



Town of Mesilla, New Mexico

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) WILL HOLD A REGULAR MEETING AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA.
MONDAY- August 7, 2023, AT 6:00 PM

MINUTES

Madam Chairperson Lucero: Good evening, we are having the Planning and Zoning and Historical Appropriateness meeting. Today is Monday, August the 7, 2023 and it is 6pm. If everyone could stand for the pledge of allegiance.

Members: I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible with liberty and justice for all.

Madam Chairperson Lucero: Our next item is roll call to determine a quorum. Mr. Salazar.

Mr. Salazar: Commissioner Jones.

Commissioner Jones: Present.

Mr. Salazar: Commissioner Walkinshaw.

Commissioner Walkinshaw: Present.

Mr. Salazar: Chairperson Lucero?

Madam Chairperson Lucero: Present.

Mr. Salazar: Commissioner Salas.

Commissioner Salas: Present.

Mr. Salazar: Commissioner Rockstraw.

Commissioner Rockstraw: Present.

Mr. Salazar: Madam Chair, you have quorum.

Madam Chairperson Lucero: Thank you very much. Next item are changes and approval of agenda. Are there any changes?

Commissioner Walkinshaw: Yeah, I have a comment on that. Apparently, we left out item #4 which is approval of minutes. I would like to add it.

Madam Chairperson Lucero: Thank you, other than that, could I have a motion to approve the agenda?

Commissioner Jones: slow move

Commissioner Rockstraw: second

Madam Chairperson Lucero: First motion by Commissioner Jones and second by Commissioner Rockstraw. Mr. Salazar, call for the vote please.

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

Mr. Salazar: Madam Chair vote is 5 to 0. Motion passes.

Madam Chairperson Lucero: The next item on the agenda is the approval of minutes. Can I have a motion to approve?

Commissioner Jones: Slow movce

Commissioner Salas: Second

Madam Chairperson Lucero: First motion by Commissioner Jones and second by Commissioner Salas. Roll call please Mr. Salazar.

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chairperson Lucero: Ok, our next item is public input. The public is invited to address the commission regarding items listed on the agenda as allowed by the chair. You can also email your comments to clerktreasurer@mesillanm.gov at least seventy-two hours prior to the meeting. Also, it is 3 minutes time.

Susan Kruger: My comment is about case 061686, the second "e" on the agenda. This is a request to subdivide into 2 lots a primary residence on each lot. The thought here is that there is one lot and is divided into 2 lots in order to build a house on each of the two lots. We have a whole process for this and it is called a alternate summary procedure. This is chapter 17.35 and this is specifically when you are going to take one lot and split it into two lots and that's all. You can't keep doing that. But certainly, saves a lot of effort and time out of the commission. So, I am asking when you get to the second "e" to the agenda, you can't really approve the lot split as an agenda item. It needs to go through a regular subdivision procedure. Whether it is an alternate summary procedure or whether it is a blown subdivision procedure. You can't just vote it up or down. Thank you.

Trina Witter: Hi, my name is Trina Witter, I would like to make a comment on item "e" 061686. Town code 17.10.020 item F, that signs would be posted with the subdivision application, and I drove by and I did not see any signs.

Madam Chairperson Lucero: Anyone else? If there is none then we will move forward.

Next is the approval of the consent agenda and that would include the Planning and Zoning Historical Appropriateness Commission minutes from July 3, 2023 and PZHAC resolution 2023-09 I would like a motion to approve consent agenda.

Commissioner Rockstraw: slow move

Commissioner Salas: Second

Madam Chair Lucero: First move from Commissioner Rockstraw and second from Commissioner Salas

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chair Lucero: Thank you very much. Item 7, action and consideration. PZHAC business license case number 1125. Mr. Salazar

Mr. Salazar: Business license application from 2030 Calle de Parian, case number 1125, requesting to do business as "Mi Corazon Encantado." A unique boutique store that would sell arts, crafts, jewelry and home goods created by New Mexican artisans. It is a historical commercial zone. Will not require a zoning permit as she will not be remodeling the place. All her business equipment will be arranged within the building as it is. Along with her business permit, a sign permit has also been submitted to install a hanging sign in front of her store.

Mrs. Rivard has submitted the application along with all the necessary documentation as required per town code, 5.05.030. Mrs. Rivard is committed to do business in Mesilla and has already signed a lease with the landlord. Mrs. Rivard is looking to open on the first of this month. I will stand by for any questions.

