



## PZHAC AGENDA

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS **REGULARLY SCHEDULED** MEETING MONDAY, JULY 2, 2018 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL AND DETERMINATION OF A QUORUM**

**III. CHANGES/APPROVAL OF THE AGENDA**

**IV. \*ACCEPTANCE OF THE CONSENT AGENDA - Note: Items on the agenda indicated by an asterisk (\*) are on the consent agenda and will be voted on with one motion.**

**A. \*PZHAC MINUTES** – Meeting minutes of June 18, 2018.

**V. PUBLIC INPUT**

**VI. NEW BUSINESS:**

**Building Permits**

**1. Case 060740:** 2980 Bowman Street, submitted by Everett Crawford; a request for a building permit to replace and upgrade an existing garage and storage building on a residential property at this address. **Zoned: Residential, one acre (R-1).**

**2. Case 060741:** 2652 Calle Primera, submitted by Samuel Kane, a request for a building permit to construct a six-foot-high flat-topped rock wall along the western edge and part of the southern edge, and in the back yard of a residential property at this address. **Zoned: Historic Residential (HR)**

**Sign Permits:**

**3. Case 060742:** 2222 Avenida de Mesilla, submitted by Patrizia Gregory for “Kneading to Heal”; a request for a building permit to allow the installation of a six square foot sign on the front of a commercial structure at this address. **Zoned: Historical Commercial (HC).**

**4. Case 060743:** 2222 Avenida de Mesilla, submitted by Kirstie Robles for “A Hair and Body Shop”; a request for a building permit to allow the installation of a 4.5 square foot sign on the front of a commercial structure at this address. **Zoned: Historical Commercial (HC).**

**5. Case 060744:** 2350 Calle de Principal, submitted by Marianne Schweers for “Heart of the Desert Pistachios & Wines;” a request for a sign permit to install an oval sign, 15 sq. ft., at their business. **Zoned: Historic Commercial (HC).**

**VII. PZHAC 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 6/27/18 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC MEETING

MINUTES

JUNE 18, 2018

(PART OF CONSENT AGENDA)

**PZHAC WORK SESSION  
AGENDA  
JUNE 18, 2018**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, JUNE 18, 2018 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**Item 1:** Submitted by Maria Rios; a request to discuss the construction of a freestanding carport on a residential property at 2472 Calle de Cura (Case 060736). Zoned: Historical Residential (HR)

*The applicant was not present to discuss the case. There was no discussion of the case.*

**Item 2:** Submitted by Gilbert Madrid for Eric and Teresa Sanchez, a request to discuss plans to repair windows, doors, lintels, vigas, and stucco; and repaint a historic dwelling at 2231 Calle de Parian (Case 060738). Zoned: Historic Residential (HR)

*The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the existing structure is in the Historical Register and dates back to the 1800's. According to the Register, the structure was used by the Mexican army as a barracks before the Gadsden Purchase. Due to the historical nature of the structure, and the possibility that the replacement of the windows could substantially change the historic character of the structure, the PZHAC was concerned with the style and appearance of the replacement windows, as well as the other work to be done on the structure. One concern of the PZHAC was that the windows to be replaced appear to have been previously replaced at various times, and it is difficult to determine which windows should determine the style to use as a guideline for the replacement windows, especially with respect to the number of panes in each window, and the type of framing for each window.*

*Another issue that was brought up was the fact that there appears to have been work done in the past on the façade of the structure, including the replacement or sealing off of doors, stuccoing, and other work for which records could not be found.*

**Item 3:** Submitted by Norman Fristoe for LAMA Properties, LLC; a request to discuss plans to conduct renovations on a storage structure at 3116 Avenida de Mesilla (Case 060739). Zoned: Rural Agricultural (RA)

*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 existing structure has historically been used as a storage structure, although it has been considered for conversion to an accessory dwelling several times. Staff also explained that Sandoval Construction had obtained a building permit from the CID office in Albuquerque, and was converting the structure into a casita without going through the Town's zoning process for building permits. Staff also explained that the 1200 square foot casita being built was not allowed by the Zoning Code in the RA zone. Since the casita cannot be built on the property under the current zoning regulations, the applicant has decided to finish the structure as a storage unit, which is allowed by the Code.*

*Other issues addressed were the run-off from the structure onto the neighboring property to the north, the size of the casita that was originally being created, and the history of the property. The RA zoning of the property was also brought up, as well as the fact that the proposed storage structure is allowed under the RA zoning.*

*There was no further discussion.*

**PZHAC REGULAR MEETING  
AGENDA  
JUNE 18, 2018**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, JUNE 18, 2018 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**I. PLEDGE OF ALLEGIANCE**

## II. ROLL CALL AND DETERMINATION OF A QUORUM

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

## III. CHANGES/APPROVAL OF THE AGENDA

*Staff recommended removal of Case 060736 since a discussion of the case had not taken place and the PZHAC was not ready to make a decision on the case. Commissioner Prieto made a motion to approve the Agenda as amended, 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. Commissioner Prieto made a motion to approve the Agenda, seconded by Commissioner Houston, and approved by a vote of 3 – 0.*

### A. \*PZHAC MINUTES – Meeting minutes of June 4, 2018.

*Approved as part of the Consent Agenda.*

## V. PZHAC NEW BUSINESS:

### A. PUBLIC INPUT ON CASES

*Susan Krueger, resident:*

*Stated that she was pleased to see that the U.S. Secretary of the Interior’s “Standards for the Preservation of Historic Properties” was included in the packet to the PZHAC.*

*Case 060738 – Stated that uniformity among the replacement windows was not a good idea, and that the windows should not be in total conformity with each other.*

### B. CASES:

#### Building Permits

- Case 060736** - 2472 Calle de Cura, submitted by Maria Rios; a request for a permit to build a freestanding carport on a residential property at this address. Zoned: Historical Residential (HR) **(Discussed at Work Session – Item 1)**  
*This case was removed from the agenda and no decision was made.*
- Case 060737** - 1986 Calle de Cura, submitted by Dianne Moore; a request for a building permit to add a gate across a driveway, and replace an existing four foot high white picket fence with a six foot high white picket fence around a property at this address. Zoned: Historic Residential (HR).  
*Staff presented a brief description of the case, explaining that the proposed fence will be similar in structure, color, and appearance to the fence being replaced, but will be two feet taller and will include a gate at the driveway. There were no issues. Commissioner Prieto made a motion to approve the case, seconded by Commissioner Nevarez, and the PZHAC voted 3-0 to recommend APPROVAL of the application to the BOT with the following CONDITION:  
The fence shall comply with the Clear-sight-triangle requirements for fences located on corner lots and for driveways. (Paragraphs 18.60.340(D) and (G) of the Code).*
- Case 060738** - 2231 Calle de Parian, submitted by Gilbert Madrid for Eric and Teresa Sanchez, a request for a building permit to repair windows, doors, lintels, vigas, and stucco; and repaint a historic dwelling at this address. Zoned: Historic Residential (HR) **(Discussed at Work Session – Item 2)**  
*Staff stated that this request had been discussed during the Work Session and provided a brief description of the discussion. There was further discussion as to the historical significance of the structure, especially with respect to the windows to be replaced. There was also further discussion as to the styles and differences among the existing windows and frames. A question was raised as to how CID requirements would differ from historical considerations, and what effect this would have on the final choice of windows. Tom Maese, CID Inspector, stated that CID would be willing to meet with the applicant to work on an answer to this question.  
Commissioner Prieto made a motion to postpone the case to allow the applicant to meet with CID to determine what type and size of windows will be acceptable to meet the egress requirements for bedrooms. This was seconded by Commissioner Houston, and the case was postponed by a vote of 3 – 0. The applicant will then return to the PZHAC with plans showing the windows that will be used.*
- Case 060739** – 3116 Avenida de Mesilla, submitted by Norman Fristoe for LAMA Properties, LLC; a request for a building permit to renovate a storage structure at this address. Zoned: Rural Agricultural (RA) **(Discussed at Work Session – Item 3)**  
*Staff stated that this request had been discussed during the Work Session and provided a brief description of the discussion, explaining that the applicant originally intended to convert the storage structure to a 1200 square foot casita, but that the current code would not allow a casita over 600 square feet, therefore the applicant chose to finish the structure as a storage building. There was no further discussion. Commissioner Houston made a motion to approve the case, seconded by Commissioner Nevarez, and the PZHAC voted 3-0 to recommend APPROVAL of the application to the BOT*

**Business Registration**

5. **Registration 0727** - 2011 Avenida de Mesilla, submitted by Mickey Balderas for “The Bean Cafe”; a request for a business registration to transfer ownership of an existing cafe at this address. Zoned: Historical Commercial (HC)  
*Staff provided a brief description of the request, explaining that the applicant was purchasing the business from the current owner, and that there would be no changes to the location, appearance, or operation of the existing business. There were no issues. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.*

**VI. PUBLIC COMMENTS - None**

**VII. PZHAC/STAFF COMMENTS**

*Commissioner Prieto wanted to know when the PZHAC would start amending the Sign code and the section of the Code limiting the size of casitas in the RF Zone.  
Staff replied that a list of possible amendments was being put together to be brought before the PZHAC. Once the list was complete and reviewed, it would be prioritized and then brought before the PZHAC for discussion and possible adoption.*

**VIII. ADJOURNMENT**

*The meeting was adjourned at @ 7:40.*

DRAFT

PZHAC NEW BUSINESS

JULY 2, 2018

PZHAC DECISIONS

BUILDING PERMITS



## **TOWN OF MESILLA BOARD ACTION FORM**

### **ITEM:**

1. **Case 060740:** 2980 Bowman Street, submitted by Everett Crawford; a request for a building permit to re-construct a garage and storage building on a residential property at this address. **Zoned: Residential, one acre (R-1).**

### **BACKGROUND:**

The applicant is proposing to re-construct his garage and storage located at the back of the property at 2980 Bowman Street. The rear setback will remain 7 feet from the back-property line. The elevation of the proposed re-construction of the garage is 20'. This is permissible per Mesilla Town Code (MTC) as the R-1 zone code refers to the same height requirement as the RF Zone below:

#### **18.20.050 Development standards.**

D. Height Limitations. The maximum height of buildings or structures in the RF zone shall be two stories or 30 feet, whichever is less.

**Estimated Cost: \$50,000**

### **FINDINGS:**

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of reconstructing a building that was already in existence.
- The proposed work is not increasing or decreasing in area.
- The height of the proposed structure will be 20' and meet MTC.

