



# Town of Mesilla, New Mexico

## PZHAC WORKSHOP & MEETING AGENDA SEPTEMBER 21, 2020

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON MONDAY, SEPTEMBER 21, 2020 AT 2:30 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.**

- A. Submitted by Samantha Simpson for Nancy Clayshulte; a request to discuss plans to install a fence along the east side of a pecan grove on the property located at 1850 Avenida de Mesilla (**Case 061046**). Zoned: Historic Commercial (HC)
- B. Submitted by Michael R. Taylor; a request to discuss plans to enclose a front porch on a dwelling at 2341 Calle de Arroyo (**Case 061110**). Zoned: Historic Commercial
- C. Submitted by Indalencio Prieto and Ladene Vance; a request to adjust the lot lines of three properties to eliminate one lot line and combine a portion of an existing lot at 2200 West Union Avenue containing pecan trees with a neighboring lot containing pecan trees (**Case 061123**). Zoned: Rural/Agricultural (RF)

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, SEPTEMBER 21, 2020 AT 3:00 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.**

### I. PLEDGE OF ALLEGIANCE

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

### III. CHANGES/APPROVAL OF THE AGENDA

### IV. \*ACCEPTANCE OF THE CONSENT AGENDA

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

- A. \*PZHAC MINUTES – PZHAC Workshop and Meeting of August 3, 2020.
- B. \*ADMINISTRATIVE APPROVALS

#### Zoning Permit:

1. **Case 061113** – 2958 La Mesilla Circle, submitted by Robert Hamilton; a request for a zoning permit to repair a rock wall at this address. Zoned: Residential, one-acre (R- 1)
2. **Case 061114** – 2958 La Mesilla Circle, submitted by Robert Hamilton; a request for a zoning permit to reroof a dwelling at this address. Zoned: Residential, one-acre (R- 1)
3. **Case 061115** – 2230 Avenida de Mesilla, submitted by Jesus Lucero; a request for a zoning permit to repair and repaint the stucco on a commercial structure at this address to match the original color of the structure. Zoned: Historic Commercial (HC)
4. **Case 061116** - 2185 Calle de Guadalupe, submitted by Richard Moreno; a request for a zoning permit to allow the internal renovation and the reroofing of a dwelling at this address. Zoned: Historic Residential (HR)
5. **Case 061117** – 2600 Avenida de Mesilla, submitted by Velia Chavez for Palacios Bar; a request for a zoning permit to repair a deteriorating floor in a commercial structure at this address. Zoned: Historic Commercial (HC)

## V. PZHAC NEW BUSINESS:

### A. PUBLIC INPUT ON CASES

**Public input shall be received at [larrys@mesillanm.gov](mailto:larrys@mesillanm.gov) at least one hour prior to the meeting and will be read into the record. You will also be given an opportunity to speak during this time by joining the meeting by phone and pressing \*9 while in the teleconference. This will let the host know that you wish to speak. You will be prompted by the host or the Commission Chair when to begin speaking.**

### B. DECISIONS:

#### Zoning Permits:

1. **Case 061046** – 1850 Avenida de Mesilla, submitted by Samantha Simpson for Nancy Clayshulte; a request for a zoning permit to install a farm fence along the east side of a pecan grove on this property, Zoned: Historic Residential (HR) **(This case was postponed at the May 18 and the August 17, 2020 PZHAC meetings, and discussed during the work session.)**
2. **Case 061110** – 2341 Calle de Arroyo, submitted by Michael R. Taylor; a request for a zoning permit to enclose the front porch on a dwelling at this address. Zoned: Historic Commercial (HC) **(This case was discussed during the work session.)**
3. **Case 061118** – 2900 Avenida de Mesilla Suite A, submitted by Jerry Grandel for Austy, LLC; a request for a zoning permit to allow a temporary patio expansion at the “Spotted Dog Brewery” to be made permanent. Zoned: General Commercial (C)
4. **Case 061119** – 2149 Calle de Los Huertos, submitted by Gabrielle Quintana; a request for a zoning permit to allow the construction of covered porches over the front and rear entry landings on a dwelling at this address. Zoned: Historic Residential (HR)
5. **Case 061120** – 2230 Avenida de Mesilla, submitted by Jesus Lucero; a request for a zoning permit to allow sections of fencing to be installed around a commercial property at this address for security reasons. Zoned: Historic Commercial (HC)
6. **Case 061121** – 2185 Calle de Guadalupe, submitted by Robert Moreno; a request for a zoning permit to allow the replacement of all six windows on a dwelling at this address. Zoned: Historic Residential (HR)

#### Summary Subdivisions

7. **Case 061112** – 2569 Calle del Oeste, submitted by David T. Coyle and Judy K. Yarasheski; a request for a Summary Subdivision to split a 0.55 acre parcel into two 0.275 acre lots. Zoned: Historic Residential (HR)
8. **Case 061123** – Properties at and adjacent to 2200 West Union Avenue, submitted by Indalencio Prieto and Ladene Vance; a request for a summary subdivision to adjust the lot lines of three properties to eliminate one lot and to combine part of a lot with a neighboring lot. Zoned: Rural/Agricultural (RA) **(This case was discussed during the work session.)**

#### Business Permit

9. **Permit 0856** – 2230 Avenida de Mesilla, submitted by Joshua Prieto for “Merch de Mesilla”; a request for a business license to allow the applicant to operate a commercial retail operation at this location selling locally made wood and leather products, gift items, and other small retail products. Zoned: Historic Commercial (HC)

## VI. PZHAC/STAFF COMMENTS

## VII. ADJOURNMENT

### NOTICE

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

Posted before 11:00 am on 9/18/20 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

SEPTEMBER 21, 2020

WORK SESSION

**PZHAC WORK SESSION**  
**ZONING PERMIT 061046**  
**[PZHAC REVIEW – 9/21/20]**

**Items:**

Submitted by Samantha Simpson for Nancy Clayshulte; a request to discuss plans to install a fence along the east side of a pecan grove on the property located at 1850 Avenida de Mesilla (Case 061046). Zoned: Historic Commercial (HC)

**This case was postponed by the PZHAC at the May 18 and August 17, 2020 PZHAC meetings in order to allow the applicant to present further information, including a survey of the property showing the proposed location of the fence, as well as descriptions of the type of fence to be installed that would be more suitable for a property at the entry way into Town.**

**Description of Request:**

The applicant would like to install a five to six foot high fence along a property line on Avenida de Mesilla in order to keep trespassers out of a small pecan orchard that is on the property, and to keep her domestic animals on the property. This is a triangular shaped property that is bordered on the west by Motel Boulevard, on the east by Avenida de Mesilla, and the north by a commercial property. A six foot high chain link fence currently runs along the property line on Motel Boulevard. The north part of the property contains a dwelling that is occupied by Samantha Simpson, the applicant's niece.

The applicant had requested permission for a fence that would have consisted of a sheep fence (see attached photos) on metal uprights that would run from the chain link fence that terminates at the intersection of Motel Boulevard and Avenida de Mesilla to the wall for the dwelling at the north end of the property (see attached survey). Although one of the photos showing the type of fence shows two strands of barbed wire at the top, the proposed fence would not have had barbed wire anywhere in its construction. The fence was to be entirely on the applicant's property outside of the seven foot front setback and will not intrude on the NM DOT ROW for Avenida de Mesilla.

The applicant has stated that the reason for requesting the metal uprights is that the property is used primarily for agricultural purposes as a pecan grove and the irrigation as well as the vibration caused by harvesting the pecans would rapidly deteriorate other materials. Because of ongoing issues with trespassing and theft of farming equipment and pecans, especially during the harvesting season, a fence is definitely needed for security and safety reasons.

**Estimated Cost: \$2000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the fence will be consistent with Chapters 18.33 (Historic Preservation), 18.60 (General Provisions, Conditions and Exceptions) and 18.35 (HR-Residential Cultural Historic zone) of the Code.

**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.

**18.35.030 Exterior appearance.**

An application for a permit which would authorize construction, modification, moving or destruction which would affect the exterior appearance of any structure, sign, or other improvement affecting use or function must first be approved by the commission. [Ord. 94-06 § 1; prior code § 11-2-11.4.C]

**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.

**(The proposed fence will not be in the front setbacks of the property.)**

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

The applicant will be present by "Zoom" or by phone to discuss viable ideas for a fence that will be both practical from a farming point of view as well as suitable to the Town.

**PHOTO OF PROPERTY FROM AVENIDA DE MESILLA**



**PHOTO FROM MOTEL BLVD. SHOWING CHAIN LINK FENCE**



## Lawrence Shannon

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**From:** Samantha Simpson <simpson7613@gmail.com>  
**Sent:** Thursday, August 6, 2020 9:56 AM  
**To:** larrys@mesillanm.gov  
**Subject:** 1850 Avenida De Mesilla permit  
**Attachments:** 200601 - 1850 Avenida De Mesilla.pdf; 20200806\_093632.jpg; 20200806\_093645.jpg; 20200806\_093657.jpg

Hello Mr. Shannon,

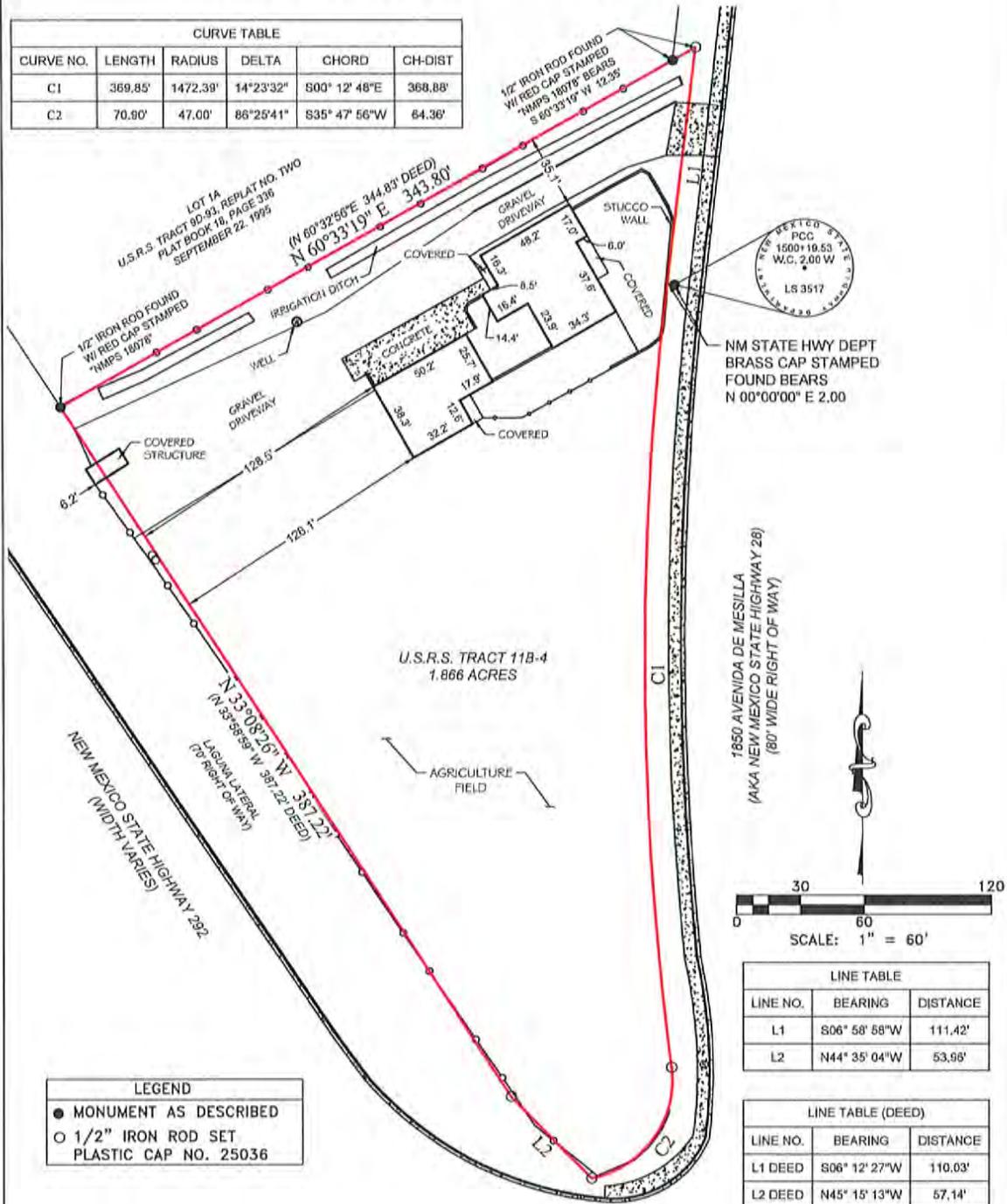
I apologize for the delay. Here is the survey and materials we will use. On both sides of gate for the field entrance will have to be a steel pipe to support the weight and also for the driveway. The fence will be on the west side of the pine trees. The gate will be at the south end of the property for tractor access. The other gate will be in the driveway to prevent trespassing.

Please contact me if you have any questions or concerns.

Samantha Simpson  
5756495621

PLAT OF SURVEY OF A 1.866 ACRE TRACT OF LAND  
SITUATE WITHIN THE TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO,  
IN SECTION 25, TOWNSHIP 23S, RANGE 1 EAST, OF THE N.M.P.M.  
OF THE U.S.R.S. SURVEYS BEING U.S.R.S. TRACT 11B-4  
TOWN OF MESILLA, DOÑA ANA COUNTY, NEW MEXICO  
SCALE: 1" = 60' JUNE 22, 2020

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	CH-DIST
C1	369.85'	1472.38'	14°23'32"	S00° 12' 48"E	368.88'
C2	70.90'	47.00'	86°25'41"	S35° 47' 56"W	64.36'



LEGEND	
●	MONUMENT AS DESCRIBED
○	1/2" IRON ROD SET PLASTIC CAP NO. 25036



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S06° 58' 58"W	111.42'
L2	N44° 35' 04"W	53.98'

LINE TABLE (DEED)		
LINE NO.	BEARING	DISTANCE
L1 DEED	S06° 12' 27"W	110.03'
L2 DEED	N45° 15' 13"W	57.14'

**SURVEYOR'S CERTIFICATION**

I, GARRETT J. SMELKER, A NEW MEXICO PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.



**SMELKER SURVEYING, LLC**

GARRETT J. SMELKER, PLS 25036

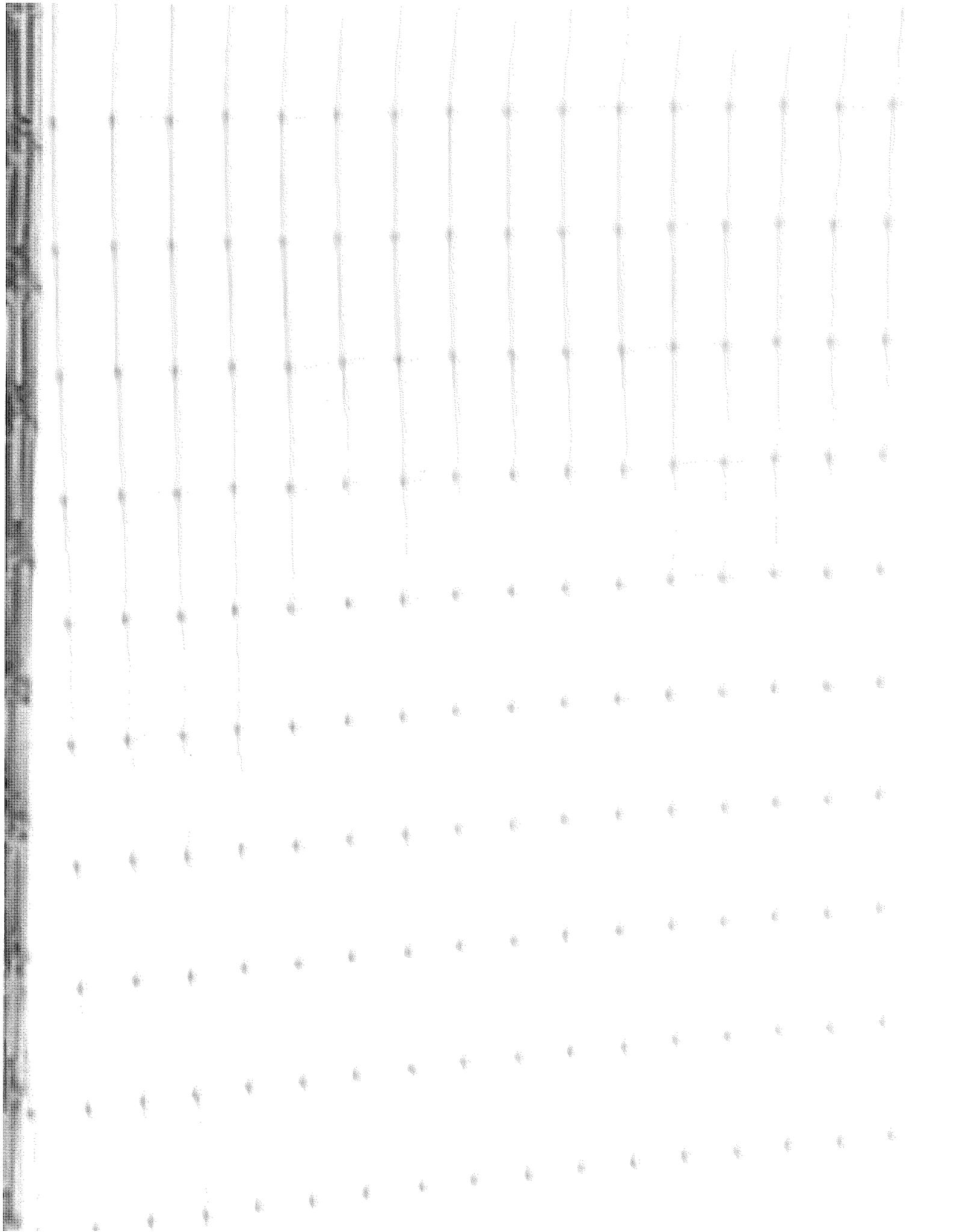
08/23/2020  
DATE

PO BOX 287  
FAIRACRES, NM 88033

575-993-8552  
smelkersurveying@gmail.com







## Lawrence Shannon

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**From:** simpson1850@yahoo.com  
**Sent:** Wednesday, May 27, 2020 8:37 AM  
**To:** Larry Shannon  
**Subject:** Re: fence permit  
**Attachments:** 20200526\_185459.jpg; 20200526\_190154.jpg; Screenshot\_20200526-194753\_Maps.jpg; 086546703100\_04489181.webp

Mr. Shannon,

We will be putting a gate here in the driveway before the gate on the wall. This will allow access to the home and prevent trespassing. We will also put a gate in the field entrance to allow tractor access to the field. We are working to get the property surveyed to make sure of the easements as well as property line. We will meet the existing fence and take it to the driveway to meet with the gate we will be putting in. We will allow the 2 foot clearance around the fire hydrant on Avenida De Mesilla. As far as material we are looking at horse fencing as pictured below. As far posts we are wondering what are we allowed to doing? Preferably we'd like galvanized posts but if not allowed we'd like to know what options we have. If you have any further questions please contact me.

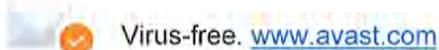
Samantha Simpson  
575.649.5621

On May 11, 2020 1:18 PM, Larry Shannon <larrys@mesillanm.gov> wrote:

Attached is a copy of the zoning permit for the fence. Just fill it out and return it to me and I will get you started.

Tank you,

Larry Shannon

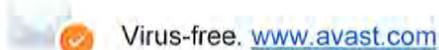


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Tank you,



**TOWN OF MESILLA  
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061046

Fee \$ 77.00

**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. 061046 ZONE: HR CODE: M1 APPLICATION DATE: 5/11/20

Name of Property Owner: Nancy Clayshulte. Property Owner's Telephone Number: 575.644.1724  
 PO Box "P": \_\_\_\_\_ City: Mesilla State: NM Zip Code: 88046  
 Property Owner's Mailing Address: \_\_\_\_\_  
 Property Owner's E-mail Address: Ancy5737@yahoo.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: 1850 Avenida De Mesilla

Description of Proposed Work: Put up farm fencing in front of the pecan field to discourage trespassing as we have had major issues recently. We would also add a gate to allow tractor access at the south end of the fence.

Estimated Cost: \$ 2000 Signature of Applicant: [Signature] Date: 5/11/2020  
 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

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.

**PZHAC WORK SESSION**  
**ZONING PERMITS 061110**  
**[PZHAC REVIEW – 9/21/20]**

**Item:**

Submitted by Michael R. Taylor; a request to discuss plans to enclose a front porch on a dwelling at 2341 Calle de Arroyo (Case 061110). Zoned: Historic Commercial

The applicant would like to enclose the porch located at the front entrance to the dwelling. This will be done by building a fram wall with windows and a door, with the windows having large screens (see attached diagrams). This would in essence create a sunroom at the front of the dwelling. The main issue with this is that the room would block a window egress to the outside from a bedroom in the dwelling. The applicant was told that this would not be allowed by the current building Code, so the applicant met with CID to determine a solution. The applicant was told that if the proposed room were to be made part of the bedroom with no doors separating the two spaces that the porch could then be enclosed. The applicant agreed and will remove a double door that was originally going to separate the rooms, thereby meeting CID's requirement for access.

