



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA JUNE 17, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, JUNE 17, 2019 AT 5:45 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Gary Young; a request to discuss plans to construct a new dwelling on a vacant property located to the west of 2700 Snow Road. (Case 060912) Zoned: Rural Farm (RF)

PZHAC REGULAR MEETING AGENDA JUNE 17, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, JUNE 17, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

Note: Items on the agenda indicated by an asterisk () are on the consent agenda and will be voted on with one motion unless a Commissioner requests that a specific item be removed for discussion.*

A. *PZHAC MINUTES – PZHAC Work Session and Regular Meeting of 5/20/2019; and Special Meeting of 6/7/2019

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

1. **Case 060904** – 2908 Calle del Sur, submitted by John P. Fietze; 2330 Calle de Principal; a request for a zoning permit to allow a roofing layover on a dwelling at this address. Zoned: Rural Farm (RF)
2. **Case 060905** – 2990 Avenida de Mesilla, submitted by Edward Gibson; a request for a zoning permit to allow the reroofing of a dwelling at this address. Zoned: Residential Agricultural (RA)
3. **Case 060906** – 2252 Calle de Arroyo, submitted by Eric Liefeld; a request for a zoning permit to allow the emergency roof repair of a vacant structure at this address. Zoned: Historical Residential (HR)
4. **Case 060907** – 2810 Calle Principal, submitted by Larry Limon; a request for a zoning permit to allow the replacement of seven rotten poles on a front porch and carport of a dwelling at this address. Zoned: Historical Residential (HR)
5. **Case 060910** – 2149 Calle de Los Huertos, submitted by Gabriel Quintana, a request for a zoning permit to allow the grading of the property and the addition of crusher fines to a driveway on a residential property at this address. Zoned: Historical Residential (HR)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. DECISIONS:

Business Registrations

- 1.. **Permit 0806** – 2220 Calle de Parian, submitted by Ryan Romero for “Topaz”; a request for a business license to operate a hair salon at this address. Zoned: Historical Commercial (HC)

2. **Permit 0807** – 2411 Calle de San Albino, submitted by Shauna Martinez for “Truart of the Earth”; a request for a business license to operate a retail crystal, mineral, and related gift shop at this address. Zoned: Historical Commercial (HC)

Cases:

3. **Case 060908** – 2220 Calle de Parian, submitted by Ryan Romero for “Topaz”; a request for a zoning permit to allow a wall sign and a free-standing sign for a business at this address. Zoned: Historical Commercial (HC)
4. **Case 060909** – 2920 Camino Castillo, submitted by Justin Bannister; a request for a zoning permit to allow the addition of a wooden privacy wall to a rock wall on a property at this address. Zoned: Residential, one-acre (R-1)
5. **Case 060911** – 2149 Calle de Los Huertos, submitted by Gabriel Quintana, a request for a zoning permit to allow the landscaping of a residential property at this address. Zoned: Historical Residential (HR)
6. **Case 060912** – Snow Court (address to be assigned), submitted by Gary Young; a request for a zoning permit to allow the construction of a new dwelling on this property. Zoned: Rural Farm (RF) (**This case was discussed during the Work Session.**)

VI. PUBLIC COMMENTS

VII. PZHAC/STAFF COMMENTS

VIII. ADJOURNMENT

NOTICE

If you need an accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least 48 hours prior to the meeting.

Posted on 6/14/19 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

JUNE 17, 2019

WORK SESSION

**PZHAC WORK SESSION
JUNE 17, 2019
ITEM 1**

Submitted by Gary Young; a request to discuss plans to construct a new dwelling on a vacant property located to the west of 2700 Snow Road. (Case 060912) Zoned: Rural Farm (RF)

DESCRIPTION OF REQUEST:

The subject property is a 4.9-acre parcel located along Snow Court, a 30-foot wide private road easement that runs along the north edge of the property. The property is surrounded by other similar sized or larger properties, all zoned RF. Most of these lots contain large single-family dwellings or pecan trees.

The dwelling will contain 3771 square feet of heated area, with another 2241 in garage area, 435 in cover carport, and 1537 square feet in porches, for a total living area of 7984 square feet. Liquid waste disposal will be handled by a septic tank. Water is available either by domestic well or from a nearby water line operated by the Town.

Photos of dwellings on the other lots in the area are attached, along with a survey showing the pad site for the dwelling. Also included is a set of elevations for the dwelling. According to the applicant, the style and color of the dwelling will be similar to other dwellings in the RA and RF zones, and the plans meet all the requirements of the covenants for the subdivision.

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed wall repairs will be compatible with the historical aspect of the surrounding area, and will be consistent with the following section of the Code:

18.20.010 Purpose.

This zone is intended for the maintenance of low residential densities, for the preservation of agricultural uses and for the continuance of agriculturally related industries and activities.

The PZHAC will need to determine that the proposed dwelling is compatible with the development zone for the property.

The applicant will be present at the work session to provide further details about the proposed construction and will be available to answer any questions that may arise.

PHOTO OF THE SUBJECT PROPERTY



PHOTOS OF OTHER DWELLINGS IN THE AREA



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search

Maps

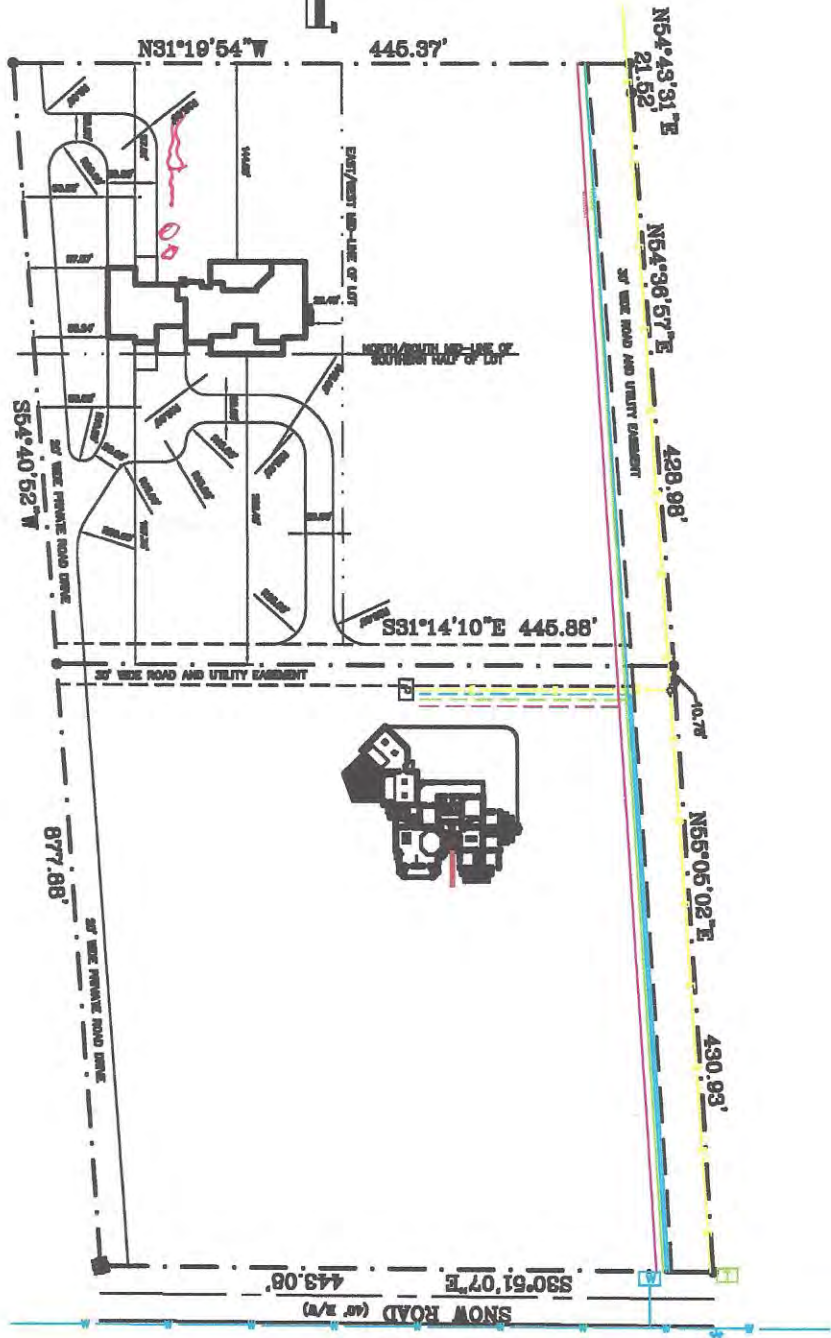
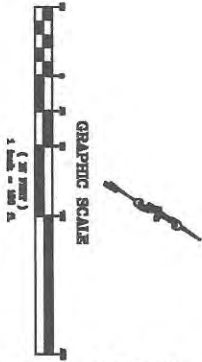
Legend

