



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA JULY 1, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, JULY 1, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Joseph W. Foster; a request to discuss plans to repair or replace existing courtyard walls, improve parking, repair or replace rotting window frames, replace an existing cinderblock wall along Calle de Guadalupe, and generally improve and upgrade the landscaping of the east and south sides of a commercial building at 2489/2461 Calle de Guadalupe. (Cases **060923, 060924, 060925, 060926**) Zoned: Historical Commercial (HC)

Item 2: Submitted by Ashleigh and Jeff Curry; a request to discuss plans to construct a three-car garage as an addition to their existing dwelling on a property at 1626 West Union Avenue. (Case **060927**) Zoned: Rural Farm (RF)

PZHAC REGULAR MEETING AGENDA JULY 1, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, JULY 1, 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 6/17/2019

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

1. **Case 060913** – 304 Capris Arc, submitted by Erus Energy for Francisco Holguin; a request for a zoning permit to allow the installation of photo-voltaic panels on a dwelling at this Address. Zoned: Residential, one acre lots (R-1)
2. **Case 060914** – 2461 Calle de Principal, submitted by EMT Electric for Armando Torres; a request for a zoning permit to allow the replacement of an electric panel on a structure at this address. Zoned: Historical Commercial (HC)
3. **Case 060916** – 2425 Calle de Santiago, submitted by Art Lucero; a request for a zoning permit to allow the reroof of a dwelling at this address. Zoned: Historical Residential (HR)
4. **Case 060919** – 2461/2489 Calle Principal, submitted by Joseph W. Foster; a request for a zoning permit to allow the installation of a drywell and the grading of a parking area on a commercial property at these addresses. Zoned: Historical Residential (HR)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. DECISIONS:

Cases:

1. **Case 060918** – 1874 West Union Avenue, Arturo and Pedro Jurado; a request for a zoning permit to allow the installation of a loading dock on a commercial building at this address. Zoned: General Commercial (C)
2. **Case 060920** – 2250 Calle de San Albino, submitted by Robert Hamilton, a zoning permit to allow the repainting of a dwelling at this address. Zoned: Historical Commercial (HC)
3. **Case 060921** – 3116 Avenida de Mesilla, submitted by Norm Fristoe for LAMA Properties, LLC; a request for a zoning permit to allow the construction of a covered wooden porch over a patio at the rear of a dwelling at this address. Zoned: Residential Agricultural (RA)
4. **Case 060922** – 3200 Estrada Road, submitted by Eric Liefeld a request for a zoning permit to construct a porch and a pergola over a patio at the front of a dwelling at this address. Zoned: Residential Agricultural (RA)
5. **Case 060923** - 2461/2489 Calle Principal, submitted by Joseph W. Foster; a request for a zoning permit to allow the repair or replacement of the cinderblock wall around Ruby Sun Spa, and the widening of doorways in the wall at this address. Zoned: Historical Residential (HR) (**This case was discussed during the Work Session – Part of Item 1**)
6. **Case 060924** - 2461/2489 Calle Principal, submitted by Joseph W. Foster; a request for a zoning permit to allow the repair or replacement of window frames in the building at this address. Zoned: Historical Residential (HR) (**This case was discussed during the Work Session – Part of Item 1**)
7. **Case 060925** - 2461/2489 Calle Principal, submitted by Joseph W. Foster; a request for a zoning permit to allow the replacement of a two-foot high yard wall along Calle de Guadalupe on a property at these addresses. Zoned: Historical Residential (HR) (**This case was discussed during the Work Session – Part of Item 1**)
8. **Case 060926** - 2461/2489 Calle Principal, submitted by Joseph W. Foster; a request for a zoning permit to allow landscaping on a commercial property at these addresses. Zoned: Historical Residential (HR) (**This case was discussed during the Work Session – Part of Item 1**)
9. **Case 060927** – 1626 West Union Avenue, submitted by Ashleigh and Jeff Curry; a request for a zoning permit to construct a three-car garage as an addition to their existing dwelling on a property at this address. Zoned: Rural Farm (RF) (**This case was discussed during the Work Session – Item 2+**)

Business Registrations

10. **Permit 0808** – 3301 Gandy Lane, submitted by Jessica M. White Cason for “Enchanted Earth Wellness”, a request for a business license to operate an office out of a dwelling at this address for a Health Coaching and Yoga instruction business. Zoned: Residential, one acre lots (R-1)
11. **Permit 0809** – 3301 Gandy Lane, submitted by Earl Cason for “Earl Cason Consulting”, a request for a business license to operate an office out of a dwelling at this address for a Life Coaching and Business consulting operation. Zoned: Residential, one acre lots (R-1)
12. **Permit 0810** – 2205 Calle de San Albino, submitted by Wendy Weir for “Agave Artists”, a request for a business license to operate an art gallery out of a former rental dwelling at this address. Zoned: Historic Commercial (HC)

Sign Permits

13. **Sign Permit 060928** – 2411 Calle de San Albino, submitted by Shauna Martinez for “Truart of the Earth”; a request for a zoning permit install a wall sign at this address. Zoned: Historical Commercial (HC)
14. **Sign Permit 060929** – 2411 Calle de San Albino, submitted by Wendy Weir for “Agave Artists”, a request for a zoning permit to install a wall sign 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 6/14/19 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; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

MAY 20, 2019

WORK SESSION

PZHAC WORK SESSION
JULY 1, 2019
ITEM 1

Submitted by Joseph W. Foster; a request to discuss plans to repair or replace existing courtyard walls, improve parking, repair or replace rotting window frames, replace an existing cinderblock wall along Calle de Guadalupe, and generally improve and upgrade the landscaping of the east and south sides of a commercial building at 2489/2461 Calle de Guadalupe. (Cases **060923, 060924, 060925, 060926**) Zoned: Historical Commercial (HC)

DESCRIPTION OF REQUEST:

The subject property contains the southern an adobe structure that dates back to the 1850's. Arthur Fountain became the owner of the structure around 1900, and the structure has been in the Fountain family since then. The southern third of the structure was owned by Artie Fountain until recently, at which time the applicant purchased the property. Aside from some minor repairs, there has not been much work done to the property in the past few years.

The applicant would like to restore some of the historic feel to the structure that he feels has been gradually lost over time as a result of inadequate repairs and neglect. In addition to repairs to the interior of the structure, including electrical upgrades, he would like to renew the original historic character of the open areas on the east side of the structure. Renovations will incorporate and reinforce the concept of this block being historically the "Transportation Block" of Mesilla, according to the Historical Register. This will include the replacement of non-historic concrete block walls; widening doorways, repairing windows, and replacing doors and gates with more historically appropriate doors and gates; the repair and upgrading of the parking area and drainage features; and generally landscaping the area to improve its appeal and historic character.

The applicant has submitted several zoning permit requests for the proposed work. Photos and diagrams of the structure are attached to illustrate what currently exists and what will be done. Excerpts from the Historical Register are also included for reference. The permits are as follows:

1. **Case 060923** ... a request for a zoning permit to allow the repair or replacement of the cinderblock wall around Ruby Sun Spa, and the widening of doorways in the wall at this address.
2. **Case 060924** ... a request for a zoning permit to allow the repair or replacement of window frames in the building at this address.
3. **Case 060925** ... a request for a zoning permit to allow the replacement of a two-foot high yard wall along Calle de Guadalupe on a property at these addresses.
4. **Case 060926** ... a request for a zoning permit to allow landscaping on a commercial property at these addresses

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed work will not result in any changes to the structure that will affect its Historical character, and that the work will be consistent with the following sections of the Code:

Chapter 18.33 – Historic Preservation

18.33.040 Declaration of purpose and statement of public policy.

A. The board of trustees declares that the historical heritage of Mesilla and its historic buildings and its historic districts are among its most valued and important assets. The board finds that some buildings having historical, architectural, aesthetic and cultural value have been neglected, altered or destroyed notwithstanding the feasibility of preserving and continuing the use of such buildings and without adequate consideration of the irreplaceable loss to the public and the town. The board finds that the historic character of Mesilla is of vital importance in maintaining the economy of the town and that its historic landmarks and the buildings in its historic district can be preserved, rehabilitated and used. The board finds that this chapter benefits all the residents of Mesilla and all the owners of property.

B. The board of trustees declares as a matter of public policy that the preservation, protection and use of historic landmarks and buildings in the historic districts are a public necessity because they have a special character or a special historic, architectural, aesthetic or cultural value and thus serve as visible reminders of the history and heritage of this town, state and nation. The board declares as a matter of public policy that this chapter is required in the interest of the health, safety, welfare and economic well-being of the public. The board declares as a matter of public policy that the identification and designation of historic landmarks and historic districts and the approval or disapproval of exterior changes to designated property or their demolition or relocation or new construction on the site are stated to be a public purpose. [Ord. 2011-03]

Since the proposed work will not change the use or style of the structure, and since the work will need to address the guidelines set forth by the Secretary of the Interior for Historic structures as well as the requirements of Section 18.33 – Historic Preservation of the Code, the PZHAC will need to determine that the proposed work will meet these requirements. Also, the proposed work will need to meet the requirements of the Building code where applicable.

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

PHOTO OF THE SUBJECT PROPERTY FROM CALLE DE PRINCIPAL & CALLE DE CORREO



PHOTO OF THE SOUTH SIDE OF THE PROPERTY SHOWING SOME OF THE PARKING



PHOTO OF THE EAST SIDE OF THE PROPERTY SHOWING SOME OF THE WALLS



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

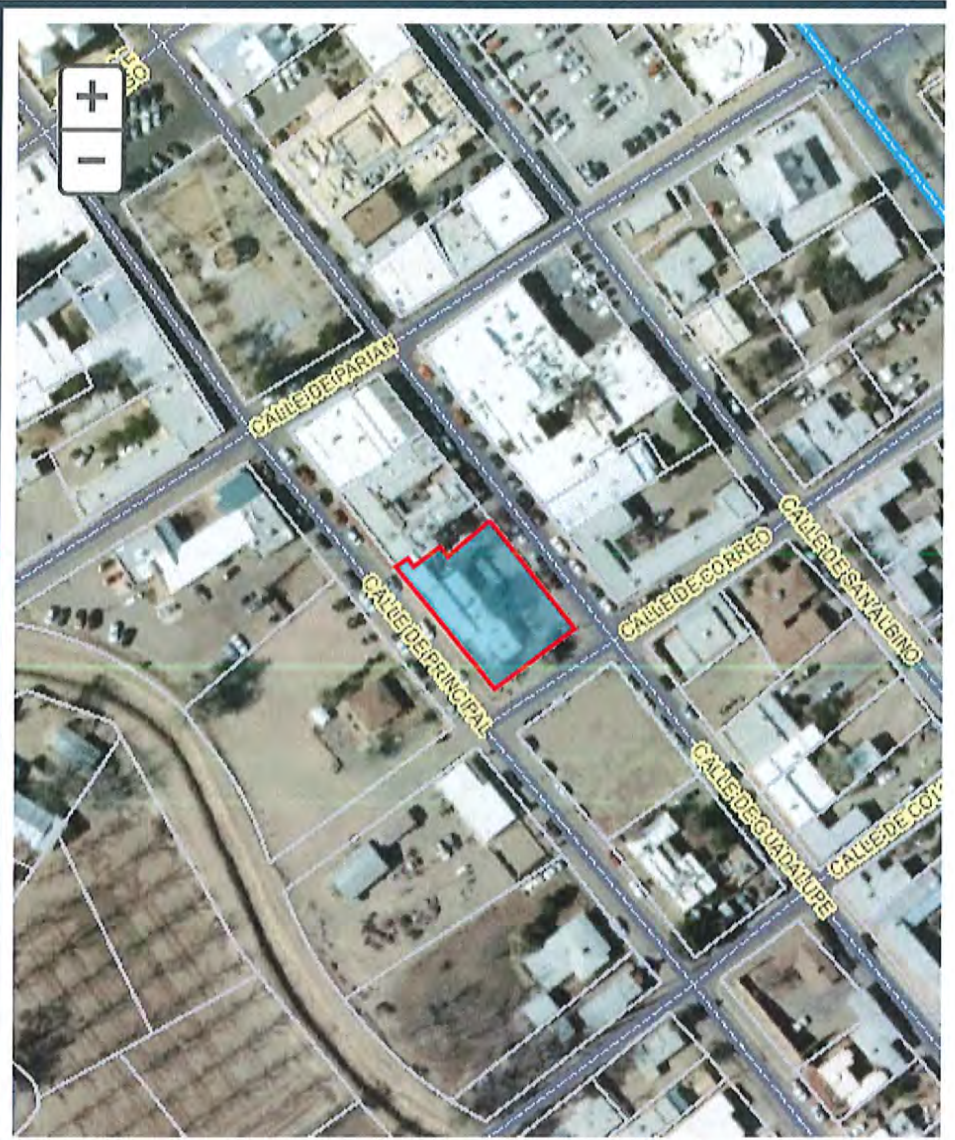
County Commission Districts

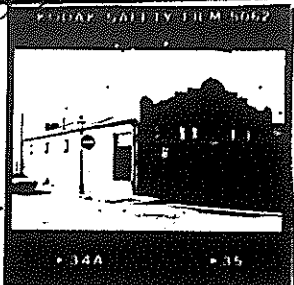
City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401209](#)
Parcel Number: 4006137253477
Owner: ARTIEFOUNT LLC
Mail Address: PO BOX 259
Subdivision: FOUNTAIN ACRES
SUBDIVISION (BK 24 PG 283 -
1730368)
Property Address: 2489 CALLE DE
PRINCIPAL
Acres: 0



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 1/11/80	3. BY MRT	4. CHECK DATE	5. BY	6. COMPUTER DATE	7. BY	8. FILE DATE	9. BY	10. REVISION DATE	11. BY
2. COUNTY Doña Ana		13. FIELD MAP 2189		14. NUMBER		15. UTM REFERENCE NUMBER 13 331000 3572000 ZONE EASTING NORTHING			
16. SPECIFIC LOCATION SW corner of Calle Pasion and Calle de Guadalupe. Structure faces the plaza.				17. CITY/TOWN Merrill		18. ZIP		20. I.D. # #199	
20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4				19. LAND GRANT OR RESERVATION Merrill Civil Colony Grant		22. ROLL # 36		23. NEG # ?	
25. ARCHITECTURAL STYLE Brick Plaster / Mission Parapet				26. NUMBER OF STORIES 1					
27. FOUNDATION MATERIAL(S)									
28. EXTERIOR WALL SURFACE(S) Exposed brick on facade, white stucco on the side.									
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) - large fixed plate glass windows - wood casement windows, one lite per leaf, deeply recessed, placed near roof level									
30. DOOR ENTRANCE (TYPE/SURROUNDS) Double leaf metal door with large lite in each leaf									
31. ROOF(S) (NUMBER/SHAPE/MATERIAL/DETAILS) Medium gable covered by corrugated tin. Parapet on front is mission style, made of concrete block and finished by red brick. Wood bouvered air vent with rounded top.									
32. CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS) - none observed									
33. EXTERIOR DETAILS Facade is faced with brick. Large fixed windows take up most of facade. A horiz line of what was once rectangular vertical lites spans the width of facade above the windows and doorway. These lites have been replaced by multi-colored wood panels.									
34. COMMENTS Find out correct dates on this place, and what was here prior to its construction. The Fountains have the original blueprints to this building.									
DATE OF CONSTRUCTION				45. IMMEDIATE SURROUNDINGS commercial					
35. ESTIMATED 1930		36. ACTUAL		46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR					
37. SOURCE OF DATE				47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS					
38. ARCHITECT/ENGINEER/BUILDER				48. OVERALL SIGNIFICANCE <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input checked="" type="checkbox"/> LOCAL <input type="checkbox"/> NONE					
39. SOURCE OF INFORMATION				49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
40. NAME "The Albert Fountain Store"				50. WHAT TYPE?					
USE 41. PRESENT empty 42. HISTORIC Grocery				51. IF INVENTORIED, LIST I.D. #'S					
CONDITION <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED				52. SEE BACK? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
44. DEGREE OF REMODELING <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR									

Adjacent to, and at the back of this store is a low adobe
ruining south to the entrance to the plaza. This section has
4/4 d. pine, wood sashes, plain wood surrounds, a horiz paneled door with
plain wood surrounds.

was once Albert + Mary Fountain grocery store and post office (?)
up until about 1965. Then became the Mercantile wine + food
store run by the Fritzes. Their lease expired on New place New
first of 1980. Arthur Fountain, son of Albert Fountain
is the current owner.

Floor plan of building surveyed (rough)

low adobe in back

double leaf door

El Patio

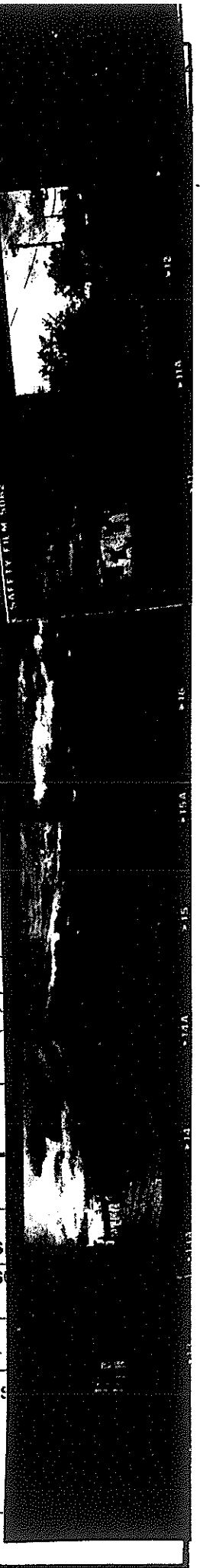
Plaza

Store built in 1929-31. Was built on the site of
old adobe that had suffered a fire probably around
the turn of the century. Post office was here from
1931-1959. run by Maria Maria

into from
Arthur Fountain

~~199~~ 199 5 #199

1. ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6-6-79				#11
2. SURVEY DATE 4/80	3. BY MRT	4. CHECK DATE	5. BY	6. COMPUTER DATE	7. BY	#12
8. FILE DATE	9. BY	10. REVISION DATE		11. BY		#13
12. COUNTY Dona Ana		13. FIELD MAP		14. NUMBER		#14
15. SPECIFIC LOCATION Faces Calle del Parian + Calle Principal On the south side of the plaza The south side of the plaza. "El Patio Bar and Restaurant"		16. UTM REFERENCE NUMBER ZONE EASTING NORTHING 13 331000 3592000		17. CITY/TOWN Mesilla		#15
18. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4		19. LAND GRANT OR RESERVATION Mesilla Civil Colony		20. ZIP 88046		#16
21. ARCHITECTURAL STYLE Adobe vernacular		22. NUMBER OF STORIES 1		23. NUMBER OF ARTIFACTS Arthur fountain		#17
24. FOUNDATION MATERIAL(S)		25. EXTERIOR WALL SURFACE(S) off white stucco, brown stucco, gray plaster		26. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) - glass block on the west side (1930's), some with concrete lugs, since w. h. - fixed 4 lite wood sash, recessed - metal casement windows, recessed, sill sills - 1/2 d.h.w. wood muntins		#18
27. DOOR/ENTRANCE (TYPE/SURROUNDS) - wood paneled doors on east side (modern)		28. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS) Flat, at least three different roof levels. stepped parapets on portico facing Calle Parian + Calle Principal		29. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR, MATERIALS)		#19
30. EXTERIOR DETAILS Tin canals on west side. Portal with shed roof covering much sidewalk. This portal is new but done in a traditional style: rounded beams with brick sidewalk borders; property on the north, east, and west sides.		31. COMMENTS		32. DATE OF CONSTRUCTION 33. ESTIMATED 1950's 34. SOURCE OF DATE		#20
35. ARCHITECT/ENGINEER/BUILDER		36. SOURCE OF INFORMATION Arthur Fountain, owner		37. IMMEDIATE SURROUNDINGS commercial/tourism		#21
38. NAME El Patio Bar and Restaurant		39. USE 40. PRESENT 41. HISTORIC Butterfield Stage Stop		38. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT S		#22
42. DEGREE OF REMODELING <input checked="" type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR		43. CONDITION <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED		39. ARCHITECTURAL CONTRIBUTION TO S <input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL		#23
44. IF INVENTORIED, LIST I.D.#'S		45. OVERALL SIGNIFICANCE <input checked="" type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input type="checkbox"/> LOCAL		40. ASSOCIATED BUILDINGS? <input checked="" type="checkbox"/> YES		#24
46. SEE BACK?		47. WHAT TYPE? see notes		41. IF INVENTORIED, LIST I.D.#'S		#25
48. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		49. IF INVENTORIED, LIST I.D.#'S		42. SEE BACK? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		#26



at least since the 1840s. (documented). On this lot was the first church in Mesilla. Through the latter part of the 19th century and even up through the present time, this block has played a very important role in the history of the Mesilla Valley. At one time or another this block has been occupied by a church, saloon, Butterfield stage stop, restaurant, laundry, customs house, residence, general store, post office, etc., rebate court

A rough floor plan of the block as it appears today: target it, terrible

3 sketch. Do it on another sheet of paper. The NW portion of the block is occupied by the El Patio Bar that's been in existence since about 1930.

Adjacent to and to the south of the bar is the restaurant. This occupies the west central portion of the block. Adjacent to the bar on the east side northern part of the restaurant is the ball room. This ballroom used to be an open patio up until ca. 1955. Adjacent to the south of the restaurant is a rectangular shaped line of rooms extending all the way to the Calle del Correo. This line of rooms recently has been used as residences. The NE portion of the block is occupied by Albert Fountains Grocery dating from 1929. On this ~~part~~ ^{part} was an adobe which burned in the 1920s(?)