According to the applicant, the outside of the wall will be finished to match the exterior of the dwelling. The dwelling is in the Historic Register for the Town (see attached). The building, which is adobe, is on a property that was at one time part of a larger property, once owned by Edgar Griggs, that contained the Reynolds/Griggs Store on the Plaza (see attached Historical Description). The buildings associated with this property are in the Historic Register (see attached). The Historical Register considers the buildings "significant" in that they are "...architecturally outstanding and important in the history of the community...".

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

**Chapter 18.35 HR – Historical Residential Zone**

The enclosure could be compatible with the HR zoning of the property if there are no changes to the structure itself, and if the outside of the wall is finished in the same style as the original structure.

**Chapter 18.33 – Historic Preservation**

**18.33.040 Declaration of purpose and statement of public policy.**

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

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

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

The applicant will be present at the meeting by "Zoom" or by phone to provide further details about the proposed enclosure 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 Value:

Maps | Legend

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

Account Number: [R040127Z](#)  
 Parcel Number: 4006137216443  
 Owner: TAYLOR J PAUL TRUSTEE J  
 PAUL & MARY H D TAYLOR REV TRUST  
 Mail Address: PO BOX 133  
 Subdivision:  
 Property Address: CALLE DE  
 ARROYO  
 Acres: 0



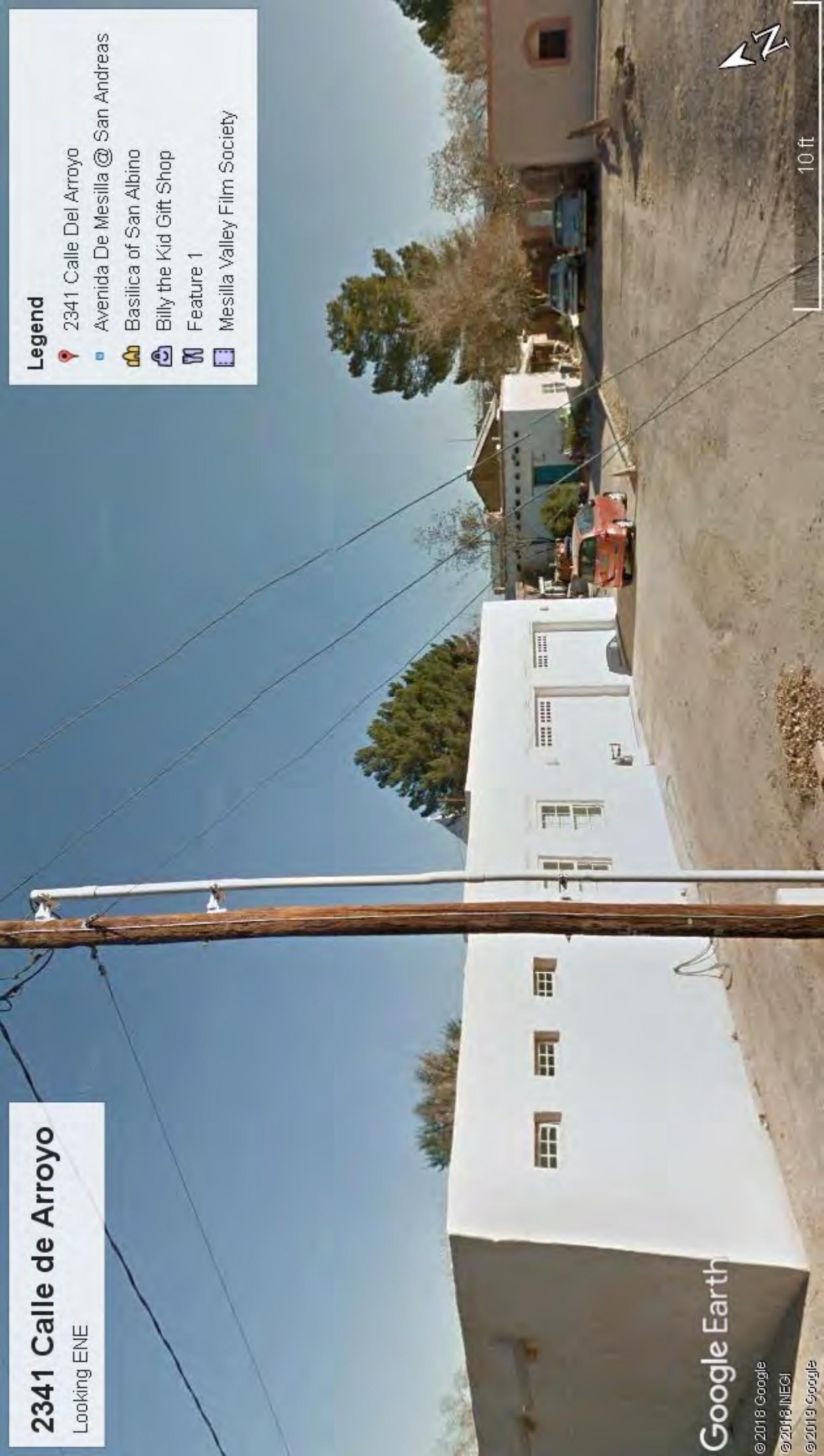


# 2341 Calle de Arroyo

Looking ENE

## Legend

-  2341 Calle Del Arroyo
-  Avenida De Mesilla @ San Andreas
-  Basilica of San Albino
-  Billy the Kid Gift Shop
-  Feature 1
-  Mesilla Valley Film Society



Google Earth

© 2018 Google

© 2018 INEGI

© 2019 Google

10 ft



# 2341 Calle de Arroyo

Looking north

## Legend

-  2341 Calle Del Arroyo
-  Avenida De Mesilla @ San Andreas
-  Basilica of San Albino
-  Billy the Kid Gift Shop
-  Feature 1
-  Mesilla Valley Film Society



Google Earth

© 2018 Google  
© 2018 INEGI  
© 2019 Google

10 ft

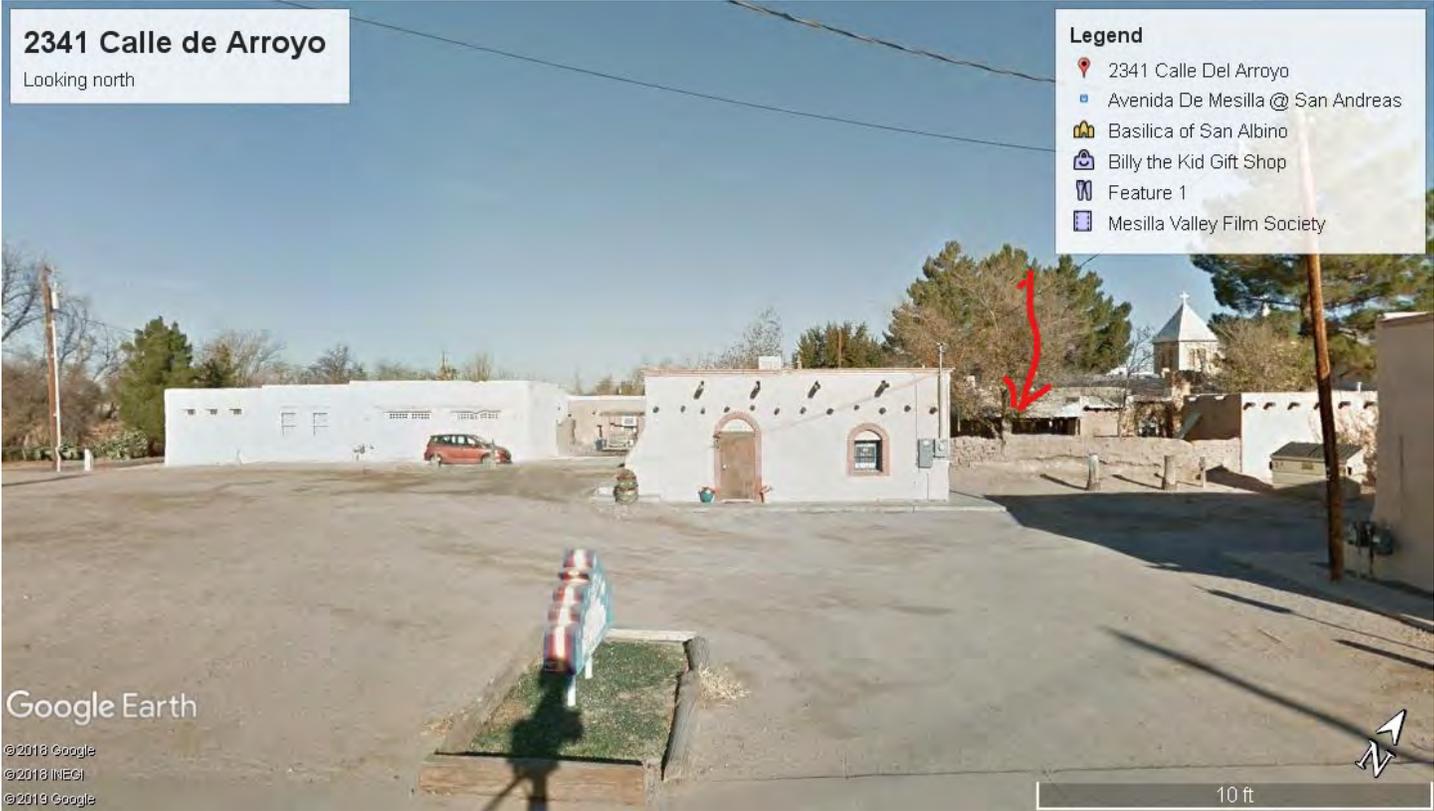
**PHOTO OF DWELLING FROM CALLE DE ARROYO (ARROW POINTS TO PORCH)**



**PHOTO OF DWELLING SHOWING ENTRYWAY**



**PHOTO OF THE PORCH TO BE ENCLOSED**



**2341 Calle de Arroyo**

Looking north

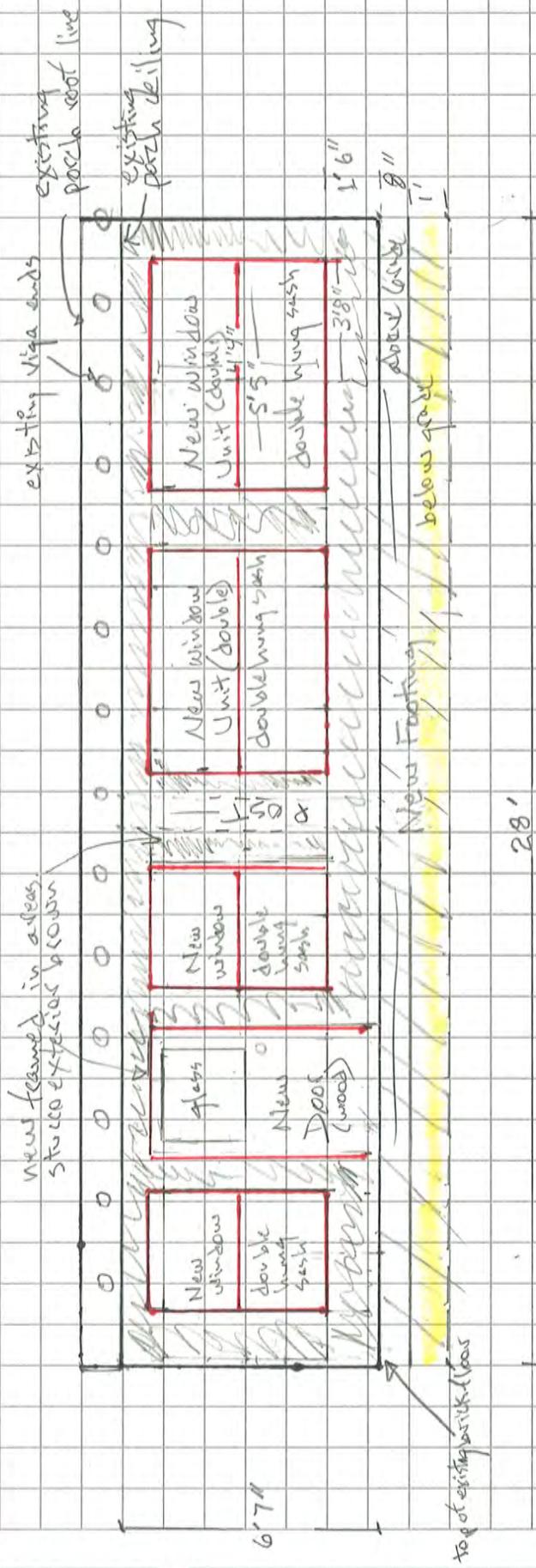
**Legend**

- 📍 2341 Calle Del Arroyo
- 📍 Avenida De Mesilla @ San Andreas
- 🏛️ Basilica of San Albino
- 🛍️ Billy the Kid Gift Shop
- 🏠 Feature 1
- 🎬 Mesilla Valley Film Society

Google Earth

©2018 Google  
©2018 INEGI  
©2018 Google

10 ft



Elevation - looking north  
 scale 1/4" = 1 foot

- \* New screened-in porch to support in part, existing patch roof (existing porch to remain)
- \* Exterior trim to match existing under portal
- \* New windows w/ exterior clad painted white
- \* Pressure treated wood sill to be placed out top of new footing upon which to build screened-in porch

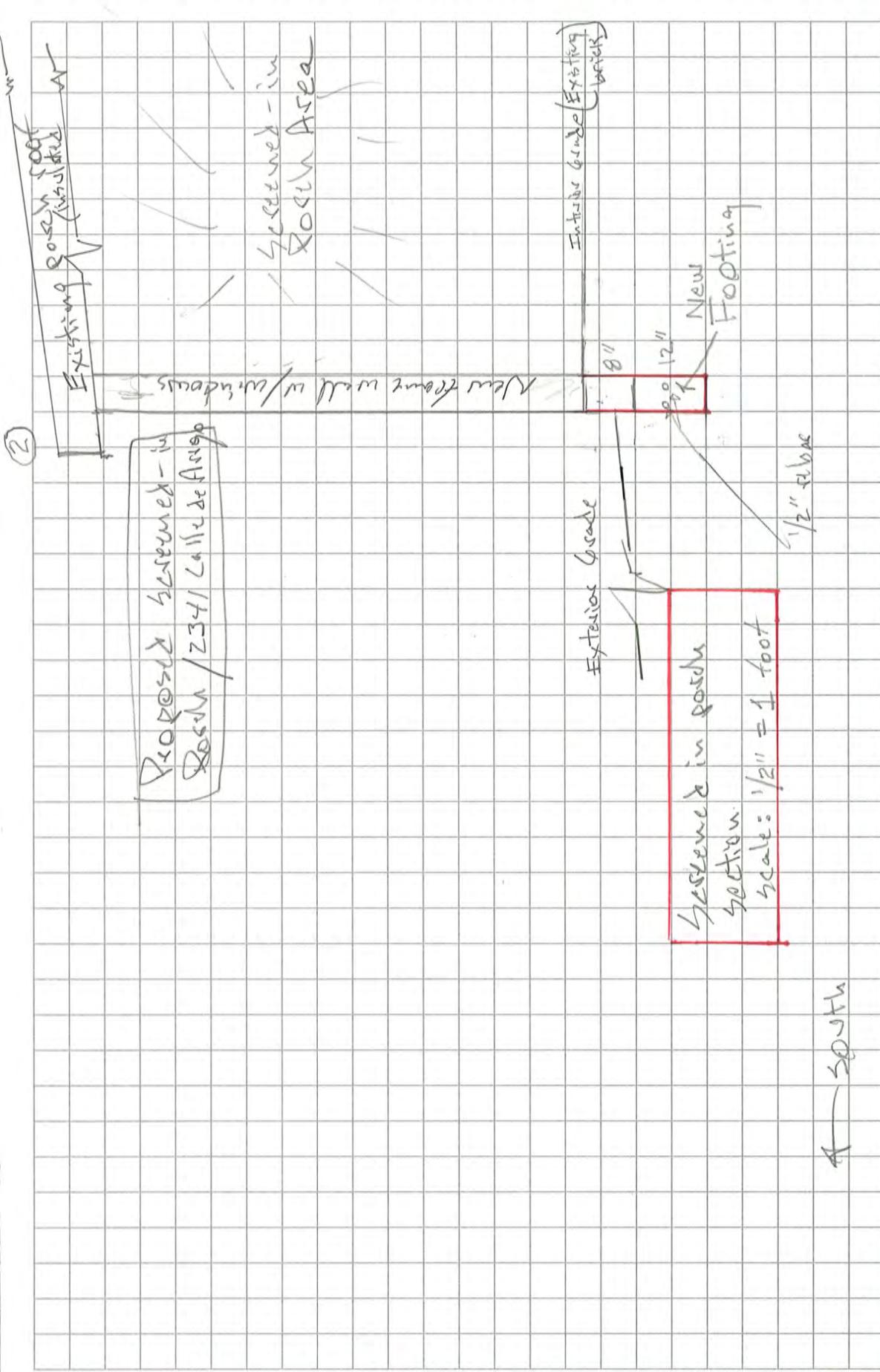
Request screened-in porch - 2341 Calle de Arroyo, Mesilla  
 submitted by Mike Taylor 505 690 9286 August, 2020

PAGE:

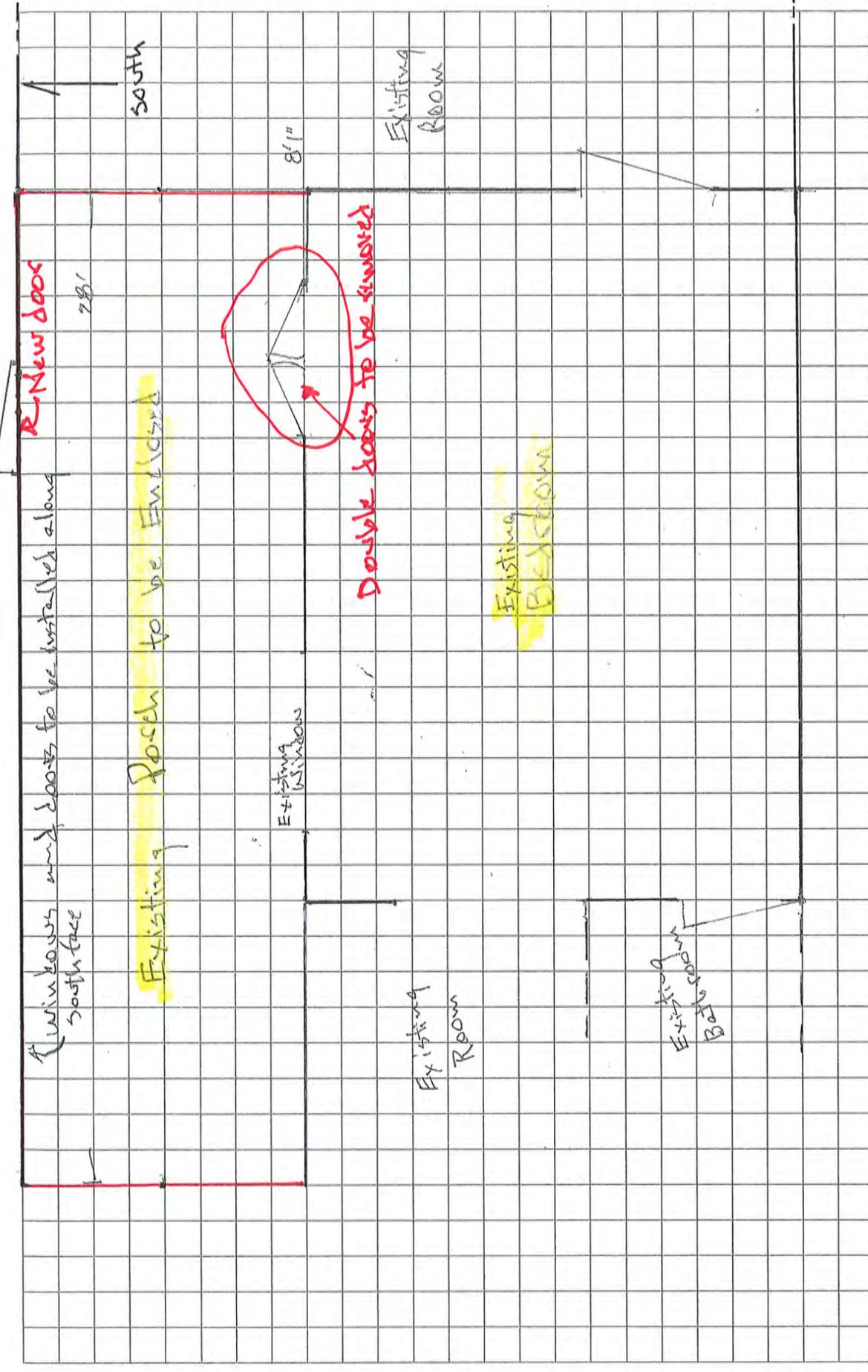
DATE:

FILE UNDER:

TOPIC:



\* Existing porch roof to remain.



