

# Town of Mesilla, New Mexico

## PZHAC WORK SESSION AGENDA JUNE 4, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, **MONDAY, JUNE 4, 2018 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**Item 1:** Submitted by Luis H. Vigil; a request to discuss plans to construct an addition of a living room and a garage to a dwelling at 1365 Snow Road (Case 060728). Zoned: Rural Farm (RF)

**Item 2:** Submitted by Rocky Burke; a request to discuss plans to install a six foot high wood fence and gate across the front of two residential properties at and adjacent to 1988 Calle del Norte (Case 060734). Zoned: Historical Residential (HR)

**Item 3:** Submitted by Maria Rios; a request to discuss the construction of a freestanding carport on a residential property at 2472 Calle de Cura (Case 060736). Zoned: Historical Residential (HR)

## PZHAC REGULAR MEETING AGENDA JUNE 4, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING **MONDAY, JUNE 4, 2018 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 – Meeting minutes of May 21, 2018.

B. \*ADMINISTRATIVE APPROVAL

#### Building Permits

1. **Case 060730** – 2900 Suite A, Avenida de Mesilla, a request for a building permit to allow foam insulation to be applied to a portion of a roof on a commercial structure at this address. Zoned: General Commercial (C).
2. **Case 060732** – 2685 Calle de Parian, submitted by Stephan McIlvaine; a request for a building permit to allow a rear fence to be relocated about 20” to a rear property line, and for the removal of dead branches from trees at a residential property at this address. Zoned: Historic Residential (HR).
3. **Case 060733** – 2290 Calle de Parian, a request for a building permit to allow the repainting of window trim and installation of a glass panel over each window on a commercial structure at this address. Zoned: Historical Commercial (HC).

### V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

#### Building Permits

1. **Case 060728** – 1365 Snow Road, submitted by Luis H. Vigil; a request to for a building permit to allow the addition of a living room and a garage to a dwelling at this address. Zoned: Rural Farm (RF). **(Discussed during Work Session – Item 1)**
2. **Case 060734** – 1988 Calle del Norte, submitted by Rocky Burke; a request to for a building permit to install a six foot high wood fence and gate across the front of two properties at and adjacent to this address. Zoned: Historical Commercial (HC). **(Discussed during Work Session – Item 2)**
3. **Case 060736** – 2472 Calle de Cura, submitted by Maria Rios; a request for a building permit to allow a freestanding carport to be constructed on a residential property at this address. Zoned: Historical Residential (HR) **(Discussed during Work Session – Item 3)**

**Business Registration**

4. **Registration 0726** - 2350 Calle de Principal, submitted by Marianne Schweers for “Heart of the Desert Pistachios and Wines”; a request for a business registration to operate a retail store at this address. Zoned: Historical Commercial (HC)

**Sign Permits**

5. **Permit 060735** – 1910 Calle de Parian, submitted by Leah Messina for “Sinate Media”, a request for a sign permit to install a 13.5 square foot sign on a commercial structure at this address. Zoned: Historical Commercial (HC).

**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 6/1/18 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 4, 2018

WORK SESSION

**PZHAC WORK SESSION  
JUNE 4, 2018  
ITEM 1**

Submitted by Luis H. Vigil; a request to discuss plans to construct an addition of a living room and a garage to a dwelling at 1365 Snow Road (Case 060728). Zoned: Rural Farm (RF)

This work session item was briefly discussed during the PZHAC work session held on May 21, but the applicant was not present at that work session or meeting. There were no major issues with the proposal other than the fact that the addition could possibly block the egress from one of the bedrooms in the dwelling. This would be a safety issue and would be a violation of the building code. This item is on today's work session to give the applicant a chance to address this issue.

The subject property is at the northwest corner of the Town in the RF zone. The dwelling currently sits on parcel that has been separated from the rest of a 5 acre parcel by an EBID drain that was constructed in the 1980's (see attached property diagram). The dwelling does not have an enclosed garage. The applicant would like to construct a 22 foot by 29.5 foot living room in place of an existing covered patio at the west side of the structure, with a 22 foot by 26 foot garage to the south of this. The applicant would also like to add a 10 foot by 24 foot concrete patio to the east of the garage on the south side of the dwelling (see attached drawings and photos). In addition to exterior doors, there will be access to both new parts of the dwelling from the interior of the dwelling itself. The construction would be the same as the existing dwelling, and would be finished to match the dwelling. (A permit for the construction and any electrical and plumbing work will be required by CID.) There are no architectural standards in the RF zone.

The subject dwelling is currently occupied by a family member. A small dwelling, occupied by the applicant, is currently located at the opposite (northwest) corner of the 5 acre parcel at the southeast corner of Glass Road and Snow Road. The subject dwelling is on a part of the property that is separated from the main part of the property by an EBID drain.

The subject property is bordered to the north by a string of small properties along the south side of Glass Road, between Glass Road and the subject property. These are zoned RF and contain site built single family dwellings. To the north of Glass Road is Dona Ana County. To the east is property zoned RF that consists of farmland with site built single family residences. To the south is a mix of residential and farm properties zoned RF. The west is Snow Road and farms containing site built single family residences, zoned RF.

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

**PHOTO OF THE DWELLING FROM THE DRIVEWAY THE NORTH OF THE DWELLING**



**OTHER PHOTOS OF THE DWELLING**



# Doña Ana County, NM

General Reference Maps

Map Help

Doña Ana County

2014 Aerial

Addresses

County Address Points

Select Search Type:

Account Number

Enter Value:

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: [R0400016](#)

Parcel Number: 4005137006178

Owner: VIGIL ENEDINA H & LUIS H VIGIL

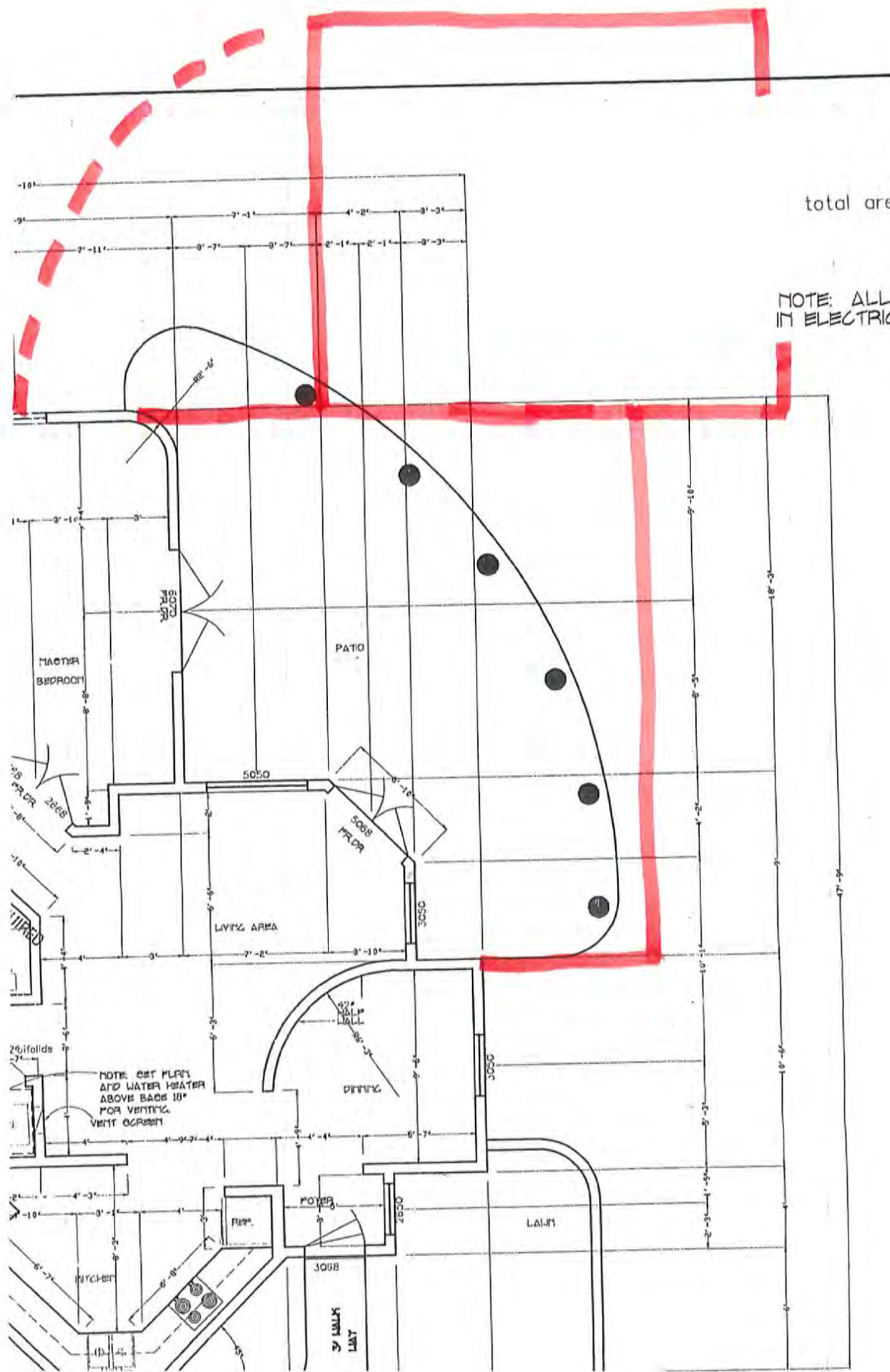
Mail Address: 1365 SNOW RD

Subdivision:

