



**THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA WILL HOLD A WORK SESSION ON MONDAY, JANUARY 27, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWNHALL, 2231 AVENIDA DE MESILLA.**

**Discussion:** Revision to Chapter 18.35 H-R – Residential – Cultural – Historical Zone Ordinances – *Cynthia Stoechner-Hernandez, Clerk/Treasurer.*

**THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA WILL HOLD A REGULAR MEETING ON MONDAY, JANUARY 27, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWNHALL, 2231 AVENIDA DE MESILLA.**

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL & DETERMINATION OF A QUORUM**
- 3. CHANGES TO THE AGENDA & APPROVAL**
- 4. PUBLIC INPUT** – The public is invited to address the Board for up to 3 minutes.
- 5. CLOSED SESSION** – pursuant to NMSA 1978 Chapter 10-15-1(H)(2): discussion limited to personnel matters in the Marshal’s Department. – *Nora L. Barraza, Mayor.*
- 6. For Approval:** action on limited personnel matters following closed session relating to the Marshal’s Department. – *Nora L. Barraza, Mayor.*
- 7. \*APPROVAL OF CONSENT AGENDA – (The Board will be asked to approve by one motion the following items of recurring or routine business. The Consent Agenda is marked with an asterisk \*):**
  - a) \* BOT Minutes** – Minutes of a Work Session & Regular Meeting on January 13, 2020
  - b) \*PZHAC Case 090681** - Submitted by Dave and Kelly Salas; a request to discuss plans to construct an additional two dwellings on a property located on the north side of Calle del Sur, adjacent to the east side of the property at 2138 Calle del Sur. (Case 060981) Zoned: Historic Residential (HR).
  - c) \*PZHAC Case 060997** – 2685 Calle de Parian, submitted by William McIlvaine, a request to install three new gates and privacy panels on an existing rock wall around a residential property at this address. Zoned: Historical Residential (HR)
  - d) \*PZHAC Case 060999** - 2488 Calle de Guadalupe submitted by Joseph W. Foster, a request for a zoning permit to paint a 5-foot-wide by 3-foot-high mural on a wall around the commercial courtyard at this address. Zoned: Historical Commercial (HC)
  - e) \*PZHAC Case 060995** – 1922 Calle de Cura, submitted by Nia Rucker; a request for a zoning permit to allow the replacement of a bathroom window on a dwelling at this address. Zoned: Historical Residential (HR)
  - f) \*PZHAC Case 060996** – 2424 Calle de Parian, submitted by Cecilia Quintana; a request for a zoning permit to install five-foot high sections of “coyote” fencing at three locations on the property for privacy. Zoned: Historical Residential (HR)
  - g) \*PZHAC Case 061000** – 2160 Calle del Norte, submitted by Gary Bell: a request for a zoning permit to allow the installation of a horse fence for security along the west property line abutting a ditch bank adjacent to the property. Zoned: Historical Residential (HR)
  - h) \*PZHAC Case 060989** – 2930 La Mesilla Circle, submitted by William and Amy Abruzzi; a request for a zoning permit to allow the construction of a 16 foot by 18 foot (224 square foot) storage shed on a residential property at this address. Zoned: Historical Residential (HR)

- i) **\*PZHAC Case 061001** – 2250 Calle de San Albino, submitted by Wendy Weir for “Agave Artists’; a request for a sign permit to allow a hanging sign for an art gallery at this address. Zoned: General Historical Commercial (HC).
- j) **\*PZHAC Case 061002** – 1701 Calle de Mercado #6, submitted by Jenna Emerick for “Salon de Mesilla LLC”; a request for sign permit to allow a wall sign for beauty salon at this address. Zoned: General Commercial (C).

**8. NEW BUSINESS:**

- a) **Input from residents** on changes you would like us to consider for the Historic Residential Zone.
- b) **For Approval: Ordinance 2020-01:** An ordinance to be called chapter 10.15 – adopting regulations for off-highway motor vehicles.
- c) **For Discussion:** An ordinance revision to amend the rates for the Town of Mesilla Mercado Vendors. – *Dorothy Sellers, Community Programs Coordinator.*
- d) **For Appointment:** A Mayor Pro-Tem to serve for one year pursuant to MTC 2.15.060. - *Nora L. Barraza, Mayor.*
- e) **For Appointment:** a representative to serve on each of the following committees:
  - Southwestern Area Workforce Development Board
  - South Central Council of Governments, Inc.
  - Lower Rio Grande Water Users Organization
  - Metropolitan Planning Organization (MPO)
  - South Central Regional Transit District (RTD)
  - MPO Technical Advisory Committee
  - MPO Bicycle Committee

**9. BOARD OF TRUSTEE COMMITTEE REPORTS**

**10. BOARD OF TRUSTEE/STAFF COMMENTS**

**11. 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 one week prior to the meeting. The Mayor and Trustees request that all cell phones be turned off or set to vibrate. Members of the audience are requested to step outside the Board Room to respond to or to conduct a phone conversation. A copy of the agenda packet can be found online at [www.mesillanm.gov](http://www.mesillanm.gov).

Posted 1/24/2020 at the following locations: Town Clerk’s Office 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.



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8 **BOARD OF TRUSTEES**  
9 **TOWN OF MESILLA**  
10 **WORK SESSION**  
11 **MONDAY, JANUARY 13, 2019**  
12 **5:30 P.M.**  
13  
14

15 **TRUSTEES:** Nora L. Barraza, Mayor  
16 Stephanie Johnson-Burick, Mayor Pro Tem  
17 Carlos Arzabal, Trustee  
18 Jesus Caro, Trustee  
19 Veronica Garcia, Trustee  
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21 **STAFF:** Cynthia Stoechner-Hernandez, Town Clerk/Treasurer  
22 Gloria Maya, Recorder  
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24 **PUBLIC:**

- 25  
26  
27 1. **Discussion:** Revisions to the Town of Mesilla Personnel Rules and Regulations Handbook. –  
28 ***Cynthia Stoechner-Hernandez, Clerk/Treasurer.***

29 Mayor Barraza asked if the Trustees had any comments. She will pull it from the agenda so that we can  
30 send it to the attorney for a final review prior to bringing it back for approval. Ms. Stoechner-Hernandez  
31 incorporated some of the language that Mayor Pro-Tem Johnson-Burick submitted.  
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33 Concluded work session at 5:40 p.m.  
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**BOARD OF TRUSTEES  
TOWN OF MESILLA  
REGULAR MEETING  
MONDAY, JANUARY 13, 2019  
6:00 P.M.**

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**TRUSTEES:** Nora L. Barraza, Mayor  
Stephanie Johnson-Burick, Mayor Pro Tem  
Carlos Arzabal, Trustee  
Jesus Caro, Trustee  
Veronica Garcia, Trustee (absent)

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**STAFF:** Cynthia Stoechner-Hernandez, Town Clerk/Treasurer  
Kevin Hoban, Fire Chief  
Rod McGillivray, Public Works Director  
Enrique Salas, Lieutenant

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**PUBLIC:** Susan Krueger Rafael Geck  
Charles Madrid Raymond Bernstein

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**1. PLEDGE OF ALLEGIANCE**

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Mayor Barraza led the Pledge of Allegiance.

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**2. ROLL CALL & DETERMINATION OF A QUORUM**

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**Roll Call.**

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**Present:** Mayor Barraza, Mayor Pro Tem Johnson-Burick, Trustee Arzabal, Trustee Caro.

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**3. CHANGES TO THE AGENDA & APPROVAL**

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**Motion: To approve agenda, Moved by Trustee Caro, Seconded by Trustee Arzabal.**

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**Roll Call Vote:** Motion passed (summary: Yes =3).

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Mayor Pro Tem Johnson-Burick Yes

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Trustee Arzabal Yes

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Trustee Caro Yes

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**4. PUBLIC INPUT** – The public is invited to address the Board for up to 3 minutes.

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Ms. Krueger commented regarding Kane and Salas properties in the core. Her notes state something about doing away with zero lot line which would require an ordinance change. Development standards suggestions are located within Chapter 17 which could be adapted. Perhaps it would be appropriate to ask the P&Z and the concerned residents for suggestions that could be passed on to the board. She asked that they consider stopping the Northern New Mexico style.

Mr. Bernstein stated there is a rezoning issue, at Boutz and Stern, that is before the Las Cruces City Council. This item has been cancelled twice but has now been scheduled on February 18<sup>th</sup>. The proposal is for 65 single family dwellings and 60 apartments. The residents feel it is not appropriate to do so because of traffic and the infrastructure. The residents also asked that the reduce the number of dwellings and apartments. He invited the board to the City Council meeting on the 18<sup>th</sup> of February.

1  
2 Mr. Geck stated his comments regarding the Kane/Salas property. He thanked Mr. Caro for voting  
3 against the application. He was dismayed at the other trustees who let them down. There were several  
4 signatures on the petition and the trustees chose to ignore them. All the trustees want to do is hear the  
5 concerns but vote their way.  
6

- 7       5. **\*APPROVAL OF CONSENT AGENDA – (The Board will be asked to approve by one**  
8 **motion the following items of recurring or routine business. The Consent Agenda is**  
9 **marked with an asterisk \*):**

10 **Motion: To approve agenda, Moved by Trustee Arzabal, Seconded by Trustee Caro.**

11  
12 **Roll Call Vote:** Motion passed (summary: Yes =3).

13 Mayor Pro Tem Johnson-Burick Yes

14 Trustee Arzabal Yes

15 Trustee Caro Yes  
16

- 17       a) **\* BOT Minutes** – Minutes of a Work Session & Regular Meeting on December 9, 2019.  
18 *Approved by consent agenda*

- 19       b) **\* BOT Minutes** – Minutes of a Special Meeting on December 16, 2019. *Approved by*  
20 *consent agenda*  
21

22 **6. NEW BUSINESS:**

- 23       a. **For 1st Reading/Public Hearing: Ordinance 2020-01:** An ordinance to be called  
24 chapter 10.15 – adopting regulations for recreational off highway motor vehicles.

25 Mayor Barraza requested removing “recreational” off the ordinance.  
26

27 **Motion: To close regular meeting and open public hearing, Moved by Trustee Arzabal, Seconded**  
28 **by Mayor Pro-Tem Johnson-Burick.**

29  
30 **Roll Call Vote:** Motion passed (summary: Yes =3).

31 Mayor Pro Tem Johnson-Burick Yes

32 Trustee Arzabal Yes

33 Trustee Caro Yes  
34

35 Opened Public Hearing at 6:12 p.m.  
36

37 The ordinance was reviewed for the public to comment on.  
38

39 Comments received were:

40 Ms. Krueger reviewed some concerns and asked who would oversee the ordinance and is it similar to  
41 other ordinances like the County and the City of Las Cruces.  
42

43 Lt. Salas responded the County has adopted an ordinance, but he is unsure if the City has adopted an  
44 ordinance. These vehicles are not allowed on state roads. The county allows them on county roads only.  
45 Driver must have a driver’s license; vehicle must be insured and registered.  
46

47 **Motion: To close public hearing and open regular meeting, Moved by Trustee Caro, Seconded by**  
48 **Trustee Arzabal.**

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**Roll Call Vote:** Motion passed (**summary:** Yes =3).

Mayor Pro Tem Johnson-Burick Yes

Trustee Arzabal Yes

Trustee Caro Yes

Open Regular Meeting at 6:18 p.m.

Mayor Barraza opened discussion amongst the Trustees regarding this ordinance and reviewed her changes. She wants to change the speed from 35 mph to 25 mph and to add multi-use trails wording. She asked how we can keep from these vehicles from crossing in the middle of the road.

Lt. Salas responded the ordinances does require a complete stop before crossing the road. There really is no way to prevent from crossing the road; they are permitted to drive on the laterals.

Trustee Caro responded they are not going to stop when getting to the road they are going to cross.

Fire Chief Hoban stated there are currently regulations for yielding right of way.

Mayor Barraza asked if the officers would have something in writing to back them up

Lt. Salas responded yes as it is State Law.

Mayor Pro-Tem Johnson-Burick reviewed her changes.

Trustee Arzabal stated this is an ordinance that the Town has been needing. Thanked Lt. Salas for doing it.

Trustee Caro stated he wants to ensure that Town Staff is also aware of these changes.

Mayor Barraza stated these changes will be made and this ordinance will be up for adoption at our next meeting.

- b. Resolution 2020-01:** A resolution establishing, amending and repealing certain sections of the Personnel Policies and Procedures for the Town of Mesilla; all prior resolutions are repealed.

**Motion: To postpone this item until reviewed by attorney, Moved by Trustee Arzabal, Seconded by Mayor Pro-Tem Johnson-Burick.**

**Roll Call Vote:** Motion passed (**summary:** Yes =3).

Mayor Pro Tem Johnson-Burick Yes

Trustee Arzabal Yes

Trustee Caro Yes

7. **\*STAFF REPORTS:**

Community Development

Community Programs

Finance Department

Fire Department

Marshal's Department

Public Works Department

1  
2 **8. BOARD OF TRUSTEE COMMITTEE REPORTS**

3 Trustee Arzabal attended the CO meeting December 13<sup>th</sup> in Hatch. March 13<sup>th</sup> meeting will be in  
4 Elephant Butte followed by June 21<sup>st</sup> in Silver City.  
5

6 Mayor Pro-Tem Johnson-Burick attended the MPO meeting on January 8<sup>th</sup> along with Mayor Barraza and  
7 Trustee Garcia. Adopted Safety Performance Standards for the MPO and finalized options for the multi-  
8 loop trail. They were given updates on construction around town.  
9

10 Mayor Barraza stated we had a meeting with Legislators on December 17<sup>th</sup>. Great representation of  
11 communities. First time that we have tried to organize a meeting of this type. Christmas activities on the  
12 plaza went very well. We were worried about the rain, but it cleared up enough to celebrate. Very  
13 grateful to our businesses that helped us put it together. We had a mandatory training on Friday called  
14 Stop the Bleed. It was great training and hopes that we can continue with an Active Shooter Training.  
15 Town Hall Legislative meeting yesterday with Senator Papen and Representative Cadena; great  
16 information.  
17

18 **9. BOARD OF TRUSTEE/STAFF COMMENTS**

19 Chief Hoban stated we received a \$167,000 grant to replace our 16-year-old brush truck.  
20

21 Mayor Barraza stated the board hired an officer at our last meeting, but he accepted a position with the  
22 County. We will be interviewing for our Marshal's position tomorrow.  
23

24 Trustee Caro thanked everyone that participated in the festivities. .  
25

26 Mayor Pro-Tem Johnson-Burick reiterate about Christmas festivities and the hard work; beautiful as  
27 always. The new cars are impressive and that the State Police. She feels they might deter a few  
28 individuals since they are not our standard vehicles.  
29

30 Trustee Arzabal stated each town event is getting bigger; he is worried about the plaza being closed  
31 numerous times. He understands that is done for safety reasons, but he doesn't know how fair this is to  
32 the businesses.  
33

34 Mayor Barraza replied that when we have new activities coming in, the Coordinators and Department  
35 Heads discuss attendance and how are we going to keep people safe. Businesses are notified through  
36 emails. The board had recommended staff go to each business to inform them; staff is treated with  
37 hostility by some of the businesses.  
38

39 Lt. Salas added that we do post signs around the plaza before closures.  
40

41 Mayor Barraza stated we are in the process of purchasing two new vehicles in the Marshal's Department  
42 from the loan we received. We have added two more Marshal's vehicles on the ICIP for this year. She  
43 has requested that Lt. Salas wrap the doors to the two black vehicles in white. She asked that the board  
44 contact Ms. Stoechner-Hernandez to let her know if they are planning to attend Municipal Day in Santa Fe  
45 so that she can make arrangements. She feels we should have a ribbon cutting ceremony for Bowman or  
46 something because it's finally finished! The work on McDowell should be completed soon. We are in  
47 the planning stage of updating the lighting around the plaza and Community Center Park.  
48

49 **10. ADJOURNMENT**

50 **The Town of Mesilla Trustees unanimously agreed to adjourn the meeting. (Summary: Yes-5)**

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52 **MEETING ADJOURNED AT 6:42 P.M.**  
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1 **APPROVED THIS 27th DAY OF JANUARY, 2020.**

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Nora L. Barraza  
Mayor

**ATTEST:**

\_\_\_\_\_  
Cynthia Stohner-Hernandez  
Town Clerk/Treasurer

Draft

**BOT ACTION FORM**  
**BUILDING PERMITS 060981**  
**[PZHAC REVIEW – 1/21/20]**  
**STAFF ANALYSIS**

**(Decision was based on information presented during the Work Session)**

**Items:**

**Case 090681** - Submitted by Dave and Kelly Salas; a request to discuss plans to construct an additional two dwellings on a property located on the north side of Calle del Sur, adjacent to the east side of the property at 2138 Calle del Sur. (Case 060981) Zoned: Historic Residential (HR)

**Staff Analysis:**

The proposed work 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.) The applicant intends to build the two dwellings as a duplex in order to comply with the legal opinion rendered by Joseph Cervantes, Town Attorney, that a duplex would be allowed by the Code on this property in addition to the original two dwellings which will be built as a duplex. (The two new dwellings will be build as a duplex identical to the first two dwellings that were approved.)

**Estimated Cost: @ \$225,000.00**

**Consistency with the Code:**

According to the attorney, as long as the two dwellings are built as a duplex, the proposal will be consistent with the zoning requirements for this property. The project will also need to be consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

**Findings that need to be made:**

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of constructing two additional dwellings as a duplex on a vacant half acre property at this location. (The PZHAC and BOT have already approved two dwellings on this property. These will also be built as a duplex.)
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC ACTION:**

*The PZHAC determined that the proposed duplex met the definition of the legal opinion provided to the BOT in December 2019 by Joseph Cervantes, Town Attorney, on multi-family dwellings in the HR zone and voted 4 – 0 to recommend APPROVAL of this request to the BOT.*

**BOT OPTIONS:**

1. Approve the application as recommended by the PZHAC.
2. Approve the application with conditions.
3. Reject the application.

**BOT ACTION:**

**PZHAC WORK SESSION  
JANUARY 21, 2020  
ITEM 2**

Submitted by Dave and Kelly Salas; a request to discuss plans to construct an additional two dwellings on a property located on the north side of Calle del Sur, adjacent to the east side of the property at 2138 Calle del Sur. (Case 060981) Zoned: Historic Residential (HR).

The applicant has already received approval from the PZHAC on October 21 of this year for two other dwellings on this property (Case 060973). The dwellings proposed here will be identical to the two previously approved by the PZHAC and will result in a total of four dwellings on the property in two duplexes as shown on the attached site plan. (The first two dwellings were originally approved by the PZHAC as two individual dwellings.)

**This case was heard by the PZHAC on November 18, 2019 and tabled in order to all staff to obtain a legal opinion as to how the Code should be interpreted with respect to how many dwellings could be allowed on a property this size. Joseph Cervantes, attorney for Mesilla stated that a strict interpretation of the way the Code is written allows for up to five dwellings on this property, provided that if more than one dwelling were to be allowed, the dwellings would have to be multi-family (duplexes, triplexes, etc.). As a result of this opinion, the applicant intends to build four dwellings on the property in two duplexes.**

The subject property was created by a Summary Subdivision (Case 060473) submitted by Antonio Fierro that was approved by the PZHAC January 3, 2017 and the BOT on October 16, 2017; and filed with Dona Ana County in February 2018.

The subject lot was originally part of a 0.99 acre lot existing lot that was divided in half with the dividing line between the two proposed lots running north-south through the middle of the property along the west edge of a pecan grove which has since been removed. The subject property is the eastern property that contained the pecan grove. The property has about 130 feet of frontage on Calle del Sur and has access to the road and all required utilities.

In addition to the subject property, the applicant owns two 0.25 acre properties at 2217 and 2219 Calle de Parian. Each of these two properties contains two dwellings that are similar to the dwellings proposed for the subject lot on Calle del Sur. The style of the proposed dwellings will “Northern New Mexico” (see attached Yguado checklist), and will be similar to the development of the 0.25 acre property at 2219 Calle de Parian (see attached site plan, elevations and floor plans). The dwellings will be identical to the first two dwellings that were approved by the PZHAC and will each be one-story and about 1200 square feet in size each with a portion of the roof being a metal covered shallow-pitched roof with a maximum height of about 14.5 feet at the ridgeline. (According to the applicant, the style of the structures can be changed to meet any style that the PZHAC determines will fit the area or development zone.) Currently, the proposed style will be similar to several other dwellings in the area and along Calle del Sur (see attached photos). Each dwelling will have four off-street parking spaces (two in carports and two outside of the carports, as shown in the attached site plan). Access will be by a 20 foot wide driveway to that will run through the center of the property and will meet the standards for access roads set forth in Appendix D (Fire Apparatus Access Roads) of the International Fire Code adopted by MTC Chapter 15.20.

**Estimated Cost: @ \$225,000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed dwellings will be compatible with the surrounding properties, especially the development zone for the property, and that the proposed dwellings will be compatible with the Zoning Code for the area.

The lot size of 0.49 acres (@ 2100 square feet) is well above the minimum lot size of 8000 square feet required for new lots in the HR zone, and could be considered adequate for four dwellings. (MTC Section 18.35 – HR Zone allows more than one dwelling on a property in the HR zone provided that the lot contains a minimum of 4000 square feet per dwelling unit.) The PZHAC has consistently limited the number of new dwellings per property to two, regardless of the size of the property.