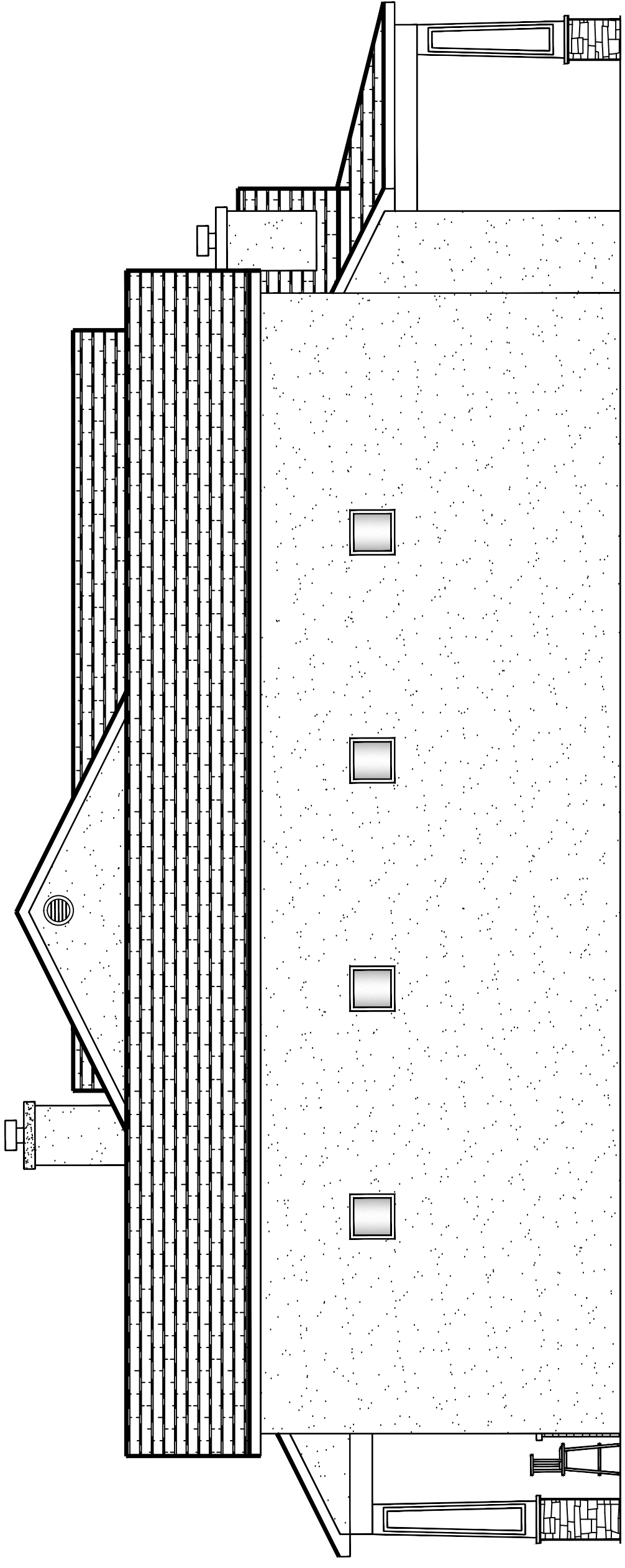
Map Themes

Parcels
UDC Zoning
Roads and Transportation
NM House Districts
NM Senate Districts
County Commission Districts
City Council Districts
Median Household Income
General Land Ownership

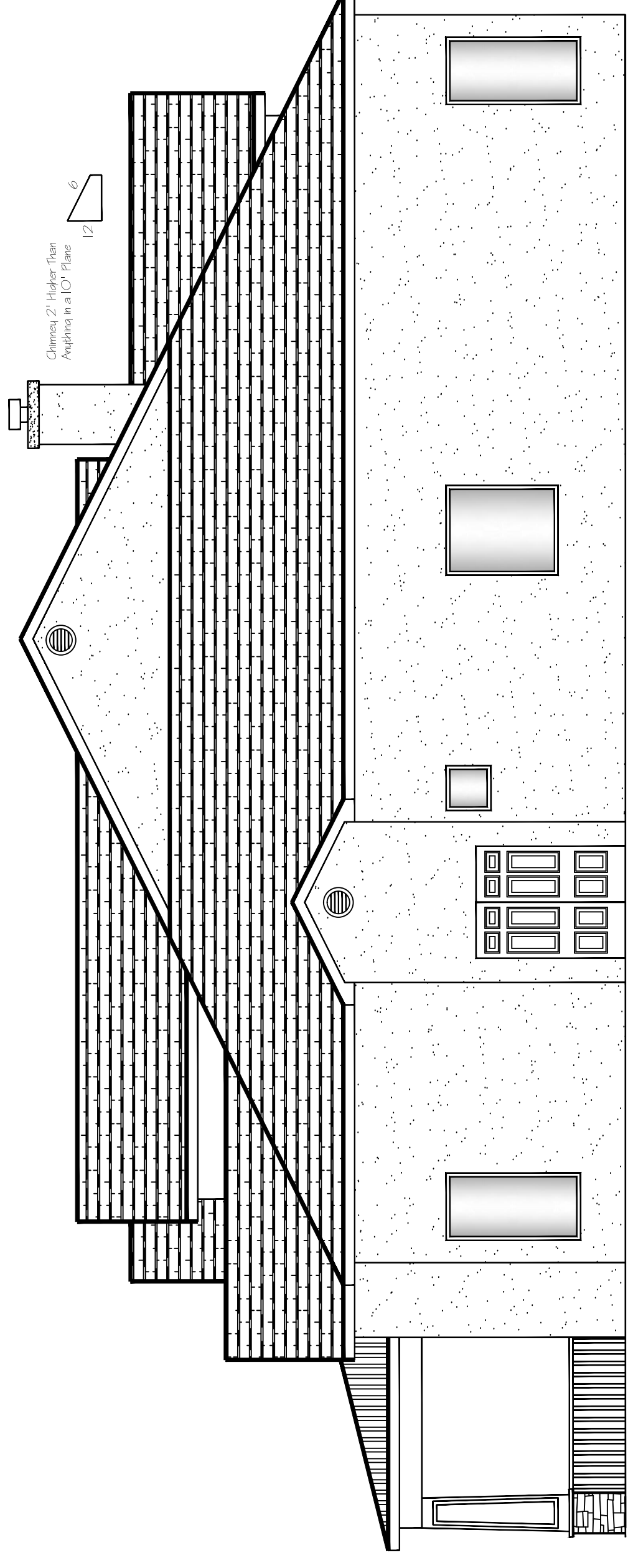
Account Number: [R1901671](#)
Parcel Number: 4005138390339
Owner: YOUNG JANICE E
Mail Address: P.O. BOX 91534
Subdivision: SNOW ROAD
SUBDIVISION (BK 24 PG 233 -
1714945)
Property Address: 2700 SNOW RD
Acres: 4.4829998



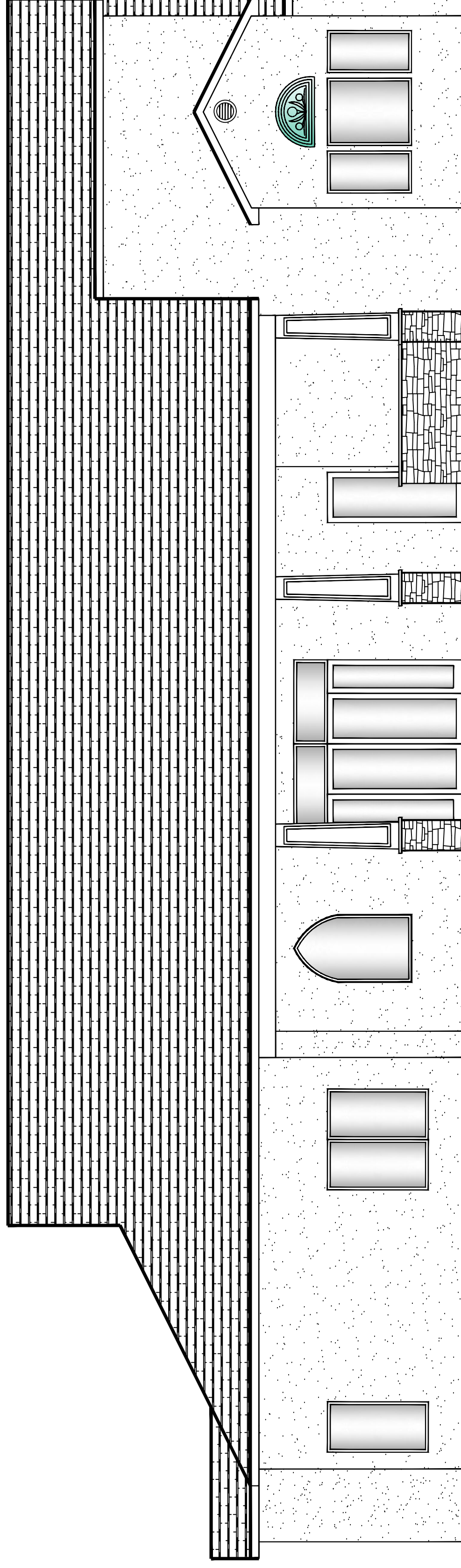




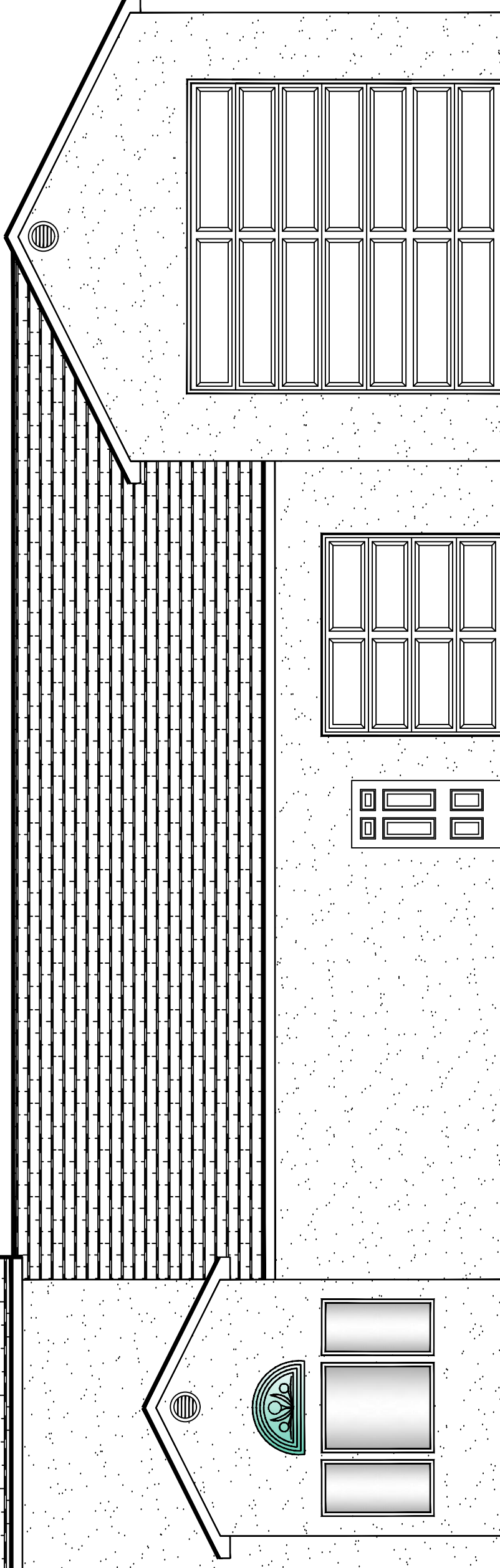
Left Elevation



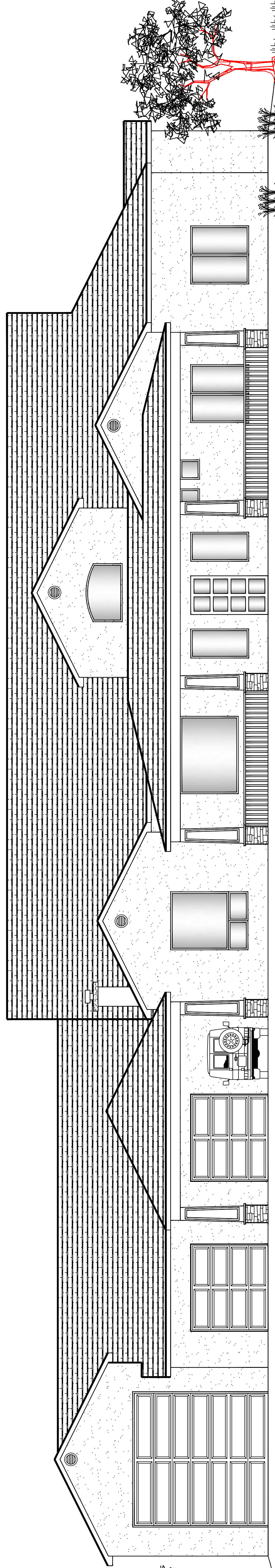
Right Elevation



Back Elevation



Front Elevation



Elevations

Scale 3/16" = 1'