Property Address: 1365 SNOW RD

Acres: 1



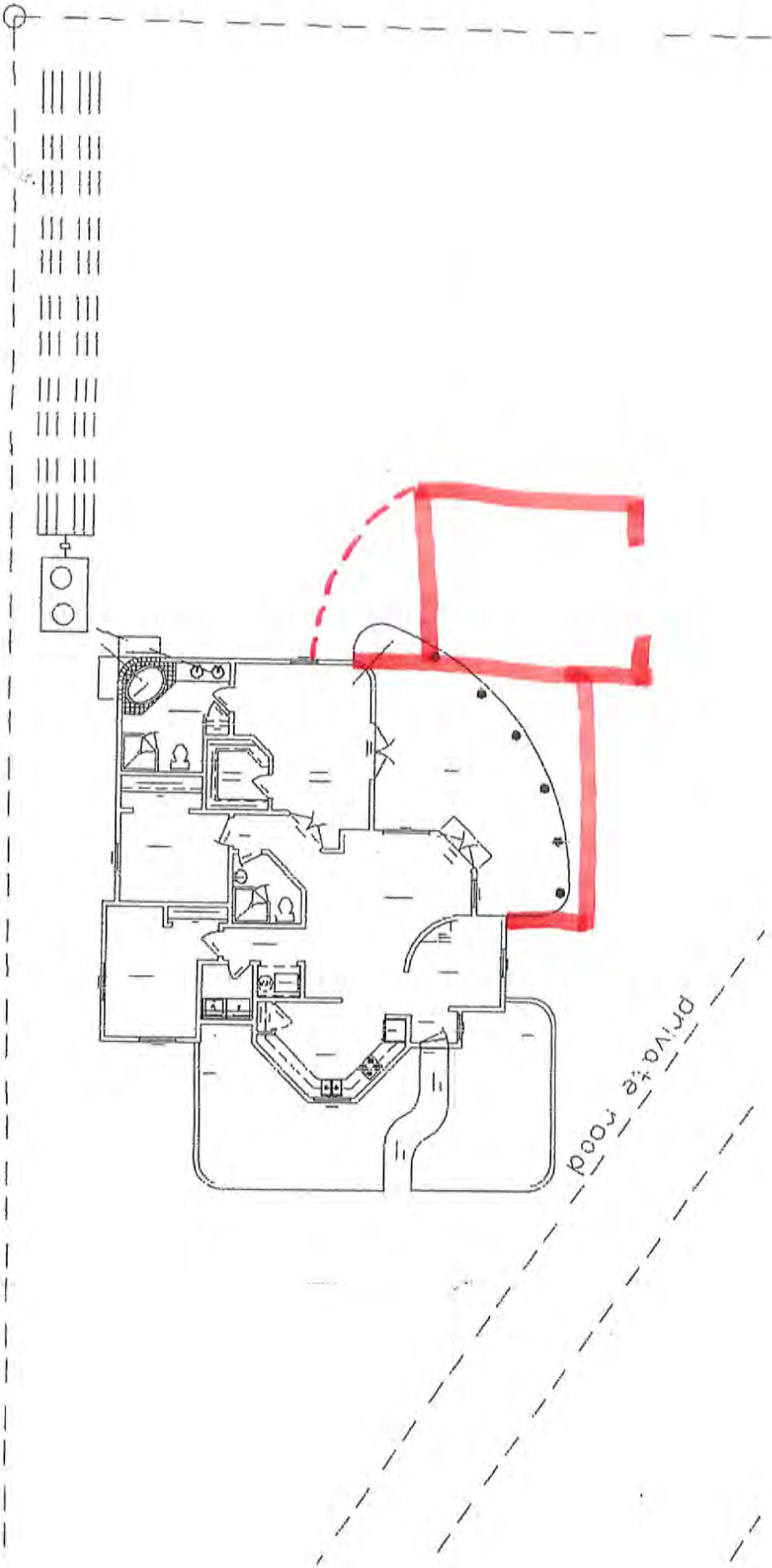


total area

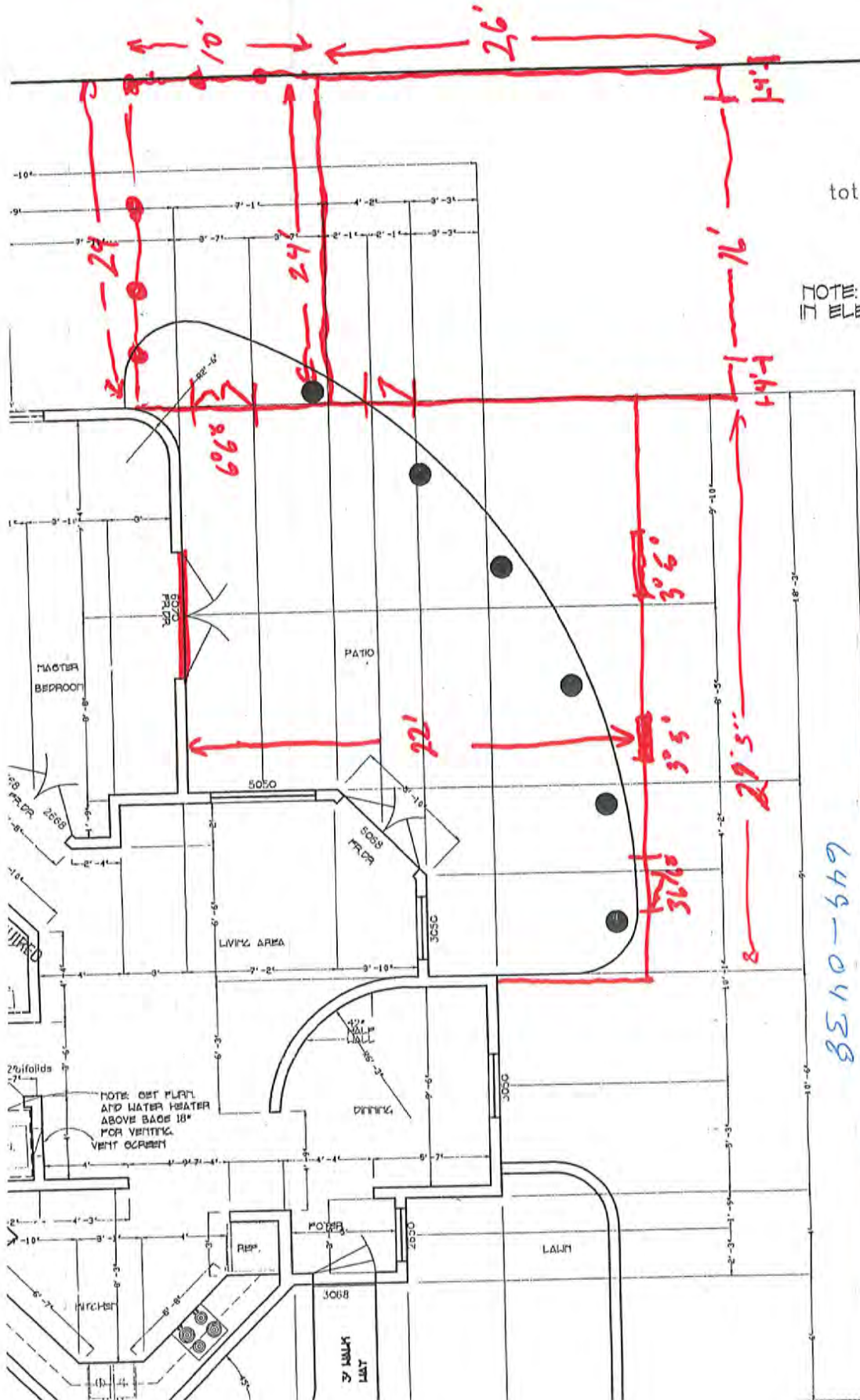
NOTE: ALL IN ELECTRIC

NOTE: EST. PLUMB AND WATER HEATER ABOVE BATH 10" FOR VENTING. VENT. SCREEN

NEW CHAIN LINK FENCE





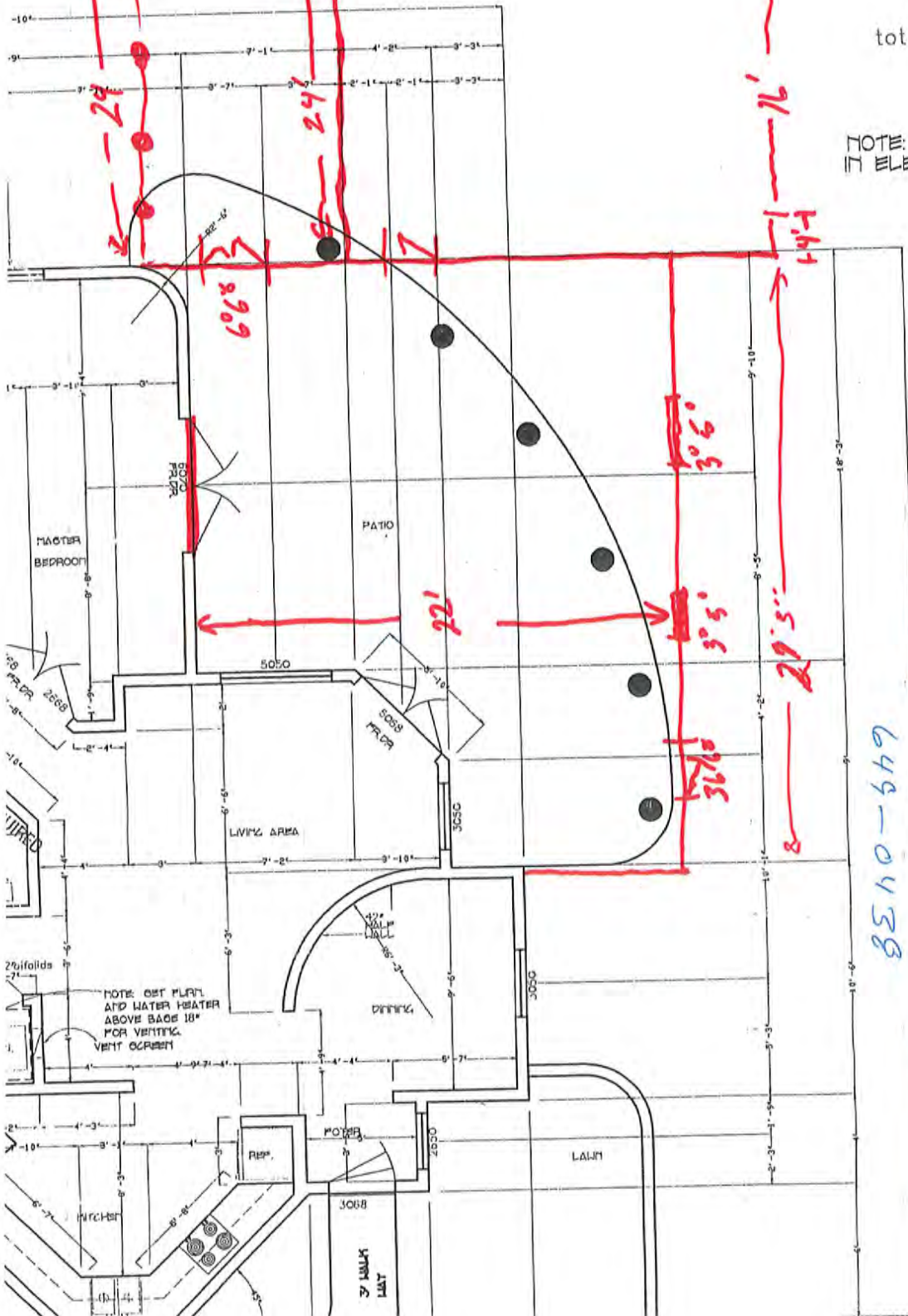


total area

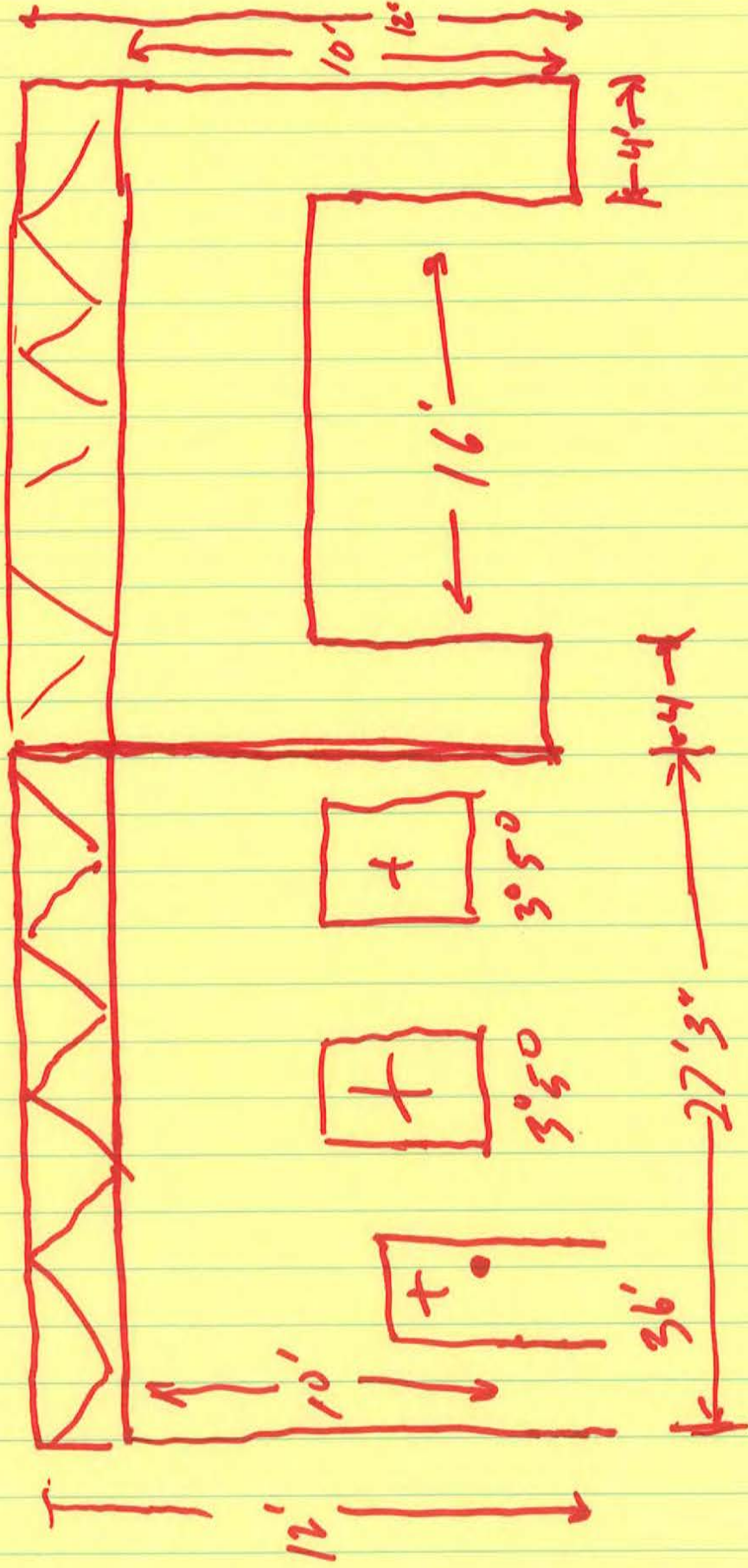
NOTE: ALL IN ELECTRIC

Luis V. S. J. 1365 Snow Rd  
649-0438

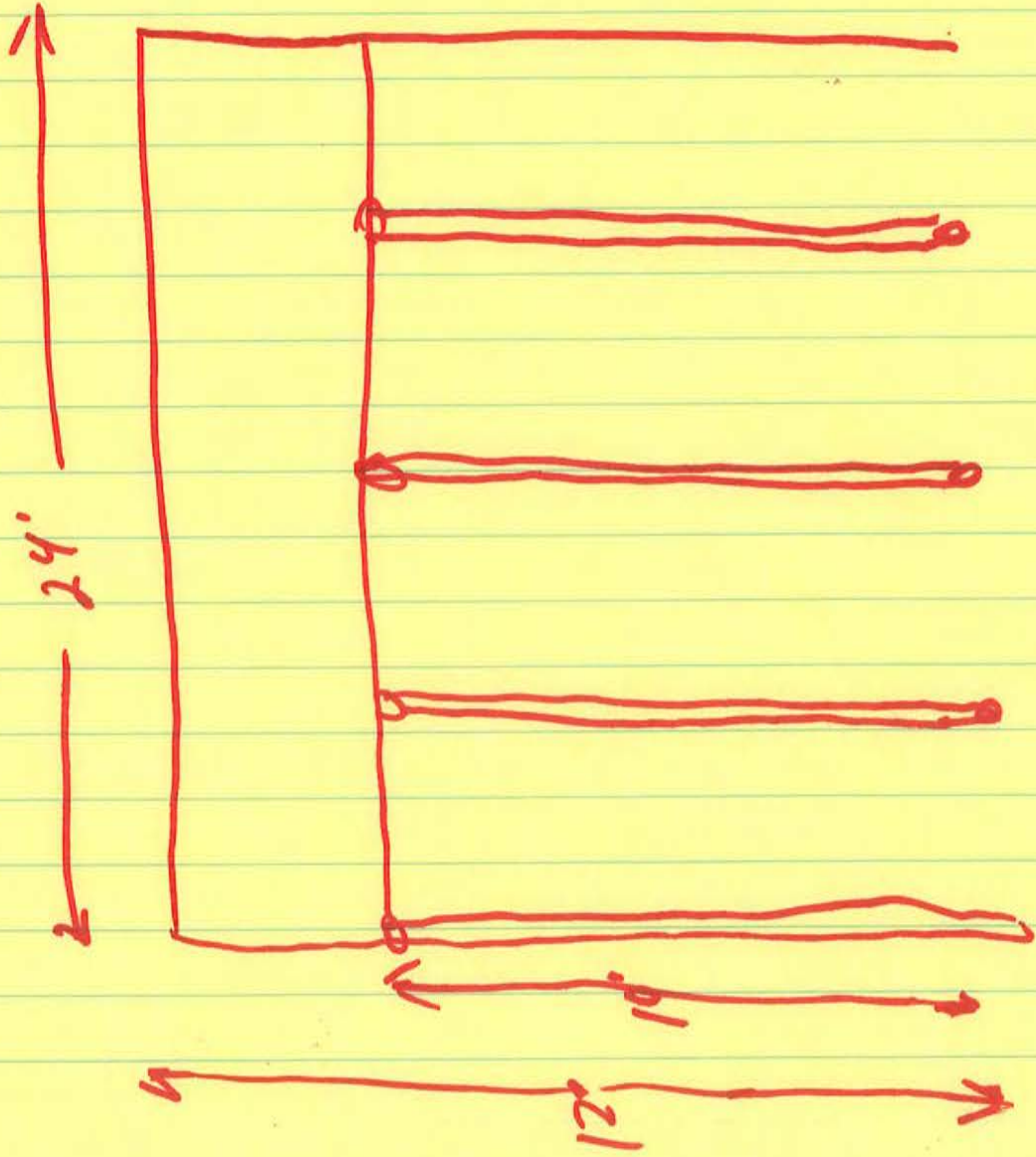
NOTE: SET PLUMB AND WATER HEATER ABOVE BASE 18" FOR VENTING FOR VENT SCREEN



LW's Vigil 1365 Sawdell  
575 649-0438



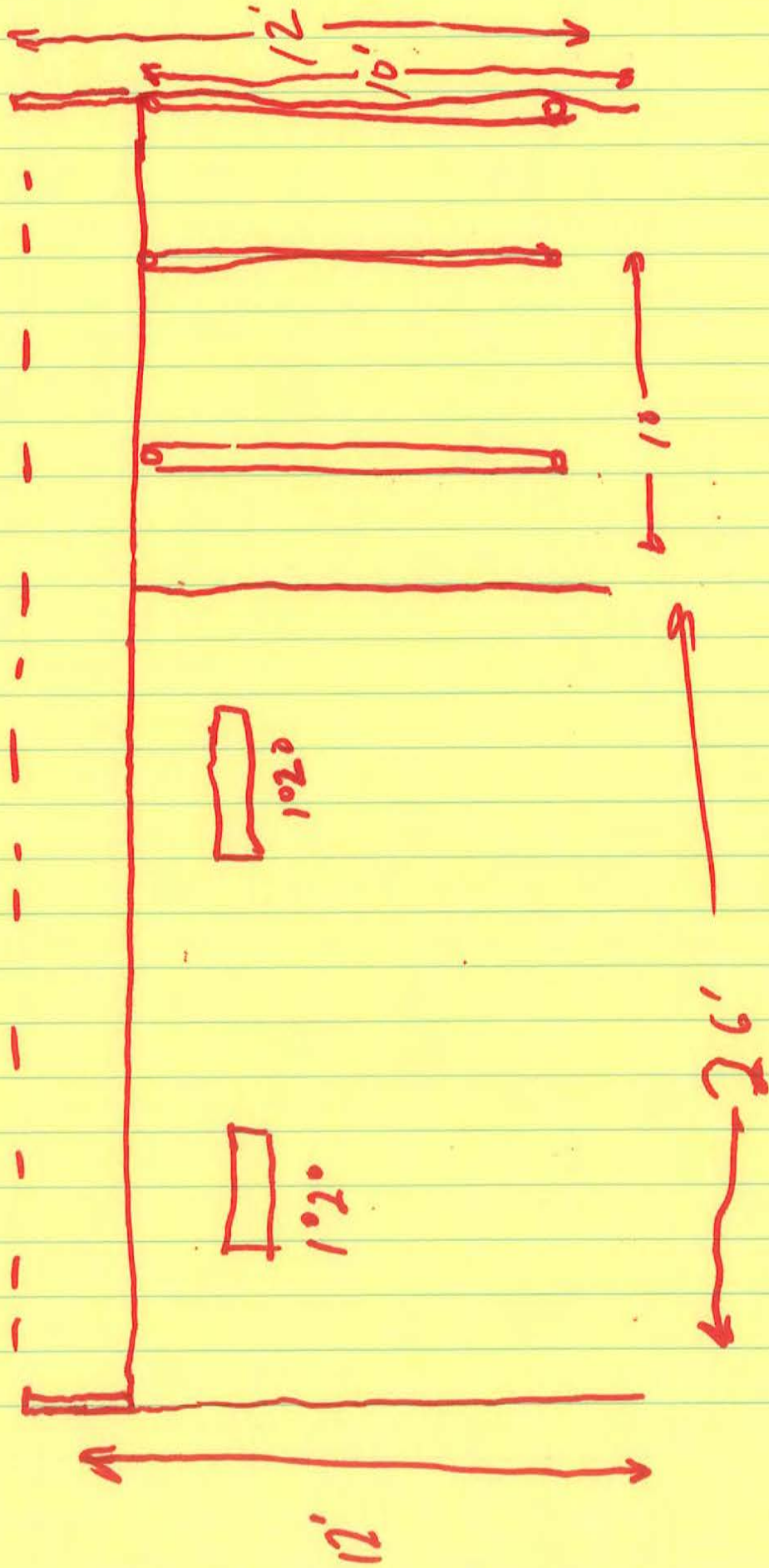
1365 Snow Rd



1365 Snow Rd

Luis Vign /

649-0438



TOWN OF MESILLA  
PERMISSION TO CONDUCT WORK  
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060728

Fee \$ 25.50

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

CASE NO. 060728 ZONE: RF CODE: ADM APPLICATION DATE: 5/9/18

Name of Applicant/Owner: Luis H. Vigil Applicant's Telephone Number: (575) 649-0438

Applicant's/Owner's Mailing Address: 1365 Snow Rd City: LC State: NM Zip Code: 88005

Applicant's/Owner's E-mail Address: Self

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

Contractor's Telephone Number: \_\_\_\_\_ Contractor's Tax ID Number: \_\_\_\_\_ Contractor's License Number: \_\_\_\_\_

Address of Proposed Work: 1365 Snow Rd

Description of Proposed Work: Enclose patio in car attached garage  
move patio to east side; repair stucco windows

Estimated Cost: \$ 10,000 Signature of Applicant: Luis H. Vigil Date: 5-9-18

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 APPROVAL & CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_

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 WORK SESSION**  
**JUNE 4, 2018**  
**ITEM 2**

Submitted by Rocky Burke, a request to discuss plans to install a six foot high wood fence and gate across the front of two residential properties at and adjacent to 1988 Calle del Norte. Zoned: Historical Residential (HR)

The applicant has two properties at this location, which is immediately west of Andele's Restaurant on Calle del Norte and Avenida de Mesilla. One of the properties is 0.3307 acres (14,405 sq. ft.) in size and is currently vacant. The other is 0.2645 acres (11,533 sq. ft.) in size and is occupied by a one bedroom dwelling that is currently being renovated to make it habitable. The two properties are currently being kept separate.