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

# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number  Enter \

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: [R1902694](#)  
Parcel Number: 4006138316054  
Owner: PARKEY ASHLEY RYAN  
Mail Address: 1090 CROSSLEY LANE  
Subdivision: EL JALITO SUBDIVISION  
(BK 24 PG 386 - 1825205)  
Property Address: CALLE DEL SUR  
Acres: 0.56999999





- SITE PLAN NOTES**
- 20' WIDE, 4" ROAD BASE GRAVEL DRIVE.
  - LANDSCAPE AREA AND 12" TO 18" DEEP PONDING. CONNECT PONDS UNDER WALL AND WALKS WITH SHORT 6" PVC PIPES.
  - NEW STUCCO WALL. SEE ELEVATIONS.
  - ROOF OVER GRAVEL WALK BETWEEN CARPORTS. SEE ELEVATIONS.
  - NOT USED
  - NOT USED

**DRAWING INDEX**

- SITE PLAN
- FLOOR PLAN TYPICAL UNIT
- BUILDING ELEVATIONS
- FOUNDATION PLAN
- FRAMING PLAN
- ROOF PLAN
- SCHEMATIC ELECTRICAL PLAN
- SCHEMATIC MECHANICAL PLAN

**AREA**

TYPICAL UNIT  
 T25. SOFT HEATED AREA  
 T12. SOFT UNHEATED AREA

**LEGAL DESCRIPTION**

LOT 2  
 0566 CALLE DEL SUR  
 LOT 2, EL JALITO SUBDIVISION  
 TOWN OF MESILLA  
 SIZE: 0.566 AC  
 ASSESSORS PARCEL NO. R1022694

- GENERAL NOTES**
- VERIFY LOCATION OF ALL UTILITIES ON SITE.
  - RESIDENCE DESIGNED IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE AND CITY OF LAS CRUCES REQUIREMENTS. ALL WORK TO MEET APPLICABLE STANDARDS.
  - PLANS ARE PROVIDED FOR THE PURPOSE OF NEGOTIATED CONSTRUCTION WITH A SELECTED GENERAL CONTRACTOR AND MAY CONTAIN OMISSIONS AND INCONSISTENCIES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINDING AND CORRECTING PROBLEMS.
  - FINISH FLOOR ELEVATION OF THE RESIDENCE TO BE SET 6" ABOVE ADJACENT ROAD CURBS.

CALLE DEL SUR

LOT 2  
 EL JALITO SUBDIVISION  
 0.566 AC.



**SITE PLAN**

SCALE: 1" = 10'-0"

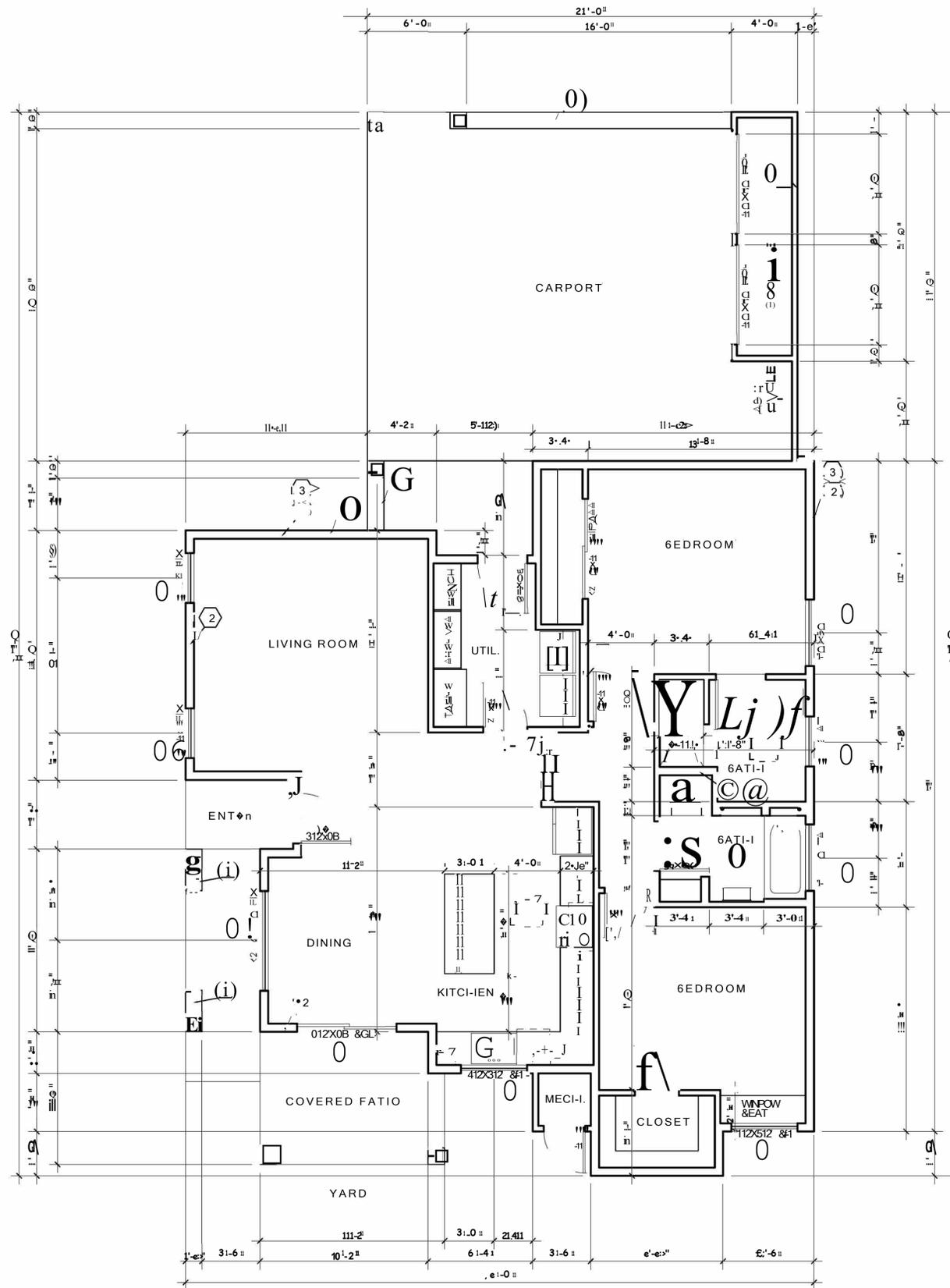
**CALLE DEL SUR HOMES**  
 PREPARED FOR  
 DAVIE & KELLY SALAS  
 MESILLA  
 NEW MEXICO

DATE	PHASE
10/23/19	CONCEPT
12/20/19	PERMIT

**denton ventures, inc.**  
 1336c plemons hills dr.  
 las cruces, nm 88007  
 phone 575.825.0241  
 fax 575.825.8405  
 email barv@dv1-losruces.com

SHEET  
**1**  
 D149501TE

THE USE OF THESE PLANS & SPEC SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THE USE OF THESE PLANS & SPEC WAS PREPARED. ANY OTHER USE OF THESE PLANS & SPEC WITHOUT THE WRITTEN CONSENT OF DENTON VENTURES, INC. IS PROHIBITED. ANY CHANGES TO THESE PLANS & SPEC SHALL BE MADE BY A SEPARATE SET OF PLANS & SPEC. ANY CHANGES TO THESE PLANS & SPEC SHALL BE MADE BY A SEPARATE SET OF PLANS & SPEC. ANY CHANGES TO THESE PLANS & SPEC SHALL BE MADE BY A SEPARATE SET OF PLANS & SPEC.



1-HEATED AREA = 1258 SF

TYPICAL UNIT FLOOR PLAN  
SCALE, 1/4" = 1'-0"

### GENERAL NOTES

1. EXTERIOR WALLS 2x6'S AT 16" OC., INTERIOR WALLS ARE 2x4'S AT 24" EXCEPT WHERE SHOWN OTHERWISE NOTED.
2. USE TREATED WOOD STUDS FOR ALL EXTERIOR WALL SILLS.
3. ALL INTERIOR WALLS AND CEILINGS ARE 1/2" GYPSUM BOARD WITH TEXTURE AND PAINT.
4. CARPORT CEILING AND WALL ADJACENT TO HOUSE ARE TO HAVE 5/8" TYPE "X" GYPSUM BOARD, TAPE, BEDDED AND TEXTURED PAINTED.
5. DIMENSIONS SHOWN ARE TO FACE OF STUDS, NOT FINISH SURFACES.
6. INTERIOR FINISH AS DIRECTED BY OWNER
7. VERIFY LOCATION OF ALL UTILITIES ON SITE.
8. BUILDING DESIGNED IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE AND TOWN OF MESILLA REQUIREMENTS. ALL TO MEET APPLICABLE STANDARDS.
9. PLANS ARE PROVIDED FOR THE PURPOSE OF NEGOTIATED CONSTRUCTION WITH A SELECTED GENERAL CONTRACTOR AND MAY CONTAIN OMISSIONS AND INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR FINDING AND CORRECTING PROBLEMS.

### e FLOOR PLAN NOTES

1. LOW WALL HEIGHT VARIES. SEE ELEVATIONS.
2. EXTERIOR WALLS ARE 2X6S AT 16" oc. CARPORT WALLS ARE 2X4S AT 16"oc.
3. SEE SECTION W& FOR FOAM INSULATION.
4. ALL WINDOWS TO BE RECESSED 2". SEE DETAILS SHEET &
5. NOT USED.
6. HOSE BLEED THIS LOCATION.
7. NOT USED.
8. 6" PLUMBING WALL.
9. NOT USED.

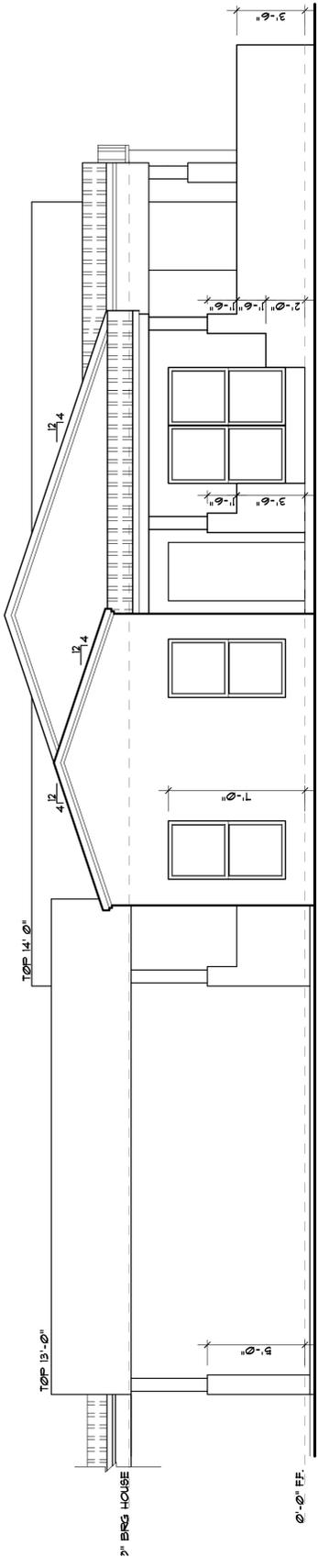
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PREPARED FOR  
DAVIE & KELLY SALAS  
MESILLA  
NEW MEXICO

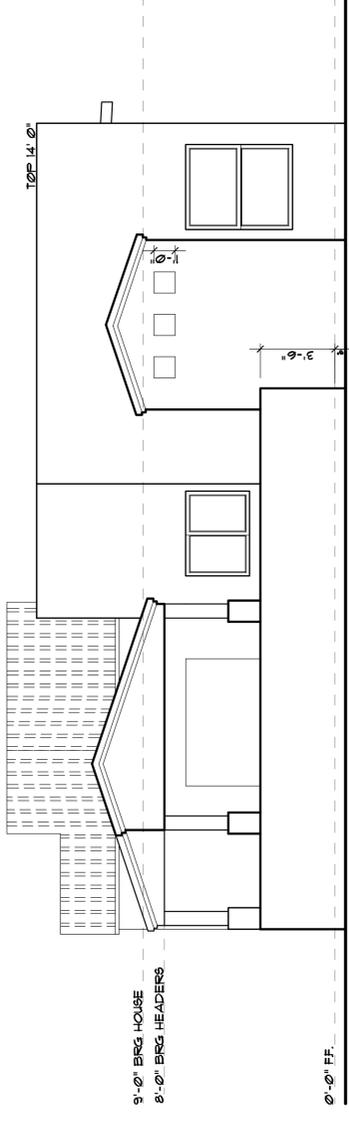
DATE	PHASE
10/23/11	FINAL
10/20/11	PERMIT

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las cruces, nm 88007  
office 575.525.0241  
fax 575.525.9405  
email: darc@denton-ventures.com

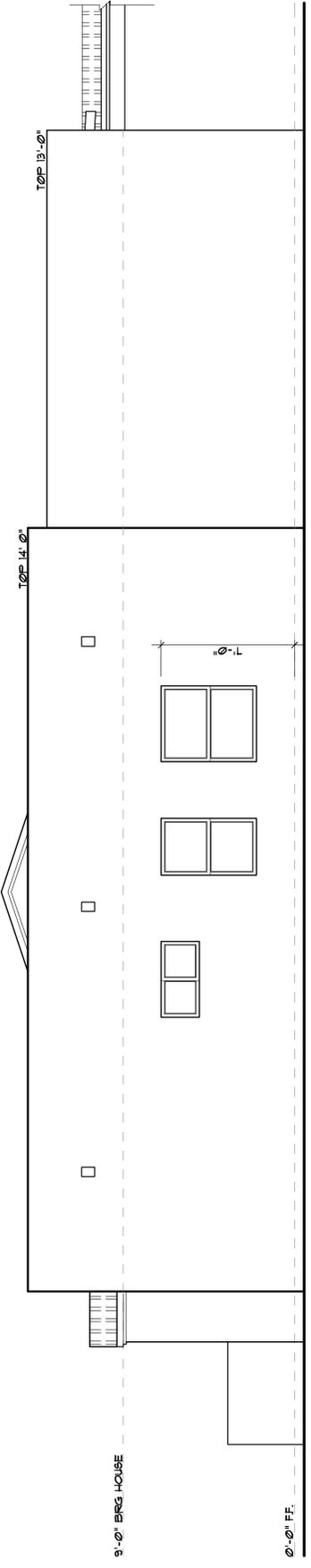
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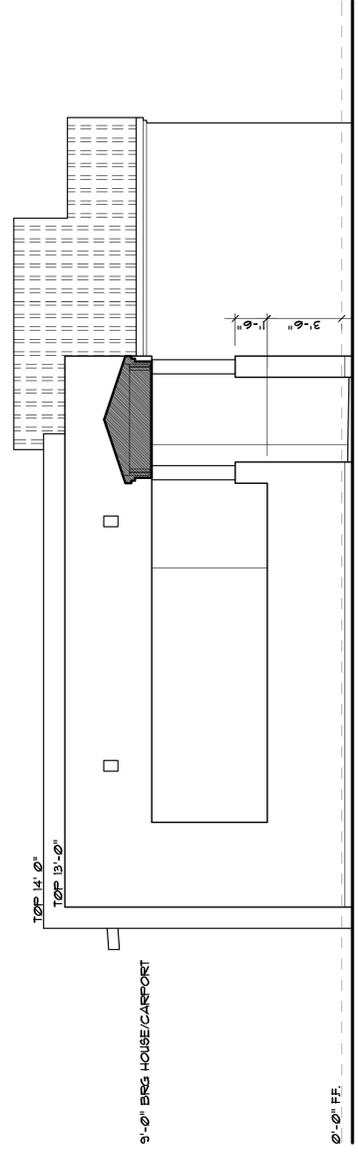
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RYGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

**CALLE DEL SUR  
HOMES**  
PREPARED FOR  
DAVIE & KELLY SALAS  
MEXILLA  
NEW MEXICO

DATE	PHASE
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13255 Avenida Montebello, Suite 100  
Los Alamos, NM 88007  
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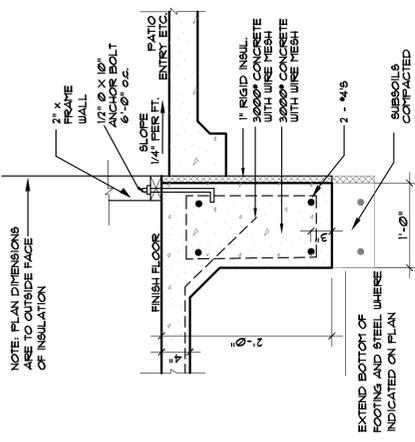
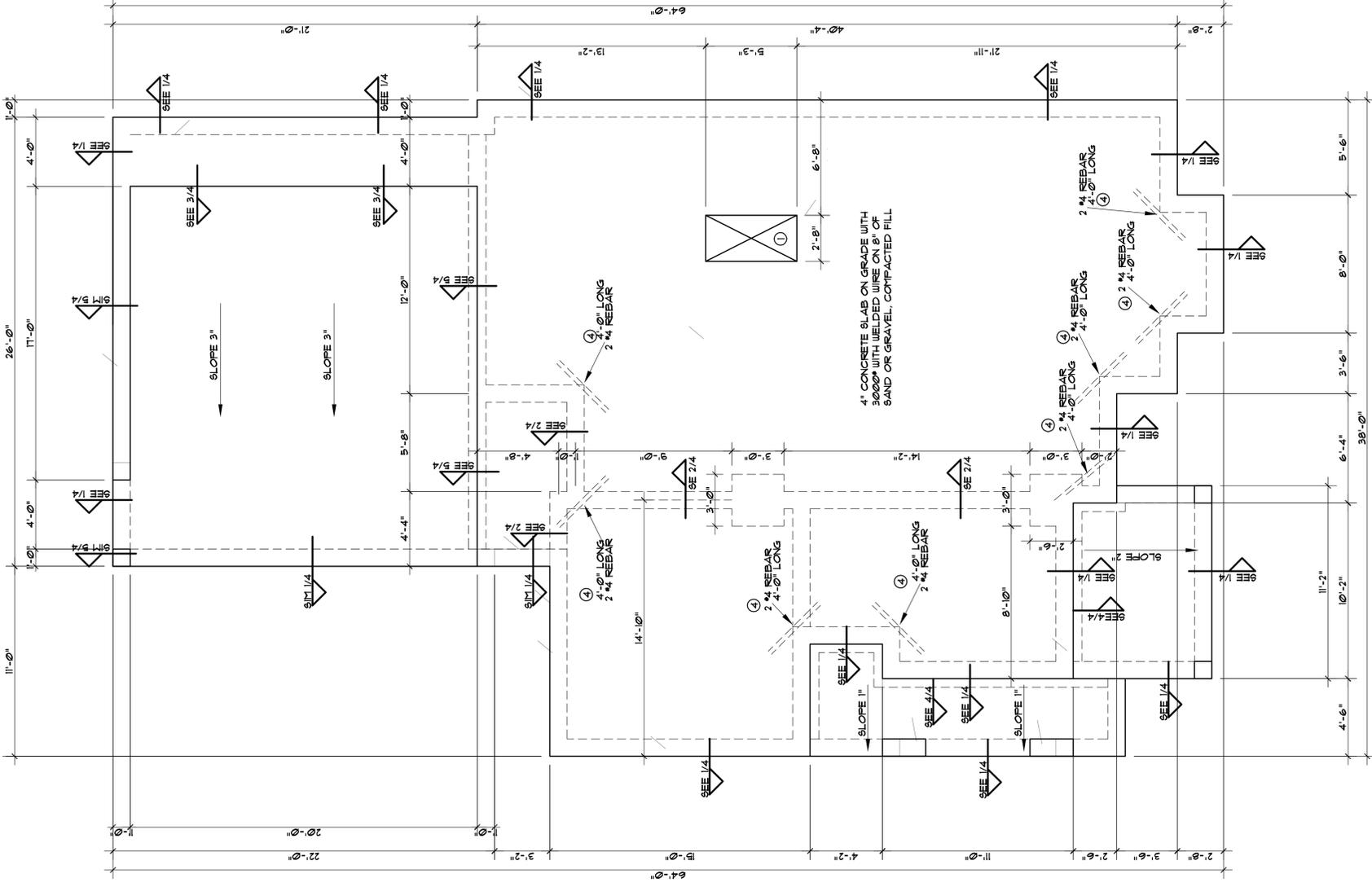
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## GENERAL NOTES

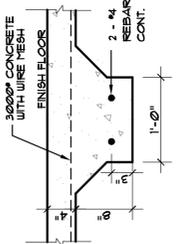
- OVERALL FOOTING DEPTH MAY BE REDUCED TO 18" WITH APPROVAL OF APPROPRIATE BUILDING DEPARTMENT. STEEL AND WIDTH ARE TO REMAIN UNCHANGED.
- THE FOUNDATION DESIGN IS IN ACCORDANCE WITH MINIMUM IRC REQUIREMENTS FOR SANDY SOIL. IF REQUIRED, A GEOTECHNICAL INVESTIGATION SHOULD BE CONDUCTED. INVESTIGATIONS CAN BE RE-EVALUATED IF SOIL TYPES VARY FROM THE ABOVE. SOME DIFFERENTIAL MOVEMENT SHOULD BE ANTICIPATED.
- SEE SITE PLAN FOR SIDEWALKS AND DRIVEWAY.

## FOUNDATION NOTES

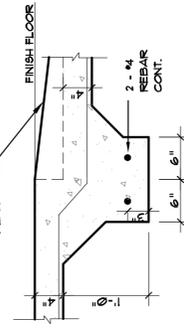
- DEPRESS SLAB 3 1/2" FOR SHOWER PAN.
- NOT USED.
- NOT USED.
- PROVIDE (2) #4 BARS 4'-0" LONG AT ALL INTERIOR CORNERS.