June 2, 2018 10:30 AM 228-94199

Final Drawing Checked By:	
J. R. Montoya	
Z. M. Borkacz	
S. M. Diaz	

Sheet

0

OF 10 Sheets

Ron Montoya Custom Designs
Residential Design and Drafting Services Fax 823-6487
8724 Alameda Park Drive N.E., Suite G Albuquerque
(505) 823-6474 Cell. (505) 823 6777

Sept 20, 2018
Elevations

Young Custom Home
Las Cruces New Mexico

**TOWN OF MESILLA
ZONING APPROVAL**
PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060912

Fee \$ 1315.00

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

CASE NO. 060912 ZONE: RF CODE: HR APPLICATION DATE: 06/06/2019

Gary L. and Janice E. Young (505) 822-9686, home landline
Name of Applicant/Owner Applicant's Telephone Number
PO Box 91534 Albuquerque NM 87199

Applicant's/Owner's Mailing Address City State Zip Code
Garyjan9172@msn.com

Applicant's/Owner's E-mail Address
coppercanyonhomes@hotmail.com

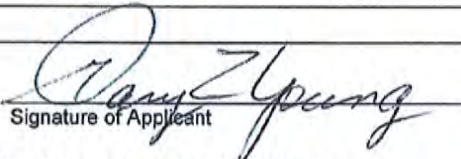
Contractor's Name & Address (If none, indicate Self)
William and Maxine Webber Fed: 20-2223525/NM: 03-034267-00-8 93742

Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 3000 Snow Court, Mesilla NM 88005

Description of Proposed Work: Build home and pertinent attachments

\$ 863,485.00
Estimated Cost


Signature of Applicant

6/6/2019
Date

Signature of property owner if applicant is not the property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. Plan sheets are to be no larger than 11 x 17 inches.

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ___ YES NO ___ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES ___ NO ___ SEE CONDITIONS

CONDITIONS: PZHAC REVIEW + FINAL APPROVAL REQUIRED
CID PERMIT REQUIRED
W

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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. ___ Proof of legal access to the property.
4. ___ Drainage plan.
5. ___ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
6. ___ 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).
7. ___ Other information as necessary or required by the City Code or Community Development:

PZHAC MEETING

MINUTES

MAY 20, 2019

(PART OF CONSENT AGENDA)



Town of Mesilla, New Mexico

PZHAC WORK SESSION MINUTES MAY 20, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, MAY 20, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Ruben Contreras for Brittany Bloch; a request to discuss plans to construct two commercial buildings at 1901 Calle de Correo. (Case 060848) Zoned: Historical Commercial (HC)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case explaining that this case had been heard by the PZHAC in April but had been denied by the BOT because the BOT felt that residential and commercial could not be mixed on the same property. Staff explained that since short-term rentals were considered to be commercial; having a tattoo parlor and a short-term rental unit on the same problem would not be an issue. Other potential issues discussed were setbacks, drainage and parking. These were all addressed by the applicant and did not appear to violate any applicable Codes.

Item 2: Submitted by Henry S. Newman; a request to discuss plans to construct a dwelling on a vacant residential property at 1940 Calle Pecana. (Case 060895) Zoned: Historical Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed dwelling would not be out of character with the property or the area, and that there were other similar dwellings in the surrounding area. There were no issues.

Item 3: Submitted by Chris Schaefer for Paul Miller; a request to discuss plans to construct a freestanding directory sign on a commercial property at 1680 Calle de Alvarez. (Case 060896) Zoned: General Commercial (C)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed directory sign would be on a property that is separate from the other properties in the area. The applicant stated that the sign is needed because there is nothing along Avenida de Mesilla to inform people that there are businesses in the Mercado area off Avenida de Mesilla. Another issue discussed was whether the property owner (Larry Miller) was aware of the proposed sign. There were no other issues.

PZHAC REGULAR MEETING MINUTES MAY 20, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, MAY 2, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Nevarez was absent. All others were present. There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

The only change was to the address in case 060896. There is no address for this lot. There were no other changes. A motion to approve the Agenda as amended was made by Commissioner Houston, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

Note: Items on the agenda indicated by an asterisk () are on the consent agenda and will be voted on with one motion unless a Commissioner requests that a specific item be removed for discussion.*

A motion to approve the Consent Agenda was made by Commissioner Prieto, seconded by Commissioner Houston, and approved by a vote of 3 - 0

A. *PZHAC MINUTES – PZHAC Work Session and Regular Meeting of May 6, 2019; and special meeting of May 8, 2019

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

1. **Case 060894** – 2330 Calle de Principal, submitted by Pat Taylor for J. Paul Taylor; a request for a zoning permit to allow the repair of mud plaster on the wall of a dwelling at this address. Zoned: Historical Commercial (HC)

Approved as part of the Consent Agenda

2. **Case 060897** – 2525 Calle del Norte, submitted by Joy Miller; a request for a zoning permit to allow the repainting of a dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

3. **Case 060898** – 2149 Calle de Los Huertos, submitted by Gabriel Quintana, a request for a zoning permit to allow the recoating of a roof on a dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

4. **Case 060899** – 2149 Calle de Los Huertos, submitted by Gabriel Quintana, a request for a zoning permit to allow the repair of the stucco on a decorative wall at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

5. **Case 060900** – 2149 Calle de Los Huertos, submitted by Gabriel Quintana, a request for a zoning permit to allow the repainting of a dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

6. **Case 060901** – 2391 Calle de Parian, submitted by Robert Reynolds; a request for a zoning permit to allow the construction of a brick walkway on the west and north sides of an existing dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

7. **Case 060903** – 2415 Calle de Parian, submitted by Robert Reynolds; a request for a zoning permit to allow the construction of a brick driveway on the west side of an existing dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Both Susan Krueger, resident; and Jesus Caro, zone change applicant; had comments about the zone change (Z19-001) that they read from prepared statements. The prepared statements are included here in their entirety.

Susan Krueger, resident - statement:

1.///Before the April 15 P&Z meeting began I spoke to Chair Russell Hernandez regarding the absence of my comments during the public hearing on Jesus' Caro's application for a zone change.

2.///Prior to acceptance of the consent agenda, Russell addressed Larry S. telling him that my comments had been omitted and that comments by Chris A. had also been omitted. It does not appear that those minutes were corrected; however, some changes appear in the May 20 document. Re. those changes, I did ask about staff's investigation, particularly because staff thought the zone change was done recently. I did not talk about the Cotton Gin rezoning, this was Chris A.'s comment. Re. the 3rd sentence, I provided staff with the Resolution adopted in 1980 that includes a legal description (not restriction). At 18.90.070, the Code requires investigation of facts about an application.

3. Pg. 117: Description of Request: the 14 acre strip of land to the east of Mr. Caro's property does not consist of primarily one acre parcels. It consists of 3 parcels: a 5 acre, a 4 acre, and

a 5 acre piece. No subdivision of the 14 acres has been approved by the Town of Mesilla. R-1 zoning has a minimum lot size of one acre; however, no maximum lot size is set in R-1 zoning. Mr. Caro's property has never been considered a part of this 14 acre strip. There is a significant bench separating his property from the last property in the 14 acres. The reason the lots have or haven't been farmed is by choice of the property owners. When water is scarce, farmers may choose to join together to create a way to get water to their farm land.

4. The Town ran a water line along the easement that abuts the 14 acres in order to loop the line into Mr. Brown's property off of Calle del Norte. No other reason was or has been given re. promotion of development or appropriateness of the road width.

5. Re. paragraph 6 in Description of Request, there are no DAC (Dona Aan County) maps that show one acre lots for this area. Larry Underwood created 2 surveys, one showing the 14 acres divided into 7 two acre lots and one showing the 14 acres divided one acre lots. Neither survey is signed or recorded in either the County or the Town of Mesilla.

6. Finally, on pg. 120, Chair Hernandez made two specific requests in recommending that the zone change request be postponed. I didn't be anything in the packet re. those requests.

Jesus Caro, applicant - statement:

Planning and Zoning members, As you know, I am a member of the BOT and do believe that ordinances serve a very important purpose and have always tried to abide by them. However, from time to time things come up that have different circumstances from the norm as is the case in my request and the reason that I have applied for a rezoning of my property People might say that this is a case of spot -zoning. But in all actuality, since my property is the only piece that is zoned RF and all other properties within this strip of land are zoned RI, I will be doing away with the spot zoning condition that presently exists if you go by its definition that spot zoning exists when there is a "Variation in zoning where a piece of land is zoned differently than that surrounding it."

Hence, you must be cognizant of the fact that although ordinances have been established, one must stay open -minded and realize that circumstances often change or that new conditions can arise. In those instances, fair provisions or accommodations must be made, otherwise zoning would be a " strait - jacket" and a detriment to a community instead of an asset. Experience has demonstrated that even the best zoning ordinances do become outdated. Also, sad but true, evaluation and decisions of proposed changes at times tend to be influenced by politics and/or personal biases, and can lead to unfairness when not judged on the individual merits of the case.

B. CASES/DECISIONS:

- 1. Case 060848** – Submitted by Ruben Contreras for Brittany Bloch; a request for a zoning permit to construct two commercial buildings on a property at 1901 Calle de Correo. Zoned: Historical Commercial (HC) **(This case was discussed during the Work Session – Item 1)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0. Commissioner Lucero wanted to go on record as stating that she was not happy with either the setbacks of the drainage of the property.
- 2. Case 060895** – 1940 Calle Pecana, submitted by Henry S. Newman; a request for a zoning permit to construct a dwelling on a vacant residential property at this address. Zoned: Historical Residential (HR) **(This case was discussed during the Work Session – Item 2)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.
- 3. Case 060896** – 1680 Calle de Alvarez, submitted by Chris Schaefer for Paul Miller; a request for a zoning permit to construct a freestanding directory sign on a commercial property at this address. Zoned: General Commercial (C) **(This case was discussed during the Work Session – Item 3)**
Staff provided a brief review of this request, explaining that this case was heard during the Work

Session. The PZHAC determined that the sign was needed, and that there were no issues with the proposed request other than the fact that the directory sign would not be on the same property as the businesses on the sign. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.