Madam Chair Lucero: I'll accept a motion to approve business license case # 1125.

Commissioner Jones: Slow move

Commissioner Salas: Second

Motion by Commissioner Jones, and second by Commissioner Salas. Can we call for the vote please. Discussion? None, call for a vote.

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chair Lucero: Ok next case is business license 1128, located at 2114 Calle de Picacho.
Mr. Salazar?

Mr. Salazar: Ok, 2114 Calle de Picacho, submitted by Adriel Villa Torrez, requesting approval to do business in the Town of Mesilla out of his residence, Home Occupation. Mr. Torrez business, FEELING GOOD LIVING BETTER, LLC, is a cannabis courier. His home occupation business license will allow him to have an office.

Mr. Torrez will be moving to the Town of Mesilla. His home occupation will allow him to pick up cannabis from a supplier and deliver it to a consumer or retail store. There are strict guidelines for cannabis courier. Mr. Adriel has submitted all the necessary documents for the request. I stand by for any questions.

Madam Chair Lucero: I'll accept a motion to approve business license request.

Commissioner Rockstraw: Slow move

Commissioner Walkinshaw: Second

Madam Chair Lucero: First motion by Commissioner Rockstraw, and second by Commissioner Walkinshaw. Any discussion Commissioners?

Commissioner Walkinshaw: Is the gentleman here today? I know it is a home business, but a lot of it is a contradiction to our code, home occupation. I don't know if we need to make a note of that or what but, in a home occupation, it states that you sell it at home. Another question with that is that you have to deliver within 24 hours, and you have to lock it in your car or lock it at the house. I am a little concerned about that issue.

Mr. Salazar: Madam chair if I may, the Cannabis Control Division have very strict guidelines. They will need to pick it from a supplier and deliver it straight to the consumer. Even if it means they need to make an appointment. They just can't take it home.

As far as selling it from the home, he can not do that. The purpose for this home occupation business request is to have a office address to receive mail, do reports etc.

Commissioner Jones: It says here that he will be picking it up directly from the supplier and deliver it directly to the consumer, but he can't be selling it to the consumer at his house.

Mr. Salazar: Correct! He is picking it up from supplier and delivering it not only to businesses but also to consumers. Kind of like an Uber eats would do.

Commissioner Salas: Is this in our town code or ordinance?

Mr. Salazar: It's not listed in the home occupation that you can, or you can't. Since they legalize marijuana in New Mexico, ordinance has not been updated or revised. A home occupation states a business but does not identify a cannabis courier as not allowed.

If you look at the packet, there will be regulations from the State of New Mexico. It has quite lengthy does and don'ts in the requirements for being a courier.

Madam Chair Lucero: I would also like to point out that it has been looked at by the review committee and we did not find a problem with it. Mr. Maese, would you like to add anything?

Inspector Maese: Madam Chair and Commissioners. This case did go through the review committee. To expand a little bit as far as the courier, and for Commissioner Jones' concern, the product will not be held on the premises. He is expected to be picked up by the state under contract. He picks up the product from a certain location or certain vendor. He then delivers that product to his supplier. Not for consumption but for delivery purposes only. It is not to take it home. It is not like having a business-like cosmetics or arts or any of that nature and sell from your home. These items have to be delivered at the same time they are picked up. Just like a UPS driver.

The purpose of having a home occupation is to be able to pay the appropriate taxes, his office and list the Town of Mesilla as his place of business. Not necessarily conduct business in a typical manner. At the end of the day, he can't store any of it at his home because they he would have to make accommodations for security, cameras and the Cannabis Control Division (CCD) would have to approve.

Commissioner Walkinshaw: You used the term a vendor, the ruling is that it will be going to a user, correct?

Inspector Maese: Not so much a user, what I mean about a vendor is a dispensary, a retail store or any other place that shops have a place to accept and secure the product. It may not even go to a dispensary; it may go to another farm because a lot of this stuff could be still in a green state and taken to a drying factory. So, there could be one of several couriers that are going to be doing this.

Commissioner Walkinshaw: Ok, so I thought that you would call a dispensary and order the stuff and the dispensary would send a courier to your house with the stuff.

Inspector Maese: No sir, the point is the courier would pick up the product in a secure manner from a farm and deliver it to the dispensaries. It has to go through a recognized store. It doesn't change hands in between.