### **SUPPORT INFORMATION:**

- Application
- Site Plan
- Floor Plan

### **BOARD OPTIONS:**

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



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

Case # 060740  
 Fee \$ 87<sup>00</sup>

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. \_\_\_\_\_ ZONE: \_\_\_\_\_ CODE: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

EVERETT CRAWFORD  
 Name of Applicant/Owner  
PO BOX 707 Mesilla PK  
 Applicant's/Owner's Mailing Address City  
575-644-0534  
 Applicant's Telephone Number  
NM 88047  
 State Zip Code  
briancrawford1@hotmail.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: 2980 BOWMAN

Description of Proposed Work: UPGRADE & REPLACE EXISTING BUILDING

\$ 50,000  
 Estimated Cost  
Everett Crawford  
 Signature of Applicant  
6/13/18  
 Date

Signature of property owner if applicant is not the property owner: \_\_\_\_\_

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

**FOR OFFICIAL USE ONLY**

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

FIRE INSPECTION/APPROVAL REQUIRED: \_\_\_ YES \_\_\_ NO \_\_\_ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: \_\_\_ YES \_\_\_ NO \_\_\_ SEE CONDITIONS

CONDITIONS: CID permit req

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:

Google Maps 2980 Bowman St



Imagery ©2018 Google, Map data ©2018 Google 20 ft



# 2980 Bowman



<b>ACCOUNTNUMBER:</b>	R0400863	<b>PARCELNUMBER:</b>	4007137355350
<b>OWNERNAME:</b>	CRAWFORD W EVERETT & JOY LYNN	<b>MAILADDR1:</b>	PO BOX 787
<b>CITY:</b>	MESILLA PARK	<b>STATE:</b>	NM
<b>ZIP:</b>	88047-0787	<b>LOT:</b>	LT 1 2 PART OF LT 3
<b>BLOCK:</b>		<b>SUBNAME:</b>	BASON MANOR 807
<b>TRS:</b>	T23S R2E S30	<b>SITUSADDRS:</b>	2980 BOWMAN ST
<b>TOTALACRES:</b>	0.60516529		

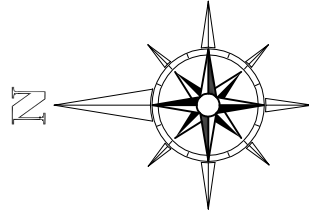
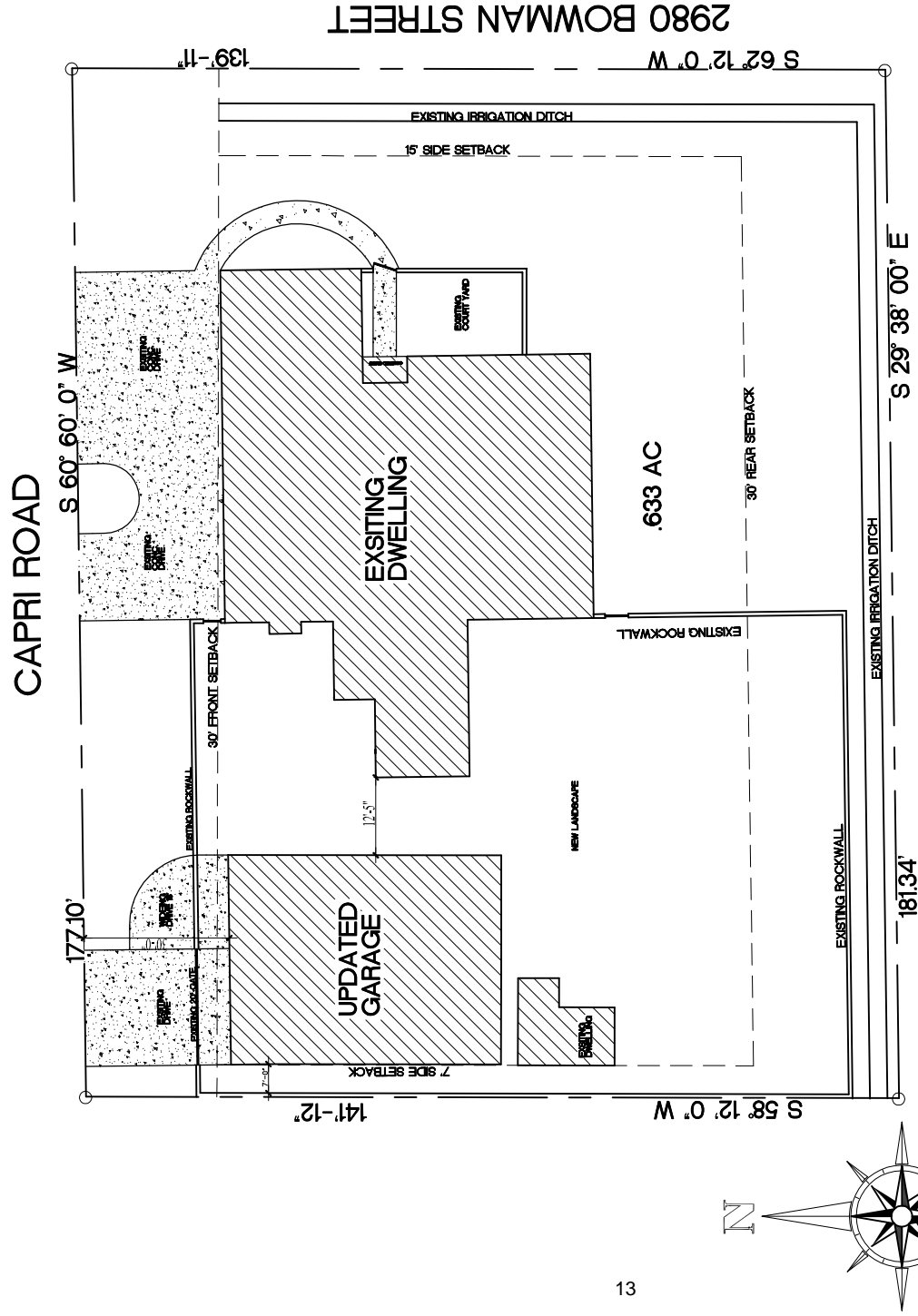


VIEW FROM BOWMAN



VIEW FROM CAPRI RD.





NORTH  
SCALE: 1" = 30'

SITE PLAN

SCALE 1"=30"

# RV GARAGE/ UPGRADE

**PROJECT ADDRESS:**  
EVERETT & JOY CRAWFORD  
2980 BOWMAN  
MESILLA PARK, NEW MEXICO 88047

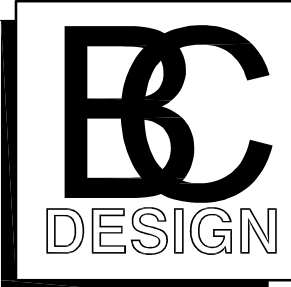
DATE: 6/13/2018  
PROJECT NO: RV GARAGE  
DRAWN BY: BRIAN  
FILE NAME:

Sheet

SITE PLAN

SCALE : 1" = 30'

1



575-644-0534  
CUSTOM HOMES & DRAFTING SOLUTIONS  
brian Crawford@holmail.com

NOTES:

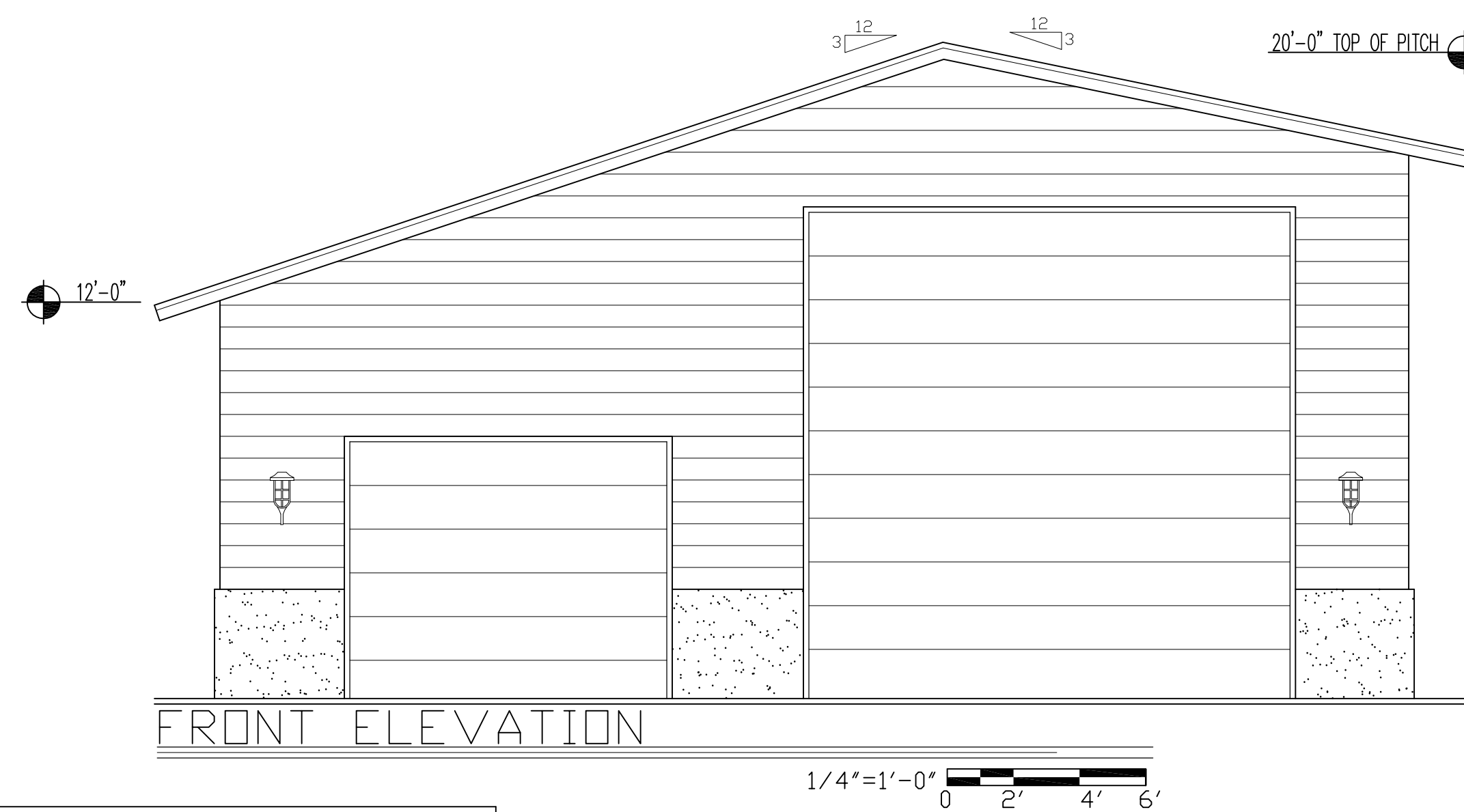
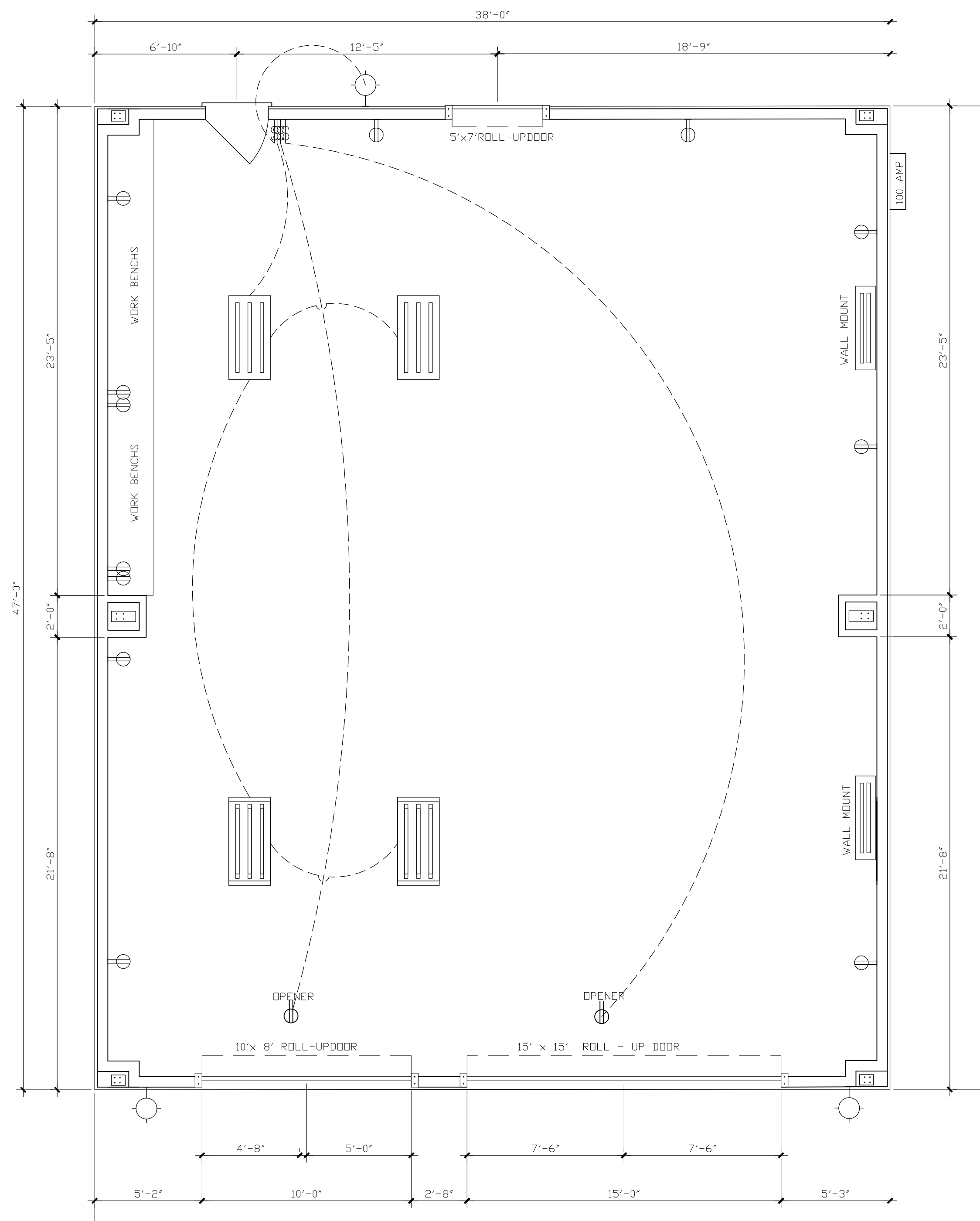
**GENERAL NOTES:**

CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND UBC BUILDING CODES AND STANDARDS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION

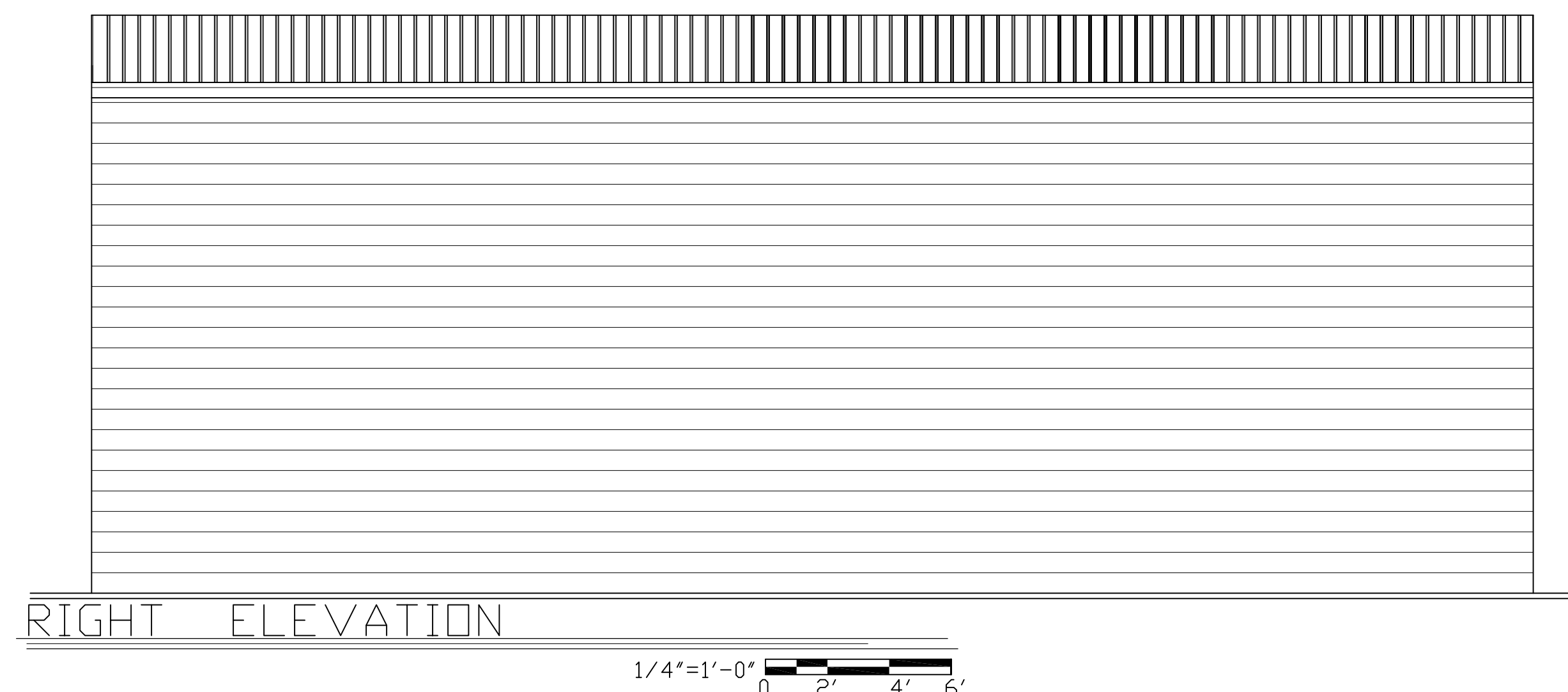
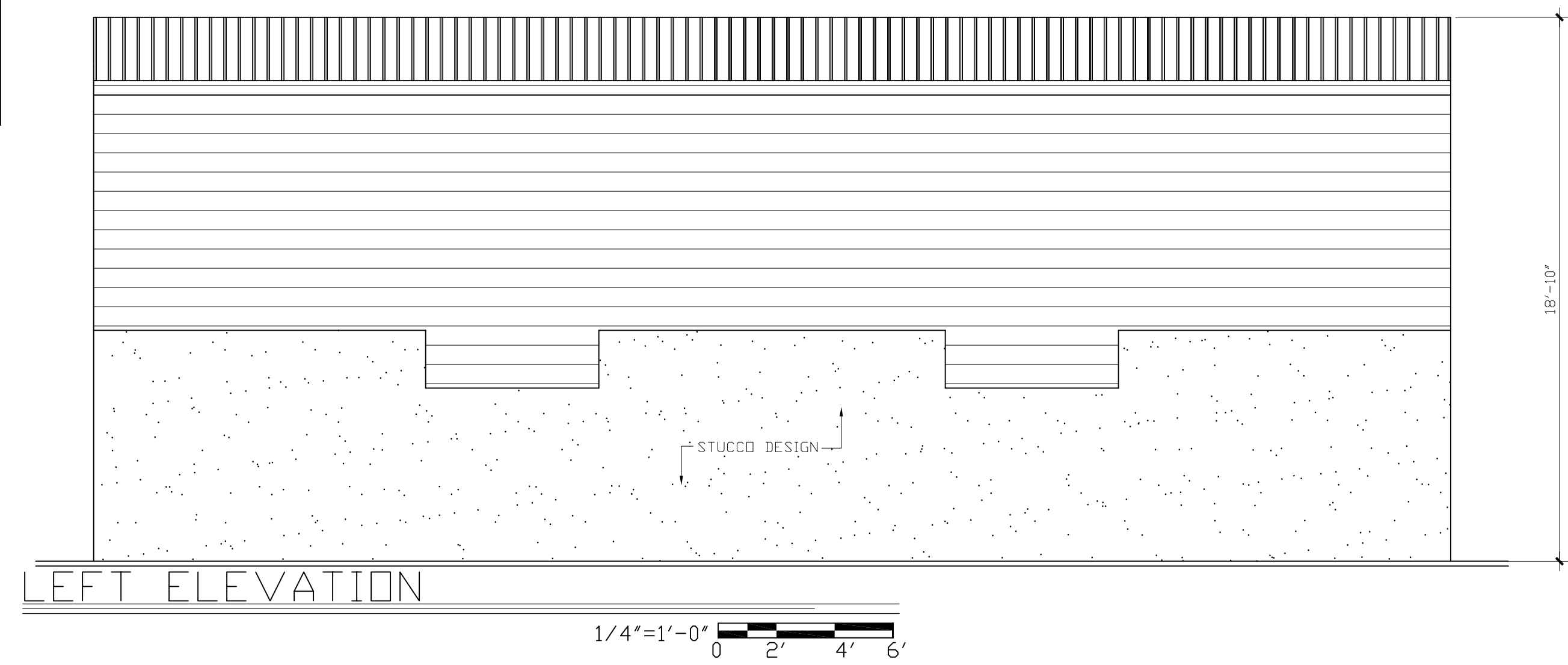
CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THIS PROJECT, AND SHALL VERIFY ALL BEARING MEMBERS AND FOOTINGS PRIOR TO CONSTRUCTION