To the east of the restaurant and ~~to the~~ adjacent to Calle Guadalupe an open patio. This is located in the center of the block.

The south portion of the block has been altered and built onto through the years. Many of its walls are old ones that have been incorporated into new floor plans. This section of the block is currently being used for storage + apartments.

Facade of bar (facing the plaza) has a mission style parapet with mission tile set \perp to street at an angle. ~~Two~~ ^{Three} front doors on facade: One door (wood) has a horiz oval lite in upper portion. One door is wood with large lite in upper portion. The third door is wood of vertical wood planks. This facade has an open shed roof porch covered with asphalt roll + supported by squared beams.

Facade is National Landmark - part of plaza

Plaza

East side of block: (NE portion described on separate sheet)

Flat roof with tin canals at parapet level. Restaurant at roof level & main apartments in south portion.

Ferrous 1/1 d.h.w., plain wood surrounds

Ferrous 1/4 d.h.w., wood surrounds, large wood lites over those windows which are in the apartment block at southern portion.

~~Iron~~ Metal casements, no surrounds, slip sills.

Alum d.h.w. (south side)

Doussi wood paneled doors, wood door with 3 small lites in upper portion.

- Interior chimney of lava stone.

- Mission tile painted blue at ~~corners~~ corners of the apartments in block. Those are set at an angle \perp to the facade

Art started bar in 1934. Put in ^{open-air} ~~bar~~ ballroom (patio) in 1936.

Before Art put his bar here, three rooms were used for storage by his father. Where ballroom is now were old adobe rooms that also were gutted by fire ~~in~~ around turn of century (?)

Mission parapets put on around 1927.

Southern portion of block (where beams is) was a private businessmen club ^{for} gambling, drinks, etc.

There was a blacksmith shop on this block but it wasn't Antonio Carreras. Carreras was for his route somewhere.

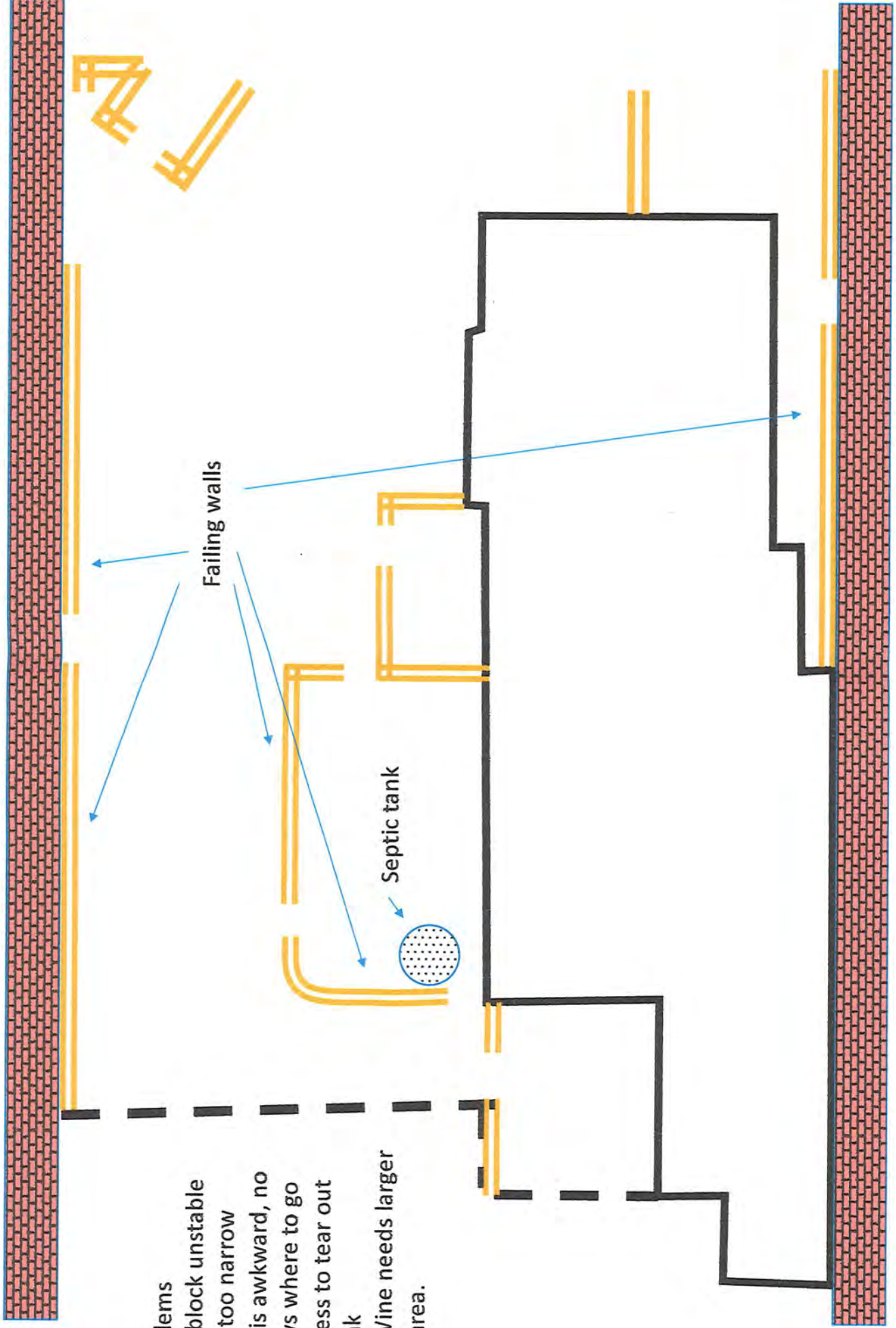
- 197 This is a two story building that was constructed in the 1950's by Tito Lucero. An old adobe structure that was contiguous with the rest of this historic block was torn down to make room for this building. It is adjacent to the building to the west and fronts the street. It is stuccoed, has a flat roof with a parapet capped by brick coping, and has metal frame windows. It is currently used as gift shops. (N)
- 198 This portion of the block housed the county court house, jail, and school rooms during the 1860's, 70's and 80's. Billy the Kid, a ruthless murderer of legendary fame, was tried and sentenced to hang here in the 1880's. A stuccoed adobe building, it fronts the street on Calle de Parian and Calle de Guadalupe (facing the plaza). The roof is flat with a parapet capped by a dentiled brick coping. Windows are of wood frame and glass block. The SW corner is chamfered and both the south and west sides have canales. Some of the original walls date from the early 1850's. The building is currently used for gift shops. (S)
- 199 "The transportation block", probably the most historic block of Mesilla, is an entire block that faces north onto the plaza. The Arthur Fountain family has owned this property since the turn of the century. In the 1850's, Guadalupe Miranda, the regional land commissioner, had a "dram shop" (saloon) in the north end of the property where the El Patio Bar is now. Later, Sam Bean Jr. ran a saloon in this same spot. To the south of the bar where the El Patio Restaurant operates today, were the offices and waiting rooms of the first San Antonio Mail in 1857, then the Butterfield Overland Mail from 1858-1861, and eventually the Wells Fargo line. In this same portion of the block Joshua Sledd had a billiard room and bar where fine wines, lobster, salmon, and fresh pineapple were served to the hundreds of travelers coming off the stages. During the 1860's and 70's The Mesilla Times, a Confederate newspaper, and later the Mesilla News, were published out of this block. Antonio Garcia, who later ran the El Meson restaurant and hotel down the street, ran a blacksmith shop out of the south eastern portion of the block. Today many of the original walls and features of this block date from the earliest days of Mesilla's settlement. In an early deed, the structure was noted as "the building with the hollow square", corresponding to the patio which still exists today. The block fronts the street on all four sides. It is one contiguous structure of stuccoed adobe, and because of such extensive use since the 1850's, it is hard to determine which walls date from the 1850's and which have been built since. The southern portion of the block was remodeled and built onto in the 1940's to

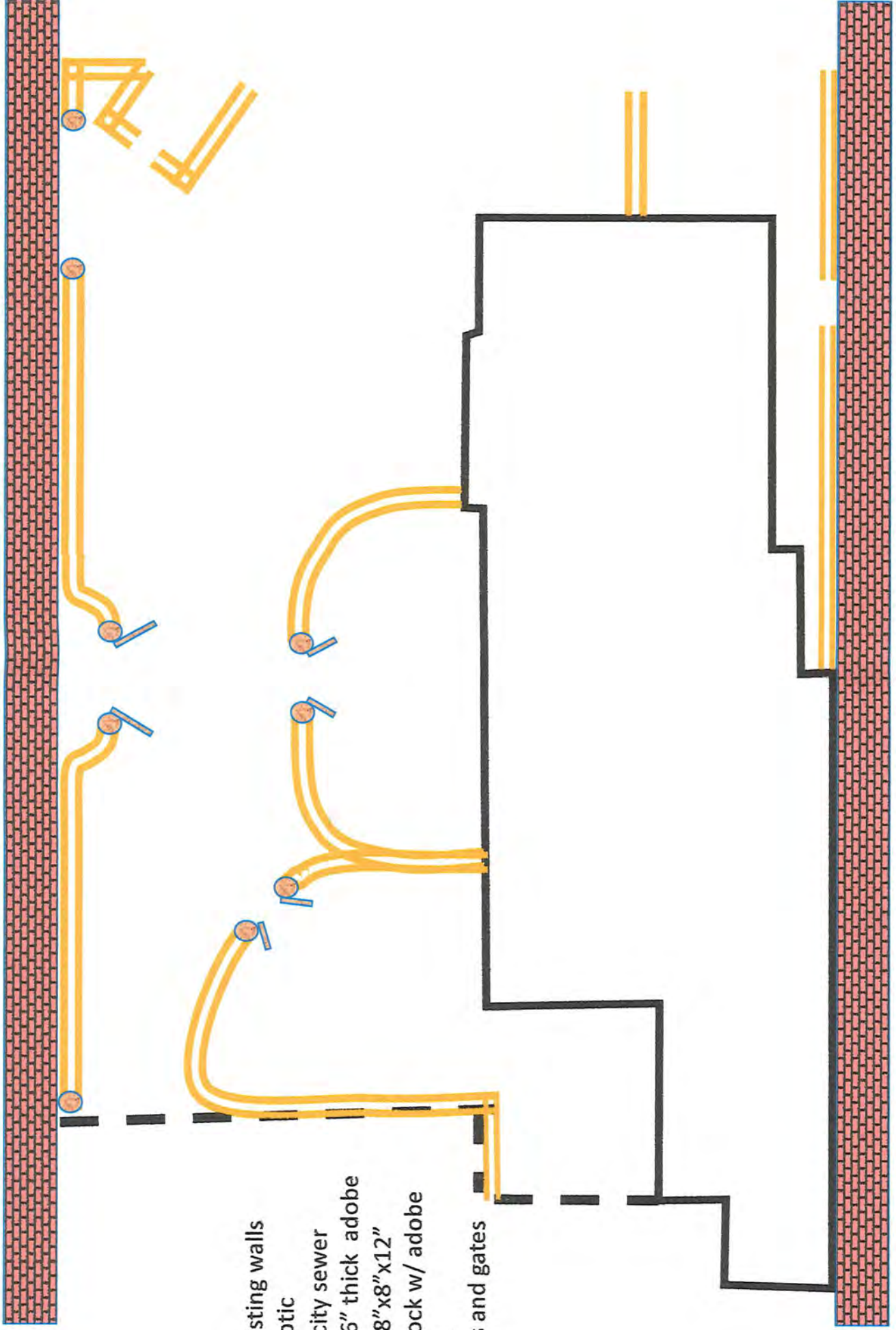
cont.

- 199 be used as the Fountain residence. The northeast portion of the block suffered a fire in the early 1900's, and as a result, a store was built with a Mission parapet brick facade. The Mission parapets of the northwest portion of the block were added at this time also. Portales protect portions of the north and west sides, having been built recently in a contributing style. Windows range from wood frame, to metal casement to glass block. (S)
- 200 This is a long, low line of adjacent adobe rooms fronting the street. At one time this structure made up portions of residences behind the stores that front the plaza. Now this building is being used as gift shops. This is a stuccoed adobe building with a flat roof, parapet, wood frame windows with varying numbers of lites and numerous wood doors, all fairly recent. Viga ends are visible, showing the level of low ceiling; rough timbered lintels are evident. A porch spans the facade of the building and is made from vigas and latillas. est. 1850's. (S)
- 201 Mexican soldiers are said to have been garrisoned in this building, thus making it one of the oldest buildings in town, dating from the early 1850's. The Frieze family has been operating a store with an adjacent residence in this building for a number of generations. This stuccoed adobe building is in the shape of a "U" with a patio between the two back wings. It fronts the street, has a flat roof, parapet, viga ends visible on the facade, and massive rounded buttress on the northwest corner. est. 1850. (S)
- 202 The post office building is of stuccoed adobe, has a squared floor plan and a flat roof with stepped parapet. It has just recently undergone an addition that fits well with the rest of the building and contributes to the character of the district. est. 1950. (N)
- 203 This Territorial Style building has recently had rooms added that fit extremely well with the style of the original building. This residence is a stuccoed adobe with a flat roof, lipped parapet, and windows with wood surrounds and pedimented lintels. est. 1880. (S)
- 204 "Guerra's Blacksmith Shop" was built in about 1930 by Simon Guerra, a blacksmith and judge of Mesilla. The building is a small rectangular-plan, has adobe walls which are unplastered, and a flat roof with stepped parapet. There is a large corrugated tin slide door on the facade. The building sits cattie corner to the intersection. (S)
- 205 This is a small, square-plan stuccoed house with a low gabled roof and metal casement windows. est. 1955. (N)

Existing Problems

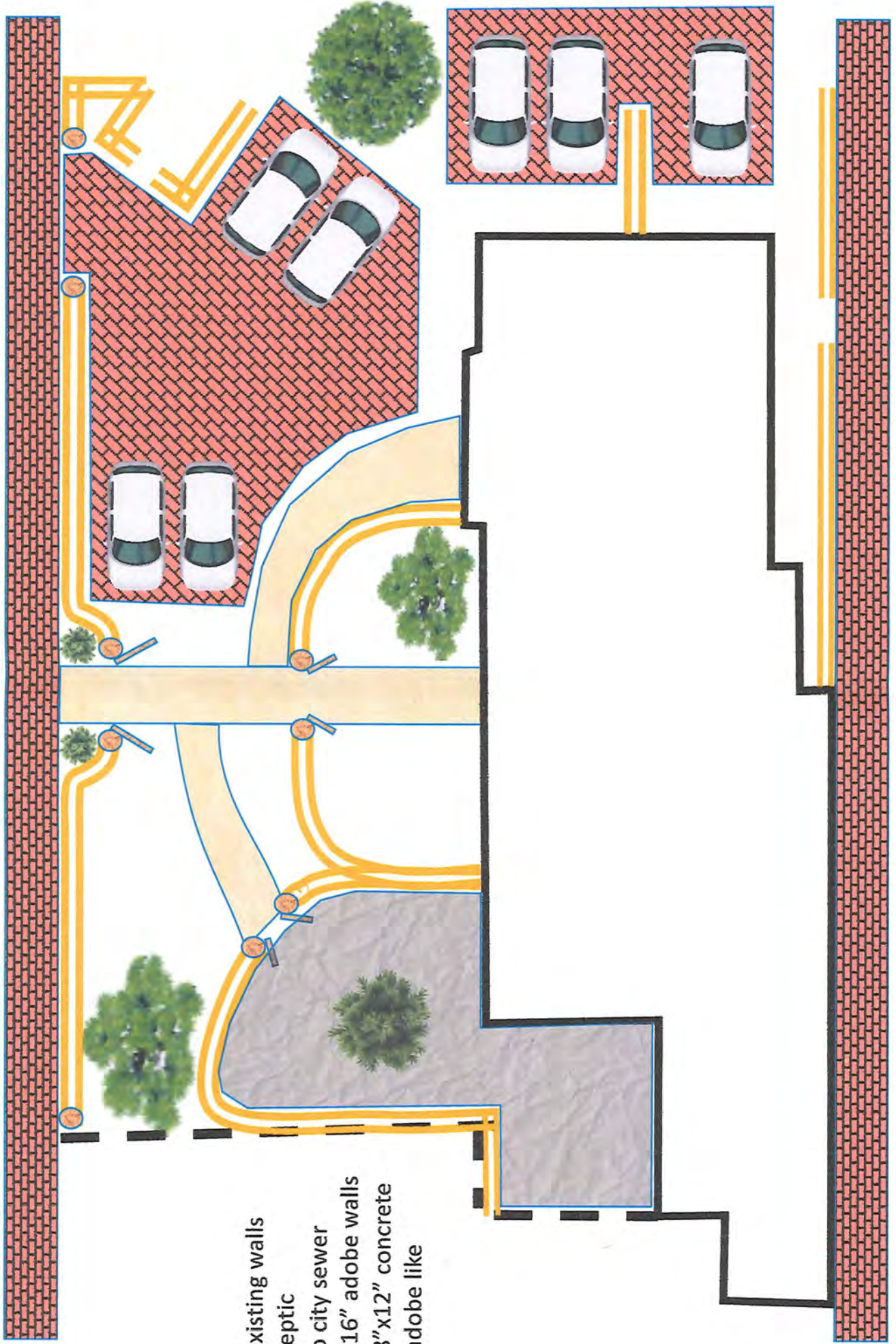
- 1) 6" cinderblock unstable
- 2) Doorway too narrow
- 3) Entrance is awkward, no one knows where to go
- 4) Need access to tear out septic tank
- 5) Vintage Wine needs larger outdoor area.





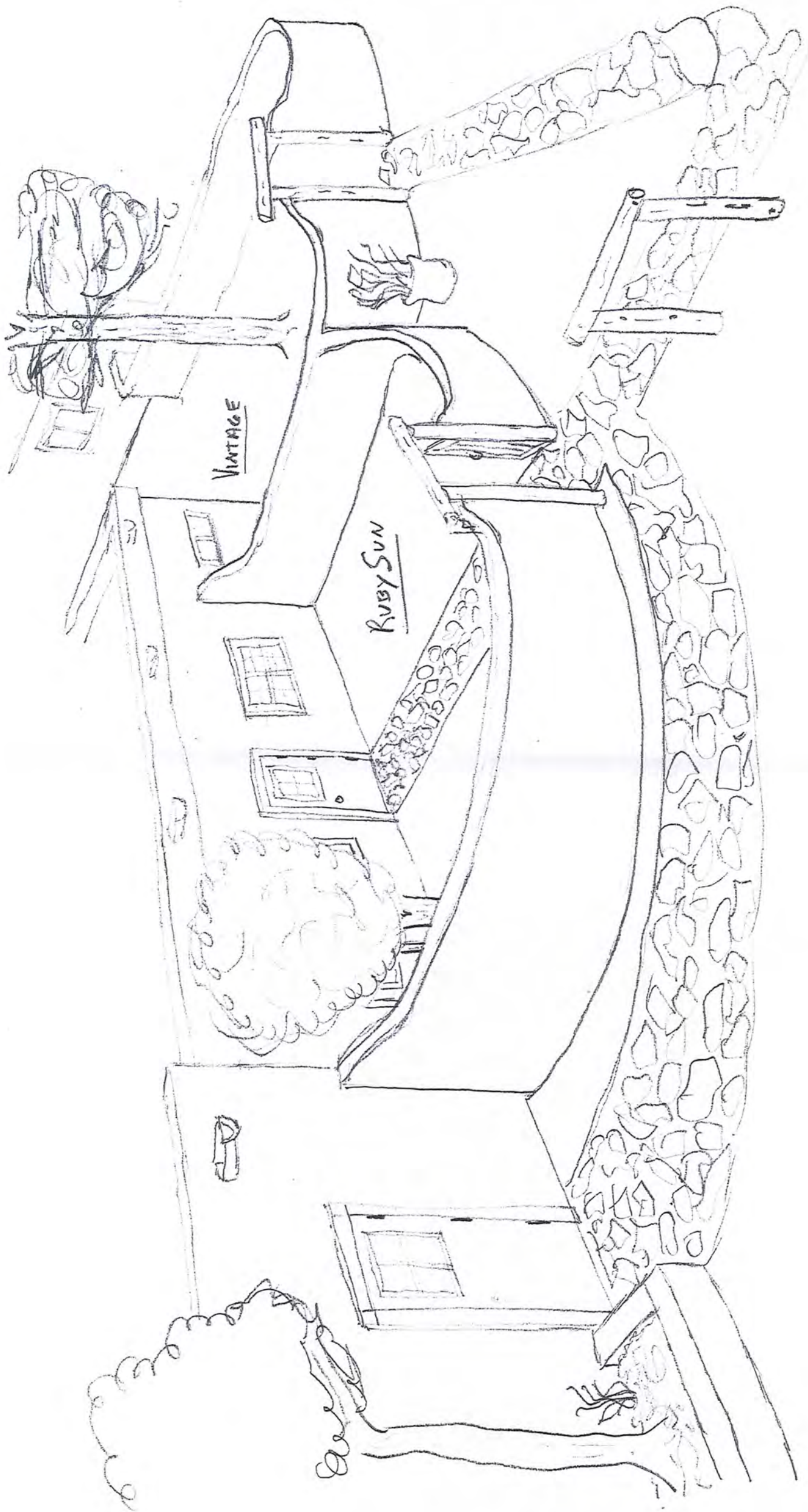
Solution

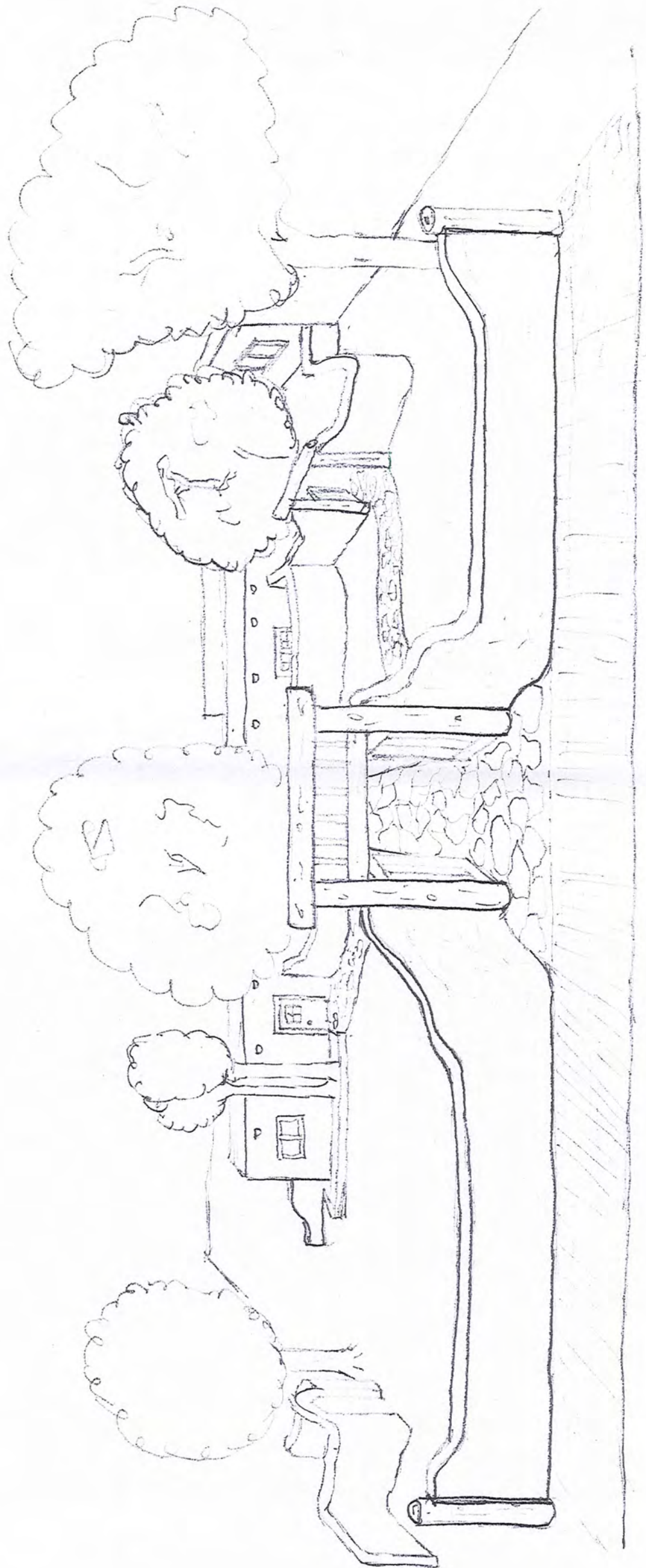
- 1) Tear out existing walls
- 2) Tear out septic
- 3) Hookup to city sewer
- 4) Build 12"-16" thick adobe walls using 8"x8"x12" concrete block w/ adobe like coating
- 5) Install posts and gates