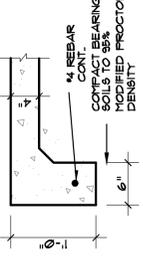
**DETAIL 1**  
SCALE 1" = 1'-0"



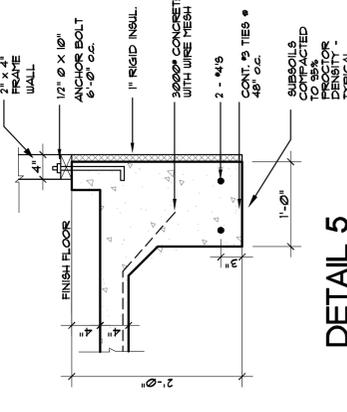
**DETAIL 2**  
SCALE 1" = 1'-0"



**DETAIL 3**  
SCALE 1" = 1'-0"



**DETAIL 4**  
SCALE 1" = 1'-0"



**DETAIL 5**  
SCALE 1" = 1'-0"

**CALLE DEL SUR  
HOMES**

PREPARED FOR  
DAVE & KELLY SALAS  
MEXILLIA  
NEW MEXICO

DATE	PHASE
10/23/19	FINAL
11/20/19	PERMIT

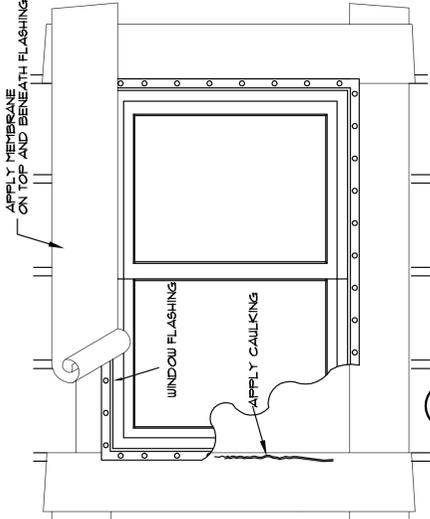
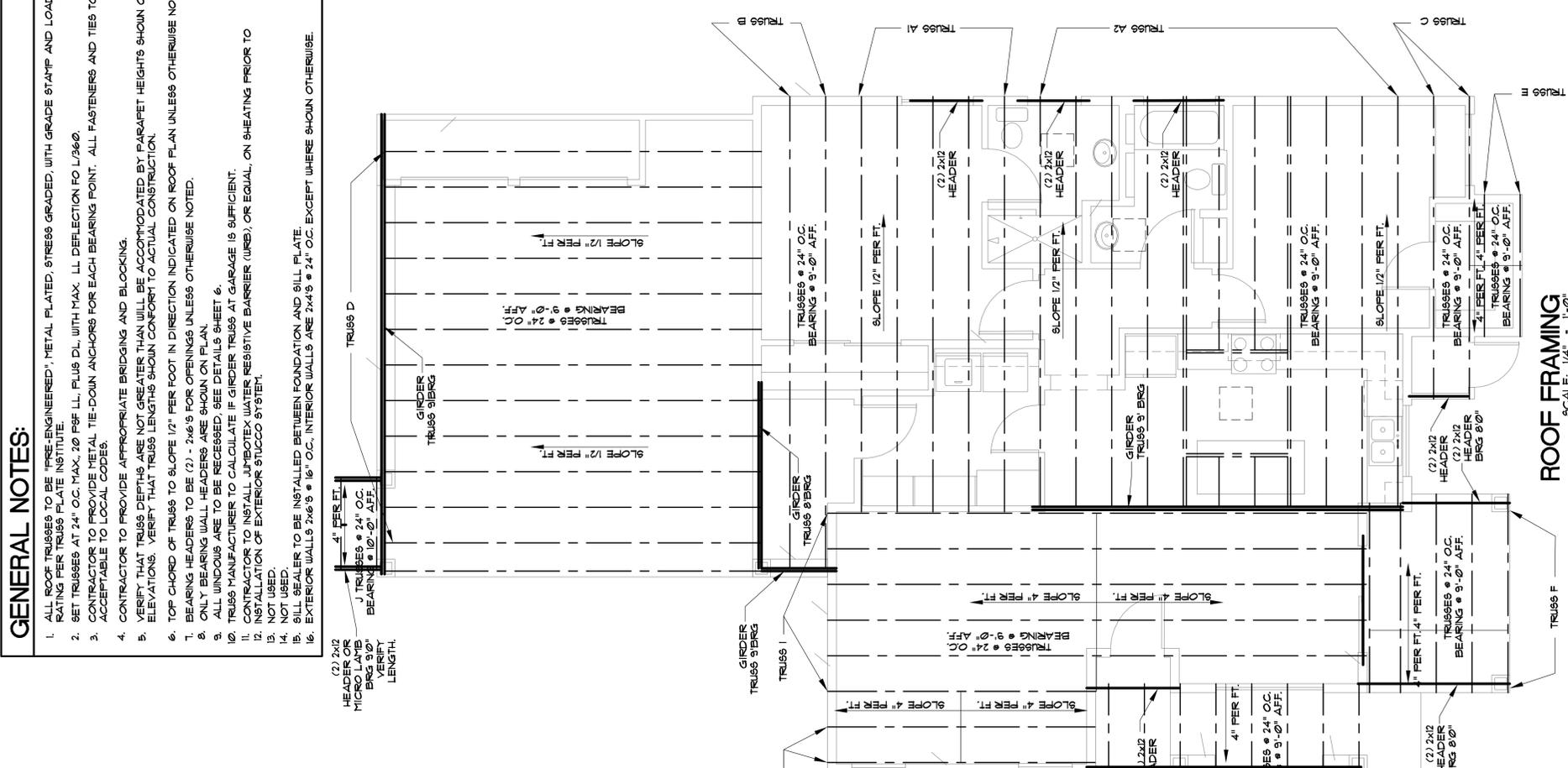
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email barb@dv-consultants.com

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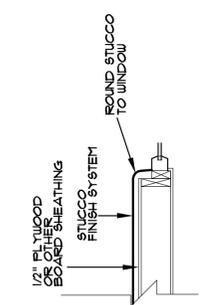
**FOUNDATION PLAN**  
SCALE 1/4" = 1'-0"

**GENERAL NOTES:**

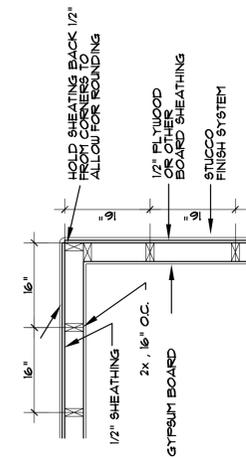
1. ALL ROOF TRUSSES TO BE "ENGINEERED", METAL PLATED, STRESS GRADED, WITH GRADE STAMP AND LOAD RATING PER TRUSS PLATE INSTITUTE.
2. SET TRUSSES AT 24" O.C. MAX. 20' PF. LL. PLUS DL. WITH MAX. LL DEFLECTION FO L/360.
3. CONTRACTOR TO PROVIDE METAL TIE-DOWN ANCHORS FOR EACH BEARING POINT. ALL FASTENERS AND TIES TO BE ACCEPTABLE TO LOCAL CODES.
4. CONTRACTOR TO PROVIDE APPROPRIATE BRIDGING AND BLOCKING.
5. VERIFY THAT TRUSS DEPTHS ARE NOT GREATER THAN WILL BE ACCOMMODATED BY PARAPET HEIGHTS SHOWN ON ELEVATIONS. VERIFY THAT TRUSS LENGTHS SHOWN CONFORM TO ACTUAL CONSTRUCTION.
6. TOP CHORD OF TRUSS TO SLOPE 1/2" PER FOOT IN DIRECTION INDICATED ON ROOF PLAN UNLESS OTHERWISE NOTED.
7. BEARING HEADERS TO BE (2) - 2x4'S FOR OPENINGS UNLESS OTHERWISE NOTED.
8. ONLY BEARING WALL HEADERS ARE SHOWN ON PLAN.
9. ALL WINDOWS ARE TO BE RECEASED. SEE DETAILS SHEET 6.
10. TRUSS MANUFACTURER TO CALCULATE IF GIRDER TRUSS AT GARAGE IS SUFFICIENT.
11. CONTRACTOR TO INSTALL IMPROVED WATER RESISTIVE BARRIER (WRB), OR EQUAL, ON SHEATING PRIOR TO INSTALLATION OF EXTERIOR STUCCO SYSTEM.
12. NOT USED.
13. NOT USED.
14. NOT USED.
15. GILL SEALER TO BE INSTALLED BETWEEN FOUNDATION AND GILL PLATE.
16. EXTERIOR WALLS 2x6'S @ 16" O.C., INTERIOR WALLS ARE 2x4'S @ 24" O.C. EXCEPT WHERE SHOWN OTHERWISE.



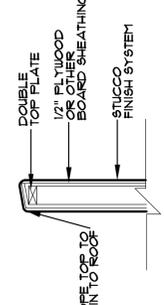
**6 WINDOW FLASHING DETAIL**



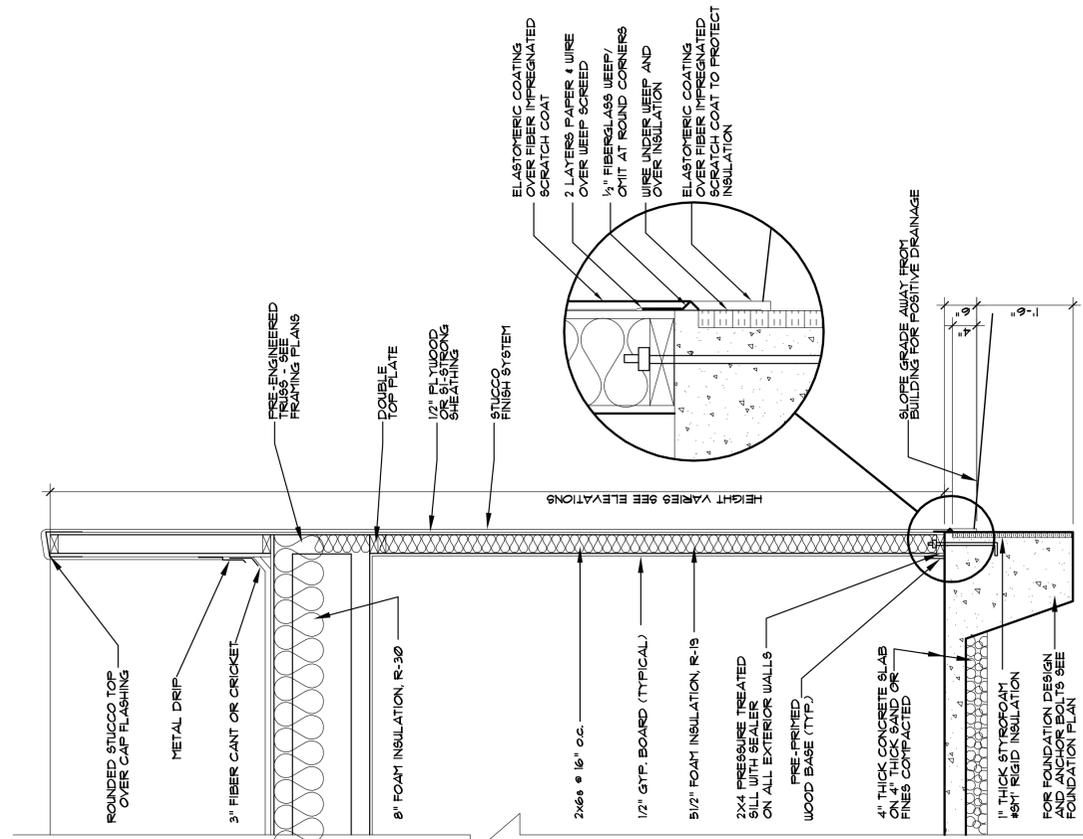
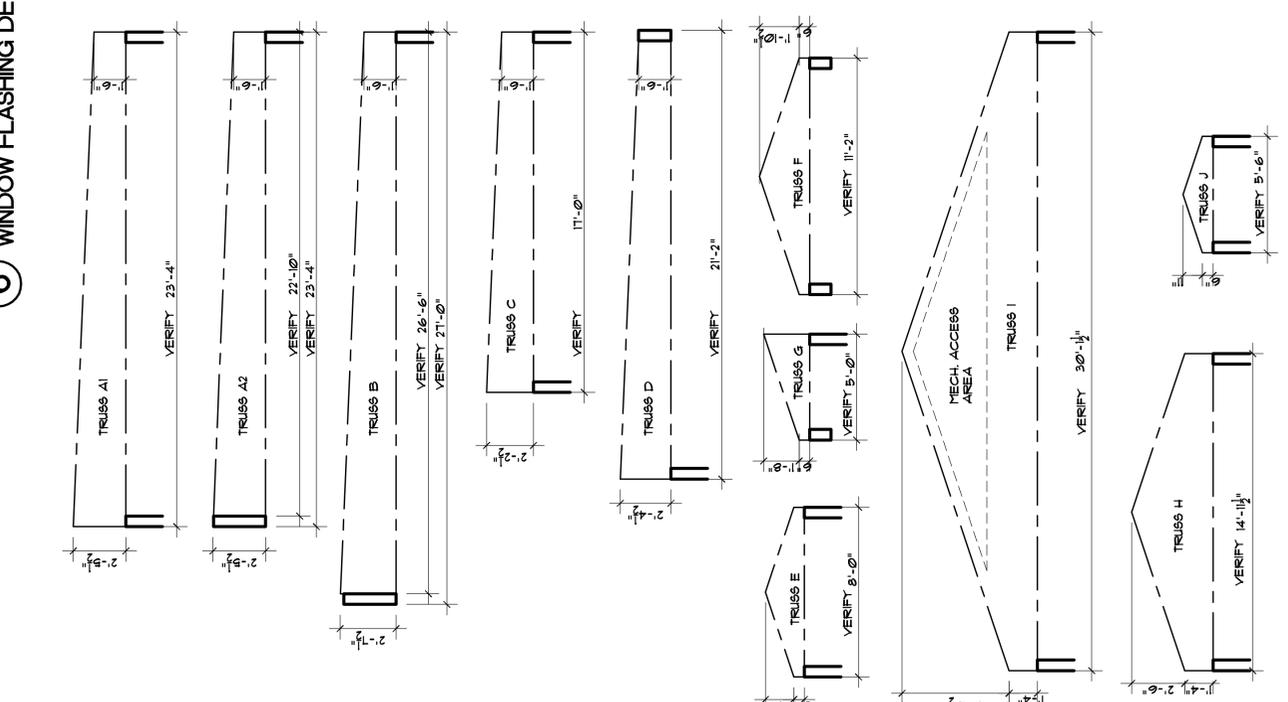
**5 TYP. JAMB, HEAD SILL**  
SCALE: 3/4" = 1'-0"



**4 TYP. BUILDING CORNER**  
SCALE: 3/4" = 1'-0"



**3 TYP. TOP OF PARAPET**  
SCALE: 3/4" = 1'-0"



**1 TYPICAL WALL SECTION**  
SCALE: 1" = 1'-0"

**CALLE DEL SUR HOMES**  
PREPARED FOR  
DAVE & KELLY SALAS  
MEXILLA  
NEW MEXICO

DATE	PHASE
07/20/19	FERTIT

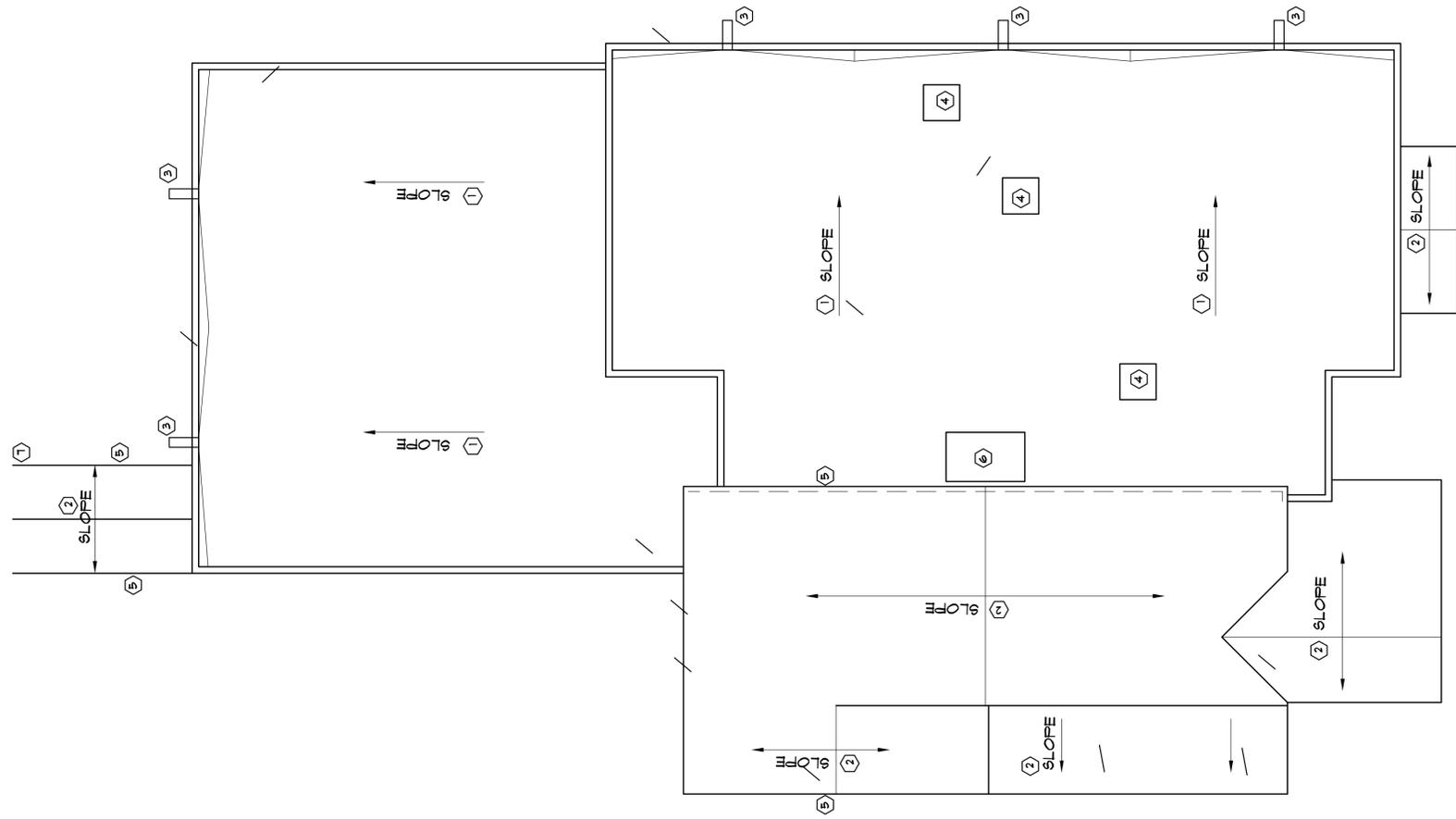
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**5**

SHEET

D1459FRAM

- ROOF PLAN NOTES**
1. SLOPE ROOF 1/2" PER FOOT MIN.
  2. CORRUGATED METAL ROOF WITH 4/12 SLOPE.
  3. 6"x6" METAL OVER FLOW SCUPPER. INSTALL SCUPPER AT ROOF DECK.
  4. SKYLIGHT LOCATION. SEE FLOOR AND FRAMING PLANS.
  5. 4/12 PITCHED METAL ROOF TO HAVE 3" FACIA OVERHANG. METAL TO OVERHANG FACIA 1 1/2".
  6. MECHANICAL UNIT LOCATION.
  7. SEE SITE PLAN FOR LENGTH OF CONNECTING ROOF.



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**CALLE DEL SUR  
HOMES**

PREPARED FOR  
DAVIE & KELLY SALAS  
MESILLA  
NEW MEXICO

DATE	PHASE
12/20/19	PERMIT

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**6**

D14455ROOF

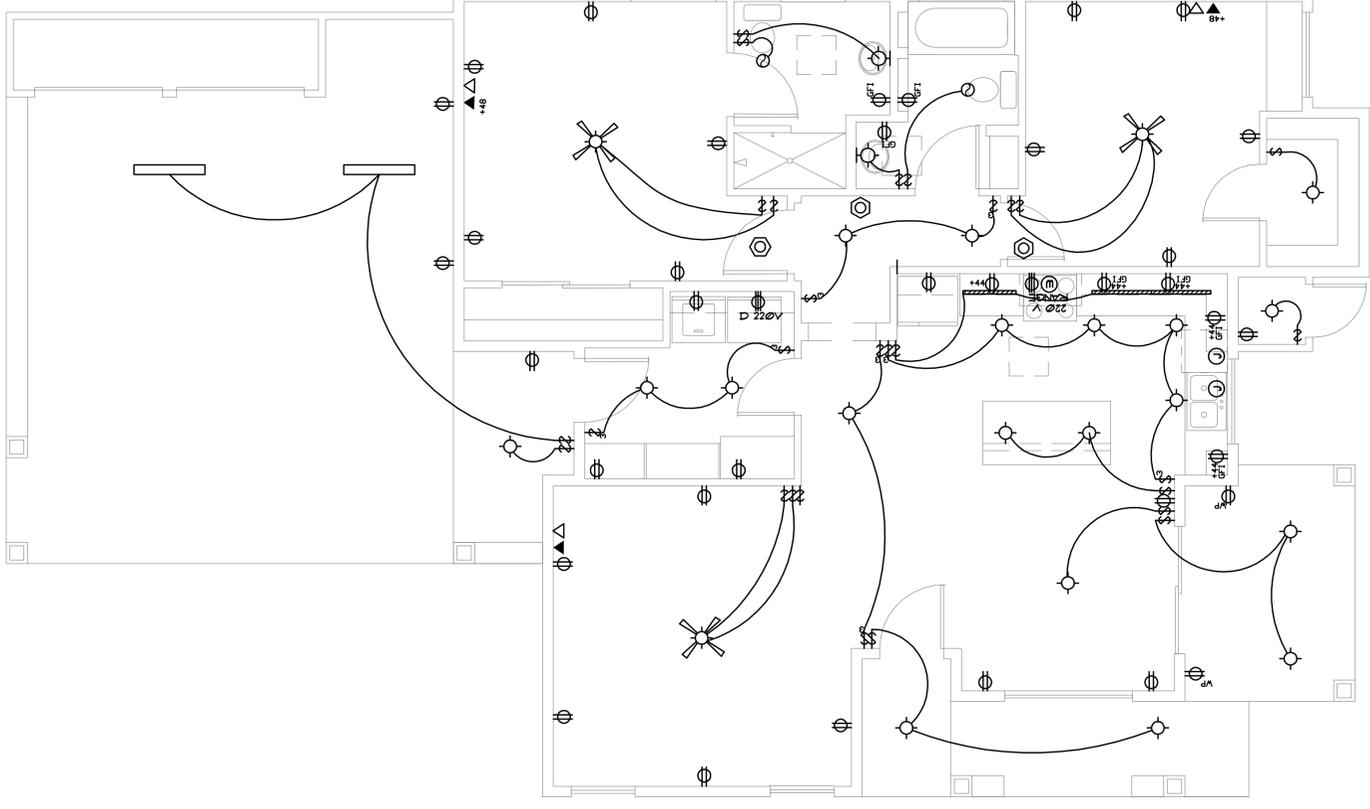
## ELECTRICAL NOTES

1. PROVIDE A COMPLETE ELECTRICAL SYSTEM FOR LIGHTING AND POWER. COORDINATE ELECTRICAL WORK WITH ALL OTHER WORK. COORDINATE WITH OWNER, ITEMS OF EQUIPMENT, FIXTURES, ALLOWANCES, FURNISHED ITEMS, AND WORK BY OTHERS.
2. ELECTRICAL SYSTEM SHALL COMPLY WITH ALL APPLICABLE CODES, COVENANTS, AND UTILITY REGULATIONS.
3. MATERIAL SHALL BE NEW AND IN BEST CONDITION. PROVIDE OWNER WITH ALL MANUALS, INSTRUCTIONS, AND WARRANTY INFORMATION. GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.
4. THE ELECTRICAL DRAWINGS ARE SCHEMATIC, SHOWING INTENT ONLY, AND INDICATE GENERAL DESIGN AND ARRANGEMENT.
5. ELECTRIC CONTRACTOR TO VERIFY WITH UTILITY COMPANY SPECIFIC REQUIREMENTS FOR LOCATION OF METER AND OTHER SERVICE REGULATIONS. ELECTRIC PANEL MUST BE SCREENED BY COURTYARD WALLS.
6. ELECTRIC CONTRACTOR TO PROVIDE POWER FOR IRRIGATION SYSTEM.

