



THE BOARD OF TRUSTEES (BOT) OF THE TOWN OF MESILLA

**REGULAR MEETING AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA**

MONDAY, DECEMBER 23, 2024 ~ 6:00 P.M.~

AGENDA

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL & DETERMINATION OF A QUORUM**
- 3. CHANGES TO THE AGENDA & APPROVAL**
- 4. APPROVAL OF CONSENT AGENDA:** (The Board will be asked to approve by one motion the following items of recurring or routine business. The Consent Agenda is marked with an asterisk *)
 - a) WORKSESSION & BOT MINUTES** – Minutes of 12.09.2024 Meetings
 - b) *PZHAC CASE#061930** – Parque de Cura (across the community center), install a triple sided info center to post notices and information for the community. ZONE: Historic Commercial (HC).
 - c) *PZHAC CASE#061931** – Parque de Commemorativo (Avenida de Mesilla/University), replace and existing sign with a triple sided info center to post notices and information for the community. ZONE: Historic Residential (HR).
 - d) *PZHAC CASE#061932** – Mesilla Plaza, replace an existing old sign with new triple sided informational center to post notices and information for the community. ZONE :Historic Commercial (HC).
 - e) *PZHAC CASE #061927** – 1010 Calle de El Paseo, submitted by Kent Chen. Requesting approval to replace 4 windows at this location. ZONE: Residential Agriculture (RA).
- 5. PUBLIC INPUT ON CASES** – The public is invited to address the Board as allowed by the chair.
- 6. ACTION AND CONSIDERATION**
NEW BUSINESS
 - a) PZHAC CASE #061922** – 2928 HWY 28, submitted by Lucky’s (previous Shorty’s) Requesting approval for a sign permit. ZONE: Commercial (C).
 - b) PZHAC CASE # 061928**– 1891 Avenida de Mesilla, submitted by Thomas Hutchinson. Requesting approval to install nautical flagpole on a commercial parking lot. ZONE: Commercial (C).
- 7. DISCUSSION**
 - a) Modification of Short-Term Rental Ordinance**
- 8. PUBLIC INPUT** – The public is invited to address the Board as allowed by the chair.
- 9. CLOSED EXECUTIVE SESSION:**
- 10. BOARD OF TRUSTEE COMMITTEE REPORTS**

11. BOARD OF TRUSTEE/STAFF COMMENTS

11. ADJOURNMENT

NOTICE

If you need accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least one week prior to the meeting. The Mayor and Trustees request that all cell phones be turned off or set to vibrate. Members of the audience are requested to step outside the Board Room to respond to or to conduct a phone conversation. A copy of the agenda can be found online at www.mesillanm.gov.

Posted 12.19.2024 online and at the following locations: Town Hall and Visitor's Center Avenida de Mesilla, Public Safety Building 2670 Calle de Parian, Mesilla Community Center 2251 Calle de Santiago, Short's Food Mart 2290 Avenida de Mesilla, and the U.S. Post Office 2253 Calle de Parian.



Town of Mesilla, New Mexico

**THE BOARD OF TRUSTEES (BOT)
OF THE TOWN OF MESILLA
WILL HOLD A WORKSESSION AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA**

Monday, December 9, 2024 – 5pm

WORKSESSION MINUTES

Discussion Items:

TRUSTEES: Russell Hernandez, Mayor
Adrianna Merrick, Mayor Pro Tem
Biviana Cadena, Trustee
Stephanie Johnson-Burick, Trustee
Gerard Nevarez, Trustee

STAFF: Ben Azcarate, Marshal
Gloria S Maya, Town Clerk/Recorder
Edward Salazar, Economic & Community Development Director
Greg Whited, Fire Chief

PUBLIC: Catharine Walkinshaw Eric Walkinshaw
Pat Taylor Trina Wittern
Daso Susan Krueger
Mary H Ratje Lori Miller
Liana Aguirre Crystal Whited

1. Review of STR (Short-Term Rental) Ordinance

A proposed short-term rental ordinance is being proposed for adoption into our Municipal Code by staff and the STR Ad Hoc Committee. Ordinance will serve to improve short-term rental regulations, online platforms and Lodger's Tax accountability.

Mayor Hernandez reviewed the proposed STR (Short-Term Rental) Ordinance.

Trustees stated concerns and made recommendations.

**2. Initial Planning overview and feedback for Comprehensive Plan
being completed by Sites Southwest**

Mayor Hernandez gave an overview of the initial planning for the Comprehensive Plan.

Trustees commented.

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2. ROLL CALL & DETERMINATION OF A QUORUM

Roll Call.

Present: Mayor Hernandez, Trustee Cadena, Trustee Johnson-Burick, Mayor Pro Tem Merrick, Trustee Nevarez

3. CHANGES TO THE AGENDA & APPROVAL

Motion: To approve agenda, Moved by Mayor Pro Tem Merrick, Seconded by Trustee Cadena.

Motion passed unanimously.

4. APPROVAL OF CONSENT AGENDA: (The Board will be asked to approve by one motion the following items of recurring or routine business. The Consent Agenda is marked with an asterisk *)

- a) **Public Hearing, BOT Meeting, Work session – 11.25.2025** *Approved by consent agenda.*
- b) **BUSINESS LICENSE #1294 with Condition** – 1730 Tierra de Mesilla, space #1, submitted by Get it Together Therapy, LLC. Requesting approval to conduct a business in Mesilla. ZONE: Commercial (C). *Approved by consent agenda.*
- c) **BUSINESS LICENSE #1295 with Condition** – 1730 Tierra de Mesilla, submitted by Mann Morrow, PLLC. Requesting approval to conduct a business in Mesilla. ZONE: Commercial (C). *Approved by consent agenda.*
- d) **SIGN PERMIT #061923** - 1730 Tierra de Mesilla, submitted by Kathryn Morrow. Requesting approval to install a wall sign for her new business, Mann Morrow PLLC (law firm). ZONE: Commercial (C). *Approved by consent agenda.*
- e) **SIGN PERMIT #061924** -1730 Tierra de Mesilla, submitted by Kathryn Morrow. Requesting approval to install a free-standing sign for her new business, Mann Morrow PLLC (law firm). ZONE: Commercial (C). *Approved by consent agenda.*
- f) **Admin Approval: Purchase Requisition: Molzen Corbin - \$6,049.59 for Calle de Picacho Reconstruction LP10014; Amendment #2** *Approved by consent agenda*

Motion: To approve consent agenda, Moved by Trustee Nevarez, Seconded by Mayor Pro Tem Merrick.

Motion passed unanimously.

5. PUBLIC INPUT ON CASES – The public is invited to address the Board as allowed by the chair.

No Public Input

6. ACTION AND CONSIDERATION

NEW BUSINESS

- a. **APPROVAL:** Resolution 2025-15 SUP CASE #061909

Motion: To approve Resolution 2025-15 SUP CASE #061909, Moved by Mayor Pro Tem Merrick, Seconded by Trustee Cadena.

Roll Call Vote: Motion passed (summary: Yes-3; NO-1)

Mayor Pro Tem Merrick	Yes
Trustee Cadena	Yes
Trustee Johnson-Burick	No commercial use not allowed in RA Zone

**BOARD OF TRUSTEES
PUBLIC HEARINGS/MEETING
SIGN UP SHEET
DECEMBER 9, 2024**

NAME	ADDRESS
Edgarne Walborshaw	2134 Calle de Principal
Eric Walborshaw	"
Lori Miller	2250 Calle de Picoacho
Jesse Bruegan	Merich
Trina Witter	Mesilla
Liana Aguirre	
Dana	— // —
Mary H Rattie	"
PAT Taylor	"
Crystal Whitel	MFD
Greg Whitel	MFD

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Business Feedback Form
October 2024

Mesilla Business Name:

THE POTTERIES

My experience with STR guests in Mesilla is:

^{VERY} positive negative indifferent

This is how STR guests impact my business:

IT IS MY FEELING THAT STR GUESTS ARE SOME OF THE MOST VALUABLE OF MESILLA'S TOURISTS. THEY RENT STR'S, THEY EAT AT OUR RESTAURANTS, AND SHOP AT OUR STORES. WE KNOW SOME TOURISTS THAT STAY FOR A MONTH OR TWO - ESCAPING THE COLD NORTHEAST CLIMATE FOR MESILLA IN JANUARY AND FEBRUARY. WE APPRECIATE THESE VALUED VISITORS TO CONTRIBUTE TO THE MESILLA ECONOMY BY SPENDING THEIR VACATION IN MESILLA.

My Name: BILL COOL

Date: OCTOBER 21, 24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback

Mesilla Resident Feedback Form

October 2024

My Mesilla address is:

2550 Calle Principal

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my quality of life as a resident:

STR guests don't impact my quality of life since
I don't have any interactions with them. Although
I don't believe I would have a problem with the
guests if I did have interactions with them

My Name: Bertha Flores Date: 10/18/24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Resident Feedback Form
October 2024

My Mesilla address is:


2557 Calle de Parian

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my quality of life as a resident:

SEE ATTACHED

My Name:  Date: 10/18/24
Andrea Bryan

We have 2 STRs near our house; one is behind the residence directly east of us which is rented frequently and the other is behind us to the west.

We never hear any noise or questionable activity while we are in our back yard or in our house from either STR. If we encounter the guests as they unload their cars next door, it is always a pleasant exchange. I know VRBO and AirB&B have very strict house rules and after their stay the guests and hosts are reviewed by one another.

Overall our personal experience with staying at an STRs have been more pleasant than staying in a hotel because with a hotel you never know who will be in the room next door or across the hall. Typically, an STR has better benefits especially if you're on a holiday; hosts provide their guests with current events in the area, the best restaurants, best shopping and other ways that support the local economy, not to mention typically STRs provide more living space, private outside areas, kitchens and multiple sleeping areas. This is always preferable to a hotel.

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Resident Feedback Form

October 2024

My Mesilla address is:

2755 Calle de San Albino

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my quality of life as a resident:

We have a symbiotic relationship, visitors &
STR owners ~~also~~ hire me or purchase my art products
to enhance the STR experience.

My Name: FROBILIANA SANDOVAR Date: 10/20/24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback

Mesilla Business Feedback Form

October 2024

Resident

Mesilla Business Name:

2001 Calle Del Norte

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my business:

My experience with STR across the street
are always quiet & very friendly. I believe
it brings nothing but positiveness to our
beautiful community, not to mention it
brings revenue to our town. Generally
speaking the guests are positive energy &
welcomed in Mesilla.