Floor Plan of Existing Porch and Bedroom  
 2341 Calle de Arroyo  
 with removal of double doors, bedroom and porch to become one space.  
 1" = 4'  
 Prepared by Mine Taylor

DATE: \_\_\_\_\_

PAGE: \_\_\_\_\_

FILE UNDER: \_\_\_\_\_

TOPIC: \_\_\_\_\_

TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061110

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. 061110 ZONE: MRSM CODE: MCM APPLICATION DATE: 9/1/20

Name of Property Owner: Michael R. Taylor  
Property Owner's Telephone Number: \_\_\_\_\_  
Property Owner's Mailing Address: 52 Sunset Rd. Santa Fe NM 87507  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Property Owner's E-mail Address: adobecharo1@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: 2341 Calle de Arroyo

Description of Proposed Work: SCREENS IN FRONT PORCH (EXISTING) WITH WINDOWS AND AWDOORS. EXISTING ROOF OF PORCH IS IN GOOD CONDITION.

Estimated Cost: \$ 8,000.00 Signature of Applicant: Michael R. Taylor Date: 8/11/2020

Signature of property owner: Michael R. Taylor

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

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

TL

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.

**PZHAC WORK SESSION**  
**ZONING PERMITS 061110**  
**[PZHAC REVIEW – 9/21/20]**

**Item:**

Submitted by Indalencio Prieto and Ladene Vance; a request to adjust the lot lines of three properties to eliminate one lot line and combine a portion of an existing lot at 2200 West Union Avenue containing pecan trees with a neighboring lot containing pecan trees (**Case 061123**). Zoned: Rural/Agricultural (RF)

**Description of Request:**

Two of the applicants, Debra and Ladene Vance, own two properties in the RA zoning district having a total of 12 acres. Pecan trees make up a large part of these properties. The applicants would like to combine the two properties, and then split off the portions of the properties that contain the pecan trees. Mr. Prieto, the neighbor to the east, operates a number properties that contain pecan trees, and is interested in acquiring the land containing the pecan trees. The Vances will retain the remainder of the land (3.10 acres). This property will have direct access to Calle del Sur. All of the resulting lots will meet the three acre size required by the RA zoning of the properties.

The primary issues with the request were that the northernmost property (4 acres), would be land locked and would not have access to a street. The applicants were informed of this and are in the process of extending an existing 20 foot wide easement to the property. This easement will need to meet Fire Code standards to allow emergency equipment to the property. Additionally, water and liquid waste requirements will need to meet legal standard for development of the property. These issues could be resolved if the northern property were to be combined with a neighboring property.

The applicants also need to ensure that the rear setbacks for the dwelling will be met once the new property line is created.

The applicants have requested to be at the work session in order to hear if there were any other unforeseen issues that need to be addressed before the lot line adjustments can take place, or if the lot line adjustments could take place once any conditions are met.

The applicants will be present at the meeting by “Zoom” or by phone to provide further details about the proposed enclosure and will be available to answer any questions that may arise.

# SUBDIVISION APPLICATION

OFFICIAL USE ONLY:

Case # 06123

Fee \$ 150.00

CASE NO. 06123 ZONE: RA CODE: SUM, SUBD APPLICATION DATE: 9/16/20

Preliminary Plat  Summary Subdivision  Final Plat  Vacation of Lot Line

JINDALENCIO PRIETO & LADENE VANCE 575-964-7700

Name of Applicant MESILLA Applicant's Telephone/Cell Number NM 88046

P.O. BOX 286 Mailing Address City State Zip Code

2200 W UNION AVENUE MESILLA NM 88005

Owner of Record: Address City State Zip Code

DONOHUE LAND SURVEYS 8172 3010 BOWMAN STREET, LAS CRUCES, NM, 88005 575-523-1114

Name of Engineer License # of Engineer Address Telephone/Cell Number

Name of Architect License # of Architect Address Telephone/Cell Number

VANCE & PRIETO SUBDIVISION

Subdivision Name Subdivision Location

Total Acreage 12.22 ACRES Number of Lots: 3

Acreage of Largest Lot: 4.62 Acreage of Smallest Lot: 4.50

Legal Description A TRACT OF LAND SITUATE IN THE TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO, IN SECTION 36

T. 23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS, AS PART OF U.S.R.S. TRACT 11B-74, 11B-76, AND U.S.R.S. TRACT 11B-751

Tax Map Property Code (s) R0401612, R0401137, R0401138 Jacob's Map # \_\_\_\_\_

A ZONE CHANGE, VARIANCE, EXEMPTION, OR SPECIAL PERMIT IS ALSO BEING REQUESTED WITH THIS PROPERTY.

EXPLAIN: \_\_\_\_\_

By signing this application, you hereby acknowledge that ALL the information submitted on and with this application is true and correct to the best of your knowledge and that all provisions of the Town of Mesilla shall be met. No application will be accepted without the original signature of the owner(s) of record of the described property. If more than one owner, ALL owners must sign the application. (Attached an additional sheet if necessary).

Jindalencio Prieto 9/15/2020  
Owner(s) Date

Jindalencio Prieto 9/15/2020  
Applicant(s) (if different than owner) Date

FOR OFFICIAL USE ONLY

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

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

# Doña Ana County, NM

General Reference Maps

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Number  Enter Value:

Maps

Legend

### Map Themes

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

Account Number: [R0401612](#)  
 Parcel Number: 4006138394250  
 Owner: VANCE L & D WIRKNER-VANCE REV TRUST  
 Mail Address: 2200 W UNION AVE  
 Subdivision:  
 Property Address: 2200 W UNION AVE  
 Acres: 7.19



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

Legend

### Map Themes

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

Account Number: [R040113Z](#)  
 Parcel Number: 4006138410290  
 Owner: VANCE L & D WIRKNER-VANCE REV TRUST  
 Mail Address: 2200 W UNION AVE  
 Subdivision:  
 Property Address: W UNION AVE  
 Acres: 2.03



**VANCE & PRIETO SUBDIVISION**

A REPLAT OF THREE TRACTS OF LAND WHOSE ACREAGE TOTALS 12.22± ACRES, SITUATE IN THE TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO, IN SECTION 39, T.28S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS, AS PARTS OF U.S.R.S. TRACT 11B-74, 11B-76, AND U.S.R.S. TRACT 11B-76, AS PARTS OF U.S.R.S. TRACT 11B-76, AND U.S.R.S. TRACT 11B-76.

SCALE: 1" = 120'



**DEDICATION**

THE 12.22± ACRES OF LAND HEREON IS TO BE KNOWN AS VANCE & PRIETO SUBDIVISION

A TRACT OF LAND SITUATE IN THE TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO, IN SECTION 39, T.28S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS, AS PARTS OF U.S.R.S. TRACT 11B-74, 11B-76, AND U.S.R.S. TRACT 11B-76, AS PARTS OF U.S.R.S. TRACT 11B-76, AND U.S.R.S. TRACT 11B-76, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1**

BEGINNING AT A FOUND IRON ROD ON THE EAST SIDE OF THE MESILLA LATERAL FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED, IDENTICAL TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED U.S.R.S. TRACT 11B-74 (1194);

THENCE FROM THE POINT OF BEGINNING N 82 DEGREES 29 MINUTES 05 SECONDS E, 497.89 FEET TO AN ANGLE POINT OF THE TRACT HEREIN DESCRIBED, MARKED BY A FOUND IRON ROD;

THENCE N 61 DEGREES 51 MINUTES 05 SECONDS E, 220.02 FEET TO AN ANGLE POINT OF THE TRACT HEREIN DESCRIBED, MARKED BY A FOUND IRON ROD;

THENCE N 81 DEGREES 22 MINUTES 19 SECONDS E, 200.02 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE S 23 DEGREES 03 MINUTES 01 SECONDS E, 379.50 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE S 24 DEGREES 20 MINUTES 11 SECONDS E, 159.56 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, MARKED BY A FOUND IRON ROD;

THENCE FROM THE POINT OF BEGINNING S 34 DEGREES 28 MINUTES 00 SECONDS E, 457.89 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE S 61 DEGREES 15 MINUTES 41 SECONDS W, 491.81 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, MARKED BY A FOUND IRON ROD;

THENCE N 26 DEGREES 08 MINUTES 08 SECONDS W, 659.08 FEET TO AN ANGLE CORNER OF THE TRACT HEREIN DESCRIBED, MARKED BY A FOUND IRON ROD;

THENCE N 11 DEGREES 21 MINUTES 21 SECONDS W, 150.66 FEET ALONG THE EAST SIDE OF THE MESILLA LATERAL TO AN ANGLE CORNER OF THE TRACT HEREIN DESCRIBED, MARKED BY A SET IRON ROD;

THENCE N 24 DEGREES 20 MINUTES 11 SECONDS W, 199.07 FEET ALONG THE EAST SIDE OF THE MESILLA LATERAL TO THE PLACE AND POINT OF BEGINNING, CONTAINING 12.22± ACRES, SUBJECT TO ANY AND ALL EASEMENTS AS MAY EXIST ON THE GROUND;

**INSTRUMENTS OF OWNERSHIP**

1. THE UNDERSIGNED OWNER, HEREBY SET MY HAND AND SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

LAUREN L. VANCE, III AND DEBRA WINNER - VANCE  
JOINT REVOCABLE TRUST, DATED NOVEMBER 7, 2014  
OWNERSHIP DOCUMENT IN RECEPTION NUMBER: 1327253  
AS FILED ON DECEMBER 27TH, 1965, IN THE DONA ANA  
COUNTY RECORDS.

INMALEDO C. PRIETO  
PO BOX 266, MESILLA, NM 88048  
AS FILED ON DECEMBER 27TH, 1965, IN THE DONA ANA  
COUNTY RECORDS.

FRANK J. VANCE  
PO BOX 266, MESILLA, NM 88048  
OWNERSHIP DOCUMENT IN RECEPTION NUMBER: 8229238  
AS FILED ON DECEMBER 27TH, 1965, IN THE DONA ANA  
COUNTY RECORDS.

STATE OF NEW MEXICO

COUNTY OF DONA ANA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC (SEA)

**TOWN OF MESILLA BOARD OF TRUSTEES APPROVALS**

THE ACCOMPANYING SUBDIVISION, BEING WITHIN THE CORPORATE LIMITS OF THE TOWN OF MESILLA, HAS BEEN PRESENTED TO AND APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA.

ATTEST: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**TOWN OF MESILLA PLANNING AND ZONING APPROVALS**

THIS PLAT HAS BEEN SUBMITTED TO AND BEEN CHECKED BY THE TOWN OF MESILLA PLANNING AND ZONING COMMISSION AND IS HEREBY APPROVED AS TO CONFORMANCE WITH THE PLANNING AND ZONING REGULATIONS OF THE TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO.

\_\_\_\_\_  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY EASEMENT BLOCKS**  
THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES CONFORMING TO THE UTILITY SERVICE BY THE UNDERSIGNED COMPANIES TO THE SUBDIVISION.

EASEMENTS SHOW HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST CORPORATION, ARE FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND AND/OR OVERHEAD FEEDER) CABLE/TELEVISION/INTERNET UTILITIES.

DATE: \_\_\_\_\_  
EASEMENTS SHOW HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO P&D ELECTRIC COMPANY, ARE FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND AND/OR OVERHEAD FEEDER) ELECTRICAL FACILITIES.

DATE: \_\_\_\_\_  
EASEMENTS SHOW HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO WEST COAST POWER, ARE FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND AND/OR OVERHEAD FEEDER) TELEPHONE FACILITIES.

DATE: \_\_\_\_\_  
EASEMENTS SHOW HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO WEST COAST POWER, ARE FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND AND/OR OVERHEAD FEEDER) TELEPHONE FACILITIES.

DATE: \_\_\_\_\_  
EASEMENTS SHOW HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO ZIA NATURAL GAS COMPANY, ARE FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND GAS FACILITIES.

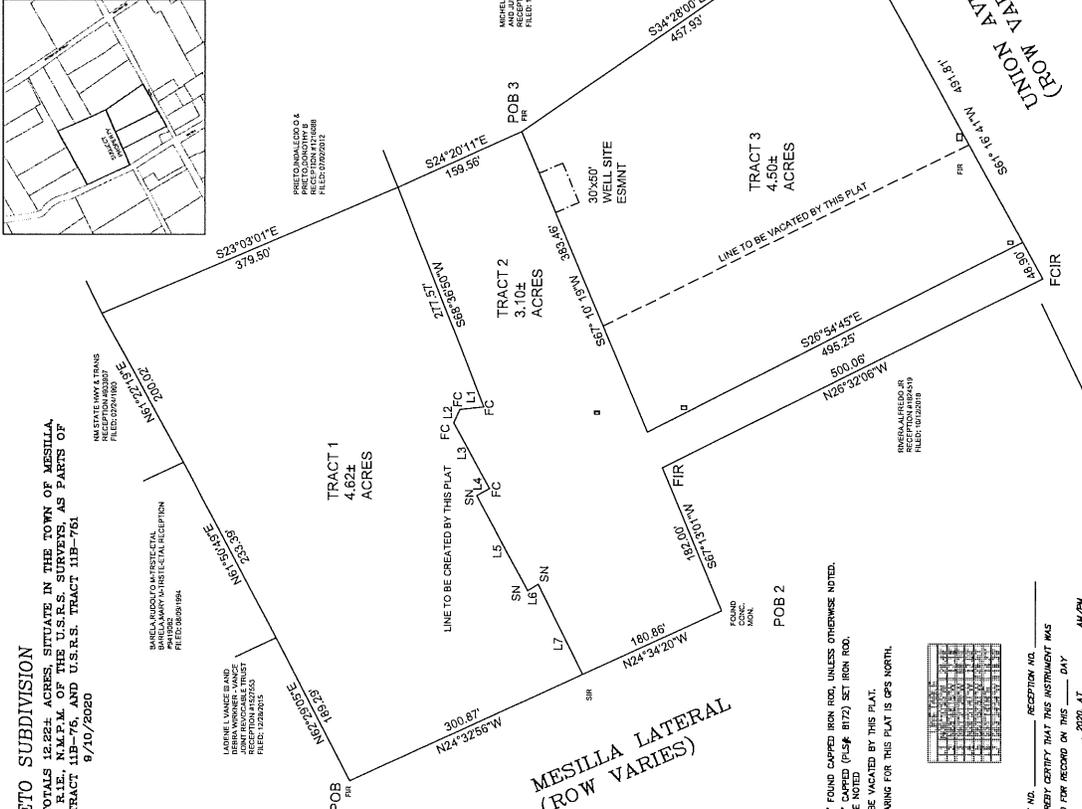
DATE: \_\_\_\_\_  
EASEMENTS SHOW HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO ZIA NATURAL GAS COMPANY, ARE FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND GAS FACILITIES.



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 P.L.S. #172  
DONOHUE LAND SURVEYS  
3010 BOWMAN STREET  
LAS CRUCES, NM 88005  
1-575-523-1114

SCALE  
1" = 120'  
233-36



**NOTES:**

1. ○ INDICATES 1/2" FOUND CAPPED IRON ROD, UNLESS OTHERWISE NOTED.
2. ● INDICATES 1/2" CAPPED (P.L.S.# 8172) SET IRON ROD, UNLESS OTHERWISE NOTED.
3. - - - LINE TO BE VACATED BY THIS PLAT.
4. THE BASIS OF BEARING FOR THIS PLAT IS GPS NORTH.



PLAT NO. \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ AM/PM AND DAILY RECORDED IN PLAT BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_ AND FILED IN THE RECORDS OF THE COUNTY CLERK, DONA ANA COUNTY, NEW MEXICO.

COUNTY CLERK \_\_\_\_\_

DEPUTY COUNTY CLERK \_\_\_\_\_

THIS IS TO CERTIFY THAT I, AS A REGISTERED LAND SURVEYOR, HAVE MADE THIS PLAT AND PREPARED THE FIELD NOTES OF AN ACTUAL SURVEY, MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GERALD K. DONOHUE P.L.S. #172

PZHAC

WORK SESSION & REGULAR MEETING  
MINUTES

SEPTEMBER 8, 2020

(PART OF CONSENT AGENDA)



# Town of Mesilla, New Mexico

## PZHAC WORKSHOP & MEETING MINUTES SEPTEMBER 8, 2020

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON TUESDAY, SEPTEMBER 8, 2020 AT 2:30 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.**

- A. Discussion of replacing windows (Case 061051) on a dwelling at 2447 Calle del Norte, submitted by Matilde Estrada. Zoned: Historic Residential (HR)  
*The applicant was present by zoom to discuss the request and answer any questions that might arise. Staff provided a brief review of this request, including the fact that this case had been postponed at the June 15, 20210 PZHAC meeting in order to allow the applicant to modify the window plans to meet the PZHAC's requirement that the style of the replacement window match the style of the windows being replaced, and to provide plans for the bedroom windows that meet CID requirements for egress. The applicant's daughter, Matilda Estrada, explained that the provider of the windows, Window World, does not have any patterns that could match the dining or living room windows, and that a latticework that matched each of the windows will be built over the windows after they are installed. Ms. Estrada also explained that her mother is willing to work with CID to determine what will be needed for the bedroom windows. There were no further issues.*
- B. Discussion of a combined barn and guest house (Case 061084) to be built on a property at 2515 Snow Road, submitted by John and Judy Harris. Zoned: Rural Farm (RF)  
*The applicant was present by zoom to discuss the request and answer any questions that might arise. Staff provided a brief review of this request, including the fact that this case had been postponed at the June 15, 20210 PZHAC meeting in order to allow the applicant to modify the dwelling plans to meet the maximum square footage (600 square feet) for a guest house in the Rural Farm (RF) zone. This was because the PZHAC does not recognize the original five-acre lot as having been legally subdivided. Staff explained that a lot line created for tax purposes is not considered by the Town as the same as a lot line created to divide two lot as a subdivision, and that the four acres originally presented by the applicants as a separate lot was not recognized by the Town as an actual separate lot. There were no other issues.*

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON TUESDAY, SEPTEMBER 8, 2020 AT 3:00 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.**

### I. PLEDGE OF ALLEGIANCE

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

*Commissioner Lucero was absent. All other Commissioners were present. There was a quorum. Commissioner Prieto was acting chair.*

***Others in attendance by "Zoom" or by phone were: Mayor Barraza, Cynthia Stoechner-Hernandez (staff), Judy Harris, Jon Strain, Billy Rogers and Susan Krueger. The regular meeting was convened at 3:20 pm.***

### III. CHANGES/APPROVAL OF THE AGENDA

*There were no changes to the Agenda. A motion to approve the Agenda was made by Commissioner Houston, seconded by Commissioner Salas, and approved by a vote of 4 - 0.*

#### IV. \*ACCEPTANCE OF THE CONSENT AGENDA

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

*There were no changes to the Consent Agenda. A motion to approve the Consent Agenda was made by Commissioner Houston, seconded by Commission Chair Salas, and approved by a vote of 4 - 0.*

##### A. \*PZHAC MINUTES – PZHAC Workshop and Meeting of August 17, 2020.

*Approved as part of the Consent Agenda*

##### B. \*ADMINISTRATIVE APPROVALS

###### Zoning Permit:

1. **Case 061102** - 2785 Boldt Street, submitted by Barncastle Construction for NovaSight Properties, LLC; a request for a zoning permit to allow the renovation of the interior of a dwelling at this address. Zoned: Historical Residential (HR)  
*Approved as part of the Consent Agenda*
2. **Case 061104** – 2371 Calle de Santiago, submitted by Richard Lucero; a request for a zoning permit to repair and repaint the stucco on a dwelling at this address. Zoned: Historical Residential (HR)  
*Approved as part of the Consent Agenda*
3. **Case 061105** – 1717 West Boutz Road, submitted by John Wright; a request for a zoning permit to reroof the apartment structure at this address. Zoned: Historical Commercial (HC)  
*Approved as part of the Consent Agenda*
4. **Case 061106** – 3215 Snow Road, submitted by Jeanne Rundell; a request for a zoning permit to repair a wall on a dwelling at this address that had been hit by a car. Zoned: Rural Farm (RF)  
*Approved as part of the Consent Agenda*
5. **Case 061107** – 2245 Calle de Colon, submitted by Roberto Garcia; a request for a zoning permit to patch and repaint portions of the stucco on a wall at the front of the residential property at this address. Zoned: Historical Residential (HR)  
*Approved as part of the Consent Agenda*

#### V. PZHAC NEW BUSINESS:

##### A. PUBLIC INPUT ON CASES

**Public input shall be received at [larrys@mesillanm.gov](mailto:larrys@mesillanm.gov) at least one hour prior to the meeting and will be read into the record. You will also be given an opportunity to speak during this time by joining the meeting by phone and pressing \*9 while in the teleconference. This will let the host know that you wish to speak. You will be prompted by the host or the Commission Chair when to begin speaking.**

*Staff stated that one e-mail had been received from Susan Krueger, resident. Staff read the e-mail for inclusion into the record. (A copy of the e-mail is attached at the end of these minutes.)*

##### B. DECISIONS:

###### Zoning Permits:

1. **Case 061051** – 2447 Calle del Norte, submitted by Matilde Estrada; a request for a zoning permit to allow the replacement of nine windows on a dwelling at this address. Zoned: Historical Residential (HR) (Postponed at the June 15, 2020 PZHAC meeting)  
*Staff provided a brief review of this request, explaining that this case was heard during the Work Session. It was determined that the proposed latticework would be acceptable for the windows, and that the bedroom windows would need to be approved by CID for egress requirements. A motion was made by Commissioner Salas and seconded by Commissioner Nevarez to recommend approval of the request to the BOT, and the request was APPROVED by a vote of 4 – 0 with the following CONDITIONS:*
  1. *The bedroom windows are to be approved by CID for egress.*
  2. *A latticework frame duplicating the appearance of the original windows is to be built over the living and dining room windows.*