1. OWNER WILL PROVIDE LIGHT FIXTURES. CONTRACTOR WILL PROVIDE ALL OTHER ITEMS.

ELECTRICAL LEGEND	
	LIGHT FIXTURE, CEILING MTD
	DUPLEX, CONVENIENCE OUTLET
	DUPLEX, GFI OUTLET
	DUPLEX, WATERPROOF OUTLET
	DUPLEX, 200 VOLT
	4-FLEX CONVENIENCE OUTLET
	JUNCTION BOX
	SWITCH, SINGLE POLE
	3-WAY SWITCH
	DIMMER SWITCH
	WALL MOUNTED THERMOSTAT
	EXHAUST FAN
	TELEVISION / HI-FI
	TELEPHONE - PREWIRE
	MICROWAVE
	SMOKE DETECTOR -
	UNDER CABINET LIGHT
	FLOODLIGHT, SPORT MOUNTED EXCEPT AS NOTED
	CEILING FAN W/LIGHT
	CEILING FAN NO LIGHT
	TWO TUBE FLUORESCENT LAMP
	LIGHT FIXTURE, WALL MTD
	LIGHT FIXTURE, RECESSED
	LIGHT FIXTURE, PORCELAIN SOCKET

1. VERIFY MOUNTING HT. OF ALL WALL MOUNTED DEVICES WITH OWNER.
2. COORDINATE WITH MECHANICAL FOR ADDITIONAL REQUIREMENTS.
3. 44 INDICATED SPECIAL MTD. HEIGHT IN INCHES ABOVE FLOOR TO CENTER.



SCHEMATIC ELECTRICAL PLAN  
SCALE 1/4" = 1'-0"

CALLE DEL SUR  
HOMES  
PREPARED FOR  
DAVE & KELLY SALAS  
MEXILLA  
NEW MEXICO

DATE	PHASE
07/20/19	FINAL

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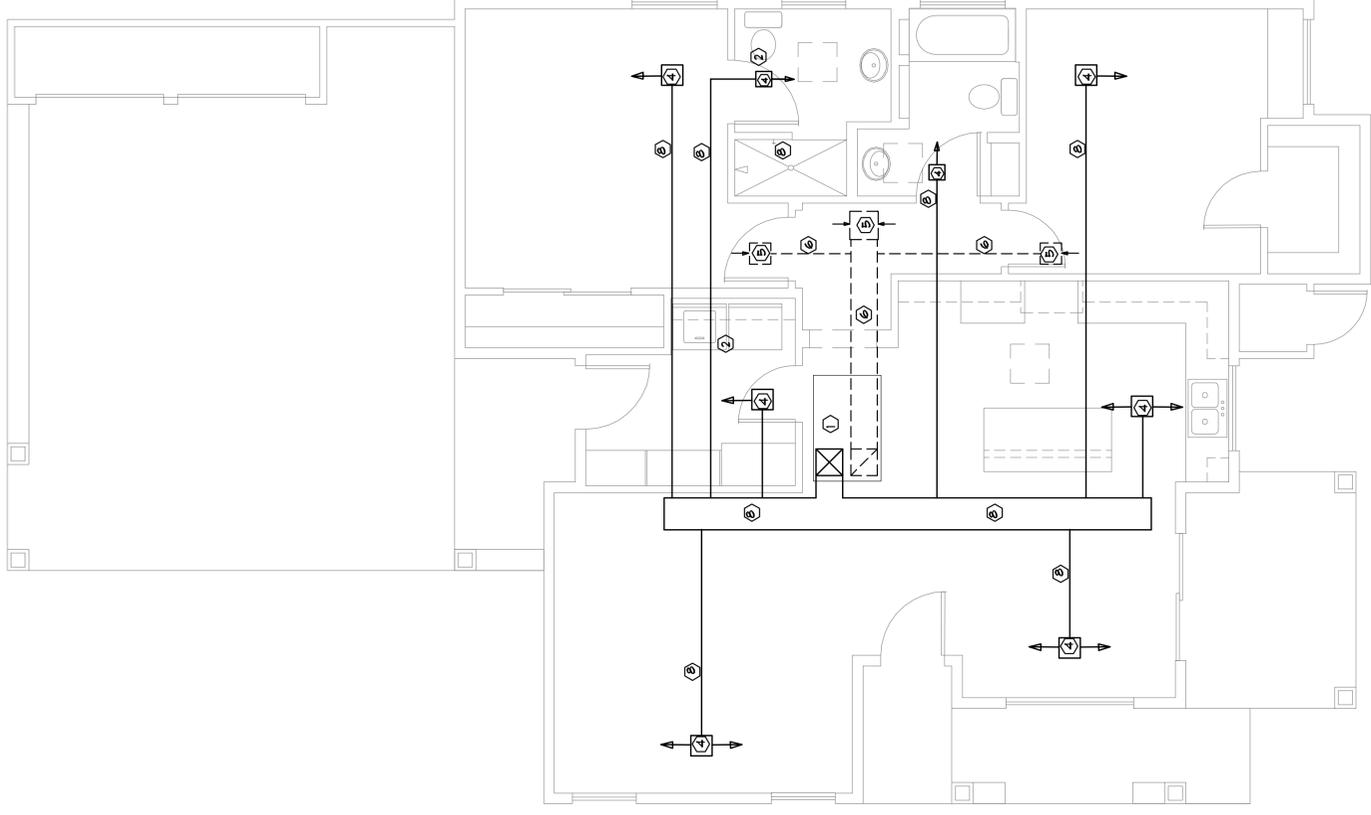
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7  
D485ELEC

## GENERAL MECHANICAL NOTES

- BUILDING DESIGNED IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE AND LOCAL REQUIREMENTS. ALL HVAC DUCT AND MATERIALS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE, LATEST ASHRAE RECOMMENDATIONS, SHAWNA LOW VELOCITY DUCT CONSTRUCTION STANDARDS AND INTERNATIONAL ENERGY CONSERVATION CODE. ALL WORK TO MEET APPLICABLE STANDARDS.
- PLANS ARE PROVIDED FOR THE PURPOSE OF NEGOTIATED CONSTRUCTION WITH A SELECTED GENERAL CONTRACTOR AND MAY CONTAIN OMISSIONS AND INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR FINDING AND CORRECTING PROBLEMS.
- PLANS ARE SCHEMATIC IN NATURE AND IN MANY AREAS ARE NOT COMPLETE. CONTRACTORS ARE TOO CONFIRM THE WORKABILITY OF DESIGN CONCEPTS BEFORE PRICING AND /OR CONSTRUCTION.
- PROVIDE A COMPLETE MECHANICAL SYSTEM FOR HEATING, VENTILATING AND PLUMBING SERVICES. COORDINATE MECHANICAL WORK WITH ALL OTHER WORK.
- MATERIAL SHALL BE NEW AND IN BEST CONDITION. PROVIDE OWNER WITH ALL INSTRUCTIONS, MANUALS, WARRANTY INFORMATION, AND RECOMMENDED PARTS LIST ON OR BEFORE THE COMPLETION OF THE HVAC WORK.
- EXHAUST FANS NEED TO BE PROVIDED BY MECHANICAL CONTRACTOR.
- ALL ELECTRICAL WORK INCLUDING CONNECTION TO THE UNITS AND EXHAUST FAN SHALL BE BY THE ELECTRICAL CONTRACTOR. ELECTRICAL CONTROL WIRING TO THE THERMOSTATS SHALL BE BY THE HVAC CONTRACTOR.
- THERMOSTAT LOCATION SHALL BE LOCATED AND FLAGGED BY THE MECHANICAL CONTRACTOR. APPROXIMATELY 4 1/2" AFF.
- MECHANICAL CONTRACTOR TO VERIFY WITH UTILITY COMPANY SPECIFIC REQUIREMENTS FOR THE LOCATION OF GAS METER AND OTHER SERVICE REGULATIONS.
- INSULATE ALL RETURN AIR DUCTS WITH 1" THICK FIBERBOARD BACK TO UNIT. NO INSULATION ON DUCTWORK IN CONDITIONED SPACE.
- INSULATE ALL SUPPLY AIR DUCT (IN UNCONDITIONED SPACE AND ON EXTERIOR) WITH 1" FIBERGLASS AND VAPOR BARRIER.
- MASK HVAC HVAC OUTLETS DURING CONSTRUCTION AND VACUUM DUCTS, BOOTS AND GRILLES BEFORE TURNING ON HVAC SYSTEM.
- CALIBRATE TEST AND ADJUST ALL TEMPERATURE, ELECTRICAL AND CONTROL DEVICES AS REQUIRED BEFORE TEST RUNNING THE HVAC.
- TEST RUN ALL HVAC SYSTEMS FOR AT LEAST THREE 24 HOURS PERIODS IN PRESENCE OF THE GENERAL CONTRACTOR BEFORE GIVING NOTICE OF COMPLETION OF THE WORK TO THE OWNER AND BEFORE ACCEPTANCE BY THE OWNER.
- RUN CONDENSATE LINES FULL SIZE TO THE NEAREST CODE APPROVED DRAIN CONNECTION.
- INSTALL RANGE HOOD IN KITCHEN THAT VENTS TO EXTERIOR.
- ALL REGISTER AND DIFFUSER TO HAVE DAMPERS OR EXTRACTORS FOR AIR BALANCE.
- ALL DUCT DIMENSIONS ARE CLEAR INSIDE. NO DUCT SIZES SHALL BE CHANGED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- CONTRACTOR SHALL FURNISH FOR APPROVAL FOUR COPIES OF SHOP DRAWINGS TO THE ARCHITECT TO COMPLETELY IDENTIFY ALL MATERIALS AND EQUIPMENT TO BE INSTALLED AND USED ON THE PROJECT.
- ALL DUCTS SHALL BE FIRMLY SUPPORTED OR HUNG AND NEATLY ALIGNED AND INSTALLED. SPACE HANGERS AS REQUIRED TO SUPPORT THE DUCTS WITHOUT SAGGING. LOCATION AND SPACING OF HANGERS AND SUPPORTS SHALL BE COORDINATED BY THE CONTRACTOR. FURNISH AND INSTALL ALL NECESSARY SUPPORTING MATERIALS AND ADDITIONAL STRUCTURAL MEMBERS. SEAL OPEN SPACE BETWEEN DUCTS AND WALL. COORDINATE DUCTWORK WITH LIGHTING FIXTURES, CEILING SUPPORT SYSTEMS, ACCESS DOORS, ETC.
- INSTALL TURNING VANES IN ALL RECTANGULAR DUCTWORK AT CHANGES IN DIRECTION OF GREATER THAN 45 DEGREE.
- ALL EXHAUST DISCHARGE TO HAVE BIRDSCREEN.

## MECHANICAL EQUIPMENT SCHEDULE

- ROOF TOP PACKAGE UNIT, HIGH EFFICIENT, GAS FURNACE, NOMINAL XX-TON CAPACITY, AIR RATED ELECTRIC CONDENSER UNIT, NOMINAL XX CFM @ 1" WG, PROGRAMMABLE ELECTRONIC THERMOSTAT, RETURN AIR FILTER, XXXXXX SHORT CYCLE TIME.
  - CEILING EXHAUST FAN, DECORATIVE GRILLE, XXX CFM, XX AMPS, XX SONES, SIDEWALL WITH BACKDRAFT DAMPER AND RAIN CAP, W/ BIRDSCREEN.
  - REGISTER, SUPPLY AIR, X'x X' WIDE SIDEWALL REGISTER W/ DAMPER
  - REGISTER, SUPPLY AIR, X' x X' SQUARE CEILING REGISTER
  - RETURN AIR GRILLE, X' x X'
  - RETURN AIR DUCT, LOCATE IN CONDITIONED SPACE OF TRUSSES.
  - TRANSFER GRILLE, X' x X'
  - SUPPLY AIR DUCT, LOCATE IN CONDITIONED SPACE OF TRUSSES.
- NOTE: SIZING OF EQUIPMENT TO BE DONE BY MECHANICAL CONTRACTOR. COORDINATE WITH OWNER AND ELECTRICIAN.



CALLE DEL SUR  
HOMES  
PREPARED FOR  
DAVIE & KELLY SALAS  
MÉSILLA  
NEW MEXICO

DATE	PHASE
10/23/19	FINAL
11/20/18	PERMIT

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SHEET  
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DIABBYEC

SCHEMATIC MECHANICAL PLAN

SCALE 1/4" = 1'-0"

**PHOTO OF THE DWELLING TO THE NORTH**



**PHOTO OF THE DWELLING TO THE WEST**



**PHOTO OF THE DWELLING TO THE EAST**



**PHOTO OF APARTMENTS TO THE SOUTH**



PHOTOS OF OTHER DWELLINGS ALONG CALLE DEL SUR



**PHOTOS OF OTHER DWELLINGS ALONG CALLE DEL SUR**



**PHOTO OF DWELLING TO THE NORTH**



PHOTOS OF OTHER DWELLINGS TO THE NORTH



**PHOTOS OF APPLICANT'S DWELLINGS AT 2217, 2219 CALLE DE PARIAN**



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

OFFICIAL USE ONLY:

Case # 060973

Fee \$ 363.00

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

CASE NO. 060973 ZONE: HR CODE: NR APPLICATION DATE: 10/15/19

Davie & Kelly Salas Name of Applicant/Owner 575-650-3362 / 575-650-0283 Applicant's Telephone Number

P.O. Box 615 Applicant's/Owner's Mailing Address Mesilla City NM State 88046 Zip Code

daviesalasa@comcast.net / dkstsalas@comcast.net Applicant's/Owner's E-mail Address

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

575-650-3362 Contractor's Telephone Number N/A Contractor's Tax ID Number 375362 Contractor's License Number

Address of Proposed Work: Calle de Sun

Description of Proposed Work: Construction of Two Dwelling Units

\$ 225,000.00 Estimated Cost

Davie Salas Signature of Applicant

10/2/2019 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  Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_  Approved with conditions

**BOT**  Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_  Approved with Conditions

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

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

CONDITIONS: PZHAC REVIEW ; BOT FINAL APPROVAL REQUIRED  
CID PERMIT 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:

**BOT ACTION FORM**  
**ZONING PERMITS 060997**  
**[PZHAC REVIEW –1/21/20]**  
**STAFF ANALYSIS**

**(Decision was based on information presented during the Work Session)**

**Items:**

**Case 060997** – 2685 Calle de Parian, submitted by William McIlvaine, a request to install three new gates and privacy panels on an existing rock wall around a residential property at this address. Zoned: Historical Residential (HR)

**Staff Analysis:**

The proposed work 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 changes to the 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 changes to the 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: @ \$19,643.80**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed work, when finished, 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 that need to be made:**

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of adding wrought iron inserts and gates to an existing rock wall around a property at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC ACTION:**

*The PZHAC determined that the proposed changes to the wall would not be out of character with the nature of the area and voted 4 – 0 to recommend APPROVAL of this request to the BOT.*

**BOT OPTIONS:**

1. Approve the application as recommended by the PZHAC.
2. Approve the application with conditions.
3. Reject the application.

**BOT ACTION:**

**PZHAC WORK SESSION  
JANUARY 21, 2020  
ITEM 3**

Submitted by William McIlvaine, a request to discuss the installation of three new gates and the addition of privacy panels to an existing rock wall around a residential property at 2685 Calle de Parian (**Case 060997**). Zoned: Historical Residential (HR)

**DESCRIPTION OF REQUEST:**

According to the Historic Register for the Town (see attached), the subject dwelling on the property appears to have been built in 1935 out of adobe. When the inventory of structures was completed in 1979, the dwelling had a flat roof with tin canales. It appears that a number of changes were done to the dwelling and the property since the inventory was taken. (There are no records in the files indicating what was done or when the changes to the property took place.)

The applicant is currently in the process of renovating the dwelling and the property in order to bring the appearance of the property more in line with the character of the Town. This includes a number of changes to the main dwelling that the applicant has obtained permits for within the past several months.

The applicant would now like to complete the rock wall around the property. Currently, the wall consists of a predominantly two-foot high rock wall having four foot high rock pillars every eight feet. There are two-foot high wood slats in between the pillars in the wall (see attached photos). The wall also has three gates made of sections of bare pipe. The applicant would like to replace the existing wood slats with two-foot high sections of one inch thick wrought iron pieces painted brown set about three inches apart (see attached diagram). The applicant would also like to replace the gates with gates of a similar design (see attached diagram).

**CONSISTENCY WITH THE CODE:**

The PZHAC will need to determine that the proposed work to the rock walls will not result in any negative changes to the property that will affect its Historical character or the character of the area, 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]

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.

# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Enter

Maps

Legend

### Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400441](#)

Parcel Number: 4006138096083

Owner: MCILVAINE WILLIAM

Mail Address: 7101 NORTH MESA #370

Subdivision:

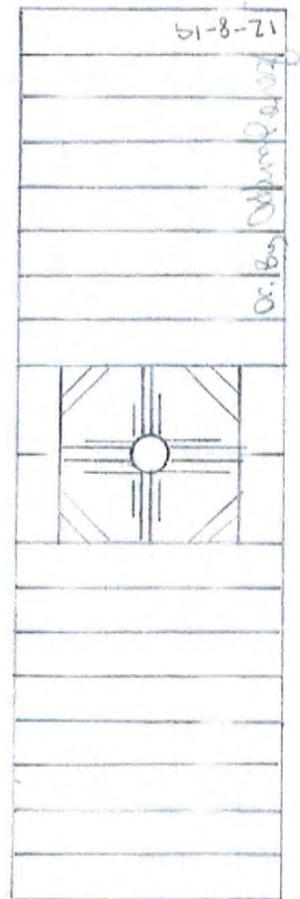
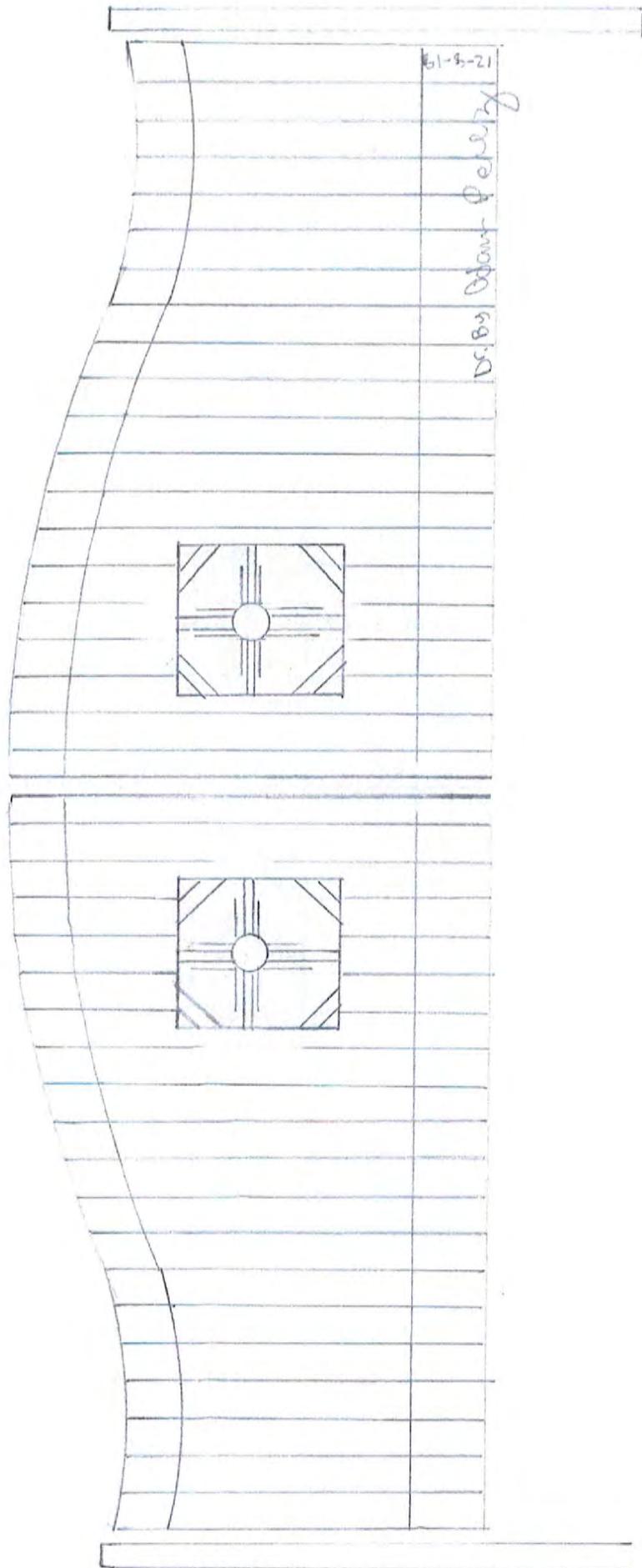
Property Address: 2685 CALLE DE PARIAN #2

Acres: 0.93000001



PHOTOS OF THE EXISTING WALL FROM CALLE DEL OESTE AND CALLE DE PARIAN





# Ironworks Unlimited

Calle Segunda  
Mesilla, NM 88046  
Adam Perez: owner  
575-635-9402

Date: 12-9-19

## Customer:

Dr. Will & Steph. McIlvaine  
2685 Calle De Perian  
Mesilla, NM 88046

## Job Description: Steel Ironwork

1. Fabricate and install 15 panels above rock wall, painted semi-gloss black
2. Fabricate and install double swing gates, 3-sets with arch top
3. Fabricate and install front porch double swing gates, wood with metal frames.
4. One zia design per panel and gate, except front porch gates.