Commissioner Walkinshaw: Aw ok, I understand.

Bader Jouda: Hello, my name is Bader Jouda, owner of the Cannabis Tropical. A carrier is someone that can carry the stuff from the dispensary. He can not have it at the house. As a courier, you have two types: business to business and business to commercial. Business to business can carry it from a farm to my dispensary. He can not bring me customer. Now when a customer orders from my dispensary, I can not deliver it myself, there is a courier like this guy and makes contract with him, he can come and carry it. But, when he delivers it to the house, he needs to make sure he scans ID and make sure the delivery for the same house matches.

Inspector Maese: They are basically like a USP or FED EX, you have to sign when you get deliveries. They just want to make sure that wherever it is going it is going the proper place.

Commissioner Walkinshaw: I am still confused the difference from a grower to a courier...

Inspector Maese: So, commercial to commercial, you can deliver in bulk. From a commercial to an individual site, it has to be repackaged at the store before it goes out to delivery.

Commissioner Walkinshaw: So that can be delivered to a private person? Can it?

Inspector Maese: I haven't seen that to be quite honest with you. Everything that I have seen is commercial to commercial and then repackaged and then delivered to smaller dispensaries.

Madam Chair Lucero: They have their rules by the State of New Mexico. If they violate any of those rules, they are subject to fines.

Inspector Maese: We do have inspectors from the Cannabis Division and check these licenses, couriers, dispensaries and farms to make sure they are compliant.

Commissioner Walkinshaw: I was also reading about the age and....

Madam Chair Lucero: Ok, lets get back to the case on hand

Commissioner Walkinshaw: No, this is about the case I'm talking about. You can be 18 yrs old and be able to get some if you are a patient.

Inspector Maese: Under medical

Commissioner Walkinshaw: but you have to be 21 if you are hired by the patient or need to be 21 if you are just a private citizen. I'm confused, I'm sorry...

Inspector Maese: there are situations when yes you need a medical card but most of them are recreation use and that is where the 21 and over comes in. For medical use, you have to be at least 18.

Madam Chair Lucero: this is all new to us... any other questions? None? Alright, call for the vote.

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chair Lucero: the next item is a sign permit, case number 061681, 2030 Calle de Parian.
Mr. Salazar.

Mr. Salazar: Anita Rivard requests permission to hang a sign at her new business. I stand by for any questions. I think this request is pretty simple and self-explanatory.

Madam Chair Lucero: I will accept a motion to approve

Commissioner Walkinshaw: slow move

Commissioner Jones: Second

Madam Chair Lucero: first motion by Commissioner Walkinshaw and second by Commissioner Jones. Any questions or comments?

I see none or hear none. Call for the vote please.

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chair Lucero: ok, moving on to case number 061176, 1950 Calle del Norte, submitted by Andele's Restaurant looking to install a washout station on the south side of the building, next to the dumpsters. It is zoned, Historical Commercial.

Mrs. Adrea has applied for the permit so she can be able to wash her business floor mats and kitchen exhaust filters. They will be using a portable power washer to an already existing spigot. Wash station will be installed by Hartford Plumbing and will be approximately 6 x 8 feet and with a 6 inch curb to retain water and allow it to drain into the grease trap. Wash station will have a cover when not in use so it will not flood our sewer system when it rains.

There was a complaint by an unknown resident about Andele's Restaurant previously washing filters by dumpsters, so Ms. Adrea came in to avoid any issues and make sure she is in compliance. I stand by for any questions.

Madam Chari Lucero: Thank you Mr. Salazar, I will accept a motion for case number 061676.

Commissioner Jones: Slow Move

Commissioner Salas: Second

Madam Chair Lucero: Slow moved by Commissioner Jones and Second by Commissioner Salas.
Discussion

Commissioner Salas: This question is for Tommy, you think that is going to be big enough, you think?

Inspector Maese: Madam Chair, Commissioner Salas, yes because she is just doing the floor mats and the kitchen grease filters and it is a lot more environmentally safe that what she was using. It doesn't need to be any bigger because then the dumpster is right there, and it will start creating a problem. As long as she keeps it covered and we don't get any additional rain or contaminants, then that should be fine.

Commissioner Walkinshaw: I am assuming the grease trap is large enough to handle the capacity of the washout station.

Inspector Maese: Yes, when they did the kitchen, they oversize the grease trap so there is room for these kinds of things in case you want to expand you kitchen, you don't have to expand your grease trap.