My Name: Sandra Lopez Date: 10/10/24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Resident Feedback Form

October 2024

My Mesilla address is:

2185 Calle de Guadalupe
2222 Ave de Mesilla

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my quality of life as a resident:

The STR has been a benefit to
my e-bike rental business.
These visitors purchase goods
and services, are friendly
and return often. I am
in favor of STR in Mesilla.

My Name: Richard Moreno Date: 10.20.24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Resident Feedback Form
October 2024

My Mesilla address is:

2641 Calle De Guadalupe

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my quality of life as a resident:

My experience with STR has always been
positive. They bring life to Mesilla with
their excitement of being a part of
the culture of Mesilla.

My Name: Mark Stolberg Date: 10-11-24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Resident Feedback Form
October 2024

My Mesilla address is:

2586 Calle Principal

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my quality of life as a resident:

I'm always grateful to have lovely and convenient accommodations for visiting friends. I have a small home that isn't set up for visitors. I've used 3 different AB+B²s in Mesilla, and all 3 were exceptional. I'm particularly happy when the STR are owned by ~~the~~ people who actually live here and have a real investment in the community!

My Name:

Teresa Fordury

Date:

Oct. 19, 2024

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Business Feedback Form

October 2024

Mesilla Business Name:

DESERT WIZARD (Mesilla Mercado Vendor)

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my business:

STR GUESTS FREQUENT THE MERCADO, MANY YEAR
AFTER YEAR. I HAVE VERY MANY RETURN STR GUESTS
THAT ARE MY RETURN CUSTOMERS. I WOULD ESTIMATE
APPROXIMATELY 10 TO 15% OF MY BUSINESS IS
STR GUESTS

My Name: DODDS L. CAPIT, JR Date: 10/20/24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback

Mesilla Resident Feedback Form

October 2024

Business

My Mesilla address is:

1948 Calle de Santiago

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my quality of life as a resident:

*They bring in outside money and spending it at
multiple location around the town of Mesilla.
I haven't had any negative experiences
with any STR or their effects on the town
itself.*

My Name: *Jason Dahlstrom*

Date: *10/9/24*

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Business Feedback Form
October 2024

Mesilla Business Name:

Bowlin's Mesilla Book Center

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my business:

Typical STR visitors to Mesilla
are not the party types you
might find in a resort type
location. They tend to
appreciate the area and
will shop here during their
stay. They are likely to eat at
Mesilla restaurants too.

My Name: Cheryl Bowlin Blerius Date: 10-10-24
owner

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Business Feedback Form
October 2024

Mesilla Business Name:

Taramillo Farms

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my business:

Positive influx of travelers = positive trend
in sales. Normally kinder and more
inquisitive

My Name: Katherine Taramillo Date: 10/20/24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Business Feedback Form
October 2024

Mesilla Business Name:

Galeri Azul

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my business:

Wonderful for my
business. These are folks
who have money to spend
and are curious to see
our part of the state.

My Name:

Kristin Oliver

Date:

10-10-24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Business Feedback Form
October 2024

Mesilla Business Name:

Thunderbird de la Mesilla

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my business:

As a business that is nearly solely reliant on
tourism, all rentals short and long term are essential
to our success. The more people and exposure,
the better. That being said, it is important to
provide rental accommodations that are easy
and affordable, for both the owner and
guest.

My Name: Isaac Garcia Date: 10/10/24

**BOARD ACTION FORM
AGENDA DATE**

PZHAC: 12/16/2024

BOT:

**DAC ACCOUNT #R0400233
BLDG CODE – MI
EVALUATION COST- \$3498
FEE - \$106**

ITEM: PZHAC CASE #061930 – Parque de Cura, submitted by the Town of Mesilla. Requesting approval to replace an old sign with a new sign/tri-fold information center for the purpose of posting information/notices to the community. ZONE: Historic Residential (HR).

BACKGROUND AND ANALYSIS:

Art Ad hoc committee discussions led to installing tri-fold information center sign structures in Mesilla. These structures are for the purpose of posting information and notices to our community. The location of this sign is on the southeast side of the park near the parking lot. (See attached).

IMPACT:

- The PZHAC has jurisdiction to recommend approval of the applicant’s request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- The applicant has the authority to appeal the decision from PZHAC to BOT.

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

1. Recommend approval of this case with findings stated above.
2. Recommend approval of this case with findings stated above and conditions.
3. Deny the application.

DEPARTMENT COMMENTS:

- Recommend Approval

SUPPORTING INFORMATION:

- Application
- Picture
- Site Plan
- Google Street View

DETERMINATION NOTES

_Approved unanimously on consent agenda, 5 - 0



TOWN OF MESILLA

2231 AVENIDA DE MESILLA
 MESILLA, NM, 88046
 PO BOX 10
 575-524-3262
comdev@mesillanm.gov

OFFICE USE ONLY

Review Fee \$	16.50
Permit Fee \$	90
Penalty Fee \$	
Extension Fee \$	
TOTAL FEE \$	106.50

2024 ZONING PERMIT APPLICATION

061930

Name of property owner <i>TOWN OF MESILLA</i>		Worksite Address <i>PARQUE DE CURA</i>	
ID/DL#		Mailing Address <i>P.O. Box 10</i>	
Phone <i>575-524-3262</i>	Email <i>mesillacedemesillanm.gov</i>	Dona Ana County Account # <i>R0400233</i>	
Contractor <i>SELF</i>	Mailing Address	Phone	License #
Description of Proposed work <i>INSTALL SIGN/TRIPLE SIDED INFO CENTER.</i>			
Evaluation Cost \$ <i>3498</i>	Signature of Applicant <i>[Signature]</i>		Date <i>12/12/24</i>

ALONG WITH this application, proof of property ownership and signed contractor/client contract agreement is required to include evaluation cost of project. Plans are to be no larger than 11"x 17" or submitted electronically.

1. Site Plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was LEGALLY subdivided through the Town of Mesilla or that the lot has been in existence prior to March 14, 1972.
2. Foundation Plan, new construction in full size drawings
3. Floor Plan, showing rooms, their uses and with dimensions
4. Cross section walls
5. Roof Plan and floor framing plan
6. Electrical Plans
7. Plumbing Plans
8. Elevations, details of architectural style and color scheme (checklist for Historic Zones)
9. Drainage plans (commercial)

Application is not considered to be submitted until ALL required documentation is submitted and application fee(s) are paid. Aside from administrative approvals, application process must undergo review by staff, PZHAC and/or BOT before permit is issued. All required NM CID permits must first obtain a zoning permit if work is to be performed in Mesilla. *****ALL permits must be displayed in clear view until final inspection*****

OFFICE USE ONLY

Reviewed by: Public Works _____ Date _____
 Fire Department _____ Date _____
 NM CID _____ Date _____
 Community Development _____ Date _____

Date(s) Approved: _____ Administrative _____ PZHAC _____ BOT _____ CID _____

COMMENT(S) _____





PARQUE DE COMMEMORATIVO



Specifications

SKU	9ZK8060	9ZK8061
Model Name	Inground Mount Triple-Sided Info Center	Surface Mount Triple-Sided Info Center
Material	Recycled Plastic	Recycled Plastic
Mount Type	Inground Mount	Surface Mount
Overall Dimensions	58"W x 50.5"D x 118.5"H	58"W x 50.5"D x 84.5"H
Weight	270.0	276.0

**BOARD ACTION FORM
AGENDA DATE**

PZHAC: 12/16/2024

BOT:

**DAC ACCOUNT #R0400973
BLDG CODE – MI
EVALUATION COST- \$3498
FEE - \$106**

ITEM: PZHAC CASE #061931 – Parque de Commemorativos, submitted by the Town of Mesilla. Requesting approval to replace an old sign with a new sign/tri-fold information center for the purpose of posting information/notices to the community. ZONE: Historic Residential (HR).

BACKGROUND AND ANALYSIS:

Art Ad hoc committee discussions led to installing tri-fold information center sign structures in Mesilla. These structures are for the purpose of posting information and notices to our community. The location of this sign is on the north side of the park where an old sign used to be located. (See attached).

IMPACT:

- The PZHAC has jurisdiction to recommend approval of the applicant's request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- The applicant has the authority to appeal the decision from PZHAC to BOT.

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

1. Recommend approval of this case with findings stated above.
2. Recommend approval of this case with findings stated above and conditions.
3. Deny the application.

DEPARTMENT COMMENTS:

- Recommend Approval

SUPPORTING INFORMATION:

- Application
- Picture
- Site Plan
- Google Street View

DETERMINATION NOTES

-Approved unanimously on consent agenda, 5 - 0



TOWN OF MESILLA

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OFFICE USE ONLY

Review Fee \$	16.50
Permit Fee \$	90
Penalty Fee \$	_____
Extension Fee \$	_____
TOTAL FEE \$	106.50

2024 ZONING PERMIT APPLICATION

#061931

Name of property owner <i>TOWN OF MESILLA</i>		Worksite Address <i>PARQUE DE COMMEMORATIVOS</i>	
ID/DL#		Mailing Address <i>P.O. Box 10</i>	
Phone <i>575-524-3262</i>		Email <i>MESILLACEO@MESILLANM.GOV</i>	Dona Ana County Account # <i>R0400973</i>
Contractor <i>SELF</i>	Mailing Address	Phone	License #
Description of Proposed work <i>REPLACE EXISTING SIGN WITH NEW SIGN.</i>			
Evaluation Cost \$ <i>3498</i>	Signature of Applicant <i>[Signature]</i>		Date <i>12/12/24</i>

ALONG WITH this application, proof of property ownership and signed contractor/client contract agreement is required to include evaluation cost of project. Plans are to be no larger than 11"x 17" or submitted electronically.