Estimate Price:	\$19725.00
tax	1614.98
<b>Total</b>	<b>\$ 21339.98</b>

**Deposit required 50%**

- 220 This tiny stuccoed adobe residence has a flat roof with parapet, wood frame windows and tin canales. est. 1930. (C)
- 221 This stuccoed adobe house has metal casement windows, a flat roof with parapet, and a concrete block addition on the east side. est. 1930. (C)
- 222 This is a stuccoed adobe house with metal frame windows, a flat roof with parapet, and tin canales. est. 1930. (C)
- 223 The Mesilla Town Hall, built of slump block, is currently having additions on the east side. This building does not detract from the architectural quality of the area. est. 1970. (N)
- 224 This is a concrete block residence with a gabled roof and metal casement windows. est. 1955. (I)
- 225 A stuccoed adobe with a low gabled roof, this residence has wood frame windows and an addition on the west side covered by a shed roof. est. 1925. (C)
- 226 This ell shaped stuccoed adobe home has wood and metal casement windows, flat roof with parapet, and an open front porch. est. 1930. (C)
- 227 This is a tiny ell shaped adobe house, stuccoed, a flat roof with parapet, and wood frame windows. est. 1920. (C)
- 228 A Territorial Style house, this has a small, square floor plan. It has a flat roof with parapet capped with a dentil brick coping. This stuccoed house has metal casement windows and canales piercing the parapet. The back addition is at a lower level and is of unplastered adobe. est. 1880. (C)
- 229 This is a low gabled, stuccoed house with metal casement windows with shed roofs over the adjacent carport and the front porch. est. 1960. (N)
- 230 This tiny, stuccoed, square-plan house has false wood lintels over the windows and door, and viga ends pierce the parapet. est. 1960. (N)
- 231 This stuccoed residence has a flat roof, parapet, metal casement windows, and a front portal covered by a shed roof. est. 1950. (N)
- 232 This is a stuccoed house covered by a low hip roof. The house has metal casement windows and a front porch formed by a portion of the hip roof. est. 1955. (N)

ALERT SHEET? YES  NO  
 NEW MEXICO HISTORIC BUILDING INVENTORY  
 FORM 1: BUILDINGS & STRUCTURES 6-6-79

SURVEY DATE: 3. BY TP COUNTY: Dona Ana	CHECK DATE: 4. DATE 5. BY COMPUTER DATE: 6. DATE 7. BY	FILE DATE: 8. DATE 9. BY REVISION DATE: 10. DATE 11. BY	
13. FIELD MAP: 2685 2655 14. NUMBER		15. UTM REFERENCE NUMBER ZONE: 17 EASTING: 330600 NORTHING: 3571550	
SPECIFIC LOCATION: West house on South side of Calle del Parían			17. CITY/TOWN: MESILLA 18. ZIP: 88001
LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4			20. I.D. #: 18320 222 22. ROLL #: 44 23. NEG #: 33
ARCHITECTURAL STYLE: Adobe Vernacular			26. NUMBER OF STORIES: One

FOUNDATION MATERIAL(S): Concrete Visible  
 EXTERIOR WALL SURFACE(S): Stucco / Adobe  
 FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS):  
 single; metal casement large and small light window w/o surrounds; concrete lug sills  
 single; aluminum sliding window w/o surrounds or sills

DOOR/ENTRANCE (TYPE/SURROUNDS): standard paneled wood door w/ lites, no surrounds  
 ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS): lat roof w/ flat parapet  
 CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS): none visible

EXTERIOR DETAILS: Canals  
 COMMENTS:

DATE OF CONSTRUCTION ESTIMATED: 1935 SOURCE OF DATE:	36. ACTUAL	45. IMMEDIATE SURROUNDINGS: Residential
ARCHITECT/ENGINEER/BUILDER:	SOURCE OF INFORMATION:	46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR
NAME:	41. PRESENT } Residential 42. HISTORIC }	47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input type="checkbox"/> PLUS <input checked="" type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS
CONDITION:	EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED	48. OVERALL SIGNIFICANCE <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input type="checkbox"/> LOCAL <input type="checkbox"/> NONE
DEGREE OF REMODELING:	MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR <input type="checkbox"/>	49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 50. WHAT TYPE? 51. IF INVENTORIED, LIST I.D. #'S
52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060997

Fee \$ 43.50

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

CASE NO. 060997 ZONE: HR CODE: M1 APPLICATION DATE: 12/9/19

WILLIAM MCILVAINE

Name of Applicant/Owner PO BOX 360 MESILLA Applicant's Telephone Number NM 88046

Applicant's/Owner's Mailing Address WBMILVAINE@MAZ.COM City MESILLA State NM Zip Code 88046

Applicant's/Owner's E-mail Address WBMILVAINE@MAZ.COM

Contractor's Name & Address (if none, indicate Self) IRONWORKS UNLIMITED - ADAM PEREZ CALLE SECUNDA MESILLA NM

Contractor's Telephone Number 575 635 9402 Contractor's Tax ID Number \_\_\_\_\_ Contractor's License Number \_\_\_\_\_

Address of Proposed Work: 2685 CALLE DE PARIAN MESILLA NM

Description of Proposed Work: REMOVE WOOD SLATS + BANES - EXISTING  
REPLACE WITH W/COUGH IRON PER ADJUSTED  
DRAWINGS. REMOVE 3 CATES. REPLACE PER PLAN

Estimated Cost \$ 21,339.98 Signature of Applicant William Date 09 DEC 2019

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

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

**FOR OFFICIAL USE ONLY**

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

FIRE INSPECTION/APPROVAL REQUIRED:  YES  NO  SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED:  YES  NO  SEE CONDITIONS

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

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

- This Application will include the following, if checked:
1.  Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
  2.  Site Plan with dimensions and details.
  3.  Proof of legal access to the property.
  4.  Drainage plan.
  5.  Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
  6.  Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
  7.  Other information as necessary or required by the City Code or Community Development:
- \_\_\_\_\_  
 \_\_\_\_\_

**BOT ACTION FORM**  
**ZONING PERMIT 060769**  
**[PZHAC REVIEW – 1/21/20]**  
**STAFF ANALYSIS**

**(Decision was based on information presented during the Work Session)**

**Items:**

**Case 060999** - 2488 Calle de Guadalupe submitted by Joseph W. Foster, a request for a zoning permit to paint a 5 foot wide by 3 foot high mural on a wall around the commercial courtyard at this address. Zoned: Historical Commercial (HC)

**Staff Analysis:**

The proposed work 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 mural is architecturally appropriate or acceptable for the zoning of the area as proposed, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed mural is not be architecturally appropriate or acceptable to the zoning of the area, 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: @ \$100.00**

**Consistency with the Code:**

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

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

**Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of painting a 3 foot by 5 foot mural on an exterior yard wall at this address.
- The PZHAC has determined that the proposed alterations meet all applicable Code requirements.

**PZHAC ACTION:**

*The PZHAC determined that the proposed painting would not be out of character with the historic nature of property other properties in the area and voted 4 – 0 to recommend APPROVAL of this request to the BOT.*

**BOT OPTIONS:**

1. **Approve the application as recommended by the PZHAC.**
2. **Approve the application with conditions.**
3. **Reject the application.**

**BOT ACTION:**

**PZHAC WORK SESSION  
JANUARY 21, 2020  
ITEM 4**

Submitted by Joseph W. Foster, a request to discuss a 5 foot wide by 3 foot high mural to be painted on a wall around the commercial courtyard at 2488 Calle de Guadalupe (**Case 060999**). Zoned: Historical Commercial (HC)

The subject property contains 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 until purchased last year by Mr. Foster (the applicant). Mr. Foster has obtained permits for and has done extensive work on both the interior of the building on the property as well as to the exterior of the property to restore the historic character of the property (see attached photos).

According to the Historic Register for the Town, the subject property once contained two offices for stagecoach lines along with corrals for the horses used by the stage lines, and was once considered the "Transportation District" of the Town (see attached excerpts from the Historic Register). The applicant would like to enhance the history of the property as part of the "Transportation District" by having a mural painted on one of the exterior yard walls on the eastern side of the property. The mural (see attached diagram), which will be a painting about five feet wide by about three feet tall, will depict a woman exiting a stagecoach. This will be in the area of the property once used as horse corrals.

**CONSISTENCY WITH THE CODE:**

The PZHAC will need to determine that the proposed work will not result in any changes to the property that will negatively 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]

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

# Doña Ana County, NM

General Reference Maps

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Number ▾ Enter

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



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



**PHOTO OF THE SUBJECT WALL FROM CALLE DE SAN ALBINO**

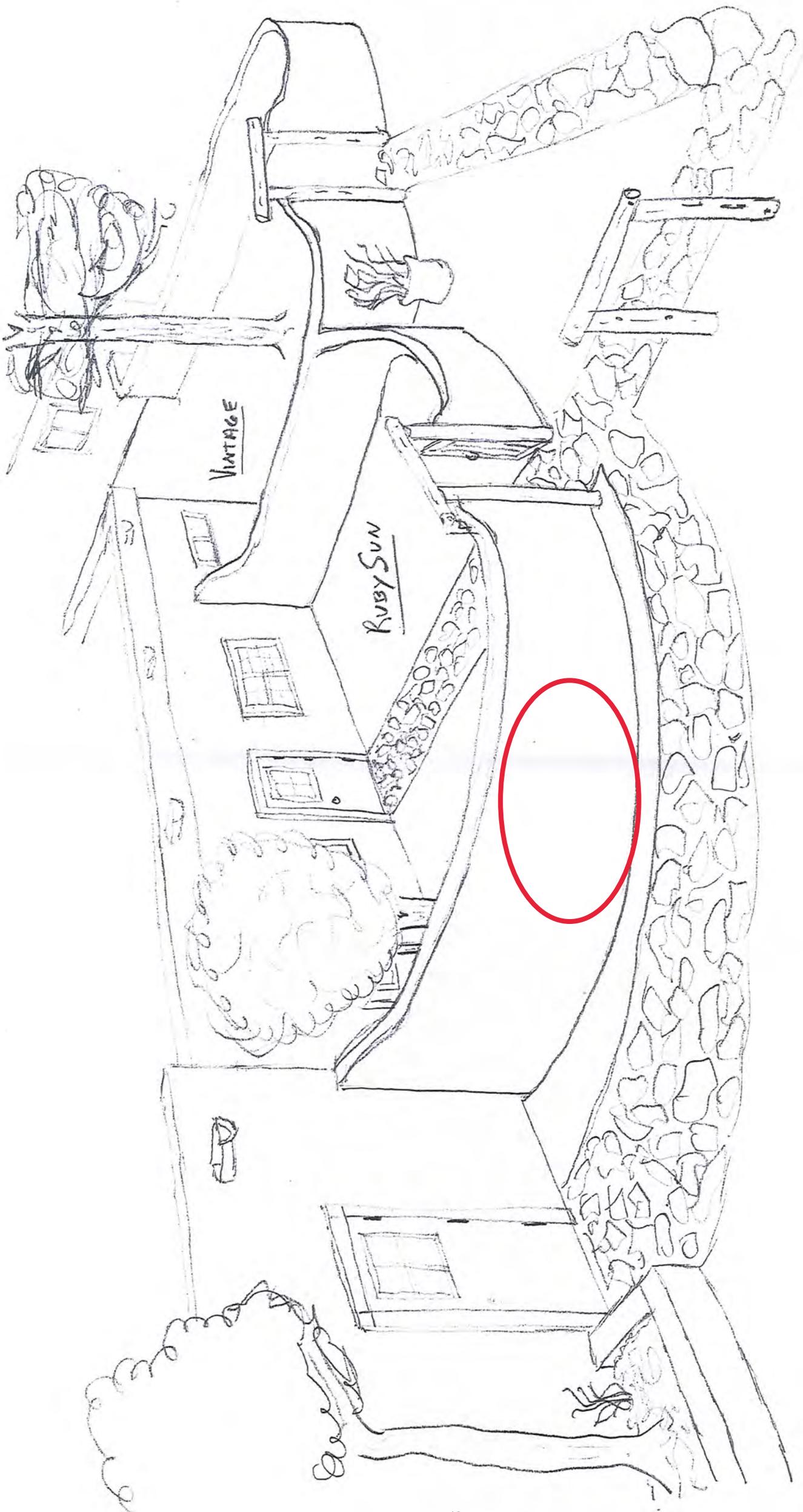


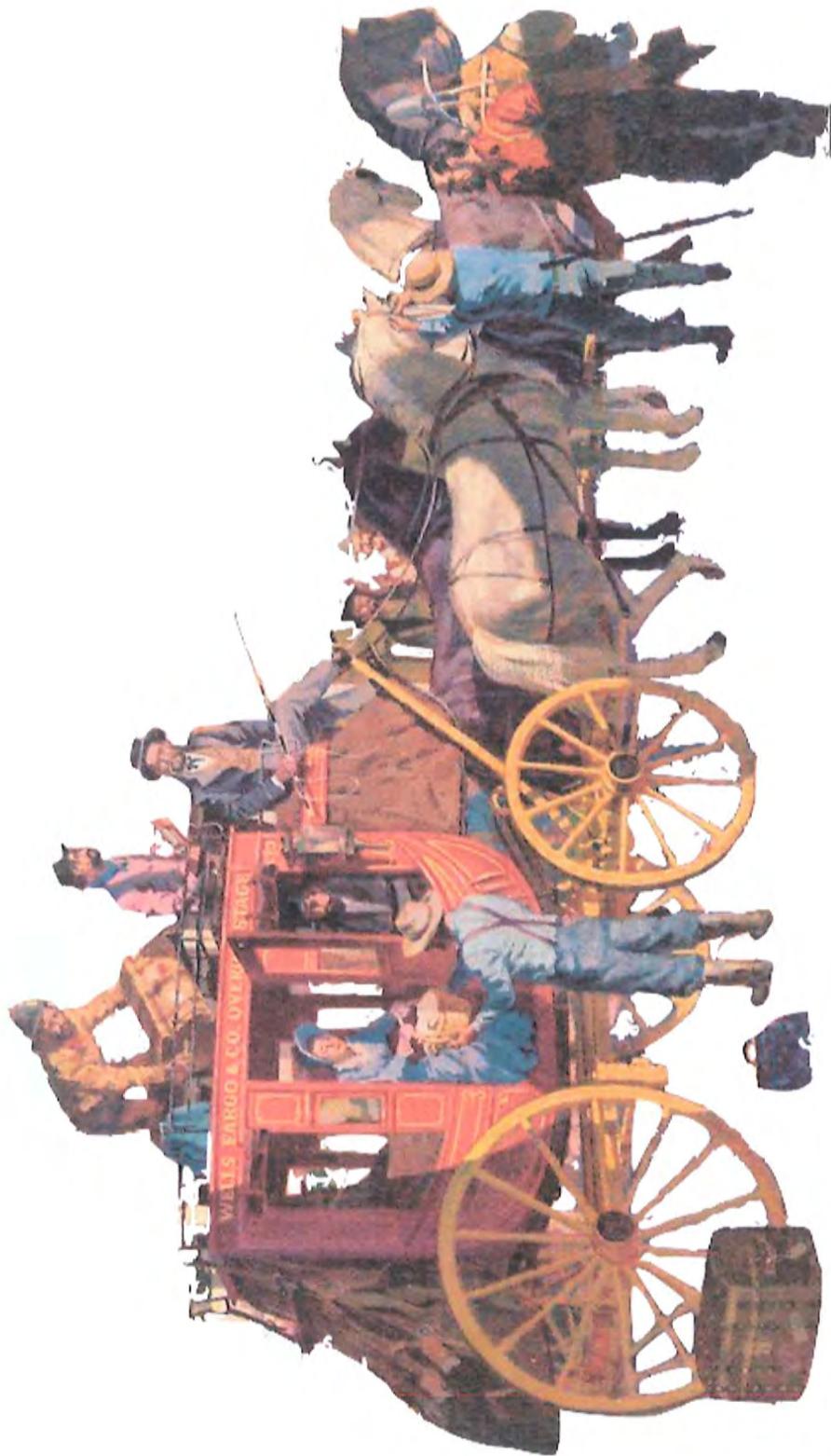
**OTHER PHOTOS OF THE SUBJECT PROPERTY FROM CALLE DE GUADALUPE**



**OTHER PHOTOS OF THE SUBJECT PROPERTY FROM CALLE DE GUADALUPE**



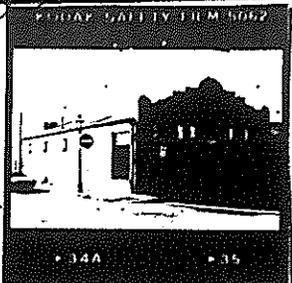




- 197 This is a two story building that was constructed in the 1950's by Tito Lucero. An old adobe structure that was contiguous with the rest of this historic block was torn down to make room for this building. It is adjacent to the building to the west and fronts the street. It is stuccoed, has a flat 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 Frietze 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)

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 1/14/80	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 Parram and Calle de Guadalupe. Structure faces the plaza.							17. CITY/TOWN Mesilla		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 Mesilla Civil Colony Grant				22. ROLL # 36	23. NEG # ?
						24. LOCATION OF 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					
37. SOURCE OF DATE						46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR					
38. ARCHITECT/ENGINEER/BUILDER						47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS					
39. SOURCE OF INFORMATION						48. OVERALL SIGNIFICANCE <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input checked="" type="checkbox"/> LOCAL <input type="checkbox"/> NONE					
40. NAME "The Albert Fountain Store"						49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
USE 41. PRESENT empty 42. HISTORIC Grocery						50. WHAT TYPE?					
CONDITION <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED						51. IF INVENTORIED, LIST I.D. #'S					
44. DEGREE OF REMODELING <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR						52. SEE BACK? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					

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 Ave  
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

E1 Patio

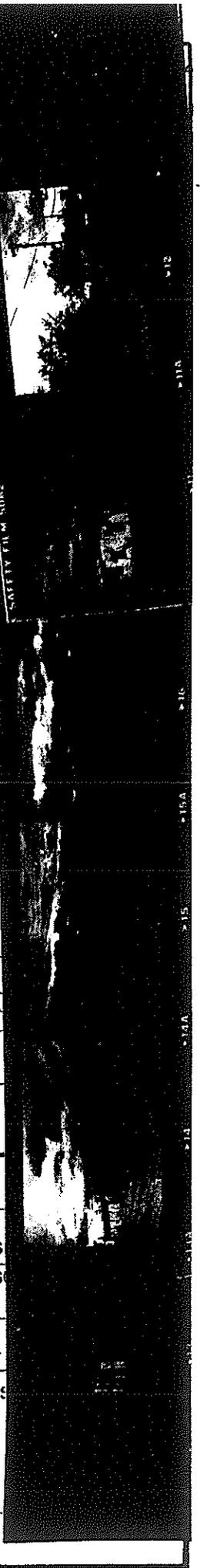
Plaza

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 Marie 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. UTM REFERENCE NUMBER		16. 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"	17. CITY/TOWN Mesilla	18. ZIP 88046	19. LAND GRANT OR RESERVATION Mesilla Civil Colony	#15 #16 #17 20. I 183 22. R 38 3 24. L
20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4		25. ARCHITECTURAL STYLE Adobe vernacular		26. NUMBER OF STORIES 1		Arthur fountain Bar Mesilla, NM 88046
27. FOUNDATION MATERIAL(S) 4-006-137-249-472						
28. EXTERIOR WALL SURFACE(S) off white stucco, brown stucco, gray plaster						
29. 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						
30. DOOR/ENTRANCE (TYPE/SURROUNDS) - wood paneled doors on east side (modern)						
31. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS) Flat, at least three different roof levels. stepped parapets on portico facing Calle Parian + Calle Principal						
32. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR, MATERIALS)						
33. 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.						
34. COMMENTS						
DATE OF CONSTRUCTION 35. ESTIMATED 1950's 37. SOURCE OF DATE			36. ACTUAL			45. IMMEDIATE SURROUNDINGS commercial/tourism
38. ARCHITECT/ENGINEER/BUILDER			39. SOURCE OF INFORMATION Arthur Fountain, owner			46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT S
40. NAME El Patio Bar and Restaurant			41. PRESENT			47. ARCHITECTURAL CONTRIBUTION TO S <input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL
42. HISTORIC Butterfield Stage Stop			43. CONDITION <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED			48. OVERALL SIGNIFICANCE <input checked="" type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input type="checkbox"/> LOCAL
44. DEGREE OF REMODELING <input checked="" type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR			49. ASSOCIATED BUILDINGS? <input checked="" type="checkbox"/> YES			50. WHAT TYPE? see notes
			51. IF INVENTORIED, LIST I.D.#'S			
52. SEE BACK? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO						



at least since the 1840s. (documented). On this lot was the first church in Mesilla. Through the latter part of the 19<sup>th</sup> 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~~ <sup>part</sup> 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~~ <sup>Three</sup> 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.