2. **Case 061084** –2515 Snow Road, submitted by John and Judy Harris, a request for a zoning permit to allow the construction of a combined barn and guest house on the property at this location. Zoned: Rural Farm (RF) (**Postponed at the June 15, 2020 PZHAC meeting**)  
*Staff provided a brief review of this request, explaining that this case was heard during the Work Session. It was determined that the proposed 600 square foot “guest house” would be acceptable for the property. There were no other issues. A motion was made by Commissioner Salas to approve the request, seconded by Commissioner Nevarez, and the request was APPROVED by a vote of 4 – 0.*
3. **Case 061100** – 2120 Calle del Sur, submitted by Davie Salas; a request for a zoning permit to allow the placement of four latia fences on a residential property at this address. Zoned: Historical Residential (HR) (**Postponed at the June 15, 2020 PZHAC meeting**)  
*Staff provided a brief review of this request, explaining that this case was postponed at the last PZHAC meeting due to the fact that there was no quorum to vote on the case once Commissioner Salas recused himself from the vote. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Nevarez to recommend approval the request to the BOT, seconded by Commissioner Houston, and the request was APPROVED by a vote of 3 – 0. (Commissioner Salas recused himself from voting on the request.)*
4. **Case 061108** – 2510 Calle de Parian, submitted by F. Xavier Alcala; a request for a zoning permit to repaint a dwelling at this address. Zoned: Historic Residential (HR)  
*Staff provided a brief review of this request, stating that the dwelling was painted by the applicant prior to obtaining a zoning permit for painting the dwelling. Staff explained the current owner of the property bought the property recently from the estate of the previous owner, who had passed in December 2019. The current owner painted the dwelling prior to moving in. According to the current owner (the applicant), he was unaware that a permit was necessary. Discussion of the request included the fact that both colors chosen for the dwelling are listed in the Town’s approved catalog of colors. Additionally, although the trim might appear to be a little brighter than what was on the dwelling originally, the colors are not necessarily out of character with the Town. The PZHAC determined that there were no issues with the proposed request and that the dwelling would not be out of character with the Town. A motion was made by Commissioner Salas and seconded by Commissioner Houston to recommend approval the request to the BOT and the request was APPROVED by a vote of 4 – 0.*
5. **Case 061109** – 2755 Calle de San Albino, submitted by Teresa Sanchez for ETMSS 2, LLC; a request for a zoning permit to replace three windows on a dwelling at this address. Zoned: Historic Residential (HR)  
*The applicant was present if any questions arose. Staff provided a brief review of this request, explaining that the applicant would like to replace three windows on the dwelling with windows that would be very similar in appearance to the windows being replaced. The applicant stated that two of the windows would be on the northside and one would be on the rear of the dwelling, and that the stucco around each window will extend to the glass. The PZHAC determined that there were no issues with the proposed request and that the dwelling would not be out of character with the Town. A motion was made by Commissioner Nevarez and seconded by Commissioner Salas to recommend approval the request to the BOT and the request was APPROVED by a vote of 4 – 0.*
6. **Case 061110** – 105 Capri Road, submitted by J. Brooks Wolle; a request for a zoning permit to place two small storage sheds on a residential property at this address as a replacement of an older storage shed on the property. Zoned: Residential, one acre minimum (R-1)  
*The applicant was present if any questions arose. Staff provided a brief review of this request, explaining that the applicant would like to replace an existing storage shed on the property with one of the new sheds and that the second shed would be used by the applicant’s wife. Issues discussed were the fact that size of the property was less than the one acre required by the R-1 zoning of the property and that anything built or added to the property would be considered legal non-conforming. According to the PZHAC, since the property is legal non-conforming, new structures (other than replacements of existing structures) or additions would not be allowed. The PZHAC determined that since the sheds were small and would not be made permanent, they were not additions to the property did not fit the classification of being legal non-conforming structures. A motion was made by Commissioner Salas and seconded by Commissioner Houston to approve the request, and the request was APPROVED by a vote of 4 – 0.*

## **Business Permits**

7. **Permit 0854** – 1750 Calle de Mercado, Suite 4, submitted by Tatsu Miyazaki for “World Class Gourmet, LLC”; a request for a business license to allow the applicant s to operate a restaurant and catering operation at this location. Zoned: General Commercial (C)  
*Staff provided a brief review of this request, explaining that the applicant would be operating sa catering and food service operation out of a building that was originally designed as a restaurant, and was approved by the PZHAC for use as a restaurant or catering operation for the building’s current owner (Anna Biad). There were no issues. A motion was made by Commissioner Salas and seconded by Commissioner Houston to approve the request, and the request was APPROVED by a vote of 4 – 0.*
  
8. **Permit 0855** – 2230 Avenida de Mesilla, submitted by Roman Prieto for “Prieto Imports”; a request for a business license to allow the applicant to operate a commercial retail operation at this location selling imported yard art and décor, Mexican pottery, custom wood chairs, and other imported and domestic gift items. Zoned: Historical Commercial (HC)  
*Staff provided a brief review of this request, explaining that the applicant (Commissioner Prieto) would be operating a retail business selling various items out of a building and part of the property that has historically been used for retail sales. There were no issues. (Commissioner Prieto recused himself from voting on the case. Commissioner Houston was the acting Chair.) A motion was made by Commissioner Salas and seconded by Commissioner Nevarez to approve the request, and the request was APPROVED by a vote of 3 – 0.*

## **Sign Permit**

9. **Case 061112** – 2230 Avenida de Mesilla, submitted by Roman Prieto for “Prieto Imports”; a request for a sign permit to install a sign on a business at this address. Zoned: Historical Commercial (HC)  
*Staff provided a brief review of this request, explaining that the applicant (Commissioner Prieto) was requesting a freestanding sign that would hang from a sign pole that has been used for signs for prior businesses that have been located here, even though the current sign code does not specifically allow the type of sign requested. Commissioner made a motion to recommend approval of the requested sign to the BOT based on the fact that similar signs have been allowed on the property in the past, seconded by commissioner Nevarez, and the request was approved by a vote of 3 – 0. (Commissioner Prieto recused himself from voting.)*

## **VI. PZHAC/STAFF COMMENTS**

*Staff was asked to give a brief rundown on Codes Enforcement. Staff explained that one day a week (Friday) would be spent working for the Marshal’s department, and that the day would be spent working entirely on Code Enforcement. The first two Fridays were spent following up on cases from several months ago. Staff also explained that Code violations were now being entered into the same crime recoding system used by the Marshal’s department.*

## **VII. ADJOURNMENT**

*The meeting was adjourned at 4:00 pm.*

### **NOTICE**

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

Posted on 9/2/20 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty’s Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

Public Comment, PZHAC 8/17/2020 from Susan Krueger

Case 061046: the zone is identified as HR and I believe the fencing will need to meet code even if prior fencing does not unless there is a variance or some sort of other application.

Case 061084: It was and is not unusual for a land owner to identify a one acre tract for anticipated residential use within a larger tract in the RF zone. This would allow the land owner to obtain a mortgage on the one acre without needing to put the entire tract into the mortgage process.

Also, until the early 2000s, it was not unusual for Dona Ana County to accept and file in the County lot divisions brought in by Mesilla residents or surveyors without verifying that the division had gone through due process in Mesilla.

Further, a statement in the work session material identifies the zoning of property-- the subject 4 acre lot-- as Single Family Residential (R-1).

This is not correct. According to the official Town Zoning Map, this property is zoned Rural Farm, requiring a five acre minimum lot size.

Also, to my knowledge there is no record in the Town of this five acre lot ever having been subdivided into a four and a one acre lot. This can easily be confirmed by reviewing the record of subdivisions processed successfully through the Town. I, myself, have done this through 2005 or so.

We know Mesilla's original Zoning ordinance was passed by the BOT on 2/16/1972 and became effective on 3/15/1972. Among other things, it determined the zones and regulated what could be done within each zone.

Without dates and identification on all the paperwork submitted with this request, it is difficult to assess some of the questions. However, Town records indicate the property is zoned Rural Farm and that it was never subdivided through the Town of Mesilla.

Thanks

## Lawrence Shannon

---

**From:** Susan krueger <skrueger575@msn.com>  
**Sent:** Monday, August 17, 2020 1:30 PM  
**To:** Lawrence Shannon  
**Subject:** Public comment

Since Mesilla is in an agricultural valley, latia fences were not a part of its architectural/culturla history.  
T hanks, Susan

PZHAC NEW BUSINESS

SEPTEMBER 21, 2020

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 061113  
[PZHAC CONSENT AGENDA – 9/21/20]**

**Item:**

**Case 061113** – 2958 La Mesilla Circle, submitted by Robert Hamilton; a request for a zoning permit to repair a rock wall at this address. Zoned: Residential, one-acre (R- 1)

**Description of Work Done:**

The applicant will repair flaking concrete and cracks in the rock wall around the front of the dwelling at his address. There will be no changes to the appearance of the wall or the dwelling, nor will there be any changes to any other part of the property.

**Consistency with the Code:**

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

**VIEW OF THE PROPERTY FROM LA MESILLA CIRCLE**





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

**OFFICIAL USE ONLY:**  
Case # 061113  
Fee \$ 90.00

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 061113 ZONE: R-1 CODE: M1 APPLICATION DATE: 9/4/20

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

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

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

Contractor's Name & Address (if none, indicate Self): self and rock wall workers

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

Address of Proposed Work: 2958 La Mesilla Circle Mesilla, N.M. 88046

Description of Proposed Work: Repair of flaking and cracks in front rock wall

Estimated Cost: \$ 500 Signature of Applicant: Robert Hamilton Date: 9-4-20

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

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

**FOR OFFICIAL USE ONLY**

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

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

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

CONDITIONS: NO CHANGES TO OVERALL APPEARANCE OF WALL  
ZL

PERMISSION ISSUED/DENIED BY: Z. Shon ISSUE DATE: 9/4/20

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

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 061114  
[PZHAC CONSENT AGENDA – 9/21/20]**

**Item:**

**Case 061114** – 2958 La Mesilla Circle, submitted by Robert Hamilton; a request for a zoning permit to reroof a dwelling at this address. Zoned: Residential, one-acre (R- 1)

**Description of Work Done:**

The applicant will reroof a dwelling at his address to repair weather damage. There will be no structural changes to the dwelling and the reroof will not change the appearance of the structure, nor will there will be any changes to any other parts of the property.

**Consistency with the Code:**

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

**VIEW OF THE PROPERTY FROM LA MESILLA CIRCLE**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

Legend

### Map Themes

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

Account Number: [R0401150](#)  
 Parcel Number: 4006138192197  
 Owner: FOREMAN-HAMILTON M  
 KATHLEEN  
 Mail Address: PO BOX 1248  
 Subdivision: DAN LOWRY  
 SUBDIVISION 897  
 Property Address: 2958 LA MESILLA  
 CIR  
 Acres: 0.98



TOWN OF MESILLA  
ZONING APPROVAL

PERMISSION TO CONDUCT WORK  
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 061114

Fee \$ 12.00

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

CASE NO. 061114 ZONE: R-1 CODE: RR APPLICATION DATE: 9/4/20

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

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

Applicant's E-mail Address: mesillaman@comcast.net

Contractor's Name & Address (If none, indicate Self): James Papez Const. 1930 Mercury Lane LL, N.M., 88012

Contractor's Telephone Number: 541-517-9564 Contractor's Tax ID Number: 368173

Contractor's License Number: 368173

Address of Proposed Work: 2958 La Mesilla Circle, Mesilla, N.M., 88046

Description of Proposed Work: Apply 1 coat of silicon sealer to top level roof and bottom level roof, over existing sealer. Repair some cracks etc.

Estimated Cost: \$ 1500 Signature of Applicant: Robert Hamilton Date: 9-4-20

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: NO CHANGES TO APPEARANCE OF STRUCTURE  
A CID PERMIT MAY BE REQUIRED

PERMISSION ISSUED/DENIED BY: Z Shum ISSUE DATE: 9/4/20

This Application will include the following, if checked:

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

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 061115  
[PZHAC CONSENT AGENDA – 9/21/20]**

**Item:**

**Case 061115** – 2230 Avenida de Mesilla, submitted by Jesus Lucero; a request for a zoning permit to repair and repaint the stucco on a commercial structure at this address to match the original color of the structure. Zoned: Historical Commercial (HC)

**Description of Work Done:**

The applicant will repair portions of worn and eroded stucco on a commercial structure at this address. The repaired stucco will then be painted to match the rest of the structure. There will be no other changes to the structure as a result of this permit.

**Consistency with the Code:**

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

**VIEW OF THE PROPERTY FROM AVENIDA DE MESILLA**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

Legend

### Map Themes

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

Account Number: [R0400324](#)  
 Parcel Number: 4006137243402  
 Owner: LUCERO JESUS D  
 Mail Address: PO BOX 335  
 Subdivision:  
 Property Address: 2230 AVENIDA DE  
 MESILLA  
 Acres: 0



ZONING APPROVAL

Case # 06115

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. 06115 ZONE: MC CODE: MISC APPLICATION DATE: 9/14/20

JESUS LUCERO Name of Property Owner 575.524.2972 Property Owner's Telephone Number
P.O. Box 335 Property Owner's Mailing Address MESILLA City NM State 88046 Zip Code

Property Owner's E-mail Address

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

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

Address of Proposed Work: 2230 AVENIDA DE MESILLA

Description of Proposed Work: STUCCO REPAIR & REPAINT SAME COLORS (TAN & BROWN TRIM)

\$ 1,000.00 Estimated Cost

Signature of Applicant

Date

SEPT. 14, 2020

Signature of property owner: Jesus D Lucero

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 [X] Administrative Approval [ ] Approved Date: [ ] Disapproved Date: [ ] Approved with Conditions
BOT [ ] Approved Date: [ ] Disapproved Date: [ ] Approved with Conditions

PZHAC APPROVAL REQUIRED: YES [ ] NO [X] BOT APPROVAL REQUIRED: YES [ ] NO [X]

CID PERMIT/INSPECTION REQUIRED: YES [ ] NO [X] SEE CONDITIONS

CONDITIONS: NO CHANCE TO ORIGINAL COLOR OR APPEARANCE OF STRUCTURE

PERMISSION ISSUED/DENIED BY: [Signature]

ISSUE DATE: 9/15/20

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)

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 061116  
[PZHAC CONSENT AGENDA – 9/21/20]**

**Item:**

**Case 061116** - 2185 Calle de Guadalupe, submitted by Richard Moreno; a request for a zoning permit to allow the internal renovation and the reroofing of a dwelling at this address. Zoned: Historic Residential (HR)

**Description of Work Done:**

The applicant will renovate the inside of a dwelling, including repairs to the walls, bathroom and kitchen, and some electrical rewiring; as well as reroof the dwelling. None of the work will result in any changes to the exterior of the dwelling, and there will be no changes to the appearance of the dwelling as a result of the work to be done.

**Consistency with the Code:**

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

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



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

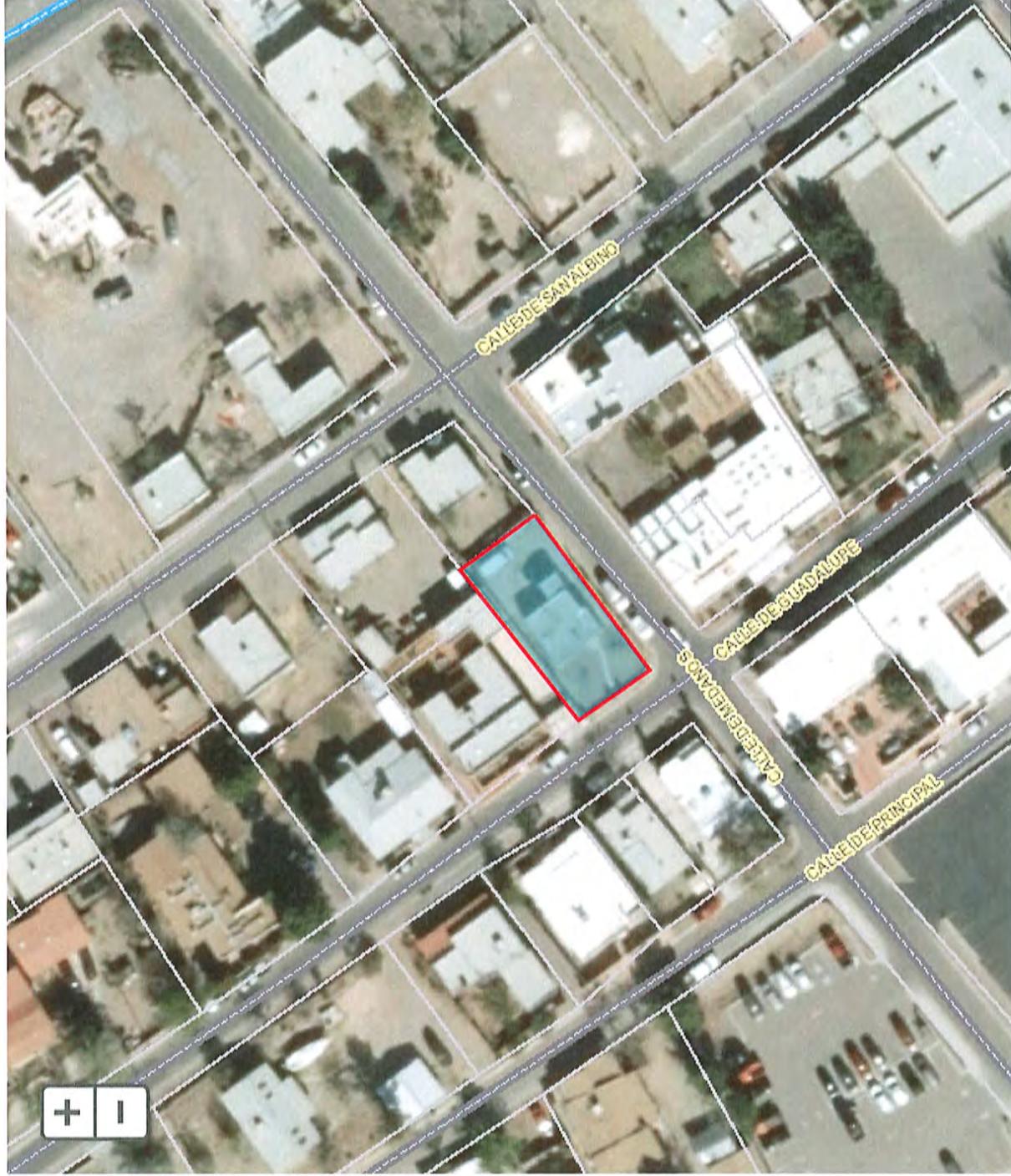
Select Search Type: Account Number | Enter Value:

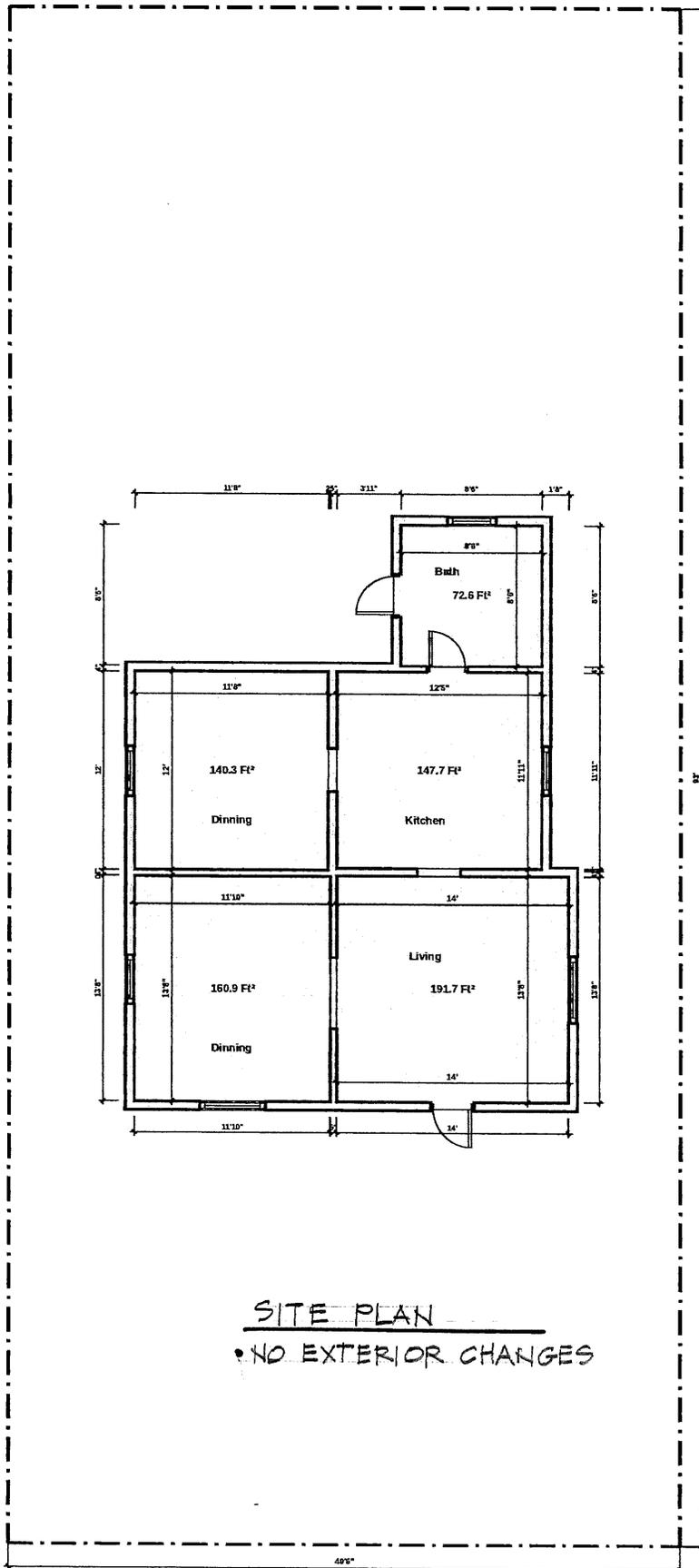
Maps

Legend

<b>Map Themes</b>
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: [R0400287](#)  
 Parcel Number: 4006137208399  
 Owner: MORENO ANGELA S &  
 RICHARD S & PAUL S MORENO  
 Mail Address: 258 Sandy Point Trail  
 Subdivision:  
 Property Address: 2185 CALLE DE  
 GUADALUPE  
 Acres: 0