1. Site Plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was LEGALLY subdivided through the Town of Mesilla or that the lot has been in existence prior to March 14, 1972.
2. Foundation Plan, new construction in full size drawings
3. Floor Plan, showing rooms, their uses and with dimensions
4. Cross section walls
5. Roof Plan and floor framing plan
6. Electrical Plans
7. Plumbing Plans
8. Elevations, details of architectural style and color scheme (checklist for Historic Zones)
9. Drainage plans (commercial)

Application is not considered to be submitted until ALL required documentation is submitted and application fee(s) are paid. Aside from administrative approvals, application process must undergo review by staff, PZHAC and/or BOT before permit is issued. All required NM CID permits must first obtain a zoning permit if work is to be performed in Mesilla. *****ALL permits must be displayed in clear view until final inspection*****

OFFICE USE ONLY

Reviewed by: Public Works	_____	Date	_____
Fire Department	_____	Date	_____
NM CID	_____	Date	_____
Community Development	_____	Date	_____

Date(s) Approved: _____ Administrative _____ PZHAC _____ BOT _____ CID

COMMENT(S) _____







PARQUE DE COMMEMORATIVO



Specifications

SKU	9ZK8060	9ZK8061
Model Name	Inground Mount Triple-Sided Info Center	Surface Mount Triple-Sided Info Center
Material	Recycled Plastic	Recycled Plastic
Mount Type	Inground Mount	Surface Mount
Overall Dimensions	58"W x 50.5"D x 118.5"H	58"W x 50.5"D x 84.5"H
Weight	270.0	276.0

**BOARD ACTION FORM
AGENDA DATE**

PZHAC: 12/16/2024

BOT:

**DAC ACCOUNT #R0400316
BLDG CODE – MI
EVALUATION COST- \$4108
FEE - \$118**

ITEM: PZHAC CASE #061932 – Mesilla Plaza, submitted by the Town of Mesilla. Requesting approval to replace an old sign with a new sign/tri-fold information center for the purpose to post information/notices to the community. **ZONE:** Historic Commercial (HC).

BACKGROUND AND ANALYSIS:

Ad hoc committee discussions led to installing tri-fold information center sign structures in Mesilla. These structures are for the purpose of posting information and notices to our community. The location of this sign in the plaza will be located on the northeast where an old sign is located (see attached).

IMPACT:

- The PZHAC has jurisdiction to recommend approval of the applicant’s request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- The applicant has the authority to appeal the decision from PZHAC to BOT.

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

1. Recommend approval of this case with findings stated above.
2. Recommend approval of this case with findings stated above and conditions.
3. Deny the application.

DEPARTMENT COMMENTS:

- Recommend Approval

SUPPORTING INFORMATION:

- Application
- Picture
- Site Plan
- Google Street View

DETERMINATION NOTES

–Approved unanimously on consent agenda, 5 – 0



TOWN OF MESILLA

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OFFICE USE ONLY

Review Fee \$	<u>100</u>
Permit Fee \$	<u>18</u>
Penalty Fee \$	_____
Extension Fee \$	_____
TOTAL FEE \$	<u>118</u>

2024 ZONING PERMIT APPLICATION

#061932

Name of property owner <u>TOWN OF MESILLA</u>		Worksite Address <u>MESILLA PLAZA DAC# R0400316</u>	
ID/DL#		Mailing Address <u>P.O. BOX 10 MESILLA NM 88046</u>	
Phone <u>575-524-3262</u>		Email <u>mesillace@mesillanm.gov</u>	Dona Ana County Account # <u>R0400316</u>
Contractor <u>SELF</u>	Mailing Address		Phone
License #	Description of Proposed work <u>REPLACE EXISTING SIGN WITH NEW SIGN.</u>		
Evaluation Cost \$ <u>\$9108</u>	Signature of Applicant <u>[Signature]</u>		Date <u>12/12/24</u>

ALONG WITH this application, proof of property ownership and signed contractor/client contract agreement is required to include evaluation cost of project. Plans are to be no larger than 11"x 17" or submitted electronically.

1. Site Plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was LEGALLY subdivided through the Town of Mesilla or that the lot has been in existence prior to March 14, 1972.
2. Foundation Plan, new construction in full size drawings
3. Floor Plan, showing rooms, their uses and with dimensions
4. Cross section walls
5. Roof Plan and floor framing plan
6. Electrical Plans
7. Plumbing Plans
8. Elevations, details of architectural style and color scheme (checklist for Historic Zones)
9. Drainage plans (commercial)

Application is not considered to be submitted until ALL required documentation is submitted and application fee(s) are paid. Aside from administrative approvals, application process must undergo review by staff, PZHAC and/or BOT before permit is issued. All required NM CID permits must first obtain a zoning permit if work is to be performed in Mesilla. *****ALL permits must be displayed in clear view until final inspection*****

OFFICE USE ONLY

Reviewed by: Public Works	_____	Date	_____
Fire Department	_____	Date	_____
NM CID	_____	Date	_____
Community Development	_____	Date	_____

Date(s) Approved: _____ Administrative _____ PZHAC _____ BOT _____ CID _____

COMMENT(S) _____





MESILLA PLAZA



Description

Durable recycled plastic construction kiosk

- Message Center Kiosk Frame & Posts: Recycled plastic
- Viewing Area: 28.25" w x 42" h (6)
- Mounting Options: Surface mount or inground
- Standard 3/8" thick recycled rubber tackboard
- Post maps, upcoming events, announcements, notices, and more
- Unique, weatherproof double-sided information display
- 4 x 4 recycled plastic posts
- Quality, keyed-alike, stainless steel hinged doors
- UV-resistant, non-yellowing, break-resistant acrylic glass windows
- Illuminate your messages at night with optional factory installed LED light feature, requires a 110 volt electrical outlet
- Minimal assembly required

**BOARD ACTION FORM
AGENDA DATE**

PZHAC: 12/16/2024

BOT: N/A

**DAC ACCOUNT #R0400935
BLDG CODE – RN
EVALUATION COST- \$4,186.57
FEE - \$118**

ITEM: PZHAC CASE #061927 –1010 Calle de El Paso, submitted by Window World. Requesting approval to replace 4 windows at this location ZONE: Residential Agriculture (RA).

BACKGROUND AND ANALYSIS:

Mr. Kent Chen has hired Window World to replace 4 windows on the property. Windows will be similar as previous windows with the exception of them being double pane windows. No changes in structure opening.

IMPACT:

- The PZHAC has jurisdiction to recommend approval of the applicant’s request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- The applicant has the authority to appeal the decision from PZHAC to BOT.

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

1. Recommend approval of this case with findings stated above.
2. Recommend approval of this case with findings stated above and conditions.
3. Deny the application.

DEPARTMENT COMMENTS:

- Zoning permits in the RA zone get final approval from PZHAC
- There are no requirements in replacing windows with similar ones as in the HR zone
- Upon approval, a permit is needed from CID
- Town of Mesilla (TOM) does not inspect zoning projects to meet plans, CID does.

SUPPORTING INFORMATION:

- Application
- Proof of Ownership
- Window Specs Greg Whited
- Site Plan
- Contract Agreement Lorenzo Astorga
- Copy of Contract License Thomas Maese

- Eddie Salazar

DETERMINATION NOTES

Approved 5 - 0, no conditions set

- Building permit must be obtained from CID before starting.
- No changes to the structure or type of windows

**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061927

Fee \$ 118.00

**PERMISSION TO CONDUCT WORK
OR**

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104 R0400935

CASE NO. 061927 ZONE: RA CODE: RN APPLICATION DATE: 12/5/2024

Kent Chen 303-994-1366
Name of Property Owner Property Owner's Telephone Number
1010 Calle de El Paso Mesilla NM 88005
Property Owner's Mailing Address City State Zip Code

Property Owner's E-mail Address _____

Window World
Contractor's Name & Address (If none, indicate Self) _____
575-532-9390 N/A 415784
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: _____

Description of Proposed Work: Replace 4 windows, no change on openings

\$ 4186.57 Dian [Signature] 12-4-24
Estimated Cost Signature of Applicant Date

Signature of property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and/or BOT before issuance of a zoning permit. Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval **BOT** Approved Date: N/A
 Approved Date 12/5/2024 Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions:

PZHAC APPROVAL REQUIRED YES NO BOT APPROVAL REQUIRED YES NO

CID PERMIT/INSPECTION REQUIRED YES NO SEE CONDITIONS

CONDITIONS: _____

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

1. _____ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was **LEGALLY** subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Site Plan with dimensions and details.
3. _____ Foundation plan with details.
4. _____ Floor plan showing rooms, their uses and dimensions.
5. _____ Cross section of walls
6. _____ Roof and floor framing plan
8. Proof of legal access to the property.
9. _____ Drainage plan.
10. _____ Details of architectural style and color scheme (checklist included for Historical zones) – diagrams and elevations.
11. _____ Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
12. _____ Proof of legal access to the property.
13. Other information as necessary or required by the City Code or Community Development Department (See other side.)



Window World of Southwest Texas
 4800 N. Mesa • El Paso, TX 79912
 Phone: (915) 533-8227
 Fax: (915) 533-6618

Window World of Las Cruces
 250 N. Telshor • Las Cruces, NM 88011
 Phone: (575) 532-9390
 Fax: (575) 532-5230

Customer: KEVIN CHEN & SONJA SPIEGEL Phone (m) 303-994-1366
 Install Address: 1010 GALE DE EL PASO 88005 Phone (h) _____
 Bill Address: Mesa E-mail _____

4000 SERIES WINDOWS Double Hung \$725 Double Slider \$725 Picture/Fixed Window \$670 3 Lite Slider (Equal Lite) \$1025 3 Lite Slider (1/4, 1/2, 1/4) \$1025 Specialty Window \$ Casement/Awning \$790 DH, DS, or PW over 110 U.I. \$50	PREMIUM GLASS OPTIONS SolarZone SunShield \$50 TG2 Triple Pane (4000 series only) \$125 Laminated Glass \$350
3000 SERIES WINDOWS Single Hung \$690 3 Single Slider \$690 <u>2070</u> Picture/Fixed Window \$630 3 Lite Slider (Equal Lite) \$950 3 Lite Slider (1/4, 1/2, 1/4) \$950 <u>950</u> Single Hung Round Top \$1150 Specialty Window \$ SH, SS, or PW over 110 U.I. \$50	WINDOW OPTIONS Foam Wrapped Frames \$15 <u>Included</u> Double Strength Glass \$20 <u>Included</u> Double Locks (> 26") \$10 <u>Included</u> Full Screens \$40 Clay Color \$40 Colonial Grids \$80 Prairie Grids \$80 Specialty Grids \$ Custom Exterior Color \$185 Tempered Sash \$60 Full Tempered \$120 Custom Tempered (\$8 per/sq. Ft.) \$ Obscure Sash/Full \$40/\$80
2500 SERIES WINDOWS Single Hung \$650 Single Slider \$650 Picture/Fixed Window \$550 3 Lite Slider (1/4, 1/2, 1/4) (Equal Lite) \$890 Specialty Window \$	EPA LEAD CONTAINMENT (PRE 1978) Lead Testing Fee \$75 With Custom Trim \$55 Without Custom Trim \$75 MY HOME WAS BUILT IN THE YEAR <u>Initial</u>
Window Color <u>WHITE</u> / <u>WHITE</u> Inside Outside ALL Windows include SZ Elite Glass and Half Screens	ADDITIONAL LABOR Custom Exterior Trim \$75 Trim Color _____ Window Removal in Stucco \$75 Stucco Repair (per opening) \$125 Window Removal Other \$50 <u>450</u> Install Interior Stops (unpainted) \$80 Install Interior Casing (unpainted) \$80 Replace Sill or Jamb \$100 Cut Mull/Mull Removal \$50 Field Mulling \$50 Remove Storm Windows \$40 Remove Security Bars \$50 2nd Story Work (ladder) \$75 Remove Storm Door \$50 Extra Labor \$
SLIDING PATIO DOOR 5088 or 6088 Patio Door \$2050 8088 Patio Door \$2395 Custom Sized Upcharge \$850 Premium Patio Door (6500 Series) \$400 6" or French Rail Patio Doors (6500) \$350 SolarZone Elite \$225 SolarZone SunShield \$325 Colonial Grids \$150 Prairie or Custom Grid \$300 Foot Lock \$30 Key Lock \$40 Operation: X = operating panel (XD) or (OX) As viewed from outside	ROUND-UP FOR WINDOW WORLD CARES ☺ St. Jude Children's Research Hospital \$