4. **Case 060902** – 2391 Calle de Parian, submitted by Robert Reynolds; a request for a zoning permit to install a porch covering over a door on a dwelling at this address to protect an exterior kitchen door and adobe wall from the elements. Zoned: Historical Residential (HR)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

Business Registrations

5. **Permit 0799** – 2525 Calle del Norte; submitted by Joy Miller for “Miller’s Desert Crossing”; a request for a business license to operate a graphics services and consulting operation as a home occupation at this address. Zoned: Historical Residential (HR)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

Zone Change:

6. **Z19-001** – Submitted by Jesus Caro, an application for a zone change from Rural Farm, five acre minimum lot size (RF) to Residential, one acre minimum lot size (R-1) for a 4.36 acre residential parcel located at the west end of Fresquez /Snow Road (a private easement). (A Public Hearing for this case was held by the PZHAC on April 2, 2019)

Staff explained that as Public Hearing was held for this zone change request on April 2, 2019 and the purpose of the current meeting was to make a determination on whether or not to recommend approval of the zone change request to the Bot. Commissioner Lucero stated that the Ordinance supports the greenbelt around the Town, and that the zone change would not be compatible with the Ordinance or the Comprehensive Plan. She felt the PZHAC should support the Ordinance. Commissioner Hernandez stated that the decision is only about the zone change, not subdividing the property. He also stated that the property is contiguous with the property zoned R-1, therefore it is not incompatible with adjacent properties. A motion was made by Commissioner Prieto to approve the request and seconded by Commissioner Houston. The motion failed by a vote of 0 – 3, and the zone change request was denied.

VI. PUBLIC COMMENTS

None

VII. PZHAC/STAFF COMMENTS

None

VIII. ADJOURNMENT – The meeting was adjourned at 6:39 pm.

NOTICE

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Posted on 5/16/19 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty’s Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

[Copies of the written statements from Susan Krueger and Jesus Caro are sttached.]

Comments are made w/ the best of my knowledge

1.///Before the April 15 P&Z meeting began I spoke to Chair Russell Hernandez regarding the absence of my comments during the public hearing on Jesus' Caro's application for a zone change.

2.///Prior to acceptance of the consent agenda, Russell addressed Larry S. telling him that my comments had been omitted and that comments by Chris A. had also been omitted. It does not appear that those minutes were corrected; however, some changes appear in the May 20 document. Re. those changes, I did ask about staff's investigation, particularly because staff thought the zone change was done recently. I did not talk about the Cotton Gin rezoning, this was Chris A.'s comment. Re. the 3rd sentence, I provided staff with the Resolution adopted in 1980 that includes a legal description (not restriction). At 18.90.070, the Code requires investigation of facts about an application.

3. Pg. 117: Description of Request: the 14 acre strip of land to the east of Mr. Caro's property does not consist of primarily one acre parcels. It consists of 3 parcels: a 5 acre, a 4 acre, and a 5 acre piece. No subdivision of the 14 acres has been approved by the Town of Mesilla. R-1 zoning has a minimum lot size of one acre; however, no maximum lot size is set in R-1 zoning. Mr. Caro's property has never been considered a part of this 14 acre strip. There is a significant bench separating his property from the last property in the 14 acres. The reason the lots have or haven't been farmed is by choice of the property owners. When water is scarce, farmers may choose to join together to create a way to get water to their farm land.

4. The Town ran a water line along the easement that abuts the 14 acres in order to loop the line into Mr. Brown's property off of Calle del Norte. No other reason was or has been given re. promotion of development or appropriateness of the road width.

5. Re. paragraph 6 in Description of Request, there are no DAC (Dona Aan County) maps that show one acre lots for this area. Larry Underwood created 2 surveys, one showing the 14 acres divided into 7 two acre lots and one showing the 14 acres divided one acre lots. Neither survey is signed or recorded in either the County or the Town of Mesilla.

6. Finally, on pg. 120, Chair Hernandez made two specific requests in recommending that the zone change request be postponed. I didn't be anything in the packet re. those requests.

5/20/19
Susan Krueger

zone change +
pre a d m r ? ->

Planning and Zoning members, As you know, I am a member of the BOT and do believe that ordinances serve a very important purpose and have always tried to abide by them. However, from time to time things come up that have different circumstances from the norm as is the case in my request and the reason that I have applied for a rezoning of my property. People might say that this is a case of spot-zoning. But in all actuality, since my property is the only piece that is zoned Rf and all other properties within this strip of land are zoned R1, I will be doing away with the spot zoning condition that presently exists if you go by its definition that spot zoning exists when there is a *"Variation in zoning where a piece of land is zoned differently than that surrounding it."*

Hence, you must be cognizant of the fact that although ordinances have been established, one must stay open-minded and realize that circumstances often change or that new conditions can arise. In those instances, fair provisions or accommodations must be made, otherwise zoning would be a "strait-jacket" and a detriment to a community instead of an asset. Experience has demonstrated that even the best zoning ordinances do become outdated. Also, sad but true, evaluation and decisions of proposed changes at times tend to be influenced by politics and/or personal biases, and can lead to unfairness when not judged on the individual merits of the case.

So please don't overlook the fact that a precedence has already been set and that all 14 acres on this strip of land are presently zoned R1, and that my property which is contiguous to my neighbors is the only parcel that is zoned RF. Based on this fact alone, it would be unfair, malicious, and discriminatory if my application to rezone my property from RF to R1 is denied. Also, keep in mind that my immediate neighbors are all in favor of what I am proposing to do, and that a rezone change will not infringe on neighboring property owner's rights, nor lessen property values or interfere with the use of the property by current residents, nor will it adversely affect the spirit of the neighborhood.

PZHAC MEETING

MINUTES

MAY 8, 2019

(SPECIAL MEETING)

(PART OF CONSENT AGENDA)



Town of Mesilla, New Mexico

PZHAC SPECIAL MEETING MINUTES JUNE 7, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A SPECIAL MEETING FRIDAY, JUNE 7, 2019 AT 2:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

All commissioners were present. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

A motion to approve the agenda was made by Commissioner Houston, seconded by Commissioner Nevarez, and approved by a vote of 4-0.

IV. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

None

B. CASES/DECISIONS:

- 1. Case 060907** – 1930 Calle Pacana, submitted by Maggie Fraga, a request for a zoning permit to install an inground pool at the rear of a dwelling at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request, giving a brief description of the proposed pool, explaining that the proposed pool would be located in the walled backyard behind the existing covered patio and would not be visible from surrounding properties. Staff also stated that the applicant had been informed that all CID requirements for construction, pool security, and setbacks will need to be met. Tom Maese, CID Chief Inspector for CID, stated that a CID permit for construction would be required. The PZHAC determined that there were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.
- 2. Case 060909** – 2270 Calle Principal, submitted by Sean Greene-Cockriel for San Albino Catholic Church; an application for a zoning permit to allow the installation of a Grotto to the Mother Mary at the rear of the church store at this address. Zoned: Historical Commercial (HC)
Staff provided a brief review of this request, giving a brief description of the proposed Grotto, explaining that the proposed Grotto would be located in the northwest corner of the walled patio at the rear of the church store. Staff also stated that the applicant had been informed that CID requirements for plumbing and electrical work will need to be met. The PZHAC determined that there were no issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.

VI. PUBLIC COMMENTS

None

VII. PZHAC/STAFF COMMENTS

None

VIII. ADJOURNMENT - *The meeting was adjourned at 2:18 pm.*

PZHAC NEW BUSINESS

JUNE 17, 2019

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060904
[PZHAC CONSENT AGENDA – 6/17/2019]**

Item:

Case 060904 – 2908 Calle del Sur, submitted by John P. Fietze; 2330 Calle de Principal; a request for a zoning permit to allow a roofing layover on a dwelling at this address. Zoned: Rural Farm (RF)

Description of Work Done:

The applicant intends to repair the roof of a dwelling at this address with a 0.60 mil mechanically fastened roofing layover. There will be no changes to the structure or appearance of the dwelling. The applicant has been informed that a permit from CID will be needed.

Consistency with the Code:

Since this is a repair that will not affect or change the appearance of the structure, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of the structure, the permit may be approved administratively. [(15.15.030(B) - Application for building permit, Administrative Approval). Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”]

PHOTO OF PROPERTY FROM THE CALIFORNIA LATERAL



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

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Maps

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Map Themes

Parcels
UDC Zoning
Roads and Transportation
NM House Districts
NM Senate Districts
County Commission Districts
City Council Districts
Median Household Income
General Land Ownership

Account Number: [R0400130](#)
Parcel Number: 4005138465264
Owner: FRIETZE JOHN P
Mail Address: PO BOX 1013
Subdivision:
Property Address: 2908 CALLE DEL SUR
Acres: 1.16999996



**TOWN OF MESILLA
ZONING APPROVAL**
PERMISSION TO CONDUCT WORK
OR
OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:
Case # 060904
Fee \$ 33.00

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

CASE NO. 060904 ZONE: RF CODE: RR APPLICATION DATE: 5/14/19

John P. Fietze 575-644-6023
Name of Applicant/Owner Applicant's Telephone Number
P.O. Box 1013/2908 Calle del Sur Mesilla NM 88046
Applicant's/Owner's Mailing Address City State Zip Code

john.fietze@dot.gov
Applicant's/Owner's E-mail Address

Work Monster LLC, PO Box 254 Mesquite, NM 88048
Contractor's Name & Address (If none, indicate Self)

575-993-0540 46-4103234 380954
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2908 calle del sur, mesilla, NM 88046

Description of Proposed Work: TPO Roofing layover, mechanically fastened 0.60 mil

\$ 15,000.00 [Signature] 5-14-2019
Estimated Cost ^{tax} Signature of Applicant Date

Signature of property owner if applicant is not the property owner: [Signature] 14 MAY 2019

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. **Plan sheets are to be no larger than 11 x 17 inches.**

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval **BOT** Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ___ YES NO ___ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES ___ NO ___ SEE CONDITIONS

CONDITIONS: NO CHANGES TO APPEARANCE OF STRUCTURE
CID PERMIT REQUIRED
TL

PERMISSION **ISSUED**/DENIED BY: [Signature] ISSUE DATE: 5/14/19

- This Application will include the following, if checked:
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. ___ Proof of legal access to the property.
 4. ___ Drainage plan.
 5. ___ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 6. ___ 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).
 7. ___ Other information as necessary or required by the City Code or Community Development:

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060905
[PZHAC CONSENT AGENDA – 6/17/2019]**

Item:

Case 060905 – 2990 Avenida de Mesilla, submitted by Edward Gibson; a request for a zoning permit to allow the reroofing of a dwelling at this address. Zoned: Residential Agricultural (RA)

Description of Work Done:

The applicant intends to tear off the existing shingles on a dwelling at this address and install new felt, shingles and metal flashing to repair a leaking roof, as well as reroof a carport. There will be no changes to the appearance or the style of the dwelling. The proposed roof color will be the same as the existing color. The applicant has been informed that a permit from CID will be needed.