Solution

- 1) Tear out existing walls
- 2) Tear out septic
- 3) Hookup to city sewer
- 4) Build 12"-16" adobe walls using 8"x8"x12" concrete block w/ adobe like coating





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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # _____

Fee \$ 15.00

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

CASE NO. 060923 ZONE: HC CODE: M1 APPLICATION DATE: 5/25/18

Joseph W. Foster

850-502-9237

Name of Applicant/Owner

Applicant's Telephone Number

10090 Black Hills Road

Las Cruces

NM

88011

Applicant's/Owner's Mailing Address

City

State

Zip Code

foster.joseph.w@gmail.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: 2489/2461 Calle Principal/2488 Calle Guadalupe

Description of Proposed Work: Repair existing cinderblock wall enclosing Ruby Sun Spa.

Existing wall is cracked and archway is very narrow and deteriorating. Repairs will include widening doorway to meet current commercial standards and applying new adobe coatings.

\$ 5,000

Estimated Cost

J W Foster
Signature of Applicant

19 Jun 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 ; BOT APPROVAL REQUIRED

BOT PERMIT REQUIRED

U

PERMISSION ISSUED/DENIED BY: _____

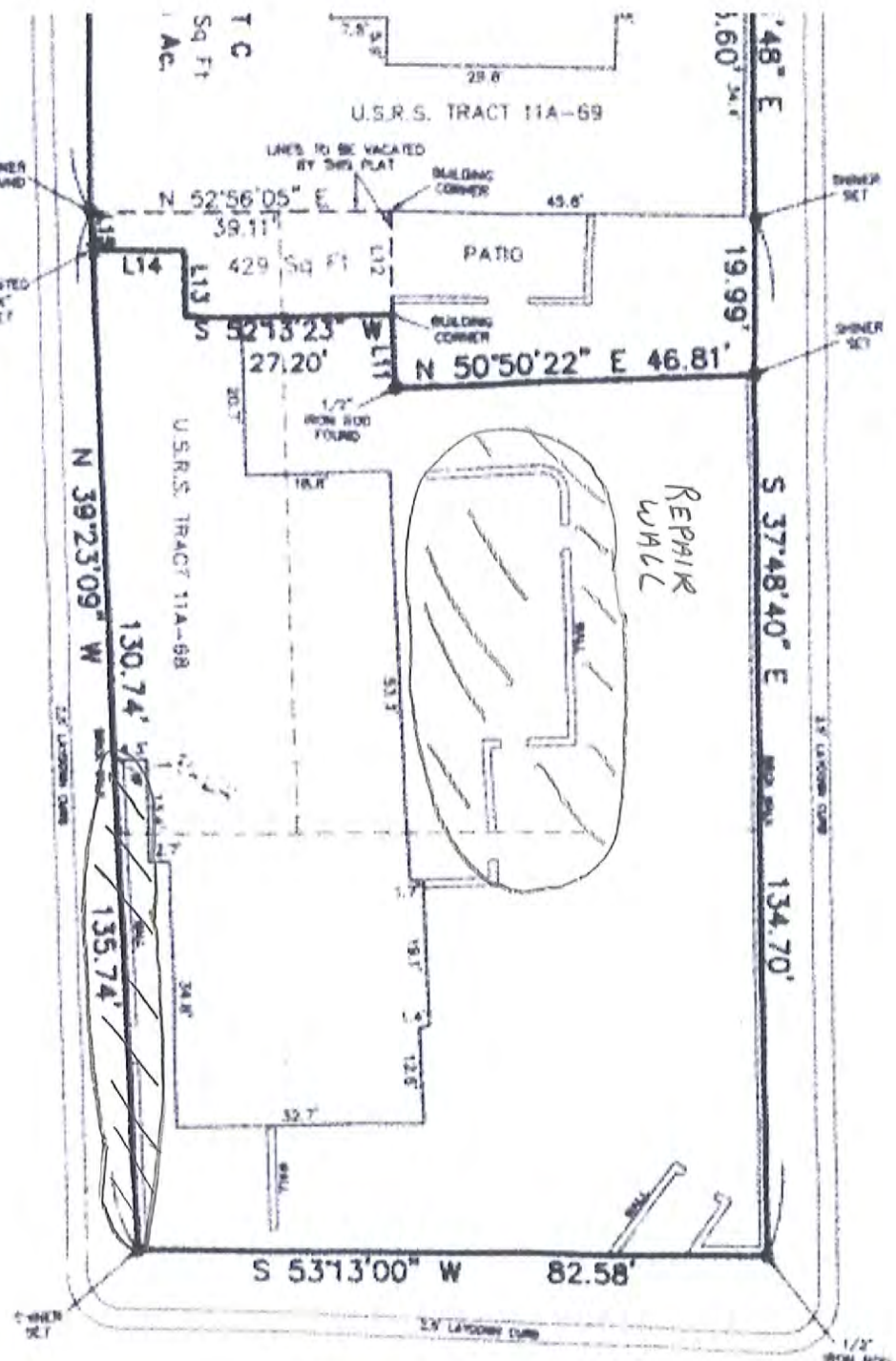
ISSUE DATE: _____

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:

CALLE DE GUADALUPE

CALLE PRINCIPAL



CALLE DE CORREO

T.C.
Sq Ft
1 Ac.

U.S.R.S. TRACT 11A-69

N 52°56'05" E
39.11'

BUILDING CORNER

PATIO

429 Sq Ft

S 52°13'23" W
27.20'

BUILDING CORNER

N 50°50'22" E 46.81'

REPAIR WALL

U.S.R.S. TRACT 11A-68

N 39°23'09" W
130.74'

135.74'

S 53°13'00" W 82.58'

S 37°48'40" E 134.70'

1.60' 48" E

19.99'

DRIVER SET

SPINER SET

1/2" IRON ROD SET

1/2" IRON ROD SET

SPINER FOUND

PANTED 1"x1"

DRIVER SET

1/2" IRON ROD SET





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"BEST GIFT SHOP"
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1000 N. 1st St.
Flagstaff, AZ 86001
908-779-1111

OPEN

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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060924

Fee \$ 25.50

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

CASE NO. 060924 ZONE: HC CODE: M1 APPLICATION DATE: 6/25/19

Joseph W. Foster

850-502-9237

Name of Applicant/Owner

Applicant's Telephone Number

10090 Black Hills Road

Las Cruces

NM

88011

Applicant's/Owner's Mailing Address

City

State

Zip Code

foster.joseph.w@gmail.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: 2489/2461 Calle Principal/2488 Calle Guadalupe

Description of Proposed Work: Replace rotting/broken/inoperative windows with new windows of similar style. All windows will be natural wood framed. Wood headers also need to be replaced, new cedar wood headers will be exposed and will have a rustic finish. 8 TOTAL

\$ 10,000

Estimated Cost

J W Foster
Signature of Applicant

19 Jun 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 & BOT APPROVAL REQUIRED

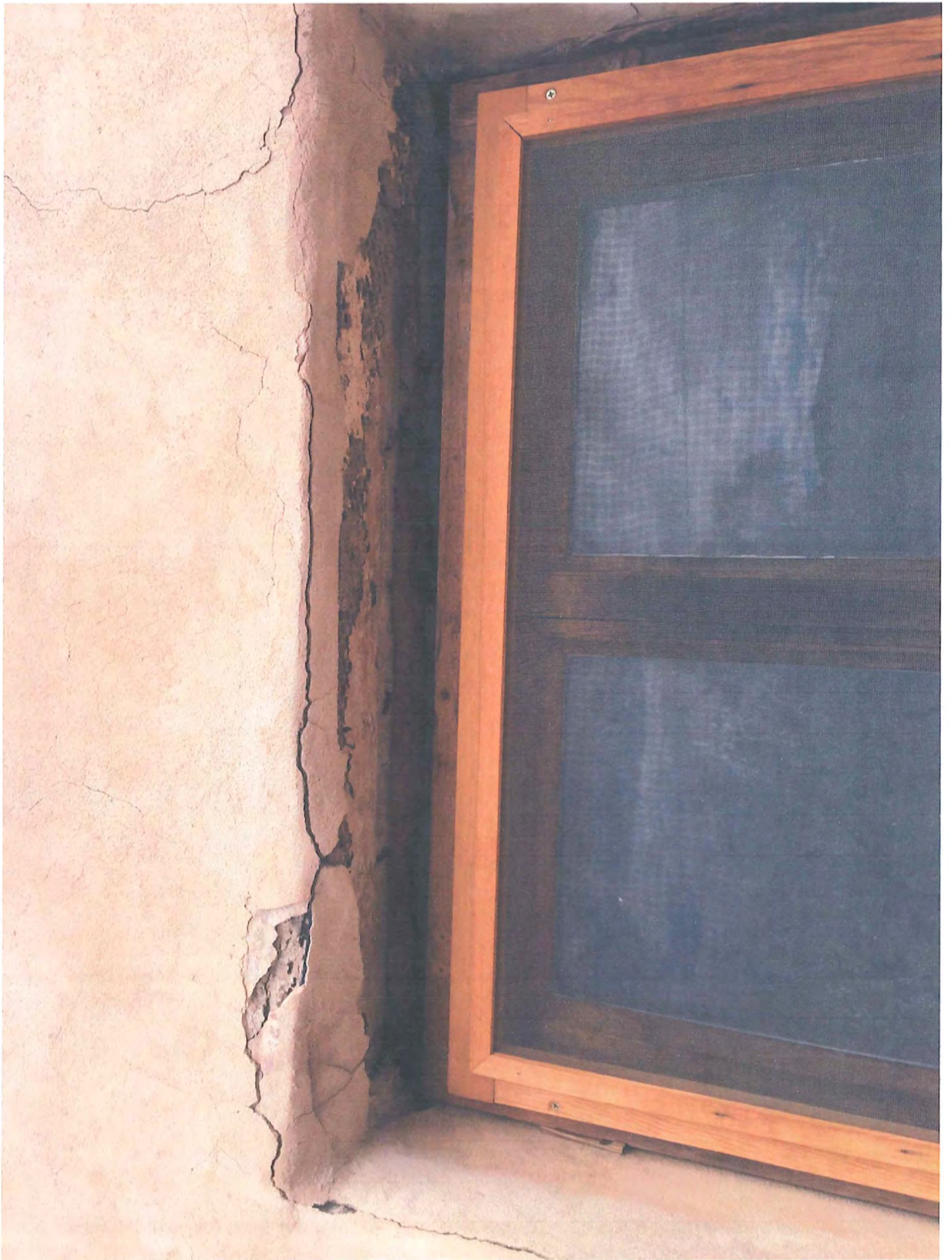
CID PERMIT MAY BE REQUIRED

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:





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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060925

Fee \$ 200.00

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

CASE NO. 060925 ZONE: HC CODE: M1 APPLICATION DATE: 6/25/19

060925
Joseph W. Foster 850-502-9237

Name of Applicant/Owner Applicant's Telephone Number

10090 Black Hills Road Las Cruces NM 88011
Applicant's/Owner's Mailing Address City State Zip Code

foster.joseph.w@gmail.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: 2489/2461 Calle Principal/2488 Calle Guadalupe

Description of Proposed Work: Replace existing cinderblock wall running along Calle Guadalupe. New wall will be a minimum of 12" thick, 24" high and will include a center archway with antique double doors. All surfaces will be coated and gently curved to simulate adobe.

\$ 15,000 JW Foster 19 Jun 2019
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

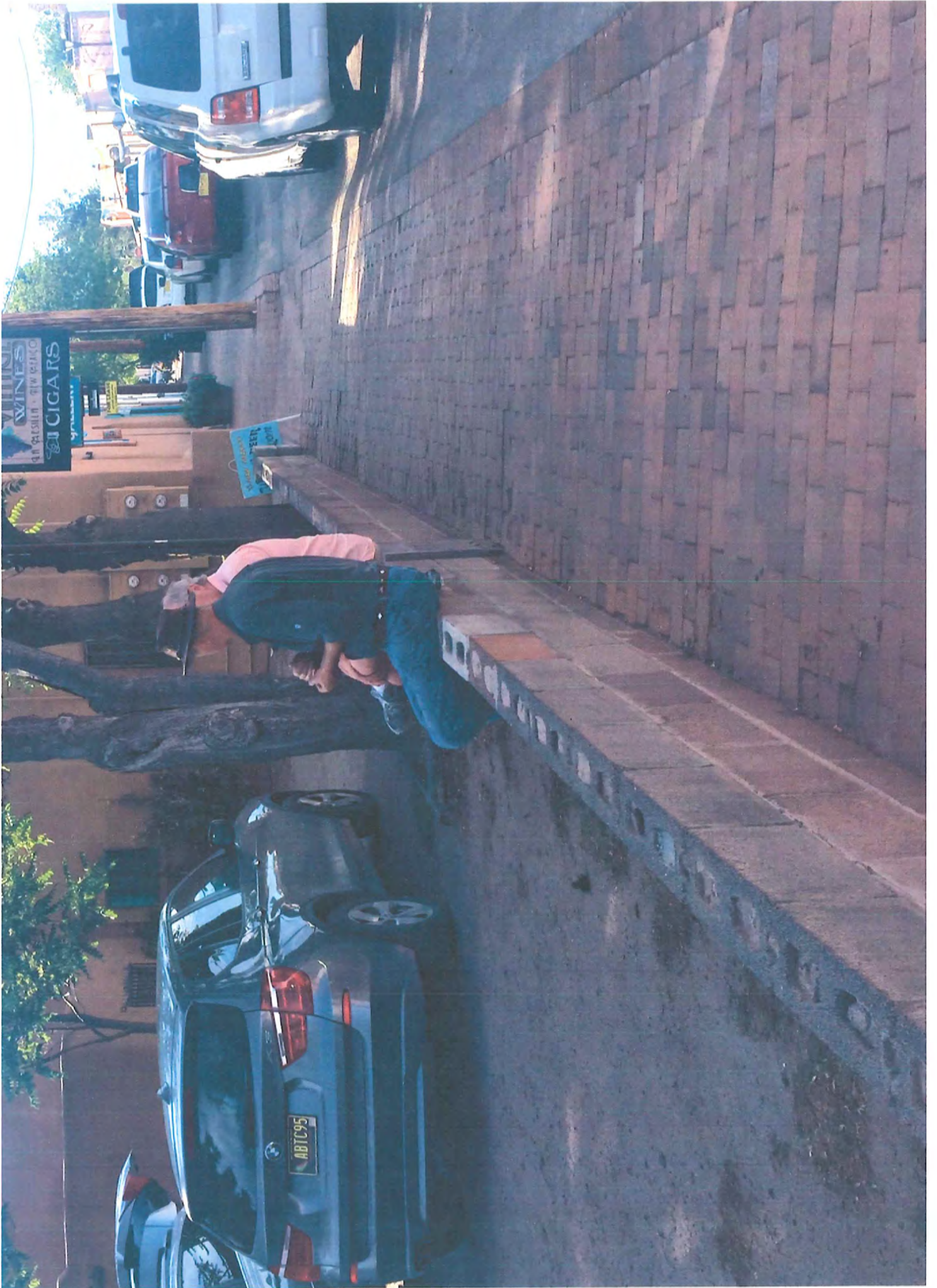
CID PERMIT/INSPECTION REQUIRED: ___ YES NO ___ SEE CONDITIONS

CONDITIONS: PZHAC-REVIEW / BOT APPROVAL REQUIRED
JL

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:

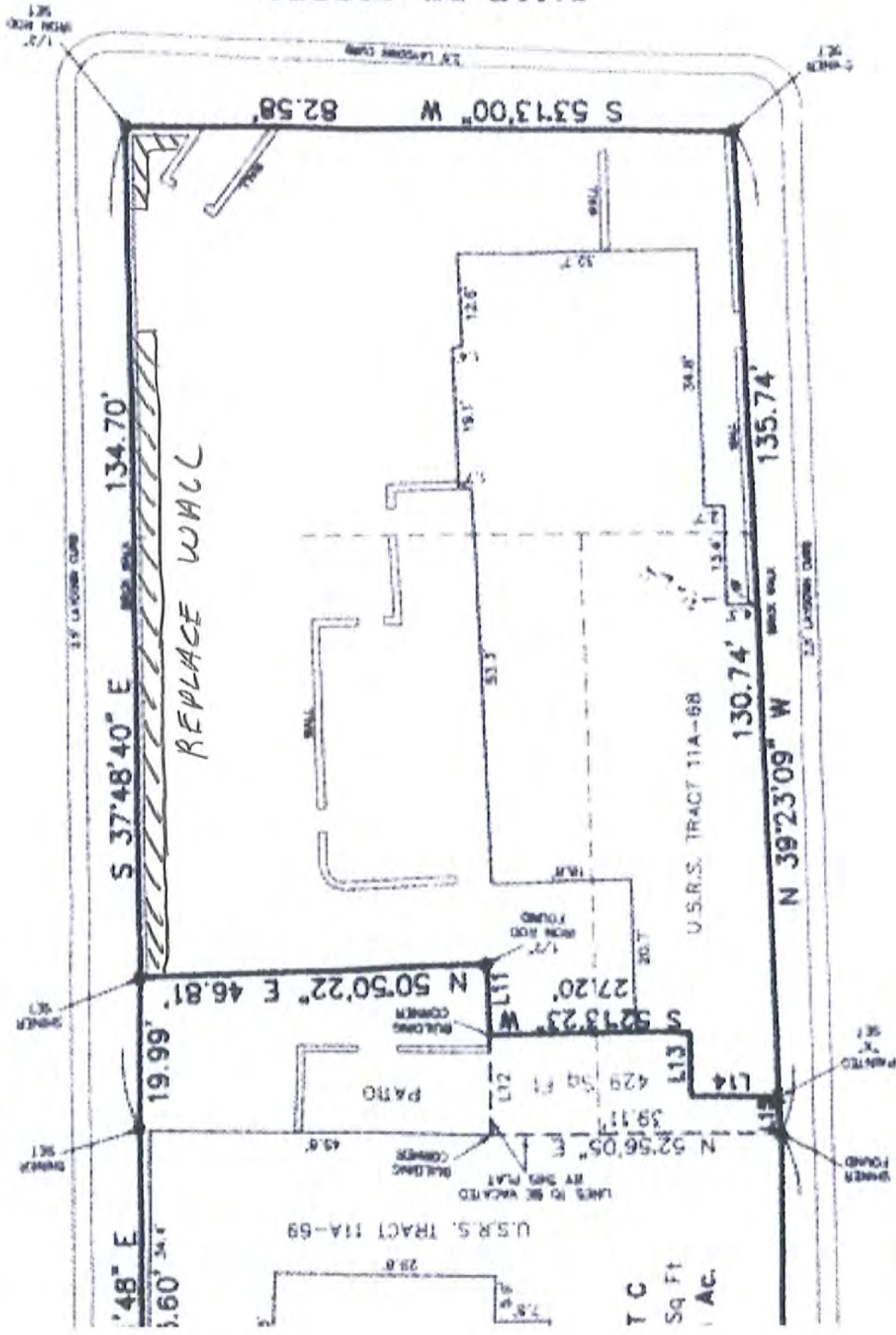






CALLE DE GUADALUPE

CALLE DE CORREO



CALLE PRINCIPAL

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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060926
Fee \$ 18.00

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

CASE NO. 060926 ZONE: HC CODE: MI APPLICATION DATE: 6/26/19

Joseph W. Foster

850-502-9237

Name of Applicant/Owner

Applicant's Telephone Number

10090 Black Hills Road

Las Cruces

NM

88011

Applicant's/Owner's Mailing Address

City

State

Zip Code

foster.joseph.w@gmail.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: 2489/2461 Calle Principal/2488 Calle Guadalupe

Description of Proposed Work: Upgrade landscaping. Install weed barrier and pine bark in grassy areas. Install parking barriers simulating hitching posts. Replace/add landscaping timbers and rocks. Install water fountain in courtyard. Install indirect lighting in garden areas.