INDICATE ANY EXTRA WORK REQUIRED!!
Up to 20 weeks for windows
1-2 weeks for measures
 Please note type of Deposit
 Cash _____ Check # _____ Credit Card X

Customer agrees to the terms of payment as follows:
 Window & Door Total \$ 3470
 Rebates or Adjustments \$ _____
 Subtotal \$ _____
 8.18 Tax (when applicable) \$ 316.57
 Permit Fee \$ 150.00
 Site Set-up, Delivery & Disposal Fee \$ 250.00
PROJECT TOTAL \$ 4186.57
 Custom Order Deposit \$ 2093.29
 Balance Due upon Completion \$ 2093.28
 Amount Financed \$ _____

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.
 Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.
THIS IS A CUSTOM ORDER NOT FOR RESALE!

Quotes are good for 60 days.
 Salesman [Signature] Date 7-17-24
 Owner [Signature] Date 7/17/2024
 Owner [Signature] Date 7/17/2024

Sales Person:
019 - MARCO SAUCEDO



Customer Acknowledgement
Quote Date 9/17/2024
Date Ordered 9/17/2024

Dealer Name:
857860 WINDOW WORLD- CORP LAS CRUCES-005-857860-0

Bill To:
WINDOW WORLD- CORP LAS CRUCES
118 SHAVER ST
NORTH NC 28569
WILKESBORO

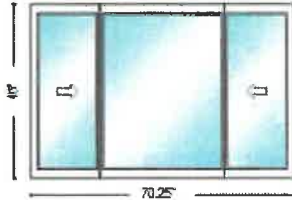
Ship To:
WINDOW WORLD- CORP LAS CRUCES
250 N TELSHOR BLVD
LAS CRUCES NM 88011

Job Info

Order Notes: Phone: Delivery Notes: Fax: Quote Name: Project Name:
Chen, Kent & Spiegel, SonjaChen, Kent & Spiegel, Sonja

QUOTE #	RUSH	STATUS	PO#
4814057	No	Ordered	213-3759

Line Item #	Qty	Width x Height	UI	Description
1	1	70.25" X 46"	117	

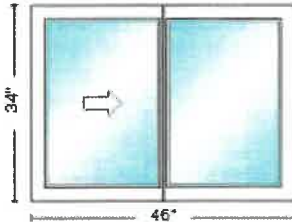


03S3-Mezzo XOX 70 1/4 x 46
Frame Width = 70.25, Frame Height = 46, Sash Split = 1/4 - 1/2 - 1/4
Option Level = Good, Operation / Venting = XOX
Frame Option = Standard Block Frame, Composite Reinforcement
Frame Color = White, Exterior Finish = No Exterior Finish
SolarZone Elite, Double Strength, IE Liners, Glass Breakage Warranty
Lock Height = Standard Lock Height
Standard Screen
U-Factor = 0.28, CR = 60, SHGC = 0.21, VT = 0.49, CPD = ASO-A-93-57577-00001
Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

LINE 1

Line Item #	Qty	Width x Height	UI	Description
2	1	46" X 34"	80	



03S2-Mezzo XO 46 x 34
Frame Width = 46, Frame Height = 34, Sash Split = Even
Option Level = Good, Operation / Venting = XO
Frame Option = Standard Block Frame, Composite Reinforcement
Frame Color = White, Exterior Finish = No Exterior Finish
SolarZone Elite, Double Strength, IE Liners, Glass Breakage Warranty
Lock Height = Standard Lock Height
Standard Screen
U-Factor = 0.28, CR = 60, SHGC = 0.21, VT = 0.49, CPD = ASO-A-93-57577-00001
Header Expander, Foam Wrap, Net Overall
Line Item Notes:

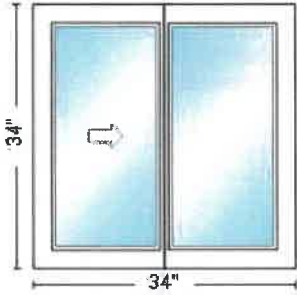
Comment / Room:

LINE 2

QUOTE #	RUSH	STATUS	PO#
4814057	No	Ordered	213-3759

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

3 1 34" X 34" 68



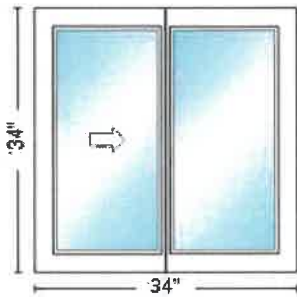
03S2-Mezzo XO 34 x 34
 Frame Width = 34, Frame Height = 34, Sash Split = Even
 Option Level = Good, Operation / Venting = XO
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, IE Liners, Glass
 Breakage Warranty
 Lock Height = Standard Lock Height
 Standard Screen
 U-Factor = 0.28, CR = 60, SHGC = 0.21, VT = 0.49, CPD = ASO-A-93-57577-00001
 Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

LINE 3

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

4 1 34" X 34" 68



03S2-Mezzo XO 34 x 34
 Frame Width = 34, Frame Height = 34, Sash Split = Even
 Option Level = Good, Operation / Venting = XO
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, IE Liners, Glass
 Breakage Warranty
 Lock Height = Standard Lock Height
 Standard Screen
 U-Factor = 0.28, CR = 60, SHGC = 0.21, VT = 0.49, CPD = ASO-A-93-57577-00001
 Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

LINE 4

QUOTE #	RUSH	STATUS	PO#
4814057	No	Ordered	213-3759

Customer Notes:

Total Unit Count	4
------------------	---

ATTENTION

Please note that all weights provided are estimates and subject to change based on actual order shipment.
 For Informational Purposes: All windows are viewed from the outside looking in.

NOTICE: The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

In accordance with the state of California:

 **WARNING:** Cancer and Reproductive Harm - www.p65Warnings.ca.gov

All sales of Associated Materials, LLC, its affiliates and subsidiaries, are subject to their respective Terms and Conditions of Sale, which can be found here: <https://www.associatedmaterials.com/terms/>

By placing this order, I accept Associated Materials, LLC's Terms and Conditions of Sale

Want to see real-time status for window orders? Register here for the Associated Materials Customer Portal – Portal.associatedmaterials.com/account/register

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

By _____ Authorized Representative



New Mexico E-Services for Contractor Licensing



[Home Page](#)

Company Details

Company Name	KMT VENTURES NM, LLC	License Number	415784
Phone Number	5755223831	License Status	Active
Issue Date	03/29/2024	Expiry Date	03/31/2027
Volume	\$1000000.00 +		

Principal Place of Business Address

605 ANGELICA CT
 City SANTA TERESA
 State NM Zip Code 88008

QP Details

Name	Certificate No	Classification	Attach Date	Status
KEVIN MICHAEL TUBBS	391054	GS14	03/29/2024	Attached

[Back to search page](#) [Back](#)

STATE OF NEW MEXICO
CONSTRUCTION INDUSTRIES DIVISION

KMT VENTURES NM, LLC

LICENSE NUMBER

415784

Qualifying Party(S)
TUBBS KEVIN

EXPIRES

03/31/2027

CLASSIFICATION(S)
0614



Chris Bailey
DIRECTOR

This card is the property of the CID and shall be surrendered upon demand.





"Simply the Best for Less"

WEST COAST

WINDOW AND PATIO DOOR ORDER FORM

Phone: 866.716.5368 Fax: 866.618.2783

Account # _____ Sales Rep Name / # **MARCO 019**
 Date **7-19-24** Customer P.O. # _____

Customer Name and Address: **Kent Chou & Sonya Spiegel**
1010 Calle De El Arso Boas
 City/State/Zip: **303-994-1366**
 Job Name: _____
 Order Name 2: _____
 Ordered By: _____
 Sketches _____

Be sure to note if non-molded units require grid alignment or shape configurations require a continuous radius

Head Expander
 Glass Breakage Warranty
 Foam Wrap

This entire order requires (where applicable) _____
 NOTE: Hinge Left (HL) or Hinge Right (HR) on all casement orders as viewed from the exterior. Add (EM) for Egress Hinge.