Consistency with the Code:

Since this is a repair that will not affect or change the appearance of the structure, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**).**Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”**]

PHOTO OF PROPERTY AVENIDA DE MESILLA



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search

Maps

Legend

Map Themes

Parcels
UDC Zoning
Roads and Transportation
NM House Districts
NM Senate Districts
County Commission Districts
City Council Districts
Median Household Income
General Land Ownership

Account Number: [R0400686](#)
Parcel Number: 4006138389084
Owner: GIBSON EDWARD L
Mail Address: 2990 AVENIDA DE
MESILLA
Subdivision:
Property Address: 3018 S HIGHWAY
28
Acres: 1.62



**TOWN OF MESILLA
ZONING APPROVAL**
PERMISSION TO CONDUCT WORK
OR
OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060905

Fee \$ 40.50

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

CASE NO. 060905 ZONE: RA CODE: R1 APPLICATION DATE: 5/22/19

EDWARD GIBSON 775-303-2630
Name of Applicant/Owner Applicant's Telephone Number

2990 AVENIDA DE MESILLA, LAS CRUCES, NM 88005
Applicant's/Owner's Mailing Address City State Zip Code
NONE

Applicant's/Owner's E-mail Address
PIONEER ROOFING SPECIALTIES, INC, 1141 KING BIRD CT., LAS CRUCES, NM 88007
Contractor's Name & Address (If none, indicate Self)

575-649-9829 02-172122-000 033981
Contractor's Telephone Number 3018 Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2990 AVENIDA DE MESILLA, LAS CRUCES, NM 88007

Description of Proposed Work: TEAROFF SHINGLE ROOF, REINSTALL NEW SHINGLES + FELT
NEW METAL FLASHING - ROOF EDGE, VALLEY FLASHING, NEW "GACO" ROOF
SYSTEM OVER EXISTING ON FLAT ROOF AND GARPORT ROOF
AMBER COLOR

\$19,767⁰³ Edward Gibson 5-22-19
Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. **Plan sheets are to be no larger than 11 x 17 inches.**

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ___ YES NO ___ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES ___ NO ___ SEE CONDITIONS

CONDITIONS: NO CHANGES TO APPEARANCE OR STYLE OF STRUCTURE

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 5/22/19

- This Application will include the following, if checked:
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. ___ Proof of legal access to the property.
 4. ___ Drainage plan.
 5. ___ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 6. ___ 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).
 7. ___ Other information as necessary or required by the City Code or Community Development:

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060906
[PZHAC CONSENT AGENDA – 6/17/2019]**

Item:

Case 060906 – 2252 Calle de Arroyo, submitted by Eric Liefeld; a request for a zoning permit to allow the emergency roof repair of a vacant structure at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant intends to conduct emergency repairs on the roof of a vacant structure at this address to repair storm damage to the roof. The replacement roof will be the same as the original and there will be no changes to the structure. Recoat an existing roof on the dwelling in order to repair leaks that have occurred as a result of recent storms. The repairs will be on a flat roof and will not be visible from the ground. There will be no change to the appearance or style of the structure. The applicant has been informed that CID will be needed.

Consistency with the Code:

Since this is a repair that will not affect or change the appearance of the structure, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**).Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”]

PHOTO OF PROPERTY FROM CALLE DE ARROYO



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

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Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401273](#)
Parcel Number: 4006137181447
Owner: BALTIC & MEDITERRANEAN LLC
Mail Address: PO BOX 1780
Subdivision: BALTIC & MEDITERRANEAN TRACTS (BK 23 PG 348 - 1223509)
Property Address: 2252 CALLE DE ARROYO
Acres: 0



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR
 OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:
 Case # 060906
 Fee \$ 80⁰⁰

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

CASE NO: 060906 ZONE: HR CODE: RR APPLICATION DATE: 5/24/19

Name of Applicant/Owner: Eric Liefeld Applicant's Telephone Number: 575-571-5642

Applicant's/Owner's Mailing Address: P.O. Box 1780 Mesilla, NM 88046

Applicant's/Owner's E-mail Address: eric.liefeld@gmail.com

Contractor's Name & Address (If none, indicate Self): Self

Contractor's Telephone Number: _____ Contractor's Tax ID Number: _____ Contractor's License Number: _____

Address of Proposed Work: 2252 Calle de Arroyo

Description of Proposed Work: Emergency roof replacement/repair

Estimated Cost: \$3,000.00 Signature of Applicant: [Signature] Date: 5/24/19

Signature of property owner if applicant is not the property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. **Plan sheets are to be no larger than 11 x 17 inches.**

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: _____
 Approved Date: 5/24/19 Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ___ YES NO ___ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: ___ YES NO ___ SEE CONDITIONS

CONDITIONS: _____

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 5/24/19

This Application will include the following, if checked:

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. ___ Proof of legal access to the property.
4. ___ Drainage plan.
5. ___ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
6. ___ 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).
7. ___ Other information as necessary or required by the City Code or Community Development:

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060899
[PZHAC CONSENT AGENDA – 5/20/2019]**

Item:

Case 060907 – 2810 Calle Principal, submitted by Larry Limon; a request for a zoning permit to allow the replacement of seven rotten poles on a front porch and carport of a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant intends to replace poles supporting the roof over a porch and a carport with poles that are similar identical to those being replaced. The existing poles are being destroyed by termites and are losing their structural integrity and ability to support the roof. The repairs will not change the appearance structure.

Consistency with the Code:

Since this is a repair that will not affect or change the appearance of the structure, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval. Administrative Approval Permit** –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”]

PHOTO OF PROPERTY FROM CALLE PRINCIPAL



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search

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UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400643](#)
Parcel Number: 4006138304033
Owner: LIMON LARRY C & SANDRA JANE
Mail Address: PO BOX 593
Subdivision:
Property Address: 2810 CALLE DE PRINCIPAL
Acres: 0



COPY

TOWN OF MESILLA
ZONING APPROVAL
PERMISSION TO CONDUCT WORK
OR
OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:
Case # 060907
Fee \$ 0.00

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

CASE NO. 060907 ZONE: HR CODE: M1 APPLICATION DATE: 5/21/19

Name of Applicant/Owner Harry Limon Applicant's Telephone Number 575-636-5073

Applicant's/Owner's Mailing Address PO Box 593 City Mesilla State NM Zip Code 88046

Applicant's/Owner's E-mail Address Larrystocco@gmail.com

Contractor's Name & Address (If none, indicate Self) Lokus Kieser

Contractor's Telephone Number 575-312-2620 Contractor's Tax ID Number 575-312-2620 Contractor's License Number 88046

Address of Proposed Work: replace 2800 Calle Principal

Description of Proposed Work: replace 7 rotten poles on front porch & car port due to termites

Estimated Cost \$400.00 Signature of Applicant Harry Limon Date 5-24-2019

Signature of property owner if applicant is not the property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. Plan sheets are to be no larger than 11 x 17 inches.

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ___ YES NO ___ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: ___ YES NO ___ SEE CONDITIONS

CONDITIONS: _____

PERMISSION ISSUED/DENIED BY: CSH ISSUE DATE: 5/23/19

- This Application will include the following, if checked:
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. ___ Proof of legal access to the property.
 4. ___ Drainage plan.
 5. ___ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 6. ___ 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).
 7. ___ Other information as necessary or required by the City Code or Community Development:

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060910
[PZHAC CONSENT AGENDA – 6/17/2019]**

Item:

Case 060910 – 2149 Calle de Los Huertos, submitted by Gabriel Quintana, a request for a zoning permit to allow the grading of the property and the addition of crusher fines to a driveway on a residential property at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant intends to regrade the yard and repair a driveway for dwelling at this address the same color as is existing. There will be no changes to the structure or style of the dwelling. This is all yardwork that will not change the appearance of the dwelling.

Consistency with the Code:

Since this is a repair that will not affect or change the appearance of the structure, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**).Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”]

PHOTO OF PROPERTY FROM CALLE DE LOS HUERTOS



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401146](#)
Parcel Number: 4006137063464
Owner: QUINTANA GABRIEL
Mail Address: 33 S GULFSTREAM AVE
#802
Subdivision: USRS TR 11A-155A ,
11A-155B1 , 11A-155B2 , ETC.
REPLAT NO 1 (BK 18 PG 603 -
9628891)
Property Address: 2149 CALLE DE
HUERTOS
Acres: 0



**TOWN OF MESILLA
ZONING APPROVAL**
PERMISSION TO CONDUCT WORK
OR
OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060910

Fee \$ 66.00

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

CASE NO. 060910 ZONE: HR CODE: M1 APPLICATION DATE: 6/6/09

GABRIEL QUINTANA 941-539-5709
Name of Applicant/Owner Applicant's Telephone Number

200 DESERT PASS ST. EL PASO #638 TEXAS 79912
Applicant's/Owner's Mailing Address City State Zip Code

GABESON@COMCAST.NET
Applicant's/Owner's E-mail Address

CROSSTOWN CONSTRUCTION 411 ARCHULETA RD. LAS CRUCES, NM 88005
Contractor's Name & Address (If none, indicate Self)

575-523-6101 Contractor's Telephone Number
Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2149 CALLE DE LOS HUERTOS, MESILLA NM 88046

Description of Proposed Work: GRADING OF PROPERTY FOR FUTURE LANDSCAPING. ADDING CRUSH FIRED TO DRIVEWAY WHERE NEEDED. NO CHARGES TO PROPERTY WILL OCCUR AT THIS TIME.