French 1/1 doors, plain wood surrounds

French 1/1 d.w.s, wood sashes, large wood lites over those windows which are in the apartment block at southern portion.

Metal casements, no surrounds, slip sills.

Alum d.w.s. South side

Doussé 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 <sup>open-air</sup> ~~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 <sup>for</sup> gambling, drinks, etc.

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

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

**OFFICIAL USE ONLY:**  
Case # 060999  
Fee \$ 0.00

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

CASE NO 060999 ZONE: MC CODE: M1 APPLICATION DATE: 12/6/19

JOSEPH W. FOSTER 850-502-9237  
Name of Applicant/Owner Applicant's Telephone Number  
10090 BLACK HILLS RD. LAS CRUCES, NM 88011  
Applicant's/Owner's Mailing Address City State Zip Code  
FOSTERSMIL1@YAHOO.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: 2488 CALLE DE GUADALUPE

Description of Proposed Work: HISTORIC MURAL ON WALL DEPICTING  
STAGE COACH + PASSENGERS DISEMBARKING AT  
"TRANSPORTATION BLOCK", APPROX. 5'w 3'HIGH

\$ 100.00 [Signature] 6 DEC 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  
[Signature]

**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:

**BOT ACTION FORM**  
**ZONING PERMIT 060995**  
**[PZHAC REVIEW – 1/21/20]**  
**STAFF ANALYSIS**

**Item:**

**Case 060995** – 1922 Calle de Cura, submitted by Nia Rucker; a request for a zoning permit to allow the replacement of a bathroom window on a dwelling at this address. Zoned: Historical Residential (HR)

**Staff Analysis:**

According to the Historic Register for the Town, the dwelling appears to have been built in the 1920's (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).

The window that will be replaced is a small bathroom window that is double hung with single thickness glass. The replacement window will consist of a glass block window with improved thermal efficiency. The new window will also result in more privacy. There will be no changes to the dwelling itself.

**Estimated Cost: @ \$100.00**

**Consistency with the Code:**

Photos of the dwelling are attached. 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 replacing an existing double hung bathroom window with a glass block window on the dwelling at this address.
- The PZHAC has determined that the proposed color meets all applicable Code requirements.

**PZHAC ACTION:**

*The PZHAC determined that the proposed alteration would not be out of character with the nature of other structures in the area and voted 4 – 0 to recommend APPROVAL of this request to the BOT.*

**BOT OPTIONS:**

1. Approve the application as recommended by the PZHAC.
2. Approve the application with conditions.
3. Reject the application.

**BOT ACTION:**

# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type:  Enter

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: [R0400389](#)

Parcel Number: 4006137320503

Owner: RUCKER NIA

Mail Address: PO BOX 1668

Subdivision:

Property Address: 1922 CALLE DE CURA

Acres: 0



**PHOTO OF THE DWELLING FROM CALLE DE CURA**



**PHOTO OF THE DWELLING FROM PALACIO'S BAR SHOWING WINDOW TO BE REPLACED**



OFFICIAL USE ONLY:

Case # 060995

Fee \$ 0.00

TOWN OF MESILLA

APPLICATION FOR RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060995 ZONE: HR CODE: M1 APPLICATION DATE: 12/11/19

NIA RUCKER 575-993-2930

Name of Applicant Applicant's Telephone Number

PO BOX 1608 MESILLA NM 88046

Mailing Address City State Zip Code

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: 1922 CALLE DE CURA

Description of Proposed Work: Remove bathroom double hung window. Replace with glass block window for improved energy efficiency + privacy.

\$ 100 Nia Rucker 12/11/19

Estimated Cost Signature of Applicant Date

With the exception of administrative approvals, all permit applications 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

CONDITIONS: PZHAC REVIEW + BOT APPROVAL REQUIRED

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

This application includes:

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. Foundation Plan with details.
3. Floor Plans showing rooms, their uses and dimensions.
4. Cross Sections of walls.
5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan.
7. Architectural style and color scheme (Historical and commercial zones only).
8. 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).

**BOT ACTION FORM**  
**BUILDING PERMIT 060996**  
**[PZHAC REVIEW – 1/21/20]**

**STAFF ANALYSIS**

**Item:**

**Case 060996** – 2424 Calle de Parian, submitted by Cecilia Quintana; a request for a zoning permit to install five-foot high sections of “coyote” fencing at three locations on the property for privacy. Zoned: Historical Residential (HR)

**Description of Work to be Done:**

The applicant would like to install sections of five foot high “coyote” fence (see attached photos) at various places on the property (see attached site diagram) in order to provide security for the property and to provide privacy to a casita on the northeast side of the property. The proposed sections of fence will be installed between the main dwelling and the west property line to block intrusion onto the property from Calle de Parian, and around the yard for the casita to provide privacy to the casita. Since the proposed fence sections are inside the section of the property that is mostly surrounded by a six-foot high rock wall, the portions of the fence associated with the casita cannot be easily seen from surrounding properties or the street.

**Consistency with the Code:**

The PZHAC will need to determine that the proposed sections of “coyote” fencing will not result in any negative changes to the property that will affect its Historical character or the character of the area, 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]

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

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.**

[None of the proposed fence sections will be in a front yard setback. However, since the fence is wood, it would be allowed by this section.]

**Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing “coyote” fencing at various locations on the property.
- The subject property is zoned Historical Residential (HR)
- The proposed installation will be consistent with the Code.

**PZHAC ACTION:**

*The PZHAC determined that the proposed fences would not be out of character with the nature of other structures in the area and voted 4 – 0 to recommend APPROVAL of this request to the BOT.*

**BOT OPTIONS:**

1. Approve the application as recommended by the PZHAC.
2. Approve the application with conditions.
3. Reject the application.

**BOT ACTION:**

**VIEW OF THE PROPERTY FROM CALLE DE PARIAN**



**VIEW OF EXISTING "COYOTE" FENCE ON THE PROPERTY**



**VIEWS OF THE LOCATIONS NEAR THE CASITA**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Enter

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: [R0400480](#)

Parcel Number: 4006138147015

Owner: COLEMAN PAGE

Mail Address: 430 WASHINGTON ST  
NE

Subdivision: CARREON TRACTS (BK  
18 PG 89 - 9413667)

Property Address: 2424 CALLE DE  
PARIAN

Acres: 0



December 10, 2019

Larry Shannon,

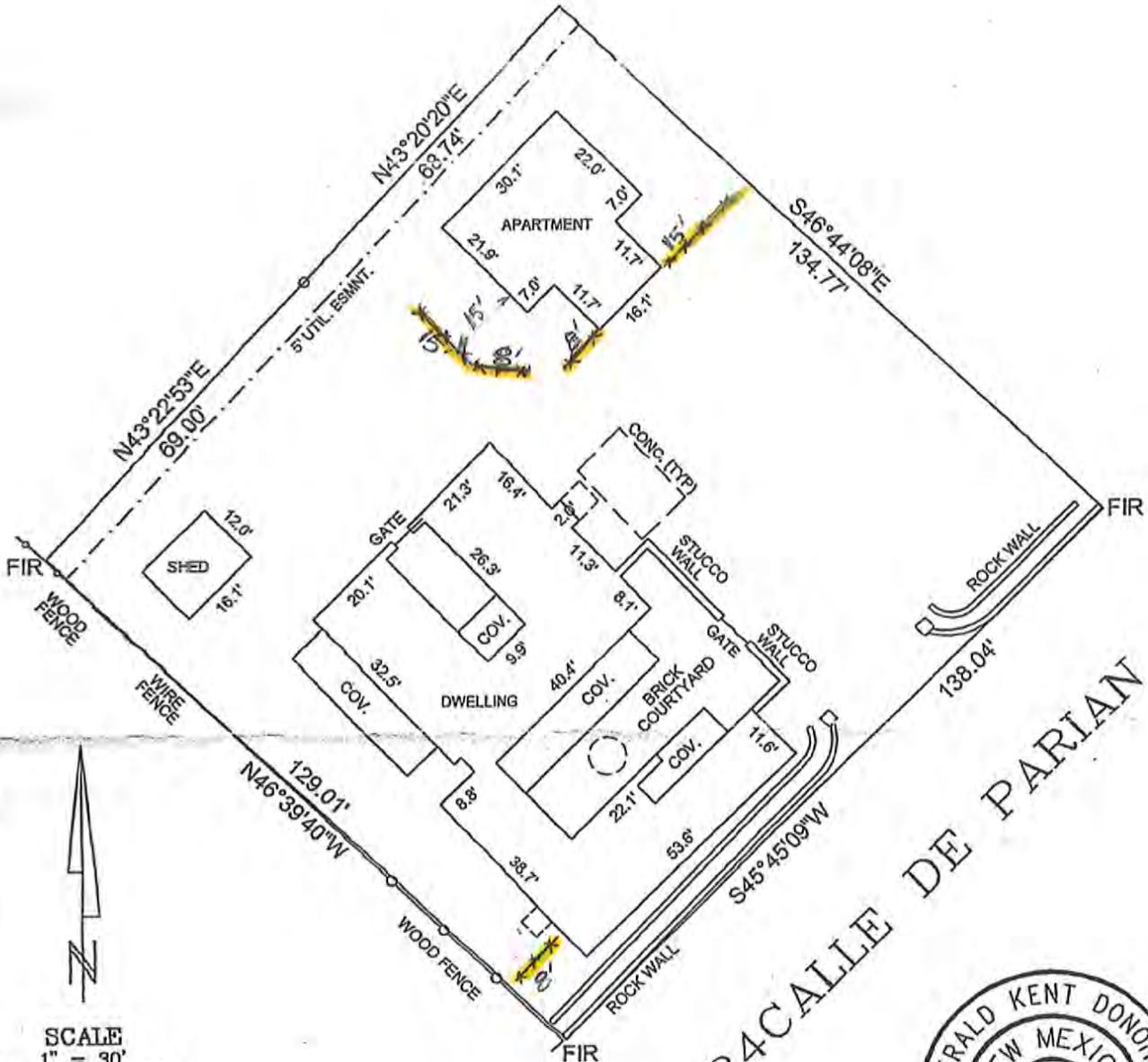
I spoke with you recently about  
a coyote fencing on our property at  
2424 Calle de Paraiso.

Reason for fencing is for privacy reasons.  
The survey shows the areas where the  
fences will be erected. The height to  
be 5-5½ feet high.

If you or the Planning Department  
need any further information please  
contact me @ 505-280-0084

Thank you.

Cecilia Jarama



2424 CALLE DE PARIAN



**NOTE:**  
 FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE  
 500-YEAR FLOOD PLAIN, AS PER MAP NO. 35013C1093G  
 EFFECTIVE 7/06/16

**PLAT OF SURVEY OF LOT E  
 CARREON TRACTS SUBDIVISION**

*Not For Construction Purposes*  
 Filed 6/3/1994 in Bk. 18 Pg. 89,  
 City of Las Cruces, Dona Ana County,  
 New Mexico. Date of Survey 8/1/2018.

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  
 1-575-525-1114

**TOWN OF MESILLA  
ZONING APPROVAL**

**OFFICIAL USE ONLY:**

Case # 060996

Fee \$ 58.00

**PERMISSION TO CONDUCT WORK  
OR  
OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID**

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

CASE NO. 060996 ZONE: VR CODE: 01 APPLICATION DATE: 12/27/19

Cecilia Quintana  
Name of Property Owner  
P.O. Box 1390 Mesilla  
Property Owner's Mailing Address City  
505-280-0084  
Property Owner's Telephone Number  
NM 88046  
State Zip Code

Property Owner's E-mail Address  
Cecilia201@comcast.net  
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: 2424 Calle de Paran  
Description of Proposed Work: coyote fencing

\$1,000.00  
Estimated Cost  
Cecilia Quintana  
Signature of Applicant  
12-27-2019  
Date

Signature of property owner: Cecilia Quintana

**With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and/or BOT before issuance of a zoning permit. Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.**

**FOR OFFICIAL USE ONLY**

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

PZHAC APPROVAL REQUIRED:  YES \_\_\_ NO BOT APPROVAL REQUIRED:  YES \_\_\_ NO

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

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED

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

**THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:**

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. Foundation plan with details.
4. Floor plan showing rooms, their uses and dimensions.
5. Cross section of walls
6. Roof and floor framing plan
8. Proof of legal access to the property.
9. Drainage plan.
10. Details of architectural style and color scheme (checklist included for Historical zones) – diagrams and elevations.
11. 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).
12. Proof of legal access to the property.
13. Other information as necessary or required by the City Code or Community Development Department (See other side.)

**BOT ACTION FORM**  
**BUILDING PERMIT 061000**  
**[PZHAC REVIEW – 1/21/20]**

**STAFF ANALYSIS**

**Item:**

**Case 061000** – 2160 Calle del Norte, submitted by Gary Bell: a request for a zoning permit to allow the installation of a horse fence for security along the west property line abutting a ditch bank adjacent to the property. Zoned: Historical Residential (HR)

**Description of Work to be Done:**

The applicant would now like to install the horse fence (see attached picture of proposed fence) along the portion of the property that abuts the irrigation ditch to the west (see attached site plan showing proposed location and photos). The purpose of this fence will be to provide security to the property from the ditch.

The PZHAC will need to determine that the proposed fence will meet the requirements of Section 18.33 (Historic Preservation) of the Code which states:

**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.

Additionally, the proposed fence must meet the following requirements:

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

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.

F. No wall, fence or hedge shall be permitted in a public right-of-way.

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. The following explanations will further define this unobstructed view (also, see illustrations in Appendix C):

1. The driver's eye level may be from three to eight feet above the driveway's surface and located as far as 10 feet back from the curb line or pavement edge.
2. Those portions of approaching cars which are more than three feet above the roadbed must be within view of the exiting driver.
3. Approaching cars must be visible when driving in the center of any legal lane.
4. Minor gaps are permitted in the required field of view caused by tree trunks, sign posts, or other narrow objects if they could not conceal a small automobile.

The proposed fencing is allowed for rear yards areas and perimeter fences, provided it is not located in the front setback area of the property. (The fence will need to be installed at least seven feet from the front property line in order to be out of the front setback of seven feet.) The proposed fencing is similar to other fences that have been allowed in the HR zone for the purposes of security or keeping livestock. (None of the previously approved fences have been located within a front yard setback area.)

**Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a horse fence along the west edge of the property abutting an irrigation ditch.
- The subject property is zoned Historical Residential (HR)
- The proposed installation will be consistent with the Code.

**PZHAC ACTION:**

*The PZHAC determined that the proposed fence would not be out of character with the area and voted 4 – 0 to recommend APPROVAL of this request to the BOT.*

**BOT OPTIONS:**

1. Approve the application as recommended by the PZHAC.
2. Approve the application with conditions.
3. Reject the application.

**BOT ACTION:**

**VIEW OF THE PROPERTY FROM CALLE DEL NORTE**



**VIEW OF THE PROPERTY FROM THE DITCH SHOWING THE PROPOSED FENCE LOCATION**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Enter

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: [R0401170](#)

Parcel Number: 4006137151342

Owner: ODA SAHARU & GARY BELL

Mail Address: 2218 FOXTAIL PINE DR

Subdivision: USRS TRACT 11B-11

REPLAT NO 1 (BK 18 PG 770 -

9721396)

Property Address: 2160 CALLE DEL

NORTE

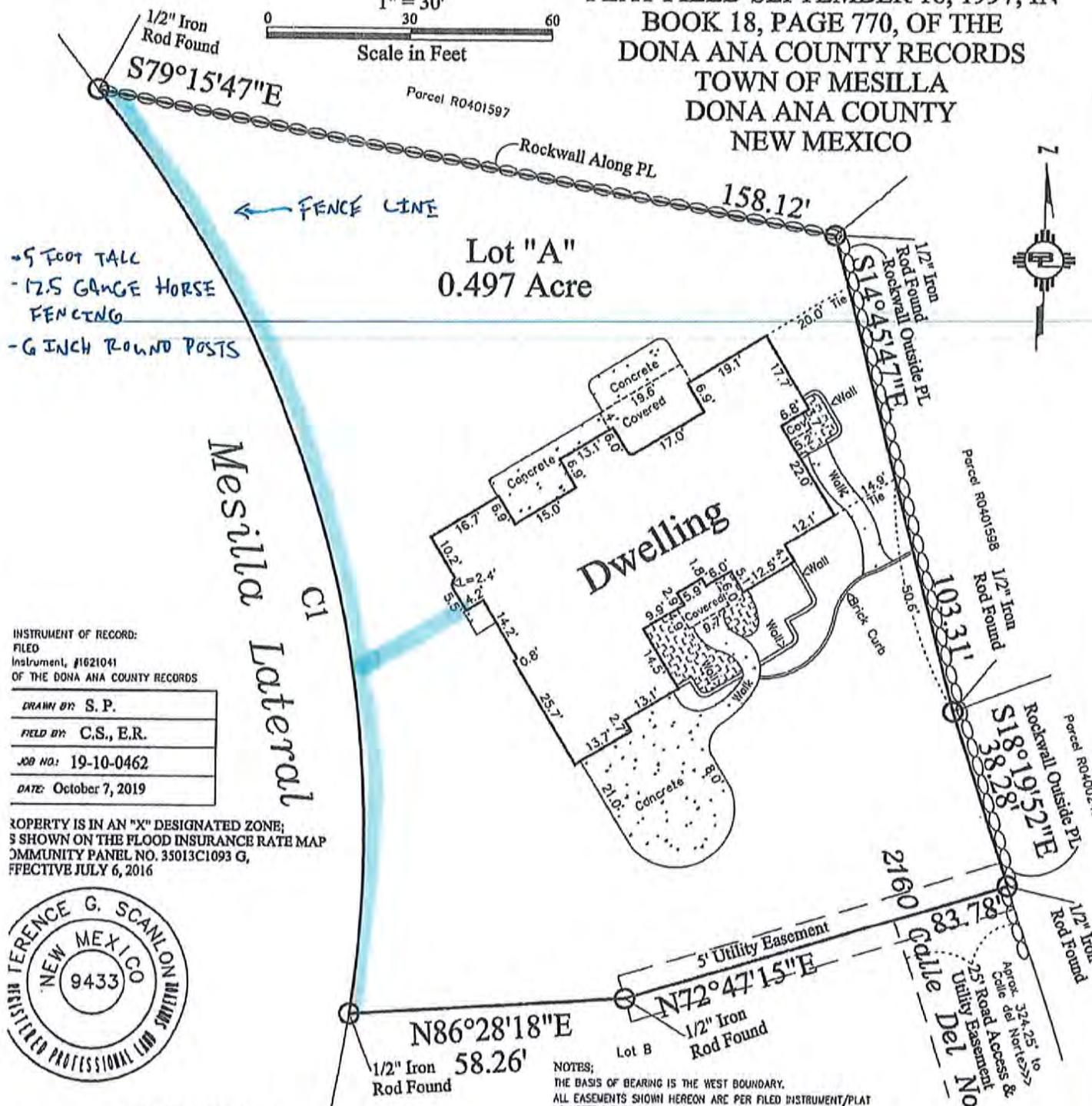
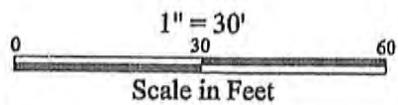
Acres: 0



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	208.04'	245.31'	201.86'	N15°58'12"W	48°35'26"

# PLAT OF SURVEY

LOT A  
 U.S.R.S TRACT 11B-11 REPLAT NO. 1  
 PLAT FILED SEPTEMBER 18, 1997, IN  
 BOOK 18, PAGE 770, OF THE  
 DONA ANA COUNTY RECORDS  
 TOWN OF MESILLA  
 DONA ANA COUNTY  
 NEW MEXICO



-5 FOOT TALL  
 -12.5 GANGE HORSE  
 FENCING  
 -6 INCH ROUND POSTS

Mesilla  
 C1  
 Lateral

INSTRUMENT OF RECORD:  
 FILED  
 Instrument, #1621041  
 OF THE DONA ANA COUNTY RECORDS

DRAWN BY: S. P.  
 FIELD BY: C.S., E.R.  
 JOB NO: 19-10-0462  
 DATE: October 7, 2019

PROPERTY IS IN AN "X" DESIGNATED ZONE;  
 AS SHOWN ON THE FLOOD INSURANCE RATE MAP  
 COMMUNITY PANEL NO. 35013C1093 G,  
 EFFECTIVE JULY 6, 2016



**SURVEYOR'S CERTIFICATE**

I DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT, MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Terence G. Scanlon*

October 7, 2019  
 TITLE OF SURVEY: TED G. SCANLON - PS NO. 9433  
 2990 N. MAIN STREET, STE. 3C, LAS CRUCES, NEW MEXICO 88001

NOTES:  
 THE BASIS OF BEARING IS THE WEST BOUNDARY.  
 ALL EASEMENTS SHOWN HEREON ARE PER FILED INSTRUMENT/PLAT AS NOTED HEREON.  
 BEARINGS AND DISTANCES MATCH THAT OF RECORD, UNLESS OTHERWISE NOTED.  
 1/2" IRON RODS WITH YELLOW PLASTIC CAP LABELED NMP5 0433 SET AT PROPERTY CORNERS OR AS NOTED HEREON.

"THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS OF LAND. IT IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT."