ALL PRODUCT CONFIGURATIONS MUST BE ORDERED AS VIEWED FROM THE EXTERIOR

LINE	QTY	MODEL	VINYL COLOR	DIMENSIONS RO	MOA	WIDTH	HEIGHT	FRAME OPTIONS	MULL TYPE	ROOM LOCATION	5500 SASH STYLE 3" or FRENCH	HINGE (L.H.R.H)	GLASS OPTION	LE/ETC OPTION	TINTS	OBSCURE	ORIEL	WDRGRN	GRID OPTION STYLE	PATTERN	SCREEN	FOAM ENHANCED	MAIL FIN	TEMP
1	1	0353	01			70 1/4	46	RP		FRONT DOOR			LE											
2	1	0352	01			46	34	RP		1/4" DOOR		YO	LE											
3	1	0352	01			34	34	RP		1/4" BATH		YO	LE											
4	1	0352	01			34	34	RP		LEFT BATH		YO	LE											
5																								
6																								
7																								
8																								
9																								
10																								
11																								
12																								
13																								
14																								
15																								
16																								
17																								

COLOR OPTIONS: WOODGRAINS _____
 FRAME OPTIONS: _____
 MULL TYPE: _____
 GLASS OPTIONS: _____
 SCREENS: _____
 GRID OPTIONS: _____

01 = WHITE
 54 = ALKOND
 51 = DEBERT CLAY
 36 = BRONZE EXT
 WITH WHITE INTERIOR
 00 = LIGHT OAK
 00-ORCH OAK
 (0000 SERIES ONLY)
 00 = BRICK MOLD 1 1/2"

02 = DOUBLE
 03 = TRIPLE
 04 = 1/4, 1/2, 3/4
 05 = STACED
 06 = CUSTOM
 07 = ONLY TINT
 08 = BRONZE TINT
 09 = GRAYLITE
 10 = AZURELITE

18 = TEMP BOTTOM
 19 = TEMP FULL
 20 = OBS FULL
 21 = OBS BOTTOM
 22 = DOUBLE OBS FULL
 23 = NARROW REED

24 = DOUBLE OBS BOTTOM
 25 = RAIN GLASS FULL
 26 = RAIN BOTTOM
 27 = GLUECHIP FULL
 28 = DOUBLE OBS FULL GR
 29 = GLUECHIP BOTTOM

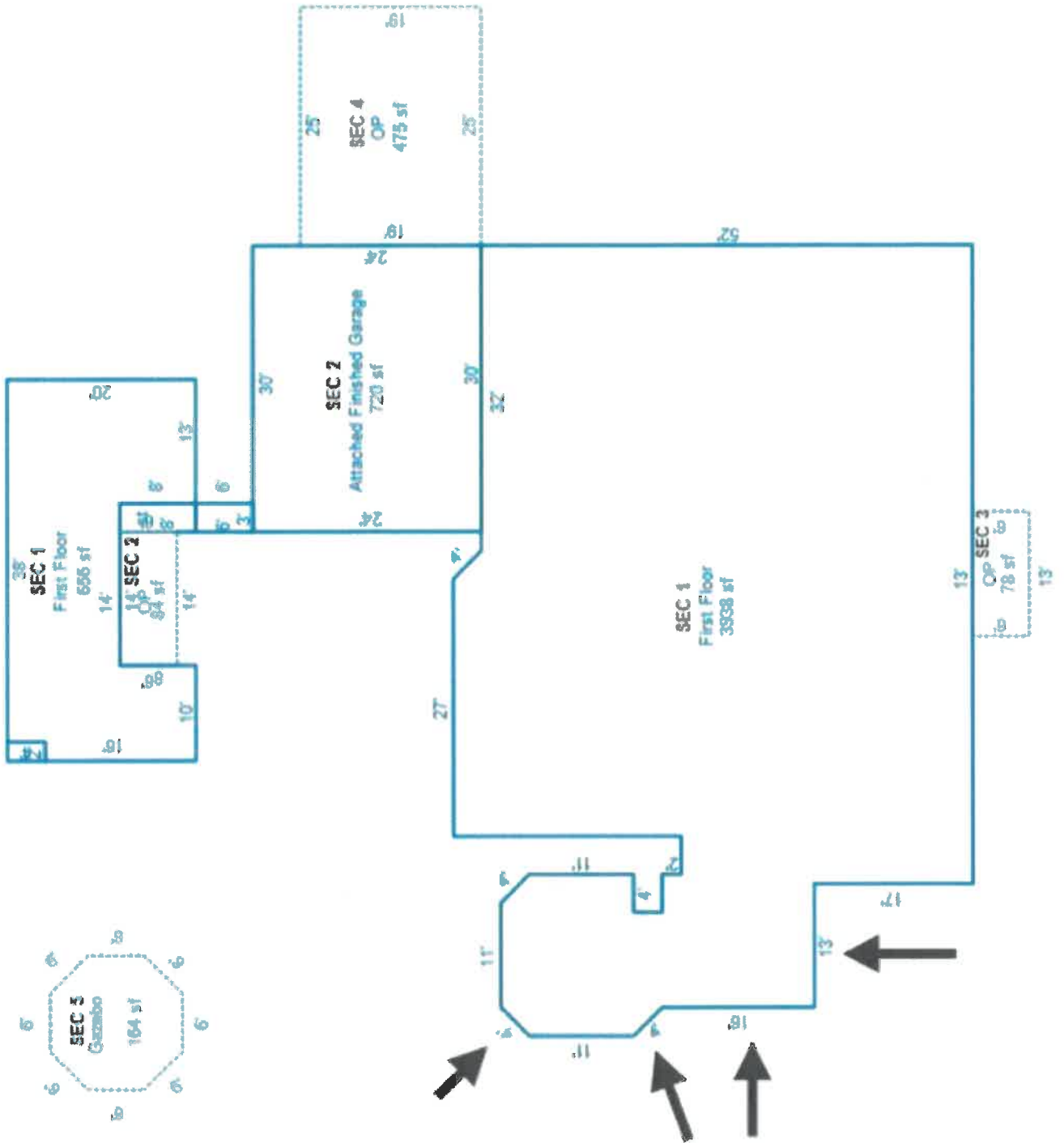
30 = SOLARZONE
 31 = SOLARZONE ELITE
 32 = SOLARZONE PLUS
 33 = SOLARZONE 2
 34 = SOLARZONE TG2
 35 = SOLARZONE TG2 ELITE
 36 = LOW-LEAD ARGON (7000 SERIES ONLY)

37 = SOLAR COOL BRONZE
 38 = SOLAR COOL GRAY
 39 = EVERGREEN
 40 = SOLEX

FS = FULL SCREEN (FIBERGLASS)
 FIBERGLASS 1/2 SCREENS
 ARE STANDARD
 SEE BACK OF ORDER FORM FOR GRID OPTIONS

black arrows indicate window placement
Please forward to permit center

Thanks



Signature: *Greg Whited*

Email: gwhited@mesillanm.gov

Signature: *Thomas Maese*
Thomas Maese (Dec 11, 2024 08:11 MST)

Email: thomas.maese@rld.nm.gov

Signature: *Lorenzo Astorga*
Lorenzo Astorga (Dec 10, 2024 11:06 MST)

Email: lorenzoa@mesillanm.gov

Signature: *Alfred Salazar*

Email: COMDEV@MESILLANM.GOV

**BOARD ACTION FORM
AGENDA DATE**

PZHAC: 12/16/2024

BOT: 12/23/24

**DAC ACCOUNT #R0400679
BLDG CODE – N/A
EVALUATION COST- \$N/A
FEE - \$48**

ITEM: PZHAC CASE #061922 – 2928 HWY 28, submitted by Lucky’s (previous Shorty’s).
Requesting approval for a sign permit. ZONE: Commercial (C).

BACKGROUND AND ANALYSIS:

Brian Johnston, owner of Lucky’s, has requested a sign permit to change the name from Shorty’s to its new name. Mr. Johnston has purchased the business on 6/26/2024. At that time, the name change was not being considered. Since then, Mr. Johnston has been having issues with multiple customers reporting credit card fraud. Many customers are not aware of the business name change or ownership and have been reporting their charges to their credit card companies as fraud. To avoid this, Mr. Johnston is seeking approval to have the signage changed.

Mr. Johnston was not aware of the sign permit required and had already ordered the sign were being installed the time he stopped by my office. Mr. Johnston was charged with double the permit fee as he was already in the process of installing the signs.

There were 4 signs installed. Two on each side of the gas pump canopy and one on each side of the gas price signage. According to our MTC 18.65.220(A) – *A total of two exterior signs may be allowed to each store or bona fide place of business.*

IMPACT:

- The PZHAC has jurisdiction to recommend approval of the applicant’s request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- The applicant has the authority to appeal the decision from PZHAC to BOT.

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

1. Recommend approval of this case with findings stated above.
2. Recommend approval of this case with findings stated above and conditions.
3. Deny the application.

DEPARTMENT COMMENTS:

- A recent sign application was denied by PZHAC and appealed. BOT approved sign request due to MTC needing to be updated or consistent with current businesses previously and currently being approved for signs.
- Does a commercial business such as Lucky’s only able to have 2 signs? Should gas price signage be considered a sign? Should a business such as Lucky’s fall under the same type of business as one in the Plaza?
- Should the penalty for installing an unreviewed sign be double the fee if sign fees are \$2/sq ft?
- Does each sign in this circumstance require a sign application and paperwork for each one?
- Total of 14 signs in the exterior part of the business visible from the street.

SUPPORTING INFORMATION:

- Application
- Proof of Ownership
- Pictures

DETERMINATION NOTES

- Commissioner Gallegos - yes, no change in amount of signs when business was purchased from Shorty's.
- Commissioner Miller - yes, new owner of the business, not every one knows Mesilla's permit process. A gas station convenience store should not have the same sign restrictions as a business in the plaza which is mostly who are code is geared to.
- Madam Chair Lucero - no, code specifically says only two signs permitted per business.
- Commissioner Walkinshaw - yes, agrees with commissioners statement with gas station/convenience store not the same type of business as a retail store in plaza/commercial area. Code needs to be amended to reflect this new finding. Store has always had all them signs in place, and never been questioned till now.
- Commissioner Alba - no, not allowed in our code.

Motion passed - 3 to 2. APPROVED

**Consideration needs to be given to amending our sign ordinance to reflect these types of businesses. If our governing board agrees, we will begin in drafting up a proposed amendment.



Town of Mesilla
P.O. BOX 10
MESILLA, NM 88046
PHONE: (575) 524-3262 FAX (575) 541-6327

SIGN PERMIT

Application Date: 11/22/24

Lucky's
 Name of Business

BRIAN JOHNSTON
 Name of Applicant

2920 HWY 28
 Address of Business

1862 SANTANA AVE
 Address of Applicant

MESILLA NM 88047
 City State Zip

LL NM 88005
 City State Zip

575 993 1372
 Telephone Number

575 644 8189
 Alternate Telephone Number

Location and description of Sign:
 (include dimensions, lettering, shape, material, texture, colors, and/or finish to be used. Attach a drawing of the location of the sign, including any other advertising structures on the building or lot.)

R0400679

For Office Use Only

Administrative Approval: [Signature]
 PZHAC Approval: 12/2/24
 BOT Approval: 12/9/24

Permit Fee: \$8158 + \$2548
 Date of Payment: 11/22/24
 CASE NUMBER: 061922

ELITE CAR WRAPS



This sign will not be changed.



11/25/24 10:34 AM
2920 Avenida de Mesilla
Las Cruces
Doña Ana County
New Mexico



11/25/24 10:33 AM
2920 Avenida de Mesilla
Las Cruces
Doña Ana County
New Mexico











11/25/24 10:32 AM
2920 New Mexico 28
Las Cruces
Doña Ana County
New Mexico



11/25/24 10:33 AM
2920 Avenida de Mesilla
Las Cruces
Doña Ana County
New Mexico



**BOARD ACTION FORM
AGENDA DATE**

PZHAC: 12/16/2024

BOT:

**DAC ACCOUNT #R0400932
BLDG CODE – MI
EVALUATION COST- \$1500
FEE - \$80**

ITEM: PZHAC CASE #061928 – 1891 Avenida de Mesilla, submitted by Thomas Hutchison. Requesting approval to install a 25-foot nautical flagpole in the commercial parking lot of Hacienda de Mesilla. ZONE: Commercial (C).

