions, private and secure correspondence, mail-order medications, mail-in voting and e-commerce packages, and a host of opportunities for new and expanded services, and
- Whereas,** the United States Postal Service is owned by the people and is a wonderful national treasure encapsulating the best of government "of, by and for the people."

Now, therefore be it resolved, that on January 29, 2026 the Governing Body of the Village of Los Lunas goes on record in support of the public mission of the USPS contained in the 1970 Postal Reorganization Act which says; *"The United States Postal Service shall be operated as a basic and fundamental service provided to the people by the Government of the United States, authorized by the Constitution , created by Act of Congress and supported by the people. The Postal Service shall have as a basic function the obligation to bind the Nation together..."*

And, be it further resolved, that this body appreciates the role of the U.S. Postal Service on its 250th Anniversary, salutes the hard-working postal workers from all walks of life who serve the people and business community, and supports a robust and thriving public Postal Service for generations to come!

APPROVED THIS 29TH DAY OF JANUARY, 2026.

Charles Griego, Mayor

Attest:

Gregory D. Martin, Village Administrator



VILLAGE COUNCIL AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Title:

Crownover Rd NW Minor Subdivision Infrastructure Acceptance

Presenter:

Alex Ochoa

Department:

Community Development

Meeting Date:

January 29, 2026

Action Requested:

☒ Approval/Disapproval

☐ Informational

☐ Public Hearing

☐ Other

OVERVIEW/ ANALYSIS

Aaron Chavez, Acting Agent for Daniel Romero, has requested Infrastructure Acceptance for a portion of Subd: Lands of Lucille M. Rocco and Francine Wild Tract: B S: 21 T: 7N R: 2E, with an assigned address of 1067 Highway 314 NW, and Subd: Land of Nicolas P Aragon Tract: A, With An Assigned Address Of 311 Crownover Rd NW, to dedicate to the Village of Los Lunas for right-of-way of Crownover Rd. NW.

POSSIBLE ACTIONS

- Approve item
- Approve item, with changes
- Deny item
- Postpone item to a future meeting (direct staff to conduct further research)
- Table item for future discussion (direct staff to conduct further research)
- No action at this time

STRATEGIC PRIORITIES ALIGNMENT

- ☐ I-25 Interchange/Los Lunas Boulevard Corridor Project
- ☐ Quality of Life Improvements
- ☐ Infrastructure Improvements
- ☐ Economic Development
- ☐ Personnel
- ☒ N/A

BUDGET IMPACT

N/A

LEGAL REVIEW

- ☐ Yes, by:
- ☒ Not applicable

ATTACHMENTS

None



STAFF REPORT

Village of Los Lunas Community Development

PROPERTY INFORMATION

Project Name: Crownover Rd NW_MS
Applicant Name: Aaron Chavez
Property Address: 1067 Hwy 314 NW, 311 Crownover Rd NW

Application Date: 12/02/2025
Application Type: Minor Subdivision
P & Z Hearing Date: 01/07/2026
Council Hearing Date: 01/29/2026

Property Owner: Daniel Romero, Ray Aragon

Legal Description: Subd: LANDS OF LUCILLE M. ROCCO AND FRANCINE WILD Tract: B S: 21 T: 7N R: 2E, Subd: LAND OF NICOLAS P ARAGON Tract: A

Summary of Applicant's Explanation of Request:

Applicant is requesting to subdivide the current parcel into three parcels, and to dedicate a portion of Tract B and Lot A to the Village for right-of-way of Crownover Road NW.

Proposed Use:

Single Family Detached Residential Homes.



ZONING INFORMATION

Council District: 2 | Councilor Gino Romero
Current Zoning: A-R | C-1
Zoning to the North: A-R, S-U | SFD, Church
Zoning to the South: A-R, C-1 | SFD

Flood Zone: X
Area Plan: N/A
Current Land Use: Single Family Detached
Zoning to the East: A-R | SFD
Zoning to the West: A-R | SFD

NEIGHBORHOOD INPUT

Publication: Valencia County News-Bulletin
12/18/2025

Certified Mail: Adjacent Property Owners

Neighborhood Input: The Community Development Department has received 0 calls or letters in favor and 0 calls or letters in opposition of the request.

STAFF COMMENTS

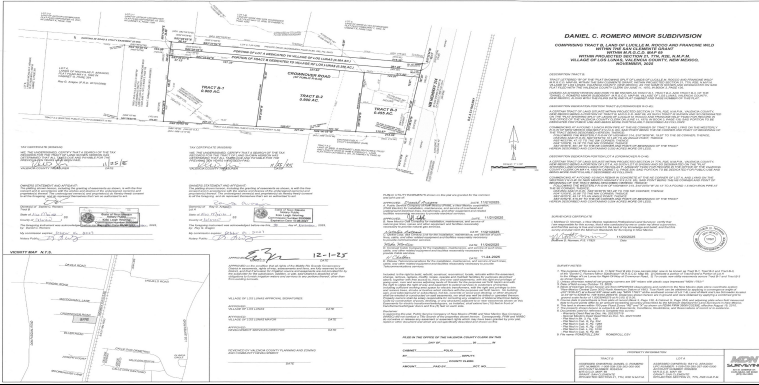
***Municipal Code:** Compliant

***Comprehensive Plan:** Compliant

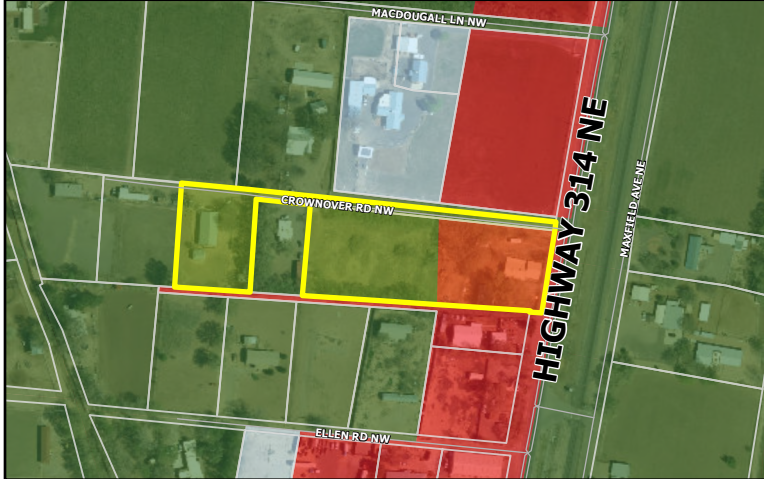
Staff reviewed the application and included comments in agenda packet.

*Staff reviews certain aspects of the Village of Los Lunas Municipal Code (completeness of application, conformance with land use plan, conformance with comprehensive plan, etc.). The review is prepared prior to the scheduled public hearing in which additional evidence may be presented. Evidence provided may or may not support staff's determination on whether an application is or is not compliant with the Municipal Code and other applicable documents. Depending on the case, the Planning and Zoning Commission and/or Village Council has the final decision based on all evidence submitted.

PLAN SET

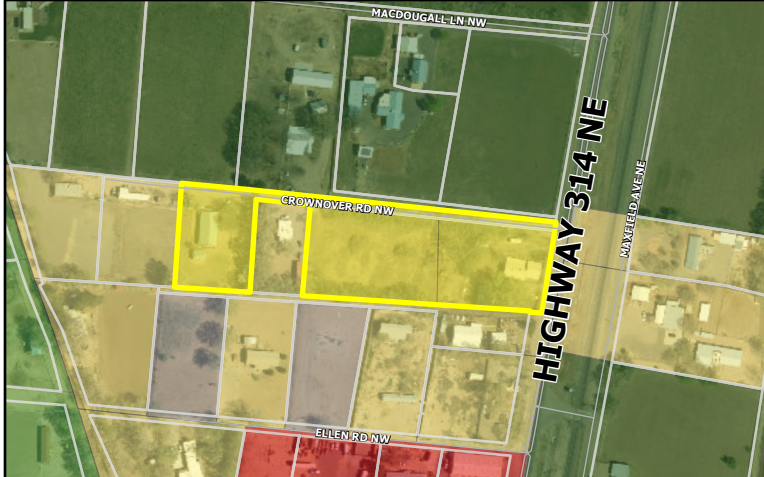


ZONING MAP



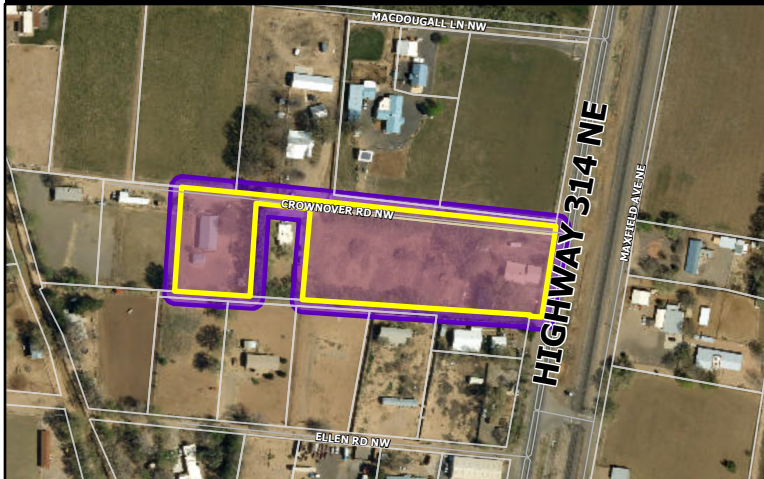
Land Use Case	R-2
Parcels	R-3
Current Zoning	
A-R	C-1
R-R	C-2
R-1	M-1
R-M	S-U
	TOD-R
	TOD-MU

LAND USE MAP



Land Use Case	MFA
Parcels	MFD
LandUse	
AG	POS
CO	SFA
ID	SFAG
IS	SFD
	VA

NOTICE OF PUBLIC HEARING MAP



Land Use Case
Notice of Public Hearing Adjacent Properties
Parcels



Small Community • Big Possibilities



COMMUNITY DEVELOPMENT DEPARTMENT

MINOR SUBDIVISION REQUEST STAFF REVIEW

Project Name: Crownover Rd_MS
Project Location: 1067 Hwy 314 NW
Scheduled P&Z Hearing Date: 01/07/2025
Scheduled Council Hearing Date: 01/29/2025
***Staff Review Completed:** 12/29/2025

Minor Subdivision Request: The applicant is requesting Minor Subdivision approval to create two additional parcels and to dedicate right-of-way of Crownover Rd NW to the Village.

Applications, Permitting, and Enforcement:

This application was submitted on December 2, 2025, to subdivide parcel Subd: Lands of Lucille M. Rocco and Francine Wild Tract: B S: 21 T: 7N R: 2E, with an address of at 1067 Hwy 314 NW, into three parcels. Community Development and Public Works met with the applicant on several occasions to discuss the access of the two proposed parcels. The applicant worked with the property owners of the subject parcel and the parcel with a legal description of Subd: Land of Nicolas P Aragon Tract: A, with a site address of 311 Crownover Rd NW, to request the dedication of a portion of Crownover Rd NW.

The property proposed for three lots is a single parcel spanning approximately 2.5 acres. It is situated in a split zoning district, divided between C-1 to east accessed from Hwy 314 NW, and A-R to the west which is planned to be accessed from Crownover Rd NW. If the Minor Subdivision is approved by Village Council and the Site Plan Deviation Application approved, proposed Tract B-3 to the east will remain C-1 with single family residential use and , consistent with its current classification and frontage on Hwy 314. Proposed tracts B-1 and B-2 on the west will continue to be designated A-R.

Due to the dedication of right-of-way, this results in lot sizes smaller than the one-acre minimum required in the A-R zoning district for proposed Tract B-1 and Tract B-2. To address this, the applicant has submitted a separate Site Plan Deviation request. The requested deviation is 0.1 acre per lot, qualifying for the 10% Site Plan Deviation pending approval by the Community Development Director.

Separate from the Site Plan Deviation and Minor Subdivision request, there will be an agenda item presented to the Council for Acceptance for Maintenance of the existing road. If Council approves the Minor Subdivision with the right-of-way dedication, they will simultaneously be asked to accept the dedicated road into the public maintenance system in its current condition.

The Planning and Zoning Commission heard this application on January 7, 2026, and with a 3-0 vote, recommended approval of the application as presented with the condition that the submitted 10% site plan deviation be reviewed and approved by the Community Development Director.

Minimum Lot Size Required: C-1: .25 acre, A-R: 1 acre

Staff Comment: At .455 acres the proposed C-1 parcel is compliant.

At .9 acre the proposed A-R parcels are below the minimum required; however, the applicant has requested a Site Plan Deviation to address this concern.

Minimum Lot Width Required: C-1: 40ft., A-R: 100ft.



Small Community • Big Possibilities



COMMUNITY DEVELOPMENT DEPARTMENT

Staff Comment: Compliant

Density Requirements: N/A

Staff Comment: N/A

Minimum Street Width Required: Per the Village Development Process Manual, 40ft.

Staff Comment: Compliant

Applicable Codes:

Section 16.08.010 – Definitions

"Dedication" means the appropriation of land, or an easement therein, by the owner, for the use of the public, and accepted for such use by or on behalf of the public.

"Right-of-way" means land reserved for uses as a street, alley, crosswalk, or other public ingress and egress.

Section 16.12.010 – Conformance to design standards

All subdivisions within the village and its planning and platting jurisdiction shall conform to minimum design standards established by the village with the approved "Village of Los Lunas Design Standards" document.