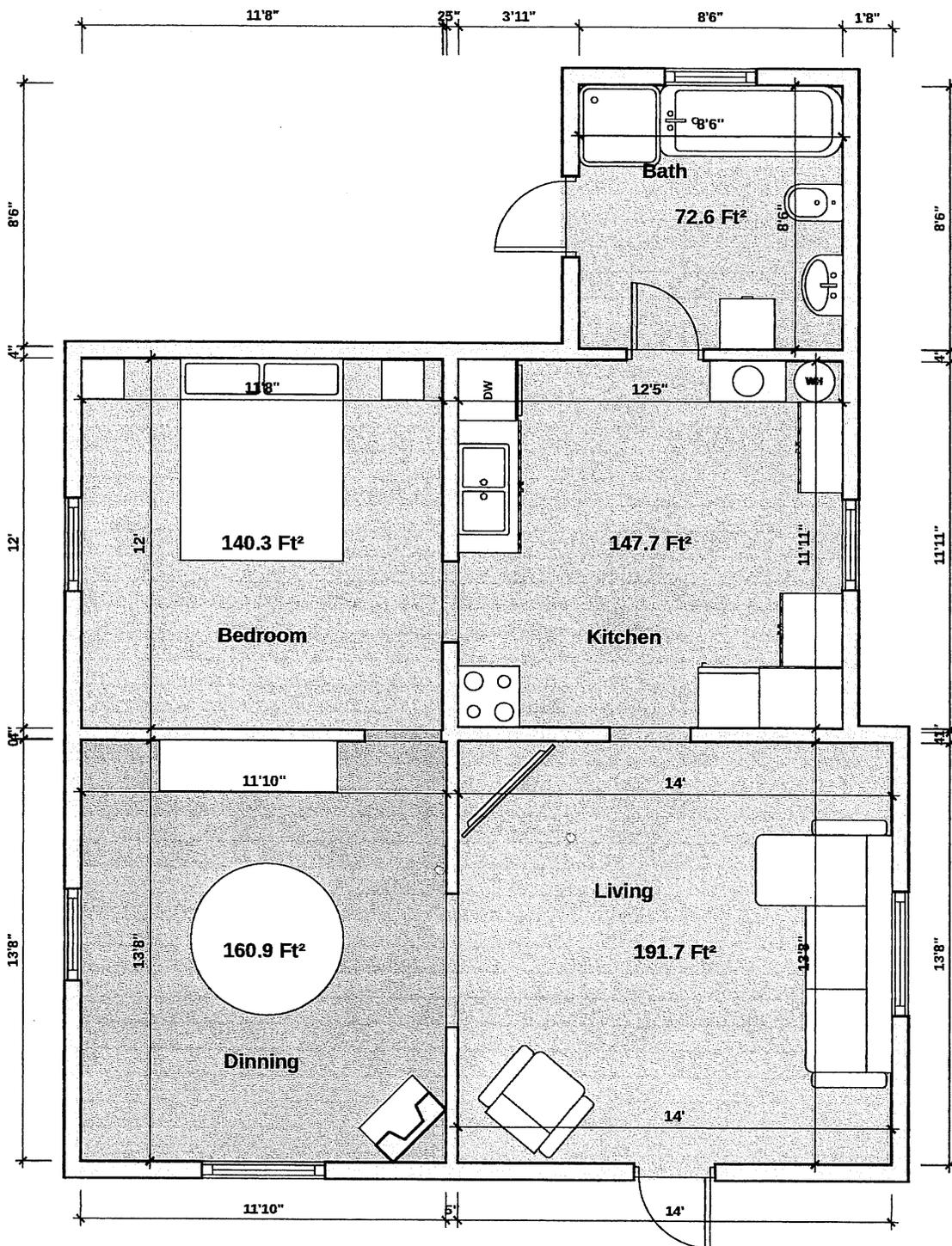




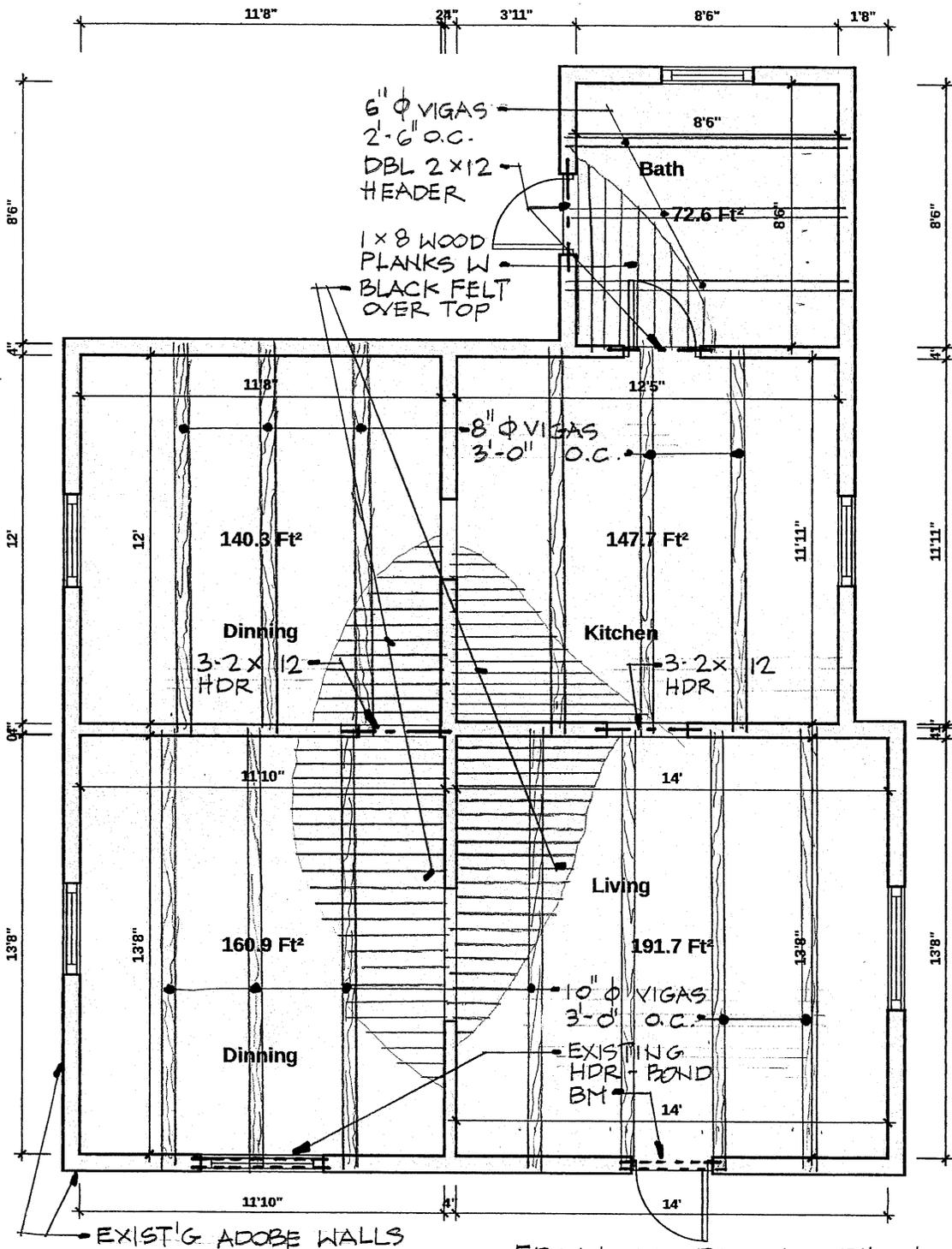
CALLE MEDANOS

SITE PLAN  
 • NO EXTERIOR CHANGES

2185 CALLE DE GUADALUPE



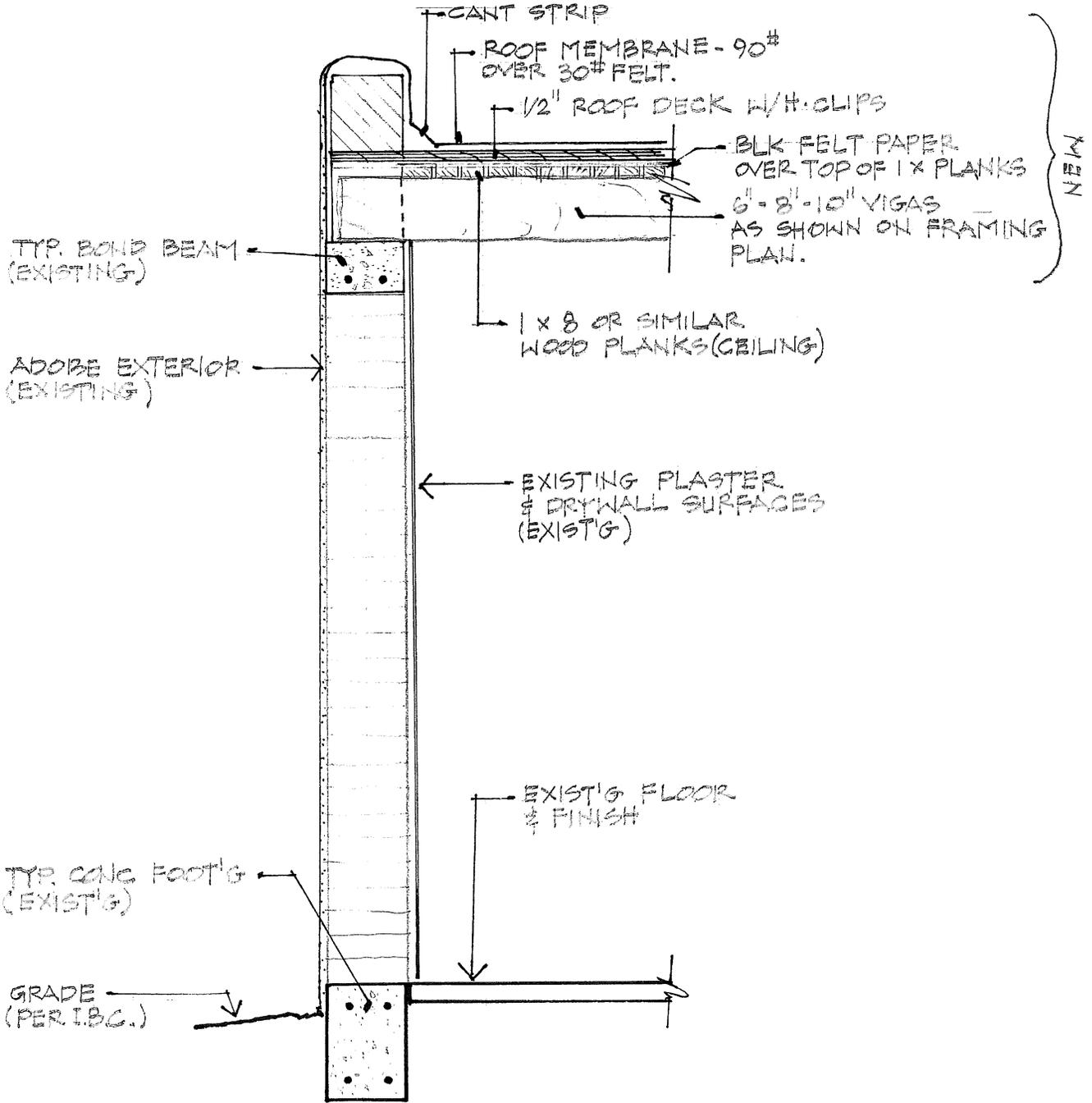
FLOOR PLAN  
 • NO INTERIOR WALL CHANGES  
 806 S.F.



FRAMING PLAN - CEILING

3/10"-1'-0"

- REMOVE EXIST'G CEIL'G JSTS AND PLANKING. APPLY NEW AS SHOWN.



TYPICAL WALL/BUILDING DETAIL

\* NO EXTERIOR CHANGES

NO SCALE

2185 CALLE DE GUADALUPE

TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061116

Fee \$ 34.84

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. 061116 ZONE: HR CODE: ALT, RR APPLICATION DATE: \_\_\_\_\_

Richard Moreno 575.302.0978  
 Name of Property Owner Property Owner's Telephone Number  
25590 Prospect Ave 34F Lomaland, Ca  
 Property Owner's Mailing Address City State Zip Code  
redone.moreno737@gmail.com  
 Property Owner's E-mail Address  
Hernandez Construction  
 Contractor's Name & Address (If none, indicate Self)  
575 690 5188  
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number  
 Address of Proposed Work: 2185 Calle de Guadalupe  
 Description of Proposed Work: Roof Rebuild, Drywall Replacement - Re-Stucco Interior upgrade Bathroom upgrade Kitchen - Replace Flooring - Re-wire electrical upgrade  
 Estimated Cost \$15,500 Signature of Applicant [Signature] Date 8.23.2020  
 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 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: NO CHANGES TO EXTERNAL APPEARANCE OF DWELLING

CID PERMIT REQUIRED

PERMISSION ISSUED DENIED BY: Z. Shuman ISSUE DATE: 9/16/20

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.)

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:

No wall out - electrical Power Pole on Property N.W corner

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**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 061117  
[PZHAC CONSENT AGENDA – 9/21/20]**

**Item:**

**Case 061117** – 2600 Avenida de Mesilla, submitted by Velia Chavez for Palacios Bar; a request for a zoning permit to repair a deteriorating floor in a commercial structure at this address. Zoned: Historical Commercial (HC)

**Description of Work Done:**

The applicant will repair part of a dance floor that is deteriorating. The repairs will consist of replacing damaged flooring with new and used flooring materials that will match the existing flooring. There will be no changes to in appearance to the exterior of the structure.

**Consistency with the Code:**

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

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



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

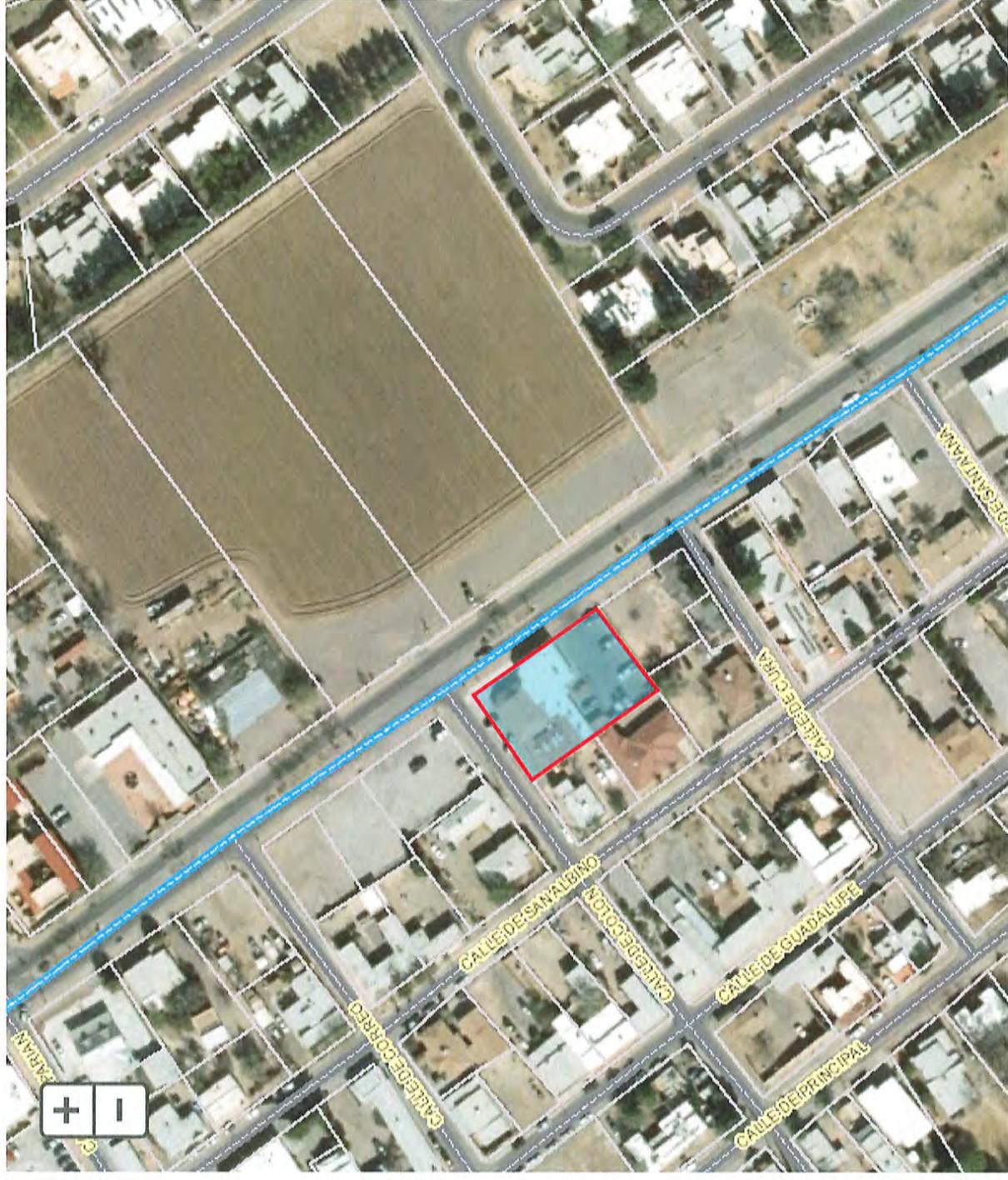
Select Search Type: Account Number | Enter Value:

## Maps

## Legend

<b>Map Themes</b>
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: [R0401104](#)  
 Parcel Number: 4006137313489  
 Owner: CHAVEZ VELIA S TRUSTEE  
 Mail Address: 1330 S CHAPARRO STREET  
 Subdivision:  
 Property Address: 2600 AVENIDA DE MESILLA  
 Acres: 0



TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061117  
Fee \$ 0.00

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. 061117 ZONE: HC CODE: M1 APPLICATION DATE: 8/24/20

VELIA CHAVEZ 505-522-7252  
Name of Property Owner Property Owner's Telephone Number  
P.O. BOX 40 MESILLA NM 88046  
Property Owner's Mailing Address City State Zip Code  
palaciosbar@gmail.com  
Property Owner's E-mail Address

Contractor's Name & Address (If none, indicate Self)  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: PALACIO BAR, LLC 2600 MESILLA, NM 88046  
Description of Proposed Work: REPLACE DETERIORATING FLOORING, INSTALL NEW FLOORING

\$ 300.00 Estimated Cost  
Velia Chavez Signature of Applicant 8-28-20 Date  
Signature of property owner: Owner Velia Chavez

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: MINOR REPAIRS, NO CHANGES TO STRUCTURE  
REPAIRS TO FLOOR LL

PERMISSION ISSUED / DENIED BY: Z. Shuman ISSUE DATE: 8/29/20

- THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:
- Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was LEGALLY subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
  - Site Plan with dimensions and details.
  - Foundation plan with details.
  - Floor plan showing rooms, their uses and dimensions.
  - Cross section of walls
  - Roof and floor framing plan
  - Proof of legal access to the property.
  - Drainage plan.
  - Details of architectural style and color scheme (checklist included for Historical zones) – diagrams and elevations.
  - 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).
  - Proof of legal access to the property.
  - Other information as necessary or required by the City Code or Community Development Department (See other side.)

PZHAC NEW BUSINESS

SEPTEMBER 21, 2020

PZHAC DECISIONS

ZONING PERMITS

**PZHAC ACTION FORM**  
**ZONING PERMIT 061046**  
**[PZHAC REVIEW – 9/21/2020]**

**[Case was heard during the work session]**

**Items:**

**Case 061046** – 1850 Avenida de Mesilla, submitted by Samantha Simpson for Nancy Clayshulte; a request for a zoning permit to install a farm fence along the east side of a pecan grove on this property, Zoned: Historic Residential (HR) **(This case was postponed at the May 18 and the August 17, 2020 PZHAC meetings, and discussed during the work session.)**

**Staff Analysis:**

The applicant presented a possible fence option at 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 style of fence preferred by the applicant is acceptable to the Town meets all applicable codes, 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 chosen fence style is not acceptable to the Town or does not meet all applicable codes, 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: @ \$TBD**

**Findings That Need to be Made.**

- The PZHAC has jurisdiction to review and approve this request.
- The PZHAC has determined that the proposed fence is historically and architecturally appropriate for the Town.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC OPTIONS:**

1. Recommend approval of the requested zoning permit to the BOT.
2. Recommend approval of the requested zoning permit to the BOT with conditions.
3. Postpone a decision on the request to allow the applicant to modify the request.
4. Reject the request.