BACKGROUND AND ANALYSIS:

The nautical flagpole will have 3 flags, United States, New Mexico, and Navy. It will be professionally installed by EEI Signage and will have a light. See attached photos for actual location on property.

IMPACT:

- The PZHAC has jurisdiction to recommend approval of the applicant's request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- The applicant has the authority to appeal the decision from PZHAC to BOT.

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

1. Recommend approval of this case with findings stated above.
2. Recommend approval of this case with findings stated above and conditions.
3. Deny the application.

DEPARTMENT COMMENTS:

- MTC 18.45.040(H) – height limitations on structures no more than 30 feet.
- Recommend Approval

SUPPORTING INFORMATION:

- Application
- Picture
- Site Plan
- Drawing
- Google Street View
- Identification

DETERMINATION NOTES

- Commissioner Gallegos - yes
- Commissioner Miller - yes
- Madam Chair Lucero - yes
- Commissioner Walkinshaw - no, light should be mounted at the top of the flagpole facing down with a shield/cover to prevent light pollution into the dark sky.
- Commissioner Alba - yes

Motion passed 4 - 1.

Note - MTC 18.50.050(I) - *Flag illumination is limited to 800 initial lumens (e.g., a 40-watt incandescent bulb).*

MTC 18.50.050(G) - *Up-lighting on landscaping and foliage shall be limited to 800 initial lumens (e.g., a 40-watt incandescent lamp) with a limit of one lamp fixture per each 100 square feet of landscaped area.*

--No requirement in out code dictating flagpole light needs to be mounted on top facing down.



TOWN OF MESILLA

2231 AVENIDA DE MESILLA
 MESILLA, NM, 88046
 PO BOX 10
 575-524-3262
 comdev@mesillanm.gov

OFFICE USE ONLY

Review Fee \$	<u>12</u>
Permit Fee \$	<u>68</u>
Penalty Fee \$	_____
Extension Fee \$	_____
TOTAL FEE \$	<u>80</u>

2024 ZONING PERMIT APPLICATION

#061928

Name of property owner <u>THOMAS HUTCHISON</u>		Worksite Address <u>1891 AVENIDA DE MESILLA</u>	
ID/DL# <u>NM 123092686</u>		Mailing Address <u>P.O. BOX 116</u>	
Phone <u>575 635 6344</u>		Email <u>THUTCHCZIANET.COM</u>	Dona Ana County Account # <u>R0400932</u>
Contractor <u>EET SIGNATURE</u>	Mailing Address	Phone	License #
Description of Proposed work <u>25' NOTICAL FLAG POLE PARKING LOT APPROXIMATELY 30 FEET FROM PROPERTY LINE FACING AVENIDA DE MESILLA. WILL HAVE LIGHT</u>			
Evaluation Cost \$ <u>\$1500</u>		Signature of Applicant <u>TJL</u>	Date <u>5 DEC 24</u>

ALONG WITH this application, proof of property ownership and signed contractor/client contract agreement is required to include evaluation cost of project. Plans are to be no larger than 11"x 17" or submitted electronically.

1. Site Plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was LEGALLY subdivided through the Town of Mesilla or that the lot has been in existence prior to March 14, 1972.
2. Foundation Plan, new construction in full size drawings
3. Floor Plan, showing rooms, their uses and with dimensions
4. Cross section walls
5. Roof Plan and floor framing plan
6. Electrical Plans
7. Plumbing Plans
8. Elevations, details of architectural style and color scheme (checklist for Historic Zones)
9. Drainage plans (commercial)

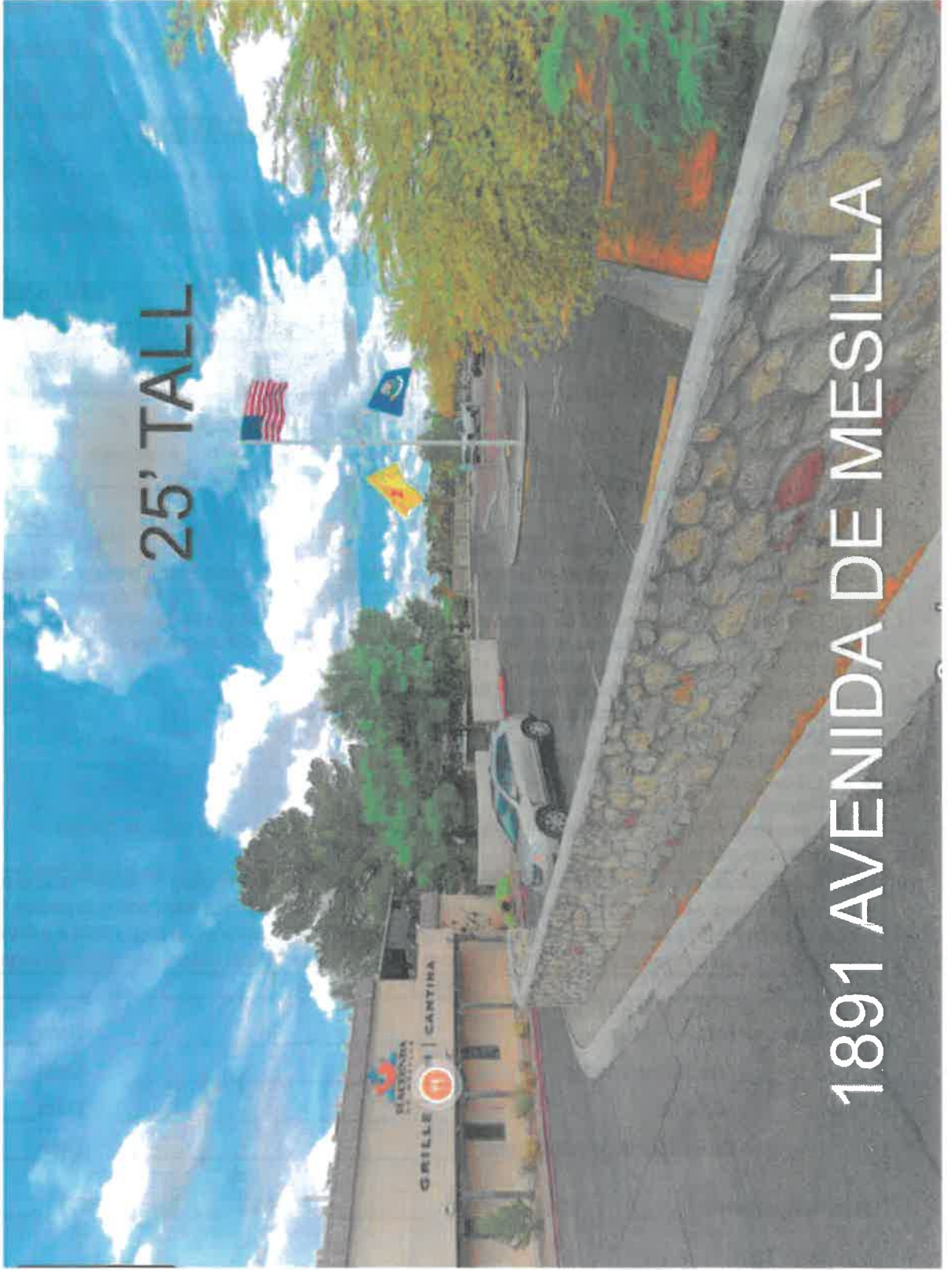
Application is not considered to be submitted until ALL required documentation is submitted and application fee(s) are paid. Aside from administrative approvals, application process must undergo review by staff, PZHAC and/or BOT before permit is issued. All required NM CID permits must first obtain a zoning permit if work is to be performed in Mesilla. *****ALL permits must be displayed in clear view until final inspection*****

OFFICE USE ONLY

Reviewed by: Public Works	_____	Date	_____
Fire Department	_____	Date	_____
NM CID	_____	Date	_____
Community Development	_____	Date	_____

Date(s) Approved: _____ Administrative _____ PZHAC _____ BOT _____ CID

COMMENT(S) _____





Tom Hutchinson

From: Tom Hutchinson <Tom@laposta-de-mesilla.com>
Sent: Thursday, December 5, 2024 9:37 AM
To: Tom Hutchinson
Subject: Flag Pole



Tom Hutchinson



Signature: *Greg Whited*

Email: gwhited@mesillanm.gov

Signature: *Thomas Maese*
Thomas Maese (Dec 11, 2024 15:50 MST)

Email: thomas.maese@rld.nm.gov

Signature: *Lorenzo Astorga*
Lorenzo Astorga (Dec 11, 2024 12:02 MST)

Email: lorenzoa@mesillanm.gov

Signature: *Abdul Salazar*

Email: COMDEV@MESILLANM.GOV

**BOARD ACTION FORM
AGENDA DATE**

PZHAC:

BOT: 12/23/2024

**DAC ACCOUNT #N/A
BLDG CODE – N/A
EVALUATION COST- \$N/A
FEE - \$N/A**

ITEM: Proposed Short-Term Rental draft ordinance for consideration to adopt into Mesilla Town Code (MTC).

BACKGROUND AND ANALYSIS:

Our STR work session discussion on 12/9/2024, prompted some questions for me to review. The following information are the findings to each particular concern/question.

1. Do other municipalities have a STR ordinance with language stating yearly reviews?
No, there are limited amount of municipalities with ordinance regulating STRs and those that do, have little to no requirements based on total amount permitted and fees.
2. Do STR ordinance also regulate similar platforms such as Couchsurfing, RVnGo, Outdoorsy, etc?
No, no other municipalities upon my investigation regulate these under STR ordinances. e types of businesses under municipal code. By definition, an STR has to be a dwelling intended for living space. Outdoor rental space does not fall under this definition.
3. Do other municipalities mandate Fire Inspections to businesses/STRs?
No other municipalities doing fire inspection on residential properties was found.
4. STR% vary from municipality to municipality (see attached).

IMPACT:

- The PZHAC has jurisdiction to recommend approval of the applicant’s request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- The applicant has the authority to appeal the decision from PZHAC to BOT.

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

1. Recommend approval of this case with findings stated above.
2. Recommend approval of this case with findings stated above and conditions.
3. Deny the application.

DEPARTMENT COMMENTS:

- One thing that was not discussed during our work session is requiring a SUP for STRs in the RF and RA zones. Do we all agree as it is written or do we regulate STRs in these two zones like any other zones, by percentage of dwellings?