THESE SET OF CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE DIRECTION AND APPROVAL OF THE CONTRACTOR AND / OR OWNER OF THE PROJECT



- ELECTRICAL NOTES**
1. ELECTRICIAN TO LOCATE SERVICE AND PANEL
  2. PROVIDE 10V OUTLET BELOW SINK FOR DISPOSAL
  3. ELECTRICIAN TO CONFIRM LOCATION OF SWITCHED OUTLETS WITH OWNER PRIOR TO INSTALLATION
  4. ELECTRICIAN TO CONFIRM LOCATION OF ALL EXTERIOR LIGHTING
  5. ALL OUTLETS IN THE KITCHEN ARE TO BE G.F.C.I. PER LOCAL CODES
  6. ALL TELEPHONE JACK AND CABLE TV LOCATIONS ARE TO BE DETERMINED PRIOR TO FRAMING AS PER OWNER SPECIFICATIONS

SYM.	ELECTRIC SYMBOLS
⊖	SWITCH OUTLET
⊖ <sup>3</sup>	3-WAY SWITCH OUTLET
⊖	DUPLEX OUTLET
⊖	SPLIT OUTLET W/ SWITCH CONTROL
⊖	LIGHT FIXTURE OUTLET
⊖	RECESSED LIGHT FIXTURE
⊖	SPOT OUTLET
⊖	SMOKE DETECTOR
⊖	HOSE BIBB
⊖	EXHAUST FAN
⊖	CEILING FAN
⊖	GAS OUTLET
⊖	TELEVISION JACK
⊖	TELEPHONE JACK



AREA:	
RV GARAGE	1,781 SQ. FT.
TOTAL	1,781 SQ. FT.

**RV GARAGE UPGRADE/REPLACING EXISTING BUILDING**  
 EVERETT & JOY CRAWFORD  
 PROJECT ADDRESS: 2980 BOWMAN ST. MESILLA PARK, NM 88047

PLOT/FINAL DATE:  
 REVISIONS:

**DISCLAIMER:**  
 ALL MEASUREMENTS, DIMENSIONS AND SPECIFICATIONS INCLUDING ALL BUILDING MATERIALS ARE TO BE CHECKED BY OWNER AND CONTRACTOR AND ARE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.  
 THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER.  
 THIS DRAWING IS AN INSTRUMENT OF THE OWNER AND CONTRACTOR. THIS DRAWING MAY NOT BE REPRODUCED OR REPRODUCTIONS HERE OF USED WITHOUT THEIR WRITTEN PERMISSION.

DATE: 6/13/2018  
 PROJECT NO:  
 DRAWN BY: BRIAN  
 FILE NAME:

FLOOR PLAN  
 SCALE: 1/4"=1'-0"  
 Sheet  
**2**





## **TOWN OF MESILLA BOARD ACTION FORM**

### **ITEM:**

**2. Case 060741:** 2652 Calle Primera, submitted by Samuel Kane, a request for a building permit to construct a six-foot-high flat-topped rock wall along the western edge and part of the southern edge, and in the back yard of a residential property at this address.

**Zoned: Historic Residential (HR)**

### **BACKGROUND:**

The applicant is proposing to construct a six-foot-high flat-topped rock wall along the western edge, in the back yard and part of the southern edge of his property at 2652 Calle Primera.

#### **18.60.340 Wall, fence, or hedge.**

A. Height (see illustration in Appendix A).

1. A six-foot maximum height above ground surface level shall be permitted on any part of the required setbacks of front yards or side yards abutting a street in H-R and H-C zones; provided, such wall, fence or hedge is in accord with subsections (D) and (G) of this section.
- 2.

D. There shall be no fence, wall, hedge, or obstruction more than three feet above street curb level or ground level at edge of street in the clear sight triangle, measured 30 feet in both directions on the property line from a corner.

E. Walls or fences constructed within the front yard setback area facing a street within the **H-R**, H-C, R-1 zones must be built with the following materials only: stucco, brick, **stone**, wood, adobe and wrought iron.

G. No walls, fences, hedges or other obstructions may be placed near exits from driveways or parking areas which block a driver's view of approaching traffic for a distance of 90 feet in both directions.

**Estimated Cost: \$1,500**

### **FINDINGS:**

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of constructing a rock wall at 2652 Calle Primera.
- The proposed work is along the property line at this address.
- The height of the proposed wall will not exceed 6 feet per MTC 18.60.340.
- A Right-of-Entry form for each of the abutting properties must be obtained in order to proceed.

**SUPPORTING INFORMATION:**

- Application
- Map
- Photos of Development Zone

**BOARD OPTIONS:**

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



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

OFFICIAL USE ONLY:

Case # 060741

Fee \$ 68.00

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

CASE NO. 060741 ZONE: HR CODE: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

Name of Applicant/Owner Samuel Kane Applicant's Telephone Number 575-496-6044

Applicant's/Owner's Mailing Address POB 849 Mesilla NM 88046  
 City State Zip Code

Applicant's/Owner's E-mail Address Sam\_kane@yahoo.com

Contractor's Name & Address (If none, indicate Self) None - Home owner will build

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

Address of Proposed Work: 2652 Calle Primera, Mesilla NM 88046

Description of Proposed Work: 6 foot Rock wall with Flat top

Estimated Cost \$1,500.00 Signature of Applicant Samuel E. Kane Date June 15, 2018

Signature of property owner if applicant is not the property owner: Samuel E. Kane

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

**FOR OFFICIAL USE ONLY**

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

FIRE INSPECTION/APPROVAL REQUIRED: \_\_\_ YES \_\_\_ NO \_\_\_ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: \_\_\_ YES \_\_\_ NO \_\_\_ SEE CONDITIONS

CONDITIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

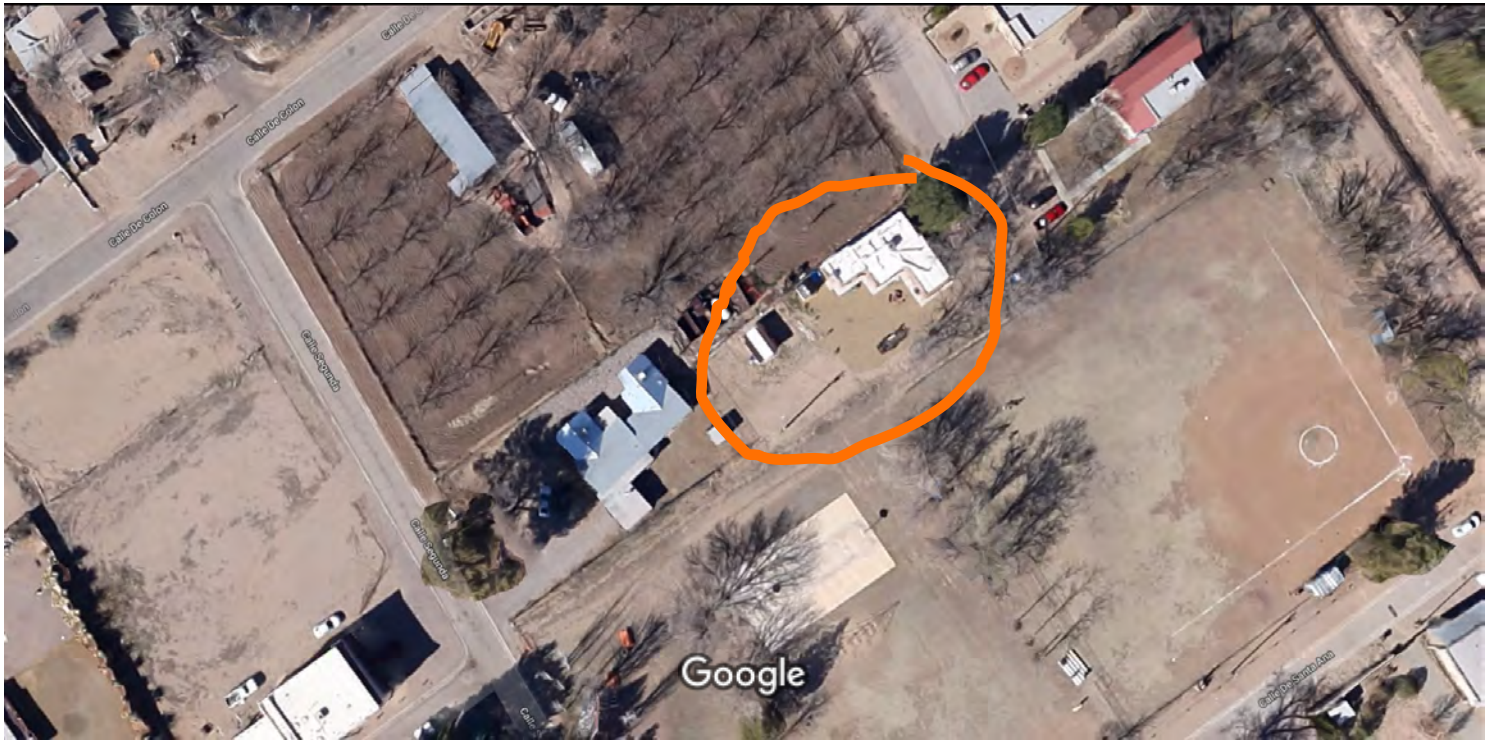
- This Application will include the following, if checked:
1. \_\_\_ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
  2. \_\_\_ Site Plan with dimensions and details.
  3. \_\_\_ Proof of legal access to the property.
  4. \_\_\_ Drainage plan.
  5. \_\_\_ Architectural style and color scheme - diagrams of 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 Primera