\$ 1352.34 Estimated Cost
Gabriel Quintana Signature of Applicant
Date

Signature of property owner if applicant is not the property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. **Plan sheets are to be no larger than 11 x 17 inches.**

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ___ YES NO ___ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: ___ YES NO ___ SEE CONDITIONS

CONDITIONS: NO CHANGES TO APPEARANCE OR STYLE OF STRUCTURE

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 6/6/09

- This Application will include the following, if checked:
- 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.
 - Site Plan with dimensions and details.
 - Proof of legal access to the property.
 - Drainage plan.
 - Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 - 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).
 - Other information as necessary or required by the City Code or Community Development:

PZHAC NEW BUSINESS

JUNE 17, 2019

PZHAC DECISIONS

BUSINESS REGISTRATIONS

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 6/17/2019]
STAFF ANALYSIS

Item:

Permit 0806 – 2220 Calle de Parian, submitted by Ryan Romero for “Topaz”; a request for a business license to operate a hair salon at this address. Zoned: Historical Commercial (HC)

Description of Business:

The purpose of the application is to allow the applicant to move into a vacant commercial structure on Calle de Parian that was previously occupied by “Spa 232”. This is a use that is allowed in the Historical Commercial district, and is similar to other uses that have been allowed by the PZHAC at this location or neighboring locations in the past. The proposed use will not result in any changes to the occupancy of the structure, or change the character of the area.

Consistency with the Code:

The request is for a commercial retail operation in the Historic Commercial district, and is consistent with all applicable sections of the MTC. There will be no changes to the structure. The structure was originally designed and built for use as a commercial facility, and the structure has been used for commercial operations since its construction.

The requested license will not result in any changes to the external physical elements or style of the structure. There will be some cosmetic changes to the interior of the structure

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the commercial character of the structure.
- This is a use that is allowed by the MTC in this zoning district.
- The proposed use will not create any negative impacts to the area.

PZHAC OPTIONS:

- Approve the application.
- Approve the application with conditions.
- Reject the application.

PZHAC ACTION:

PHOTO OF LOCATION





Date: 6/10/19

2231 Avenida de Mesilla
P.O. Box 10
Mesilla, NM 88046

No.: 0906

Phone: (505) 524-3262 Fax: (505) 541-6327

Business Registration Application

Note: A separate business registration application form should be completed for each business location.

PLEASE PRINT

Business Registration Application Is: New Renewal

Name of Business: Topaz

Name of Applicant: Ryan Romero

Business Location: 2220 calle de parian

Mailing Address (Street # or P.O. Box): 1776 vista montana CC NM 88005

E-Mail Address: ryantyrellromero@gmail.com

City: Las Cruces State: NM Zip Code: 88005

Phone # of Business: 575 500-3889

Location of Business: Street 2220 calle de parian

City: Mesilla State: NM Zip Code: _____

Property Owner Name: E & T management LLC

Location: Las Cruces NM

Phone # of Property Owner: 575 -303-1383

Property Owner's Address; Street _____

City: _____ State: _____ Zip Code: _____

Additional Information

Square Footage of Business: 650

Number of Employees: 1

Number of Parking Spaces: 2

Zoning Code: HC

Parking Assessment: n/a *Please fill in other side>>>>*

Type of Business -please describe product(s) and/or service(s): Salon

Business Applicant Is: Sole Proprietorship Partnership _____ Corporation _____

Current New Mexico Revenue Division ID #: 03-284831-00-5
(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

EMERGENCY CONTACT INFORMATION

Responsible party to be called in case of emergency. Enter name in order of contact (please print):

24 HOUR EMERGENCY PHONE #: 575-214-4114

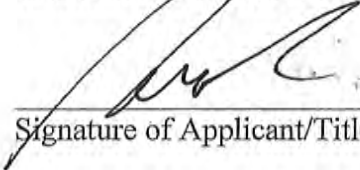
Name	Address	Telephone #
1. <u>Roy Romero</u>	<u>1776 V. Stamantana</u>	<u>575 635 3675</u>
2. <u>Laura Romero</u>	<u>Casasuces NM 88005</u>	<u>575-621-1837</u>
3. _____	_____	_____

Do you have an alarm system? Yes _____ No

What Type? _____

Which Company, if any, Responds to Alarms? _____

APPLICANT HEREBY STATES UNDER OATH THAT ALL STATEMENTS AND REPRESENTATIONS MADE IN THIS APPLICATION ARE TRUE AND VALID.


Signature of Applicant/Title

6/10/19
Date

Signature of Building Owner

Date

Office Use

Receipt Number: _____	Date of Payment: _____
Case Number: <u>0806</u>	Zone: <u>HC</u>
PZHAC Approval Date: <u>6/17/19</u>	Bus. Type: <u>Salon</u>
Sign Permit Case #: <u>060908</u>	Renewal Date: <u>3/15/20</u>

Fire Department Inspection Verification

Fire Department Representative Signature: _____
Fire Inspection Date: _____
Approved: _____ Yes _____ No _____

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST 0799
[PZHAC REVIEW – 5/20/19]

STAFF ANALYSIS

Item:

Permit 0807 – 2411 Calle de San Albino, submitted by Shauna Martinez for “Truart of the Earth”; a request for a business license to operate a retail crystal, mineral, and related gift shop at this address. Zoned: Historical Commercial (HC)

Description of Business:

The purpose of the application is to allow the applicant to use building at this address as a retail shop for the sale of crystals, minerals, and related gifts. n office for a consulting business. This is a retail use that is allowed in the Historical Commercial district and is similar to other uses that have been allowed by the PZHAC at this location and other Historical Commercial locations in the past. The proposed use will not result in any changes to the occupancy type of the structure or change the character of the area.

Consistency with the Code:

The request is for a commercial retail operation in the Historic Commercial district and is consistent with all applicable sections of the MTC. There will be no changes to the structure. This structure was originally designed and built for use as a commercial structure and has been used as a commercial structure for years.

The requested license will not result in any changes to the external physical elements or style of the structure. There will be some cosmetic changes to the interior of the structure. Existing parking facilities for the structure appear to be adequate for the proposed uses.

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the commercial character of the structure.
- This is a use that is allowed by the MTC in this zoning district.
- The proposed use will not create any negative impacts to the area.

PZHAC OPTIONS:

- Approve the application.
- Approve the application with conditions.
- Reject the application.

PZHAC ACTION:

PHOTO OF THE STRUCTURE FROM CALLE DE SAN ALBINO



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search

Maps | Legend

Map Themes

Parcels
UDC Zoning
Roads and Transportation
NM House Districts
NM Senate Districts
County Commission Districts
City Council Districts
Median Household Income
General Land Ownership

Account Number: [R0401324](#)
Parcel Number: 4006137256424
Owner: CHAVEZ VELIA
Mail Address: 1330 S CHAPARRO
Subdivision:
Property Address: CALLE DE SAN ALBINO
Acres: 0



5/29/19

ATTN: Business Registration

To Whom it May Concern,

I am currently in Albuquerque working with the landlord on finalizing the lease for the property at 2411 Calle De San Albino. Attached is the paperwork for the business registration. Is it possible to have it processed for preliminary approval and I can work to get the owner signature and payment through the mail? This opportunity for this particular space came about quite suddenly and we need to ensure that our business type will be approved for your beautiful area before we finalize our lease.

I appreciate all assistance and welcome any discussions via phone. Thank you so much!

Sincerely,

Shauna Martinez

TruArt of the Earth

505-620-5129



Town of Mesilla

Business Registration Application

Note: A separate business registration application form should be completed for each business location.



OFFICIAL USE ONLY:

Business License #: _____

PLEASE TYPE OR PRINT

Business Registration Application is: New Renewal

Name of Business TruArt of the Earth

Name of Applicant Shauna Martinez

MAILING Address 2050 Turrentine

City Las Cruces State NM Zip 88005

PHYSICAL Address of Business 2411 Calle de San Albino

Business Phone 505-620-5129 Alternate Phone 505-720-4288

E-mail Address truartoftheearth@gmail.com

Please include a valid E-mail address, which will be used for information and updates about special events, street closures, and other important town information. If you would like your business included on the Town's tourism website, please visit www.mesillanm.gov and fill out the Business Information Update Request Form, or contact the special events coordinator at irenep@mcsillanm.gov.

Property Owner Name Chavez, Velia

Property Owner Address 1330 S Chaparro

City Las Cruces State NM Zip 88001

Property Owner Phone 575-522-7252

The Location code for reporting earnings received in the Town of Mesilla is 07-303

Square Footage of Business -400

Number of Employees 2

Number of Parking Spaces 1

Zoning Code _____

Business Applicant Is:

Sole Proprietorship

Partnership

Corporation

Current NM CRS Tax ID 03-344411-00-0

Type of Business - Please describe the product(s) and/or service(s)

Retail crystals, minerals, and related gifts.

Emergency Contact Information

Responsible party to be called in case of emergency. Enter information in order of requested contact.

Contact 1 Shauna Martinez Phone Number 505 620 5129
 Address 2050 Turrentine, Las Cruces Nm 88005
 Contact 2 Jose Martinez Phone Number 505 720 4288
 Address same as above
 Contact 3 Toni Martinez Phone Number 575-523-2735
 Address same as above

Do you have an alarm system? Yes No

If yes, what kind? What company responds?

Applicant hereby states under oath that all statements and representations made in this application are true and valid.

Signature of Applicant Shauna Martinez Date 5-29-19

Signature of Building Owner _____ Date _____

OFFICE USE ONLY

Receipt Number	<input type="text"/>	Date of Payment	<input type="text"/>	<input type="checkbox"/> Utility service verified with utility department
Case Number	<u>0807</u>	PZHAC Approval Date	<u>6/17/19</u>	
Sign Permit Case #	<u>N/A</u>	BOT Approval Date	<input type="text"/>	
Zone	<u>MC</u>	Renewal Date	<u>3/15/20</u>	



Fire Department Inspection Verification

Fire Department Signature _____

Inspection Date _____ Approved Yes No

CRS Verification of Location Code

PZHAC NEW BUSINESS

JUNE 17, 2019

PZHAC DECISIONS

ZONING PERMITS

PZHAC ACTION FORM

**SIGN REQUEST
[PZHAC REVIEW]
"Topaz"**

STAFF ANALYSIS

Item:

Case 060908 – 2220 Calle de Parian, submitted by Ryan Romero for "Topaz"; a request for a zoning permit to allow a wall sign and a free-standing sign for a business at this address. Zoned: Historical Commercial (HC)

Description of Work to be Done:

The applicant would like to install a 3 feet by 5 feet wall black, white and gold wall sign (see attached diagram) on the wall at the front of the store, and a smaller but similar sign on two sides of a small pedestal that is located in the parking lot at the front of the store (see attached diagram).