Section 16.12.020 – Modifications and exceptions

Whenever the tract to be subdivided is of such unusual size or shape and/or surrounded by such development or unusual conditions that the strict application of these regulations would result in real difficulties and substantial hardships, the council may vary or modify the requirements, so that the subdivider is allowed to develop the property in a reasonable manner, but at the same time so that the public welfare and interests of the village are protected and the general intent and spirit of these regulations are preserved. However, such relief may not be granted if it is detrimental to these regulations or the desirable development of the community in accordance with plans and policies of the village. Any modification granted shall be entered in the records of the council setting forth the reasons that justified the modification. Further, in granting modifications and exceptions, the council may place conditions that will in its judgment substantially secure the objectives of the standards or requirements involved.

Section 16.24.060 - Land acceptance.

Approval of the minor subdivision by the council shall be deemed to constitute acceptance by the village of dedication of proposed public easements, and public areas shown on the plat, excluding streets, provided the plat is properly recorded with the Valencia County Clerk and the community development director.

Authority:

Section 16.24.040 - Decision.

Following review of the minor subdivision application package and following negotiations with the applicant on changes as may be deemed advisable, the commission shall issue a recommendation to council on the complete application package as submitted or modified. After the council holds a public hearing to review the application package and the recommendations of the commission, it may be approved by the council.



1. Approval. If the minor subdivision is approved by the council, such approval shall be recorded on the face of the original drawing of the plat and on three copies thereof and shall be dated and verified by the signature of the mayor or designated representative of the council.
2. Disapproval. Should the minor subdivision be disapproved, the council shall express in writing the reasons for disapproval. The reasons for disapproval shall be referenced and attached to two copies of the plat. One of the copies shall be returned to the subdivider and the other shall become part of the files of the community development director's office.

17.06.040 Residential Zone Districts

A. Agricultural and Residential Zone District (A-R): The purpose of the A-R zone district is to accommodate and encourage agricultural and rural residential land uses on large lots where residents engage in agricultural, horticultural, and animal husbandry activities; and in areas served by public water and sewer facilities or as applicable in consultation with the Public Works Department.

1. A-R Dimensional Standards.

Table 17.06.040(1): A-R Zone District Dimensional Standards	
Lot size, minimum	1 acre (43,560 square feet)
Lot width, minimum	100 feet
Front setback, minimum	25 feet
Rear setback, minimum	25 feet
Side setback, minimum	10 feet
Building height, maximum	30 feet

2. A-R District Standards.

- i. A maximum of one primary dwelling unit shall be allowed on an A-R zoned lot.
- ii. Accessory structures shall be allowed on an A-R zoned lot provided they meet the setback standards listed in Table 17.06.040(1) and separation standards contained in Section 17.10.060(B) Accessory Structure.
- iii. One accessory dwelling unit (ADU) shall be allowed on an A-R zoned lot provided it meets the setback standards in Table 17.06.040(1) and the standards listed in Section 17.10.060(A) Accessory Dwelling Unit.

17.06.050 Commercial and Office Zone Districts

A. Neighborhood Commercial (C-1): The purpose of the C-1 zone district is to accommodate the neighborhood-scale commercial and office needs of the community in areas served by public water and sewer facilities.

1. C-1 Dimensional Standards.

Table 17.06.050(1): C-1 Zone District Dimensional Standards	
Lot size, minimum	10,890 square feet (0.25 acre)
Lot width, minimum	40 feet
Front setback, minimum	5 feet
Rear setback, minimum	15 feet ²
Side setback, minimum	0 feet (interior); 10 feet for street side of corner lots ²
Building height, maximum	45 feet ¹
1. See district standards 17.06.050(A)(2)(i).	
2. See district standards 17.06.050(A)(2)(ii).	



2. C-1 District Standards.

- i. Any portion of a primary building within 75 feet of a lot line that abuts a lot that is zoned or is in use for single-family residential purposes shall step down to a maximum height of 30 feet.
- ii. Where commercial development abuts a residential zone, the commercial development shall meet the setback requirement for the lot line of the residential zone to which it is contiguous. For example, if the side area of the commercial development is contiguous to a residential zone that requires a 10-foot minimum side setback, the commercial development shall be required to provide a 10-foot minimum side setback, for a total separation of 20 feet.
- iii. Where a single-family residential development is approved in a C-1 zone, the residential development shall meet the setback requirements of the R-1 zone district.
 - a. Accessory structures shall be allowed on a C-1 zoned lot, with a primary residential use, provided they meet the setback standards of the R-1 zone as outlined in Table 17.06.040(3) and separation standards listed in Section 17.10.060(B) Accessory Structure.
- iv. A C-1 zoned development may have up to four primary uses provided those uses comply with all other relevant provisions of this Ordinance and do not create significant adverse impacts on surrounding properties. Any C-1 zoned development in excess of four primary uses shall comply with the provisions set forth in subsection 17.06.070 Special Use and any other relevant provisions within this Ordinance.

Public Input:

In Favor: 0

Opposed: 0

Documents:

Village of Los Lunas Municipal Code:

https://library.municode.com/nm/los_lunas/codes/code_of_ordinances

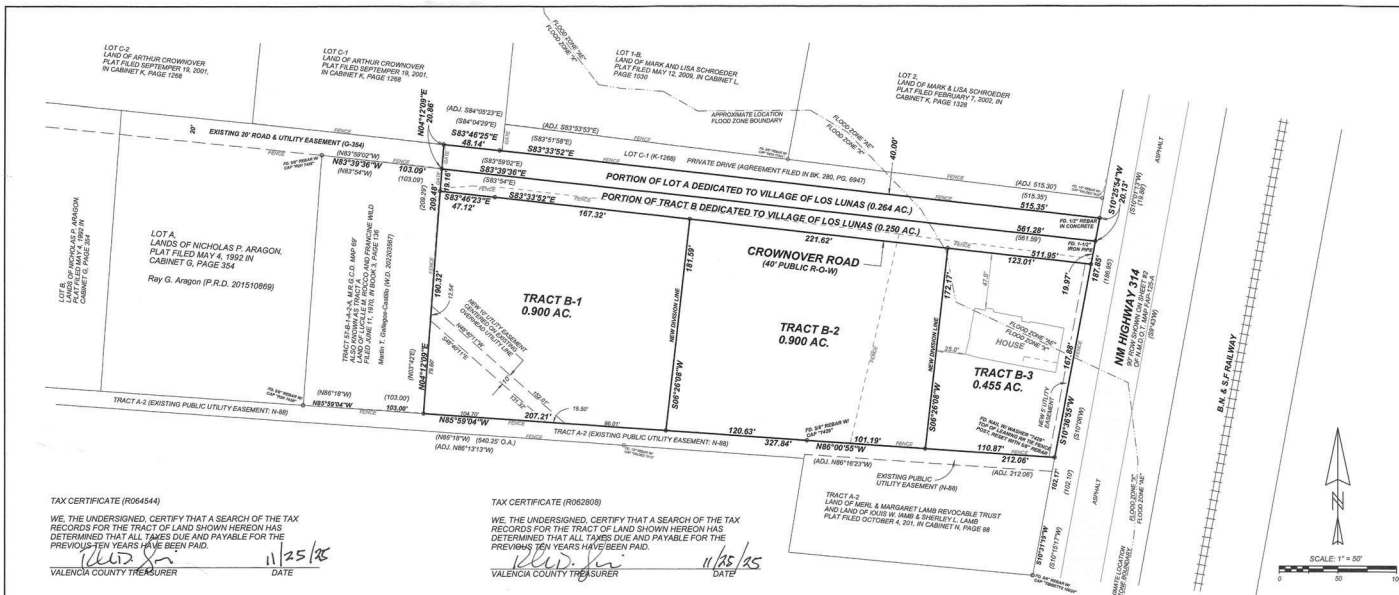
Village of Los Lunas Comprehensive Plan:

<https://www.loslunasnm.gov/DocumentCenter/View/11100/Village-of-Los-Lunas-2040-Comprehensive-Plan>

Municipal Zone Code:

https://loslunasnm.gov/DocumentCenter/View/15178/Ordinance-481_Zoning-Code-Update-PDF

**Staff reviews certain aspects of the Village of Los Lunas Municipal Code (completeness of application, conformance with land use plan, conformance with comprehensive plan, etc.). The review is prepared prior to the scheduled public hearing in which additional evidence may be presented. Evidence provided may or may not support staff's determination on whether an application is or is not compliant with the Municipal Code and other applicable documents. Depending on the case, the Planning and Zoning Commission and/or Village Council has the final decision based on all evidence submitted.*



DANIEL C. ROMERO MINOR SUBDIVISION

COMPRISING TRACT B, LAND OF LUCILLE M. ROCCO AND FRANCINE WILD
WITHIN THE SAN CLEMENTE GRANT
WITHIN M.R.G.C.D. MAP 69
WITHIN PROJECTED SECTION 21, T7N, R2E, N.M.P.M.
VILLAGE OF LOS LUNAS, VALENCIA COUNTY, NEW MEXICO,
NOVEMBER, 2025

DESCRIPTION TRACT B:

TRACT LETTERED "B" OF THE "PLAT SHOWING SPLIT OF LANDS OF LUCILLE M. ROCCO AND FRANCINE WILD"
M.R.G.C.D. MAP 69, WITHIN THE SAN CLEMENTE GRANT, WITHIN PROJECTED SECTION 21, T7N, R2E, N.M.P.M.
VILLAGE OF LOS LUNAS, VALENCIA COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID
PLAT FILED WITH THE VALENCIA COUNTY CLERK ON JUNE 11, 1970, IN BOOK 3, PAGE 136.

DIVIDED AS SHOWN HEREON AND NOW TO BE KNOWN AS TRACT B-1, TRACT B-2, AND TRACT B-3, OF THE
"DANIEL C. ROMERO MINOR SUBDIVISION" M.R.G.C.D. MAP 69, VILLAGE OF LOS LUNAS, VALENCIA COUNTY,
NEW MEXICO, ALONG WITH THE PLAT AND PLAT NUMBER AND PAGE NUMBER OF THIS PLAT.

DESCRIPTION DEDICATION PORTION TRACT B (CROWNOVER R.O-W):

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 21, T7N, R2E, N.M.P.M., VALENCIA COUNTY,
NEW MEXICO BEING A PORTION OF TRACT B, M.R.G.C.D. MAP 69, AS SUCH TRACT B IS SHOWN AND SO DESIGNATED
ON THE "PLAT SHOWING SPLIT OF LANDS OF LUCILLE M. ROCCO AND FRANCINE WILD" FILED FOR RECORD IN THE
OFFICE OF THE VALENCIA COUNTY CLERK ON JUNE 11, 1970, IN BOOK 3, PAGE 136, SAID PORTION TO BE
DEDICATED FOR PUBLIC USE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1.5 INCH IRON PIPE AT THE NE CORNER OF TRACT B LYING ON THE WESTERLY
R-O-W OF NEW MEXICO HIGHWAY 314 (U.S. 85), SAID POINT BEING THE NE CORNER AND POINT OF BEGINNING OF
THE TRACT BEING DESCRIBED HEREON, THENCE,
FOLLOWING THE WESTERLY R-O-W OF HIGHWAY 314, S10°36'55"W, 19.97' TO THE SE CORNER; THENCE,
LEAVING SAID R-O-W, N83°39'36"W, 511.28' TO AN ANGLE POINT; THENCE
N83°42'23"W, 47.12' TO THE SW CORNER; THENCE
N84°12'09"E, 19.16' TO THE NW CORNER; THENCE
S83°39'36"E, 661.28' TO THE NE CORNER AND POINT-OF-BEGINNING OF THE TRACT
HEREIN DESCRIBED AND CONTAINING 0.250 ACRES MORE OR LESS.

DESCRIPTION DEDICATION PORTION LOT A (CROWNOVER R-O-W):

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 21, T7N, R2E, N.M.P.M., VALENCIA COUNTY,
NEW MEXICO BEING A PORTION OF LOT A, AS SUCH LOT B IS SHOWN AND SO DESIGNATED ON THE "PLAT
SHOWING LAND DIVISION LANDS OF NICHOLAS P. ARAGON" FILED FOR RECORD IN THE OFFICE OF THE VALENCIA
COUNTY CLERK ON MAY 4, 1992 IN CABINET G, PAGE 354; SAID PORTION TO BE DEDICATED FOR PUBLIC USE AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH REBAR IN CONCRETE AT THE NE CORNER OF LOT A, LYING ON THE
WESTERLY R-O-W OF NEW MEXICO HIGHWAY 314 (U.S. 85), SAID POINT BEING THE NE CORNER AND POINT OF
BEGINNING OF THE TRACT BEING DESCRIBED HEREON, THENCE,
FOLLOWING THE WESTERLY R-O-W OF HIGHWAY 314, S10°36'55"W, 20.13' TO A FOUND 1.5 INCH IRON PIPE AT
THE SE CORNER; THENCE,
LEAVING SAID R-O-W, N83°39'36"W, 511.28' TO THE SW CORNER; THENCE
N84°12'09"E, 20.88' TO THE NW CORNER; THENCE
S83°42'23"E, 48.14' TO AN ANGLE POINT; THENCE
S83°39'36"E, 515.35' TO THE NE CORNER AND POINT-OF-BEGINNING OF THE TRACT
HEREIN DESCRIBED AND CONTAINING 0.250 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, Matthew D. Norman, a New Mexico registered Professional Land Surveyor, certify that
I am responsible for this survey, that it was conducted by me or under my direct supervision,
and that this survey is true and correct to the best of my knowledge and belief, and that this
survey and plat meet the Minimum Standards for Surveying in New Mexico.