2652 CALLE PRIMERA



Imagery ©2018 Google, Map data ©2018 Google 20 ft



Calle Primera  
Mesilla, NM 88046



# 2652 Calle Primera



<b>ACCOUNTNUMBER:</b>	R0400604	<b>PARCELNUMBER:</b>	4006138245038
<b>OWNERNAME:</b>	KANE SAMUEL I	<b>MAILADDR1:</b>	1018 E AMADOR
<b>CITY:</b>	LAS CRUCES	<b>STATE:</b>	NM
<b>ZIP:</b>	88001	<b>LOT:</b>	PT OF
<b>BLOCK:</b>	B	<b>SUBNAME:</b>	SOUTHWEST ADDITION TO MESILLA 201
<b>TRS:</b>	T23S R1E S36	<b>SITUSADDRS:</b>	2652 CALLE PRIMERA
<b>TOTALACRES:</b>	0.11999541		

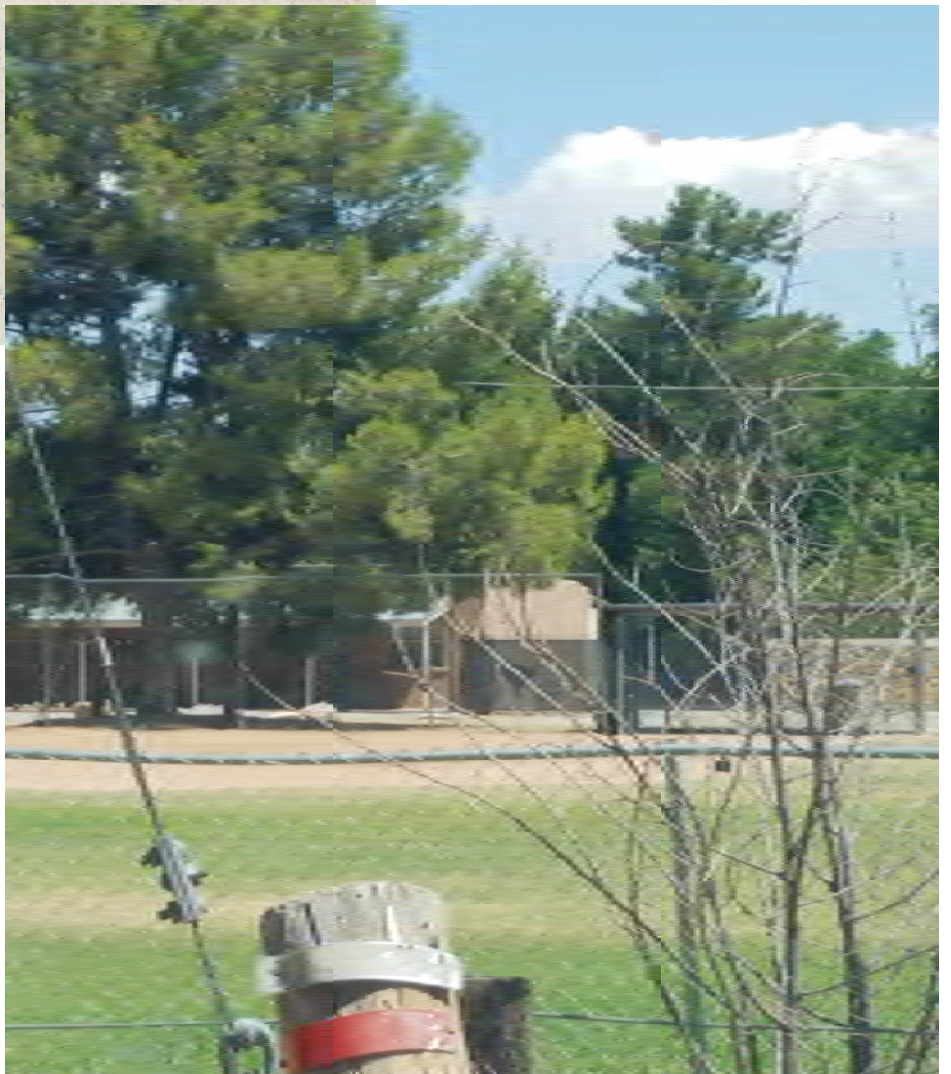




DEVELOPMENT ZONE:  
MAJORITY ON THE SAME BLOCK IS WIRE,  
CHAIN LINK OR COYOTE FENCING

ACROSS LOS LEONES PARK, THERE IS ROCK  
WALL AND BRICK WALL.

THE PROPERTY TO THE WEST OF THIS  
PROPERTY HAS CHAIN LINK.







PROPERTY ACROSS LOS LEONES PARK FROM MR. KANE'S PROPERTY



PROPERTY DIRECTLY ACROSS LOS LEONES PARK FROM MR. KANE'S PROPERTY





SAMUEL KANE'S PROPERTY TO THE LEFT.



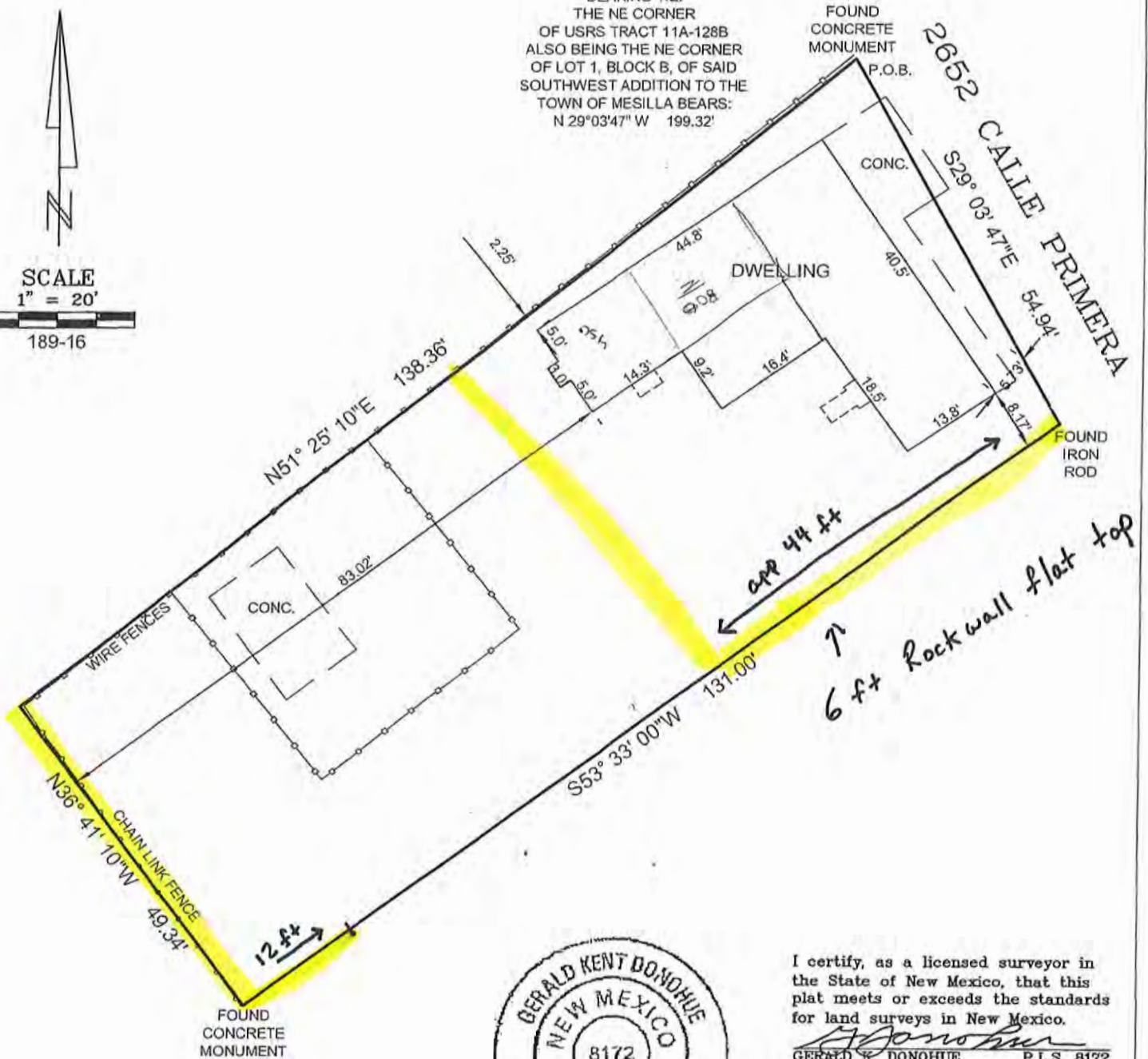
PROPERTY TO THE NORTH OF SAMUEL KANE'S PROPERTY



PLAT OF SURVEY A 0.16 ACRE TRACT SITUATE IN THE TOWN OF MESILLA,  
 DONA ANA COUNTY, NEW MEXICO, IN SECTION 36, T.23S., R.1E., NMPM  
 OF THE USRS SURVEYS AS USRS TRACT 11A-129B AND ALSO AS PART  
 OF LOT 3 AND LOT 4, BLOCK B, OF THE SOUTHWEST ADDITION TO THE  
 TOWN OF MESILLA AS FILED ON MARCH 17, 1939, IN PLAT BOOK 9,  
 PAGE 76 IN THE DONA ANA COUNTY RECORDS  
 DATE OF SUREY: MAY 16, 2011



BEARING TIE:  
 THE NE CORNER  
 OF USRS TRACT 11A-128B  
 ALSO BEING THE NE CORNER  
 OF LOT 1, BLOCK B, OF SAID  
 SOUTHWEST ADDITION TO THE  
 TOWN OF MESILLA BEARS:  
 N 29° 03' 47" W 199.32'



I certify, as a licensed surveyor in  
 the State of New Mexico, that this  
 plat meets or exceeds the standards  
 for land surveys in New Mexico.