The fence will be made of six foot high wood slats set vertically, and will be about 105 feet long running across the front of both properties about 5 feet behind the front property lines. (The front property line is seven feet from the edge of the pavement.) A six foot high fence or wall is allowed in the front setbacks of properties in the HC zone by Section 18.60.340(A) - Wall, fence, or hedge which states: "A six-foot maximum height above ground surface level shall be permitted on any part of the required setbacks of front yards or side yards abutting a street in H-R and H-C zones; provided, such wall, fence or hedge is in accord with subsections (D) and (G) of this section." (Subsections (D) and (G) refer to the clear-sight-triangle requirements of the Code.)

A 14 foot wide gate will be located in the fence near the west edge of the smaller property. This will be set back at least 15 feet from the main fence line (20 feet from the property line, 27 feet from the pavement) in order to allow for "clear-sight-triangle" requirements, and to ensure that vehicles will not protrude into traffic when they are stopped at the gate (see attached site plan).

According to the applicant, there are a variety of fence types in the immediate area. These include "coyote fencing" next door, rock walls, chain link, wire, and wood slats several properties away; similar to the type proposed by the applicant. According to the applicant, there are a number of fences and walls that have been approved by the Town that do not appear to have any architectural or historic significance to the properties they are on. The applicant believes that the proposed fence will be similar to other fences that have been allowed in the area, and will be more architecturally appropriate for the property in that it is a style that most likely would have been used with the existing structure.

The applicant has met with the NM Department of Transportation (DOT) to ensure that the location of the fence would be allowed along Calle del Norte by the DOT, since Calle del Norte is a State road. The DOT approved the proposed location of the Fence as shown with the assumption that one driveway will provide access to Calle del Norte from both properties, and that vehicles will not back out onto the road. This fits with the DOT's desire to limit the number of access points to Calle del Norte in this area. (The DOT's decision was not based on historical or architectural compatibility with the area.)

There are no restrictions in the Code prohibiting the use of one driveway by two properties, provided that the driveway meets Fire Code requirements for access to the properties at the time they are developed. At this point in time, only one property is developed. Since the existing structure is directly accessible from the gate, it currently meets fire code requirements for access (see attached Fire Apparatus Access Road requirements). Any future development of the property for residential purposes will need to meet the access requirements of the Fire Code.

The applicant will be present to discuss further details and to answer any questions that may arise.

# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

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: [R0400262](#)

Parcel Number: 4006137336326

Owner: CONQUISTADORES

DEVELOPMENT LLC

Mail Address: 2527 MAYFIELD LN

Subdivision: CONQUISTADORES DEL

NORTE TRACTS (BK 23 PG 165 -  
1106144)

Property Address:

Acres: 0



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number

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: [R0400259](#)  
Parcel Number: 4006137341315  
Owner: CONQUISTADORES  
DEVELOPMENT LLC  
Mail Address: 2527 MAYFIELD LN  
Subdivision: CONQUISTADORES DEL  
NORTE TRACTS (BK 23 PG 165 -  
1106144)  
Property Address:  
Acres: 0.33073921





**PHOTO OF SUBJECT PROPERTIES FROM CALLE DEL NORTE**



**VIEW OF WIRE FENCE ALONG EAST EDGE OF PROPERTY**



**VIEW OF A CHAIN LINK FENCE ON A PROPERTY TO THE WEST**



**VIEW OF FENCE SIMILAR TO THE PROPOSED FENCE ON A PROPERTY TO THE WEST**

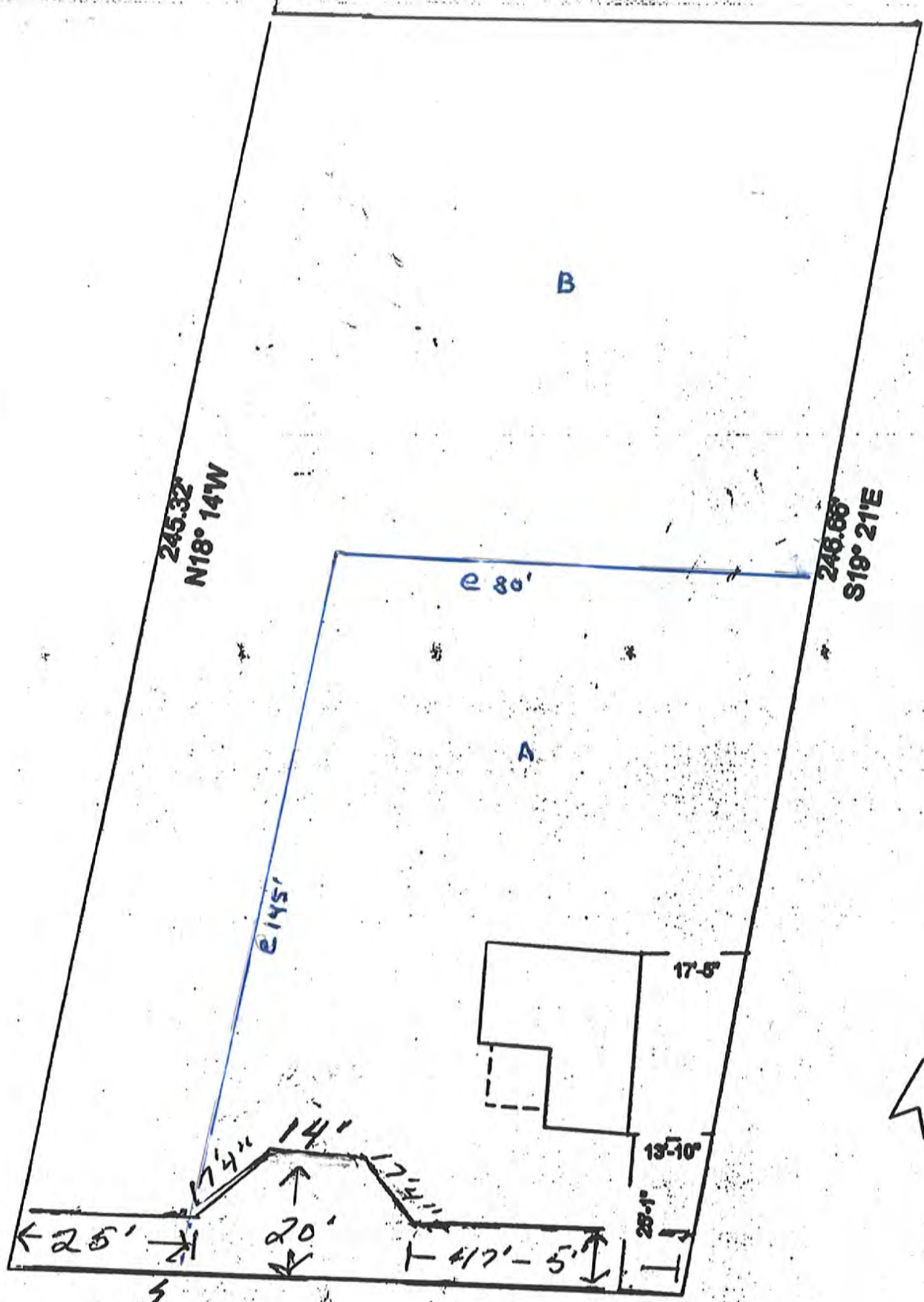


**VIEW OF A ROCK WALL AND WROUGHT IRON ON A PROPERTY TO THE SOUTH**



**VIEW OF A WOOD FENCE AND A STUCCO WALL ON A PROPERTY TO THE SOUTH**





Prop.  
 Line

CALLE DEL NORTE □

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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

**OFFICIAL USE ONLY:**

Case # 060734

Fee \$ 68.00

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

CASE NO. 060734 ZONE: NR CODE: M1 APPLICATION DATE: 5/24/18

Rocky Buske Name of Applicant/Owner 575 650 3900 Applicant's Telephone Number

2525 Mayfield Ln Las Cruces NM 88007 Applicant's/Owner's Mailing Address City State Zip Code

ROCKY111153@gmail.com Applicant's/Owner's E-mail Address

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

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

Address of Proposed Work: 1988 Calle Del Norte

Description of Proposed Work: Iron Fence (Wood)

\$1,500.00 Estimated Cost [Signature] Signature of Applicant 5/22/18 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  Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_  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 & BOT FINAL APPROVAL REQUIRED**

**PERMISSION ISSUED/DENIED BY:** [Signature] **ISSUE DATE:** 5/24/18

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 WORK SESSION  
JUNE 4, 2018  
ITEM 3**

Submitted by Maria Rios; a request to discuss the construction of a freestanding carport on a residential property at 2472 Calle de Cura (Case 060736). Zoned: Historical Residential (HR)

The purpose of this request is to determine what will need to be done to bring a carport that was built without a permit into compliance with the Code. (The applicant built the carport (see attached photos) without first obtaining a building permit or review of the carport by the PZHAC.) The applicant has been informed that, even though the carport has been built, a building permit and review by the PZHAC is still needed to ensure that the carport is not out of character with the architecture and historical aspect of the area. (Changes to the carport might be needed if it is determined that the carport is out of character with the area.) The applicant has been charged double for the permit, as provided for in the Code for construction without a permit.

The carport is a simple open frame design with steel uprights in the corners and a corrugated metal roof. Other than the steel uprights, there are no walls or other structural members, and the carport is not attached to the main dwelling. The carport covers the driveway and is adequate for two cars.

The dwelling was constructed in the 1920's and is listed in the Historic Register for the Town (see attached). It is considered to have local overall significance. Since the carport is not attached to the dwelling and is not part of the dwelling, it does not directly change the architectural or historical significance of the dwelling itself. However, the PZHAC will need to determine if the carport, as constructed, has a negative impact on the property or the surrounding area.