\$ 5,000

Estimated Cost

J W Foster

Signature of Applicant

19 Jun 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 & BOT APPROVAL REQUIRED

CID PERMIT REQUIRED FOR FOUNTAIN & LIGHTING

JJ

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.
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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
JULY 1, 2019
ITEM 2

Submitted by Ashleigh and Jeff Curry; a request to discuss plans to construct a three-car garage as an addition to their existing dwelling on a property at 1626 West Union Avenue. (Case 060927) Zoned: Rural Farm (RF)

DESCRIPTION OF REQUEST:

The property currently contains the applicant's dwelling and a pecan grove. The is one of several five-acre properties located along a private road that extends north from West Union Avenue. The subject lot is located at the north end of the private road. The property is surrounded to the north and west by other similar sized properties, all zoned RF. To the east is Gandy Lane, which is zoned R-1 and contains residential properties ranging in size from 0.5 acres to 1 acre. Generally, most of the lots in the area contain large single-family dwellings and site-built storage structures along with pecan groves.

The garage structure will be a wood framed building 1631 square feet in size and about 13 feet in height with a pitched shed roof on trusses. The garage will replace several existing storage sheds and a kennel on the property and will be attached to the south side of the existing dwelling (see attached site plans). The exterior will be finished to match the dwelling. There is no side setback requirement in the RF zone. There will be electric and water in the structure. The garage will be used for the storage of household items and bicycles; as a garage for three vehicles; and as a workshop and hobby area for the applicants.

According to the applicant, the style and color of the structure will match the attached dwelling and will not be out of character with other garages or dwellings in the surrounding area or the RF zone.

The PZHAC will need to determine that the proposed garage is compatible with the development or other properties in the area, and for the zoning of the property and the dwelling on the property.

CONSISTENCY WITH THE CODE:

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

18.20.020 Permitted uses. (RF Zone)

A lot in the RF zone shall be used for the following purposes only:

J. Accessory structures and uses such as barns, corrals, sheds, pens and similar structures customarily incidental to any of the above uses, when located on the same lot.

(Since the proposed garage is attached to the dwelling and will be used for the storage of household items as well as being used as a garage for family vehicles, the garage is an ancillary use to the existing dwelling.)

The applicant has been informed that a building permit will be required from the State (CID) if the proposed structure is approved by the Town and that the applicable building codes used by CID will need to be met.

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

NORTH SIDE OF THE DWELLING SHOWING EXISTING PARKING FOR VEHICLES



SOUTH SIDE OF THE DWELLING SHOWING THE SHEDS AND CARPORT TO BE REPLACED



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type:

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: [R0400876](#)

Parcel Number: 4007138092102

Owner: CURRY JEFFREY M & ASHLEIGH M

Mail Address: 1626 W UNION

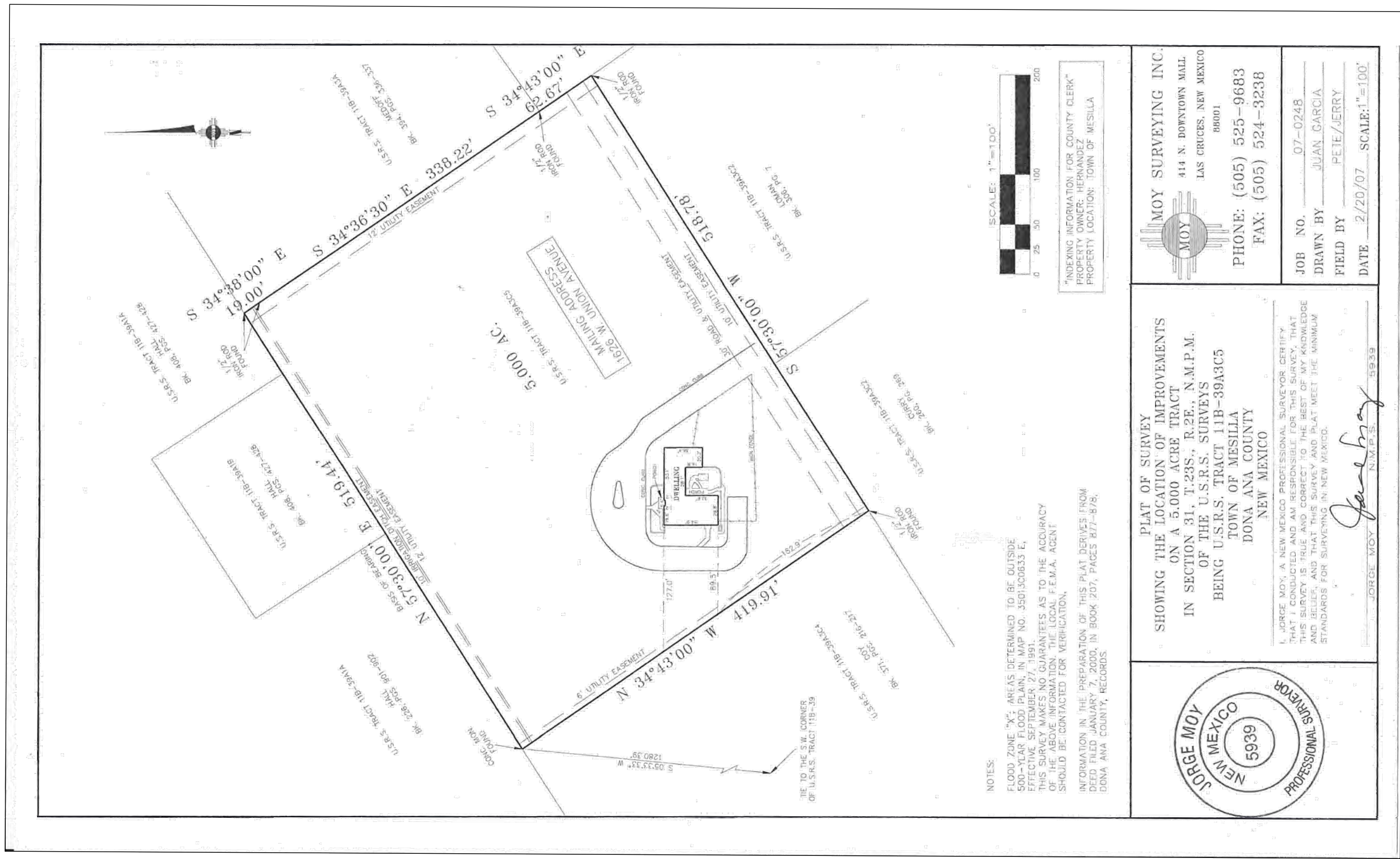
Subdivision:

Property Address: 1626 W UNION

Acres: 5



CONTRACTOR SHALL CONFORM TO ALL IBC, STATE AND LOCAL BUILDING CODES AND STANDARDS ADOPTED BY THE STATE OF NEW MEXICO. ALL MEASUREMENTS, DIMENSIONS, BEARING, MEMBERS, FOOTINGS, SPECIFICATIONS AND STRUCTURAL INTEGRITY OF THIS PROJECT, INCLUDING ALL BUILDING MATERIAL ARE TO BE CHECKED BY OWNER & CONTRACTOR PRIOR TO CONSTRUCTION & ARE RESPONSIBILITY OF THE OWNER & CONTRACTOR. THIS DRAWING IS AN INSTRUMENT OF THE OWNER. THIS DRAWING MAY NOT BE REPRODUCED OR REPRODUCTIONS HERE OF USED WITHOUT THEIR WRITTEN PERMISSION.



PARTIAL SITE PLAN
 SCALE: 1" = 20'-0"

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. THIS DRAWING IS A PARTIAL SITE PLAN. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR ANY OTHER PARTY.
 4. THIS SURVEY IS MADE AND CONDUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND I AM NOT PROVIDING ANY WARRANTIES OR GUARANTEES FOR THE SAME.
 5. THE STANDARD OF CARE FOR THIS SURVEY IS THAT OF A PROFESSIONAL SURVEYOR IN THE STATE OF NEW MEXICO.

JOSE MOY
 NEW MEXICO
 5838
 PROFESSIONAL SURVEYOR

STATE OF SURVEY INC.
 SHOWING THE LOTS AND IMPROVEMENTS
 ON A 5.000 ACRES TRACT
 IN SECTION 31, T.28S., R.2E., N.M.P.M.
 OF THE U.S.R.S. SURVEYS
 BEING TOWNSHIP OF MESQUITE
 DONA ANA COUNTY
 NEW MEXICO

PHONE: (505) 524-9683
 FAX: (505) 524-3238

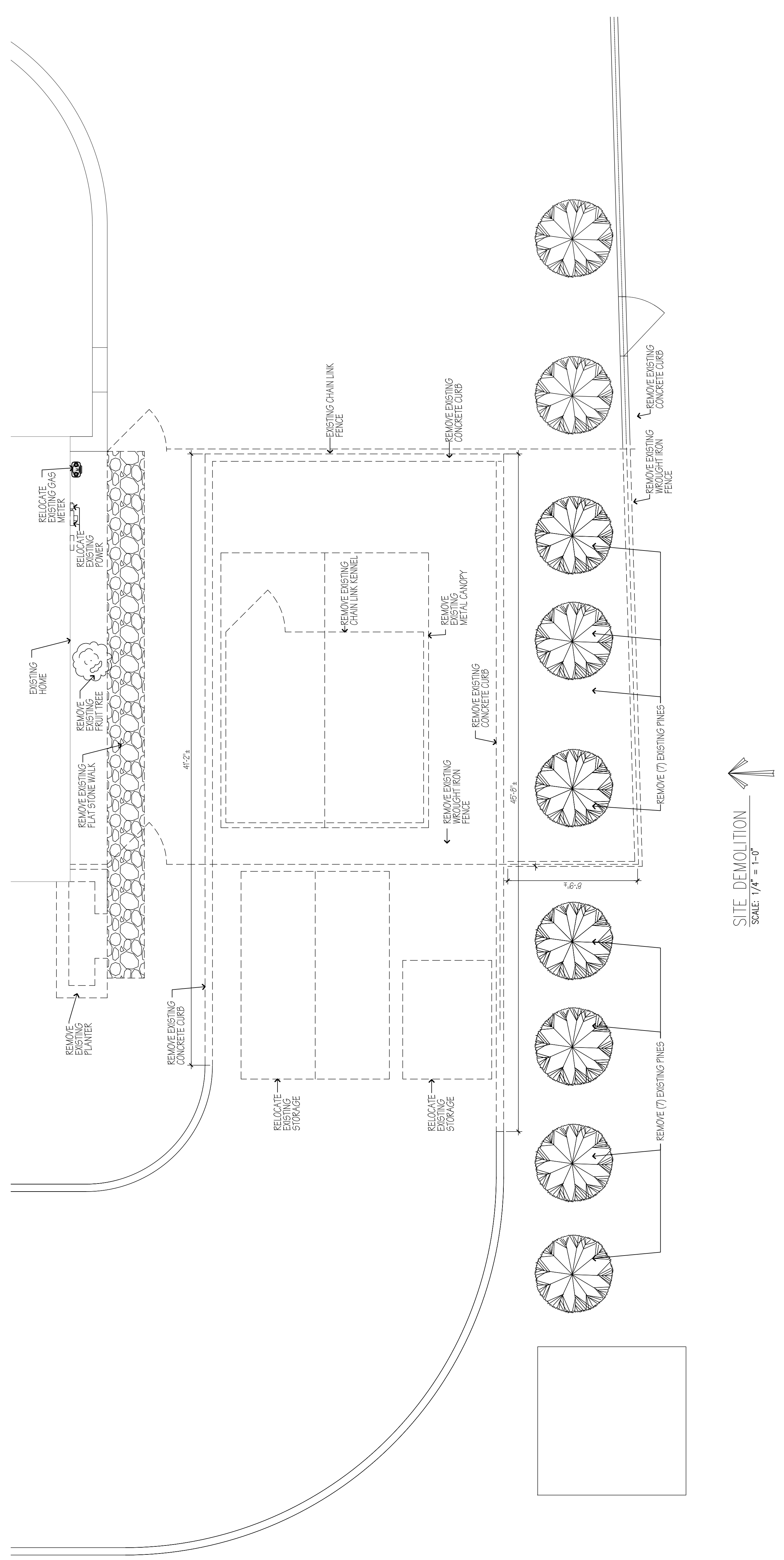
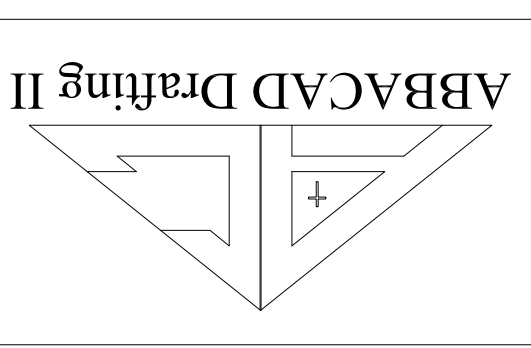
DATE: 2/20/07 SCALE: 1" = 100'

JUAN GARCIA
 PELE/ERRY

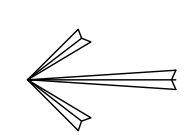
DATE:	
SCALE:	
PROJECT:	
CLIENT:	
DESIGNER:	

C-2

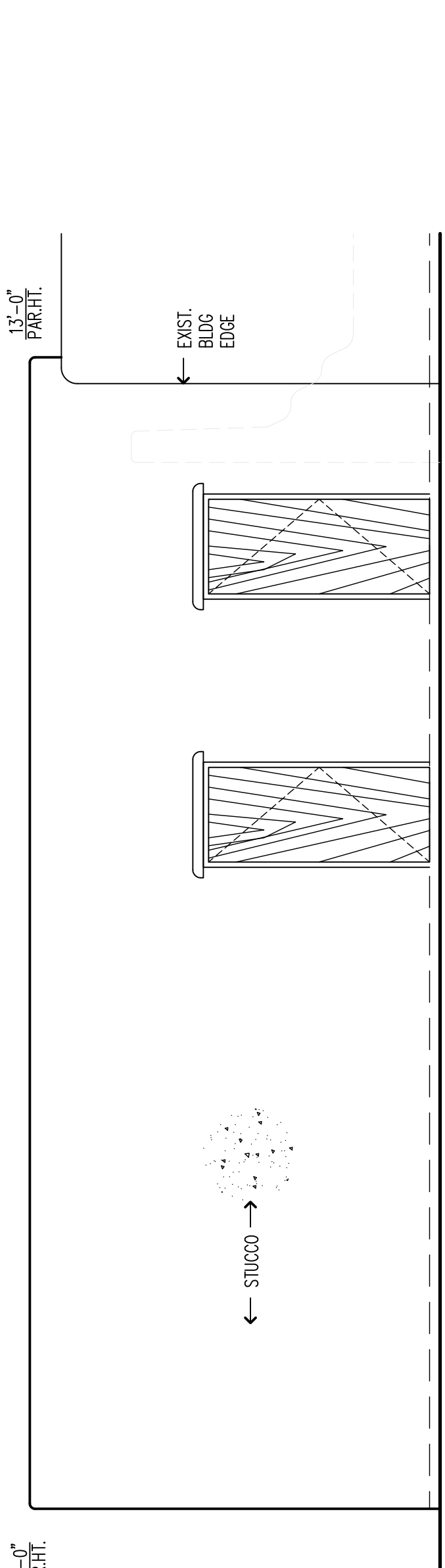
HOME OF: J. CURRY RESIDENCE
 ADDRESS: 1626 W. UNION AVE.
 SITE DEMOLITION PLAN



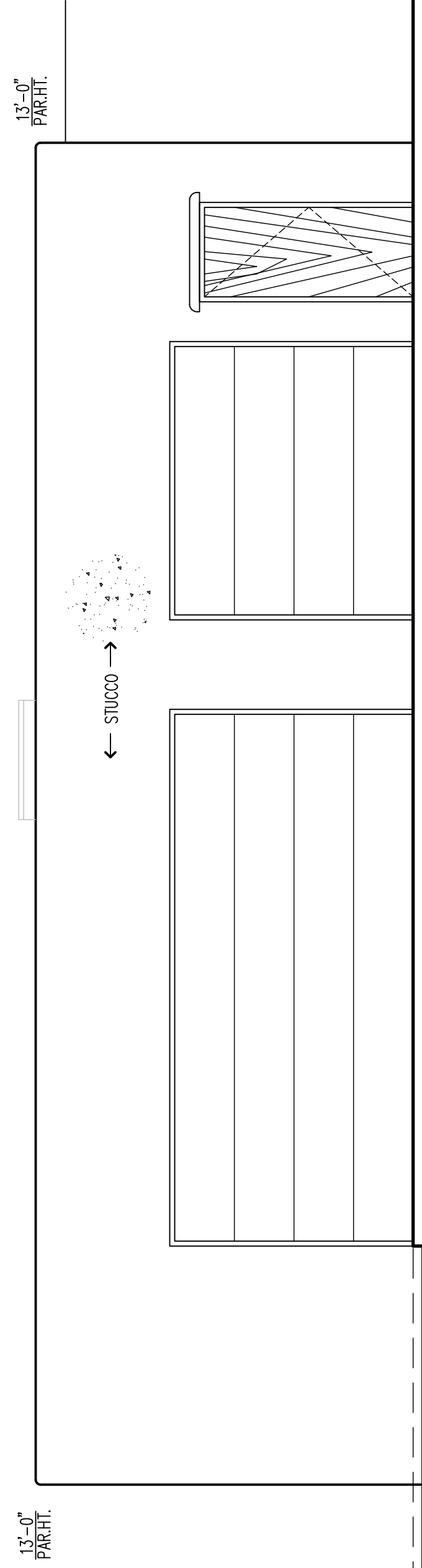
SITE DEMOLITION
 SCALE: 1/4" = 1'-0"



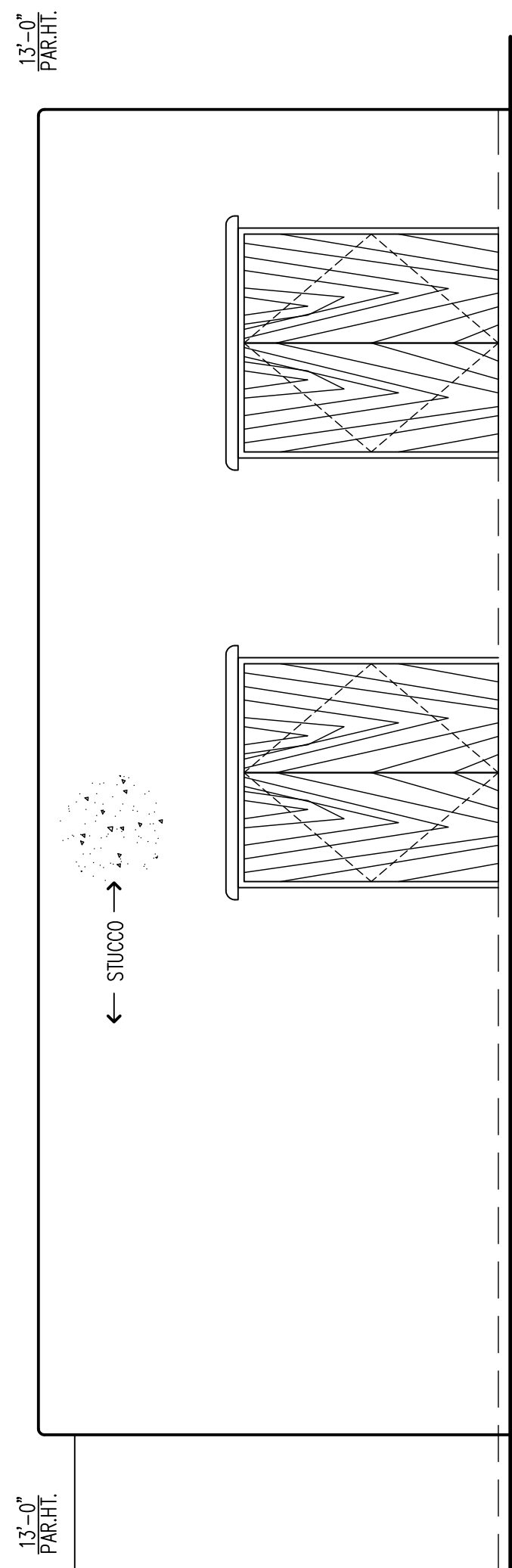
CONTRACTOR SHALL CONFORM TO ALL IBC, STATE AND LOCAL BUILDING CODES AND STANDARDS ADOPTED BY THE STATE OF NEW MEXICO. ALL MEASUREMENTS, DIMENSIONS, BEARING MEMBERS, FOOTINGS, SPECIFICATIONS AND STRUCTURAL INTEGRITY OF THIS PROJECT, INCLUDING ALL BUILDING MATERIAL ARE TO BE CHECKED BY OWNER & CONTRACTOR PRIOR TO CONSTRUCTION & ARE RESPONSIBILITY OF THE OWNER & CONTRACTOR. THIS DRAWING IS AN INSTRUMENT OF THE OWNER. THIS DRAWING MAY NOT BE REPRODUCED OR REPRODUCTIONS HERE OF USED WITHOUT THEIR WRITTEN PERMISSION.