**PZHAC ACTION:**

**PZHAC ACTION FORM**  
**ZONING PERMIT 061110**  
**[PZHAC REVIEW – 9/8/2020]**

**[Case was heard during the work session]**

**Items:**

**Case 061110** –2341 Calle de Arroyo, submitted by Michael R. Taylor; a request for a zoning permit to enclose the front porch on a dwelling at this address. Zoned: Historic 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 porch enclosure is acceptable to the Town as proposed and meets all applicable codes, 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 porch enclosure is not acceptable to the Town or does not meet all applicable codes, 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: @ \$8,000.00**

**Findings That Need to be Made.**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed consists of enclosing a front porch at the entrance to the dwelling.
- The PZHAC has determined that the proposed porch enclosure meets all applicable Code requirements.

**PZHAC OPTIONS:**

1. Recommend approval of the requested zoning permit to the BOT.
2. Recommend approval of the requested zoning permit to the BOT with conditions.
3. Postpone a decision on the request to allow the applicant to modify the request.
4. Reject the request.

**PZHAC ACTION:**

**PZHAC ACTION FORM**  
**ZONING PERMIT 061118**  
**[PZHAC REVIEW – 9/21/2020]**

**Case 061118** – 2900 Avenida de Mesilla Suite A, submitted by Jerry Grandel for Austy, LLC; a request for a zoning permit to allow a temporary patio expansion at the “Spotted Dog Brewery” to be made permanent. Zoned: General Commercial (C)

**Staff Analysis:**

The applicant currently has permission from both Mesilla and the Alcohol and Gaming Division of the State to have a temporary expansion of the existing outdoor serving area that is currently an approved part of the business. The temporary expansion of this area was allowed by the State until October 10 to allow increased outdoor service during the COVID-19 pandemic, providing that certain conditions were met. The applicant met those conditions (see attached documentation) and his expansion was permitted by both Mesilla (administratively) and the State. The applicant would now like to have this area approved as a permanent expansion. If approved by the PZHAC and the BOT, the applicant will apply to the State for permanent approval of the expansion.

The proposed addition will add 376.6 square feet of service area to the applicant’s operation, resulting in a total of 2877.22 square feet for the business. The applicant currently requires 25 parking spaces (one space for every 100 square feet of gross floor area.) The added area will result in four additional spaces being required for a total requirement of 29 spaces. The applicant currently has over 40 spaces at the rear of the adjacent convenience store that the applicant leases from the property owner. The increased temporary service area that is currently allowed is at the front of the building does not take up any existing parking spaces. The area also meets current State requirements for serving alcohol. This is the area that the applicant would like to make permanent. The applicant intends to meet any additional requirements the State may have with respect to permanent serving areas.

**Estimated Cost: @ \$800.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed serving area will be consistent with the development of properties in the General Commercial (C) zoning district. Additionally, the request appears to meet all other development and application requirements of the Code.

The PZHAC will also need to determine that the request, as submitted, is consistent with 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 making a temporary serving area permanent.
- The PZHAC has determined that the proposed fences meet the Code.

**PZHAC OPTIONS:**

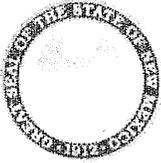
1. Recommend approval of the request to the BOT.
2. Recommend approval of the request to the BOT with conditions.
3. Postpone a decision on the request to allow the applicant to modify the request.
4. Reject the request.

**PZHAC ACTION:**



# PHOTOS OF THE PROPOSED SERVING AREA





New Mexico Regulation and Licensing Department  
ALCOHOL AND GAMING DIVISION

PO Box 25101 • Santa Fe, NM 87504-5101 (505) 476-4875 • Fax (505) 476-4595

CHANGE OF FLOOR PLAN / EXPANSION OF LIQUOR LICENSED PREMISES APPLICATION  
NMAC 15.10.32.13 – \$75.00 Fee, all fees are non-refundable

Application to Change or Expand the licensed premises shall be submitted with the Application Fee and the following Required Documentation: 1) a copy of your existing Approved Floor Plan and 2) a Proposed Detailed Floor Plan, on an 8 1/2 x 11" sheet, that includes the existing approved premises and any proposed change or expansion – Label all areas and include all entrances, exits, walls or enclosures as well as dimensions for any expansion. For Expansions Only, also include Proof of Tenancy and Photos of expansion.

A Licensee may not change or expand the licensed premises without prior written approval of the Director. If the change or expansion of the licensed premises is twenty-five (25%) or more of the total existing square footage of the licensed premises, the Director may require the licensee to file an application for a Transfer of Location. The Licensee cannot make any changes or expand the premises until approval has been granted for this request. A before and after site inspection may be scheduled.

Liquor License No.: 67041 Phone No.: 575.640.2346 Fax No.: n/a  
Business Name (DBA) Spotted Dog Brewery Owner Name: Jerry & Susan Grandle  
License Location: 2900 Avenida de Mesilla, Mesilla, NM 88005  
Mailing Address: 528 North Park Dr., Las Cruces, NM 88005  
Licensee Email: jerry@spotteddogbrewery.com

Square Footage: Current 2500.62 Adding/Changing: 370.6 Total: (add both) 2877.22

Reason for Request: PERMANENTLY INCREASE OUTSIDE FRONT PATIO CAPACITY

Will the Proposed Expansion bring the licensed premises within 300 feet of a church or school? No

Has there been any change in the Ownership or Operation of the Licensee? No

If so, explain: \_\_\_\_\_

I (print name) Jerry Grandle, Licensee for Liquor License No. 67041 hereby attest that the requested change meets the definition of "licensed premises" in NMSA 1978 §60-3A-3 (O), which states in part "licensed premises" means the contiguous areas or areas connected by indoor passageways of a structure and the outside dining, recreation and lounge areas of the structure... that are under the direct control of the licensee..."

Must sign in the presence of a Notary Public:

Submitted by: (print name) JERRY GRANDLE, GERALD GRANDLE

Signature: [Signature] Title: OWNER Date: 9.10.2020  
MANAGEMENT MEMBER

NOTARY PUBLIC USE ONLY: (State of \_\_\_\_\_, County of \_\_\_\_\_)

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_ Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

REQUIRED FOR EXPANSIONS ONLY | LOCAL OPTION DISTRICT REVIEW

Local Governing Body of: \_\_\_\_\_ Village, County, City Check one:  Approved  Disapproved

Signature and Title of Village/County/City Official: \_\_\_\_\_

AGD USE ONLY: Payment| Application Fee \$ \_\_\_\_\_ Received on: \_\_\_\_\_ Receipt No. \_\_\_\_\_

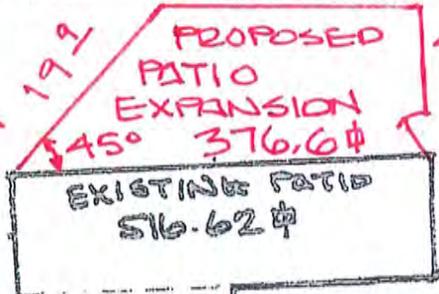
Processed by: \_\_\_\_\_  Approved  Disapproved, \_\_\_\_\_

Decision by Director, if required:  Approved  Disapproved, \_\_\_\_\_

Signed by Director: \_\_\_\_\_ Date: \_\_\_\_\_

45° ANGLE FOR CLEAR SITE TRIANGLE @ INTERSECTION 18°

36" HIGH WROT IRON FENCE & GATE TO MATCH EXISTING



14°  
3° WROT IRON GATE

COVERED PORCH

FRONT ENTRANCE

EXISTING BREWERY 1500 sq ft (813.5 sq ft RETAIL)

EXISTING KITCHEN

PATIO EXPANSION EXISTING 484 sq ft

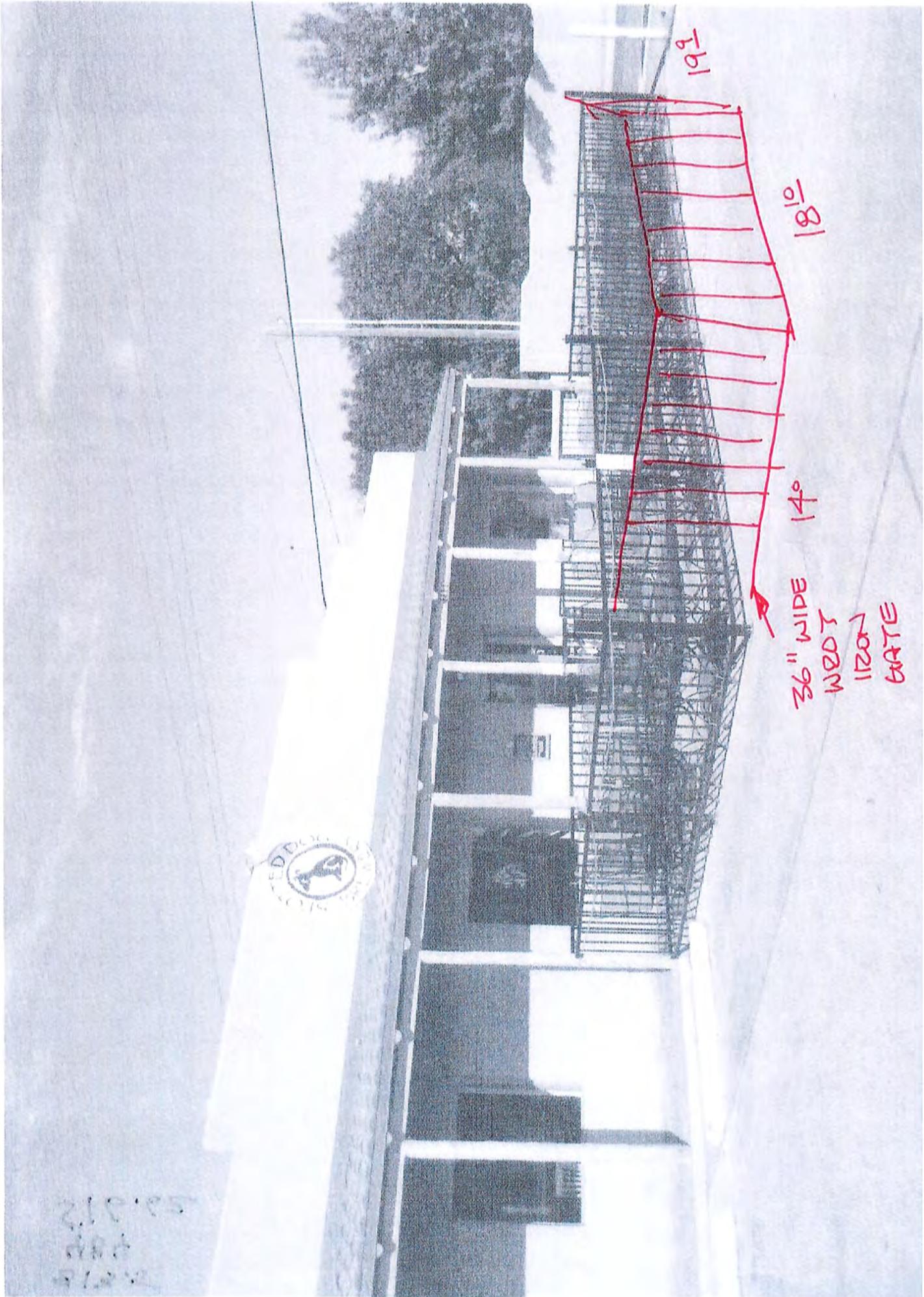
EXISTING WOOD FENCE 6' HIGH 22'-8"

1/2 ACCESS GATE

6' SERVICE DRIVE  
44" HIGH WROT IRON FENCE

Floor Plan  
Spotter Dog Brewery, Mesilla, New Mexico

EXISTING BREWERY	2500.62 sq ft
PROPOSED PATIO	376.6 sq ft
TOTAL SQ. FT.	2877.22 sq ft
INCREASE IN SQ. FT.	13.1%



192

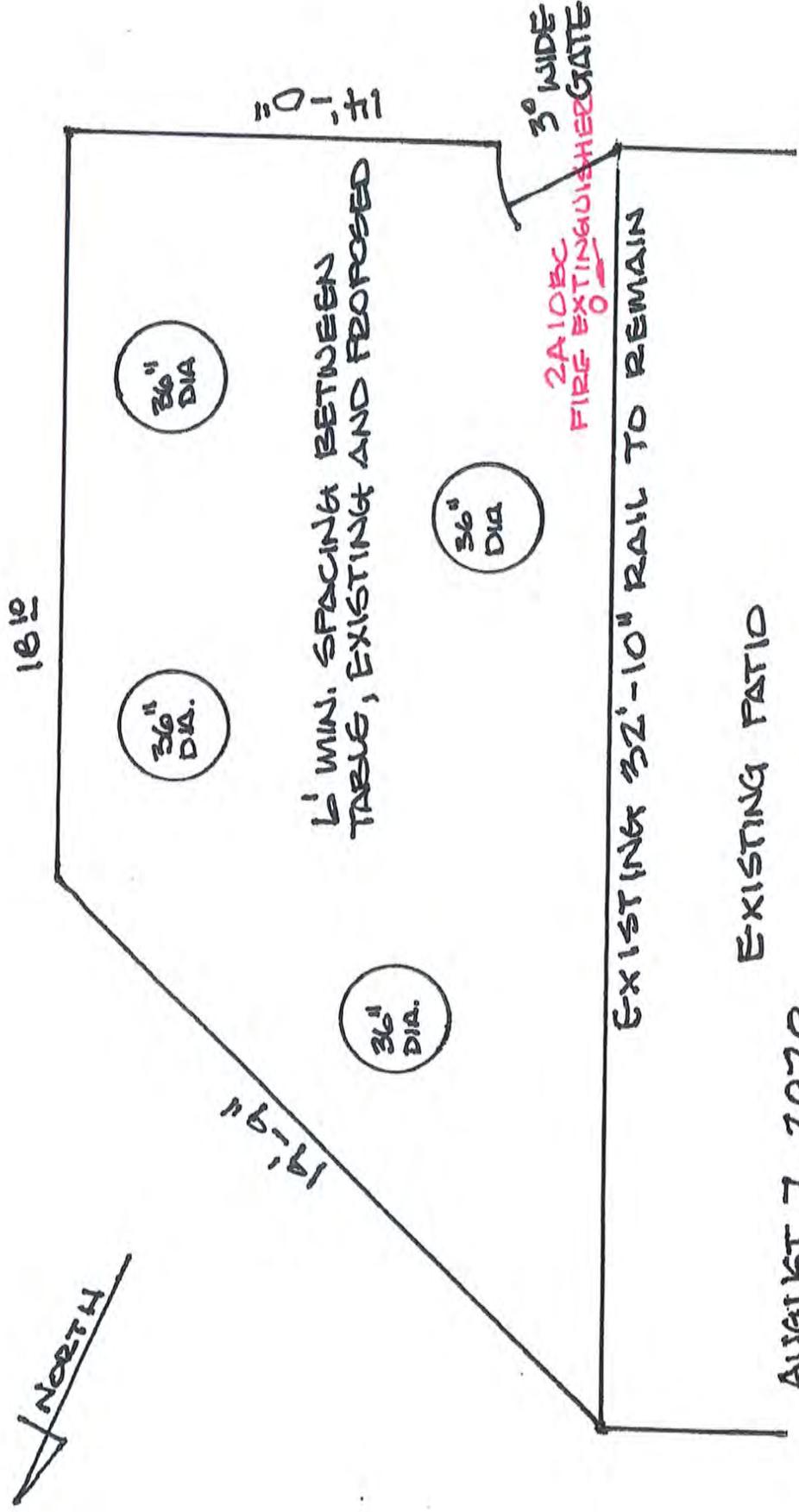
18'10"

140

36" WIDE  
WEDGED  
IRON  
GATE

210'95"  
100'  
912'2

DETAIL PAGE SPOTTED DOG BREWERY PROPOSED TABLE EXPANSION  
 4 @ 36" DIA. TABLE WITH 4 TO 6 CHAIRS EA. SPACING TO MEET  
 COVID SAFE PRACTICES FOR N.M., MINIMUM 6' APART  
 MAXIMUM OCCUPANCY 24 PEOPLE, TABLES, CHAIRS, AND RAILING  
 TO BE WROTE IRON. TABLE UMBRELLAS TO BE COMMERCIAL GRADE  
 FLAME RETARDANT, AS REQUIRED BY CODE. THERE WILL BE NO  
 COVERED HEAD CANOPY OR ROOF STRUCTURE.

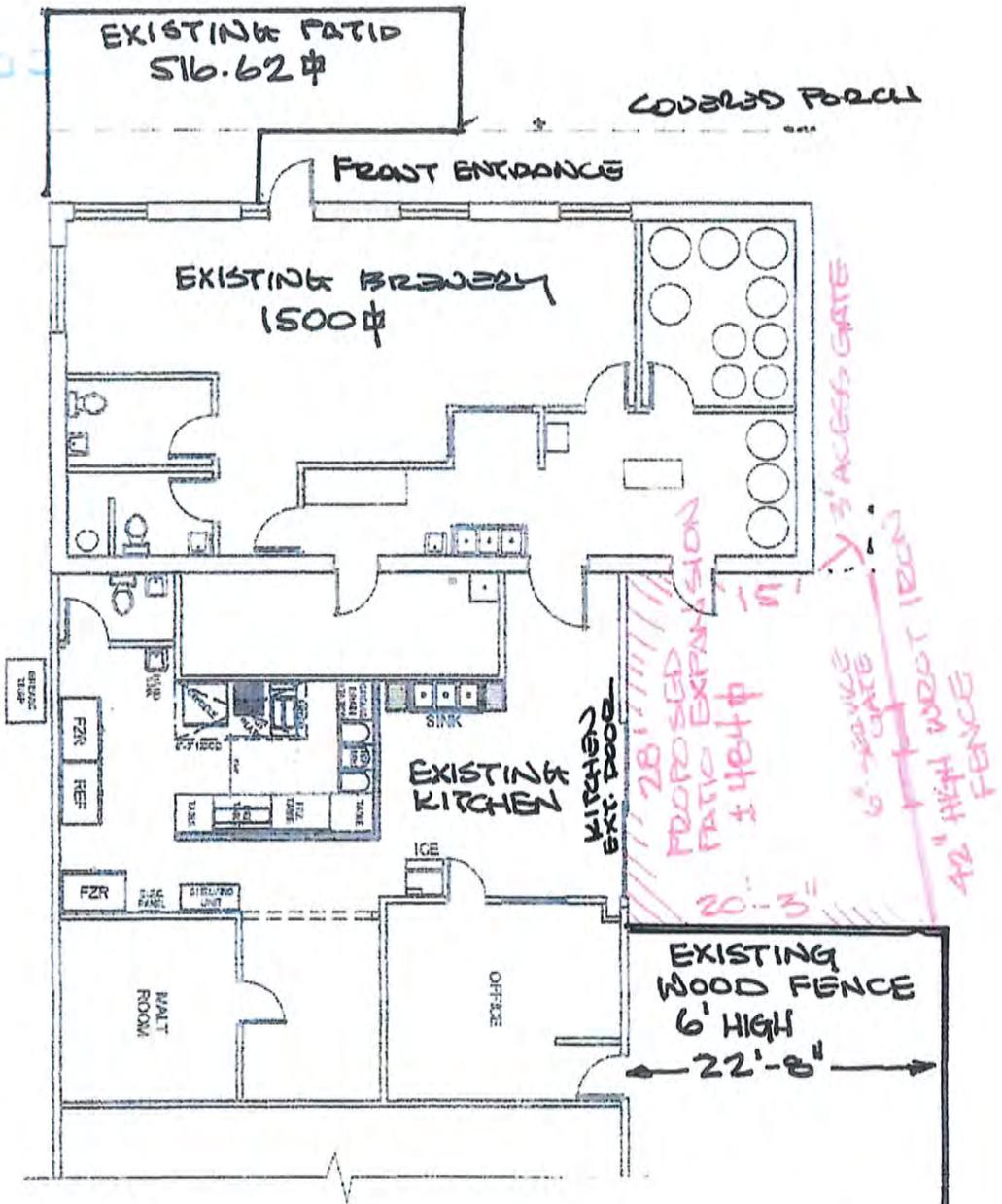


AUGUST 7, 2020

19 2016

RECEIVED

Floor Plan  
Spotted Dog Brewery, Mesilla, New Mexico



EXISTING BREWERY 2016.62 sq ft  
 PROPOSED PATIO 484 sq ft  
 INCREASE 24%

TOTAL: 2500.62

FLOOR PLAN APPROVAL

By Charmaine Martinez

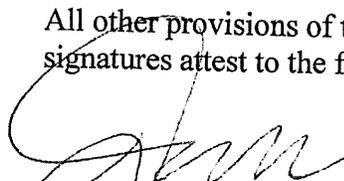
Date September 20, 2016

1<sup>ST</sup> Codicil of Lease

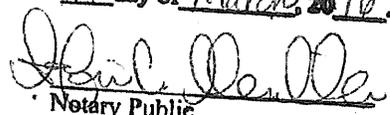
This is the first codicil of lease to that certain lease between Austy LLC( Lessor) and Spotted Dog Brewery LLC (Lessee) dated January 20, 2014. The parties agree to add the following language to the original lease document-

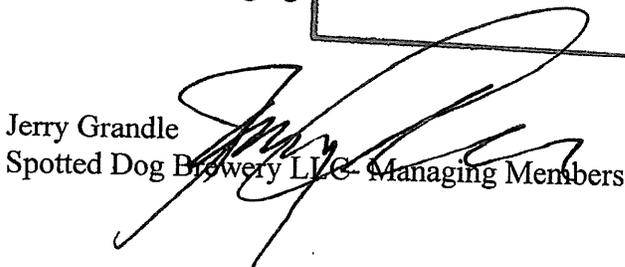
1. Lessee agrees to extend and guarantee said lease for an additional 6 years after the expiration of the current lease term of January 31, 2017 until January 31, 2023.
2. The leased premises shall include the 1000 square feet immediately behind the 1500 square foot facility currently known as "Spotted Dog Brewery" at 2900 S. Hwy 28 in Mesilla NM and the rental amount is increased by \$1000.00 per month for the additional space.
3. Tenant shall remain the owner of certain kitchen equipment he has purchased even though it may be attached to the building. Lessee shall repair any and all roof/wall penetrations or alterations if he elects to remove this equipment at the end of the lease.
4. Lessor shall bear the cost of moving existing wooden fence in order to re-configure rear parking lot.
5. Lessee shall have the right to use the current structure on the SW corner of the property for storage as long as he makes the structure safe and sound at his own expense. Lessor does not warranty or guarantee in any way as to the soundness of the current structure. Lessee shall be required to insure said structure in the event he elects to use it.
6. Tenant may also use the alcove area to the south of his leased structure as long as it does not impinge in any way on the east/west driveway between buildings.