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

**VIEW OF THE CARPORT FROM CALLE DE CURA**



**OTHER VIEWS OF THE CARPORT FROM CALLE DE CURA**



# Doña Ana County, NM

General Reference Maps

2014 Aerial

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Select Search

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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: [R0400537](#)

Parcel Number: 4006138181078

Owner: RIOS MARIA L

Mail Address: 2472 W CALLE DE  
CURA

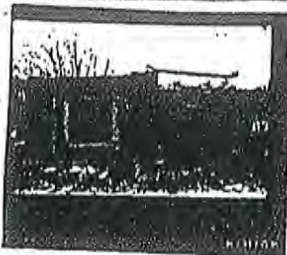
Subdivision:

Property Address: 2472 CALLE DE  
CURA

Acres: 0.06000918





1. ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6'6 79									
2. SURVEY DATE 3. BY 2/22/80 TP		4. CHECK DATE 5. BY		6. COMPUTER DATE 7. BY			8. FILE DATE 9. BY		10. REVISION DATE 11. BY		
12. COUNTY Donalhue		13. FIELD MAP 2452		14. NUMBER			15. UTM REFERENCE NUMBER 17 330850 3571450 ZONE EASTING NORTHING				
16. SPECIFIC LOCATION Second house West of N.W. corner of Calles Cuarta + Quinta + Quinta							17. CITY/TOWN Mesilla		18. ZIP 88046		20. I.D. # 183202390
20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4						19. LAND GRANT OR RESERVATION Mesilla Civil Colony		22. ROLL # 94		23. NEG. # 7	
25. ARCHITECTURAL STYLE Adobe Vernacular						26. NUMBER OF STORIES One					
27. FOUNDATION MATERIAL(S) Concrete collar visible						28. EXTERIOR WALL SURFACE(S) Exposed Adobe					
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS/SILLS/ARRANGEMENTS) Single & Tandem 4/4 dhw w/ exposed wood lintel; no surrounds or sills						30. DOOR/ENTRANCE (TYPE/SURROUNDS) Standard wood panel door w/ lintel; Corrugated tin Bay door on side					
31. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS) Flat roof w/ flat parapet						32. CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS) none					
33. EXTERIOR DETAILS Exposed lintels; concrete collar, indented windows.						34. COMMENTS <del>1920's</del> 50 years old - from Mary Frances Leslie					
35. ESTIMATED DATE OF CONSTRUCTION 1920's						36. ACTUAL DATE OF CONSTRUCTION					
37. SOURCE OF DATE						38. ARCHITECT/ENGINEER/BUILDER					
39. SOURCE OF INFORMATION						40. NAME					
41. PRESENT USE Res.						42. HISTORIC USE					
43. CONDITION <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED						44. DEGREE OF REMODELING <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR					
45. IMMEDIATE SURROUNDINGS None						46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR					
47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS						48. OVERALL SIGNIFICANCE <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input checked="" type="checkbox"/> LOCAL <input type="checkbox"/> NONE					
49. ASSOCIATED BUILDINGS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO						50. WHAT TYPE? House					
51. IF INVENTORIED, LIST I.D. #'S						52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					

- 387 This stuccoed residence has aluminum frame windows and a gabled roof covered with asphalt roll. est. 1970. (N)
- 388 This gabled adobe residence has aluminum frame windows. est. 1955. (N)
- 389 This is a small, square-plan stuccoed adobe residence with metal casement windows and a flat roof with overhanging eaves. est. 1930. (C)
- 390 This is an unstuccoed adobe house with ell-shaped plan, wood frame windows, exposed lintels, and a flat roof with parapet. est. 1930. (C)
- 391 This tiny adobe residence has exposed walls, a flat roof with parapet, wood sash windows, and viga ends visible just below the parapet level. est. 1920. (C)
- 392 This is a very good example of a rural Territorial house. It has a square-plan-floor with a central hallway running the width of the house with rooms to either side. The front entrance has sidelights, toplights, a pedimented lentil, and a spindle screen door. The roof is flat with a brick coping topping the parapet. A capped half wall with capped column supports the screened front porch. This porch has a hipped roof covered with terrecotta tiles. The Bermudez family has lived in this house for many years. est. 1875. (S)
- 393 This at one time was probably part of an outbuilding associated with the Bermudez house. This stuccoed adobe with a flat roof and parapet is probably used as a residence. It appears that at one time there were more rooms adjacent to this building. est. 1880. (C)
- 394 This ell-shaped residence has a gabled, corrugated tin roof over one section and a flat roof over the other section. It has been vacant now for at least ten years and suffers considerable interior damage due to fire. It has wood frame windows, a corrugated tin gabled air vent on the ridge of the main gable, a corrugated tin bay door on the NW chamfered corner, and a rock screened back porch. est. 1915. (C)
- 395 This stuccoed, gabled adobe residence with wood and aluminum frame windows has a small gabled front porch supported by wrought iron columns. est. 1930. (C)
- 396 This stuccoed adobe house with aluminum frame windows has a gabled roof covered with asphalt roll. est. 1930. (C)
- 397 This house is of white slump block, has aluminum frame windows, a flat roof with parapet, and an arched portal. est. 1970. (N)

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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

**OFFICIAL USE ONLY:**

Case # 060736

Fee \$ 160.00

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

CASE NO. HR 060736 ZONE: HR CODE: AD APPLICATION DATE: 05-25-18

Maria L. Rios  
 Name of Applicant/Owner

(575) 993-0896  
 Applicant's Telephone Number

Applicant's/Owner's Mailing Address City State Zip Code  
2472 W Calle De Cura Mesilla N.M. 88046

Applicant's/Owner's E-mail Address  
LUIS CALABRO

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

575-650-7921

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

Address of Proposed Work: 2472 CALLE DE CURA

Description of Proposed Work: BUILD AN OPEN CARPORT AT THIS ADDRESS

\$ 2,325.00  
 Estimated Cost

Maria L. Rios  
 Signature of Applicant

05-25-18  
 Date

Signature of property owner if applicant is not the property owner: Maria L. Rios

**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 ; BOT 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 MEETING

MINUTES

MAY 21, 2018

(PART OF CONSENT AGENDA)



**PZHAC WORK SESSION  
AGENDA  
MAY 21, 2018**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, **MONDAY, MAY 21,** 2018 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**Item 1:** Submitted by Luis H. Vigil; a request to discuss plans to construct an addition of a living room and a garage to a dwelling at 1365 Snow Road (Case 060728). Zoned: Rural Farm (RF)

*The applicant was not present. Staff provided a brief introduction of the case, stating that the subject dwelling is located on about 1/3 of an acre of corner lot that is part of a five acre parcel containing a legal non-conforming casita. The parcel was cut off from the larger parcel by an EBID drain that was constructed in the 1980's or 90's. This lot is still part of the larger parcel.*

*Referring to photos and diagrams of the dwelling in the packet, staff also explained that the applicant had discussed his plans with staff at the time the application was submitted. Staff said that the applicant intended to build a living room in place of a patio on the west side of the dwelling. A garage will then be built to the south of this. The additions will be finished to match the style, texture, and color of the existing dwelling.*

*The only issue brought up was the fact that the proposed living room would replace an egress window from the master bedroom. Unless this window is replaced by another means of egress leading directly to the outside from the bedroom, the proposed construction would not meet the requirements of the building code.*

*There was no further discussion.*

**Item 2:** Submitted by Justin Sevey for "Triple Blown"; a request to discuss plans for a glass blowing operation to be located at a dwelling located at 3331 Gandy Lane as a Home Occupation (Business Permit 0725). Zoned: Residential, one acre (R-1)

*The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, referring to the fact that a decision on the case was postponed to enable the applicant to address questions as to the potential fire hazard that may be posed by the operation. The applicant gave a brief description of the proposed operation, including the fact that he would only be doing glass forming, not melting. He explained that glass melting requires temperatures over 2000 degrees Fahrenheit, while glass forming is substantially cooler. The work he intends to do just requires a gas torch, not a furnace. This will be done in a shed at the rear of the property. The applicant also stated that he has been working with the Mesilla fire department to ensure that the operation is safe.*

*There were no further issues with the proposal.*

**PZHAC REGULAR MEETING  
AGENDA  
MAY 21, 2018**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING **MONDAY, MAY 21,** 2018 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

*Commission Chairperson Hernandez was absent. All other commissioners were present. There was a quorum. Commissioner Lucero assumed the role of acting Chairperson.*

## III. CHANGES/APPROVAL OF THE AGENDA

*There were no changes to the Agenda. Commissioner Prieto made a motion to approve the Agenda, seconded by Commissioner Houston, 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.*

*There were no changes to the Agenda. Commissioner Prieto made a motion to approve the Agenda, seconded by Commissioner Houston, and approved by a vote of 3 – 0.*

### A. \*PZHAC MINUTES – Meeting minutes of May 9, 2018.

*Approved as part of the Consent Agenda.*

### B. \*ADMINISTRATIVE APPROVAL

#### Building Permits

1. **Case 060727** – 2523 Calle del Norte, submitted by Michele Rasch; a request for a building permit to allow the repair and repainting of stucco on a dwelling at this address. Zoned: Historic Residential (HR).

*Approved as part of the Consent Agenda.*

## V. PZHAC NEW BUSINESS:

### A. PUBLIC INPUT ON CASES

*Susan Krueger, resident:*

*Case 060728 – Stated that DAC maps for the parcel did not show the correct size of the parcel, it should be five acres.*

### B. CASES:

#### Building Permits

1. **Case 060728** – 1365 Snow Road, submitted by Luis H. Vigil; a request to for a building permit to allow the addition of a living room and a garage to a dwelling at this address. Zoned: Rural Farm (RF). (**Discussed during Work Session – Item 1**)

*Staff stated that this request had been discussed during the Work Session and provided a brief description of the discussion. The only issue was the size of the existing window from the master bedroom the outside, and whether this was large enough to meet the Code for egress windows. A motion was made by Commissioner Houston to table the request in order to provide the applicant a chance to address this concern. This was seconded by Commissioner Prieto, and the case was postponed by a vote of 3 – 0.*

#### Business Permits

2. **Permit 0725** – 3331 Gandy Lane, submitted by Justin Sevey for “Triple Blown”; a request for a business license to allow the applicant to operate a glass blowing operation as a Home Occupation at a dwelling at this address. Zoned: Residential, one acre (R-1). (**Discussed during Work Session – Item 2**)

*Staff stated that this request had been discussed during the Work Session and provided a brief description of the discussion. There were no issues. A motion was made by Commissioner Prieto to approve the request with the condition that the use be approved by the Fire Chief, seconded by Commissioner Houston, and approved by a vote of 3 – 0.*

3. **Permit 0706** – No address (Itinerant Vendor), submitted by Rodney Eaton (President) for “Zuni Electric Inc.”; a request for a business license to allow the applicant to install photo-electric panels on dwellings in the Town as a contractor (each dwelling will require a separate building license).

*Staff provided a brief description of the request, explaining that business registrations were required for any company doing business in the Town. There were no issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.*

**VI. PUBLIC COMMENTS**

*Susan Krueger, resident:*

*Stated that some of her comments on cases have not been included in the minutes, including a suggestion about the parking at Thai Delight. (The case in question was withdrawn by the applicant for other reasons.)*

*Stated that work sessions complicate the meetings, and suggested that work sessions be held on off weeks that differ from the regular meeting weeks.*

*Claimed that she has been misrepresented in previous minutes.*

**VII. PZHAC/STAFF COMMENTS**

*None*

**VIII. ADJOURNMENT – *The meeting was adjourned at 6:20 pm.***

**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 5/17/18 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 4, 2018

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)



**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 060730  
[PZHAC CONSENT AGENDA –6/4/2018]**

**Item:**

**Case 060730** – 2900 Suite A, Avenida de Mesilla, a request for a building permit to allow foam insulation to be applied to a portion of a roof on a commercial structure at this address. Zoned: General Commercial (C).