Matthew D. Norman, P.S. 17821 11/20/2025
Date



SURVEY NOTES:

- The purpose of this survey is to: 1) Split Tract B into 3 new parcels total, now to be known as Tract B-1, Tract B-2 and Tract B-3, of the "Daniel C. Romero Minor Subdivision" M.R.G.C.D. Map 69, 2) Dedicate a portion of Tract B and a portion of Lot A to the Village of Los Lunas for Right-Of-Way of Crownover Road, 3) To create new utility easements across Tract B-1 and Tract B-3 as shown hereon.
- Unless otherwise noted all set points are 5/8" rebar with plastic caps impressed "MDN 17821".
- Date of field survey was 10/13/2025.
- Based on bearings shown hereon are from GPS/GNSS observations and conform to the New Mexico state plane coordinate system "New Mexico Central Zone 3002 North American Datum of 1983. True North can be obtained by applying a convergence angle of 0°17'25".471 of a "Bonne 568" rebar with cap "MDN 17821" at the southeast corner of Lot 1-4. Land of Mark and Lisa Schneider located at 34°49'10.52608"N, 106°44'03.2504"E. Distances shown hereon are in ground and were obtained by applying a combined grid to ground scale factor of 1.000349079 at NAD 83, E 0.00.
- Course data in parenthesis is from plat of record (Book 3, Page 136, & Cabinet G, Page 354) and adjoining plats when field measured data to found points differ by an amount exceeding accuracy prescribed by the Minimum Standard for Land Surveyors in New Mexico.
- This land is shown within 100 Year Flood Zones "AE" and "X" as shown on FEMA Form 35061C22036, effective August 19, 2010.
- The property shown hereon is subject to all Easements, Conditions, Restrictions, and Reservations of record or in existence.
- Documents used for reference to complete this survey:
 - Warranty Deed filed as Doc. No. 202302719
 - Special Masters Deed Deed filed as Doc. No. 202310066
 - Plat filed in Cab. G, Pg. 354
 - Plat filed in Cab. K, Pg. 1268
 - Plat filed in Cab. K, Pg. 1238
 - Plat filed in Cab. L, Pg. 1030
 - Plat filed in Cab. N, Pg. 88
- File name: ROMEROLL.CSV

TAX CERTIFICATE (R064544)

WE, THE UNDERSIGNED, CERTIFY THAT A SEARCH OF THE TAX
RECORDS FOR THE TRACT OF LAND SHOWN HEREON HAS
DETERMINED THAT ALL TAXES DUE AND PAYABLE FOR THE
PREVIOUS YEAR HAVE BEEN PAID.

VALENCIA COUNTY TREASURER DATE 11/25/25

TAX CERTIFICATE (R062808)

WE, THE UNDERSIGNED, CERTIFY THAT A SEARCH OF THE TAX
RECORDS FOR THE TRACT OF LAND SHOWN HEREON HAS
DETERMINED THAT ALL TAXES DUE AND PAYABLE FOR THE
PREVIOUS YEAR HAVE BEEN PAID.

VALENCIA COUNTY TREASURER DATE 11/25/25

OWNERS STATEMENT AND AFFIDAVIT:

The platting shown hereon, including the granting of easements as shown, is with the free
consent and in accordance with the wishes and desires of the undersigned owner(s) and
proprietor(s) thereof. The undersigned owner(s) and proprietor(s) do hereby freely consent
to all the foregoing and do represent themselves that I am so authorized to act.

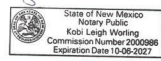
Owner(s) of Daniel C. Romero
Tract B
State of New Mexico
County of Valencia
The foregoing instrument was acknowledged before me this 11/25/2025, by: Daniel C. Romero
My commission expires: 11/25/2027
Notary Public: [Signature]



OWNERS STATEMENT AND AFFIDAVIT:

The platting shown hereon, including the granting of easements as shown, is with the free
consent and in accordance with the wishes and desires of the undersigned owner(s) and
proprietor(s) thereof. The undersigned owner(s) and proprietor(s) do hereby freely consent
to all the foregoing and do represent themselves that I am so authorized to act.

Owner(s) of Ray G. Aragon
Lot A
State of New Mexico
County of Valencia
The foregoing instrument was acknowledged before me this 11/25/2025, by: Ray G. Aragon
My commission expires: 11/25/2027
Notary Public: [Signature]



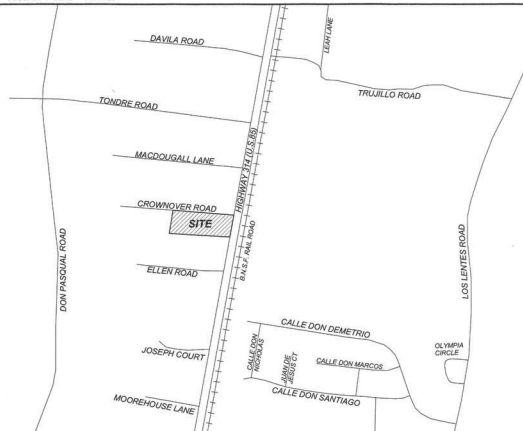
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common
and joint use of:

- APPROVED: Daniel Aragon DATE: 11/21/2025
A. Public Service Company of New Mexico (PNM), a New Mexico corporation,
(PNM Electric) for installation, maintenance, and service of overhead and
underground electrical lines, transformers, and other equipment and related
facilities reasonably necessary to provide electrical services.
- APPROVED: [Signature] DATE: 11/21/2025
B. New Mexico Gas Company for installation, maintenance, and service of
natural gas lines, valves and other equipment and facilities reasonably
necessary to provide natural gas services.
- APPROVED: [Signature] DATE: 11/21/2025
C. Qwest Corp. dba Century Link for the installation, maintenance, and service of such
lines, cables, and other related equipment and facilities reasonably necessary
to provide communication services.
- APPROVED: [Signature] DATE: 11/24/2025
D. Comcast Cable Company for the installation, maintenance, and service of such lines,
cable, and other related equipment and facilities reasonably necessary to provide
Cable services.
- APPROVED: [Signature] DATE: 11-24-2025
E. Plateau Telecommunications for the installation, maintenance, and service of such lines,
cable, and other related equipment and facilities reasonably necessary to provide
Telecommunications services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement,
change, remove, replace, modify, renew, operate and maintain facilities for purposes described
above, together with free access to, from, and over said easements, with the right and privilege of
going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with
the right to utilize the right of way and easement to extend services to customers of Grantor,
including sufficient working area space for electric transformers, with the right and privilege to trim
and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building,
sign, pool (aboveground or subsurface), but, concrete or wood pool deck, or other structure
shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.
Property owners shall be responsible for correcting any violations of National Electrical Safety
Code by construction of poles, decking, or any structures adjacent to or near easements shown on this
Easements for electric transformers/deckings, as installed, shall extend ten (10) feet in front of
transformer/deckings and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company
(NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC
do not waive or release any easement or easement rights which may have been granted by prior plat,
replat or other document and which are not specifically described and shown on this

VICINITY MAP N.T.S.



APPROVED: [Signature] DATE: 12-1-25
M.R.G.C.D.

APPROVED ON THE condition that all rights of the Middle Rio Grande Conservancy
District in easements, rights of way, assessments and liens, are fully reserved to said
District, and that if provision for irrigation source and easements are not provided for by
the subdivisor for the subdivision, addition, or plat, said District is absolved of all
obligations to furnish irrigation waters and services to any portions thereof, other than
from existing turnouts.

VILLAGE OF LOS LUNAS APPROVAL SIGNATURES:

APPROVED: VILLAGE OF LOS LUNAS MAYOR DATE
APPROVED: VILLAGE OF LOS LUNAS MAYOR DATE
APPROVED: DEVELOPMENT SERVICES DIRECTOR DATE

REVIEWED BY VALENCIA COUNTY PLANNING AND ZONING
AND COMMUNITY DEVELOPMENT

DATE

FILED IN THE OFFICE OF THE VALENCIA COUNTY CLERK ON THIS

DAY OF 20 IN

CABINET FOLIO

BY DEPUTY

COUNTY CLERK

AMOUNT PAID BY RCT. NO.

PROPERTY INFORMATION	
TRACT B	LOT A
ASSESSED OWNER(S): DANIEL C. ROMERO UPC NUMBER: 1-009-039-235-267-000-000 ACCOUNT NUMBER: R064544 M.R.G.C.D. MAP: 69 GRANT: SAN CLEMENTE PROJECTED SECTION 21, T7N, R2E N.M.P.M.	ASSESSED OWNER(S): RAY G. ARAGON UPC NUMBER: 1-009-039-235-267-000-000 ACCOUNT NUMBER: R062808 M.R.G.C.D. MAP: 69 GRANT: SAN CLEMENTE PROJECTED SECTION 21, T7N, R2E N.M.P.M.



SPECIAL MASTER'S DEED

THIS INDENTURE made March 2, 2023, by and between David Washburn, as Special Master, duly and regularly appointed by the District Court for the County of Valencia, State of New Mexico, in Cause No. D-1314-CV-2018-01429, party of the first part, and Daniel C. Romero, whose address is 1210 N. Mesa Rd, Belen, NM 87002, party of the second part.

WITNESSETH:

WHEREAS, in and by the Judgment rendered and entered by the District Court in and for the County of Valencia, State of New Mexico, Cause No. D-1314-CV-2018-01429, on January 24, 2023, it was, among other things, ordered, adjudged and decreed that the mortgaged premises described in the Complaint and Judgment in said cause be sold at public auction; and,

WHEREAS, pursuant to said Judgment, the undersigned at the hour of 11:30 a.m. on March 2, 2023, after due publication of notice had been given as required by law did sell at the main entrance of the Valencia County Courthouse, 1835 Highway 314 S.W., Los Lunas, New Mexico, the premises subject to the Judgment and hereinafter described; and,

WHEREAS, the premises were sold at said sale to the party of the second part for the sum of \$160,000.00, the said party of the second part being the highest bidder and that being the sum bid for said premises;

NOW, THEREFORE, BY THIS INDENTURE WITNESSETH:

That the party of the first part, as Special Master, in order to carry into effect the sale so made by him as aforesaid and in pursuance of law and of said Judgment, does hereby convey by these presents and by these presents does grant, sell and convey unto the party of the second part, its successors and assigns, all of that certain lot, piece and parcel of land situated and lying in the County of Valencia, State of New Mexico, and being more particularly described as:

TRACT LETTERED "B" OF THE PLAT SHOWING SPLIT OF LANDS OF LUCILLE M. ROCCO AND FRANCINE WILD, VALENCIA COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED WITH THE VALENCIA COUNTY CLERK ON JUNE 11, 1970, IN BOOK 3, PAGE 136,

together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or any wise appertaining thereto, and subject to conveyances, contracts, liens, reservations, restrictions and easements of record.

To have and to hold all the singular of these said premises unto the party of the second part, its successors and assigns, forever as fully as the said Special Master can, may or ought to grant, sell and convey the same.

IN WITNESS WHEREOF the party of the first part as such Special Master has hereunto set his hand and seal the day and year first written above.



David Washburn, Special Master

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 6 Mar, 2023, by David Washburn, Special Master.

My Commission Expires:
8/25/23


Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
Elizabeth Doyle
Commission Number 1098482
My Commission Expires August 25, 2023

Parcel Tracking Sheet

Valencia County

Date received: 11/21/2025

Type: Split

Plat Name: DANIEL C. ROMERO MINOR
SUBDIVISION

Total number of parcels to be combined/split:

2

Contact No.: 505-362-9889

Re-plat will be indicated for Tax Year: 2026

Name of Plat Owner: ARAGON RAY G

Name of Person Filing: DWAYNE SCOVILL

Account Number	Parcel Number (UPC)	Prior Net Taxable Value	Current Net Taxable Value	Prior Tax	Current Tax
R062808	1-009-039-295-267- 000000	\$24,017.00	\$24,738.00	\$743.82	\$656.66
R064544	1-009-039-338-263- 000000	\$57,606.00	\$55,546.00	\$2,275.28	\$2,506.68
		\$81,623.00	\$80,284.00	\$3,019.10	\$3,163.34
				Grand Total:	\$6,182.44

I hereby certify that all ad valorem taxes due Valencia County applicable to the above described property have been paid in full through the 2025 tax year.


Signature of Valencia County Treasurer or Deputy

Date: 11/25/25

Treasurer's Process No.: _____



PERSONAL REPRESENTATIVE'S DEED

Ray G. Aragon, Personal Representative of the Estates of Maria Beatrice Mercedes Salas Aragon and Nicolas Pedro Aragon, deceased, Valencia County District Court proceeding No. D-1314-PB-2015-11, ("Grantor/Assignor"), grants and conveys to Ray G. Aragon, single man, whose address is whose address is 311 Crownover Road NW, Los Lunas, NM 87031, the following described real estate in Valencia County, New Mexico:

Lot A as shown on Plat Showing Land Division of Lands of Nicolas P. Aragon, filed in the Office of the County Clerk of Valencia County, New Mexico on May 4, 1992, in Cabinet G, Page 354.

Witness my signature this 2nd day of November, 2015.

Personal Representative

201510869 PERREPOED
11/12/2015 09:21:53 AM Total Pages: 1 Fees: 10.00
Peggy Carabajal, County Clerk, Valencia County New Mexico

Ray G. Aragon
RAY G. ARAGON

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO)
COUNT OF VALENCIA) SS
)

This instrument was acknowledged before me by Ray G. Aragon, Personal Representative of the Estates of Maria Beatrice Mercedes Salas and Nicolas Pedro Aragon, deceased, on the 2nd day November, 2015.

Stephanie W. Williams
Notary Public

My commission expires:

11/17/15



Page 1 of 1

Ray Aragon gave permission to Aaron Chaves to submit the subdivision

Application on my behalf that includes my property located at 311 Crownover Road nw

Los Lunas New Mexico.