**BORDERLANDS ENGINEERS AND SURVEYORS LLC.**  
 2990 N. MAIN STREET, STE. 3C  
 LAS CRUCES, NEW MEXICO 88001  
 Phone: (575) 522-1413  
 Fax: (575) 522-9938

**larrys@mesillanm.gov**

---

**From:** Gary Bell <garybell@remax.net>  
**Sent:** Monday, January 13, 2020 10:43 AM  
**To:** Larry Shannon  
**Subject:** 2160 Calle Del Norte Fence Picture

Hi Larry,

Here is a picture showing the type of fencing that we will be installing:



Please feel free to contact me if you have any other questions.

Thank you,

**Gary Bell**

Associate Broker, Realtor®

RE/MAX Classic Realty | 2805 Doral Ct, Las Cruces NM 88011

**C: 575.644.8461 | O: 575.524.8788**

[www.MyLasCrucesAgent.com](http://www.MyLasCrucesAgent.com)

TOWN OF MESILLA  
ZONING APPROVAL

PERMISSION TO CONDUCT WORK  
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

OFFICIAL USE ONLY: Case # 061000 Fee \$ 90.00  
061000

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

CASE NO. 060000 ZONE: HR CODE: M1 APPLICATION DATE: 12/31/19

Name of Property Owner 575-644-8461 Property Owner's Telephone Number CARY BELL

Property Owner's Mailing Address 2160 CALLE DEL NORTE City State Zip Code

Property Owner's E-mail Address cbell614@gmail.com

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: 2160 CALLE DEL NORTE

Description of Proposed Work: SECURITY FENCE ALONG WEST PROPERTY LINE THAT ABUTS DITCH BANK. FENCE WILL BE 5 FOOT TALL, 1.5 GAUGE HORSE FENCE W/ 6 INCH WOOD POSTS.

Estimated Cost \$4,000 Signature of Applicant \_\_\_\_\_ Date 12/31/19

Signature of property owner: \_\_\_\_\_

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and/or BOT before issuance of a zoning permit. Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.

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		

PZHAC APPROVAL REQUIRED: \_\_\_ YES \_\_\_ NO  BOT APPROVAL REQUIRED: \_\_\_ YES \_\_\_ NO

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

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED

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

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING.

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. Foundation plan with details.
4. Floor plan showing rooms, their uses and dimensions.
5. Cross section of walls
6. Roof and floor framing plan
7. Proof of legal access to the property.
8. Drainage plan.
9. Details of architectural style and color scheme (checklist included for Historical zones) - diagrams and elevations.
10. 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).
11. Proof of legal access to the property.
12. Other information as necessary or required by the City Code or Community Development Department (See other side)
- 13.

The following are requirements to be included with all building permit applications for new structures or additions to existing structures, as well as other construction or fixtures that will be permanent in nature and affect the appearance or use of the property. (This includes fences, well houses, storage units, metal sheds, photo-voltaic panels that can be seen from the ground, etc.)

BUILDING PERMIT REQUIREMENTS

- A. Completed application, including:
  1. Applicant's name
  2. Applicant/property owners contact information
  3. Physical address of property
  4. Description of work to be done, including dimensions of any construction or repairs
  5. Value of work to be done
  6. Property owner's signature on the application
- B. Include all information required in the checklist at the bottom of the application.
- C. Additional information required:

**BOT ACTION FORM**  
**ZONING PERMIT 060989**  
**[PZHAC REVIEW – 1/15/20]**  
**STAFF ANALYSIS**

**Items:**

**Case 060989** – 2930 La Mesilla Circle, submitted by William and Amy Abruzzi; a request for a zoning permit to allow the construction of a 16 foot by 18 foot (224 square foot) storage shed on a residential property at this address. Zoned: Historical Residential (HR)

**This case was originally heard by the PZHAC on December 2, 2019 but was postponed in order to allow the applicants to be present to answer several questions that the PZHAC had. The applicants will be present at this meeting.**

**Description of Request:**

The applicants would like to construct a 14-foot by 16-foot (224 square feet) tool shed/storage building near the eastern side of their residential property. The proposed structure will be 5 feet from the side property line, over 50 feet from the rear property line and will be set on the opposite side of the property from the dwelling over 100 feet from the dwelling.

The shed will be used for garden items and household items including three motorcycles to be stored when the applicants are away. There will be a 12- foot wide roll up garage door on the west side of the shed facing the dwelling, two small windows on the sides of the shed, and a security door on the south side of the shed. The shed will have a pitched roof with a total height of between 11 and 12 feet. Run-off will be retained on the property. The shed will have electrical wiring that will be used for two security lights attached to the shed and possible interior lighting. There will be no plumbing. The shed will be finished to match the color and style of the existing dwelling.

**Estimated Cost: @ \$8000.00**

**Consistency with the Code:**

Photos of the property and diagrams of the proposed shed are attached. According to the applicant, the shed will be stuccoed to match the dwelling and the color chosen will be the same as used for the existing dwelling, which is 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 need to determine that the proposed work, when finished, will be consistent with all other 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 that need to be made:**

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of constructing a 224 square foot tool and storage shed on this property.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC ACTION:**

*The PZHAC determined that the proposed shed would not be out of character with the nature of other structures in the area and voted 4 – 0 to recommend APPROVAL of this request to the BOT.*

**BOT OPTIONS:**

1. Approve the application as recommended by the PZHAC.
2. Approve the application with conditions.
3. Reject the application.

**BOT 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: [R0400525](#)

Parcel Number: 4006138175192

Owner: ABRUZZI WILLIAM S & AMY

Mail Address: 104 PRATT HOLLOW RD

Subdivision: DAN LOWRY

SUBDIVISION 897

Property Address: 2930 LA MESILLA CIR

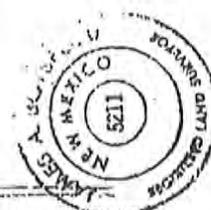
Acres: 0



PHOTOS OF THE PROPERTY FROM THE ENTRANCE TO THE PROPERTY



PLAT OF SURVEY SHOWING THE LOCATION OF IMPROVEMENTS ON A 0.430 ACRE TRACT  
 TRACT 7, DAN LOWRY SUBDIVISION  
 PLAT FILED OCTOBER 26, 1977 IN PLAT RECORD 12, PAGE 140 DONA ANA COUNTY RECORDS  
 SCALE: 1" = 30'  
 TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO  
 FEBRUARY 22, 1990



STATE OF NEW MEXICO  
 I, JAMES A. SAUTER, REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF NEW MEXICO AND FOR THIS DEED WAS PREPARED UNDER MY SUPERVISION AND THE NOTES OF A BONA FIDE FIELD SURVEY TO HAVE MET THE MINIMUM STANDARDS FOR SURVEYS AS SET FORTH BY THE NEW MEXICO BOARD OF SURVEYORS. I AM A LICENSED PROFESSIONAL ENGINEER AND I BELIEVE THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BOTSFORD LAND SURVEYING, INC.  
 212 S. Downtown Mall  
 LAS CRUCES, NM 98001  
 Phone 526-2444



Abmza  
 plot

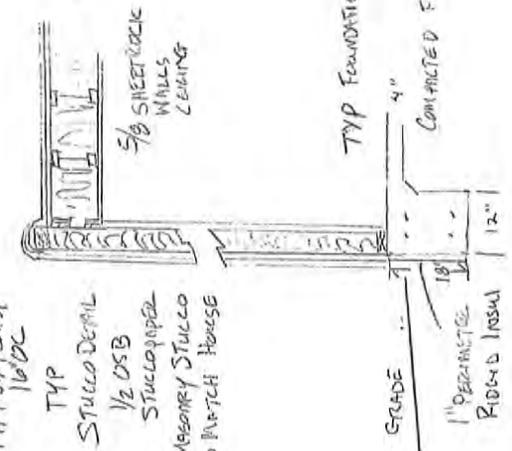
Abruzzi

Stucco shed 2930 LA Mesa (LA Circle, Mesa) (LA NM)

1812504X 255'2 = 1200 CUBIC FT

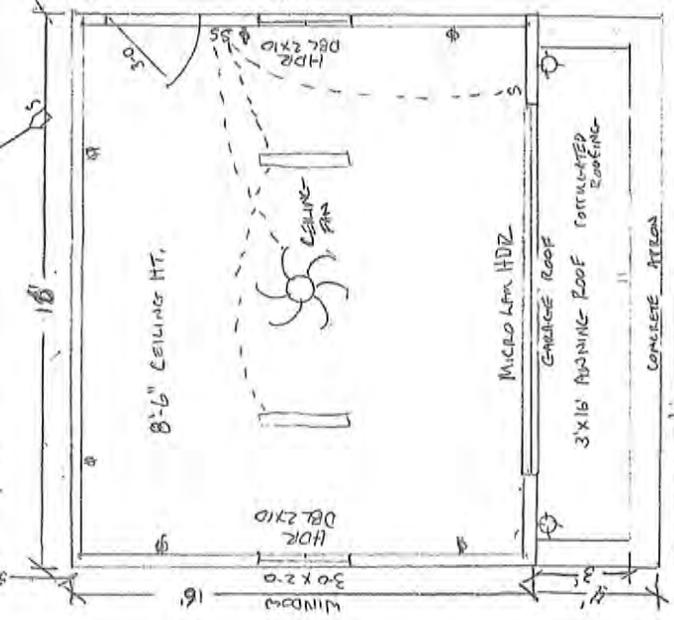
BLI Joist/rafters 24"OC SHED/MOTOR-CYCLE STORAGE

- TYP, 2x4 GUSSET 16"OC
- TYP STUCCO DETAIL
- 1/2 OSB STUCCO PAPER
- MASONRY STUCCO \* TO MATCH HOUSE

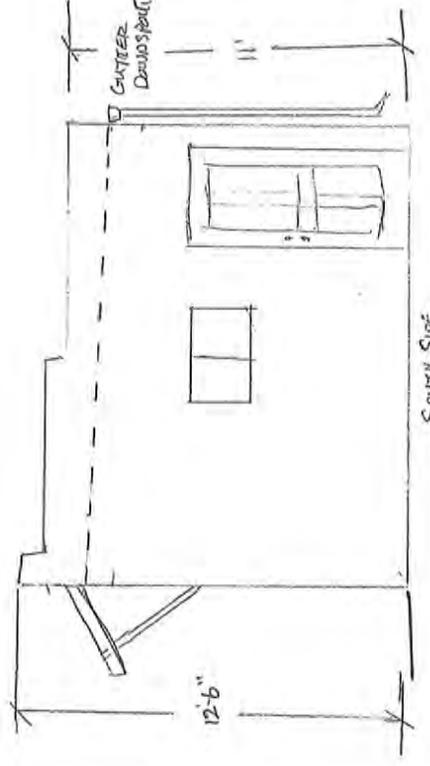
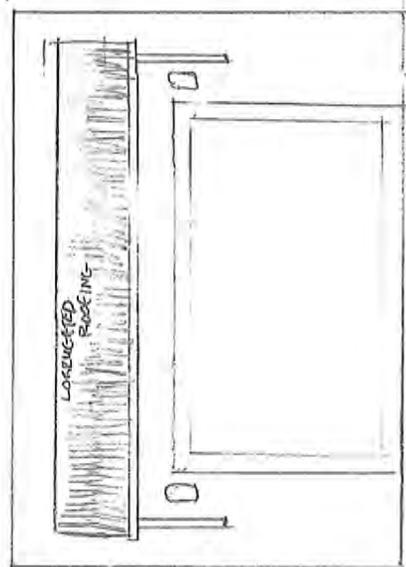
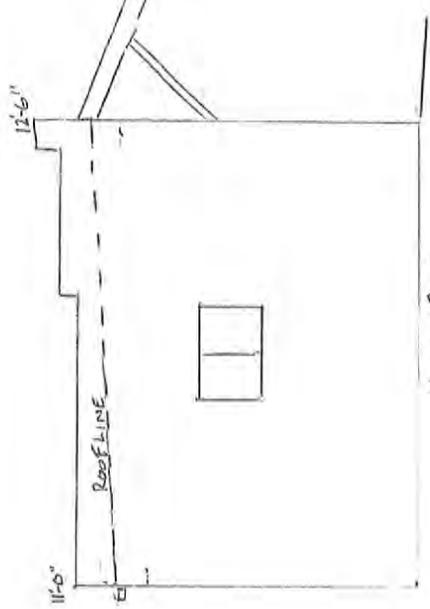


- 1/2 OSB W/ 90'S nail Roofing
- R-20 CEILING INSULATION
- R-13 WALL

PROPERTY LINE  
5' SET BACK FROM PROPERTY LINE



IRONWORK  
TYP SECURITY  
DOOR & WINDOWS  
TO MATCH HOME



ELECTRICAL:  
1-20 AMP BASIC LIGHTING & OUTLETS



**From:** Amy and William Abruzzi  
**Date:** December 23, 2019  
**For our property at:** 2930 La Mesilla Circle, Mesilla, NM 88046  
**Application for:** Stucco shed for housing bikes, gardening equipment and camping gear.

This application includes:

1. Plot plan with legal description to show existing structures, adjoining, streets, driveway(s), improvements & setbacks.

- See the plot plan (attached)

2. Site plan with dimensions and details:

The shed will be located adjacent to our driveway, in front of our 6' high and 14" thick rock wall:



Description of stucco shed:

- Stucco shed will be freestanding with the following dimensions:
  - Width: 16'
  - Depth: 16'
  - Height: 12' 6" in front, 11' back
- Setback from property line:
  - Rear: 5'
  - Left side: 30'
  - Right side: 57'

- Over-head garage door will be 3-ply steel frame construction with insulation (Coplay), and painted dark brown to match house trim.
- Small wooden awning with corrugated over garage door opening (12' wide and protruding no more than 3').
- Stucco shed will have electric (110 v.), but will not have water/sewage.

### 3. Foundation Plan with details

- Poured concrete slab will be 4" thick with 12" wide x 18" deep footer
- **See drawing (attached)**

### 4. Floor Plans showing rooms, their uses and dimensions

- The shed will consist of one large room for storage, and may be accessed by a 36" wide side-door or 12' wide garage door out front.
- **See drawing (attached)**

### 5. Cross Sections of walls

- Walls will be 4" thick of typically 2x4 wood-frame construction, with ½ inch OSB plywood.
- Interior walls will use 5/8" sheet rock type X fire resistant.
- Walls will be insulated with blown cellulose and borate salts, to increase flame-resistance as well as pest-resistance (R-13).

### 6. Roof and floor framing plan (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)

- Roof will be single slope, with I-joist construction, BCI joist/rafters 24"OC
- R-28 ceiling insulation
- Sloping from 12 feet in front to 11 feet in back
- Base underlayment, finished with rolled roofing, white granulated for low slope roof

### 8. Proof of legal access to the property

- The shed is located on the same lot that our house is located on at 2930 La Mesilla Circle, and is adjacent to our driveway. Please see #12 for documentation.

### 9. Drainage plan:

- Roof will slope and drain towards rear.
- 16 foot long gutter across rear (dark brown) with downspout to ponding area if required.

10. Details of architectural style and color scheme (Historical zones only)

- **See drawing (attached)**
- The shed will be coated with the same light brown stucco color and deep texture to match our home (in photo, below), with the same Iron work that we like for aesthetic as well as security reasons (we are currently part-year residents).



- Here is an example of the basic style of a stucco outbuilding from a nearby neighbor in Mesilla. Our shed would be along the lines of this, only it would have a small overhang above the garage door entrance.



- The 12 x 7 foot garage door will be made out of 3-layer steel frame construction with insulation. (Manufacture is Coplay, see illustration on left, below), and painted flat dark brown to match trim on our house.



- Both side windows (3 feet wide by 2 feet high) will have a solid cedar header and iron work (typical security) to match style of our home.



- We will also use a black wrought iron security door (Lowes or Home Depot) on the side entrance, as we did on our home (back door, photo on right). The side door will also have a solid cedar header to match style of our home.



- On each side of the front of the garage, we will mount two small 9 inch dark-sky, outdoor lights that are the same style (or as close as possible) to those used on our home: (Allen Roth, Lowes):



11. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from Public Utility providing water service.

- No water or sewer is needed; NOT APPLICABLE

12. Proof of legal access to the property.

**For proof of ownership, we are providing the bill from our November 2019 taxes**

13. Other information as necessary or required by the City Code or Community Development Department



**2019 NOTICE OF VALUE**  
**OFFICE OF THE DOÑA ANA COUNTY ASSESSOR**  
**LETICIA DUARTE BENAVIDEZ, ASSESSOR**  
 845 N. Motel Blvd. • Las Cruces, NM 88007  
 Phone (575) 647-7400 or Toll Free 1-877-827-7200  
 Fax (575) 525-5538 • Website: www.donaanacounty.org

Property Listed and Valued as of January 1, 2019  
 THIS VALUE WILL BE A FACTOR IN  
 DETERMINING YOUR 2019  
 PROPERTY TAX BILL

**RETAIN THIS PORTION  
 FOR YOUR RECORDS**

THIS IS THE ONLY NOTICE OF VALUE YOU WILL RECEIVE UNLESS YOU ARE THE OWNER OF PERSONAL PROPERTY OR TAXABLE LIVESTOCK.  
 INSTRUCTIONS FOR PROTESTING AND FILING OF EXEMPTIONS ARE ON THE REVERSE SIDE.  
 FOR ASSISTANCE, CALL (575) 647-7400, BETWEEN THE HOURS OF 8:00 AM - 5:00 PM MONDAY - FRIDAY.

*Abuzzi - Tax Bill*

**ABRUZZI WILLIAM S & AMY**  
**104 PRATT HOLLOW RD**  
**NICHOLSON, PA 18446-7865**

**Official Mailing Date**  
 April 1, 2019

**Protest Deadline**  
 April 30, 2019

**Account Number**  
 R0400525

Tax Area	Property Type	Parcel Number	Tax Year	Owner #
2DIN R	RESIDENTIAL	4006138175192	2019	C000223543

PROPERTY DESCRIPTION	FULL VALUE 100%	TAXABLE VALUE 33.33%
<b>Account Type:</b> P <b>Neighborhood:</b> S11 <b>Situs Address:</b> 2930 LA MESILLA CIR <b>Legal Descr:</b> Subd. DAN LOWRY SUBDIVISION 897 S. 36 T. 23S R. 1E BRM 11B PT OF TR 7  <b>Zoning:</b> R1  Residential Land Residential Improvement  <b>Current Year's Total Value</b> <b>Adjustments</b>	\$44,582 \$158,969  <b>\$203,551</b>	\$14,861 \$52,990  <b>\$67,851</b>
<b>Total Adjustments</b>		
<b>Net Taxable Value</b>		<b>\$67,851</b>

THIS DOCUMENT CONSTITUTES A PROPERTY OWNER'S NOTICE OF VALUATION AS REQUIRED UNDER SECTION 7-38-20 OF THE NEW MEXICO PROPERTY TAX CODE.

\*FULL VALUE\* MEANS THE VALUE DETERMINED FOR PROPERTY TAXATION PURPOSES.  
 \*TAXABLE VALUE IS 33.33% OF FULL VALUE.  
 \*NET TAXABLE VALUE\* IS \*TAXABLE VALUE\* LESS EXEMPTIONS AND IS THE VALUE UPON WHICH TAX IS IMPOSED.

Previous Year's Net Taxable Value: \$65,874      Previous Year's Non-Residential Tax Rate: 0      Previous Year's Tax: \$1,634.40  
 Previous Year's Residential Tax Rate: 24.811

\*Rates may include special assessments including: Lower Rio Grande at 1.237, Hueco at 1.237, Caballo SWCD at 1.000, and/or McLead Watershed District at 3.439.  
**Estimated Tax Calculation: (NMSA 7-38-20) This is an estimate only. Tax rates are subject to change annually.**  
**Example: Current year's taxable value x Last year's tax rate = Estimated taxes for 2019.**

**ABRUZZI WILLIAM S & AMY**  
**104 PRATT HOLLOW RD**  
**NICHOLSON, PA 18446-7865**

↑ TO DETACH, TEAR ALONG PERFORATION ↑

**RETURN THIS PORTION TO THE  
 ASSESSOR'S OFFICE IF APPLICABLE.  
 SEE INSTRUCTIONS ON BACK.**

**Account Number**  
 R0400525

**TOWN OF MESILLA  
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 060989

Fee \$ 22.50

**PERMISSION TO CONDUCT WORK  
OR  
OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID**

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

CASE NO. 060989 ZONE: HR CODE: M1 APPLICATION DATE: 11/15/19

Amy + William Abruzzi 215 499 1809  
Name of Property Owner Property Owner's Telephone Number

PO Box 903 Mesilla NM 88046  
Property Owner's Mailing Address City State Zip Code

Amy. Abruzzi @ Rutgers . edu  
Property 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: 2930 LA Mesilla Circle, Mesilla NM

Description of Proposed Work: Stucco shed for bikes, garden equipment + camping gear

\$ 8000 - [Signature] 12-25-2019  
Estimated Cost Signature of Applicant Date

Signature of property owner: [Signature]

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and/or BOT before issuance of a zoning permit. **Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.**

**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

PZHAC APPROVAL REQUIRED:  YES  NO BOT APPROVAL REQUIRED:  YES  NO

CID PERMIT/INSPECTION REQUIRED:  YES  NO  SEE CONDITIONS

CONDITIONS: PZHAC REVIEW + BOT APPROVAL REQUIRED  
CID APPROVAL REQUIRED  
ZH

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

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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. Foundation plan with details.
4. Floor plan showing rooms, their uses and dimensions.
5. Cross section of walls
6. Roof and floor framing plan
8. Proof of legal access to the property.
9. Drainage plan.
10. Details of architectural style and color scheme (checklist included for Historical zones) – diagrams and elevations.
11. 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).
12. Proof of legal access to the property.
13. Other information as necessary or required by the City Code or Community Development Department (See other side.)