**Description of Work Done:**

The purpose of this request is to allow the applicant to apply a spray foam insulation to the ceiling of an outdoor dining and serving area to provide some insulation to this area. There will be no changes to the structure or its appearance.

**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 building on the property, 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 SUBJECT STRUCTURE FROM AVENIDA DE MESILLA**



# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

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: [R0400679](#)

Parcel Number: 4006138362059

Owner: AUSTY LLC

Mail Address: 2001 E LOHMAN AVE  
STE 110 BOX 347

Subdivision:

Property Address: 2920 AVENIDA DE  
MESILLA

Acres: 1.78000459



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

OFFICIAL USE ONLY:

Case # 060730

Fee \$ 77.00

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

CASE NO. 060730 ZONE: C CODE: M1 APPLICATION DATE: 5/17/18

JERRY GRANDJE Name of Applicant/Owner 575-640-2346 Applicant's Telephone Number

528 NORTH PARK LAS CRUCES N.M. 88005 Applicant's/Owner's Mailing Address City State Zip Code

jerry@spotteddogbrewery.com Applicant's/Owner's E-mail Address

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

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

Address of Proposed Work: 2900 STE A AVENIDA DE MESILLA

Description of Proposed Work: INSULATED BACK RATIO ROOF 476cf w/ FOAM INSULATION

\$ 2000 Estimated Cost



5-17-2018 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  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

PERMISSION ISSUED/DENIED BY: J. Grandje ISSUE DATE: 5/17/18

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 060732  
[PZHAC CONSENT AGENDA –6/4/2018]**

**Item:**

**Case 060732** – 2685 Calle de Parian, submitted by Stephan McIlvaine; a request for a building permit to allow a rear fence to be relocated about 20” to a rear property line, and for the removal of dead branches from trees at a residential property at this address. Zoned: Historic Residential (HR).

**Description of Work Done:**

The purpose of this request is to allow the applicant to move a chain link fence across the rear of her property 20” so that the fence is actually on the property line. Currently, the fence is located inside the property line. There will be no changes or additions to the fence itself. Moving the fence will not result in any changes to the structures on the property or their appearance.

**Consistency with the Code:**

Since this is a repair that will not affect or change the appearance of any of the structures on the property, or any noticeable changes to the property itself, and since the work will not consist of any additions or changes to heated/cooled areas of the buildings on the property, 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 FENCE TO BE MOVED, FROM CALLE DE PARIAN**



# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

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: [R0400441](#)

Parcel Number: 4006138096083

Owner: CHAMBERLIN CAROLMARIE B

Mail Address: PO BOX 398

Subdivision:

Property Address: 2685 CALLE DE  
PARIAN

Acres: 0.93



# PLAT OF SURVEY

A 0.910 ACRE TRACT OF LAND SITUATE WITHIN SECTION 36, T.23S., R.1E., N.M.P.M., OF THE U.S.R.S. SURVEYS, BEING U.S.R.S. TRACTS 11A-208A, 11A-208A2 AND 11A-209 TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO

**LEGEND**

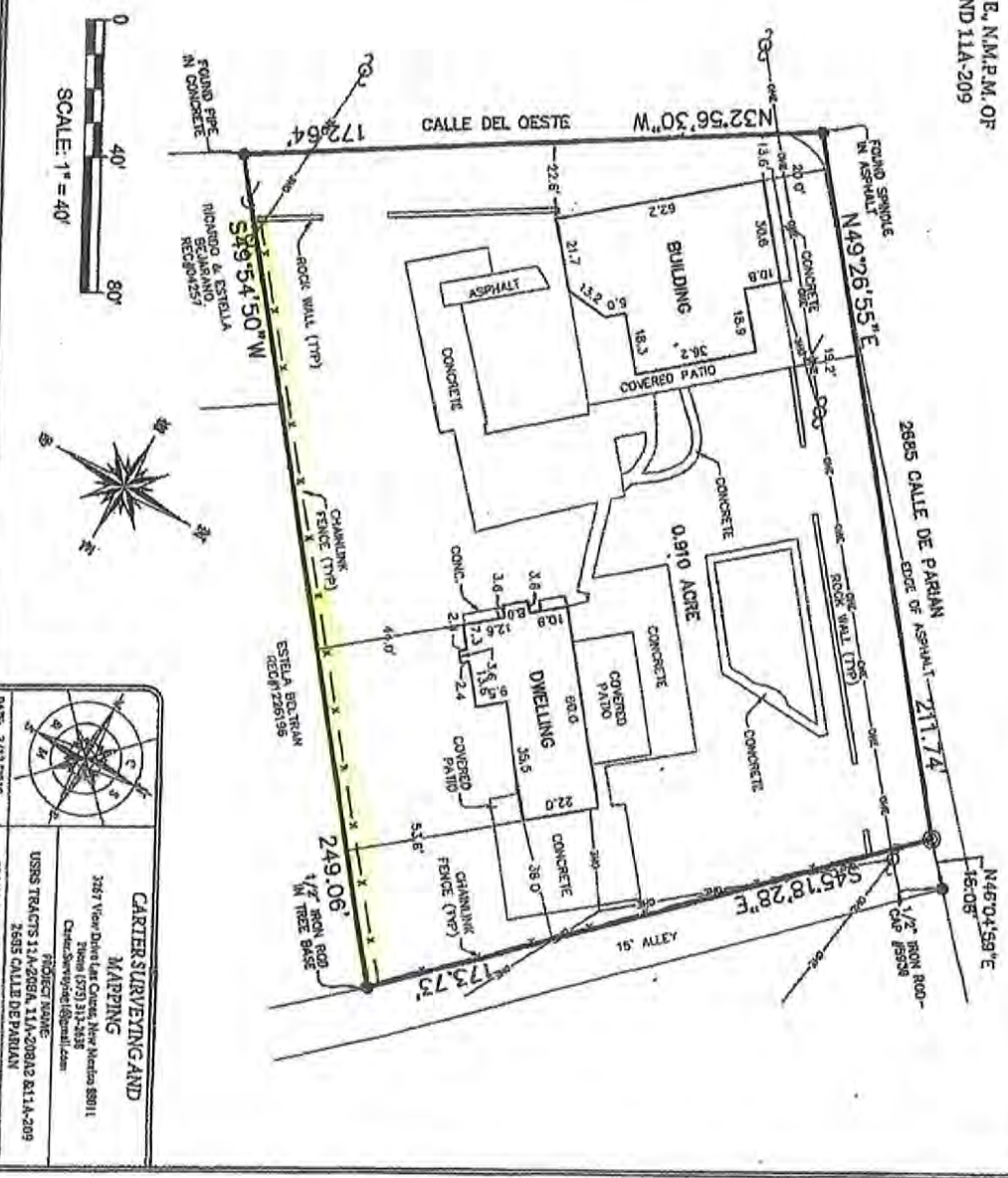
- FOUND MONUMENT - AS NOTED
- SPT 1/2" IRON ROD WITH CAP NO. 22098

- NOTES:
1. DASH OF BEARING IS BETWEEN MEASUREMENTS FOUND ALONG THE WEST LINE OF THIS TRACT AS SHOWN (N32°56'30"W).
  2. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION.
  3. THIS PARCEL(S) OF LAND IS IN EOOD ZONE "A" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS (FIRM 5903C1 093) DATED 7/0/2016.

**SURVEYOR'S CERTIFICATION:**

I, BENJAMIN L. CARTER, A NEW MEXICO PROFESSIONAL SURVEYOR CERTIFY THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

*Benjamin L. Carter*  
 BENJAMIN L. CARTER, 35224  
 3/13/18



**CARTER SURVEYING AND MAPPING**  
 3871 View Dine Lane, Suite, Silver Mesa, 88011  
 Phone (575) 312-2438  
 CarterSurveying@gmail.com

**PROJECT NAME:**  
 USRS TRACTS 11A-208A, 11A-208A2 & 11A-209  
 2685 CALLE DE PARLAN

**DATE:** 3/13/2018  
**PROJECT NUMBER:** 18133  
**PLAT 1 OF 1**

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

**OFFICIAL USE ONLY:**  
 Case # 060732  
 Fee \$ 77.00

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

CASE NO. 060732 ZONE: HR CODE: M1 APPLICATION DATE: 5/22/18

STEPHAN McILVAINE 310 614 5531  
 Name of Applicant/Owner Applicant's Telephone Number  
PO Box 360 Mesilla NM 88046  
 Applicant's/Owner's Mailing Address City State Zip Code  
spmclvaine01@gmail.com  
 Applicant's/Owner's E-mail Address  
Dona Ana County Tree Care  
 Contractor's Name & Address (If none, indicate Self)

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

Address of Proposed Work: 2685 Calle de PARIAN

Description of Proposed Work: ① Relocating existing fence, S boundary, back to property line, approximately 20" x 249'.  
② removing dead branches from trees

\$ 2,000 Estimated Cost  
Stephan McIlvaine Signature of Applicant  
May 22, 2018 Date

Signature of property owner if applicant is not the property owner: (SAME AS ABOVE)

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 FENCE

**PERMISSION ISSUED DENIED BY:** [Signature] **ISSUE DATE:** 5/22/18

- 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 060733  
[PZHAC CONSENT AGENDA –6/4/2018]**

**Item:**

**Case 060733** – 2290 Calle de Parian, a request for a building permit to allow the repainting of window trim and installation of a glass panel over each window on a commercial structure at this address. Zoned: Historical Commercial (HC).

**Description of Work Done:**

The purpose of this request is to allow the applicant to scrape and paint peeling paint on existing windows on the structure. Additionally, the applicant will cover each window with a pane of glass to protect each window and provide thermal efficiency. (Although the structure is listed in the Historical Register for the Town, its historical and architectural contribution is considered neutral (see attached). There will be no overall changes to the structure or its appearance.

**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 building on the property, 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 SUBJECT STRUCTURE FROM CALLE DE PRINCIPAL**





# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

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: [R0400315](#)

Parcel Number: 4006137229477

Owner: ARMIJO FELIX M &  
GUADALUPE R

Mail Address: 2004 W UNION

Subdivision:

Property Address: 2410 CALLE DE  
PARIAN

Acres: 0.56999541



1. ALERT SHEET?

YES  NO

NEW MEXICO HISTORIC BUILDING INVENTORY  
FORM 1: BUILDINGS & STRUCTURES 6-6-79

2. SURVEY DATE 3. BY  
1/10/80 MBT

4. CHECK DATE 5. BY

6. COMPUTER DATE 7. BY

8. FILE DATE 9. BY

10. REVISION DATE 11. BY

7. COUNTY  
Dona Ana

13. FIELD MAP

14. NUMBER

15. UTM REFERENCE NUMBER

13 331000 3572000  
ZONE EASTING NORTHING

6. SPECIFIC LOCATION

In the SW corner of Calle Principal and Calle del Parian.

17.