For what they are doing, they are not going to get a whole lot of grease. I don't know if you have ever seen these kinds of filters, they get pretty clogged up and is one of the concerns that the fire department have cause of the fires. So it needs to be done on a regular basis. Washing the mats is more of a safety issue to keep someone from having an accident with the grease on mats.

If the tank is not big enough, somebody will have to come and pump it. Changing the size of the tank at this stage is just a waste of money. They would just need to pump it more often.

Madam Chair Lucero: Anything else? No? Ok, Mr. Salazar, roll call please.

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chair Lucero: Thank you, our next case is 061685. Mr. Salazar

Mr. Salazar: Case #061685 – 2878 Calle de San Albino, submitted by Jeffrey Buras, requesting approval to replace an exterior window with an exterior door to be able to go in and out of the house from side yard and parlor. Zoning is Historical Residential.

Mr. Burras will be replacing the window with a full view glass door. The door will look like a window. He will be contracting the job to a license contractor. I will stand by for any questions.

Madam Chair Lucero: I'll accept a motion to approve

Commissioner Jones: slow move

Commissioner Rockstraw: Second

Madam Chair Lucero: Ok first motion by Commissioner Jones and Second by Commissioner Rockstraw. Discussion

Commissioner Walkinshaw: I have one question, what color is the door?

Mr. Salazar: It will be the same color.

Madam Chair Lucero: Ok, anybody else have any questions or comments? Ok, none? Call for the vote please!

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chair Lucero: Ok, moving on to the next case. Mr. Salazar

Mr. Salazar: Ok, case number 061686 – 1960 Calle de Pacana, submitted by Andrea Schneider requesting approval to subdivide into two lots for the purpose of building a primary residence on each lot. It is zoned Historical residential.

This property is previously two properties that had changed to one and now new buyer wants to divide back to 2 properties. Dona Ana has not yet publicly changed the owner of the property but in your packet you will see documents showing proof of ownership by applicant.

Each partial will meet standards of 8000 square feet or more according to town code, 18.35.060. Application, fees and all documents have been submitted.

There was a concern from one of our residents regarding the process of doing a replat needing to be addressed under our subdivision municipal code. Under my experience and also under NM state statute, a subdivision is considered to be when it is 4 or more parcels. Chapter 17 of our code specifies a subdivision with infrastructures, engineering fees, and subdivision block names. ALL under which is a process you would follow when going from undeveloped land to multiple lots. This request already is in a subdivision that has previously was addressed under our chapter 17.d

Commissioner Salas: It is called an alternative summary procedure. Obviously, she has done the plat, and everything else that is required and in all essence, public meeting may not be required unless requested by the planning commission. She could of done this without even to have come to the planning and zoning. Originally was approved by the Town of Mesilla anyways.

Commissioner Walkinshaw: I have a question, why isn't there no impact fees. Isn't that whole side a subdivision.

Mr. Salazar: Correct that area subdivision is called Sommers Grove subdivision.

Commissioner Walkinshaw: then why would you split two lots and call it a different name?

Mr. Salazar: Exactly! That is a very good point.

Commissioner Salas: What ended up happening, for a while one owner bought two parcels and they decided to come in and make it one. This happened a while back. This subdivision has been there for a while. I guess he decided to sell it. Now they are coming back and want to put it back to its original state when the subdivision was created. She's not moving any of the lines.

I can move forward on that if the commission wants to move forward.

Madam Chair Lucero: Ok, anything else before we vote on it?

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chari Lucero: Ok, moving on to our next case, Mr. Salazar.

Mr. Salazar: yes, case number 061688 - 3110 Calle de Guadalupe, submitted by David Deetz
Dawna Vince, requesting approval to construct a prefabricated metal workshop on property: Mr.
Deetz will be doing the work himself. Residential Agricultural

Mr. Deetz will be constructing a washroom and a guest room in his requested workshop. Mr.
Deetz, can't use the workshop or guest house for a short term rental. It is only for personal use.

Residential Agricultural zone allows up to 5 structures and guest room is allowed as per code
18.25.20 section C. Meets setback and height limitations which is two stories equal to or less than
30 feet. I stand by for any questions.

Commissioner Walkinshaw: Slow move

Commissioner Salas: Second

Commissioner Walkinshaw: I got some concerns, Tom I am asking if you have reviewed this case.

Commissioner Salas: first of all Tom, did it get reviewed by the review committee.

Inspector Maese: Yes, it did get reviewed by the committee.

Commissioner Salas: There is another residential construction for a house very well put together in
one of our packets. Then you have this one, that is not prepared according to our code, in other
words, why is it here being presented to us?

Inspector Maese: Madam Chair, Commissioner Salas, upon review of the whole committee, it was
determined that a lot of things being presented here for approval, was not necessarily part of the
zoning process. A lot of the construction will go to the state upon review. The whole purpose it is

brought to the commission is to make sure it meets the proper color, it meets the proper setbacks, it meets proper use of the building. With that being said, once it is approved at that point then it would go back to our office.

Now as far as the other packet that you are talking about, it wasn't something that was requested by the review committee. So if an applicant submits a whole set of plans for review, we will take them and 99% of the time when they submit those kinds of plans, there is not even a question if it is going to be approved or not.

Commissioner Salas: My concern completely comes from the fact that I know what you are talking about and I don't agree. Obviously, I am not concerned even though I know construction drawings and am familiar with them, that's not my job, that is your job. But for me according to the ordinance that I am required to do is that packet is put together and it does have you know elevation drawings and it does have square footage. You know a guest house has limitations on what max size it can be. These drawings don't even have that.

Ever since I have been here, everyone that has come before us has some type of plans. Lately I feel we have gotten away from that and I am not trying to do your job, for sure I am not. I also see what the ordinance says and I see you know elevations, you know a roof layout, a concrete layout.

Inspector Maese: Madam chair, Commissioner Salas, I truly understand what you are saying and don't take it personal at all but, you are correct. I mean, we have in the past made sure that applications are submitted accordingly. Now, without going into a whole lot of details, its beyond my pay rate. So, with that being said, as long as that approved or disapproved by the commission then it is up to us to make sure that it is in compliance to whatever needs to be submitted.

Madam Chair Lucero: I believe a workshop with the trustees and commissioners should be in order. Our job in this commission is to make sure if it is allowed in our zoning.

Inspector Maese: Madam Chair, excuse me for interrupting, there are a lot of cross over in the building code that the zoning code laps it in a lot of different ways. So, could there be more to it, possibly. What is it that we are going to set as a standard.

Madam Chair Lucero: My question is, what is the consensus of the commission? Approve this or you want to see the plans before approval? Conditions?

Inspector Maese: If I may interrupt, Commissioner Salas made a comment about the size of the casita and Mr. Salazar said, it is not going to be submitted as living quarters. Does that change anything.

Commissioner Salas: No, because it is still considered a guest house. It's a residential use of some sort. That is something that I wouldn't look at, it would be something that it would be more of you guys would know.

Madam Chair Lucero: It seems to me that the commission is leaning that they need a complete set of plans. With that being said, let's go ahead and vote on it and we will table this until we get a complete set of plans. Mr. Salazar

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes to table

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes to table

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes to table

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes to table

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes to table

Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chair Lucero: Ok, moving on to case 061692. Mr. Salazar

Mr. Salazar: 2875 Calle de Guadalupe, submitted by Gary & Laura Ramsey, requesting approval to construct their primary home. Mr. Ramsey will be obtaining a homeowner's building permit and subcontracting all necessary projects to licensed contractors.

Mr./Mrs. Ramsey is looking to apply for a homeowner's building permit through the State of NM CID. All required plans required by town code have been submitted, application and fees have been paid. I will stand by for any questions.

Madam Chair Lucero: I will accept a motion then to approve case number 061692.

Commissioner Rockstraw: Slow Move

Commissioner Jones: Second

Madam Chair Lucero: motioned by Commissioner Rockstraw and second by Commissioner Jones. Discussion

Is the applicant here?

Mr. Salazar: yes, he is here

Gary Ramsey: Good evening commissioners. I been working with Rod extensively on this sewer issue and what we really have come down to is not doing the easement and go into San Albino. We are going to force into the main on Calle del Sur using a grinder pump. We are using the existing easement of the city and drill in into that and it is a very expensive option for me. That is what the utility side of it is. The water meter has already been installed. They did find a water line on Guadalupe they didn't know they had. There is no sewer line on Guadalupe, so that makes it an issue.

As far as the electric has an overhead line to the property already. One thing I was concerned with I heard something about a demolition. What was that for?

Mr. Salazar: Yes, in the drawings, I believe when I asked you, you said, you were going to demolish that building in that back.

Gary Ramsey: No, we are not taking that building down. It's covered shed that gives me shed when on the property. Part of it is enclosed and the rest of it is open. Slanted tin roof on it. All the bids are in, I am holding off on submitting them in as they are a lot of money and I am waiting on approval first.

Commissioner Walkinshaw: I didn't see any garage in the plans...

Gary Ramsey: no, if you notice on the plans we are leaving the north end open for parking. Another thing is we will have to demolish a portion of the rock wall. That is from the gate to the north property line. Later on we might want to lower the wall just for the purpose of esthetics. Currently it is 6 feet. Thank you

Madam Chair Lucero: Any other questions? If not, let's call for a voter. Mr. Salazar.

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chair Lucero: Moving on case number 061683, 2385 Calle de Guadalupe. Mr. Salazar.

Mr. Salazar: Case #061683 – 2385 Calle de Guadalupe, submitted by Wild West Espresso-O, requesting approval to install an outdoor goose neck type light over exterior wall sign. Zoning is Historical commercial. It is a total of 15 square feet and meets our code.

Madam Chair Lucero: I except a motion...

Commissioner Rockstraw: Slow move

Commissioner Jones: Second

Madam Chair Lucero: Ok, motion by Commissioner Rockstraw and second by Commissioner Jones. Any discussion? If none, let's get the vote.

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chair Lucero: Moving on, case number 061684, 2385 Calle de Guadalupe.

Mr. Salazar: 2385 Calle de Guadalupe, submitted by Wild West Espresso-O, requesting approval to install a wall mounted sign.

Able Sign Co. will be installing the sign. The sign is 30 x 30 inches. There are only two signs allowed per business. Mr. Rogers agreed if approved, he is willing to remove the painted Billy the Kid sign that's is at his front door entrance.

There is a historical Billy the Kid sign on the building that is not to be confused or included in the two external allowed signs. I'll stand by for questions.

Madam Chair Lucero: I will except a motion to approve case number 061684.

Commissioner Jones: Slow move

Commissioner Rockstraw: Second

Commissioner Walkinshaw: The sheet with the x's is where the historical sign is at. The other sign...

Mr. Salazar: Is gone, at first Mr. Rogers wanted to add a directory sign but after I explained to him that he will only be allowed to have one more additional sign to the directory sign, he decided not to add them.

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chair Lucero: Thank you, moving on to case number 061696, 2385 Calle de Guadalupe.

Mr. Salazar: 2385 Calle de Guadalupe, submitted by Billy the Kid Gift Shop, requesting approval to install a hanging wall sign on the south side of the building.

Madam Chair Lucero: do I hear a motion to approve.

Commissioner Rockstraw: Slow move

Commissioner Jones: second

Madam Chair Lucero: Motioned by Commissioner Rockstraw and second by Commissioner Jones. Discussion.

Commissioner Salas: I think signs are ok. I just not sure for corners.

Mr. Salazar: It just says business. It doesn't say anything about corners.

Madam Chair Lucero: Call for the vote please.

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chair Lucero: Alright, we are down to staff and commissioners' comments. Anyone have anything to say? No comments? Ok, let's have a motion to adjourn.

Commissioner Rockstraw: Slow move

Commissioner Jones: Second

Mr. Salazar: Commissioner Jones

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw

Commissioner Walkinshaw: Yes

Mr. Salazar: Madam Chair Lucero

Madam Chairperson: Yes

Mr. Salazar: Commissioner Salas

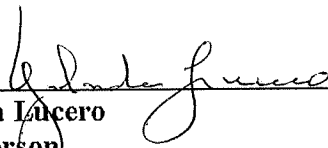
Commissioner Salas: Yes

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: Yes

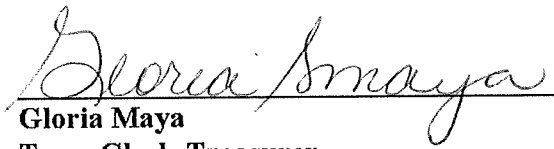
Mr. Salazar: Madam Chair vote is 5 to 0.

Madam Chair Lucero: Ok, we are done. Public thank you very much for coming. Good night.



Yolanda Lucero
Chairperson

ATTEST:



Gloria Maya
Town Clerk-Treasurer