All other provisions of the original lease shall remain the same. The following signatures attest to the foregoing.

  
David S. Hooker  
Austy LLC- Managing Member

State of New Mexico  
County of Dona Ana  
Subscribed and sworn to (or affirmed) before me this 16 day of March, 2016  
by Gerald + Susan Grandle

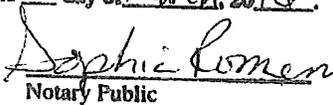
12020240  
NOTARY PUBLIC - STATE OF NEW MEXICO  
SOFIA C. MENDIOLA  
OFFICIAL SEAL  
  
  
Notary Public

  
Jerry Grandle  
Spotted Dog Brewery LLC- Managing Members

  
Susan Grandle

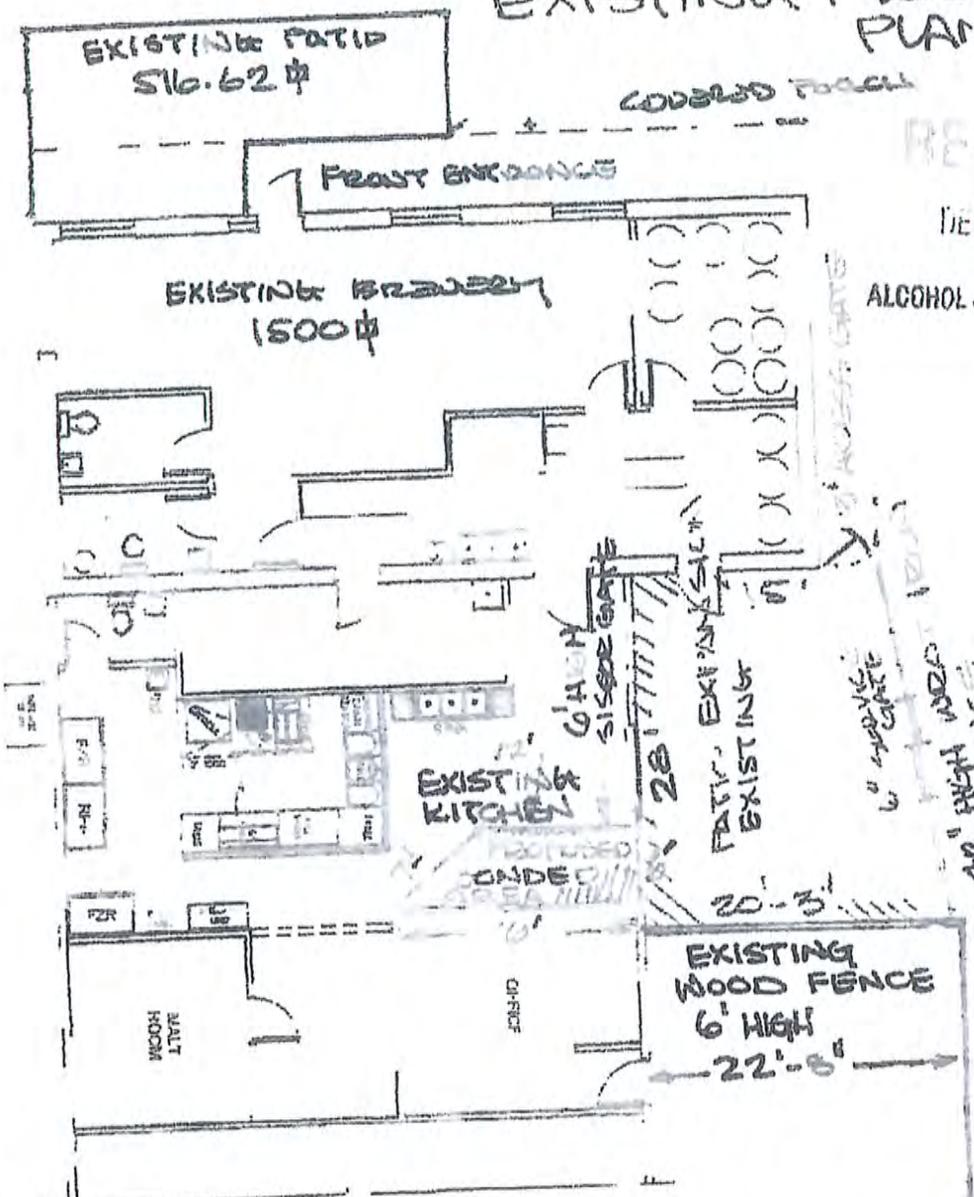
  
OFFICIAL SEAL  
SOPHIA ROMERO  
NOTARY PUBLIC - STATE OF NEW MEXICO  
my commission expires: 6-11-16

State of New Mexico  
County of Dona Ana  
Subscribed and sworn to (or affirmed) before me this 7<sup>th</sup> day of March, 2016  
by David S Hooker

  
Notary Public

APPROVED FEB 23, 2017

PROPOSED CHANGE TO EXISTING FLOOR PLAN



RECEIVED

DEC 30 2016

ALCOHOL & GAMING DIVISION

Floor Plan  
Spartan Dog Brewery, Mesilla, New Mexico

FLOOR PLAN APPROVAL  
 BY Stephanie M. Vetrone  
 Date February 23, 2017  
 Permit No 6-1041

EXISTING BREWERY 2500.62 sq ft

INCREASE BONDED PERIMETER AREA SECURED BY 6' HIGH SISSOR GATE HOLDING AREA 10 BBL FERMENTERS 84.00 sq ft

TOTAL PROPOSED SQ. FT. 2584.62 sq ft

INCREASE PROPOSED 3.3%

TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 06118

Fee \$ 9.00

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. 06118 ZONE: C CODE: ADU APPLICATION DATE: \_\_\_\_\_

AUSTY LLC

575-556-8504

Name of Property Owner

Property Owner's Telephone Number

2001 E. LOHAM AVE., SUITE 110,

BOX 347 LAS ALAMOS NM 88001

Property Owner's Mailing Address

City

State

Zip Code

DAVE HOOKER 59 E 6th Ave. W

Property Owner's E-mail Address

jerry@spotteddogbrewery.com

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

SELF

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

Address of Proposed Work:

2900 AVE. de MESILLA STE A "SPOTTED DOG BREWERY"

Description of Proposed Work:

CONVERT LOUD TEMPORARY PATIO EXPANSION TO PERMINANT PATIO EXPANSION

\$ 800

Estimated Cost

Signature of Applicant

Date

9.9.2020

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

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

CID PERMIT 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.)

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:

SEATING CAPACITY CURRENTLY SET FOR COVID-19  
SAFE PRACTICES, TO REMAIN AS SUCH TIL RESTRICTIONS  
ARE LIFTED, THEN AS DETERMINED BY THE  
MESILLA FIRE DEPT.

**PZHAC ACTION FORM**  
**ZONING PERMIT 061119**  
**[PZHAC REVIEW – 9/21/2020]**

**Items:**

**Case 061119** – 2149 Calle de Los Huertos, submitted by Gabrielle Quintana; a request for a zoning permit to allow the construction of covered porches over the front and rear entry landings on a dwelling at this address. Zoned: Historic Residential (HR)

**DESCRIPTION OF REQUEST:**

The applicant has just recently purchased the dwelling from the estate of the previous owner who passed in December 2019 and painted the dwelling prior to obtaining a zoning permit from the Town. The current owner (the applicant) was advised by staff that a zoning permit is needed for all work that is done the exteriors of any structures or properties in the Historic Districts of Mesilla, and that certain historic and architectural standards need to be reviewed and approved by the PZHAC and the BOT.

The colors chosen by the applicant, an off white and a medium blue (see attached photos), are very similar or identical to colors that are in the palette of acceptable color for the Town (see attached color charts). The PZHAC will need to determine that the colors used are not be out of character with the colors of other dwellings in the Historic Residential district.

**ESTIMATED COST: @ \$7,000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed porches are consistent with the following sections of the Code:

**18.06.110 Review of applications within Historical and General Commercial zones – Considerations.**

- A. All applications for work in the Historical zones and Commercial zone (not subject to administrative approval) shall be reviewed by the planning, zoning and historical appropriateness commission. The commission shall determine whether the request involved will be appropriate for the purposes of this title. If the request shall be determined to be inappropriate, the board shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historical district generally, such application may be approved without substantial detriment to the public welfare and without substantial derogation of the intent and purposes of this title.
- B. In reviewing an application, the planning, zoning and historical appropriateness commission shall consider in addition to this chapter:
1. The historical and literary value and significance of the site, building, or structure;
  2. The general design, arrangement, texture, material and color of the features, sign or billboard involved;
  3. The relation of such factors to similar factors or sites, buildings and structures in the immediate surroundings;
  4. The appropriateness of the size and shape of the building or structure in relation to:
    - a. The land area upon which the building or structure is situated;
    - b. The landscaping and planting features proposed by the applicant; and
    - c. The neighboring sites, buildings or structures within the historical district.
  5. The commission shall also consider the applicable zoning and other laws of the town.

**Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed consists of constructing porches over the entryway to the dwelling.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC OPTIONS:**

1. Recommend approval of the requested zoning permit to the BOT.
2. Recommend approval of the requested zoning permit to the BOT with conditions.
3. Postpone a decision on the request to allow the applicant to modify the request.
4. Reject the request.

**PZHAC ACTION:**

**PHOTOS OF THE FRONT AND REAR OF THE DWELLING SHOWING PROPOSED LOCATIONS**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

Legend

### Map Themes

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

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



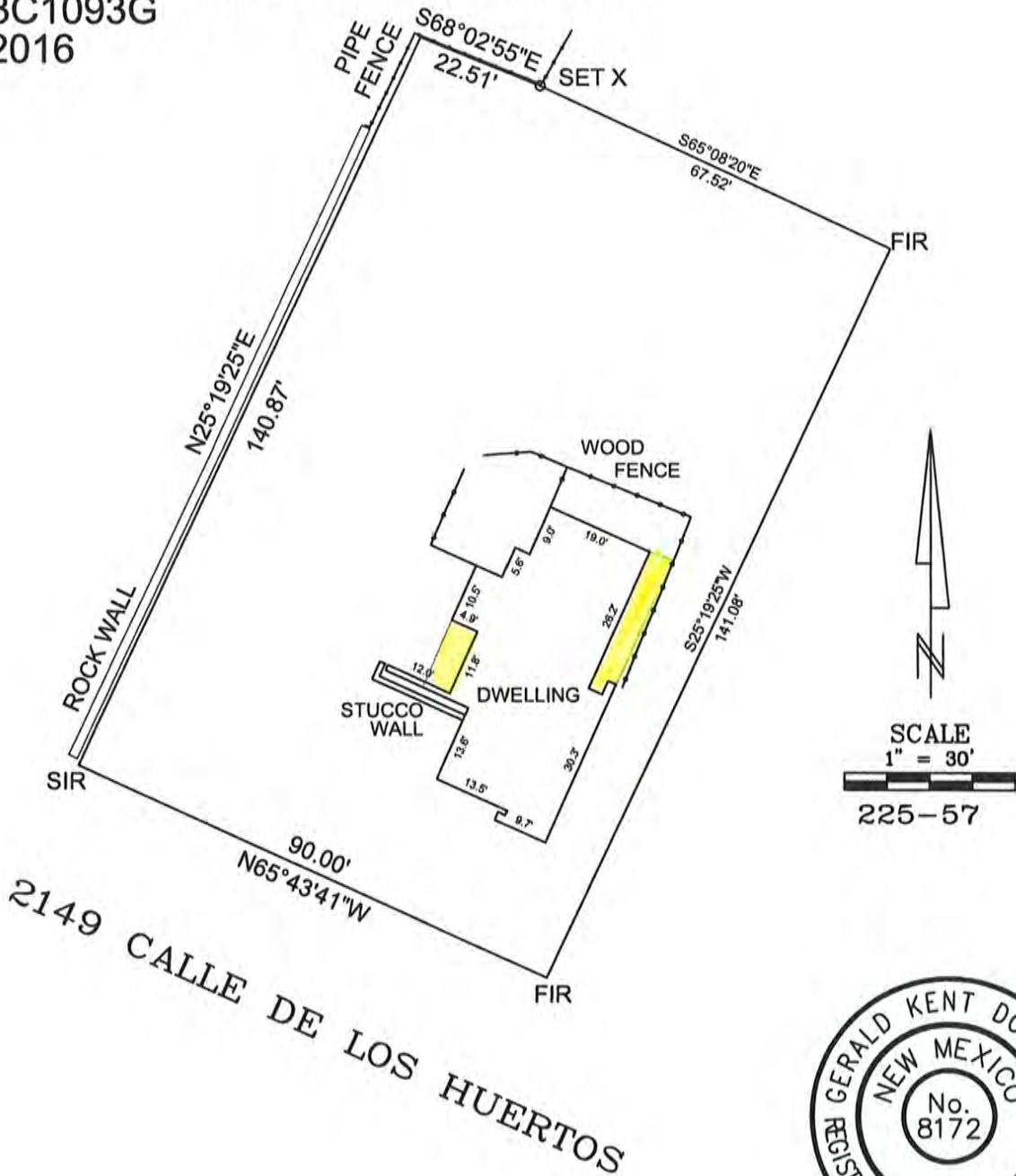
QUINTANA

ZONE X

0.2% ANNUAL CHANCE FLOOD HAZARD

35013C1093G

7/06/2016



PLAT OF SURVEY OF LOT 1  
U.S.R.S. TRACTS 11A-155A, 11A-155B1,  
11A-155B2, 11A-154B2, 11A-154A2, REPLAT  
NO. 1

*Not For Construction Purposes*  
*Filed 12/31/1996 in Bk. 18 Pg. 603.*  
*City of Las Cruces, Dona Ana County,*  
*New Mexico. Date of Survey 11/9/2018.*

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  
1-575-523-1114

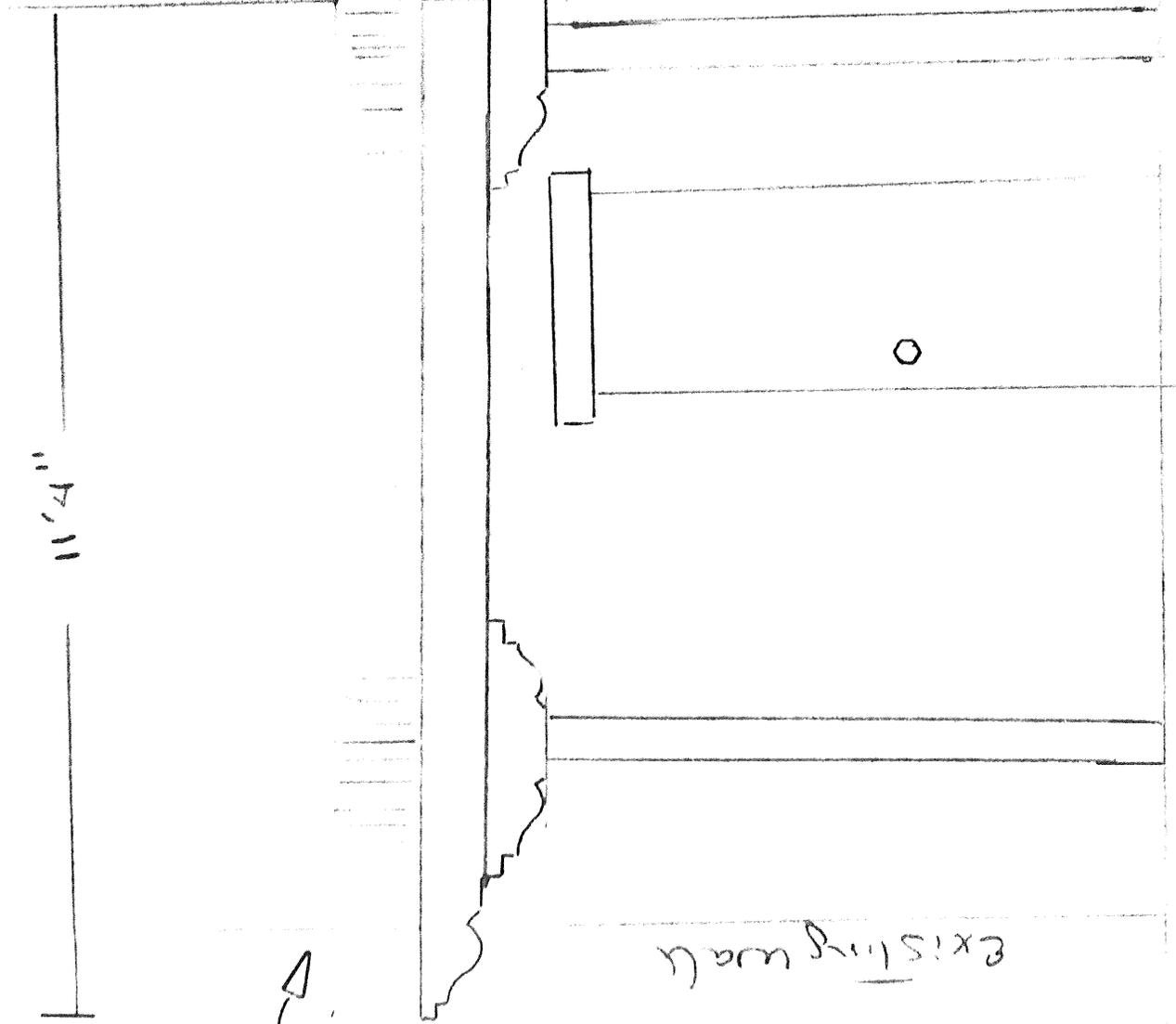
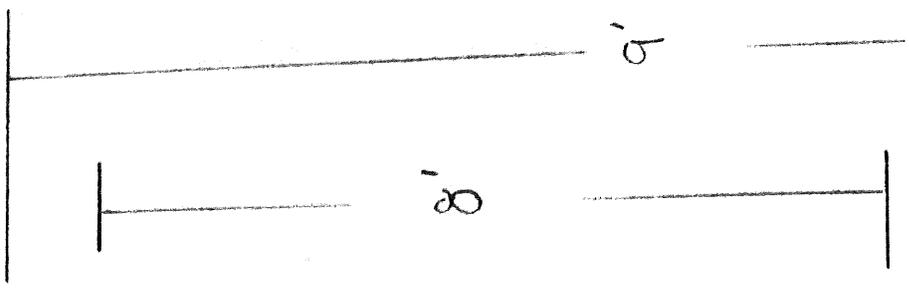
11'4"