Consistency with the Code:

The PZHAC will be consistent with the following Sections of the Sign Code (Chapter 18.65) that specifically apply to this project.

18.65.140 Wall signs.

A. Wall Sign Area.

1. Within the Historical Commercial (H-C) zone, the wall sign area, on any given house or building, shall in no case exceed 10 percent of any wall area including apertures or 15 square feet, whichever is less. Dimensions of painted signs or graphics with no frame shall be determined by measuring the extent of the painted sign or graphic horizontally and vertically and calculating the area

(The proposed wall sign is 15 square feet in area. The sign will not project above the side of the building.)

18.65.160 Freestanding signs.

- A. A freestanding sign (ground-based or post) may be permitted where a business establishment is set back from a street alignment of building facades more than 10 feet. A business establishment thus set back, in addition to the signs permitted upon the building itself, may maintain a freestanding sign of not more than 15 square feet in area including the frame but not the supports, and such sign must relate to the conduct of the business within. If a building has an unencumbered front setback of at least 25 feet, a two-face freestanding sign with a maximum of 15 square feet of area on each face, sign dimensions no greater than six feet in any dimension will be permitted; provided, it relates to the business conducted on the premises.

(Each face of the sign will be less than 15 square feet.)

- C. For freestanding ground-based signs, the wall of a freestanding ground-based sign shall have a maximum square footage of 15 square feet for the Historical Commercial (H-C) zone and 25 square feet for the General Commercial (GC) zone. The height of a ground-based sign will be no more than four feet high. The ground-based signs shall also be required to have building permits for the structure complying with any building code requirements, clear sight triangle requirements or any other applicable codes or regulations.

(The proposed sign meets these requirements.)

- F. All parts of a freestanding sign shall be two feet inside the property line. [Ord. 2006-01 § 1; Ord. 2003-05 § 4; Ord. 94-08; prior code § 11-3-16]

(The pedestal is well within property lines.)

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 15 square foot wall sign on the building and a two sided freestanding sign at the front of the building at this address.
- The subject property is zoned Historical Commercial (HC)
- The proposed signs will not have negative impacts on the surrounding businesses in the area.
- The proposed signs will be consistent with the Code.

PZHAC OPTIONS:

1. Recommend approval of the building permit to the BOT.
2. Recommend approval of the building to the BOT with conditions.
3. Reject the permit.

PZHAC ACTION:

PHOTO OF THE STRUCTURE SHOWING SIGN LOCATIONS



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401186](#)
Parcel Number: 4006137212471
Owner: T R FRIETZE LLC
Mail Address: PO BOX 358
Subdivision: FRIETZE TRACTS (BK 19
PG 123 - 9815662)
Property Address: CALLE DE PARIAN
Acres: 0



Safety Line



Hair & Makeup Studio

575-520-3889

<https://www.schedulicity.com/scheduling/HBREMV>



OFFICIAL USE ONLY:

Case # 060908

Fee \$ 50.00

CASE NO. 060908 ZONE: HC APPLICATION DATE: 6/10/19

Topaz
Business Name Business Telephone Number 575-520-3889

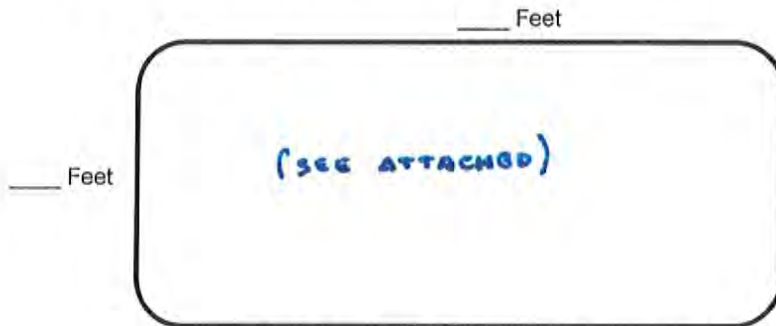
2020 calle de parian
Business Address City State Zip Code NM 88005

Ryan Romero
Applicant Name Applicant Telephone/Cell Number 575-214-4114

1776 Vista montana las Cruces
Mailing Address City State Zip Code NM 88005

Description of sign: banner with phone number, salon name, and web site logo top center

Please include dimensions, lettering, shape, material, texture, colors, and/or finish to be used on the diagram below.



Colors: white - black - amber

FOR OFFICIAL USE ONLY

- PZHAC [] Administrative Approval [] Approved Date: [] Disapproved Date: [] Approved with conditions
- BOT [] Approved Date: [] Disapproved Date: [] Approved with Conditions

CONDITIONS: _____

PERMIT ISSUED BY: _____ ISSUE DATE: _____

PZHAC ACTION FORM
BUILDING PERMIT 060909
[PZHAC REVIEW – 6/17/19]
STAFF ANALYSIS

Item:

Case 060909 – 2920 Camino Castillo, submitted by Justin Bannister; a request for a zoning permit to allow the addition of a wooden privacy wall to a rock wall on a property at this address. Zoned: Residential, one-acre (R-1)

Summary of Request:

The applicant just purchased the property and would like to add additional privacy to the rock wall that separates his property from University Avenue. The applicant intends to add an additional three to four feet of wood fence to the existing rock wall along University Avenue and also along the west edge of the property. The fence would be left a natural wood color. According to the applicant, he started working on the fence before obtaining a permit because he was not aware a permit would be required.

A photo of a portion of the fence is attached.

Estimated Cost: @ 5000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed addition to the wall will be consistent with the other properties in the area. Additionally, the PZHAC will need to determine that the request meets all other development and application requirements of the Code.

The PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a wood addition to an existing rock wall at this address.
- The PZHAC has determined that the gates meet all applicable Code requirements.

PZHAC OPTIONS:

1. Approve the request.
2. Approve the request with conditions. .
3. Reject the permit.

PZHAC ACTION:

PHOTO OF DWELLING



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search

Maps | Legend

Map Themes

Parcels
UDC Zoning
Roads and Transportation
NM House Districts
NM Senate Districts
County Commission Districts
City Council Districts
Median Household Income
General Land Ownership

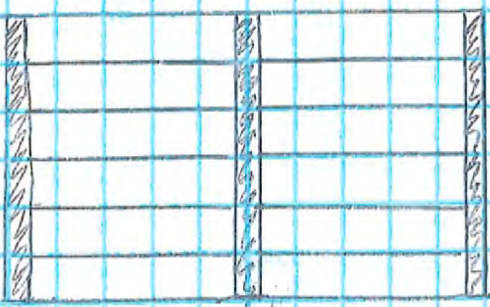
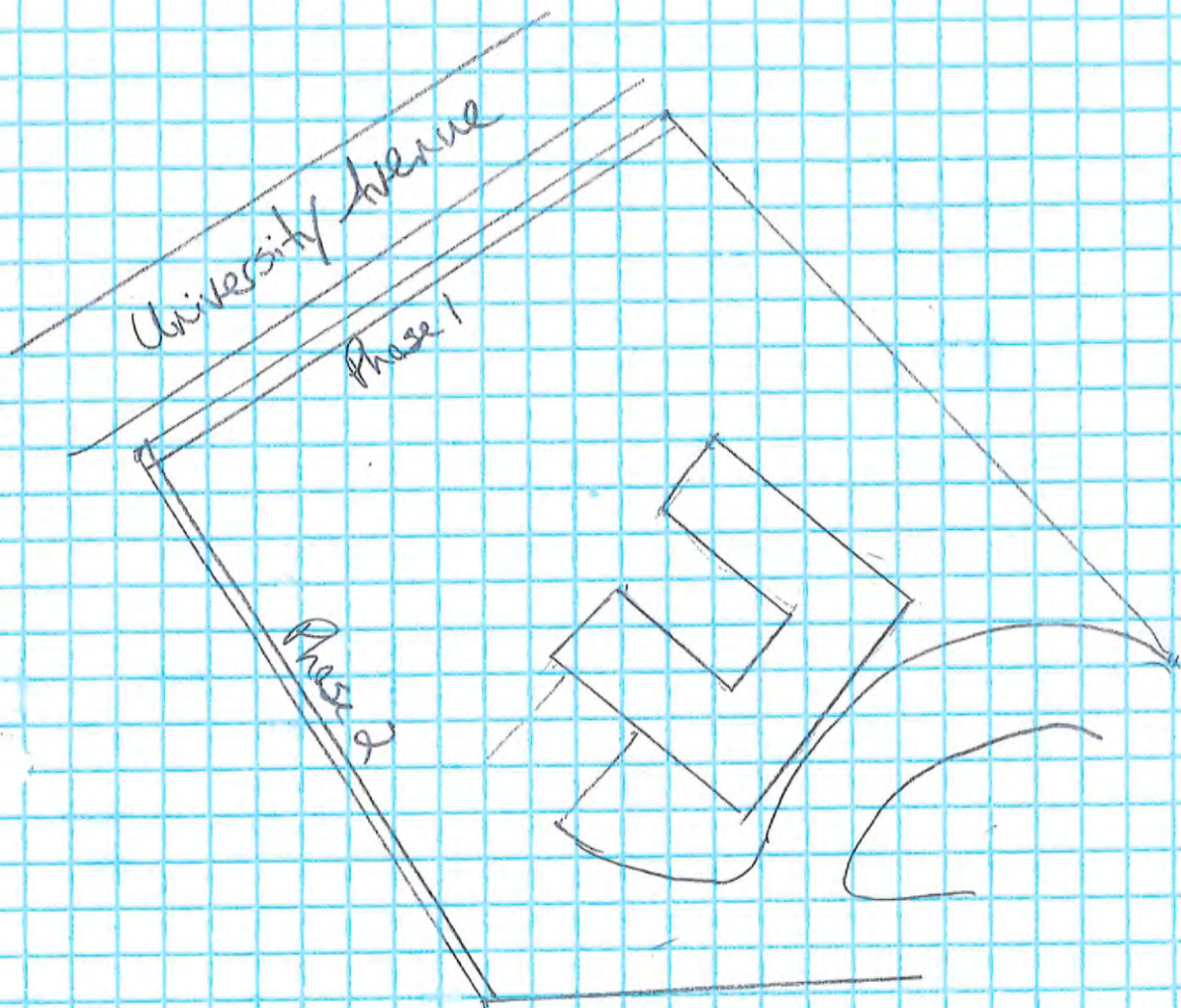
Account Number: [R0400923](#)
Parcel Number: 4006137513504
Owner: KIEHL DALE J
Mail Address: 2920 CAMINO
CASTILLO
Subdivision: LOS CASTILLO DEL SOL
SUBDIVISION 1198
Property Address: 2920 CAMINO
CASTILLO
Acres: 1



PHOTOS OF THE WALL WITH THE WOOD ADDITION



2920 CAMINO CASTILLO
JUSTIN BANWISTER
BACKYARD FENCE



Project to be done in 2 phases

Phase 1 = University Avenue side

Phase 2 = West side of property

Construction pieces

4x4 fence posts sunk into ground
8x10' cedar boards

**TOWN OF MESILLA
ZONING APPROVAL**
PERMISSION TO CONDUCT WORK
OR
OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:
Case # 060909
Fee \$ 100.00

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

CASE NO. 060909 ZONE: RA CODE: M1 APPLICATION DATE: 6/10/19

Name of Applicant/Owner: Justin Bannister Applicant's Telephone Number: 575-649-3441

Applicant's/Owner's Mailing Address: 2920 Camino Castillo Las Cruces NM City State Zip Code: 88005


Applicant's/Owner's E-mail Address: justinban@gmail.com

Contractor's Name & Address (If none, indicate Self): Self

Contractor's Telephone Number: N/A Contractor's Tax ID Number: N/A Contractor's License Number: N/A

Address of Proposed Work: 2920 Camino Castillo

Description of Proposed Work: Fence construction for back yard

Estimated Cost: \$ 5,000 Signature of Applicant:  Date: June 10, 2019

Signature of property owner if applicant is not the property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. Plan sheets are to be no larger than 11 x 17 inches.