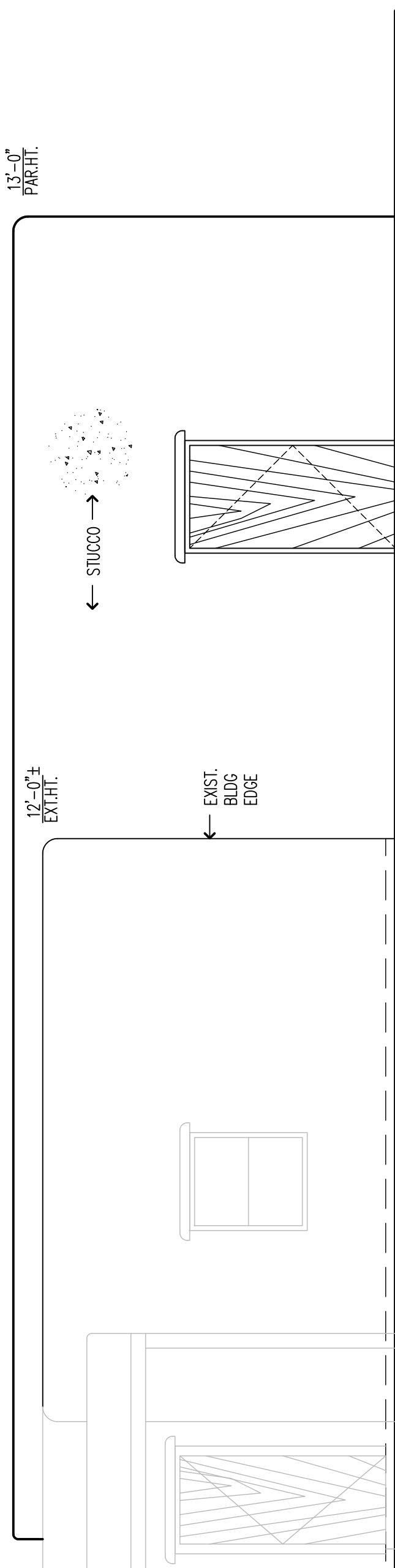
1 ELEVATION - EAST
 A-2 SCALE: 1/4" = 1'-0"



2 ELEVATION - SOUTH
 A-2 SCALE: 1/4" = 1'-0"



3 ELEVATION - WEST
 A-2 SCALE: 1/4" = 1'-0"

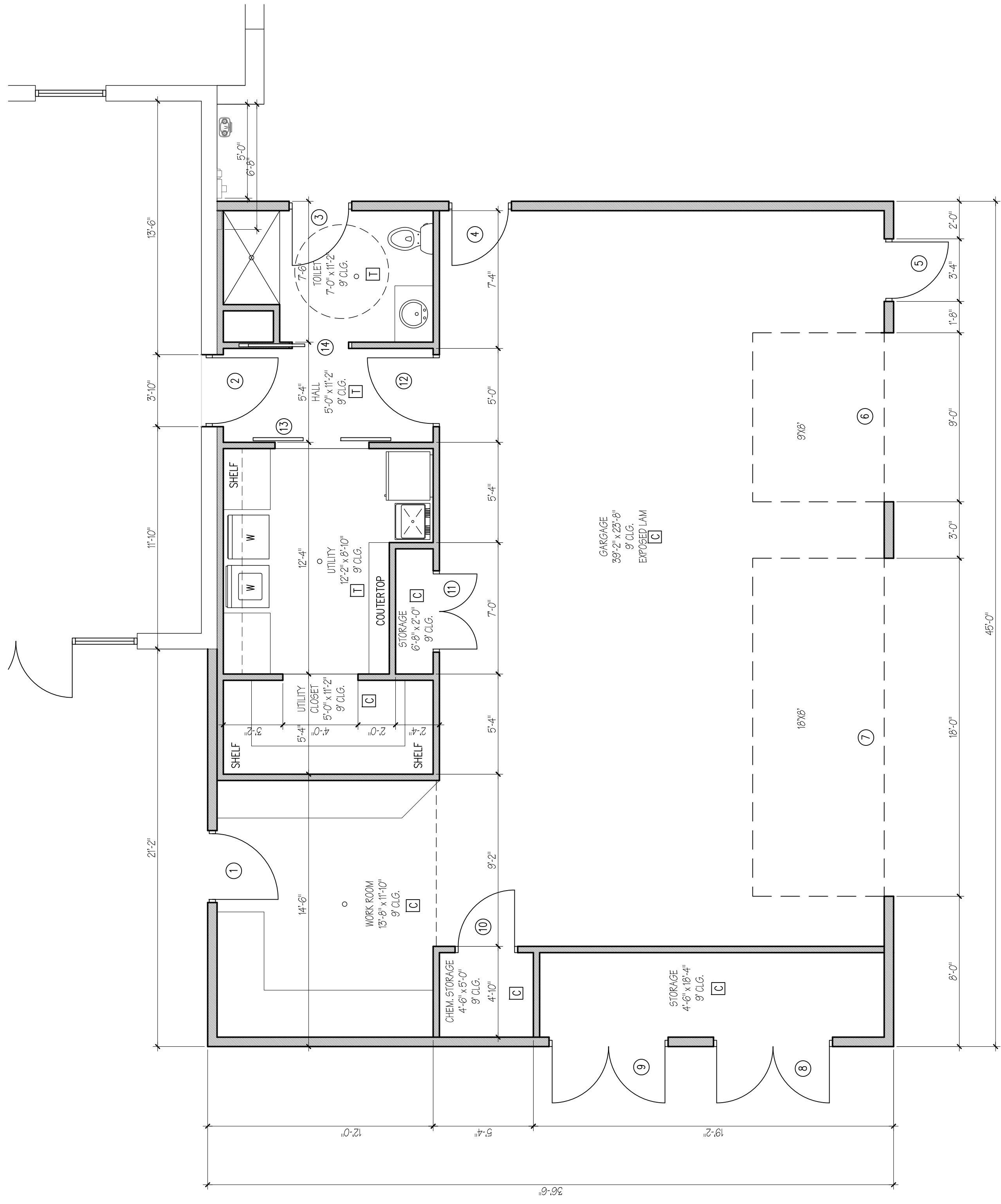


4 ELEVATION - NORTH
 A-2 SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL CONFORM TO ALL IBC, STATE AND LOCAL BUILDING CODES AND STANDARDS ADOPTED BY THE STATE OF NEW MEXICO. ALL MEASUREMENTS, DIMENSIONS, BEARING MEMBERS, FOOTINGS, SPECIFICATIONS AND STRUCTURAL INTEGRITY OF THIS PROJECT, INCLUDING ALL BUILDING MATERIAL ARE TO BE CHECKED BY OWNER & CONTRACTOR PRIOR TO CONSTRUCTION & ARE RESPONSIBILITY OF THE OWNER & CONTRACTOR. THIS DRAWING IS AN INSTRUMENT OF THE OWNER. THIS DRAWING MAY NOT BE REPRODUCED OR REPRODUCTIONS HERE OF USED WITHOUT THEIR WRITTEN PERMISSION.

HOME OF: J. CURRY RESIDENCE
 ADDRESS: 1626W. LINCOLN AVE.
 FLOOR PLAN, GENERAL NOTES, DOOR SCHEDULE, SECTION

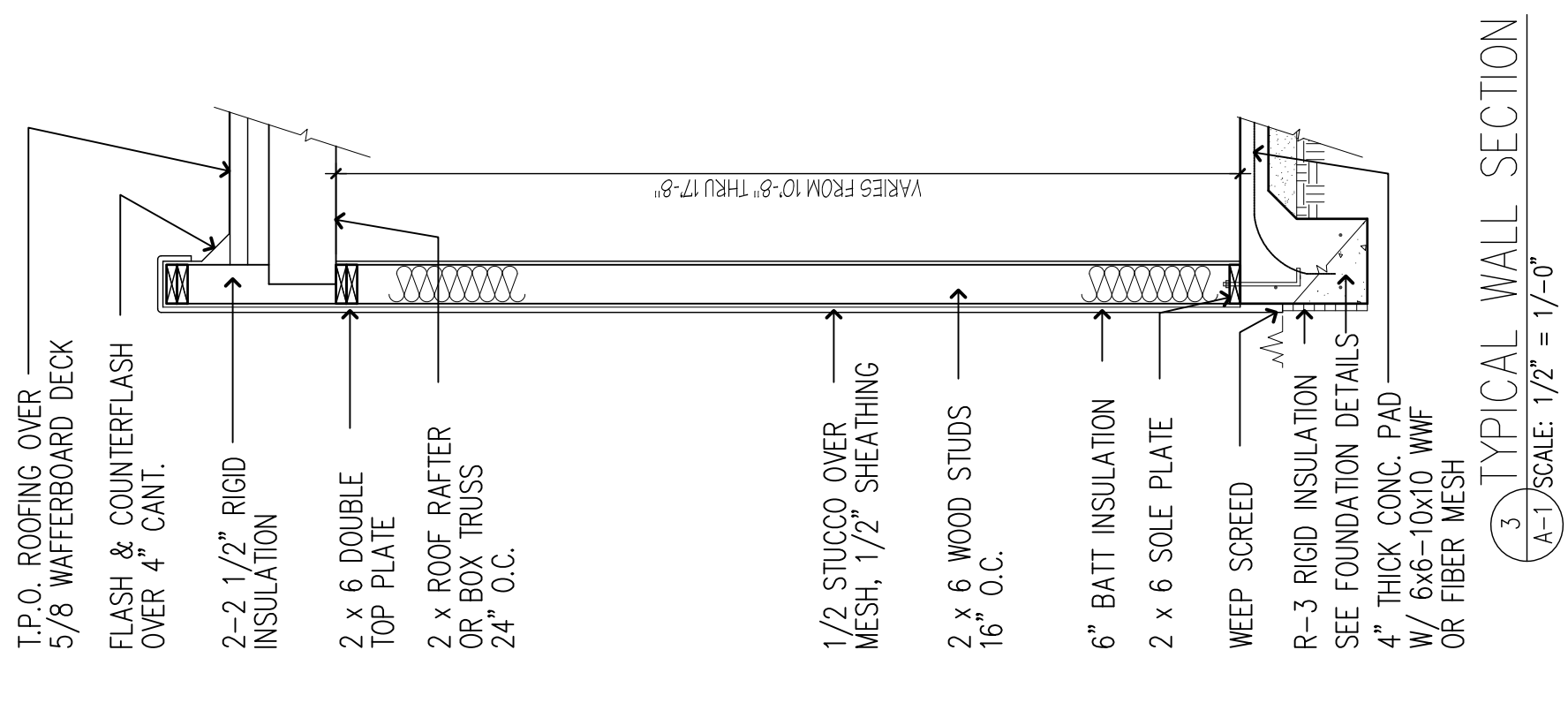
DATE:	
SCALE:	
AS SHOWN:	
DESIGNER:	
CHECKED BY:	
SHEET NO.:	A-1



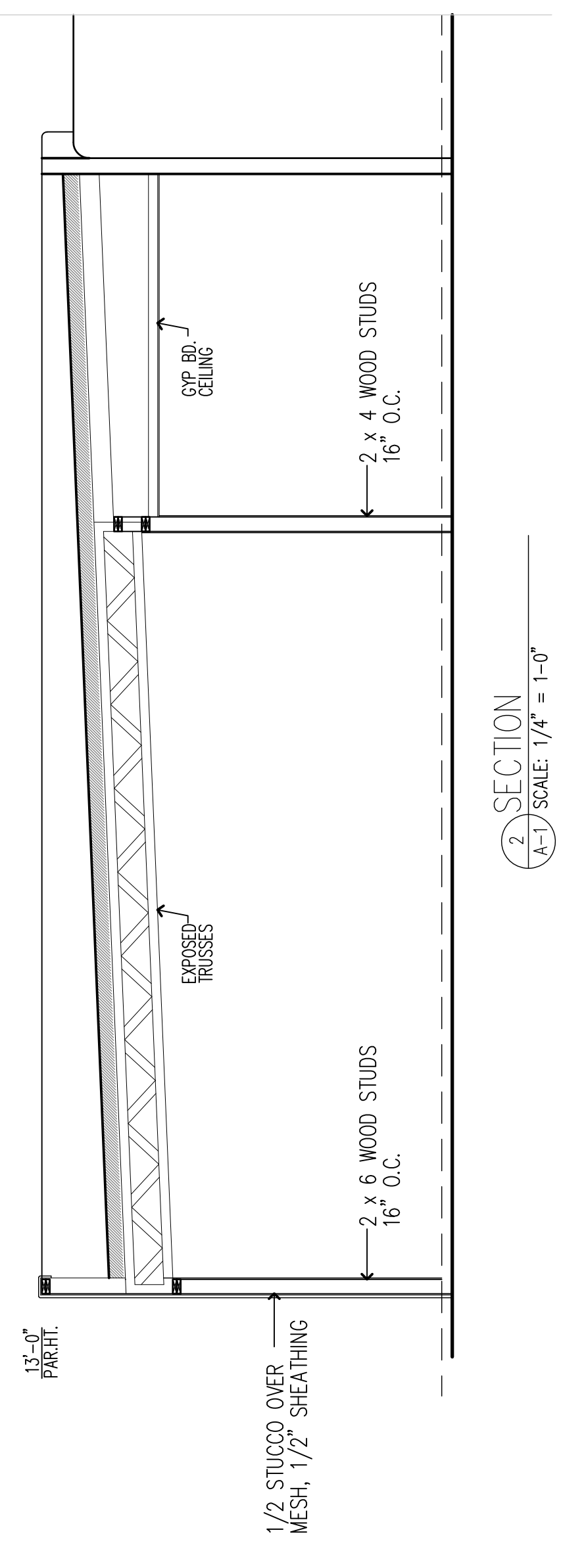
1. FLOOR PLAN
 A-1 / SCALE: 1/4" = 1'-0"

- GENERAL NOTES
- INTERIOR NONBEARING WALLS TO BE 2 x 4 STUDS @ 16" O.C.
 - EXTERIOR BEARING WALLS TO BE 2 x 6 STUDS @ 16" O.C.
 - ALL HEADERS SPANNING MORE THAN 3' SHALL BE 2 x 12.
 - ALL FIXTURES & APPLIANCES TO BE CHOSEN BY OWNER.
 - USE FIRE STOPS PER I.B.C. OR LOCAL CODE REQUIREMENTS
 - ALL DIMENSIONS ARE TO BE CHECKED AND CONFIRMED BY CONTRACTOR PRIOR TO POURING OF CONCRETE
 - INSULATE WALLS PER MIN. CEILING 30'
 - INTERIOR WALLS SHEET ROCKED, PEG, TEXTURED AND PAINTED.
 - EXTERIOR TO BE STUCCO - COLOR BY OWNER/CONTRACTOR.
 -

DOOR SCHEDULE			DESCRIPTION	
SYMBOL	WIDTH	HEIGHT	QUANTITY	
1	3'-6"	6'-8"	1	NORTH ENTRANCE
2	3'-6"	6'-8"	1	HOME ENTRANCE
3	3'-0"	6'-8"	1	EXTERIOR TOILET
4	3'-0"	6'-8"	1	COURTYARD ENTRANCE
5	3'-0"	6'-8"	1	SOUTH ENTRANCE
6	9'-0"	8'-0"	1	GARAGE DOOR
7	18'-0"	8'-0"	1	GARAGE DOOR
8	(2) 3'-0"	6'-8"	1	X
9	(2) 3'-0"	6'-8"	1	X
10	3'-0"	6'-8"	1	X
11	(2) 2'-0"	6'-8"	1	X
12	3'-6"	6'-8"	1	X
13	(2) 2'-8"	6'-8"	1	BARO DOOR HING
14	3'-0"	6'-8"	1	POCKET DOOR



3. TYPICAL WALL SECTION
 A-1 / SCALE: 1/2" = 1'-0"



2. SECTION
 A-1 / SCALE: 1/4" = 1'-0"

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

OFFICIAL USE ONLY:
Case # 060927
Fee \$ 138.00

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

CASE NO. 060927 ZONE: RF CODE: AD APPLICATION DATE: 6/20/19

Ashleigh & Jeff Curry 575-202-1317 / 575-642-6349
Name of Applicant/Owner Applicant's Telephone Number

1626 W. Union Ave Las Cruces NM 88005
Applicant's/Owner's Mailing Address City State Zip Code

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

Tim Schoeppner / True Form Building & Development / LG, NM 88007 1324 Pinon Jay Ct.
Contractor's Name & Address (If none, indicate Self)

575-640-5837 46-5710241 382333
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 1626 W. Union Ave

Description of Proposed Work: 3 car garage w/ workshop, laundry + bathroom
adjointed to house.

\$ 85,000
Estimated Cost

Ashleigh Curry
Signature of Applicant

6/20/19
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

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
CID PERMIT REQUIRED
ZL

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

JUNE 17, 2019

(PART OF CONSENT AGENDA)



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)
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.

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

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

III. CHANGES/APPROVAL OF THE AGENDA

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

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

Approved as part of the Consent Agenda

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)

Approved as part of the Consent Agenda

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)

Approved as part of the Consent Agenda

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)

Approved as part of the Consent Agenda

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)
Approved as part of the Consent Agenda
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)
Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Susan Krueger – resident

(Inaudible)

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)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.
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) *Staff provided a brief review of this request. 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 Nevarez and approved by a vote of 3 - 0.*

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)
Staff provided a brief review of this request. 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 Nevarez, and approved by a vote of 3 - 0.
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)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.
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)
Staff provided a brief review of this request. 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.
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.)**
7. *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.*

VI. PUBLIC COMMENTS - *None*

VII. PZHAC/STAFF COMMENTS

Commissioner Nevarez stated that he would like to distribute information he obtained at the las NMLZO workshop to the PZHAC at a future meeting.

VIII. ADJOURNMENT – *The meeting was adjourned at 6:17 pm.*

PZHAC NEW BUSINESS

MAY 20, 2019

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060913
[PZHAC CONSENT AGENDA – 7/1/2019]**

Item:

Case 060913 – 304 Capris Arc, submitted by Erus Energy for Francisco Holguin; a request for a zoning permit to allow the installation of photo-voltaic panels on a dwelling at this Address. Zoned: Residential, one acre lots (R-1)

Description of Work Done:

The applicant will install a photo-voltaic system on the roof of a dwelling at this address. The applicant has been informed that a permit and required inspections will have to be obtained through CID. Similar installations have been allowed in this area. Due to the fact that the subject installation will be on a shallow pitched roof, the proposed system will not cause any negative visual impacts to the surrounding properties.

Consistency with the Code:

Since this is a job 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 CAPRI ARC



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type:

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: [R0400753](#)

Parcel Number: 4007137162430

Owner: HOLGUIN FRANCISCO O &
ANDREA L

Mail Address: 304 CAPRI ARC

Subdivision: MESILLA PARK MANOR
PL 3C 622

Property Address: 304 CAPRI ARC

Acres: 0



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

OFFICIAL USE ONLY:

Case # 060913

Fee \$ 74.00

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060913 ZONE: R1 CODE: M1 APPLICATION DATE: 5/28/19

Francisco Holquin 575-635-6933
Name of Applicant/Owner Applicant's Telephone Number
304 Capri Arc Las Cruces NM 88005
Applicant's/Owner's Mailing Address City State Zip Code

Applicant's/Owner's E-mail Address
Erus Energy

Contractor's Name & Address (If none, indicate Self)
602-507-6525 57-1200306 382417GB02

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

Address of Proposed Work: 304 Capri Arc, Las Cruces NM, 88005

Description of Proposed Work: Solar Panels

\$ 44,919.00
Estimated Cost

[Signature]
Signature of Applicant

05/28/19
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: CID PERMIT REQUIRED
21

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 6/13/19

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. X 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 060914
[PZHAC CONSENT AGENDA – 7/1/2019]**

Item:

Case 060914 – 2461 Calle de Principal, submitted by EMT Electric for Armando Torres; a request for a zoning permit to allow the replacement of an electric panel on a structure at this address. Zoned: Historical Commercial (HC)

Description of Work Done:

The applicant will replace an electric panel on the wall of a commercial structure at this address in order to upgrade the electrical system to the structure. The applicant has been informed that a permit and required inspections will have to be obtained through CID. Similar installations have been allowed in this area. Due to the fact that this is a replacement of an existing panel, the proposed repair will not cause any negative visual impacts to the surrounding properties.

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 PRINCIPAL



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type:

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: [R0401209](#)
Parcel Number: 4006137253477
Owner: ARTIEFOUNT LLC
Mail Address: PO BOX 259
Subdivision: FOUNTAIN ACRES
SUBDIVISION (BK 24 PG 283 -
1730368)
Property Address: 2489 CALLE DE
PRINCIPAL
Acres: 0



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

OFFICIAL USE ONLY:
Case # 060914
Fee \$ 11.40

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060914 ZONE: HC CODE: MC APPLICATION DATE: 6/20/19

Name of Applicant/Owner: Armando Torres Applicant's Telephone Number: (575) 639-2223

Applicant's/Owner's Mailing Address: 5680 El Llano Rd Las Cruces NM Zip Code: 88012

Applicant's/Owner's E-mail Address: Emtelectric-1c@gmail.com

Contractor's Name & Address (If none, indicate Self): EMT Electric 5680 El Llano Rd.

Contractor's Telephone Number: (575) 639-2223 Contractor's Tax ID Number: 03-424802-00-1 Contractor's License Number: 397927

Address of Proposed Work: 2461 Calle de Principal Las Cruces, NM 8800

Description of Proposed Work: Replace electrical Panel

Estimated Cost: \$ 1,250.00 Signature of Applicant: Armando Torres Date: 6/18/19

Signature of property owner if applicant is not the property owner: JW Foster

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 (dead 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 STRUCTURE OR APPEARANCE
CID PERMIT REQUIRED

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 6/20/19

- 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 060916 – 2425 Calle de Santiago, submitted by Art Lucero; a request for a zoning permit to allow the reroof of a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant intends to replace the roof covering on a dwelling at this address in order 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. 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 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 CALLE DE SANTIAGO



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type:

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: [R0401132](#)

Parcel Number: 4006138132015

Owner: LUCERO ARTHUR & CONNIE TRUSTEES

Mail Address: 1735 TOMMY AARON DR

Subdivision: LUCERO TRACTS (BK 18 PG 305 - 9516342)

Property Address: 2425 CALLE DE SANTIAGO

Acres: 0



TOWN OF MESILLA
ZONING APPROVAL

PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060916

Fee \$ 22.50

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

CASE NO. 060916 ZONE: RR CODE: RR APPLICATION DATE: 6/21/19

Art Lucero

575-932-9748

Name of Applicant/Owner

Applicant's Telephone Number

2425 Calle de Santiago

Mesilla, NM

88046

Applicant's/Owner's Mailing Address

City

State

Zip Code

Applicant's/Owner's E-mail Address

JR Sons

2216 Concord Ave, Las Cruces NM 88001

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

575-202-7225

82-2266104

392743

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

Address of Proposed Work: 2425 Calle de Santiago, Mesilla, NM 88046

Description of Proposed Work: Re-roof

\$ 11,378⁸⁵
Estimated Cost

Juan A. Renteria
Signature of Applicant

6/20/19
Date

Signature of property owner if applicant is not the property owner: Art Lucero

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 CHANGE TO APPEARANCE OF STRUCTURE

CID PERMIT REQUIRED

PERMISSION ISSUED / DENIED BY: Z. Shuman

ISSUE DATE: 6/21/19

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 060919
[PZHAC CONSENT AGENDA – 6/1/2019]**

Item:

Case 060919 – 2461/2489 Calle Principal, submitted by Joseph W. Foster; a request for a zoning permit to allow the installation of a drywell and the grading of a parking area on a commercial property at these addresses. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant intends to regrade the side yard and repair a parking area for commercial building at this address. Twork will address drainage issues that have occurred on the property in the past. There will be no changes to the structure or style of the dwelling. This is all flatwork 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 Type:

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: [R0401209](#)

Parcel Number: 4006137253477

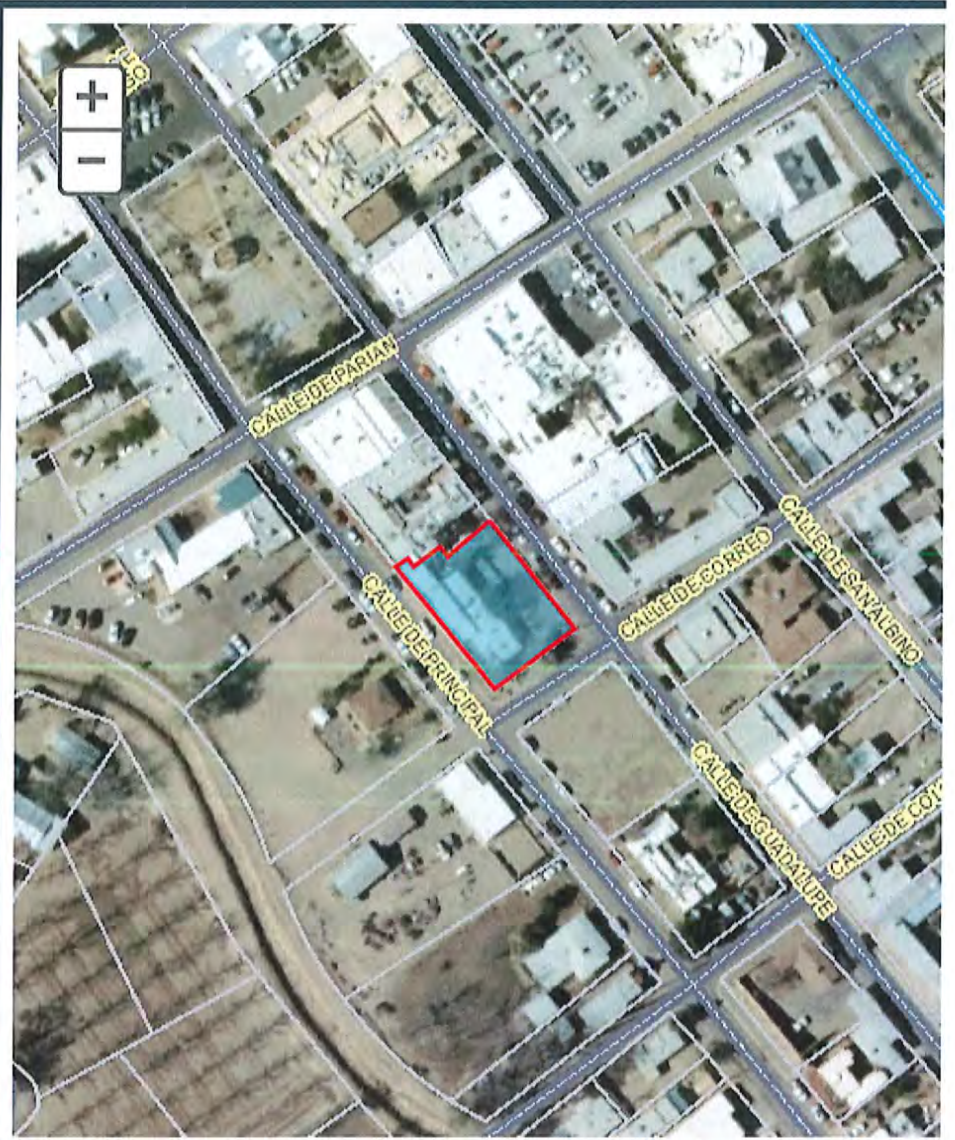
Owner: ARTIEFOUNT LLC

Mail Address: PO BOX 259

Subdivision: FOUNTAIN ACRES
SUBDIVISION (BK 24 PG 283 -
1730368)

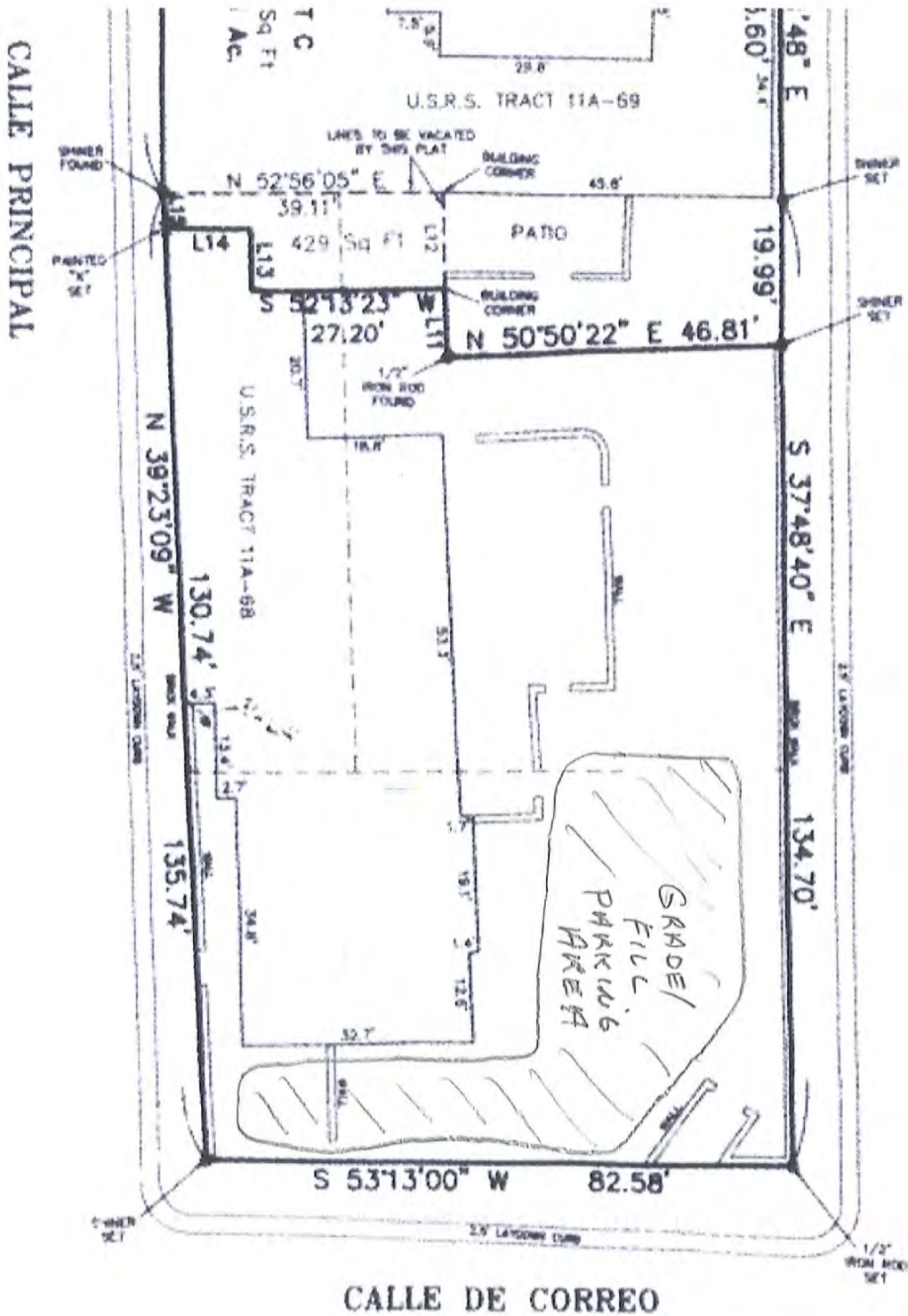
Property Address: 2489 CALLE DE
PRINCIPAL

Acres: 0





CALLE DE GUADALUPE



CALLE PRINCIPAL

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

OFFICIAL USE ONLY:
Case # 060919
Fee \$ 18.00

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060919 ZONE: HC CODE: M1 APPLICATION DATE: 6/25/19

Joseph W. Foster 850-502-9237
Name of Applicant/Owner Applicant's Telephone Number

10090 Black Hills Road Las Cruces NM 88011
Applicant's/Owner's Mailing Address City State Zip Code

foster.joseph.w@gmail.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: 2489/2461 Calle Principal/2488 Calle Guadalupe

Description of Proposed Work: To eliminate flooding of retail shops, perform grading/fill of parking area, install drywell and drainage tile, install brick pavers

\$ 5000 J W Foster 19 Jun 2019
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: FLATWORK WITH DRAINAGE - MAY REQUIRE CID PERMIT
NO CHANGES TO STRUCTURE

PERMISSION ISSUED/DENIED BY: [Signature] **ISSUE DATE:** 6/25/19

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:

PZHAC NEW BUSINESS

MAY 20, 2019

PZHAC DECISIONS

ZONING PERMITS

PZHAC ACTION FORM
BUILDING PERMIT 060918
[PZHAC REVIEW – 7/1/2019]
STAFF ANALYSIS

Item:

Case 060918 – 1874 West Union Avenue, Arturo and Pedro Jurado; a request for a zoning permit to allow the installation of a loading dock on a commercial building at this address. Zoned: General Commercial (C)

Staff Analysis:

The applicants would like to install a metal roll up door on the south side of the existing building, which had been used as a cotton gin. (The building is now being used by the applicant to store supplies for his other business. This is an allowed use of the structure under the General Commercial zoning of the property.) This door will then be used as a loading dock for the structure. Currently there are no doors or openings in this part of the structure. According to the applicant, there will be no changes to the use of the building as a result of the addition of this door, and the structure will not be changed.

Estimated Cost: @ \$4000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed door will be consistent with the development of land in the C 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 installing a roll up door on the south side of a former cotton gin on the property.
- The PZHAC has determined that the proposed door 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:

VIEW OF PROPERTY FROM AVENIDA DE MESILLA



VIEWS OF SOUTH SIDE OF BLDG. WEST UNION SHOWING PROPOSED DOOR LOCATION



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type:

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: [R0400872](#)

Parcel Number: 4007138006218

Owner: JURADO ARTURO & MARIA E
REV TR & PEDRO D JURADO

Mail Address: 300 S MOTEL BLVD

Subdivision:

Property Address: W UNION AVE

Acres: 7.05000019



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

OFFICIAL USE ONLY:

Case # 060918

Fee \$ 16.50

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

CASE NO. 060918 ZONE: C CODE: ACK APPLICATION DATE: 6/25/19

Arturo + Pedro Jurado 575-526-4971
Name of Applicant/Owner Applicant's Telephone Number

300 S. Motel Blvd. Las Cruces NM 88007
Applicant's/Owner's Mailing Address City State Zip Code

dmadrid@juradoinc.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: 1874 W Union

Description of Proposed Work: installation of a drive thru door on southside of building and loading dock.

\$ 4,000.00 [Signature] 6-17-19
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: PZHAC REVIEW + APPROVAL REQUIRED
CID PERMIT REQUIRED
JK

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 060920
[PZHAC REVIEW – 7/1/2019]
STAFF ANALYSIS

Item:

Case 060920 – 2250 Calle de San Albino, submitted by Robert Hamilton, a zoning permit to allow the repainting of a dwelling at this address. Zoned: Historical Commercial (HC)

Staff Analysis:

According to the Historic Register for the Town, the dwelling appears to have been built in the 1890's to 1910 (see attached pages from the Register). The dwelling does not appear to have changed much from the time it was included in the Register (see attached photo). Currently, the dwelling is painted in a color that is very similar to "Cashmere", which is an approved color (see attached photo). The applicant would like to repaint the dwelling in a darker color that is similar to "Adobe" (see attached) which is also an allowed color in the Town.

There will be no changes to the dwelling itself. The color will be similar to other structures and dwellings in the area.

Estimated Cost: @ \$150.00

Consistency with the Code:

A photo of the dwelling is attached. According to the applicant, the color chosen will be compatible with the surrounding properties. Since the dwelling is in a Historic zoning district, the following section of the Code applies:

18.33.080 Historical appropriateness permit.

A. Identification. A permit for a certificate of historical appropriateness shall be required before any of the following actions or work is undertaken: new construction, exterior alteration, demolition or removal. All work or acts of new construction or exterior alteration requiring a permit for a certificate of appropriateness shall comply with the design criteria established by the precedent styles within the development zone of the proposed work.

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 repainting the dwelling.
- The PZHAC has determined that the proposed color meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PHOTO OF THE DWELLING FROM CALLE PRINCIPAL SHOWING THE EXISTING COLOR



ALLOWED COLORS

127 IVORY ### II 8	120 BUCK ### 10	80 SOFT ROSE III 6	117 TAWN III 3	119 PALOMINO ### II 7	101 NAVAJO WHITE
121 SANDALWOOD	122 STRAW	106 BUCKSKIN	108 KOKANEE	103 SAND	107 DENIM
111 DRIFTWOOD III (lighter) 5	116 ADOBE	118 SUEDE VII 3	105 BAMBOO II 7	110 ASH I 3	80 SOFT ROSE I 6
115 COTTONWOOD	114 DESERT ROSE ### III 19	120 SANTA FE BROWN III 3	125 LA LUZ	124 CORAL ### III 12	113 DOVE GRAY ### 6

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: [R0400309](#)
Parcel Number: 4006137226409
Owner: HAMILTON ROBERT E & MARY KATHLEEN F
Mail Address: PO BOX 1248
Subdivision:
Property Address: 2250 CALLE DE SAN ALBINO
Acres: 0



YES NO

SURVEY DATE 3. BY: *MBJ* CHECK DATE 4. BY: COMPUTER DATE 6. BY: FILE DATE 8. BY: REVISION DATE 10. BY: 11. BY:

2. COUNTY: *San Bernardino* 13. FIELD MAP: 14. NUMBER: 15. UTM REFERENCE NUMBER:

ZONE: *17E* EASTING: *331050* NORTHING: *3572260*

SPECIFIC LOCATION: *In the west side of Calle de San Albino Second structure north of intersection of Calle de San Albino and Calle de Santiago (due north of Yancey Hall)*

17. CITY, TOWN: *Merida* 18. ZIP: *97000*

20. I.D. #: *183202040* 22. ROLL #: *36* 23. NEG #: *27* 24. LOCATION OF NEG:

3. LEGAL DESCRIPTION: TOWNSHIP: NS RANGE: EW SECTION: *1/4 1/4 1/4*

5. ARCHITECTURAL STYLE: *adobe vernacular*

26. NUMBER OF STORIES: *1*

7. FOUNDATION MATERIAL(S): *fill*

8. EXTERIOR WALL SURFACE(S): *gray plaster*

9. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS): *4/4 (?) d.h.w., wood sashes, plain wood surrounds - 4/4 horiz slide, wood sash, deeply recessed, plain wood surrounds - wood casement window (?) = 1 lite per leaf, plain wood surrounds*

30. DOOR ENTRANCE (TYPE/SURROUNDS): *vertical paneled door*

ROOF(S) (NUMBER/SHAPE/MATERIAL, DETAILS): *Flat* *Luiz Pedrosa Box 233 Merida, YN 88046*

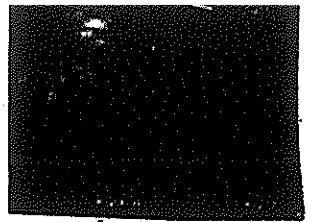
CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR, MATERIALS): *none observed* *4-006-137-226-409*

EXTERIOR DETAILS: *very small adobe, square floor plan*

COMMENTS

DATE OF CONSTRUCTION: ESTIMATED *1890* 36. ACTUAL: SOURCE OF DATE: ARCHITECT/ENGINEER/BUILDER: SOURCE OF INFORMATION: NAME: 41. PRESENT: *residential* 42. HISTORIC: CONDITION: EXCELLENT GOOD FAIR DETERIORATED DEGREE OF REMODELING: MINOR MODERATE MAJOR

45. IMMEDIATE SURROUNDINGS: *residential / church* 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?: 51. IF INVENTORIED, LIST I.D. #'S: 52. SEE BACK?: YES NO



- 35 This stuccoed adobe house has a flat roof, ell floor plan, metal casement windows, and an open front porch supported by vigas. est. 1940. (N)
- 36 This residence is similar to the two previously mentioned. It is a stuccoed adobe with a flat roof, windows of both wood and metal frame, and an open porch supported by squared beams. It is an ell shaped plan. est. 1940. (N)
- 37 This gabled adobe house has aluminum frame windows, is stuccoed, and has an ell-shaped floor plan. est. 1940. (N)
- 38 This flat roofed, stuccoed adobe residence has wood frame windows, some of them fronted with rejas. There is a ramada on the facade of vigas and latillas. est. 1920. (C)
- 39 A two story residence with the second story covering only a portion of the ground floor. This home has Spanish/Pueblo Revival traits; contoured lines and viga ends visible on the facade. est. 1965. (N)
- 40 A tiny adobe residence, this home is plastered, has a flat roof with a flat parapet, and wood frame windows. It follows a square plan. est. 1910. (C)
- 41 This small wood frame residence was moved into town about 15 years ago. It has a flat roof, viga ends protruding on the facade, and metal casement windows with viga lintels. est. 1940. (N)
- 42 This very good example of a Territorial Style residence has a central hallway with rooms to each side, a recessed doorway with side lights and transom, and a four course brick coping atop the level parapet which is pierced occasionally by tin canales. Originally owned by Lesinski, a Jewish merchant in the 1850's the building then passed into the Freudenthal family. It had been used in the recent past to house "La Unificadora", a religious organization dedicated to helping one another out at times of crisis, such as deaths in families. The building is currently being used commercially for the tourism trade. (S)
- 43 This tiny stuccoed adobe house has a flat roof, wood frame windows and square floor plan. Perhaps some of the walls could have comprised parts of the historic buildings on this part of the block. est. 1920. (C)
- 44 This is a small, square plan building currently used as an antique store. It has a flat roof and metal frame windows. This adobe structure is stuccoed. est. 1950. (N)

**TOWN OF MESILLA
ZONING APPROVAL**

PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060920

Fee \$ 0.00

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

CASE NO. 060920 ZONE: HC CODE: M1 APPLICATION DATE: 6/25/19

Name of Applicant/Owner: Robert Hamilton Applicant's Telephone Number: 575-644-1002

Applicant's/Owner's Mailing Address: PO Box 1248 Mesilla State: NM Zip Code: 88046

Applicant's/Owner's E-mail Address: mesilla man @ comcast.net

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: 2250 San Albino Mesilla, N.M. 88046

Description of Proposed Work: Paint the building a brown adobe color instead of the tan color that it is.

Estimated Cost: \$ 150 (paint) Signature of Applicant: Robert Hamilton Date: 6-24-19

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 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved 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 ; 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 ACTION FORM
BUILDING PERMIT 060921
[PZHAC REVIEW – 7/1/2019]
STAFF ANALYSIS

Item:

Case 060921 – 3116 Avenida de Mesilla, submitted by Norm Fristoe for LAMA Properties, LLC; a request for a zoning permit to allow the construction of a covered wooden porch over a patio at the rear of a dwelling at this address. Zoned: Residential Agricultural (RA)

Staff Analysis:

The applicant would like to install a 14 foot by 20-foot wood frame porch over an existing patio behind a dwelling at this location (see attached photo and site plan). The frame will consist of eleven 4” by 8” 14-foot long rafters supported by a 20-foot long 6” by 8” beam on three 8-foot high columns over the patio. The roof will be built up composition over an OSB deck. The overall construction will not be out of character with the existing dwelling. The purpose of the porch is to provide the patio with protection from the sun and elements.

The dwelling is not in the Historic District and is not listed in the historical Register for the Town. Additionally, the Town does not have architectural standard in the RA zone. However, the PZHAC has consistently checked that new construction and additions confirm to other structures in the area. To this extent, the proposed porch will not be out of character with other porches that have been built throughout the Town.

Estimated Cost: @ \$8000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed porch will be consistent with the development of land in the RA 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 constructing a porch over a patio at the rear of the dwelling on the property.
- The PZHAC has determined that the proposed porch will meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

VIEW OF THE FRONT OF THE PROPERTY FROM AVENIDA DE MESILLA



VIEW OF THE REAR OF THE DWELLING SHOWING THE PATIO



Doña Ana County, NM

General Reference Maps

2014 Aerial Addresses County Address Points

Select Search Type: Account

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: [R0400696](#)

Parcel Number: 4006138413125

Owner: LAMA PROPERTIES LLC

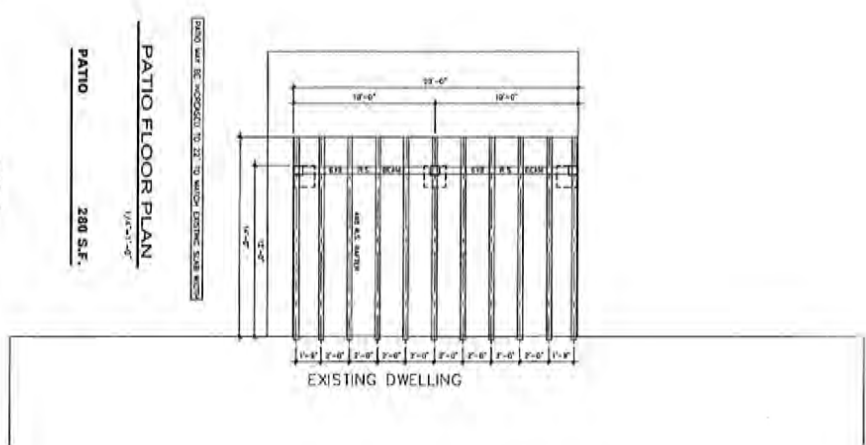
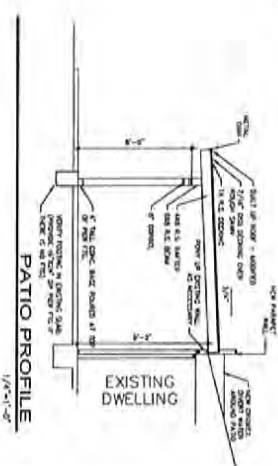
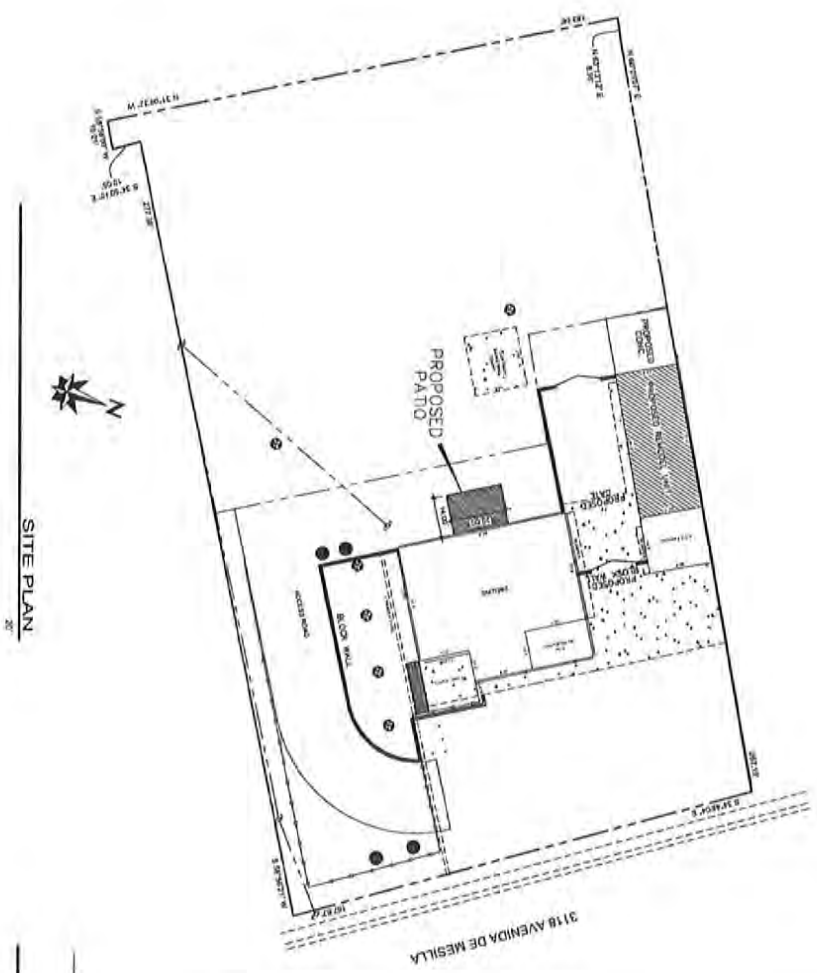
Mail Address: 780 S WALNUT BLDG #6

Subdivision: CANAMEX ACRES (BK 21 PG 569 - 0610453)

Property Address: 3116 AVENIDA DE MESILLA

Acres: 1.10000002





FLOOR PLAN, BUILDING SECTION & SITE PLAN
LAMA PROJECT- BACK PATIO

A-1

DATE: 5-17-18

PERMIT SET

GOA CONSULTING & DESIGN
575.453.4588

WOOD ARCHITECTURE GROUP, LLC

SCALE AS NOTED

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

OFFICIAL USE ONLY:
Case # 060921
Fee \$ 15.00

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060921 ZONE: RA CODE: AD APPLICATION DATE: 6/25/19

Lama Properties, LLC (Norm Fristoe) (575) 649-1356
Name of Applicant/Owner Applicant's Telephone Number

780 S. Walnut Bldg 6 Las Cruces NM 88001
Applicant's/Owner's Mailing Address City State Zip Code

nfristoe@fristoeandcompany.com
Applicant's/Owner's E-mail Address

Gabriel Sandoval - Sandoval Construction 2000 E Lohman Ave Ste C
Contractor's Name & Address (If none, indicate Self) LC NM 88001

575-524-6878 74-2854211 81118
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 3116 Avenida De Mesilla, Mesilla NM 88046

Description of Proposed Work: Porch - Wooden, Back of Main House.

\$ 3,000
Estimated Cost

[Signature]
Signature of Applicant

6/14/19
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 & 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 060922
[PZHAC REVIEW – 7/1/2019]
STAFF ANALYSIS

Item:

Case 060922 – 3200 Estrada Road, submitted by Eric Liefeld a request for a zoning permit to construct a porch and a pergola over a patio at the front of a dwelling at this address. Zoned: Residential Agricultural (RA)

Staff Analysis:

The applicant would like to install a 6.5 foot by 30-foot wood frame porch and a 12 foot by 30 foot wide pergola over an existing patio and entryway at the front of a dwelling at this location (see attached photo and framing plan). The wood frame porch will consist of a series of 2” by 6” rafters that range in length from 6.5 feet to 8 feet supported by a 6foot by 8 foot beam running the length of the porch. This will be supported by 6” by 6” posts. The roof will be corrugated metal to match the existing porch on rough-sawn 1” decking. The pergola will have 6” by 6” posts supporting 6” by 8” beams and 2” by 6” rafters. The roofing material will be corrugated tin on rough-sawn 1” decking to match the porch. The overall construction will not be out of character with the existing dwelling. The purpose of the porch and pergola is to provide the front of the dwelling with protection from the sun and elements, and to provide an area for entertaining..

Although an older adobe structure, the dwelling is not in the Historic District and is not listed in the historical Register for the Town. Additionally, the Town does not have architectural standards in the RA zone. However, the PZHAC has consistently checked that new construction and additions confirm to other structures in the area. To this extent, the proposed porch will not be out of character with other porches that have been built throughout the Town.

Estimated Cost: @ \$3000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed porch and pergola when finished will be consistent with the development of land in the RA 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 constructing a porch and pergola over the front patio of a dwelling on the structure on the property.
- The PZHAC has determined that the proposed porch and pergola will meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type:

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: [R0400471](#)
Parcel Number: 4006138122337
Owner: LIEFELD ERIC A & TRINA F
REV TR
Mail Address: PO BOX 1780
Subdivision:
Property Address: 3200 ESTRADA RD
Acres: 1.99000001



VIEW OF THE FRONT OF THE DWELLING FROM THE APPLICANT'S DRIVEWAY



VIEW SHOWING THE PROPOSED LOCATION OF THE PORCH & PERGOLA

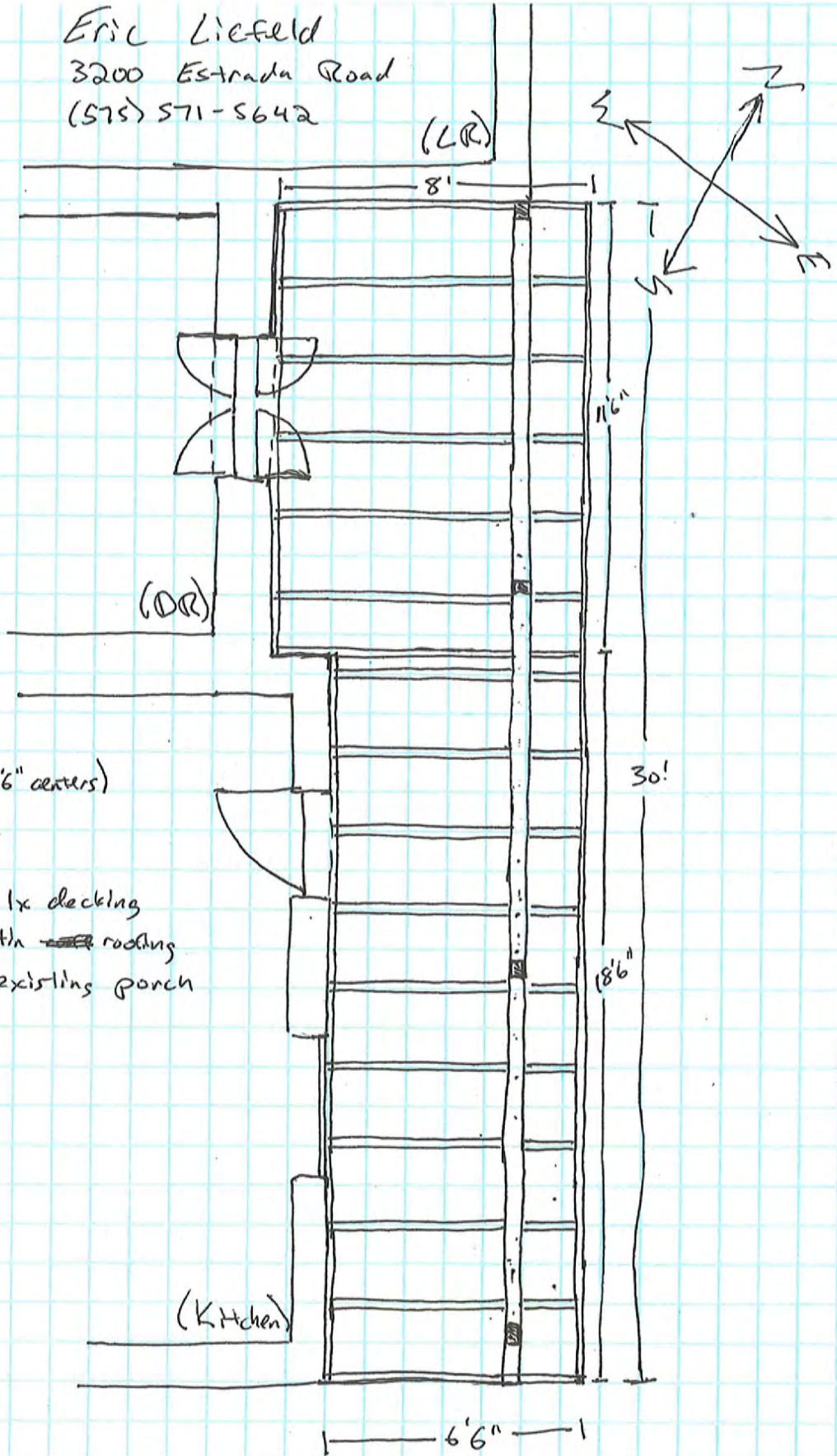


Eric Liefeld
3200 Estrada Road
(575) 571-5642

New Porch

Details:

- 6x6 posts (9'6" centers)
- 6x8 beam
- 2x6 rafters
- Rough-sawn 1x decking
- Corrugated tin ~~roofing~~ roofing to match existing porch



Eric Liefeld
3200 Estrada Road
(575) 571-5642

Porch Details

- 6x6 posts
- 6x8 beam
- 2x6 rafters
- Rough-sawn 1x decking
- Corrugated tin roofing to match existing porch.

(LR)

(DR)

(Kitchen)

30'

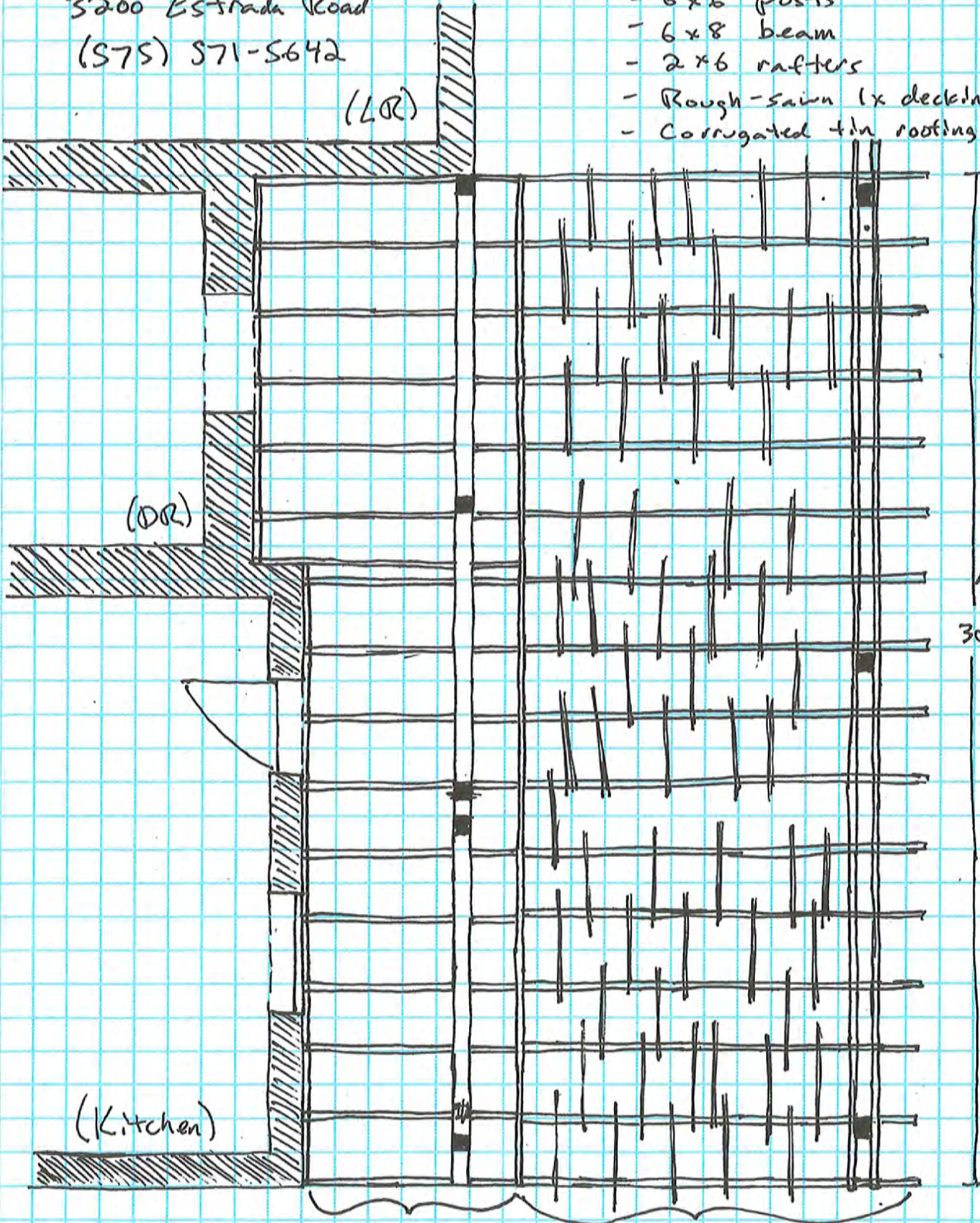


Porch
(New)

Pergola
(New)

6'6"

12'



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

OFFICIAL USE ONLY:

Case # 060922
Fee \$ 15.00

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

CASE NO. 060922 ZONE: RA CODE: AD APPLICATION DATE: 6/25/19

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

P.O. Box 1780 Mesilla Applicant's/Owner's Mailing Address City New Mexico State 88046 Zip Code

Eric.Liefeld@gmail.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: 3200 Estrella Road

Description of Proposed Work: Porch + Pergola

\$ 3,000.00 Estimated Cost [Signature] Signature of Applicant 6/17/2019 Date

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

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: _____ **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 & APPROVAL REQUIRED
CID PERMIT REQUIRED
[Signature]

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
ZONING PERMIT 060924
[PZHAC REVIEW – 7/1/2019]
STAFF ANALYSIS

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

Item:

Case 060924 - 2461/2489 Calle Principal, submitted by Joseph W. Foster; a request for a zoning permit to allow the repair or replacement of the cinderblock wall around Ruby Sun Spa, and the widening of doorways in the wall at this address. Zoned: Historical Residential (HR)

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 window frame repair 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 window frame repair 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: @ \$10,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed repairs 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 work consists of repairing rotten and decaying window frames on the structure on the property.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060925
[PZHAC REVIEW – 7/1/2019]
STAFF ANALYSIS

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

Item:

Case 060925 - 2461/2489 Calle Principal, submitted by Joseph W. Foster; a request for a zoning permit to allow the replacement of a two -foot high yard wall along Calle de Guadalupe on a property at these addresses. Zoned: Historical Residential (HR)

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 replacement wall 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 replacement wall 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: @ \$15,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed replacement wall 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 work consists of replacing an existing concrete block wall on the property.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060926
[PZHAC REVIEW – 7/1/2019]
STAFF ANALYSIS

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

Item:

Case 060926 - 2461/2489 Calle Principal, submitted by Joseph W. Foster; a request for a zoning permit to allow landscaping on a commercial property at these addresses. Zoned: Historical Residential (HR)

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 work on the proposed landscaping 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 landscaping wall 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: @ \$5000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed landscaping 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 work consists of landscaping the property. .
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060926
[PZHAC REVIEW – 7/1/2019]
STAFF ANALYSIS

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

Item:

Case 060926 - 2461/2489 Calle Principal, submitted by Joseph W. Foster; a request for a zoning permit to allow landscaping on a commercial property at these addresses. Zoned: Historical Residential (HR)

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: @ \$469,000.00

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 at 1940 Calle Pecana in the HR zoning district.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060927
[PZHAC REVIEW – 7/1/2019]
STAFF ANALYSIS

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

Item:

Case 060927 – 1626 West Union Avenue, submitted by Ashleigh and Jeff Curry; a request for a zoning permit to construct a three-car garage as an addition to their existing dwelling on a property at this address. 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 garage 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 garage 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.

Consistency with the Code:

The PZHAC will need to determine that the proposed garage 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 work consists of constructing a garage at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC NEW BUSINESS

MAY 20, 2019

PZHAC DECISIONS

BUSINESS REGISTRATIONS

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST 0808
[PZHAC REVIEW – 7/1/19]

STAFF ANALYSIS

Item:

Permit 0808 – 3301 Gandy Lane, submitted by Jessica M. White Cason for “Enchanted Earth Wellness”, a request for a business license to operate an office out of a dwelling at this address for a Health Coaching and Yoga instruction business. Zoned: Residential, one acre lots (R-1)

Description of Business:

The purpose of the application is to allow the applicant to use part of the dwelling at this address as an office for a business that provides for instruction at the client’s location. There will be no customers or clients coming to the property. The applicant will continue to use the dwelling as her primary occupancy.

Consistency with the Code:

The proposed home occupation meets the requirements of Section 18.52.030 Home Occupations-General Conditions of the Code, which also allows Home Occupations in HR zones.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the residential character of the property.
- This is a use that is allowed by the MTC in the R-1 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 DWELLING FROM GANDY LANE



Doña Ana County, NM

General Reference Maps

Map

2014 Aerial

Addresses

County Address Points

Select Search Type:

Account Numbe

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: [R0400885](#)

Parcel Number: 4007138147096

Owner: COHEN MARCUS S

Mail Address: 3301 GANDY LN

Subdivision:

Property Address: 3301 GANDY LN

Acres: 1



Checklist for Compliance with MTC 18.52.030, Home Occupation General Conditions

As a part of your application, first time and renewal, for a home occupation we ask that you acknowledge compliance with the following rules and regulations for home occupations in the town of Mesilla by initialing each requirement and signing the checklist below.

- JMWC Only immediate family members occupying the dwelling shall be engaged in the home occupation.
- JMWC The primary use of the dwelling shall be for residential purposes.
- JMWC Items shall not be displayed on the outside of the dwelling or on the premises of the home occupation, unless specifically allowed by special use permit.
- JMWC There shall be no change in the outside appearance of the dwelling or the premises.
- JMWC Only products of the home occupation shall be sold from the premises.
- JMWC Only two occupations shall be permitted at a time.
- JMWC All activities shall be conducted indoors. There shall be no direct sale of products off display shelves or racks. Retail sales shall only be conducted if product orders are placed earlier by telephone or fax or electronically.
- JMWC Sales to customers shall be arranged by appointment and scheduled so that not more than one customer vehicle is at the dwelling at any one time except for instructional services.
- JMWC For instructional service home occupations no more than five students shall be at the dwelling at any one time.
- JMWC Only one unlighted sign having a maximum area of one and one-half square feet and identifying the occupant(s) and the home occupation(s) shall be permitted.
- JMWC There shall be no external evidence of the conduct of a home occupation on the premises such as commercial vehicles or outside storage of products, materials or supplies.
- JMWC Company owned vehicles which are three-quarter-ton truck or smaller which are also used for personal transportation purposes shall be exempt from the above condition. No more than one such commercial vehicle shall be parked overnight on the premises of a home occupation.
- JMWC No equipment or process shall be used in a home occupation which creates noise, odor, dust, fumes, vibration, glare, electrical interference or other nuisance detectable on adjacent properties.
- JMWC There shall be no toxic, explosive, highly flammable, combustible, corrosive, radioactive or other restricted materials used or stored on the premises of a home occupation beyond the amount kept at a normal residential dwelling or on hand to operate or maintain equipment permitted by the Uniform Fire Code as adopted by the town of Mesilla.
- JMWC All customer parking shall be off-street parking including parking for those home occupations involving teaching where the maximum number of clients shall be five at any one time.

I hereby state under oath that by initialing each requirement above and signing this checklist below I acknowledge that my proposed home occupation is in compliance with the rules and regulations for home occupations in the town of Mesilla and further I state under oath that my responses are true and valid:

Jessica M White Casan
Applicant's name printed

JMWC
Applicant's signature

17 June 19
Date



Date: 6/17/19

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

No.: 0802

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: ~~Enchanted Earth Wellness~~ Enchanted Earth Wellness
 Name of Applicant: Jessica M. White Cason
 Business Location: 3301 Gandy Ln. Mesilla, NM 88046
 Mailing Address (Street # or P.O. Box): 3301 Gandy Ln. Las Cruces, NM 88005
 E-Mail Address: enchantedearthwellness@gmail.com
 City: _____ State: _____ Zip Code: _____
 Phone # of Business: 575-312-5537
 Location of Business: Street 3301 Gandy Ln
 City: Mesilla State: NM Zip Code: 88046

Property Owner Name: Earl + Jessica Cason
 Location: 3301 Gandy Ln. Mesilla, NM 88046
 Phone # of Property Owner: 575-312-5537 or 575-491-4282
 Property Owner's Address: Street See Above
 City: _____ State: _____ Zip Code: _____

Additional Information

Square Footage of Business: 100
 Number of Employees: 1
 Number of Parking Spaces: N/A
 Zoning Code: N/A
 Parking Assessment: N/A *Please fill in other side>>>>*

Type of Business -please describe product(s) and/or service(s): Health Coach + Yoga Instructor (Contract)

Business Applicant Is: Sole Proprietorship Partnership _____ Corporation _____

Current New Mexico Revenue Division ID #: 02-952266-00-8

(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 #: 575-312-5537

Name	Address	Telephone #
1. <u>Earl Cason</u>	<u>Same</u>	<u>575-491-4282</u>
2. <u>Debra White</u>	<u>985 Shakespeare Ln 88007</u>	<u>575-312-5562</u>
3. _____	_____	_____

Do you have an alarm system? Yes No

What Type? Load Dogs

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

17 June 19
Date

Signature of Building Owner

Date

Office Use

Receipt Number: _____

Date of Payment: _____

Case Number: 0808

Zone: R-1

PZHAC Approval Date: 7/1/19

Bus. Type: HO

Sign Permit Case #: n/a

Renewal Date: 3/15/20

Fire Department Inspection Verification

Fire Department Representative Signature: _____

Fire Inspection Date: _____

Approved: Yes No

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST 0809
[PZHAC REVIEW – 7/1/19]

STAFF ANALYSIS

Item:

Permit 0809 – 3301 Gandy Lane, submitted by Earl Cason for “Earl Cason Consulting”, a request for a business license to operate an office out of a dwelling at this address for a Life Coaching and Business consulting operation. Zoned: Residential, one acre lots (R-1)

Description of Business:

The purpose of the application is to allow the applicant to use part of the dwelling at this address as an office for a consulting business. Research and design work will be done on a home computer and over the internet, and the final product will be available to clients over the internet or by e-mail. There will be no customers or vendors coming to the property. The applicant will continue to use the dwelling as his primary occupancy.

Consistency with the Code:

The proposed home occupation meets the requirements of Section 18.52.030 Home Occupations-General Conditions of the Code, which also allows Home Occupations in HR zones.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the residential character of the property.
- This is a use that is allowed by the MTC in the R-1 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 DWELLING FROM GANDY LANE



Doña Ana County, NM

General Reference Maps

Map

2014 Aerial

Addresses

County Address Points

Select Search Type:

Account Numbe

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: [R0400885](#)

Parcel Number: 4007138147096

Owner: COHEN MARCUS S

Mail Address: 3301 GANDY LN

Subdivision:

Property Address: 3301 GANDY LN

Acres: 1



Checklist for Compliance with MTC 18.52.030, Home Occupation General Conditions

As a part of your application, first time and renewal, for a home occupation we ask that you acknowledge compliance with the following rules and regulations for home occupations in the town of Mesilla by initialing each requirement and signing the checklist below.

ECC Only immediate family members occupying the dwelling shall be engaged in the home occupation.

ECC The primary use of the dwelling shall be for residential purposes.

ECC Items shall not be displayed on the outside of the dwelling or on the premises of the home occupation, unless specifically allowed by special use permit.

ECC There shall be no change in the outside appearance of the dwelling or the premises.

ECC Only products of the home occupation shall be sold from the premises.

ECC Only two occupations shall be permitted at a time.

ECC All activities shall be conducted indoors. There shall be no direct sale of products off display shelves or racks. Retail sales shall only be conducted if product orders are placed earlier by telephone or fax or electronically.

ECC Sales to customers shall be arranged by appointment and scheduled so that not more than one customer vehicle is at the dwelling at any one time except for instructional services.

ECC For instructional service home occupations no more than five students shall be at the dwelling at any one time.

ECC Only one unlighted sign having a maximum area of one and one-half square feet and identifying the occupant(s) and the home occupation(s) shall be permitted.

ECC There shall be no external evidence of the conduct of a home occupation on the premises such as commercial vehicles or outside storage of products, materials or supplies.

ECC Company owned vehicles which are three-quarter-ton truck or smaller which are also used for personal transportation purposes shall be exempt from the above condition. No more than one such commercial vehicle shall be parked overnight on the premises of a home occupation.

ECC No equipment or process shall be used in a home occupation which creates noise, odor, dust, fumes, vibration, glare, electrical interference or other nuisance detectable on adjacent properties.

ECC There shall be no toxic, explosive, highly flammable, combustible, corrosive, radioactive or other restricted materials used or stored on the premises of a home occupation beyond the amount kept at a normal residential dwelling or on hand to operate or maintain equipment permitted by the Uniform Fire Code as adopted by the town of Mesilla.

ECC All customer parking shall be off-street parking including parking for those home occupations involving teaching where the maximum number of clients shall be five at any one time.

I hereby state under oath that by initialing each requirement above and signing this checklist below I acknowledge that my proposed home occupation is in compliance with the rules and regulations for home occupations in the town of Mesilla and further I state under oath that my responses are true and valid:

Ead Cason
Applicant's name printed

[Signature]
Applicant's signature

6/17/19
Date



Date: 6/17/19

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

No.: 0809

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: Enchanted Earth LLC dba Earl Cason Consulting

Name of Applicant: Earl Cason

Business Location: 3301 Gandy Ln, Mesilla, NM, 88046

Mailing Address (Street # or P.O. Box): 3301 Gandy Ln, Las Cruces, NM, 88005

E-Mail Address: earl.cason.consulting@gmail.com

City: Las Cruces State: NM Zip Code: 88005

Phone # of Business: 575-491-4282

Location of Business: Street 3301 Gandy Ln

City: Mesilla State: NM Zip Code: 88046

Property Owner Name: Jess & Earl Cason

Location: _____

Phone # of Property Owner: 575-491-4282

Property Owner's Address: Street 3301 Gandy Ln

City: Mesilla State: NM Zip Code: 88046

Additional Information

Square Footage of Business: 100 sq ft

Number of Employees: 1

Number of Parking Spaces: _____

Zoning Code: _____

Parking Assessment: _____ *Please fill in other side>>>>*

Type of Business -please describe product(s) and/or service(s): Life coaching & business consultant

Business Applicant Is: Sole Proprietorship Partnership _____ Corporation _____

Current New Mexico Revenue Division ID #: 03-403258-06-4
(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>575 491 4282</u>		
Name	Address	Telephone #
1. <u>Jess Cagon</u>	<u>3301 Gandy Ln</u>	<u>575 312 5537</u>
2. _____	_____	_____
3. _____	_____	_____
Do you have an alarm system? Yes _____ No <input checked="" type="checkbox"/>		
What Type? <u>N/A</u>		
Which Company, if any, Responds to Alarms? <u>N/A</u>		

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

Jess Cagon
Signature of Applicant/Title

6/17/19
Date

[Signature]
Signature of Building Owner

6/17/19
Date

Office Use	
Receipt Number: _____	Date of Payment: _____
Case Number: <u>0209</u>	Zone: <u>R-1</u>
PZHAC Approval Date: <u>7/1/19</u>	Bus. Type: <u>H0</u>
Sign Permit Case #: <u>N/A</u>	Renewal Date: <u>3/15/20</u>

Fire Department Inspection Verification

Fire Department Representative Signature: N/A
Fire Inspection Date: N/A
Approved: _____ Yes _____ No _____

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST 0810
[PZHAC REVIEW – 7/1/19]

STAFF ANALYSIS

Item:

Permit 0810 – 2205 Calle de San Albino, submitted by Wendy Weir for “Agave Artists”, a request for a business license to operate an art gallery out of a former rental dwelling at this address. Zoned: Historic Commercial (HC)

Description of Business:

The purpose of the application is to allow the applicant to use the front part of the structure at this address as an art gallery for the display and sale of artwork. The remainder of the structure will remain vacant. 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 other Historical Commercial locations in the past. The proposed use will not result in any 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 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. Since there is no parking associated with the structure, the applicant will be required to pay a \$150 parking fee each time the business license is renewed..

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the character of the area.
- This is a use that is allowed by the MTC in the HC 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 DWELLING 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: [R0400309](#)
Parcel Number: 4006137226409
Owner: HAMILTON ROBERT E & MARY KATHLEEN F
Mail Address: PO BOX 1248
Subdivision:
Property Address: 2250 CALLE DE SAN ALBINO
Acres: 0





Date: 6/17/19

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

No.: 0810

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: Agave Artists
 Name of Applicant: Wendy Weir
 Business Location: 2250 San Albino
 Mailing Address (Street # or P.O. Box): 2250 San Albino
 E-Mail Address: wendyweir8@gmail.com
 City: _____ State: _____ Zip Code: _____
 Phone # of Business: (575) 650-7543
 Business Owner's/Applicant's Address:
 Street 5092 Ruby Mine Rd.
 City: Las Cruces State: NM Zip Code: 88011

Property Owner Name: Robert Hamilton / BK Rentals
 Phone # of Property Owner: (575) 644-1002
 Property Owner's Address: Street Po Box 1248
 City: Mesilla State: NM Zip Code: 88046

Additional Information

Square Footage of Business: 900 sq. feet
 Number of Employees: 0
 Number of Parking Spaces: 0
 Zoning Code: HC
 Parking Assessment: \$ 150.00 *Please fill in other side>>>>*

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

service(s): Art Gallery

Business Applicant Is: Sole Proprietorship Partnership _____ Corporation _____

Current New Mexico Revenue Division ID #: 03-152787-00-6

(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) 650-7543

- | 1. | Name | Address | Telephone # |
|----|-------------------|--------------------------|----------------|
| 1. | <u>Wendy Weir</u> | <u>5042 Ruby Mine Rd</u> | <u>(575)</u> |
| 2. | | <u>L.C., NM 88011</u> | <u>6507543</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.

Wendy Weir
Signature of Applicant/Title

6/17/19
Date

Signature of Building Owner

Date

Office Use

Receipt Number: _____

Date of Payment: _____

Case Number: 0210

Zone: HC

PZHAC Approval Date: 7/1/19

Bus. Type: ART GALLERY

Sign Permit Case #: N/A

Renewal Date: 3/15/20

Fire Department Inspection Verification

Fire Department Representative Signature: _____

Fire Inspection Date: _____

Approved: _____ Yes _____ No _____

PZHAC NEW BUSINESS

JULY 1, 2019

SIGN PERMITS

PZHAC ACTION FORM

SIGN REQUEST

[PZHAC REVIEW]

“Truart of the Earth”

STAFF ANALYSIS

Item:

Sign Permit 060928 – 2411 Calle de San Albino, submitted by Shauna Martinez for “Truart of the Earth”; a request for a zoning permit install a wall sign at this address. Zoned: Historical Commercial (HC)

Description of Work to be Done:

The applicant would like to install a 3.5 square foot wood sign with burnt lettering in a green wood frame (see attached diagram) on the wall at the front of the store (see attached photo).

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 less than 3.5 square feet in area. The sign will not project above the side of the building.)

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 3.5 square foot wall sign on 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 LOCATION





OFFICIAL USE ONLY:

Case # _____

Fee \$ _____

CASE NO. _____ ZONE: _____ APPLICATION DATE: 6/25/2019

TruArt of the Earth, LLC 505-720-4288
 Business Name Business Telephone Number

2411 Calle de San Albino Mesilla NM 88046
 Business Address City State Zip Code

Jose & Shauna Martinez 505-720-4288
 Applicant Name Applicant Telephone/Cell Number

2050 Turrentine Las Cruces NM 88005
 Mailing Address City State Zip Code

Description of sign: Wood sign with burnt images, letters, etc. Image will consist of a crystal cluster, no color. Image will fill space in left side.

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

2.8 Feet 34 Inches

1.3 Feet
16 Inches



Colors: Natural wood finish, dark burnt lettering, green wood stained frame

FOR OFFICAL USE ONLY

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

CONDITIONS: _____

PERMIT ISSUED BY: _____ ISSUE DATE: _____

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



PZHAC ACTION FORM

SIGN REQUEST

[PZHAC REVIEW]

“Agave Artists”

STAFF ANALYSIS

Item:

Sign Permit 060929 – 2411 Calle de San Albino, submitted by Wendy Weir for “Agave Artists”, a request for a zoning permit to install a wall sign at this address. Zoned: Historical Commercial (HC)

Description of Work to be Done:

The applicant would like to install a 3 foot by 2 foot (6 square foot) brushed aluminum with green and white coloring to be installed on the front wall of the structure near the entrance (see attached illustration and photo).

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 6 square feet in area. The sign will not project above the side of the building.)

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 6 square foot wall sign on 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 LOCATION





OFFICIAL USE ONLY:

Case # _____

Fee \$ _____

CASE NO. _____ ZONE: _____ APPLICATION DATE: _____

Agave Artists (575) 650-7543
Business Name Business Telephone Number

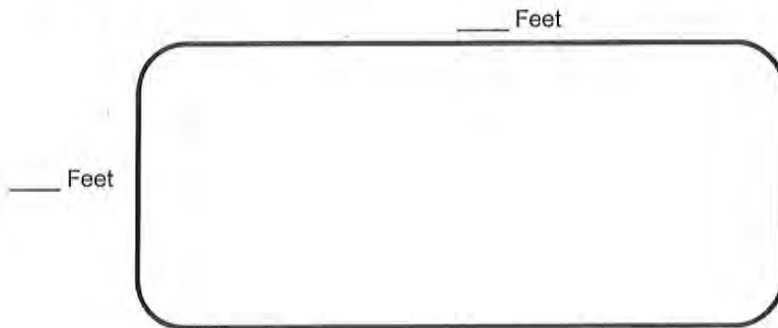
7250 Calle San Albino, Mesilla, Ca - 88046
Business Address City State Zip Code

Wendy Weir (575) 650-7543
Applicant Name Applicant Telephone/Cell Number

5092 Ruby Mine Rd, L.C., NM, 88011
Mailing Address City State Zip Code

Description of sign: _____

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



Colors: _____

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: _____

PERMIT ISSUED BY: _____ ISSUE DATE: _____

Address

1 Mine Road
Tomball, TX 77453
United States of America

Speed

24" x 36" Brushed Aluminum Metal Signs

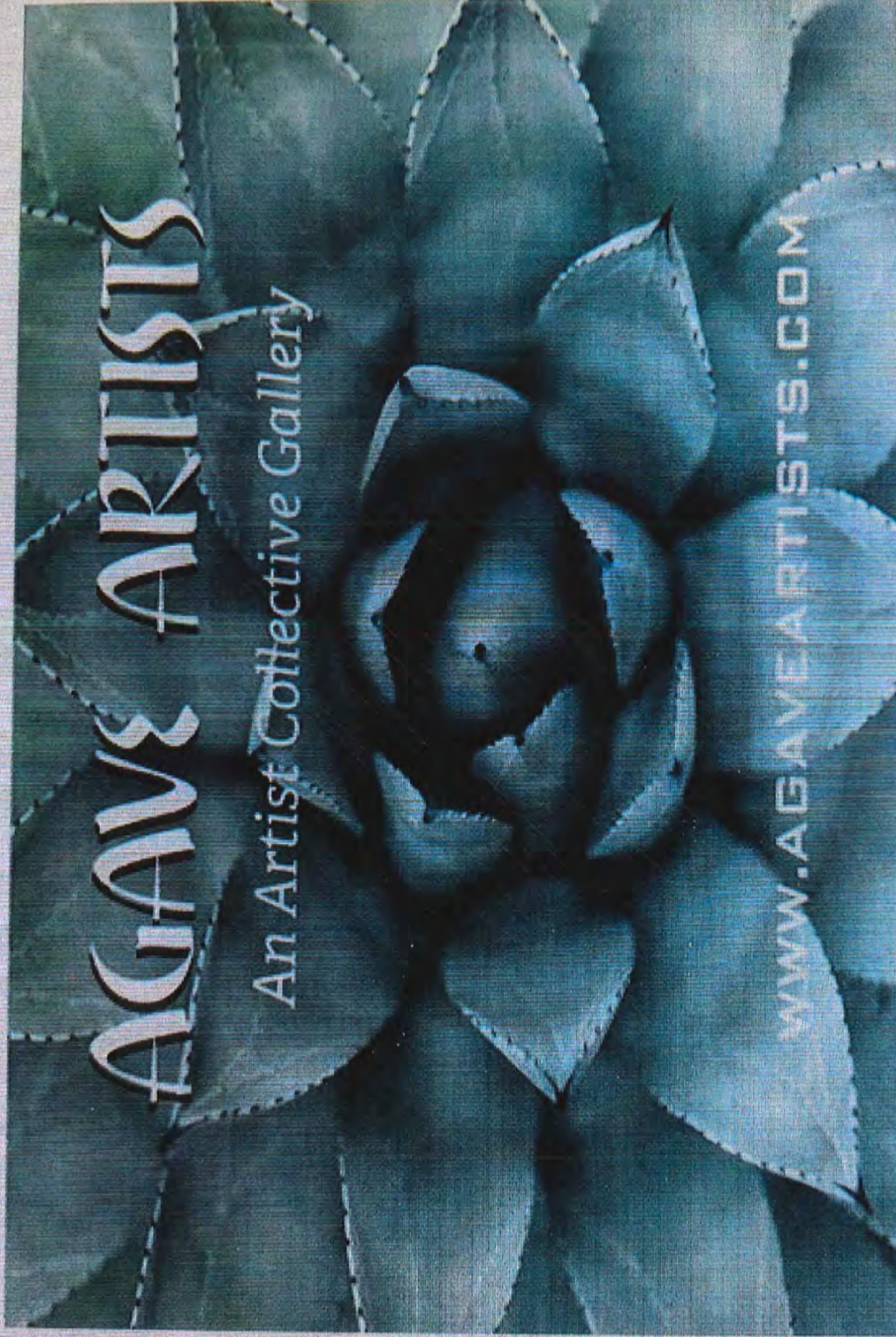


1

You Saved 29%

Confirmation

\$112



Close

Status: Processing

AGAVE ARTISTS
An Artist Collective Gallery

WWW.AGAVEARTISTS.COM

Your Design

AGAVE ARTISTS
An Artist Collective Gallery

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: [R0400309](#)
Parcel Number: 4006137226409
Owner: HAMILTON ROBERT E & MARY KATHLEEN F
Mail Address: PO BOX 1248
Subdivision:
Property Address: 2250 CALLE DE SAN ALBINO
Acres: 0