*Gerald K. Donohue*  
 GERALD K. DONOHUE P.L.S. 8172

DONOHUE LAND SURVEYS  
 100 WYATT DRIVE  
 SUITE A  
 LAS CRUCES, NM 88005  
 1-575-523-1114

PZHAC NEW BUSINESS

JULY 2, 2018

PZHAC DECISIONS

SIGN PERMITS





## **TOWN OF MESILLA BOARD ACTION FORM**

### **ITEM:**

**3. Case 060742:** 2222 Avenida de Mesilla, submitted by Patrizia Gregory for “Kneading to Heal”; a request for a building permit to allow the installation of a six square foot sign on the front of a commercial structure at this address. **Zoned: Historical Commercial (HC).**

### **BACKGROUND:**

The applicant’s business has moved into the old “Casa Rosa” place at 2222 Avenida de Mesilla. They are proposing to place their sign at this location.

### **FINDINGS:**

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of placing a 6 sq. ft. sign.
- The proposed sign meets the Town Code.

### **SUPPORTING INFORMATION:**

- Application
- Map

### **BOARD OPTIONS:**

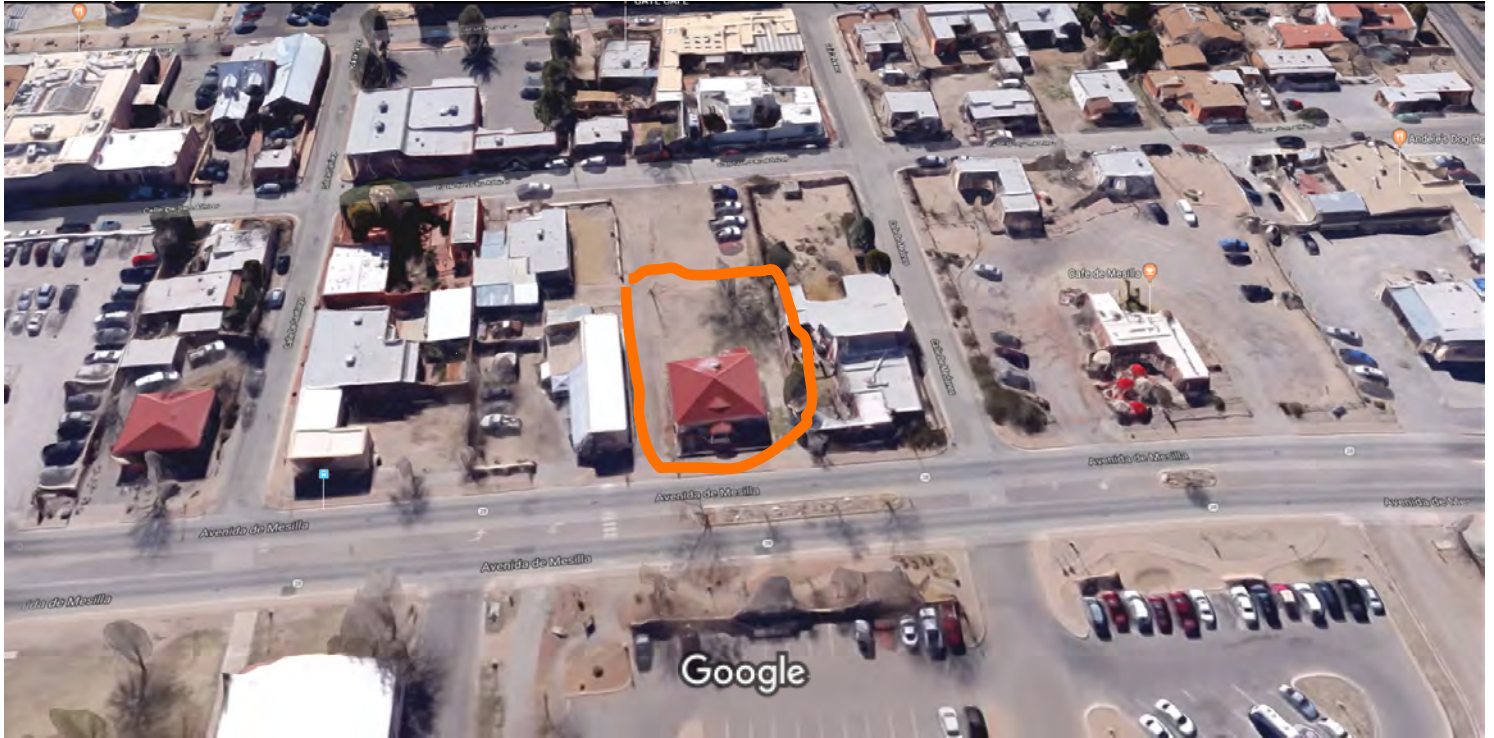
1. Approve.
2. Approve with conditions.
3. Reject.

## 2222 AVENIDA DE MESILLA



ACCOUNTNUMBER:	R0401162	PARCELNUMBER:	4006137241392
OWNERNAME:	BINNS LTD CO	MAILADDR1:	151 S DON ROSER DR
CITY:	LAS CRUCES	STATE:	NM
ZIP:	88011	LOT:	1
BLOCK:		SUBNAME:	CASA ROSA TRACTS
TRS:	T23S R1E S25	SITUSADDRS:	
TOTALACRES:	0.16000918		

Google Maps 2222 Avenida de Mesilla



Imagery ©2018 Google, Map data ©2018 Google 20 ft







NM-28

2222 Avenida de Mesilla

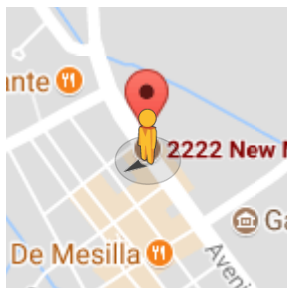


Image capture: Dec 2017 © 2018 Google

Las Cruces, New Mexico



Street View - Dec 2017





OFFICIAL USE ONLY:  
Case # 000742  
Fee \$ 15<sup>00</sup>

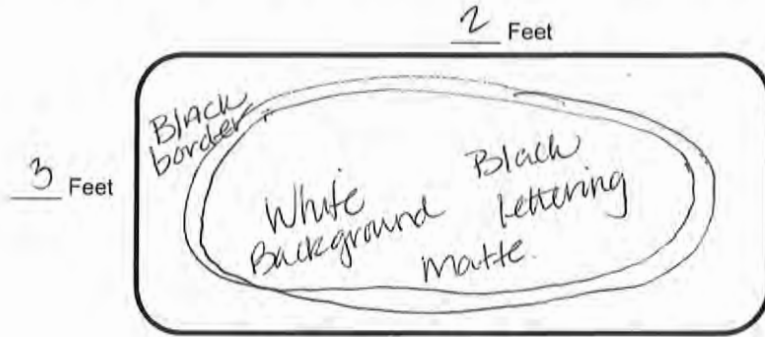
CASE NO: 000742 ZONE: HC APPLICATION DATE: \_\_\_\_\_

Business Name: Kneading to Heal Business Telephone Number: (575) 649-3404  
Business Address: 222 Avenida de Mesilla City: NM State: NM Zip Code: 88046

Applicant Name: Patricia Grayson Applicant Telephone/Cell Number: (575) 649-3404  
Mailing Address: PO Box 254 Dona Ana NM City: Dona Ana State: NM Zip Code: 88032

Description of sign: Oval, Black and white pressed wood.

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



Colors: Black & white

**FOR OFFICAL USE ONLY**

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

CONDITIONS: PZHAC REVIEW REQUIRED

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

Community Development Department  
2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104  
www.mesilla-nm.gov



## **TOWN OF MESILLA BOARD ACTION FORM**

### **ITEM:**

**4. Case 060743:** 2222 Avenida de Mesilla, submitted by Kirstie Robles for “A Hair and Body Shop”; a request for a building permit to allow the installation of a 4.5 square foot sign on the front of a commercial structure at this address. **Zoned: Historical Commercial (HC).**

### **BACKGROUND:**

The applicant’s business has moved into the old “Casa Rosa” place at 2222 Avenida de Mesilla. They are proposing to place their sign at this location. This would be the second proposed sign at this location.

### **18.65.220 Number of permitted signs.**

A. A total of two exterior signs may be allowed to each store or bona fide place of business.

B. When more than one business occupies a single building each business will be limited to one sign plus a space on a directory sign at each entrance.

### **FINDINGS:**

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of placing a 4.5 sq. ft. sign.
- The PZHAC concludes that the colors are approved colors for this zone.
- The proposed sign meets the Town’s sign ordinance.

### **SUPPORTING INFORMATION:**

- Application
- Photo

### **BOARD OPTIONS:**

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



OFFICIAL USE ONLY  
Case # 060743  
Fee \$ 800

CASE NO. 060743 ZONE: HC APPLICATION DATE: \_\_\_\_\_

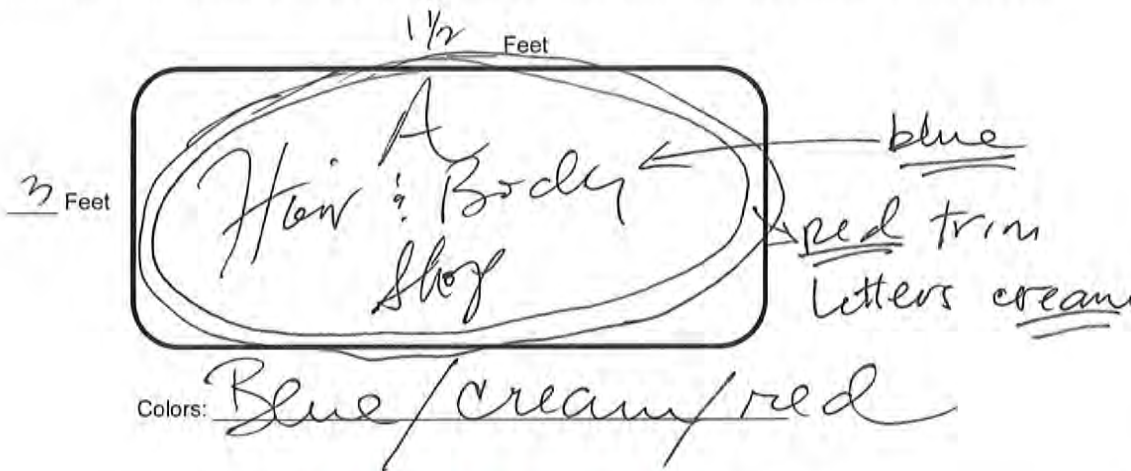
Business Name A. Hair & Body Shop Business Telephone Number 527-1910  
San Pasqual Market  
Business Address 222 Ave. De Mesilla City nm State nm Zip Code 88046