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval Approved Date: _____ Disapproved Date: _____ Disapproved with Conditions Approved with conditions

BOT Approved Date: _____ Disapproved Date: _____ Approved with Conditions

FIRE INSPECTION/APPROVAL REQUIRED: ___ YES ___ NO ___ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: ___ YES ___ NO ___ SEE CONDITIONS.

CONDITIONS: PZHAC REVIEW & APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ **ISSUE DATE:** _____

- This Application will include the following, if checked:
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. ___ Proof of legal access to the property.
 4. ___ Drainage plan.
 5. ___ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 6. ___ 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).
 7. ___ Other information as necessary or required by the City Code or Community Development:

PZHAC ACTION FORM
BUILDING PERMIT 060902
[PZHAC REVIEW – 5/20/2019]
STAFF ANALYSIS

Item:

Case 060911 – 2149 Calle de Los Huertos, submitted by Gabriel Quintana, a request for a zoning permit to allow the landscaping of a residential property at this address. Zoned: Historical Residential (HR)

Staff Analysis:

The applicant would like to install landscaping around the dwelling at this address (see attached landscaping plan). The plants will be native to the area and the property will be xeriscaped to provide for a water saving landscape. The applicant just recently purchased the property and has removed most of the previous landscaping, which consisted mostly of weeds. According to the applicant, the new landscaping will enhance the appearance of the property. (Several citations had been issued to the previous owner of the property due to the unkempt condition of the property at the time.) Because the new landscaping will affect the appearance of the property, a permit is required by the Code.

Estimated Cost: @ \$20,722.00

Consistency with the Code:

The PZHAC will need to determine that the landscaping, when finished, will be consistent with the other properties in the HR zoning district. Additionally, the request appears to meet all other development and application requirements of the Code.

The PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of landscaping a residential property at this address.
- The PZHAC has determined that the proposed awning will meet all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend approval of the building permit to the BOT.
2. Recommend approval of the building to the BOT with conditions.
3. Reject the permit.

PZHAC ACTION:

PHOTO OF PROPERTY



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search

Maps

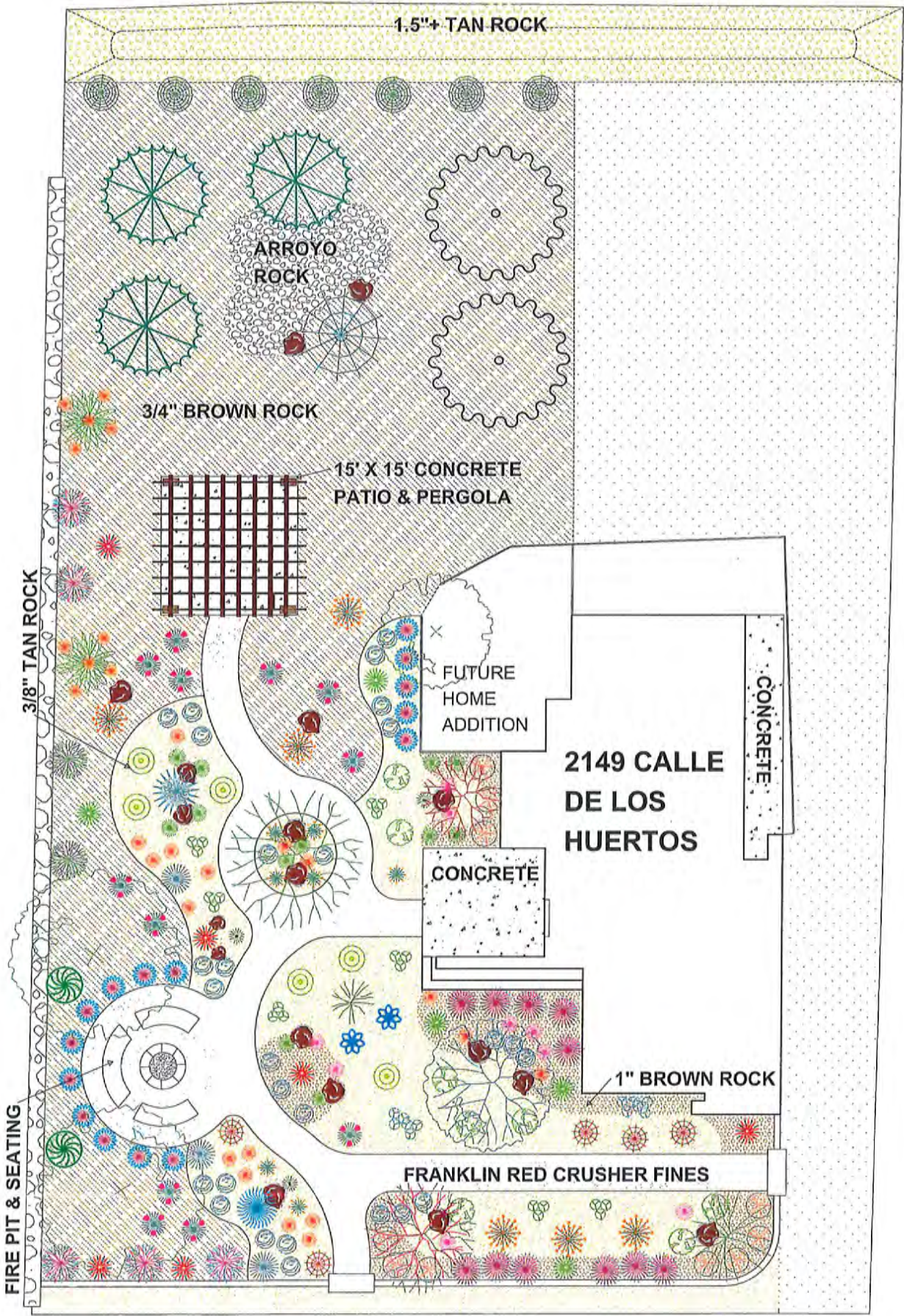
Legend

Map Themes

Parcels
UDC Zoning
Roads and Transportation
NM House Districts
NM Senate Districts
County Commission Districts
City Council Districts
Median Household Income
General Land Ownership

Account Number: [R0401146](#)
Parcel Number: 4006137063464
Owner: QUINTANA GABRIEL
Mail Address: 33 S GULFSTREAM AVE #802
Subdivision: USRS TR 11A-155A , 11A-155B1 , 11A-155B2 , ETC. REPLAT NO 1 (BK 18 PG 603 - 9628891)
Property Address: 2149 CALLE DE HUERTOS
Acres: 0





**TOWN OF MESILLA
ZONING APPROVAL**
PERMISSION TO CONDUCT WORK
OR
OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:
Case # 060911
Fee \$ 260.00

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

CASE NO. 060911 ZONE: HR CODE: M1 APPLICATION DATE: 6/6/19

GABRIEL QUINTANA 941-539-5709
Name of Applicant/Owner Applicant's Telephone Number

200 DESERT PASS ST. #638 EL PASO TEXAS 79912
Applicant's/Owner's Mailing Address City State Zip Code

GABESON@COMCAST.NET
Applicant's/Owner's E-mail Address

GREEN GUYS LANDSCAPING INC 5638 LASSITER RD. LAS CRUCES, NM 88001
Contractor's Name & Address (If none, Indicate Self)

575-993-6241 #84-1704067 NMDOL #002433520120427
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2149 CALLE DE LOS HUERTOS MESILLA, NM 88046

Description of Proposed Work: ADDING PLANTS, TREES, SHRUBS, IRRIGATION SYSTEM, ROCK AND WEED BARRIER, CONCRETE LANDING AT BACK DOOR OF HOUSE. OUTDOOR SEATING AREA and FIRE PIT. PAVER PATIO PERGOLA AREA.

\$20,722.00 [Signature] 6-6-19
Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. Plan sheets are to be no larger than 11 x 17 inches.

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval **BOT** Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ___ YES ___ NO ___ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: ___ YES ___ NO ___ SEE CONDITIONS

CONDITIONS: _____

PERMISSION ISSUED/DENIED BY: _____ **ISSUE DATE:** _____

This Application will include the following, if checked:

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. ___ Proof of legal access to the property.
4. ___ Drainage plan.
5. ___ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
6. ___ 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).
7. ___ Other information as necessary or required by the City Code or Community Development:

PZHAC ACTION FORM
ZONING PERMIT 060912
[PZHAC REVIEW – 6/17/2019]
STAFF ANALYSIS

(Decision to be based on information presented during the Work Session)

Item:

Case 060912 – Snow Court (address to be assigned), submitted by Gary Young; a request for a zoning permit to allow the construction of a new dwelling on this property. Zoned: Rural Farm (RF)

Staff Analysis:

The proposed request was discussed in the PZHAC Work Session held prior to this meeting. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the proposed dwelling will be acceptable for the zoning of the property, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed dwelling will not be acceptable to the zoning of the property, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

Estimated Cost: @ \$863,485.00

Consistency with the Code:

The PZHAC will need to determine that the proposed dwelling will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed consists of constructing a new single-family dwelling in the RF zone.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

1. Approve the application.
2. Approve the application with conditions.
3. Reject the permit.

PZHAC ACTION: