

APPENDIX B: CITIZEN PARTICIPATION

B.1 Synopsis of Questionnaires by Sub-Area

The following comments were a response to a questionnaire that individuals completed and returned at the close of the open house gatherings and sub-area meetings that were held during the latter part of 1999.

B.1.1 East Mesa & Talavera

1. Comments regarding protection of property values:
 - Improve roads
 - Consider flood control
 - Maintain low density
 - Approval of variances when neighbors don't want the variances
 2. There was a 2:1 ratio against urban centers. However, there were a few suggestions for locating them - Peachtree and Holman, North/South Highway 70 at Weisner.
 3. The majority prefer mobile-home zones with regulated density and that single wide mobile homes be located in mobile home parks, or subdivisions designed for them.
 4. The majority would like gateways to be protected (height/sign restrictions and lighting).
 5. There was almost an even split on the issue of shade trees in parking lots. However, plants and trees should be of the low-water usage type.
 6. The majority favored paving districts and flood control projects but with some provisions, such as who pays, what areas need to be paved.
 7. While some people do not feel the need for more businesses, industries or other residential developments, others suggested day care, schools, parks, site built homes and environmentally-safe businesses.
 8. Many felt the need to protect natural resources such as the Organ and Doña Ana Mountains, and natural-occurring desert plants, land and wildlife. The plant and grass area off Jornada was also mentioned.
 9. Everyone wanted protection of views, e.g., mountains, east and west vistas, valley.
 10. Suggestions for public improvements included roads, fire protection, flood control, public parks, bicycle trail, sewage, lighting, make all roads 50' wide, underground utilities.
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B.1.2 South Valley & Las Alturas

1. Comments regarding protection of property values:
 - Enforce covenants and codes (zoning doesn't always agree with covenants)
 - Keep density to at least one/two acres
 - Limit/eliminate mobile homes
 - Limit convenience stores
 - Buffer zone between residential and commercial development
 - Maintain open space surrounding Tortugas Mountain
 2. Most were not in favor of planned urban centers but there were a number of suggestions in the report as to where they could be located.
 3. The majority favored mobile-home zones with regulated density. The comments ranged from letting the landowner decide to restricting single-wide, non-UBC compliant mobile homes to mobile home parks, and require double-wide UBC compliant mobile homes to comply with subdivision building aesthetic guidelines. There was some sentiment for not mixing mobile homes with site built homes. There is also concern about special use permits for secondary mobile homes for medical reasons, hardship.
 4. The ratio was almost 2:1 for requiring that single-wide mobile homes be located only in mobile home parks or subdivisions designed for them.
 5. Most respondents would support special protection of gateways.
 6. Several people liked the idea of height/sign/lighting restrictions to protect views.
 7. It was suggested to clean up and beautify the Gateway areas. At least provide a visual block.
 8. Many liked the idea of shade trees in parking lots, but such trees should be of the low-water usage type and not of the high pollen type. Some felt that it was more important to provide adequate parking for businesses. Also, if trees are planted, they must be cared for.
 9. Many favored paving districts and flood control projects but the issues should be subject to resident review and possible rejection. Some felt that they are not cost effective.
 10. Some respondents did not feel the need for businesses or industry but others preferred strip malls, large supermarkets and a golf course. Low density came up several times.
 11. The majority want the natural resources protected, e.g., wildlife, the Organ Mountains, arroyos, desert area south of Las Alturas, Rio Grande.
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12. The majority want protection of unique views such as the Organs, the night sky, Bishop's Cap, Tortugas Mountain, valley to the west.
13. Suggestions for public improvements included roads, utilities, wider streets in residential areas, speed bumps, improved drainage, collection ponds doubling as parks, buffer between Las Alturas and northeast, consideration of the future needs for water, sewage, and trash disposal.

B.1.3 North Valley

1. Comments regarding protection of property values:
 - Flood control
 - Controlled, orderly growth
 - Limit number of mobile homes, mobile-home-only zones
 - Limit the number of vehicles not stored within a structure to two per one-quarter acre
 - Better police protection
 2. Many people were in favor of planned urban centers. Some of the suggested locations were San Ysidro and El Camino Real, Doña Ana Road and Thorpe Road, Valley Drive and Thorpe Road, in the center of the village of Doña Ana, such as the lot next to Larry's Convenience Store.
 3. Everyone agreed that it makes sense to have mobile-home-zones with regulated densities.
 4. Five people were in favor of requiring single-wide mobile homes to be located in mobile home parks or subdivisions designed for them. Three people were not in favor of this.
 5. Most were in favor of protecting the gateways through height/sign/lighting restrictions.
 6. Most were in favor of shade trees in parking lots and elsewhere but they would have to be properly cared for and should be of the low-water usage type.
 7. Paving districts and flood-control projects were supported by five people and not supported by three people. If it is done, people want it to be fair if it is done and there is fear of increased property taxes. It was suggested that French Drains be used to alleviate the majority of flooding.
 8. While some people don't want any more businesses or industries, others suggested mobile home subdivisions, site-built subdivisions, small businesses, light manufacturing, clean industries, a recreation building for boys and girls.
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9. Everyone felt that certain natural resources need protection. These include ground water, clean air, Doña Ana and Robledo Mountains, historical area, petroglyphs, the old rock church, farming and irrigation systems.
10. Many people felt that there are unique views that should be protected, including the mountains and the Rio Grande.
11. Suggestions for public improvements included paved roads, traffic control, sewer and water to all areas, trash, police protection and flood control.

B.1.4 West Mesa

1. Comments regarding protection of property values:
 - Relieve traffic on Shalem Colony Road
 - Minimal or no mobile-home development
 - Road improvements
 - Either enforce the codes or get rid of them
 - Maintain current density
 - Protect farming
 - Do not add more developments in the flood plains
 2. Most did not want planned urban centers. However, there were some suggestions as to where they could be located, near the I-10 exit to the Las Cruces Industrial Park, Picacho Hills Drive, along Highway 70 and I-10 interchange, on the south side of Highway 70, Airport/West Mesa Industrial Park, Fairacres Road north of Mesilla Hills.
 3. Everyone agreed that it would make sense to have the density of mobile-home-zones regulated.
 4. Most people agreed that single-wide mobile homes should be located only in mobile home parks or subdivisions designed for them.
 5. Most people supported protection of gateways. Many supported height/sign restrictions, lighting, views and some want the size and quantity of billboards reduced.
 6. Most people supported the idea of shade trees. Low water usage was mentioned.
 7. The majority supported paving districts and flood-control projects. It was suggested that this be done in higher-density areas, as it would not be economically feasible in low-density areas.
 8. Some people did not feel the need for any businesses, while others suggested food stores, restaurants, drug store and equestrian facility.
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9. Most want protection of natural resources such as the river, mountains, farmland, open space, noise and air quality, views, historical area, irrigation.
10. Many want protection of unique views such as the mountains, Picacho Peak, valley views from the mesa.
11. Suggestions for public improvements included roads, water, sewer, flood control, fire and police protection, alternate north-south roads other than Shalem Colony Trail and Valley Road, drive-in bank, public park facility, etc.