TOWN OF MESILLA ORDINANCE 2024 – XX

AN ORDINANCE OF THE TOWN OF MESILLA TITLE 18.53 ZONING- SHORT-TERM RENTALS.

WHEREAS, the Board of Trustees of the Town of Mesilla desired a short-term rental (STR) ordinance to reflect rules and regulations in operating a STR; and

WHEREAS, the Board of Trustees of the Town of Mesilla has determined that these requirements are necessary to benefit the community and visitors in providing lodging facilities; and

WHEREAS, the Board of Trustees of the Town of Mesilla has determined these requirements are necessary to assist with town services and impacts on residential neighborhoods posed by STRs; and

WHEREAS, The Planning and Zoning Historical Appropriateness Commission and the Board of Trustees of the Town of Mesilla have conducted a duly advertised public hearing to consider this ordinance; and

WHEREAS, an Ad Hoc Committee of nine diverse members assisted in data collection, held discussions, and proposed recommendations for a STR ordinance to the Planning and Zoning Historic Appropriateness Commission/Board of Trustees.

NOW, THEREFORE, BE IT ORDAINED, the Board of Trustees of the Town of Mesilla hereby implements these regulations as follows:

A. PURPOSE

The Board of Trustees of the Town of Mesilla finds and declares as follows:

1. STRs provide community benefit by expanding the number and type of lodging facilities available to visitors and provides financial support to the Town via Lodger's tax, GRT, as well as income to the businesses that serve STR guests.
2. STRs are a residential, not commercial, use of the property under the Town of Mesilla Municipal Code (MTC).
3. The provisions of this section are necessary to regulate town services and impacts on residential neighborhoods posed by STRs.

B. APPLICABILITY OF REQUIREMENTS

This ordinance applies to all zoning districts within the Town of Mesilla. These requirements shall apply to dwelling units that are rented at some time during the

year for a short duration that are not part of a commercial business enterprise such as hotels, motels, or commercial lodging.

C. TOTAL ALLOWABLE STR PERMITS

1. The total number of allowable STR permits with the Town of Mesilla shall be regulated as follows;

HISTORICAL RESIDENTIAL (HR)	10% OF ZONE'S TOTAL HOUSEHOLDS
HISTORICAL COMMERCIAL (HC)	NO CAP LIMIT OR DISTANCE REQUIREMENT
COMMERCIAL (C)	NO CAP LIMIT OR DISTANCE REQUIREMENT
SINGLE-FAMILY RESIDENTIAL (R1)	10% OF ZONE'S TOTAL HOUSEHOLDS
RESIDENTIAL AGRICULTURE (RA)	10% OF ZONE'S TOTAL HOUSEHOLDS
RURAL FARM (RF)	10% OF ZONE'S TOTAL HOUSEHOLDS

2. Total number of permits will be evaluated each year and adjusted accordingly.

3. Existing short-term rentals that are currently permitted in their location will not be affected by the distance requirement after the adoption of this section and a 45-day grace period will be given for non-permitted STR owners, in existence at the time of adoption of this code, to become compliant.

D. DEFINITIONS

For the purposes of this section, the following words and phrases shall have the meaning respectively ascribed to them by this subsection:

1. **Local Contact Person** means an owner, representative of the owner, or local property manager who lives in the Town of Mesilla or within proximity of the town limits such that they are available to respond within an hour or less to tenant and neighborhood questions or concerns and are authorized to respond to any violation of this ordinance and take remedial action.
2. **Managing Agency** means a person, firm or agency licensed with the New Mexico Real Estate Commission representing the owner of the dwelling unit or person/agency owning the dwelling unit.
3. **Operator** means the person who is proprietor of a dwelling unit, whether in the capacity of owner, lessee, sub-lessee, or mortgage in possession.
4. **Owner** means the legal owner of the property.
5. **Dwelling Unit** means a unit with a sleeping area, bathroom, and possibly kitchen for residential use.
6. **Payment** means the consideration charged, whether or not received, for the occupancy of space in a dwelling unit, valued in money, whether to be received in money, goods, labor, or otherwise, including all receipts, cash, credits, property and services of any kind of nature, without reduction thereof whatsoever.

7. **Short-term Rental (STR)** means a dwelling unit or bedroom(s) within a dwelling unit including either single-family detached or multi-family attached unit, rented for the purpose of overnight lodging for a period not less than one night nor more than 29 consecutive days to the same person or persons.
8. **Hosting Platform** means an internet-based (online) platform that connects owners of STRs to potential renters by way of a website and in exchange for a service fee. Hosting platform agent shall not mean local contact person or managing agency or agent as defined in this section.

E. SHORT-TERM RENTAL (STR) PERMIT REQUIRED.

No owner of a dwelling unit shall rent the unit for a short term without having a current valid STR permit issued by the Town of Mesilla. STR permits are issued to the owner for a period of one year and are non-transferable.

1. Nothing contained within this section shall be construed to abridge the ability of bona fide neighborhood covenants and/or deed restrictions to be more restrictive than the regulations within this ordinance. Such covenants and deed restrictions shall not be enforceable by the Town of Mesilla but remain the responsibility of the property owners to ensure compliance within their applicable neighborhood(s).
2. Large-scale events (i.e., exceeding maximum allowed dwelling unit occupancy) such as parties, weddings, fundraisers and conferences, are prohibited in residential zones without a separate permit issued by the Town of Mesilla. Adequate parking must be available.
3. No more than one STR permit shall be issued per property except in multi-family single lot subdivisions.
4. The owner of a STR shall sign an indemnification and hold harmless agreement in a form approved by the Town of Mesilla Attorney, agreeing to indemnify, save, protect, hold harmless, and defend the Town of Mesilla, its officers, employees and agents from any liability in any way arising out of the use of the STR including, without limitations, from the STR guests.
5. All marketing and advertising of an STR, including any listing on a hosting platform, shall clearly list the Town of Mesilla-issued STR permit number.

F. APPLICATION REQUIREMENTS

The STR owner or managing agency shall apply to the Town of Mesilla for a STR permit and supply, at a minimum, the following information:

1. The maximum number of occupants and vehicles that the dwelling unit can accommodate.
 - a. The parking calculation shall be based upon a minimum of one parking space provided per dwelling unit. A parking fee shall be imposed if there is

- no private parking provided (see Appendix A). Parking requirements must be clearly stated on hosting platform listing and property.
- b. The occupancy shall be determined by the floor area of each dwelling unit, number of restrooms per dwelling unit, infrastructure suitable to service the occupants and shall be in accordance with habitable and occupancy codes.
 2. The name, address, email address, telephone number of the owner, and the 24-hour emergency contact number (if not the owner of the STR) for which the permit is to be issued.
 3. A tax ID number issued by the New Mexico Taxation and Revenue Department registered to the proposed STR.
 4. A business license is also required for anyone conducting business within the Town of Mesilla (Municipal Town Code (MTC 5.05.03), and thus for a STR permit.
 5. A site plan to include designated on-property parking (18.60.170(C)(2).
 6. Floor plan of the STR and location in reference to the property and/or existing structures on the property.
 7. Owner authorization agreement (if applicable), allowing property management agency to represent their interest.
 8. Application updates regarding ownership, changes in the structure, parking area, contact person information, etc., shall require an amendment to the existing STR permit. A one-time \$10 fee shall be assessed for any updates (see Appendix A).
 9. Fees. Applicable fees are set forth in Appendix A to this ordinance.

G. ISSUING OF PERMIT

1. The Town Clerk or delegate shall review the initial application for a STR permit within 10 days. Renewal notifications for all permits shall occur 30 days prior to the renewal date. Issuing of permit will be consistent with Licensing MTC 3.20.090.
2. Once the application review is completed, the Town Clerk shall notify the applicant of the decision of whether to issue the permit based on compliance with this section. If approval is granted, the Town Clerk will issue a STR permit specifying the maximum number of cars, and the maximum number of occupants allowed. Failure to renew the permit within the 30 days after the applicable March 15 renewal date, shall be subject to a late fee.
3. An application for a permit or renewal application shall be denied if:
 - a. All applicable fees and taxes have not been paid as provided under MTC 3.20 or
 - b. Outstanding property nuisance or building code violations exist on property.
4. The Town of Mesilla recommends all STR owners to purchase insurance if the STR shares a common wall with an adjacent property or is less than seven feet from property line.

5. Failure to comply with code requirements of this may result in revocation of the permit for a 12-month time period at the discretion of the Community & Economic Development Director or designated staff.
6. If the STR owner plans to discontinue short-term rental of the property, a statement to that effect shall be filed with the Town of Mesilla and the permit will be canceled.

H. TENANT NOTIFICATION REQUIREMENTS

1. The following information shall be provided by the owner, managing agency, or agent within each STR unit:
 - a. A copy of the STR permit.
 - b. The name of the managing agency, agent, property manager, local contact person or owner of the unit, and telephone number at which the party can be reached on a 24-hour, seven days a week basis.
 - c. The maximum number of occupants three years of age and older are permitted to stay in the unit.
 - d. The number of maximum vehicles allowed to be parked on the property.
 - e. The number of on-site parking spaces and the parking rules and location(s).
 - f. The specific procedures regarding the disposal of trash and refuse.
 - g. A notification that a tenant may be cited and fined for creating a disturbance and/or for violating other provisions of the MTC.
 - h. Notice that noise provisions contained in the MTC section 9.10.070 will be enforced.
 - i. Notice of outdoor lighting provisions and regulations contained in MTC 18.50.050.
 - j. The 911 address for the property.
 - k. Notice that animal leash laws contained in section MTC 6.05 (prohibited acts; animal nuisance; vicious or dangerous animals) will be enforced.
 - l. Notification of MTC 8.10 Smoke-Free Regulations.
2. Exterior advertising or signage on STR units which indicate availability, phone numbers or other types of information is prohibited. For the purpose of this section, signage shall only be permitted if it includes the name of the dwelling unit and does not include advertisement of the property.
 - a. Signage shall be consistent with MTC 18.52.030(D) 18.65.070 (P), under exceptions. Maximum size of 2 square feet.