Applicant Name Kirstie Robles Applicant Telephone/Cell Number 680-5259

Mailing Address PO Box 605 Mesilla City nm State nm Zip Code 88046

Description of sign: oval

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



FOR OFFICAL 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: \_\_\_\_\_

Community Development Department  
2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104  
www.mesilla-nm.gov

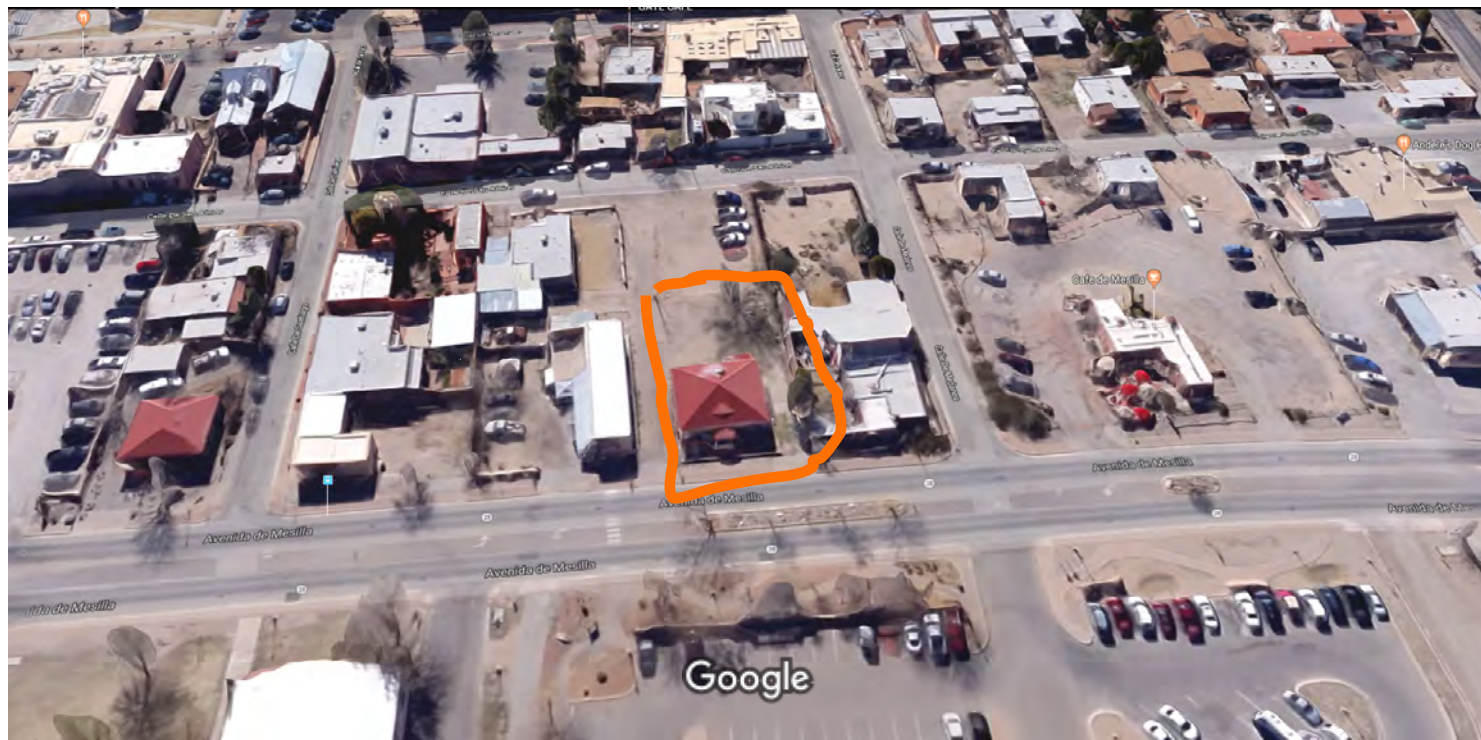


# 2222 AVENIDA DE MESILLA



ACCOUNTNUMBER:	R0401162	PARCELNUMBER:	4006137241392
OWNERNAME:	BINNS LTD CO	MAILADDR1:	151 S DON ROSER DR
CITY:	LAS CRUCES	STATE:	NM
ZIP:	88011	LOT:	1
BLOCK:		SUBNAME:	CASA ROSA TRACTS
TRS:	T23S R1E S25	SITUSADDRS:	
TOTALACRES:	0.16000918		

Google Maps 2222 Avenida de Mesilla



Imagery ©2018 Google, Map data ©2018 Google 20 ft



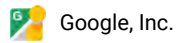
NM-28

2222 Avenida de Mesilla

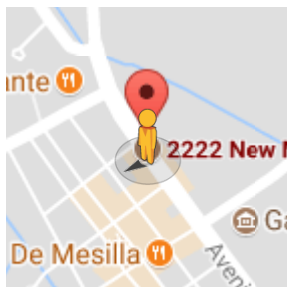


Image capture: Dec 2017 © 2018 Google

Las Cruces, New Mexico



Street View - Dec 2017









## **TOWN OF MESILLA BOARD ACTION FORM**

### **ITEM:**

**5. Case 060744:** 2350 Calle de Principal, submitted by Marianne Schweers for “Heart of the Desert Pistachios & Wines;” a request for a sign permit to install an oval sign, 15 sq. ft., at their business. **Zoned: Historic Commercial (HC).**

### **BACKGROUND:**

The applicant is proposing to hang a sign at the entrance of the shop. The sign will be 15 sq. feet which is permissible. It will be located in the same area as a previously approved sign for "NM PECAN"

### **FINDINGS:**

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of placing a 15 sq. ft. sign.
- The PZHAC concludes that the colors are approved colors for this zone.
- The proposed sign meets the Town’s sign ordinance.

### **SUPPORTING INFORMATION:**

- Application
- Photo

### **BOARD OPTIONS:**

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



OFFICIAL USE ONLY:

Case # 000744  
Fee \$ 30.00

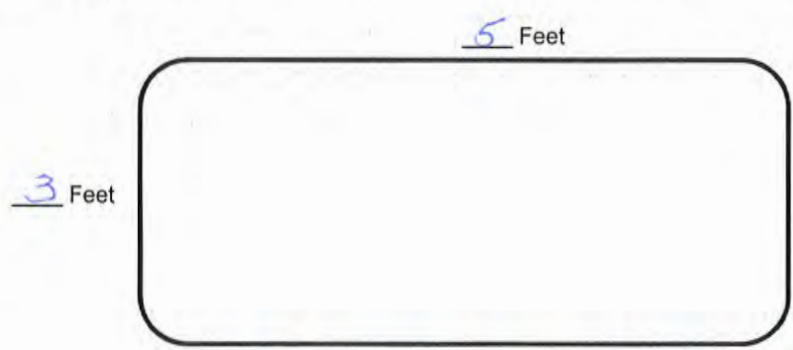
CASE NO. \_\_\_\_\_ ZONE: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

Business Name: Heart of the Desert Pistachios & Wines Business Telephone Number: 575-434-0035  
2350 Calle de Principal Mesilla, NM 88046 (current plaza store 575-647-2115)  
Business Address City State Zip Code

Applicant Name: Marianne Schweers Applicant Telephone/Cell Number: 575-434-0035  
7288 Hwy 54-70 Alamogordo, NM 88310  
Mailing Address City State Zip Code

Description of sign: See enclosed pictures - Frame is wrought iron  
Sign is sign board, painted with enamel paints, flat surface

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



The sign is oval with the 3' and the 5' dimensions being at the widest length & width