**BOT ACTION FORM**  
**SIGN REQUEST**  
**[PZHAC REVIEW]**  
**“Agave Artists”**  
**STAFF ANALYSIS**

**Item:**

**Case 061001** – 2250 Calle de San Albino, submitted by Wendy Weir for “Agave Artists”; a request for a sign permit to allow a hanging sign for an art gallery at this address. Zoned: General Historical Commercial (HC)

**Description of Work to be Done:**

The applicant would like to install a rectangular two-sided projecting sign that will be 2 feet by 2-1/2 feet (5 square feet) in size and project from the wall of the applicant’s building (see attached diagram and photos). The sign will have a white letters on a dark green background (see attached example).

**Consistency with the Code:**

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

**18.65.150 Projecting signs.**

**A. No projecting sign may rise above the level of the first story of the building to which it is attached. All projecting signs must be at least seven feet above sidewalk or ground level, and must be located within the central one-third of the facade length so as not to obstruct neighboring signs.**

*[The sign will meet these requirements.]*

**B. Projecting signs shall be limited in area as follows:**

**1. A maximum of four feet projecting from the wall of the building;**

*[The sign will project less than 3 feet from the building.]*

**2. A maximum of eight square feet of total sign space including frame. Both sides of a projecting sign may be used for advertisement.**

*[The sign will be 5 square feet in size.]*

**C. The supporting structure of any projecting sign must be of adequate strength so as to have no need for guy-wires or wire reinforcement. [Ord. 94-08; prior code § 11-3-15]**

*[There will be no supporting wires.]*

**Findings of Fact:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 2 by 2.5 foot (5 square feet) per side two sided hanging sign on the side of an art gallery at this address.
- The subject property is zoned Historical Commercial (HC)
- The proposed sign will not have negative impacts on the surrounding businesses in the area.
- The proposed sign will be consistent with the Code.

**PZHAC ACTION:**

*The PZHAC determined that the proposed sign would not be out of character with the nature of the area and voted 4- 0 to recommend APPROVAL of this request to the BOT.*

**BOT OPTIONS:**

1. Approve the application as recommended by the PZHAC.
2. Approve the application with conditions.
3. Reject the application.

**BOT ACTION:**

# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Enter

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

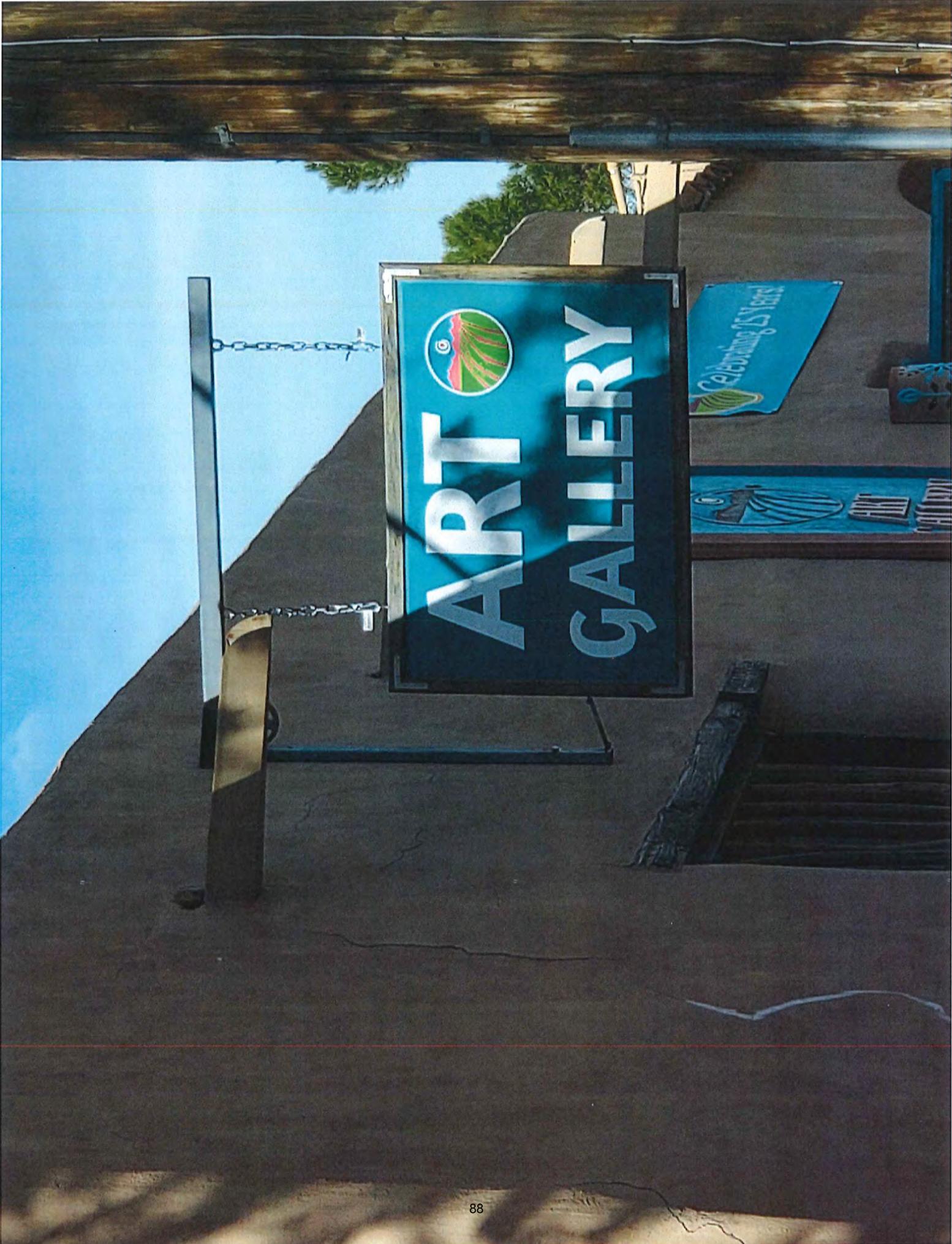
General Land Ownership

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



**PHOTO FROM CALLE DE SAN ALBINO SAHOWING PROPOSED SIGN LOCATION**







OFFICIAL USE ONLY:  
Case # \_\_\_\_\_  
Fee \$ \_\_\_\_\_

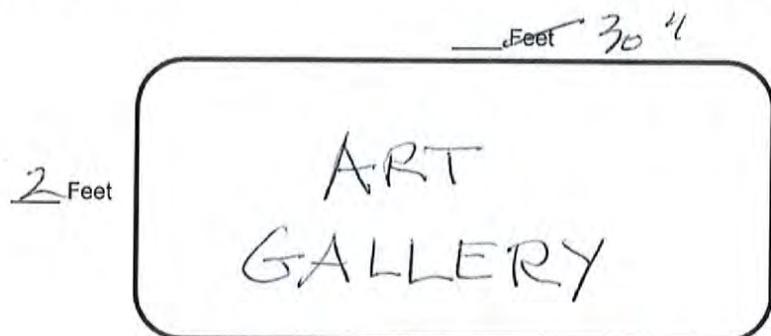
CASE NO. \_\_\_\_\_ ZONE: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

Business Name: Agave Artists Business Telephone Number: (575) 650-7543  
Business Address: 2250 Calle San Albino, Mesilla, Ca. City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: 88046

Applicant Name: Wendy Weir Applicant Telephone/Cell Number: (575) 650-7543  
Mailing Address: 5092 Ruby Mine Rd, L.C., NM. City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: 88011

Description of sign: This sign will be the same size and brackett attachment as the sign for the Mesilla

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



Notes: This sign will protrude out from the building as shown on enclosed photo

Colors: Dark green background with white letters

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: \_\_\_\_\_

Valley Coop (see enclosed photo)

**BOT ACTION FORM**  
**SIGN REQUEST**  
**[PZHAC REVIEW]**  
**“Salon de Mesilla”**  
**STAFF ANALYSIS**

**Item:**

**Case 061002** – 1701 Calle de Mercado #6, submitted by Jenna Emerick for “Salon de Mesilla LLC”; a request for sign permit to allow a wall sign for beauty salon at this address. Zoned: General Commercial (C)

**Description of Work to be Done:**

The applicant would like to install the name of the salon in dark painted lettering above the front door of the business (see attached diagram). The sign will just consist of the lettering with no other signs or logos at this time.

**Consistency with the Code:**

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

**18.65.140 Wall signs.**

**A. Wall Sign Area.**

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

*[N/A]*

- 2. Within the Commercial (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 25 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 sign will be less than 25 square feet in size.]*

- B. No wall sign shall be permitted to be more than six inches thick. All wall signs shall be safely and securely attached to the building wall. [Ord. 2008-04 § 9; Ord. 2003-05 § 3; Ord. 2000-02 § 1; Ord. 94-08; prior code § 11-3-14]**

*[The letters will be less than 6 inches thick.]*

**Findings of Fact:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing the business name in lettering above the front entrance to the business.
- The subject property is zoned General Commercial (C)
- The proposed sign will not have negative impacts on the surrounding businesses in the area.
- The proposed sign will be consistent with the Code.

**PZHAC ACTION:**

*The PZHAC determined that the proposed sign would not be out of character with the nature of the area and voted 4– 0 to recommend APPROVAL of this request to the BOT.*

**BOT OPTIONS:**

- 1. Approve the application as recommended by the PZHAC.**
- 2. Approve the application with conditions.**
- 3. Reject the application.**

**BOT ACTION:**

# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Enter

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: [R0401180](#)

Parcel Number: 4006137230213

Owner: MERCADO VENTURE LLC

Mail Address: PO BOX 935

Subdivision: MERCADO DE LA MESILLA PHASE 1 (BK 19 PG 87-88 - 989472)

Property Address: 1701 CALLE DEL MERCADO

Acres: 0



**PHOTO FROM CALLE DE MERCADO**





SALON DE MESILLA

**Town of Mesilla, New Mexico**

P.O. BOX 10  
MESILLA, NM 88046  
PHONE: (505)524-3262 FAX (505)541-6327

**Sign Permit**

Application Date: 12/9/19

Salonde Mesilla LLC  
Name of Business

Jenna Emerick  
Jenna Emerick  
Name of Applicant

1701 Calle de Mercado #6  
Address of Business

6615 Vista de Oro  
Address of Applicant

Mesilla NM 88046  
City State Zip

Las Cruces NM 88007  
City State Zip

575-520-6262  
Telephone Number

575-932-8886  
Alternate Telephone Number

**Location and description of Sign:**  
(include dimensions, lettering, shape, material, texture, colors, and/or finish to be used. Attach a drawing of the location of the sign, including any other advertising structures on the building or lot.)

**For Office Use Only**

Administrative Approval: \_\_\_\_\_  
PZHAC Approval: \_\_\_\_\_  
BOT Approval: \_\_\_\_\_

Permit Fee: \_\_\_\_\_  
Date of Payment: \_\_\_\_\_  
CASE NUMBER: \_\_\_\_\_



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

### **ITEM:**

APPROVAL OF ORDINANCE 2020-01: A ORDINANCE TO BE NAMED CHAPTER  
10.15 OFF-HIGHWAY MOTOR VEHICLES

### **BACKGROUND:**

A public hearing and first reading was held January 13th.

### **BOT ACTION:**

Approve  
Approve with changes  
Deny

Reviewed by: Cynthia S-Hernandez

Town Clerk/Treasurer

Email: [cynthias-h@mesillanm.gov](mailto:cynthias-h@mesillanm.gov)



**NOTICE OF PUBLIC HEARING & INTENT TO RECOMMEND ADOPTION  
OF ORDINANCE 2020-01: AN ORDINANCE TO BE CALLED CHAPTER 10.15 -  
ADOPTING REGULATIONS FOR RECREATIONAL OFF HIGHWAY MOTOR  
VEHICLES**

The Board of Trustees (BOT) will hold a public hearing on **Monday, January 13, 2020 at 6:00 p.m.** in the board room of the Mesilla Town Hall, 2231 Avenida de Mesilla. The purpose of the hearing was to take public comments on the proposed ordinance 2020-01 to be called Chapter 10.15 Recreational Off Highway Motor Vehicles - adopting regulations for recreational off highway motor vehicles on Town owned roads.

As part of their regularly scheduled meeting on **Monday, January 27, 2020 at 6:00 p.m.**, the BOT will consider recommending the adoption of ordinance 2020-01 adopting an ordinance to be called Chapter 10.15 Recreational Off Highway Motor Vehicles – adopting regulations for recreational off highway motor vehicles on Town owned roads. Copies of the proposed ordinance change can be found on the Town of Mesilla website [www.mesillanm.gov](http://www.mesillanm.gov) or by calling (575) 524-3262.

\*\*\*\*\*

Posted on 12/30/19 on the following locations: Town Clerk's Office 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.

**ORDINANCE 2020-01**

**Chapter 10.15  
OFF HIGHWAY MOTOR VEHICLES\***

Be it ordained by the Board of Trustees that:

**Section 1:**

- 10.15.010 Short title.
- 10.15.020 Authority, purpose and goals.
- 10.15.030 Definitions.
- 10.15.040 Operation on paved streets, multi-use trails and highways owned and controlled by the Town of Mesilla.
- 10.15.050 Public safety off-highway motor vehicles.
- 10.15.060 Speed limit.
- 10.15.070 Passengers.
- 10.15.080 Obedience to traffic laws required.
- 10.15.090 Severability.
- 10.15.100 Penalties.

**10.15.010 Short title.**

This chapter may be cited as the off-highway motor vehicle ordinance of the Town of Mesilla.

**10.15.020 Authority, purpose and goals.**

A. Authority. This chapter is adopted pursuant to the enabling provisions of Sections 3-13-3 and 3-17-1 NMSA 1978, as amended. The New Mexico Off-Highway Motor Vehicle Act of 2005 and subsequent legislation in 2009 were designed to protect the safety of Off-Highway Vehicles (OHV) users and ensure responsible and sensitive use of OHVs on public lands. Sections 66-3-1001 through 66-3-1016 [and 66-3-1017 through 66-3-1020] NMSA 1978, *q.v.*

B. Purpose. The purpose of this article is to allow the operation of off-highway motor vehicles on a paved street or highway owned and controlled by the Town of Mesilla within the county of Doña Ana, as authorized in this chapter.

C. Goals. The goals of this chapter are to:

1. Protect the citizens of the town and their property; and
2. Regulate the legal and safe operation of Off-Highway Motor Vehicles within the boundary of the Town of Mesilla.

### **10.15.030 Definitions.**

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As used in this chapter, the following words, terms, phrases, and their derivations shall have the following meanings:

A. "Off-highway motor vehicle" means a motor vehicle designed by the manufacturer for operation exclusively off the highway or road and includes:

1. An all-terrain vehicle;
2. A recreational off-highway vehicle;
3. Off Highway Motorcycle; or
3. By rule of the Department of Game and Fish, any other vehicles that may enter the market that fit the general profile of vehicles operated off the highway for recreational purposes.

B. All-terrain vehicle," which means a motor vehicle 50 inches or less in width, having an unladen dry weight of 1,000 pounds or less, traveling on three or more low-pressure tires and having a seat designed to be straddled by the operator and handlebar-type steering control

C. "Off-highway motorcycle", which means a motor vehicle traveling on not more than two tires and having a seat designed to be straddled by the operator and that has handlebar-type steering control;

D. "Recreational off-highway vehicle," which means a motor vehicle designed for travel on four or more non-highway tires, for recreational use by one or more persons, and having:

1. A steering wheel for steering control;
2. Non-straddle seating;
3. Maximum speed capability greater than 25 miles per hour;
4. Gross vehicle weight rating no greater than 1,750 pounds;
5. Less than 80 inches in overall width, exclusive of accessories;
6. Engine displacement of less than 1,000 cubic centimeters; and
7. Identification by means of a seventeen-character vehicle identification number; or

E. By rule of the Department of Game and Fish, any other vehicles that may enter the market that fit the general profile of vehicles operated off the highway for recreational purposes.

F. "Staging area" means a parking lot, trailhead or other location to or from which an off-highway motor vehicle is transported so that it may be placed into operation or removed from operation; and

G. "Unpaved public roadway" means a dirt graveled street or road that is constructed, signed and maintained for regular passenger-car use by the general public.

### **10.15.040 Operation on paved streets, multi-use trails or highways owned and controlled by the town of Mesilla.**

---

A. A person shall not operate an off-highway motor vehicle on any:

1. Limited-access highway or freeway at any time; or
2. Any State Highway within the Town of Mesilla including: Avenida de Mesilla, Snow Road, Motel Blvd., Union Avenue or University Avenue; or

3. Paved street, multi-use trail or highway except as provided in Subsection B, C, or D of this section.

B. Off-highway motor vehicles may cross streets or highways, except limited-access highways or freeways, if the crossings are made after coming to a complete stop prior to entering the roadway. Off-highway motor vehicles shall yield the right of way to oncoming traffic and shall begin a crossing only when it can be executed safely and then cross in the most direct manner as close to a perpendicular angle as possible.

C. A recreational off-highway vehicle or an all-terrain vehicle may be operated on a paved street owned and controlled by the Town of Mesilla if:

1. The vehicle has one or more headlights and one or more taillights that comply with the Off-Highway Motor Vehicle Act; (NMSA 1978, §§ 66-3-1010.3)
2. The vehicle has brakes, mirrors and mufflers;
3. The operator has valid driver's licenses or permits as required under the Motor Vehicle Code and off-highway motor vehicle safety permits as required under the Off-Highway Motor Vehicle Act; (NMSA 1978, §§ 66-3-1010)
4. The operator is insured in compliance with the provisions of the Mandatory Financial Responsibility Act (NMSA 1978, §§ 66-5-201 through 66-5-239);
5. The operator of the vehicle is using eye protection that complies with the Off-Highway Motor Vehicle Act; and
6. If the operator is under 18 years of age, the operator is wearing a safety helmet that complies with the Off-Highway Motor Vehicle Act. (NMSA 1978, §§ 66-3-1010.3)

D. Except for sections of the Motor Vehicle Code that are in conflict with the licensing and equipment requirements of the Off-Highway Motor Vehicle Act, any operator using an off-highway motor vehicle on a paved street or highway shall be subject to the requirements and penalties for operators of moving and parked vehicles under the Motor Vehicle Code. (NMSA 1978, §§ 66)

#### **10.15.050 Public Safety off-highway motor vehicles.**

---

A. An off-highway vehicle or an all-terrain vehicle may be operated on a paved street, multi-use trail or highway owned and controlled by the Town of Mesilla if operated by Town Staff on official town business. Such authorization includes emergency response to reported or actual emergencies.

#### **10.15.060 Speed limit.**

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A. The Off-Highway Motor Vehicle Act allows the town to establish separate speed limits for off-highway motor vehicles. The speed limits shall be as follows:

B. The speed limit for all-terrain vehicles operated within the town shall be 25 miles per hour or the posted speed limit, whichever is less. If the posted speed limit is higher than 25 miles per hour, the operator shall operate the all-terrain vehicle on the extreme right-hand side of the roadway.

C. The speed limit for off-highway vehicles operated within the town shall be 25 miles per hour or the posted speed limit, whichever is less.

#### **10.15.070 Passengers.**

---

A. The Off-Highway Motor Vehicle Act allows the town to establish operating restrictions for off-highway motor vehicles. The operating restrictions shall be as follows:

B. A person operating a off-highway vehicle shall ride only upon the permanent and regular seat attached thereto and such operator shall not carry any other person nor shall any other person ride on a recreational off-highway vehicle unless such vehicle is designed to carry more than one person, if designed for two persons, or upon another seat firmly attached to the recreational off-highway vehicle at the rear of the operator.

C. A person under the age of 18 shall not operate an all-terrain vehicle while carrying a passenger.

D. A person shall ride an all-terrain vehicle only while sitting astride the seat, facing forward, with one leg on either side of the off-highway motor vehicle.

E. No person shall ride upon an all-terrain vehicle while carrying any package, bundle, or other article which prevents him from keeping both hands on the handlebars.

F. No operator shall carry any person, nor shall any person ride, in a position that will interfere with the operation of the all-terrain vehicle or the view of the operator.

**10.15.080 Obedience to traffic laws required.**

A. Any person operating an off-highway motor vehicle shall obey all traffic laws, rules and regulations and shall be subject to the provisions of NMSA 1978, Articles 1 through 8 of Chapter 66.

**10.15.090: Severability.**

A. In the event that any clause, sentence, paragraph, section, or other portion of this article is found by any Court of competent jurisdiction to be invalid, it is the intent of the Board of Trustees that the remaining portions of the article be given full force and effect. It is the expressed intent of the Board of Trustees to adopt each section, phrase, paragraph, and word of this article separately.

**10.15.100: Penalties.**

Any person who shall violate this chapter shall upon conviction be punished by a fine of not less than \$5.00 nor more than \$500.00 or by imprisonment not exceeding 90 days, or by both such fine and imprisonment at the discretion of the municipal judge.

**SECTION 2. Repealer**

All ordinances or resolutions, or part therefore, inconsistent with this ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance or resolution.

**SECTION 3. Effective Date**

This ordinance shall be in full force and effect, five (5) days after this approval, adoption and publication as provided by law.

PASSED, ADOPTED AND APPROVED this 27 day of January 2020.

\_\_\_\_\_  
Mayor  
Town of Mesilla

ATTEST:

By: \_\_\_\_\_  
Town Clerk/Treasurer



**TOWN OF MESILLA  
BOARD ACTION FORM**

**ITEM:**

APPOINTMENT OF A MAYOR PRO-TEM TO SERVE FOR ONE YEAR PURSUANT TO MTC 2.15.060

**BACKGROUND:**

Per MTC 2.15.060. The Board must agree upon and approve a Mayor Pro-tem to serve for one year. This section was changed when the Trustees approved the Local Elections Act.

**BOT ACTION:**

- Approve
- Approve with changes
- Deny

Reviewed by: Cynthia S-Hernandez

Town Clerk/Treasurer

Email: [cynthias-h@mesillanm.gov](mailto:cynthias-h@mesillanm.gov)