CITY/TOWN

Mesilla

18. ZIP

19. LAND GRANT OR RESERVATION

Mesilla Civil Colony

20. I.D. #

18320120

22. ROLL #

39

23. NEG #

35

24. LOCATION OF NEG.

20. LEGAL DESCRIPTION:

TOWNSHIP

NS

RANGE

EW SECTION

1/4

1/4

1/4

25. ARCHITECTURAL STYLE

adobe vernacular

26. NUMBER OF STORIES

1

David + Lydia Taylor  
Box 504

27. FOUNDATION MATERIAL(S)

MESILLA NM 88044

28. EXTERIOR WALL SURFACE(S)

4-006-137-229-477

29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS)

- boarded up windows on north side

- glass block window on east side, concrete lug sill, no surrounds

- small windows (2 on the east, 2 on the north), deeply recessed, steep sills, no surrounds located ca. 7' above sidewalk.

DOOR/ENTRANCE (TYPE/SURROUNDS)

Main entrance is on the shaved NE corner of building

2 plank wood door with large lite in upper portion.

In the side facing Calle del Parian. Two horiz plank doors.

31. ROOF(S) (NUMBER/SHAPE/MATERIAL, DETAILS)

Flat. Subtle stepped parapet on east side.

32. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR, MATERIALS)

none observed

33. EXTERIOR DETAILS

Viga ends visible on east side.

34. COMMENTS

Although only dating from the 1940's, this building occupies part of the block which ~~has~~ <sup>saw</sup> much history.

DATE OF CONSTRUCTION

35. ESTIMATED 1947

36. ACTUAL

37. SOURCE OF DATE

Robert Fretze

38. ARCHITECT/ENGINEER/BUILDER

39. SOURCE OF INFORMATION

40. NAME

USE

41. PRESENT commercial frame shop

42. HISTORIC

43. CONDITION

EXCELLENT

GOOD

FAIR

DETERIORATED

44. DEGREE OF REMODELING

MINOR

MODERATE

MAJOR

45. IMMEDIATE SURROUNDINGS

commercial tourism/residential

46. RELATION TO SURROUNDINGS

SIMILAR

NOT SIMILAR

47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS

PLUS

NEUTRAL

MINUS

48. OVERALL SIGNIFICANCE

NATIONAL

STATE

LOCAL

NONE

49. ASSOCIATED BUILDINGS?

YES

NO

50. WHAT TYPE? adjacent building to south

51. IF INVENTORIED, LIST I.D. #'S

52. SEE BACK?

YES

NO

This building was constructed shortly after WWII. The ~~Frontier Club~~ occupied it since its construction until ca. 1965. It was allegedly the hottest place in town.

On this spot prior to the war was an old adobe, part of Demetrio Chavez store (check this).

The property is ~~owned by~~ <sup>taken care of by</sup> Rosa Delphin who lives in the building imm. to the west. (belongs to the hospital)

— Former property of Bautista Montoya

Demetrio Chavez - Post office

On the site where the Frontier Club is now S.W. corner Calle Principal, Calle de Toran - Angel Lucero interview with Mary Taylor - 1950±

News - Louis H. Baldy and Demetrio Chavez have formed a mercantile firm under the name of Baldy & Chavez  
Die Playa - Mesilla Independent, P. 6 - Aug. 11, 1877

119 The Leonart-Maurin store was built in 1863 of burnt brick from a local kiln. This structure was to have a second story as evidenced by blocked up, partially completed windows above the canal level. Only about three feet of this story was completed when the project was halted. Maurin was murdered in his residence at the rear of the store in 1866. A few years later another Frenchman, Pedro Duhalde, who was a saloon keeper and merchant in Mesilla, was murdered here also. The building has since been used as a saloon, residence, town hall, and is currently housing two gift shops. The building faces the plaza and is adjacent to the Reynolds/Griggs Store to the north. The high parapet has a brick coping. The windows are fixed wood frame and have brick segmental arches. All doors and windows are protected with iron grill work. (S)

120 This structure was constructed shortly after World War II and was the Frontier Club Bar until the mid 1960's when it was converted into a gift shop. The building occupied the spot where part of the Demetrio Chavez store and post office was during the latter half of the 19th century. It is stuccoed adobe with a flat roof, has a parapet, chamfered corner at the main entrance, small wood frame and glass block windows and is adjacent to the building to the south. (N)

121 This was once part of the Demetrio Chavez store, post office and residence during the latter half of the 19th century. The portion of the building fronting Calle Principal is now being used as a gift shop. Behind this gift shop is the residence of Rosa Delphin and her three huge Saint Bernards. Some of the walls in this building probably date from the 1850's. (S)

122 Originally the property of Cristobal Ascarate, this site was used as the corral area for the overland livestock and wagons in the 1850's. It then became the Thomas J. Bull Store in 1874 which supplied soldiers, miners and settlers with just about anything they needed. In 1909, the present building replaced the Bull Store. This structure was built by John Bombach for his brother Otto and used as a general store. It is a tall adobe building with unplastered walls and faceted stone pilasters against the facade. The building then housed the Wells Fargo Museum in the 1950's until it burned at which time the roof collapsed and many of the museum pieces were destroyed. It is now vacant. A tall adobe barn is adjacent to this building at the rear. (S)

123 This is a stuccoed adobe house with metal casement windows, and an asphalt shingled hip roof. It follows a square plan. est. 1935. (N)

TOWN OF MESILLA  
PERMISSION TO CONDUCT WORK  
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060733

Fee \$ 0.00

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

CASE NO. 060733 ZONE: HC CODE: M1 APPLICATION DATE: 5/23/18

Felix Armijo  
Name of Applicant/Owner  
2004 W Union LC  
Applicant's/Owner's Mailing Address City  
NM  
Applicant's Telephone Number State  
575-640-6713  
Applicant's Telephone Number  
88005  
Zip Code  
flowers@AOL.com  
Applicant's/Owner's E-mail Address

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

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

Address of Proposed Work: 2290 Calle de Parian

Description of Proposed Work: Paint window of Cafe Don Felix

\$2500  
Estimated Cost  
Felix Armijo  
Signature of Applicant  
5-21-18  
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: SAME COLOR, NO CHANGE TO APPEARANCE OR STYLE OF STRUCTURE

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 5/23/18

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 4, 2018

PZHAC DECISIONS

BUILDING PERMITS

**PZHAC ACTION FORM**  
**BUILDING PERMIT 060728**  
**[PZHAC REVIEW – 6/5/18]**  
**STAFF ANALYSIS**

**(Decision to be based on information presented during the Work Session – Item 1)**

**Item:**

**Case 060728** – 1365 Snow Road, submitted by Luis H. Vigil; a request to for a building permit to allow the addition of a living room and a garage to a dwelling at this address. Zoned: Rural Farm (RF).

**Staff Analysis:**

The proposed work was briefly discussed in the PZHAC Work Session held prior to the May 21 PZHAC meeting (the applicant was not present at that work session or meeting). The proposed work was discussed again at today's work session in order to give the applicant a chance to respond to any resulting questions. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the construction and/or style of the proposed additions are architecturally appropriate or acceptable for the Town as proposed, 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 additions would not be architecturally appropriate or acceptable to the Town, 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: @ \$10,000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed additions, when finished, will be consistent with the development of land in the RF zoning district. 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 constructing additions to a dwelling at this address.
- The PZHAC has determined that the proposed additions to the dwelling meet all applicable Code requirements.

**PZHAC ACTION:**

# Doña Ana County, NM

General Reference Maps

Map Help

Doña Ana County

2014 Aerial

Addresses

County Address Points

Select Search Type:

Account Number

Enter Value:

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: [R0400016](#)

Parcel Number: 4005137006178

Owner: VIGIL ENEDINA H & LUIS H VIGIL

Mail Address: 1365 SNOW RD

Subdivision:

Property Address: 1365 SNOW RD

Acres: 1



Doña Ana County



TOWN OF MESILLA  
PERMISSION TO CONDUCT WORK  
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060728

Fee \$ 25.50

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

CASE NO. 060728 ZONE: RF CODE: ADM APPLICATION DATE: 5/9/18

Name of Applicant/Owner: Luis H. Vigil Applicant's Telephone Number: (575) 649-0438

Applicant's/Owner's Mailing Address: 1365 Snow Rd City: LC State: NM Zip Code: 88005

Applicant's/Owner's E-mail Address: Self

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

Contractor's Telephone Number: \_\_\_\_\_ Contractor's Tax ID Number: \_\_\_\_\_ Contractor's License Number: \_\_\_\_\_

Address of Proposed Work: 1365 Snow Rd

Description of Proposed Work: Enclose patio in car attached garage  
move patio to east side; repair stucco windows

Estimated Cost: \$10,000 Signature of Applicant: Luis H. Vigil Date: 5-9-18

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: \_\_\_\_\_  
 Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_  
 Disapproved Date: \_\_\_\_\_  Approved with Conditions  
 Approved with conditions

BOT  Approved Date: \_\_\_\_\_

FIRE INSPECTION/APPROVAL REQUIRED:  YES  NO  SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED:  YES  NO  SEE CONDITIONS

CONDITIONS: PZHAC APPROVAL & CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_

- 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 ACTION FORM**  
**BUILDING PERMIT 060734**  
**[PZHAC REVIEW – 6/5/18]**  
**STAFF ANALYSIS**

**(Decision to be based on information presented during the Work Session – Item 2)**

**Item:**

**Case 060734** – 1988 Calle del Norte, submitted by Rocky Burke; a request to for a building permit to install a six foot high wood fence and gate across the front of two properties at and adjacent to this address. Zoned: Historical Commercial (HC). **(Discussed during Work Session – Item 2)**

**Staff Analysis:**

The proposed work was discussed at today’s work session in order to give the applicant a chance to explain how the style of fence was chosen, how it will be constructed, and to answer to any resulting questions. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the construction and/or style of the proposed fence is architecturally appropriate or acceptable for the property as proposed, 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 fence will not be architecturally appropriate or acceptable for 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: @ \$1,500.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed fence, when finished, will be consistent with the development of properties in the HR zoning district. Additionally, the request 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 constructing a wood fence across two properties at or adjacent to the property at this address.
- The PZHAC has determined that the proposed fence will meet all applicable Code requirements.

**PZHAC ACTION:**

# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

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: [R0400262](#)

Parcel Number: 4006137336326

Owner: CONQUISTADORES

DEVELOPMENT LLC

Mail Address: 2527 MAYFIELD LN

Subdivision: CONQUISTADORES DEL

NORTE TRACTS (BK 23 PG 165 -  
1106144)

Property Address:

Acres: 0





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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060734

Fee \$ 68.00

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

CASE NO. 060734 ZONE: NR CODE: M1 APPLICATION DATE: 5/24/18

Rocky Buske 575 650 3900  
 Name of Applicant/Owner Applicant's Telephone Number

2525 Mayfield Ln Las Cruces NM 88007  
 Applicant's/Owner's Mailing Address City State Zip Code

ROCKY111153@gmail.com  
 Applicant's/Owner's E-mail Address

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

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

Address of Proposed Work: 1988 Calle Del Norte

Description of Proposed Work: Iron Fence (Wood)

\$ 1,500.00 [Signature] 5/22/18  
 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: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 5/24/18

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 060736**  
**[PZHAC REVIEW – 6/5/18]**  
**STAFF ANALYSIS**

**(Decision to be based on information presented during the Work Session – Item 3)**

**Item:**

**Case 060736** – 2472 Calle de Cura, submitted by Maria Rios; a request for a building permit to allow a freestanding carport to be constructed on a residential property at this address. Zoned: Historical Residential (HR)

**Staff Analysis:**

The proposed work was discussed at today's work session in order to give the applicant a chance to explain how and why the carport was built without a permit, and to answer to any resulting questions. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the construction and/or style of the carport is architecturally appropriate or acceptable for the property as built, or if an alternate solution is arrived at, then the request can be approved 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 carport is not be architecturally appropriate or acceptable to 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: @ \$2,325.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed carport is consistent with the development of land in the HR zoning district. 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 constructing a carport in front of a dwelling on the property.
- The PZHAC has determined that the proposed carport meets all applicable Code requirements.

**PZHAC ACTION:**

# 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: [R0400537](#)

Parcel Number: 4006138181078

Owner: RIOS MARIA L

Mail Address: 2472 W CALLE DE  
CURA

Subdivision:

Property Address: 2472 CALLE DE  
CURA

Acres: 0.06000918



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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

**OFFICIAL USE ONLY:**

Case # 060736

Fee \$ 160.00

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

CASE NO. HR 060736 ZONE: HR CODE: AD APPLICATION DATE: 05-25-18

Maria L. Rios  
 Name of Applicant/Owner

(575) 993-0896  
 Applicant's Telephone Number

Applicant's/Owner's Mailing Address City State Zip Code

2472 W Calle De Cura Mesilla N.M. 88046

Applicant's/Owner's E-mail Address

LUIS CALABRO

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

575-650-7921

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

Address of Proposed Work: 2472 CALLE DE CURA

Description of Proposed Work: BUILD AN OPEN CARPORT AT THIS ADDRESS

\$ 2,325.00  
 Estimated Cost

Maria L. Rios  
 Signature of Applicant

05-25-18  
 Date

Signature of property owner if applicant is not the property owner: Maria L. Rios

**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 ; BOT 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 NEW BUSINESS

JUNE 4, 2018

PZHAC DECISIONS

BUSINESS REGISTRATIONS

**PZHAC ACTION FORM**  
**BUSINESS REGISTRATION REQUEST**  
**[PZHAC REVIEW – 6/4/2018]**  
**STAFF ANALYSIS**

**Item:**

**Registration 0726** - 2350 Calle de Principal, submitted by Marianne Schweers for “Heart of the Desert Pistachios and Wines”; a request for a business registration to operate a retail store at this address. Zoned: Historical Commercial (HC)

**Description of Business:**

The purpose of the application is to allow the applicant to move into the old “Reynolds Store” on the Plaza. This store was previously occupied until recently by the “Mesilla Valley Store”, a gift shop selling salsa and pecans. The building is scheduled to become a museum operated by the State. The applicant will occupy it on a year-to-year lease with the state. This will be the second location operated by the applicant on the Plaza. The original “Heart of the Desert Pistachios and Wine” will continue to operate at 2355 Calle de Guadalupe until its current lease runs out. The operation at the new location will be the same as the original operation. The applicant is hoping that the new location will increase the visibility of the operation and result in an increase in clientele.

**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 portion of 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 minimal cosmetic changes to the interior of the structure.

**Findings:**

- 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 FROM CALLE DE PRINCIPAL**



# 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: [R0401625](#)

Parcel Number: 4006137210430

Owner: TAYLOR J PAUL TRUSTEE J  
PAUL & MARY H D TAYLOR REV  
TRUST

Mail Address: PO BOX 133

Subdivision:

Property Address:

Acres: 0.03209366





Date: 4-5-18

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

No.: 0726

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   
(Transfer from 2355 Calle de Guadalupe)

Name of Business: Heart of the Desert Pistachios & Wine  
 Name of Applicant: Marianne Schweers  
 Business Location: 2350 Calle de Principal  
 Mailing Address (Street # or P.O. Box): 7288 Hwy 54-70  
 E-Mail Address: store@HeartoftheDesert.com  
 City: Alamogordo State: NM Zip Code: 88310  
 Phone # of Business: 575-647-2115  
 Location of Business: Street 2350 Calle de Principal  
 City: Mesilla State: NM Zip Code: 88046

Property Owner Name: J. Paul Taylor  
 Location: 2350 Calle de Principal  
 Phone # of Property Owner: 575 649-4603  
 Property Owner's Address; Street 2330 Calle de Santiago  
 City: Mesilla State: NM Zip Code: 88046

**Additional Information**

Square Footage of Business: 1167  
 Number of Employees: 2  
 Number of Parking Spaces: 2  
 Zoning Code: Historical Commercial  
 Parking Assessment: Grandfathered in with historical age Please fill in other side>>>>

Type of Business -please describe product(s) and/or service(s): Retail sales - pistachio nuts & wines, general boutique type merchandise

Business Applicant Is: Sole Proprietorship  Partnership  Corporation

Current New Mexico Revenue Division ID #: 02-184066-00-0  
(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 #: <u>800-432-0999</u>		
Name	Address	Telephone #
1. <u>María Massey</u>	<u>4948 Sherwood, Las Cruces</u>	<u>575-636-5206</u>
2. <u>Linda Francani</u>	<u>2277 Calais Ave, Las Cruces</u>	<u>575-202-3200</u>
3. <u>Marianne Schweers</u>	<u>7288 Hwy 54-70 Alamogordo</u>	<u>575-434-0035</u>
Do you have an alarm system? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
What Type? <u>wireless LYNX (Honeywell wireless 5800 devices)</u>		
Which Company, if any, Responds to Alarms? <u>Meridian Systems</u>		

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

Marianne Schweers Co-Owner April 5, 2018  
Signature of Applicant/Title Date

[Signature] 4-9-18  
Signature of Building Owner Date

Office Use  
Receipt Number: \_\_\_\_\_ Date of Payment: \_\_\_\_\_  
Case Number: 0726 Zone: HC  
PZHAC Approval Date: \_\_\_\_\_ Bus. Type: RETAIL  
Sign Permit Case #: N/A Renewal Date: 3/15/19

**Fire Department Inspection Verification**

Fire Department Representative Signature: \_\_\_\_\_  
Fire Inspection Date: \_\_\_\_\_  
Approved:  Yes  No

PZHAC NEW BUSINESS

JUNE 4, 2018

PZHAC DECISIONS

SIGN PERMITS

**PZHAC ACTION FORM**

**SIGN REQUEST  
[PZHAC REVIEW]  
“Sinuate Media”**

**STAFF ANALYSIS**

**Item:**

**Permit 060735** – 1910 Calle de Parian, submitted by Leah Messina for “Sinuate Media”, a request for a sign permit to install a 13.5 square foot sign on a commercial structure at this address. Zoned: Historical Commercial (HC).

**Description of Work to be Done:**

The applicant would like to install a 2.7 feet by 5 feet wall green, blue, and brown wall sign (see attached diagram) on the front of the building where an old sign for the previous occupant (“Tres Manos Weaving”) is located. This will be the only sign for the business at this time.

**Consistency with the Code:**

The PZHAC will be consistent with the following Section of the Sign Code (Chapter 18.65) that specifically applies 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 13.5 square feet in area. The sign will not project above the side of the building.)**

This is the only sign proposed for the business at this time. Any additional signs (hanging signs, projecting signs, etc.) will require additional permits and review by the PZHAC.

**Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 13.5 square foot wall sign on the building. The subject property is zoned Historical Commercial (HC)
- The proposed sign will not have negative impacts on the surrounding businesses in the area.
- The proposed sign will be consistent with the Code.

**PZHAC ACTION:**

**PROPOSED LOCATION OF SIGN**



# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

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: [R0400355](#)

Parcel Number: 4006137272430

Owner: GRIJALVA MIGUEL JR &  
PRISCILLA TTES MIGUEL GRIJALVA JR  
& PRISCILLA TRUS

Mail Address: 1810 HALFMOON

Subdivision:

Property Address: 1910 CALLE DE  
PARIAN

Acres: 0.20523416







OFFICIAL USE ONLY:

Case # 060735

Fee \$ 27.00

CASE NO. 060735 ZONE: HC APPLICATION DATE: 5/24/18

Sinuate Media Business Name 443-992-4691 Business Telephone Number

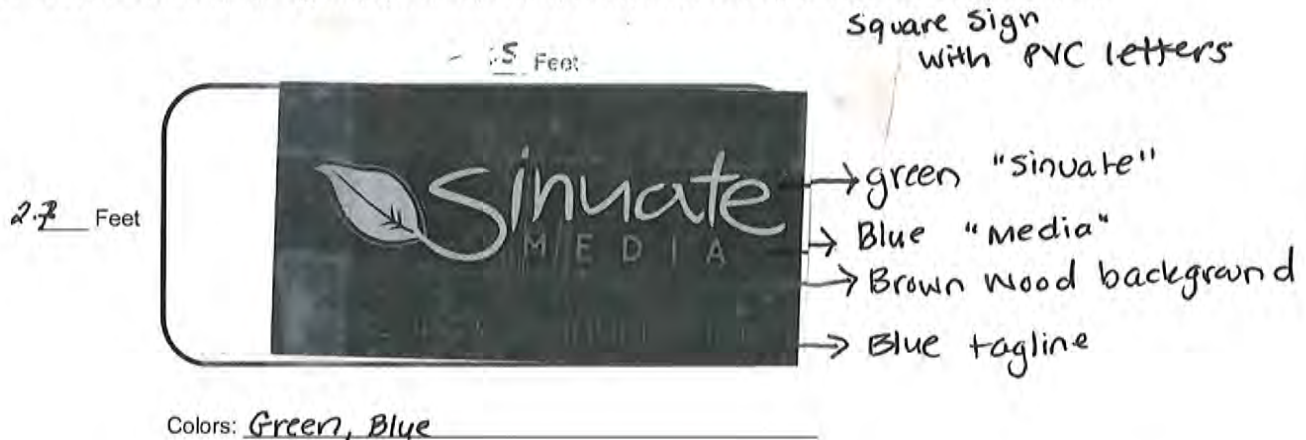
1910 Calle de Parian Business Address La Mesilla, NM City State 88046 Zip Code

Leah Messina Applicant Name 917-843-8164 Applicant Telephone/Cell Number

2001 E. Lohman Ave. 110-323 Mailing Address Las Cruces, NM City State 88001 Zip Code

Description of sign: (SEE BELOW)

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



FOR OFFICIAL USE ONLY

- |       |   |     |   |
|-------|---|-----|---|
| PZHAC | <input type="checkbox"/> Administrative Approval  | BOT | <input type="checkbox"/> Approved Date: _____     |
|       | <input type="checkbox"/> Approved Date: _____     |     | <input type="checkbox"/> Disapproved Date: _____  |
|       | <input type="checkbox"/> Disapproved Date: _____  |     | <input type="checkbox"/> Approved with Conditions |
|       | <input type="checkbox"/> Approved with conditions |     |   |

CONDITIONS: PZHAC REVIEW REQUIRED

PERMIT ISSUED BY: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_