I. HOSTING PLATFORM RESPONSIBILITIES

1. Hosting platforms shall not process or complete any booking transactions for any, unless the STR has a valid current STR permit issued by the Town of

- Mesilla. Hosting platforms are required to list the STR permit number and expiration date for each listing.
2. Within forty-five (45) days of effective date of this ordinance, hosting platforms with listings located in the Town of Mesilla shall provide contact information of the hosting platforms.
 3. Hosting platforms shall remove any listings of STRs upon notification by the Town of Mesilla.
 4. Hosting platforms shall be responsible for collecting all applicable lodging tax and submitting the same to the Town of Mesilla. The STR owner shall remain responsible for collection and remittance of the lodging tax in the event that the hosting platform fails to fulfill its obligations under this section to collect and/or remit to the Town of Mesilla or the hosting platform and the STR owner enter into agreement regarding the fulfillment of this subsection.
 5. All hosting platforms operating within the Town of Mesilla must comply with all federal, state, and local laws.

J. SEVERABILITY

If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or to be otherwise invalid by any court competent jurisdiction, such invalidity shall not affect other sections provisions, or clauses, or applications, and to this end the provisions, sections, and clauses of the ordinance are declared to be severable.

K. ENFORCEMENT & PENALTIES

1. In addition to any other penalties or fines authorized by the Town of Mesilla Municipal Code, the owner of a STR unit shall be required to pay a penalty as set forth in the fee schedule to this code (MTC 18.95.040) in order to obtain, retain or renew a STR permit.
2. Each day that an owner rents a unit for a short term without first obtaining a STR permit is considered a separate violation of the Town of Mesilla Municipal Code and shall be treated as such.
3. The town code enforcement officer or other designated town employee or representative shall take action to correct the violation as provided for in this code or state statute.
4. The first suspected or observed violation of this section by the Town of Mesilla shall result in an initial warning notice requesting registration of the unregistered STR unit in accordance with the provisions of this ordinance without subject to penalty. Should the property owner fail to comply after receiving such initial notice from the Town of Mesilla, penalties may be assessed.

APPENDIX A

BUSINESS LICENSE	\$35	ANNUALLY
STR PERMIT	\$100	ANNUALLY
PARKING FEE	\$150	ANNUALLY, IF NO ON-SITE PARKING AVAILABLE
LATE RENEWAL PENALTY FEE	\$50	PER MONTH AFTER EXPIRATION
FIRE INSPECTION	\$40	EVERY 3 YEARS
STR PERMIT UPDATES	\$10	ONE-TIME

DRAFT

TAOS, NM

3897 HOUSING UNITS = 10%

Section 4.19.5 Number of Permits and Legal Non-Conforming Short-Term Rental Units

- A. The number of active permits allowed for Short-Term Rental Units in unincorporated Taos County, including Owner-Occupied and Non-Owner Occupied, but not including Legal Non-Conforming Permits or Permits that meet the Exemption requirements under Section 4.19.9, is limited to four hundred (400) at any one time;
1. Permits will be issued on a first-come, first-served basis. Once four hundred (400) permits have been issued, no new permits will be issued;
 2. Short-Term-Rental Zoning Clearance Applications shall be reviewed in the order that they are received;
 3. Short-Term Rental Permits shall be issued in the order that eligible applications are deemed to be in compliance with the terms of this ordinance;
 4. A waitlist shall be established for applications submitted after the 400-permit cap has been reached, and as permits expire and/or are revoked, those applications will be reviewed in the order that they are received;
 - a. If an applicant waits on the list for a year or longer, the Planning Director may require the applicant to indicate a continued interest in remaining on the list;
 - b. If at any time an applicant on the waitlist is to be found to be in violation of this Ordinance, the application shall be denied, and the applicant shall not be allowed to apply for a Short-Term Rental Permit for a period of two (2) years and the Short-Term Rental Unit shall cease to operate. Once the two- (2) year period has ended, a new zoning clearance application will be required for consideration for a permit.

TAOS COUNTY
VALERIE RAEI MONTORRA, CLERK
000488359
Book 1288 Page 99
14 of 28
08-20-2024 02:11:00 PM
BY NATASHA

101,

SANTA FE, NM

57,701 HOUSING UNITS = 2%

The new ordinance includes the following major changes:

- Adopts a city-wide maximum of one thousand (1000) short-term rental permits on the residentially zoned property;
 - There is no limit on the number of registrations that can be issued for non-residentially zoned properties. All short-term rental units require a business license.
- Prospectively limits the proximity of short-term rental units for residentially zoned properties;
 - Residentially zoned: A short-term rental unit cannot be within 50 feet of an existing short-term rental unit, measured at the property boundary. For apartments, condos, or other multi-unit developments with four or more units, no more than 25% of the units can be rented as a short-term rental. Multi-unit dwellings with three or fewer units are subject to the 50-foot rule. No more than 12 permits will be issued for a single multi-unit dwelling structure.

ALBUQUERQUE, NM

409,474 HOUSING UNIT <1%

Council Ordinance No. 0-23-69

By amending the Short-Term Rental Ordinance (Sec.13-19-1 through 13-19-8), we can protect our existing housing stock and ensure our residents and future residents will always have access to a safe, stable home.

Enacting the proposed changes of Council Bill No. 0-23-69 will:

1. Require all short-term rental units to have a local property manager (or Short-Term Rental Manager, "STRM") available (within 20 miles of the City limits) to respond to maintenance and security concerns.
2. Limit short-term rental permits to three per natural person.
3. Limit the number of Short-Term Rental permits issued citywide to no more than 1,200, based on current monthly average of active STRs.
4. Increase the civil penalties for non-compliance with the ordinance.

LAS VEGAS, NM – NO LIMIT

RUIDOSO, NM – NO LIMIT

SILVER CITY, NM – NO LIMIT

CARLSBAD, NM – NO LIMIT

TRUTH OR CONSEQUENCES – NO LIMIT

HATCH, NM – NO LIMIT

RIO RANCHO – NO ORDINANCE

GALLUP, NM – NO ORDINANCE

CURRENT LIST OF STRs IN MESILLA (AS OF 8/20/24)

ZONE	LOCATION	OWNER/MANAGER (if known)	PERMITTED IN MESILLA	ONLINE PLATFORM
Commercial	1785 Calle de Mercado (green adobe)	Shirley, also used to be Rokoko	No?	AirBNB

According to Dona Ana County data: Approximately 16 dwelling units in Commercial Zone. Has 1 STR, thus 6% STRs in Commercial

Historic Commercial	2231 Calle de Santiago (Casita Azul)	Mary Helen Ratje	Yes	VRBO
Historic Commercial	2215 Calle de Guadalupe, Josefina's (2 rooms)	Australian couple, Souheir	No?	AirBNB
Historic Commercial	2226 Calle de Guadalupe	Nathan Smith	Expired	AirBNB
Historic Commercial	2274 Calle de Guadalupe	Pat Taylor	Expired, not operational yet	Not listed yet
Historic Commercial	2230 Calle de Parian (Billy the Kid, 2 apts)	Julienne Hadfield	Yes	VRBO
Historic Commercial	2212 Calle de San Albino	Jorge	Yes	AirBNB

According to Dona Ana County data: Approx. 66 dwelling units in HC. Have 6 STRs, so 9% STRs in HC

Historic Residential	2050 Calle del Norte (Casa del Sol)	Cecilia Vigil	Yes	AirBNB
Historic Residential	2188 Calle del Norte	Melissa, Property Mgmt	Expired?	AirBNB & VRBO
Historic Residential	2134 Calle de Principal (1 room & 1 casita)	Eric and Catharine Walkinshaw	Yes	AirBNB
Historic Residential	2320 Calle de Santiago (1 house & 1 casita)	Trina Witter & Eric Liefeld	Yes but not operational yet	Not listed yet
Historic Residential	2525 Calle de Santiago	Jodi Juliana Martin	Yes	AirBNB & VRBO
Historic Residential	2590 Calle de Parian	Joan, Evolve Property Mgmt.	Yes	AirBNB, VRBO, Evolve
Historic Residential	2196 Calle de San Albino (Casa de la Paloma)	Ana Bambino	No?	AirBNB
Historic Residential	2551 Calle de Parian	Melanie/Radwan	No?	AirBNB
Historic Residential	2392 Calle de Parian	Yolanda Lucero	Yes	AirBNB & VRBO
Historic Residential	2626 Calle de Principal	KMW Properties	Yes	AirBNB & VRBO
Historic Residential	2043 Calle de Correa	Padma	Yes	AirBNB
Historic Residential	2879 Calle del Sur (2 apts)	Shay (Destiny), Joel Newton	Yes	AirBNB & VRBO
Historic Residential	2872 Calle de San Albino	Jeffrey Buras	In process	AirBNB
Historic Residential	2615 Calle de Guadalupe	Emily Coss	No?	AirBNB
Historic Residential	2550/2558 Calle de Guadalupe (duplex/2 units)	Irma Chavez-May	Yes	AirBNB
Historic Residential	2610 Calle de Tercera, 3 units in 4-plex	Samuel	No	AirBNB
Historic Residential	2450 Calle Jon Guerra	Samuel	No	AirBNB

ZONE	LOCATION	OWNER/MANAGER (if known)	PERMITTED IN MESILLA	ONLINE PLATFORM
Historic Residential	2419 Calle de Parian (1 unit in 4-plex)	Davie and Kelly Salas	No?	AirBNB
Historic Residential	2850 Calle de Guadalupe (Sombra del Valle)	Felicia	Yes	AirBNB
Historic Residential	2218 Calle de Oeste	Padma	No?	AirBNB
Historic Residential	1717 Boutz Road (2 apts)	Melissa/Desert Sky Realtors Proj	Yes	AirBNB & VRBO
Historic Residential	2729 Calle de San Albino	Ruben Smith	In process	Not listed yet

According to Dona Ana County data: Approx. 348 dwelling units in HR. Have 22 STRs, so 6% STRs in HR

Rural 1	329 Capri Arc, Mesilla Park	Sorrel	No?	AirBNB & VRBO
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According to Dona Ana County data: Approx. 200 dwelling units in R1. Have 1 STR, so less than 1% STRs in R1

Residential Agricu	2102 Stithes Rd. (Villa Balan)	Ramses Ortega	Yes	AirBNB & VRBO
Residential Agricu	2935 Estrada Rd.	Dagmar Bausova	In process	Not listed yet

According to Dona Ana County data: Approx. 68 dwelling units in RA. Have 2 STRs, so 3% STRs in RA

Rural Farm	2653 Snow Road (Casa Elena)	Adrianna Merrick	Yes	AirBNB & VRBO
Rural Farm	1368 Snow Road (bronze horse panel)	Gabriele	No?	VRBO
Rural Farm	east side Snow Rd. (Casa Susana in red barn)	Suzanne	No?	AirBNB

According to Dona Ana County data: Approx. 144 dwelling untis in RF. Have 3 STRs, so less than 1% STRs in RF

35 Total STRs in Mesilla Town Limits