Ray Aragon
12-02-2025



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COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

The Village of Los Lunas Planning & Zoning Commission will hold a public hearing at 6:00 p.m. on January 7, 2026, in the Village Council Chambers located at 660 Main St NW, Los Lunas, New Mexico to consider the following application.

AARON CHAVEZ, ACTING AGENT FOR DANIEL ROMERO, HAS REQUESTED MINOR SUBDIVISION APPROVAL FOR SUBD: LANDS OF LUCILLE M. ROCCO AND FRANCINE WILD TRACT: B S: 21 T: 7N R: 2E, WITH AN ASSIGNED ADDRESS OF 1067 HIGHWAY 314 NW, AND SUBD: LAND OF NICOLAS P ARAGON TRACT: A, WITH AN ASSIGNED ADDRESS OF 311 CROWNOVER RD NW, FOR THE PURPOSE OF CREATING THREE PARCELS AND TO DEDICATE A PORTION OF TRACT B AND TRACT A TO THE VILLAGE OF LOS LUNAS FOR RIGHT-OF-WAY. THE PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF CROWNOVER RD NW AND HIGHWAY 314 NW.

The Village of Los Lunas Council will subsequently hear and decide this case at 6:00 p.m. on January 29, 2026, in the Chambers located at 660 Main St. NW, Los Lunas, NM.

The full agenda will be available no later than 72 hours prior to the scheduled meeting, on the Village website – loslunasnm.gov – and also posted at the Village of Los Lunas Council Chambers.

All persons have a right to attend this public hearing. Property owners who received notice of this hearing by certified mail have legal standing for their opposition or support of the item to be included in the public record. For statements of opposition or support to be included in the agenda packet, they must be received in written form by December 29, 2025 for the Planning and Zoning Commission hearing and January 19, 2026 for the Village Council hearing. Submit written statements in person, via mail or via email to the contact information listed below. Statements can also be made during the public hearings. Questions? Contact the Village of Los Lunas Community Development Department at (505)352-7659, 660 Main St. NW Los Lunas, NM 87031, or at planning@loslunasnm.gov.

Publish: December 18, 2025
Valencia County News Bulletin

CHARLES GRIEGO
MAYOR

GINO ROMERO
COUNCILOR

JAMES T. RUNYON
COUNCILOR

CRUZ MUÑOZ
COUNCILOR

CHRISTOPHER S. ORTIZ
COUNCILOR

GREGORY D. MARTIN
VILLAGE ADMINISTRATOR

NEW MEXICO'S LEADING NEWS SOURCE
ALBUQUERQUE JOURNAL



El Defensor Chieftain

RIO RANCHO OBSERVER

VALENCIA COUNTY News-Bulletin

**Dept 880697
PO Box 29650**

Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 12/10/2025

Account: **1002618**
Name: **VILLAGE OF LOS LUNAS**
Company: **VILLAGE OF LOS LUNAS**
Address: **660 MAIN ST NW
LOS LUNAS, NM 87031**
Telephone: **(505)839-3840**

Ad ID: **334160**
Description:
Run Dates: **12/18/2025 - 12/18/2025**
Class: **3001**
Orig User: **master**
Words: **341**
Lines: **84**
Agate Lines: **134**
Depth: **9.54**
Blind Box:

Total Ad Cost \$108.91
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Valencia County News Bulletin	12/18/2025	12/18/2025	1	100.78



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News-Bulletin: December 18, 2025.

ORTEGA EMMA VICTORIA & ORTEGA RAUL XAVIER	224 BONITA LANE NW	LOS LUNA NM 87031
MAXFIELD RHONDA K	1252 HWY 314 NW	LOS LUNA NM 87031
FRANCO JESSICA L	248 CROWNOVER RD	LOS LUNA NM 87031
CASTILLO MARTIN T GALLEGOS	251 CROWNOVER STREET	LOS LUNA NM 87031
BARRIOS GARCIA LEOBARADO & TREJO VELOZ VERONICA	1104 MAXFIELD AVE NE	LOS LUNA NM 87031
SCHROEDER MARK S & SCHROEDER LISA A	1119 HIGHWAY 314 NW	LOS LUNA NM 87031
ARAGON FAY G	351 CROWNOVER RD NW	LOS LUNA NM 87031
MACDOUGALL DONALD J & RIVERS KAY L TRUST	413 MACDOUGALL LN NW	LOS LUNA NM 87031
LAMB LOUIS W & LAMB SHIRLEY L	1027 HIGHWAY 314 NW	LOS LUNA NM 87031
WRIGHT ROSA	BOX 576	PERALTA NM 87042
PEREA ANNETTE R & PEREA RONALD O	359 CORTEZ ST	LOS LUNA NM 87031
MACDOUGALL DONALD J & RIVERS KAY L (TRUSTEES)		



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COMMUNITY DEVELOPMENT DEPARTMENT

December 12, 2025

Aaron Chavez
6 Lemons Dr.
Los Lunas, NM 87031
ucbillc@gmail.com

**RE: Minor Subdivision Application for Subd: Lands of Lucille M. Rocco and Francine Wild Tract: B S: 21
T: 7N R: 2E, 1067 Hwy 314 NW and 1069 Crownover Rd NW and, Subd: Land of Nicolas P Aragon Tract:
A, 311 Crownover Rd NW**

Dear Mr. Chavez,

This letter is to inform you that the Community Development Department has received your application for Minor Subdivision approval.

The Village of Los Lunas Planning & Zoning Commission will hold a public hearing at 6:00 p.m. on January 7, 2026, in the Village Council Chambers located at 660 Main St. NW, Los Lunas, NM to consider your application.

The Village of Los Lunas Council will subsequently hear and decide this case at 6:00 p.m. on January 29, 2026, in the Chambers located at 660 Main St. NW, Los Lunas, NM.

Enclosed is a fee grid for the Notices of Public Hearing publications in the Valencia County News-Bulletin, and certified mail letters. Please ensure the fees are paid no later than December 26, 2025. Please be aware that Village Offices will be closed on December 24th and 25th, for the Christmas holiday.

Please be prepared to present your case to the Planning and Zoning Commission and Village Council. If you have a visual presentation, please supply it to staff no later than January 6, 2026.

Should you have any further questions, please do not hesitate to contact my office at (505)352-7659 or planning@loslunasnm.gov.

Sincerely,
M.E. Ryan
Matthew E Ryan
Current Planner

CC: Alex Ochoa, ochoaa@loslunasnm.gov; Sonia Walker, walkers@loslunasnm.gov

Enclosed: Fee Grid

CHARLES GRIEGO
MAYOR

GINO ROMERO
COUNCILOR

JAMES T. RUNYON
COUNCILOR

CRUZ MUÑOZ
COUNCILOR

CHRISTOPHER S. ORTIZ
COUNCILOR

GREGORY D. MARTIN
VILLAGE ADMINISTRATOR



MINOR SUBDIVISION APPLICATION

Community Development Department

VILLAGE OF LOS LUNAS

660 Main Street NW
Los Lunas, NM 87031
(505) 839-3842

REQUIREMENTS FOR MINOR SUBDIVISION PROCEDURE CAN BE FOUND IN CHAPTER 16.24 - MINOR SUBDIVISION PROCEDURE IN THE MUNICIPAL CODE.

REQUIREMENTS FOR ALL SUBDIVISION APPLICATIONS CAN BE FOUND IN §16.04.040 OF THE MUNICIPAL CODE.

1. CONTACT INFORMATION

Applicant(s) or Agent(s) Aaron Chavez Phone (505) 480-1608
Address 6 Lemons Drive city Los Lunas state NM zip 87031
Email address ucbillc@gmail.com fax _____
Are you the property owner? ☐ yes ☒ no *If no, please complete the following section:*
Property owner(s) Daniel Romero Phone (505) 507-5947
Address 1210 N Mesa Rd city Belen state NM zip 87002

2. PARCEL INFORMATION

PARCEL ONE: Property Identification Number (UPC) 1009039338263000000
Legal Description Subd: LANDS OF LUCILLE M. ROCCO AND FRANCINE WILD Tract: B S: 21 T: 7N R: 2E
Street Address or Location 1067 Hwy 314 NW Acreage 2.5
Council District 2 Present zoning C-1/AR Present land use Single home/vacant
PARCEL TWO: Property Identification Number (UPC) 1009039295267000000
Legal Description Subd: Land of Nicolas P Aragon Tract: A
Street Address or Location 311 Crownover Rd NW Acreage 1.26
Council District 2 Present zoning A-R Present land use Single family home

PLEASE ATTACH INFORMATION ABOUT ADDITIONAL PARCELS ON A SEPARATE SHEET OF PAPER

3. SUBDIVISION INFORMATION

Is this application for an area plan? ☐ yes ☒ no *If yes, skip ahead to 4. Explanation of Request.*
Through this application, will the total number of parcels in this minor subdivision ☒ increase, ☐ decrease, ☐ or stay the same?
If the total number of parcels will increase, by how many? 2

4. EXPLANATION OF REQUEST AND PROPOSED USE

To split the current property into 3 parcels. The front (east) parcel remain C-1 zoning at new parcel size of .455 AC, with the 2 new parcels zoned at A-R, with each parcel size at .9 AC. Also to dedicate a portion of Tract B and Lot A to the Village of Los Lunas for right-of-way of Crownover Road.

5. DATE OF PREAPPLICATION MEETING: date

The applicant shall meet with a staff planner to discuss the application and process. If the date of the preapplication meeting is more than three months prior to the date of application, the applicant shall schedule a follow-up meeting before the application will be processed.

MINOR SUBDIVISION APPLICATION (cont'd)

Community Development Department

6. ADDITIONAL REQUIRED DOCUMENTATION

Applications submitted without the following additional documentation will be returned as incomplete:

PROOF OF OWNERSHIP: One (1) copy of a legal document demonstrating that the individual(s) or corporation making certain the application for conditional use is the current property owner. If the ownership is a corporation, group, entity, or other such organization, an additional document demonstrating authority to sign on behalf of the ownership is required.

MINOR SUBDIVISION PLAT: Applicant shall provide the original mylar plus 3 copies and a PDF version of the minor subdivision plat with required signatures, drawn to scale and in accordance with §16.24.080 and §16.24.090 of the Municipal Code.

GRADING AND DRAINAGE PLAN: Applicant shall provide 2 copies and a PDF of the grading and drainage plan, as per the requirements of §16.24.110.

OTHER DOCUMENTATION AS REQUIRED: Applicant shall submit any additional documentation as required by the Community Development Department, in accordance with the requirements in §16.24.100-§16.24.140. This shall only be required if the Community Development Department has asked for additional documentation at the time of the preapplication meeting.

7. SIGNATURE OF OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):

I hereby certify that this application is complete and submitted with all required documentation, and understand that submittal of this application does not constitute acceptance for processing until the Community Development Department reviews the application for accuracy and completeness. I have examined and am familiar with the subdivision regulations in Title 16 of the Municipal Code as adopted by the Village of Los Lunas. I understand the Village will not assume any liability for possible lack of understanding on my part. Application requires a public hearing and a fee. In addition to the application fees listed below, the Village of Los Lunas will subsequently bill the applicant for public notice mailing and newspaper publication costs.

Printed name <u>Daniel Romero</u>	Signature <u>[Signature]</u>	Date <u>12-1-2025</u>
Printed name <u>RAY ARAGON</u>	Signature <u>[Signature]</u>	Date <u>12-2-2025</u>
Printed name _____	Signature _____	Date _____

Applicants may review the Municipal Code in the Village of Los Lunas Administrative Office, 660 Main Street N.W. Los Lunas, New Mexico from 8:00 to 5:00 p.m. Monday through Friday. The Municipal Code is also available for review on the Village of Los Lunas website, at www.loslunasnm.gov.

****OFFICE USE ONLY****

Case: CROWN-OR RD -MS

Received Date: 12/2/25

APPLICATION FEE: \$295.00
\$250.00 + \$10.00 Per Lot + \$25.00 Recording Fee

CONSTRUCTION COST: N/A
1.5% of the Estimated Cost of Construction will be assessed upon review.

P & Z REVIEW DATE: 1-7-26
(6:00 pm, Council Chambers, Village Hall Building)

COUNCIL REVIEW DATE: 1-29-26
(6:00 pm, Council Chambers, Village Hall Building)

For Cashier's Use Only

PAID

CK. NO. CC
DATE 12/3/25
RECEIPT #: 1000056512



SITE PLAN DEVIATION

Community Development Department

VILLAGE OF LOS LUNA
660 Main Street N
Los Lunas, NM 8703
(505) 839-384

1. APPLICANT CONTACT INFORMATION

PERMIT # SD-25-0003

Applicant(s) or Agent(s) Aaron Chavez

Address 6 Lemons Drive

City Los Lunas

State nm

Zip 87031

Email ucbillc@gmail.com

Phone 505-480-1608

Are you the property owner? ☐ Yes ☒ No *If no, please complete the following section:*

Property owner(s) Daniel Romero

Phone 505-507-5947

Address 1210 N Mesa Rd

City Belen

State nm

Zip _____

2. PARCEL INFORMATION

Property Identification Number (UPC) 1009039338263000000

Street Address or Location 1067 Hwy 314 NW

Present Zoning c1/AR

Main Street Overlay Distinct

1

2

3

4

N/A

Present Land Use Home/Vacant

3. SITE DEVIATION INFORMATION

Deviation is from:

- ☒ Minimum Lot Size Requirement: 1 Acre Deviation: .1 Acre ☐ Lot Width Requirement: _____ Deviation: _____
- ☐ Building Height Requirement: _____ Deviation: _____ ☐ Wall/Fence Height Requirement: _____ Deviation: _____
- ☐ Required Setback: ☐ Front ☐ Rear ☐ Side ☐ Between Structures Requirement: _____ Deviation: _____
- ☐ Landscaping/Screening Requirement Requirement: _____ Deviation: _____
- ☐ Off-Street Parking Requirement Requirement: _____ Deviation: _____

Is the requested deviation(s), in the aggregate, 10% or less of the requirement(s)? ☒ Yes ☐ No

4. APPLICANT SIGNATURE

UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I declare that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the Village of Los Lunas and the New Mexico Building Code. I understand the Village of Los Lunas will not assume any liability for possible lack of understanding on my part. I understand that in addition to the application fee, the Village of Los Lunas will subsequently assess the applicant the fees and deposits listed below.

Applicant name Daniel Romero

Signature _____

Date 12-1-2

TO BE FILLED OUT BY STAFF

DATE RECEIVED: _____

PERMIT # _____

Accompanying Development Plan Application # N/A

NOTES Associated with Crownover Rd - MS.

For Cashier's Use Only

PAID

CK. NO. Card
DATE 12-16-25
RECEIPT #: 1600056671



APPROVED



DENIED

REVIEWED BY: _____

DATE: _____

PLAN REVIEW FEE

\$ 50.00

Date	Type	Fee Number	Due at	Source ID	Quantity	Description	Amount
12/03/2025	Payment			1.000056512	.00	COMMUNITY DEVELOPMENT PROJECTS	295.00-
12/03/2025	Fee	305	Setup		2.00	Minor Plat Fee	270.00
12/03/2025	Fee	315	Setup		.00	Recording Fees	25.00
12/03/2025	Fee	313	Setup		.00	Notice of Public Hearing Publication	108.91
12/03/2025	Fee	314	Setup		11.00	Notice of Public Hearing - Cert Mail	114.84
12/16/2025	Payment			1.000056671	.00	COMMUNITY DEVELOPMENT PROJECTS	223.75-
							.00



Village of Los Lunas
660 Main St NW
PO Box 1209
Los Lunas NM 87031 (505) 839-3841

Receipt No: 1.000056512 Dec 3, 2025

Crownover Rd_MS
Chavez, Aaron
6 Lemons Dr
Los Lunas NM 87031

COMMUNITY DEVELOPMENT PROJECTS	
COMMUNITY DEVELOPMENT PROJECTS	295.00

Total:	295.00
--------	--------

XBP - CREDIT CARDS - UTILITY	
Check No: 250690256	295.00

Payor:	
Chavez, Aaron	
Total Applied:	295.00

Change Tendered:	.00
------------------	-----

12/03/2025 8:33 AM
Customer Copy



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COMMUNITY DEVELOPMENT DEPARTMENT

RECOMMENDATION 26-01

Village of Los Lunas
Planning and Zoning Commission

WHEREAS, Daniel Romero represented by Aaron Chavez has applied for Minor Subdivision approval for the property described as Subd: Lands of Lucille M. Rocco and Francine Wild Tract: B S: 21 T: 7N R: 2E, With an Assigned Address of 1067 Highway 314 NW, and Subd: Land of Nicolas P Aragon Tract: A, with an assigned address of 311 Crownover Rd NW, for the purpose of creating three parcels and to dedicate a portion of Tract A and Tract B to the Village for right-of-way of Crownover Rd NW.

WHEREAS, the Commission has held a public hearing and has met the public notice requirements;

NOW THEREFORE COMES THE VILLAGE OF LOS LUNAS PLANNING AND ZONING COMMISSION

Recommending that the Village of Los Lunas Council approve the Minor Subdivision as presented with the following recommendations and findings:

1. *The Planning & Zoning Commission has set the following conditions for the recommended approval.*
 - *Approval of the 10% Site Plan Deviation, allowing for a deviation of the 1-acre lot size minimum for the A-R zoned parcels from 1-acre to 0.9-acre.*

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MAYOR

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COUNCILOR

JAMES T. RUNYON
COUNCILOR

CRUZ MUÑOZ
COUNCILOR

CHRISTOPHER S. ORTIZ
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VILLAGE ADMINISTRATOR



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COMMUNITY DEVELOPMENT DEPARTMENT

January 8, 2026

Mr. Aaron Chavez
6 Lemons Dr.
Los Lunas, NM 87031
ucbillc@gmail.com

RE: Crownover Rd Minor Subdivision, 1067 Hwy 314 NW, 1069 Crownover Rd NW, and 311 Crownover Rd NW, Application Status

Dear Applicant,

This letter is to inform you that, as scheduled, on January 7, 2026, The Village of Los Lunas Planning and Zoning Commission heard your submitted application referenced above.

The Planning & Zoning Commission has recommended approval of the application as presented.

The Planning & Zoning Commission has set the following conditions for the recommended approval.

- 1. Approval of the 10% Site Plan Deviation, allowing for a deviation of the 1-acre lot size minimum for the A-R zoned parcels from 1-acre to 0.9-acre.*

As scheduled, the Village Council will hear and decide the case on January 29, 2026, at the Village Council Chambers located at 660 Main St NW, Los Lunas, NM.

Please be prepared to present your case to the Village Council. If you have an updated visual presentation for the public hearing, please supply it to staff no later than **January 19, 2026**.

Should you have any further questions, please do not hesitate to contact my office at (505)352-7659 or planning@loslunasnm.gov.

Sincerely,

M.E. Ryan

Matthew. E Ryan
Current Planner

CC: Michael Jaramillo, jaramillom@loslunasnm.gov; Brittany Armijo, pereab@loslunasnm.gov; Alex Ochoa, ochoaa@loslunasnm.gov; Sonia Walker, walkers@loslunasnm.gov; Mary Askew, langleyam@loslunasnm.gov

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VILLAGE COUNCIL AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Title:

2026 Streets and Zoning Layer Approvals

Presenter:

Alex Ochoa

Department:

Community Development

Meeting Date:

January 29, 2026

Action Requested:

☒ Approval/Disapproval

☐ Informational

☐ Public Hearing

☐ Other

OVERVIEW/ ANALYSIS

The agenda item seeks approval of the 2025 Village GIS Zoning and Streets layers. Please reference the attached memo for specific changes approved by Council throughout 2025.

POSSIBLE ACTIONS

- Approve item
- Approve item, with changes
- Deny item
- Postpone item to a future meeting (direct staff to conduct further research)
- Table item for future discussion (direct staff to conduct further research)
- No action at this time

STRATEGIC PRIORITIES ALIGNMENT

- ☐ I-25 Interchange/Los Lunas Boulevard Corridor Project
- ☐ Quality of Life Improvements
- ☐ Infrastructure Improvements
- ☐ Economic Development
- ☐ Personnel
- ☒ N/A

BUDGET IMPACT

LEGAL REVIEW

- ☐ Yes, by:
- ☒ Not applicable

ATTACHMENTS

2025 GIS Layer Approvals Council Memo



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COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: Honorable Mayor and Village Council
FROM: Sonia Walker, Community Planner
CC: Community Development Department
DATE: January 29, 2026
RE: Village of Los Lunas Approval of GIS Layers: Zoning & Streets

OVERVIEW

This agenda item seeks approval of the 2025 Village GIS layers: Zoning and Streets. The notable changes have been listed in the tables below and identified in the attached maps. To view the maps in full size, please follow the link below.

Link: https://www.dropbox.com/scl/fi/bz0ubh4nocr7ljxj3ztbx/2025-Zoning_Exhibit.pdf?rlkey=vjifzlc9r984xnvw8r0t4473v&st=5mm0rk1z&dl=0

Zoning

Zone Change	
Action	Location
Legislative Zone Change	Various properties adopted with Ordinance 481
Conditional approval, A-R to R-R	Map Grid S5 Maxfield Ave NE
C-1 to S-U	Map Grid O6 2214 Sun Ranch Village Lp SW
Conditional Use Permit	
Action	Location
Home Occupation - Wrought Iron Workshop	Map Grid S5 427 Trujillo St NE
Home Occupation - Hair Salon	Map Grid O7 1934 Maestas Dr SW
Designated Use Permit	
Action	Location
None	

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Link: https://www.dropbox.com/scl/fi/86trt5zsfa0a3fpbxuslc/2025-Streets_Exhibit.pdf?rlkey=33tr3pcsw1fhgagwdwnw4tbs2&st=myz804qu&dl=0

Streets

Public	
Name	Location
Berman Way SW	Map Grid N7
Burke Ave SW	Map Grid N7
Carter Drive SW	Map Grid N7
Besaw St SW	Map Grid N7
Lima Loop SW	Map Grid N7
Altamirano Dr SW	Map Grid N7
Mahoney Rd SW	Map Grid N7
Welch Way SW	Map Grid N7
Anna Dr SW	Map Grid N7
Huning Ranch East Loop	
SW (Extension)	Map Grid N7
Osha Peak St SW	Map Grid K5
Capilla Peak Ave SW	Map Grid K5, K6
Manzano Peak St SW	
(Extension)	Map Grid K5, L5
Fiesta Blvd NW	Map Grid P3, P4, Q3
Calle Oeste NW	Map Grid P3
Calle Breve NW	Map Grid P3
Brillo del Cielo NW	Map Grid P3, Q3
Las Colinas Rd NW	Map Grid Q3
Cielo Rosa Rd NW	Map Grid Q3
Vibrante Rd NW	Map Grid Q3
Los Tulipanes DR SE	Map Grid S8
Las Lilas Dr SE	Map Grid S8, S9
Las Margaritas Dr SE	Map Grid S9
Los Narcisos Dr SE	Map Grid S9
Private	
Name	Location
None	

Continued Next Page

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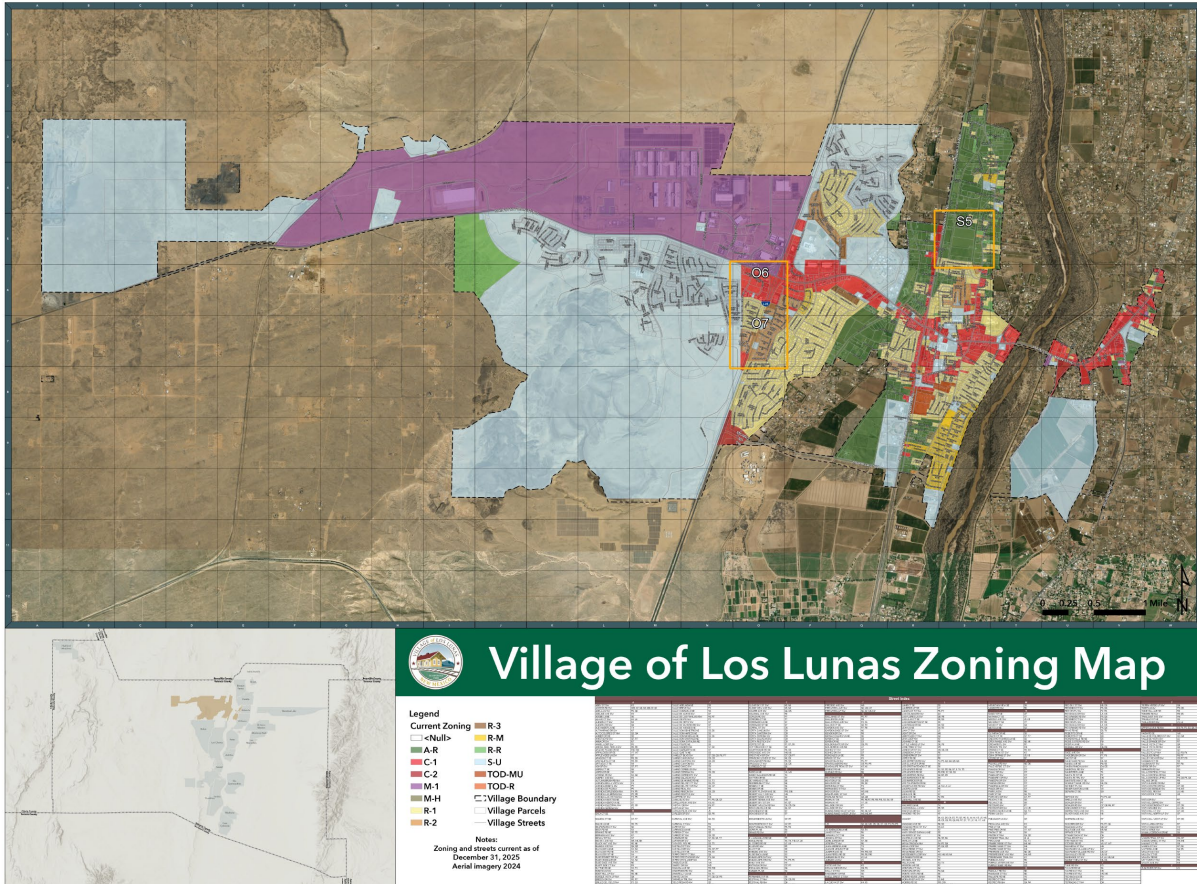
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Continued Next Page

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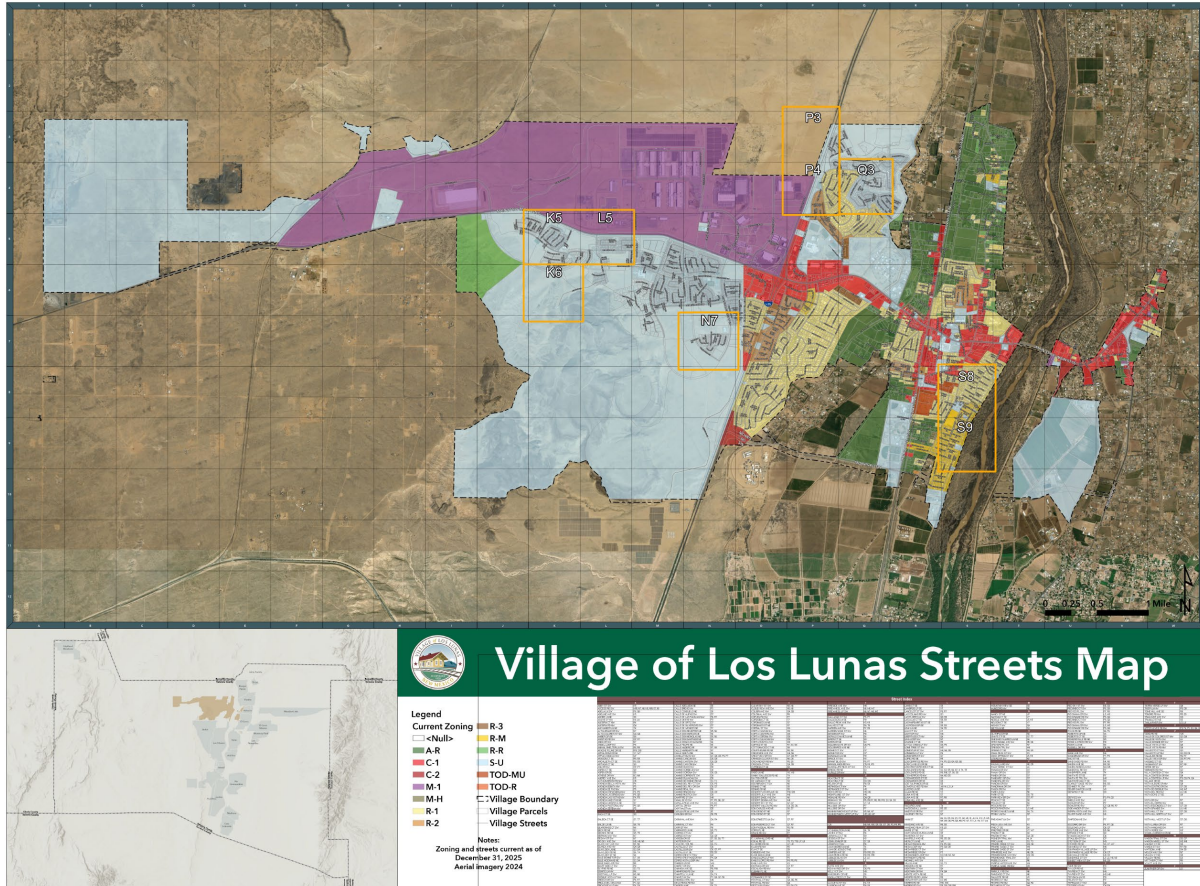
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VILLAGE COUNCIL AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Title:

Better City Phase I Findings: An Overview of the Village of Los Lunas Economic Development Strategic Plan

Presenter:

Victoria Archuleta, Senior Economic Developer and Jason Godfrey, CEO, Better City

Department:

Economic Development Division/Administration

Meeting Date:

Click or tap to enter a date.

Action Requested:

☐ Approval/Disapproval

☒ Informational

☐ Public Hearing

☐ Other

OVERVIEW/ ANALYSIS

This presentation will provide an overview of the completed Phase I of the Village of Los Lunas' Economic Development Strategic Plan, conducted by Better City. Phase I included a data-driven review of local economic conditions and extensive stakeholder engagement through focus groups, interviews, a community visioning workshop, and a public survey. The results establish a foundational understanding of the Village's strengths, challenges, and opportunities and will inform and guide the development of targeted 5- and 10-year strategies. The council is being asked to provide feedback and input as we enter in to Phase II of the planning process and help guide the future of the village's economic development landscape.

POSSIBLE ACTIONS

- Approve item
- Approve item, with changes
- Deny item
- Postpone item to a future meeting (direct staff to conduct further research)
- Table item for future discussion (direct staff to conduct further research)
- No action at this time

STRATEGIC PRIORITIES ALIGNMENT

- ☐ I-25 Interchange/Los Lunas Boulevard Corridor Project
- ☐ Quality of Life Improvements
- ☐ Infrastructure Improvements
- ☒ Economic Development
- ☐ Personnel
- ☐ N/A

BUDGET IMPACT

\$65,597.13 approved by council for FY26.

LEGAL REVIEW

- ☐ Yes, by:
- ☐ Not applicable

ATTACHMENTS

ECONOMIC DEVELOPMENT STRATEGIC PLAN INTERIM REPORT

Village of Los Lunas, New Mexico

A Decision Framework for Council

Prepared by Better City, LLC

January 2026

1. Introduction

After months of community engagement, data analysis, and stakeholder conversations, clear themes have emerged that require Council input before the final Economic Development Strategic Plan can be completed.

This interim report presents findings from our engagement process and brings five topics to Council for feedback. It also presents a strategic choice about growth philosophy that will fundamentally shape the priorities, investments, and staffing recommendations in the final plan.

Why Council Input Is Essential Now

The themes that emerged from community engagement point to fundamentally different approaches to managing Los Lunas' rapid growth. These are not technical questions for staff to resolve—they are policy and values decisions that elected officials must make on behalf of the community.

Council's direction on these topics will determine:

- Which economic development priorities receive focus and resources
- How the Economic Development Department's role should evolve
- What level of cross-departmental coordination is needed
- How to balance growth momentum with quality-of-life investments

Not all topics raised in this report will be fully addressed in the final Economic Development Strategic Plan. Some issues, like traffic, housing policy and homelessness services, extend beyond the scope of economic development alone. However, they are presented here because they emerged consistently in community feedback and intersect with economic development outcomes.

2. Where We Are So Far

Between October 2025 and January 2026, Better City conducted community engagement to understand resident priorities, business perspectives, and stakeholder concerns about Los Lunas' economic future.

Community Engagement Summary

Engagement Activity	Participants & Details
Community Survey	500 responses from residents, workers, and those who spend time in Los Lunas
Local Leaders Survey	22 responses from elected officials, business leaders, and community stakeholders

Focus Groups	Sessions with: <ul style="list-style-type: none"> • Local business owners • Housing developers, industry experts and community stakeholders • Leaders and community members focused on quality of life • high school students
Stakeholder Interviews	8 One-on-one conversations with Mayor, department heads, and key community leaders
Visioning Workshop	Community session with 12 residents to explore shared goals and identify priorities for Los Lunas' future

Data Review Conducted

The following plans, economic data, and market conditions, were analyzed:

- Los Lunas 2040 Comprehensive Plan
- Retail leakage and consumer spending patterns
- Business location and industry composition data
- Demographic and workforce trends (Census, BLS, NM GRT Tax, etc.)
- Commercial, Residential, and Industrial Real Estate market data
- Traffic statistics
- Los Lunas budget w/analysis
- Regional economic indicators

This interim report is not intended to be an exhaustive review or synthesis of the community engagement findings and the data analysis but rather is a concise presentation of a few select topics of interest for consideration by the Council.

3. Five Key Topics

The following topics emerged consistently across surveys, focus groups, and stakeholder interviews:

Topic 1: Traffic Congestion

Community Feedback

Traffic congestion dominated community feedback as the most visible and immediate impact of Los Lunas' rapid growth. Of 500 community survey respondents, 91.2% reported that traffic and congestion make it hard to get around, 80% selected traffic as top economic development priority. Of 22 of local leaders survey respondents, 82% identified

Main Street congestion as the top constraint. Concerns about traffic surfaced in every focus group and stakeholder interview.

Residents described:

- Travel times that vary unpredictably (12 minutes or 45 minutes for the same trip)
- Key intersections and corridors overwhelmed during peak hours
- Growing reluctance to cross town for daily activities
- Concerns about emergency vehicle access and response times

WHY THIS MATTERS FOR ECONOMIC DEVELOPMENT

Traffic congestion affects economic development in three ways:

- It impacts where residents shop and dine (increasing retail leakage)
- It affects quality of life for current and prospective employees
- It influences development decisions about where businesses locate within the Village.

Important Context

Addressing traffic issues falls outside the scope of an Economic Development Strategic Plan and will not be addressed within the report. It is highlighted here only as a significant community concern economic development impact.

Topic 2: Housing Affordability and Diversity

Community Feedback

- Housing emerged as both an opportunity and a challenge. While Los Lunas remains more affordable than Albuquerque, residents expressed concern about rising costs and limited housing options beyond single-family detached homes. 37.0% of survey respondents disagree that housing is affordable – while 28.8% agree.
- Focus group participants described a missing middle—housing options suitable for young adults, seniors, and families at various income levels.

WHY THIS MATTERS FOR ECONOMIC DEVELOPMENT

Workforce attraction and retention depend on housing availability at appropriate price points. Los Lunas has successfully attracted major employers with well-paying jobs, but if workers cannot find suitable housing locally, they commute from elsewhere or the jobs remain unfilled.

Important Context

Housing policy encompasses multiple departments and complex decisions about infrastructure investment, zoning, and water allocation. This Economic Development

Strategic Plan will address housing only in terms of how it intersects with workforce availability and business recruitment, not as a comprehensive housing strategy.

Topic 3: Homelessness and Social Services

Community Feedback

Homelessness emerged as a concern in focus groups and community conversations, particularly regarding public spaces and near the Rail Runner station. 166 out of 500 respondents (33.2%) selected "Addressing homelessness and social service needs" as one of their top 3 priorities. Participants described this as a relatively new issue in Los Lunas, with some attributing increased visibility to regional migration patterns and limited local social services infrastructure.

Stakeholders noted:

- Limited local resources for unhoused individuals
- No designated shelter or coordinated services
- Uncertainty about which entity or department leads coordination
- Concerns about safety and perceptions in commercial areas

WHY THIS MATTERS FOR ECONOMIC DEVELOPMENT

Perceptions of safety and cleanliness affect retail viability, downtown revitalization efforts, and the overall attractiveness of Los Lunas as a place to live and invest. While homelessness is fundamentally a social services issue, its intersection with public space and commerce makes it relevant to highlight in economic development conversations.

Important Context

Addressing homelessness requires regional coordination, social services expertise, and dedicated funding beyond economic development's capacity. The Economic Development Strategic Plan will not prescribe solutions for homelessness, but it will acknowledge this as a factor affecting quality of life and commercial development in specific areas.

Topic 4: Retail — Perception vs. Retail Patterns

Community Feedback

Community members consistently expressed frustration about having to leave Los Lunas for shopping, dining, and entertainment. In the survey, residents identified how often they leave the Village for the following activities:

Activity	Leave Monthly or More
Dining out	92%
Grocery shopping	82.0%
Entertainment	75%
Healthcare	72.7%
Parks/recreation	58.2%

Retail market data reveals a more nuanced story:

- Overall, Los Lunas captures more total spending dollars from outside the Village than it loses to surrounding communities (retail surplus)
- Specifically, there is large spending surplus in groceries and some restaurant categories
- Leakage is concentrated in lifestyle categories—entertainment venues, specialty retail, and unique dining experiences
- Los Lunas functions as a convenience retail destination rather than an experiential one

Category	Annual Surplus/Leakage	Interpretation
Restaurants	+\$20M surplus	Regional destination: people come TO Los Lunas
Groceries	+\$35M surplus	Strong grocery capture
Entertainment	-\$4.2M (92% leakage)	No theaters, bowling—highly visible gap
Furniture	-\$3.7M (79% leakage)	Residents travel to Albuquerque

WHY THIS MATTERS FOR ECONOMIC DEVELOPMENT

The gap between perception and reality (the Village has strong retail in many but not all sections) should influence retail recruitment strategy.

Tensions and Tradeoffs

Retail follows rooftops, but rooftops without amenities create bedroom communities with only convenience retail. Intentional effort and public investment will be required to attract and curate a mix of experiential / destination retail and entertainment.

Topic 5: Strategic Vision

Community Feedback

When asked about the preferred direction for Los Lunas' economic future:

- 57% chose “balance growth with quality of life” (parks, village center, housing options, traffic solutions)
- 32% chose “improve quality of life with more careful or slower growth”
- 6% chose “land more big employers, even if quality-of-life amenities come later”

Combined, 89% of residents prioritized quality of life over an exclusive focus on employer recruitment.

Leadership Perspective

Local leaders surveyed (elected officials, business leaders, stakeholders) gave low ratings to questions about vision alignment and balancing the needs of the residents and local businesses with overall growth:

Vision Question	Average Score
"Local stakeholders have a clear, shared economic vision"	2.82/5
"We're balancing big investments and small business needs"	2.73/5
"Growth benefits are broadly shared across neighborhoods"	2.68/5

WHY THIS MATTERS FOR ECONOMIC DEVELOPMENT

Having a clear vision that is consistent with the community’s goals and desires gives staff and elected officials the political capital and public support necessary to make hard decisions and critical investments.

Equity

Many stakeholders raised concerns that Los Lunas' economic growth is not benefiting all neighborhoods and income levels equally. While median household income has risen, poverty has also increased from 11% to 18% between 2018 and 2023.

Focus group participants described discernible disparities in park quality, infrastructure investment, and service provision among neighborhoods.

4. Strategic Direction: “Managing the Wave” vs. “Shaping the Wave”

Los Lunas has been extraordinarily successful at attracting major corporate investment and managing rapid growth. The Village has secured over \$3 billion in recent investment from Meta, Amazon, Walmart, and others. Population has nearly doubled since 2000. This success creates a critical choice about what comes next.

The data from community engagement points to two fundamentally different approaches to economic development that lead to very different priorities, resource allocations, and outcomes.

Scenario A: “Managing the Wave”

This exemplifies Los Lunas' current trajectory: aggressively recruiting new businesses, responding to development proposals as they arrive, keeping pace with infrastructure needs, and letting market forces determine the retail and housing mix.

Characteristics:

- Economic development focuses on large business recruitment and project response
- Infrastructure improvements follow growth
- Developer preference drives housing (primarily single-family)
- Retail environment develops organically based on rooftops
- Departments operate independently in their lanes
- Economic development staff at capacity

Advantages:

- Maintains maximum growth momentum and construction GRT revenue
- Less controversial (doesn't require saying no to projects)
- No implementation challenges (no major coordination changes)
- Lower demand on staff time for coordination

Risks:

- Quality of life seems to be eroding
- Traffic congestion could worsen
- Los Lunas could become a bedroom community - lacking local gathering places
- Benefits of growth may not be equitably distributed
- Risk of getting “the worst of both”—continued congestion without improved amenities

Scenario B: “Shaping the Wave”

This approach uses Los Lunas' economic success as a foundation to pivot toward intentional, outcomes-driven development focused on quality of life.

Characteristics:

- Economic development becomes coordination-intensive “team sport”
- Intentional focus on creating Village Center and local gathering places
- Active work to diversify housing stock (multi-family, workforce, senior)
- Curated retail mix emphasizing experience and local character
- May require saying no to some projects that don't align with vision
- Economic development department expands role as coordinator and advocate

Advantages:

- Aligns with community priorities (89% want quality-of-life focus)
- Addresses root causes of resident frustration
- Improves workforce attraction and retention
- Creates foundation for generational continuity
- Positions Los Lunas as complete community, not just employment center

Tradeoffs / Risks:

- Intentionally slower growth pace may reduce near-term GRT revenue
- Requires expanded staff capacity and cross-departmental coordination
- Longer timelines for some initiatives (less immediate positive press)
- May involve turning down projects that don't fit vision
- Demands stronger Council buy-in and political will

Side-by-Side Comparison

The following table summarizes key differences:

Factor	Scenario A: Manage Wave	Scenario B: Shape Wave
Primary Goal:	Revenue and job growth	Quality of life and resilience
Economic Development Focus:	Continue corporate recruitment	Diversify: small business, retail, entrepreneurship
Housing Mix:	90%+ single-family detached	80% single-family, 20% multifamily
Economic Development Priorities:	Major employer recruitment, filling business parks, responding to site selectors	Small business support, retail recruitment, placemaking / redevelopment
Resident Experience:	Strong job market, limited local amenities	Complete community with local jobs and amenities
Economic Resilience:	Dependent on major employers	Diversified across sectors

Fiscal Strategy:	Expand tax base through growth, high short-term revenues from impact fees	Slower revenue growth
-------------------------	---	-----------------------

5. Economic Development Role

Los Lunas' Economic Development staff has been extraordinarily successful in executing on its primary mission of recruiting large employers to the Village and expanding the utilization of the industrial park. Other efforts focus on building long-term prosperity for the community by:

- Supporting businesses to start, stay, and grow locally
- Strengthening job quality and helping residents build careers
- Creating places and amenities that make people want to stay
- Diversifying revenue sources so the Village can maintain and improve services

Responsibility Matrix

Of the many things that impact economic vitality in Los Lunas, only a subset is the direct responsibility of the Economic Development Division.

Community issues fall into three categories:

Direct Responsibility: ED Leads	Shared Responsibility: ED Partners/Co-Leads	Influence and Advocacy: ED Advises
Economic Development owns these outcomes and is accountable for results.	ED plays a key role alongside other departments or organizations, but success requires collaboration.	ED doesn't control these outcomes but should have a seat at the table, bringing an economic development perspective to decisions.
Business retention and expansion	Quality-of-life improvements (with Planning, Parks & Recreation)	Transportation, traffic management, and highway improvements (with Public Works, NM DOT)
Business recruitment (industrial and commercial)	Small business support ecosystem (with Chamber, SBDC, UNM–Valencia)	Housing diversity and land use planning (with Planning Department, Village Council)
Strategic planning		
Marketing Los Lunas as a business location	Workforce development and youth career pathways (with Los Lunas Schools, UNM–Valencia, major employers)	Regional coordination and annexation strategies (with Administration, Council, County, Pueblo of Isleta)
Downtown and Village Center development projects		
Administration of lodger's tax programs		Social services and support systems (with County, nonprofit partners, faith communities)
		Tourism development

The growth trajectory Los Lunas chooses will reshape where Economic Development focuses its energy and what level of capacity is required. A strategy focused on managing major corporate growth requires different economic development skills and partnerships than one focused on small business development and quality of life. The roles and staffing levels of the economic development division are tied to the decision about the Village's growth trajectory.

Current Role (Managing the Wave Scenario)

Economic Development currently operates as a standalone department focused primarily on business recruitment, site selection support, and responding to development inquiries. The department:

- Directly leads business recruitment and corporate site selection

- Manages industrial park development and leasing
- Coordinates with state economic development agencies
- Administers tourism and lodgers tax programs
- Collaborates with Planning on specific projects as needed

Expanded Role

If Council chooses to pivot in its approach to growth and economic development, the role and importance of economic development in the Village would expand significantly.

Following are some of the areas where additional effort and resources would be required:

- Small business support expansion
- Entrepreneurial ecosystem - growth and strengthening
- Focused retail recruitment – specifically targeting segments of the market that are underserved
- Real estate development
 - Village center development
 - Targeted redevelopment
 - Creating incentive packages
 - Developer recruitment
- Housing policy advocacy / recruiting multi-family developers
- Transportation planning advocacy
- Workforce development partnerships
- Quality of life amenities – planning, coordination, funding

These expanded roles and responsibilities would require additional capacity. The Village's Economic Developer currently manages a substantial portfolio and has been remarkably successful in advocating for the Village, representing its interests, raising its profile, and creating an ecosystem that is appealing to businesses. Adding new areas of focus – particularly retail recruitment, focus on quality of life, and real estate development would exceed the current capacity and would necessitate adding additional support staff or redistribution of duties.

6. Next Steps

With direction from the City Council, Better City will complete the Economic Development Strategic Plan with specific recommendations, implementation frameworks, and resource requirements aligned with the chosen approach.

Los Lunas Economic Development Strategic Plan

Interim Report to Council

January 2026 | Better City

Today's Discussion

Scenario A: Manage the Wave

Respond to opportunities as they arise

Scenario B: Shape the Wave

Proactively direct growth toward community outcomes

Agenda

Community Engagement Summary

Perspective on Growth

Retail Surplus / Leakage

Economic Development Priorities

Growth Direction

Role of Economic Development and ED Capacity

What We Heard

482

**Community
Survey**

22

Local Leaders

8

**Stakeholder
Interviews**

1

**Visioning
Workshop**

4

Focus Groups

88.2% of residents prefer growth that prioritizes quality of life

91%

say traffic makes it
hard to get around

Traffic: The #1 Concern

Community Survey

91.3% (440 of 482) report traffic congestion as a challenge

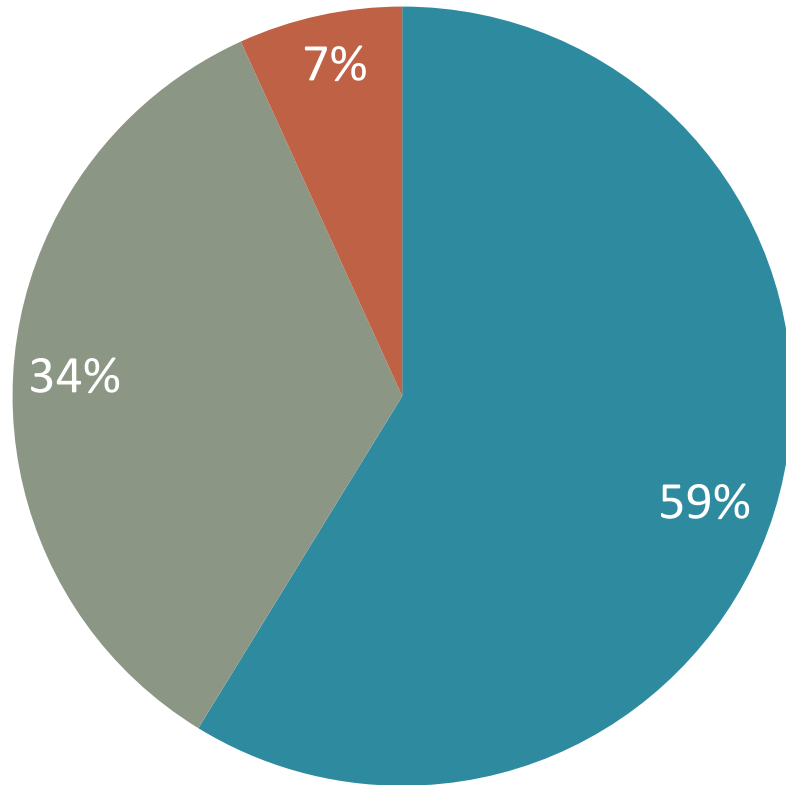
Local Leaders

82% (18 of 22) cite Main Street congestion as top constraint

The Numbers

20,000-28,000 vehicles daily with limited alternatives

Perspectives on Growth



58.7%

Balanced Growth

Quality-of-life improvements with growth

34.4%

Careful, Slower Growth

Focus on existing neighborhoods

6.8%

Aggressive Recruitment

Continue pursuing big employers

Resource: Community Survey Results

88%

of residents prefer
quality-of-life focused growth

What Community Data Suggests

Clear Community Preference

88.2% (425 of 482) prefer quality of life approaches over aggressive corporate expansion (6.4%)

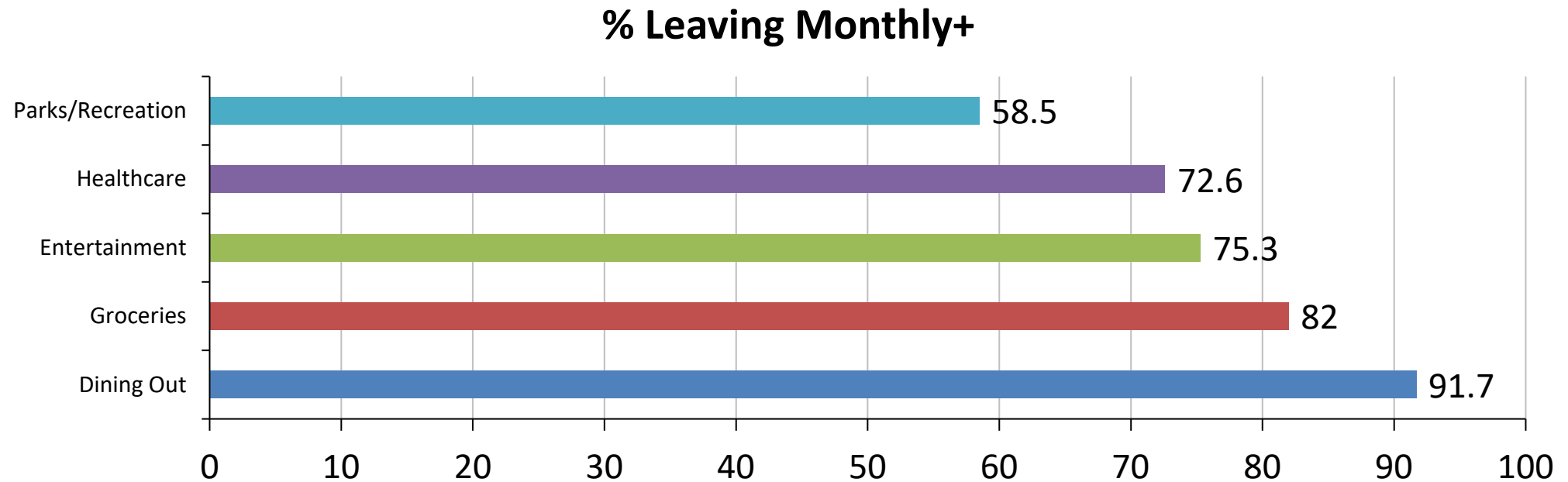
Village Center

Creating a village center with shops, restaurants and events is the 2nd priority

Recreation Investment

Aquatic center, pool, splash pad, and recreation facilities rank as 4th priority (31.1%)

Residents Leave Town Frequently



What this reveals: Despite strong retail fundamentals, residents perceive gaps and regularly travel to Albuquerque. Strategic focus on entertainment venues and dining diversity could shift perception.

Economic Reality: Strong Foundation

✓ Regional Retail Hub (Annual Surplus)

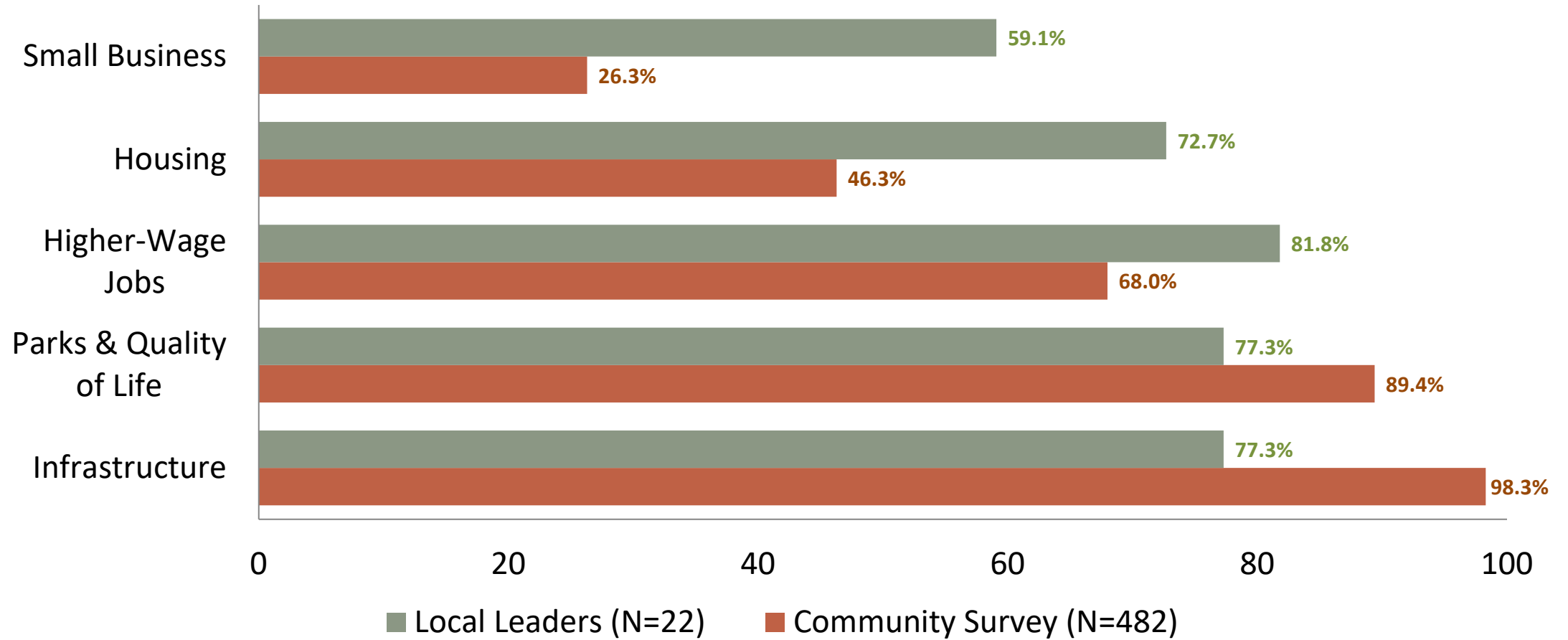
Vehicle Maintenance	+\$44M
Groceries	+\$35M
Home Improvement	+\$27M
Restaurants	+\$20M

✗ Spending outside the community (Annual Leakage)

Entertainment	-\$4.2M (92%)
Furniture	-\$3.7M (79%)
Lodging	-\$4.7M (66%)
Electronics	-\$1.5M (95%)

The Insight: Los Lunas has strong retail fundamentals, but highly visible gaps (entertainment, furniture) create perception of retail scarcity despite underlying strength

Economic Development Priorities



Methodology: Percentages reflect respondents who expressed interest in each theme through priorities selection, open-ended responses, or Likert scale gaps. Detailed methodology available upon request.

The Strategic Choice

Council must decide which growth philosophy aligns with community priorities and resources

Scenario A

Manage the Wave

Respond to opportunities as they arise

VS

Scenario B

Shape the Wave

Proactively direct growth toward
community outcomes

Scenario A: Manage the Wave

✓ Strengths

Maintains economic momentum

Works within current staffing

Proven approach (\$3B investment)

Minimal regulatory hurdles

⚠ Challenges

Quality-of-life improvements may lag

Traffic may not keep pace with growth

Small business gets less focus

Reactive rather than strategic

Best suited for: Communities prioritizing economic growth, confident market forces will deliver desired outcomes

Scenario B: Shape the Wave

✓ Strengths

Addresses community preferences (88%)

Proactive traffic/infrastructure management

Balances major employers & small biz

Positions Los Lunas as intentional

⚠ Challenges

Requires sustained funding commitment

Additional ED capacity needed

Cross-departmental coordination required

Success depends on consistent implementation

Best suited for: Communities wanting to direct growth outcomes, strong preference for quality-of-life focus, willing to invest in strategic management



Role of Economic Development

ED Leads

Direct Responsibility

- Business retention and expansion
- Business recruitment
- Strategic planning and implementation
- Marketing Los Lunas as a business location
- Downtown and Village Center development
- Lodger's tax revenue distribution

ED Partners

Shared Responsibility / Collaboration

- Quality-of-life improvements (Community Development, Parks & Recreation)
- Small business support ecosystem (Chamber, SBDC, UNM–Valencia)
- Workforce development and youth career pathways (Schools, UNM–Valencia, employers)

ED Advises

Influence and Advocacy

- Transportation, traffic management, and highway improvements
- Housing diversity and land use planning
- Regional coordination and annexation strategies
- Social services (homelessness) and support systems

Economic Development Capacity

Different scenarios require different levels of economic development support

Manage the Wave

Current Focus

- Respond to proposals
- Corporate recruitment
- ED strategic planning
- Marketing and branding of Los Lunas as a business location
- Responding to site selection inquiries
- Major project coordination

Staffing: Current staffing adequate

Shape the Wave

Expanded Scope

- Real Estate (Re)Development
- Business climate improvement
- Small business support
- Cross-dept coordination
- Workforce development
- Performance measurement

Staffing: Requires additional capacity (ED Specialist or reallocate resources)

Decision & Next Steps

1

Council Discussion

Review scenarios and provide clear direction on growth philosophy

2

Resource Planning

If choosing Scenario B: Address staffing, funding, and policy implications in budget planning

3

Finalize Strategic Plan

Final Strategic Plan will be structured around Council's chosen direction with actionable strategies

Critical Reminder: Scenario B requires committed funding, policy changes, and coordinated action. Under-resourcing this approach would be worse than honestly choosing Scenario A.

Thank You

Questions & Discussion

Better City, LLC
January 2026

**MINUTES
VILLAGE OF LOS LUNAS
THURSDAY, JANUARY 15, 2026**

The Board of Trustees of the Village of Los Lunas, County of Valencia, and State of New Mexico met Thursday, January 15, 2026 in regular session at 6:00PM. Roll call was taken, and the following were present: Mayor Charles Griego, Councilman Gino Romero (Joined via Teams), Councilman James Runyon, & Councilman Christopher Ortiz. Councilman Cruz Munoz was excused. The meeting was conducted in person and recorded through TEAMS.

Mayor:	Charles Griego
Mayor Pro Tem:	Gino Romero
Council:	Christopher Ortiz Matthew Chavez James Runyon

Also present were: Gregory D. Martin, Debra Sanchez, Craig Donohue, and Luis Brown. In accordance with Ordinance 114A, the following agenda was prepared and circulated as required:

- 1. ORGANIZATIONAL MEETING / APPOINTMENT OF VILLAGE ADMINISTRATOR.**
 - 2. ORGANIZATIONAL MEETING / APPOINTMENT OF POLICE CHIEF.**
 - 3. ORGANIZATIONAL MEETING / APPOINTMENT OF FIRE CHIEF.**
 - 4. ORGANIZATIONAL MEETING / APPOINTMENT OF MAYOR PRO TEM.**
 - 5. EXECUTIVE SESSION:**
 - a. Hire Engineer/EMT – Fire Department.**
 - b. Hire (3) Park Technician I – Parks Division / Parks & Recreation Department.**
 - c. Hire PT Recreation Aide – Recreation Division / Parks & Recreation Department.**
 - d. Discuss negotiation strategy and terms of a proposed Request for Proposal (RFP) for the donation of Village owned real property to a qualifying grantee for affordable housing, pursuant to NMSA 1978 , § 10-15-1(H)(8).**
 - 6. APPROVAL OF MINUTES:**
 - a. Minutes from December 18, 2025, Council Meeting**
 - 7. ADJOURNMENT.**
- **CALL MEETING TO ORDER.**

At 6:00PM, Mayor Griego brought the meeting to order and welcomed the audience.

- **PLEDGE OF ALLEGIANCE.**

Mayor Griego asked Uriah Chavez to lead the Council and TEAMS participants in the Pledge of Allegiance.

- **PUBLIC INPUT FORUM.**

Mayor Griego asked the audience if there was anyone who wanted to address the council that did not have an item on the agenda – Greg Martin approached the podium. He announced that the FY 2026 budget book was available. He credit Cheryl and Vanessa for their hard work and Sonia who designed the cover of the book. It is also accessible on the village website.

1. ORGANIZATIONAL MEETING / APPOINMENT OF VILLAGE ADMINISTRATOR.

Mayor Griego announced the reappointment of Gregory D. Martin for the position of Village Administrator.

APPROVAL: Motion
MOVED: Councilman Runyon
SECONDED: Councilman Chavez
CARRIED: Motion passed on a vote of 3 (Councilman Romero – no; Councilman Ortiz – yes; Councilman Runyon – Yes; Councilman Matthew Chavez - yes) FOR AND 1 AGAINST.

2. ORGANIZATIONAL MEETING / APOINTMENT OF POLICE CHIEF.

Mayor Griego announced the reappointment of Frank Lucero for the position of Police Chief.

APPROVAL: Motion
MOVED: Councilman Romero
SECONDED: Councilman Ortiz
CARRIED: Motion passed on a vote of 4 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Runyon – Yes; Councilman Matthew Chavez - yes) FOR AND 0 AGAINST.

3. ORGANIZATIONAL MEETING / APOINTMENT OF FIRE CHIEF.

Mayor Griego announced the reappointment of John Gabaldon for the position of Fire Chief.

APPROVAL: Motion
MOVED: Councilman Romero
SECONDED: Councilman Ortiz
CARRIED: Motion passed on a vote of 4 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Runyon – Yes; Councilman Matthew Chavez - yes) FOR AND 0 AGAINST.

4. ORGANIZATIONAL MEETING / APOINTMENT OF MAYOR PRO TEM.

Mayor Griego announced the appointment of Christopher Ortiz for the position of Mayor Pro Tem.

APPROVAL: Motion
MOVED: Councilman Romero
SECONDED: Councilman Chavez
CARRIED: Motion passed on a vote of 4 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Runyon – Yes; Councilman Chavez - yes) FOR AND 0 AGAINST.

5. EXECUTIVE SESSION.

Mayor Griego announced that the Council would be going into executive session pursuant to NMSA 1978 Section 10-15-1(H), the following matters may be discussed in a closed session: Hiring of a Engineer/EMT, hire (3) Parks Technician I, hire PT Recreation Aide, and Discuss negotiation strategy and terms of a proposed Request for Proposal (RFP) for the donation of Village owned real property to a qualifying grantee for affordable housing, pursuant to NMSA 1978, , § 10-15-1(H)(8).

APPROVAL: Motion to approve
MOVED: Councilman Runyon
SECONDED: Councilman Ortiz
CARRIED: Motion passed on a vote of 4 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Runyon – Yes; Councilman Chavez - yes) FOR AND 0 AGAINST. 6:06PM

At 7:08PM, Mayor Griego asked for a motion from Council to reconvene after discussion: Hiring of a Engineer/EMT, hire (3) Parks Technician I, hire PT Recreation Aide, and

APPROVAL: Motion to approve.
MOVED: Councilman Ortiz
SECONDED: Councilman Runyon
CARRIED: Motion passed on a vote of 4 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Runyon – Yes; Councilman Chavez) FOR AND 0 AGAINST.

Regarding the Engineer/EMT – Mayor Griego recommended Gabrie Gutierrez.

APPROVAL: Motion to approve.
MOVED: Councilman Runyon
SECONDED: Councilman Chavez
CARRIED: Motion passed on a vote of 4 (Councilman Romero -yes; Councilman Ortiz – yes; Councilman Runyon – yes; Councilman Chavez - yes) FOR AND 0 AGAINST.

Regarding the PT Recreation Aide– Mayor Griego rerecommended Josiah David Griego.

APPROVAL: Motion to approve.
MOVED: Councilman Romero
SECONDED: Councilman Chavez
CARRIED: Motion passed on a vote of 4 (Councilman Romero -yes; Councilman Ortiz – yes; Councilman Runyon – yes; Councilman Chavez - yes) FOR AND 0 AGAINST.

Regarding the Parks Technician I– Mayor Griego rerecommended Nerval Ronalson.

APPROVAL: Motion to approve.
MOVED: Councilman Romero
SECONDED: Councilman Ortiz
CARRIED: Motion passed on a vote of 4 (Councilman Romero -yes; Councilman Ortiz – yes; Councilman Runyon – yes; Councilman Chavez - yes) FOR AND 0 AGAINST.

Regarding the Parks Technician I– Mayor Griego rerecommended Joshua Edenfield.

APPROVAL: Motion to approve.
MOVED: Councilman Runyon
SECONDED: Councilman Chavez
CARRIED: Motion passed on a vote of 4 (Councilman Romero -yes; Councilman Ortiz – yes; Councilman Runyon – yes; Councilman Chavez - yes) FOR AND 0 AGAINST.

Regarding the Parks Technician I– Mayor Griego rerecommended Benjamin Davila.

APPROVAL: Motion to approve.
MOVED: Councilman Ortiz
SECONDED: Councilman Romero
CARRIED: Motion passed on a vote of 4 (Councilman Romero -yes; Councilman Ortiz – yes; Councilman Runyon – yes; Councilman Chavez - yes) FOR AND 0 AGAINST.

Regarding the discussion on the negotiation strategy and terms of a proposed Request for Proposal (RFP)for the donation of Village owned real property to a qualifying grantee for affordable housing, pursuant to NMSA 1978, , § 10-15-1(H)(8), there was no decision made / staff was given direction to come back at future date with more information.

6. MINUTES

Mayor Griego asked if there were corrections to the Council minutes of December 18, 2025 – there were none.

APPROVAL: Motion to approve.
MOVED: Councilman Runyon
SECONDED: Councilman Ortiz
CARRIED: Motion passed on vote of 4 (Councilman Romero – yes; Councilman Runyon – yes; Councilman Ortiz- yes; Councilman Chavez - yes) FOR AND 0 AGAINST.

7. ADJOURNMENT.

Council meeting adjourned at 7:11 PM.

Gregory D. Martin, Village Administrator

Charles Griego, Mayor