Colors: Gray, Red, White, black outlines

FOR OFFICAL 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: \_\_\_\_\_

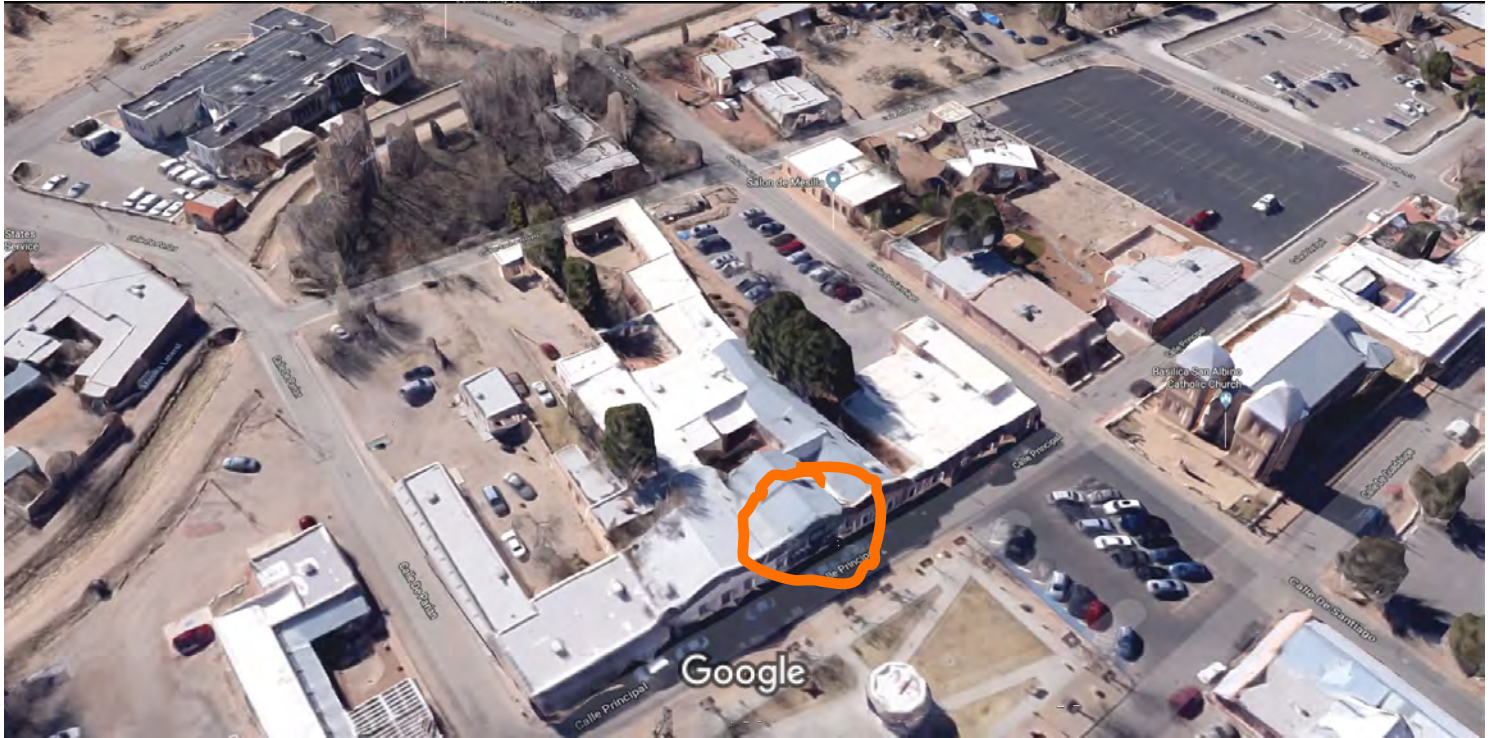
# 2350 CALLE DE PRINCIPAL



<b>ACCOUNTNUMBER:</b>	R0401625	<b>PARCELNUMBER:</b>	4006137210430
<b>OWNERNAME:</b>	TAYLOR J PAUL TRUSTEE J PAUL & MARY H D TAYLOR REV TRUST	<b>MAILADDR1:</b>	PO BOX 133
<b>CITY:</b>	MESILLA	<b>STATE:</b>	NM
<b>ZIP:</b>	88046	<b>LOT:</b>	
<b>BLOCK:</b>		<b>SUBNAME:</b>	
<b>TRS:</b>	T23S R1E S25	<b>SITUSADDRS:</b>	
<b>TOTALACRES:</b>	0.03209366		



Google Maps 2350 Calle Principal



Imagery ©2018 Google, Map data ©2018 Google 20 ft



# Google Maps 2420 Calle Principal

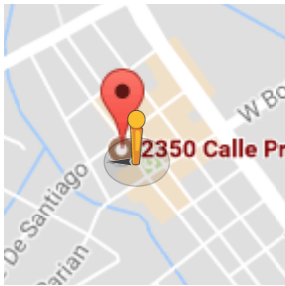


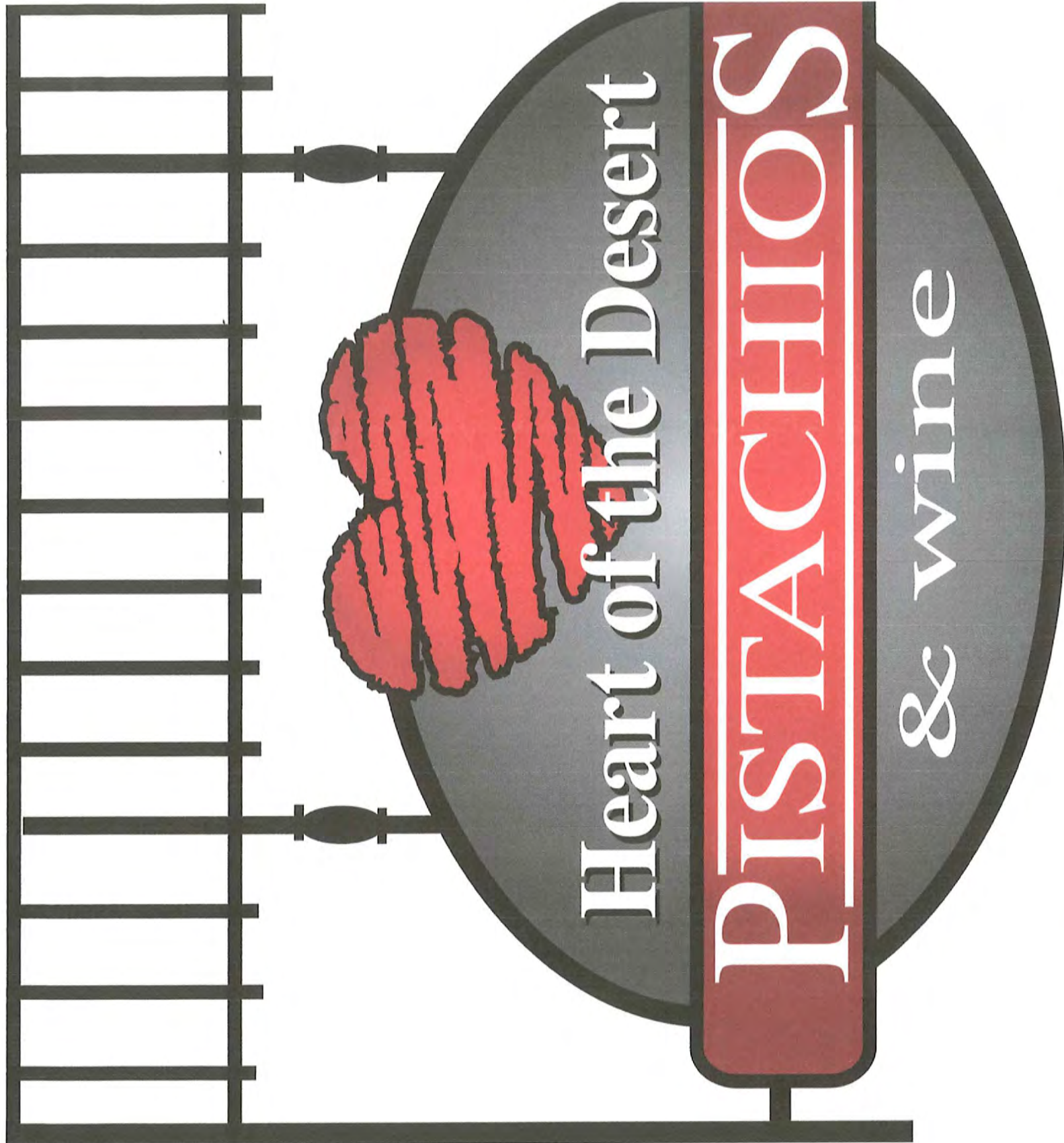
Image capture: Dec 2017 © 2018 Google

Las Cruces, New Mexico



Street View - Dec 2017



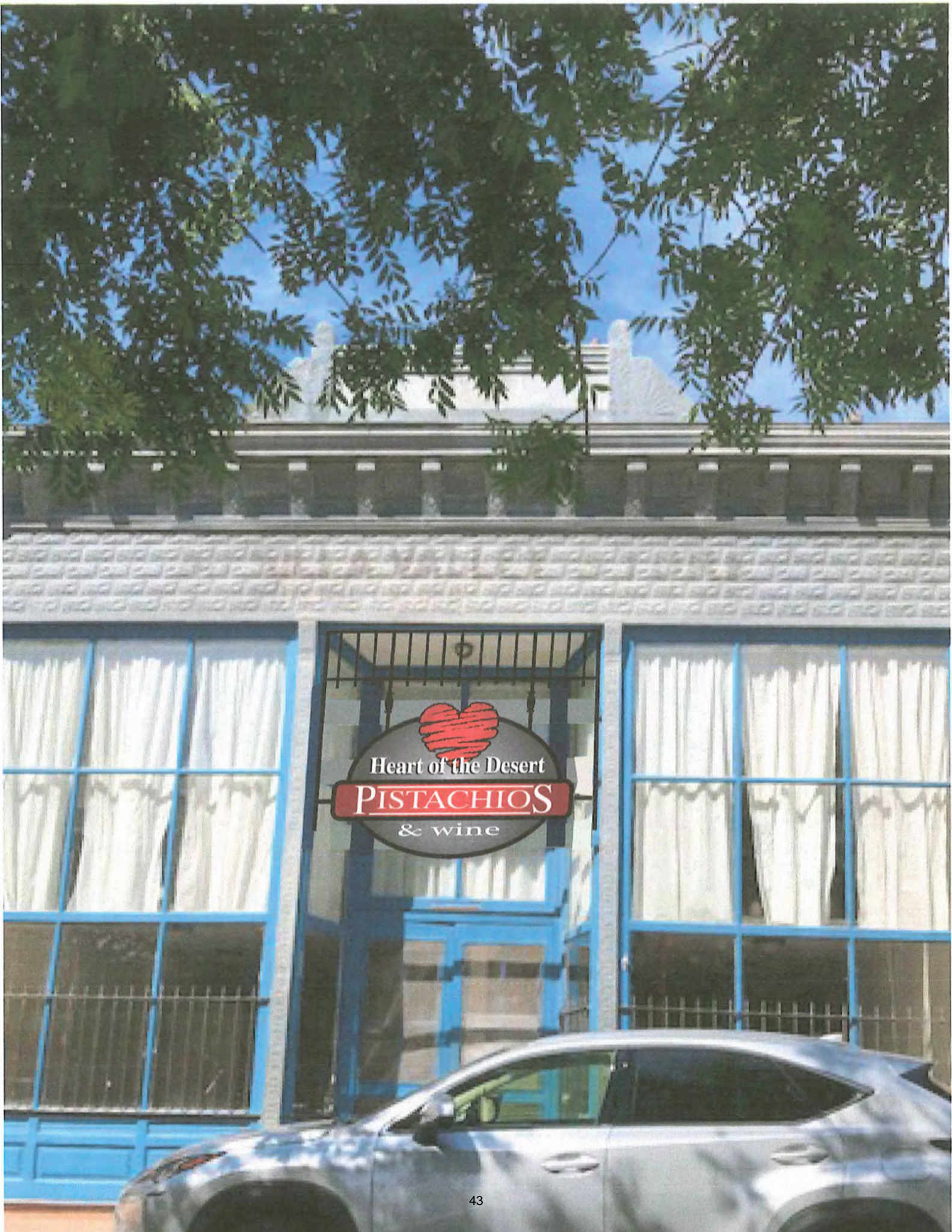


Heart of the Desert

PISTACHIOS

& wine





## **Marianne Schweers**

---

**From:** Mary Helen Ratje [mhratje@comcast.net]  
**Sent:** Wednesday, June 20, 2018 11:02 PM  
**To:** Marianne Schweers  
**Subject:** Sign for Heart of the Desert

Good Morning Marianne,

Paul Taylor gives his consent for the Heart of the Desert sign to go up on the 2350 Calle de Principal property.

Sincerely,  
Paul Taylor  
by Mary Helen Taylor Ratje=