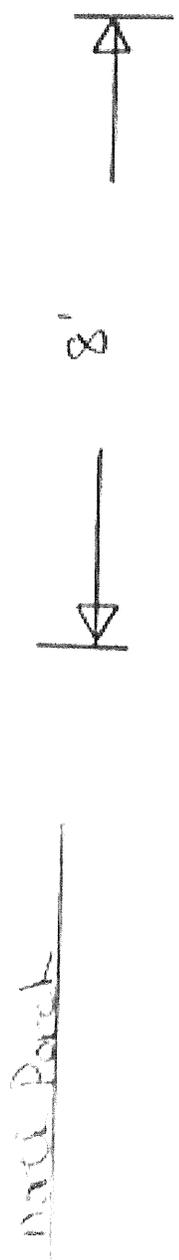
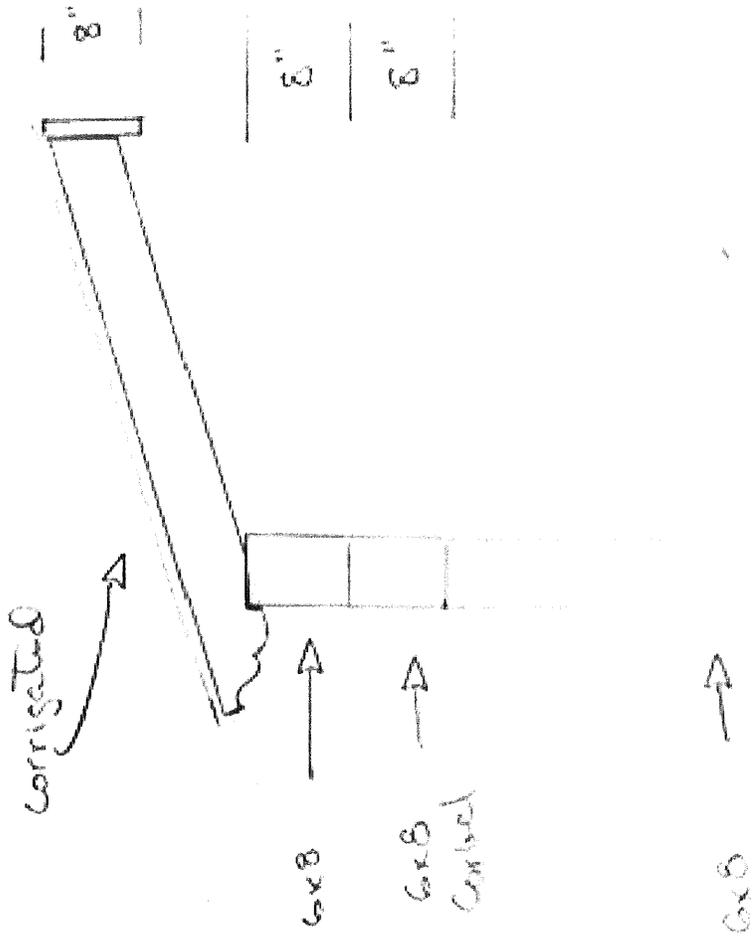
Corrugated  
app 2/12

existing wall

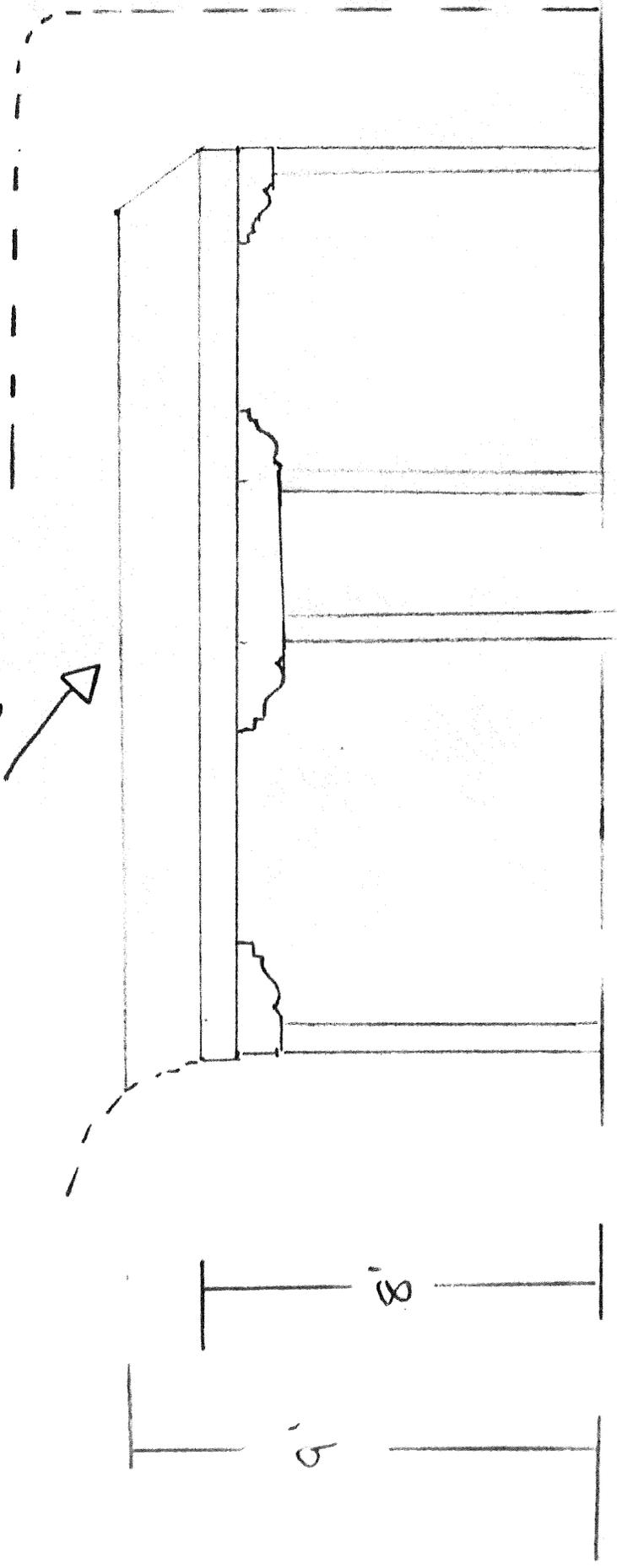
existing wall

north Porch





Corrugated



9'

8'

22'

South Porch

↳ Drip edge / Flashing

↳ corrected

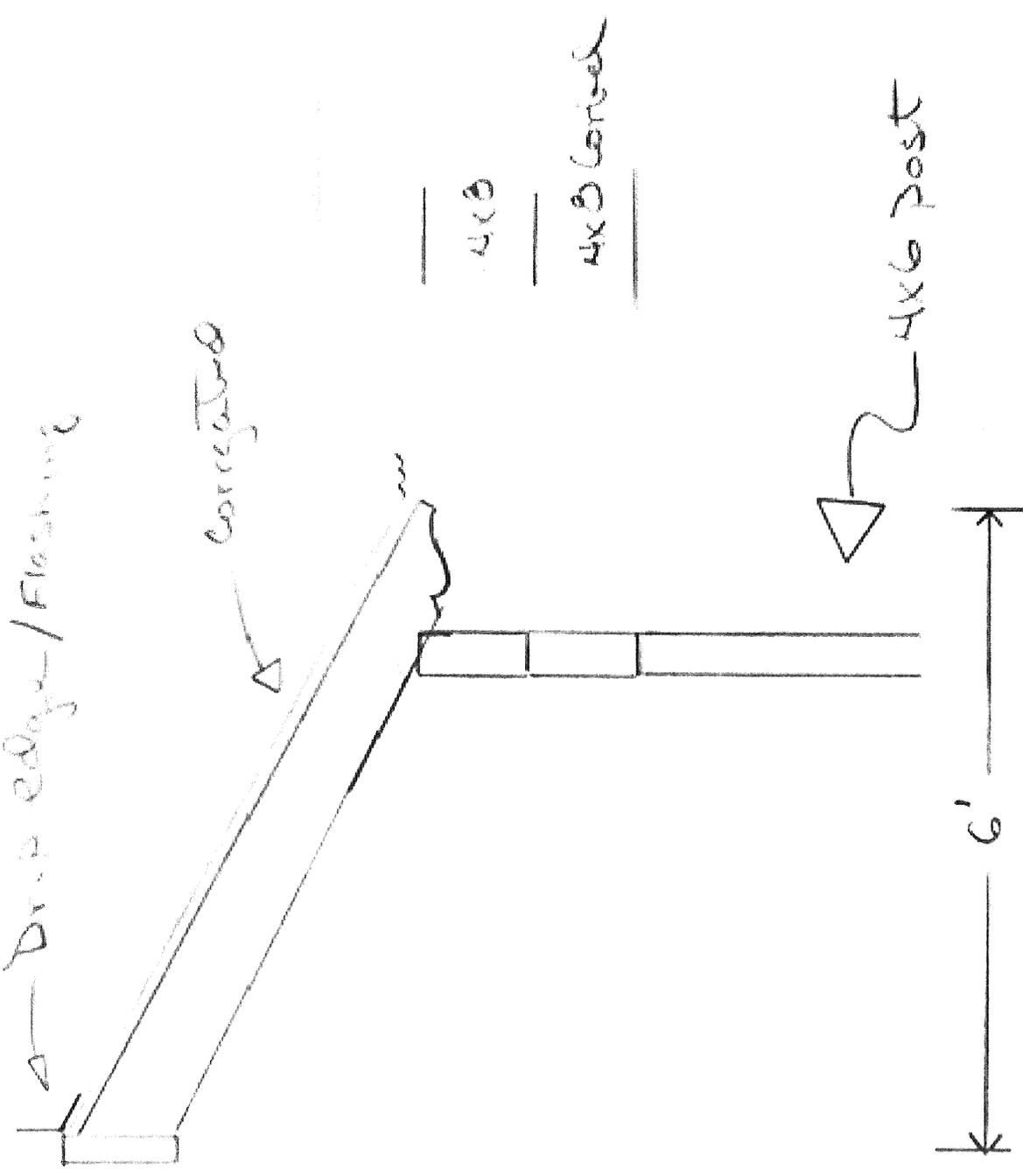
4x6

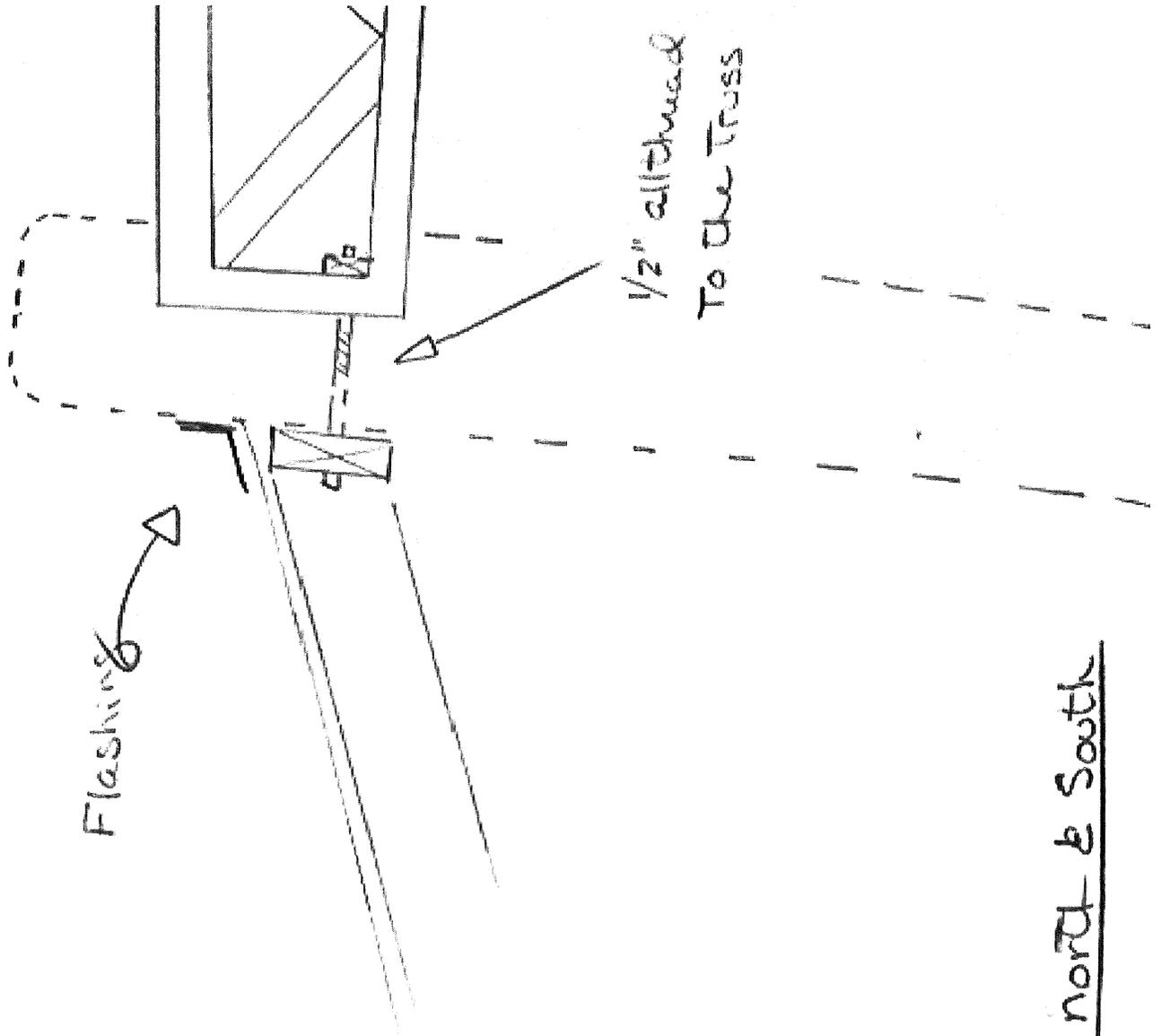
4x6 Corrugated

↳ 4x6 post

6'

South Porch



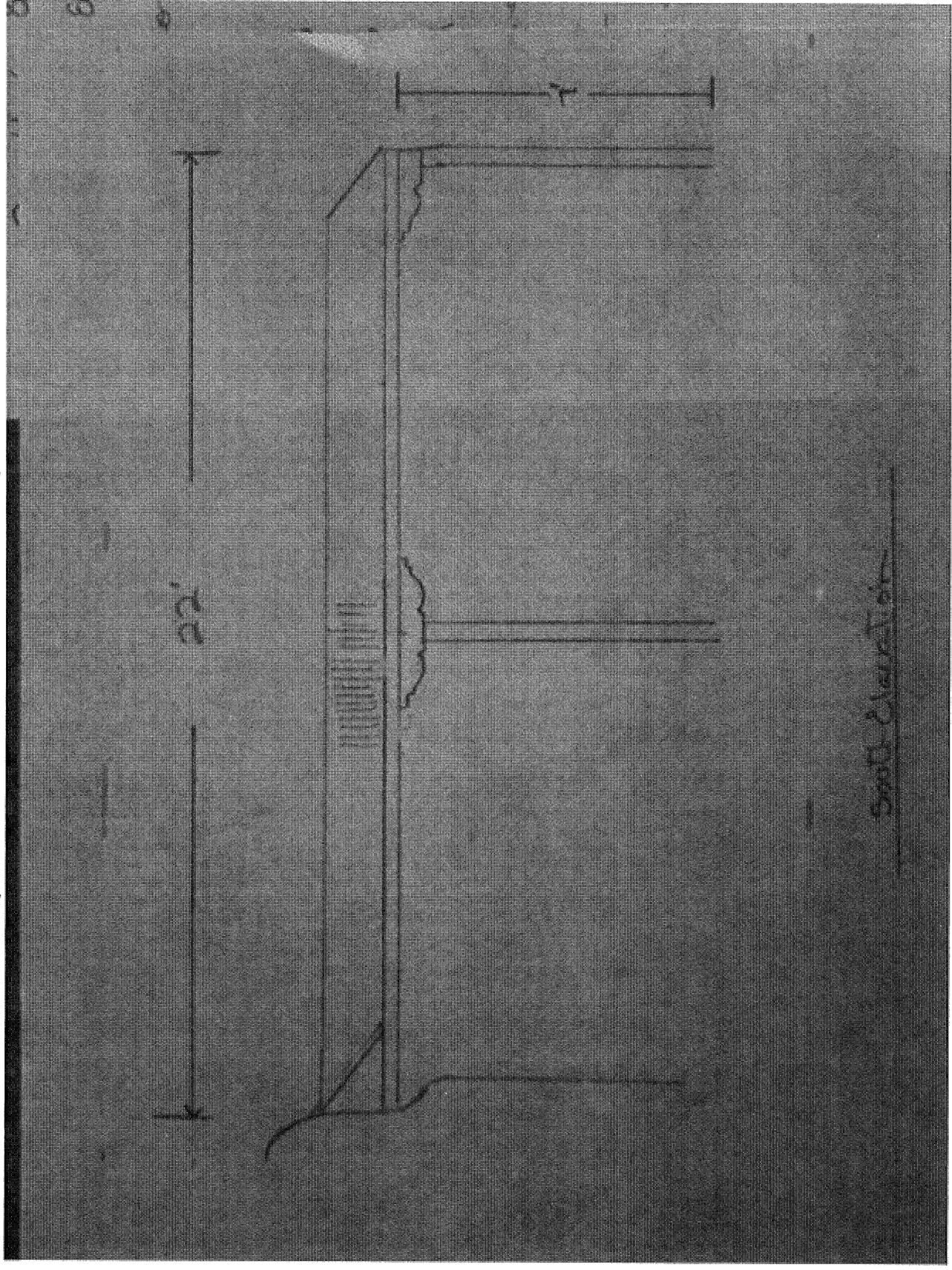


Connections north & south

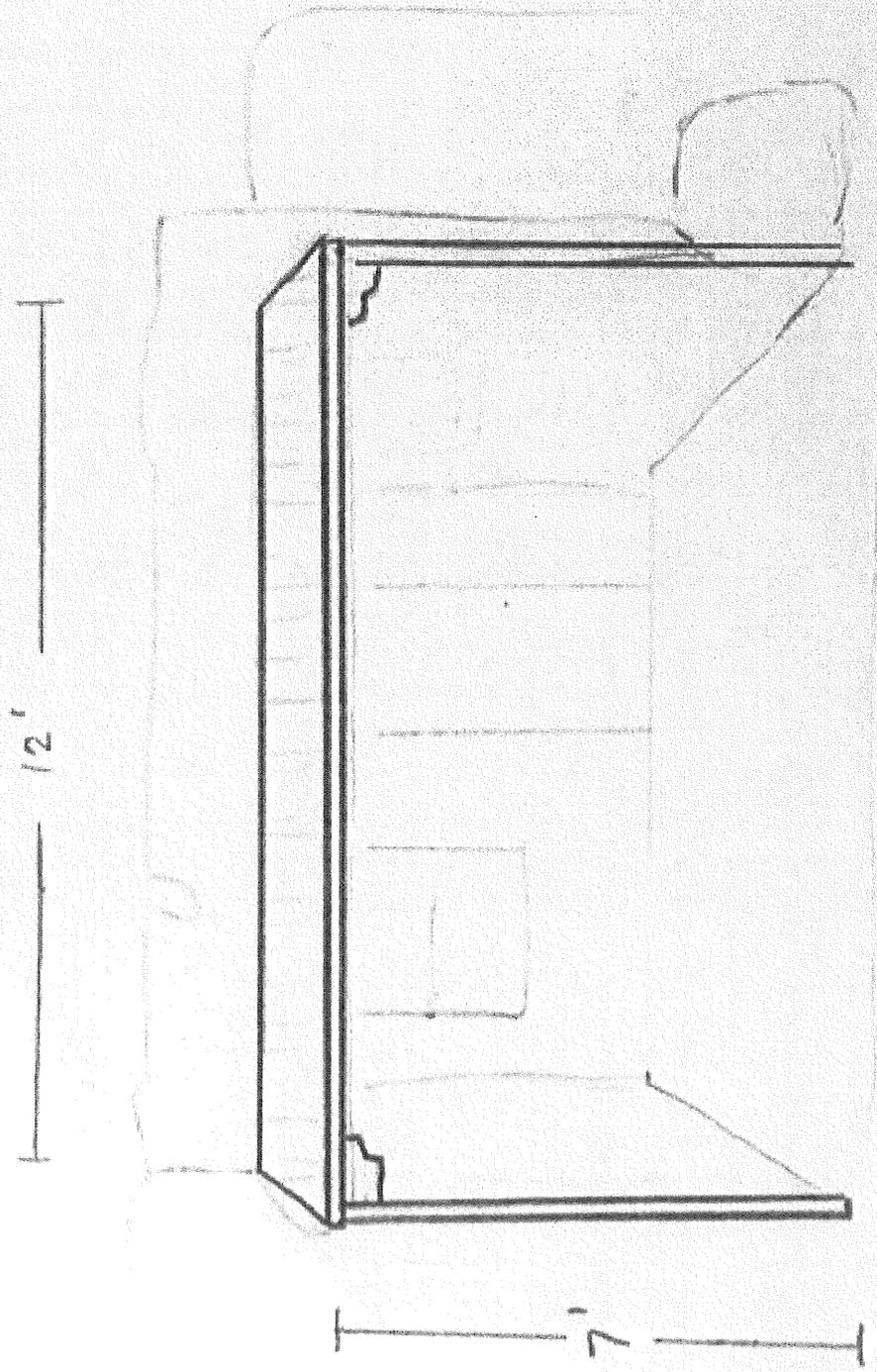




QUINTANA  
2149 CALLE DE LOS HUERTOS



QUINTANA  
2149 CALLE DE LOS HUERTOS



North Elevation

TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061119

Fee \$ 21.00

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. 061119 ZONE: HR CODE: ADU APPLICATION DATE: 9/11/20

GABRIEL QUINTANA  
Name of Property Owner  
941-539-5709  
Property Owner's Telephone Number  
PO Box 55 MESILLA NM 88046  
Property Owner's Mailing Address City State Zip Code

gabeson@comcast.net  
Property Owner's E-mail Address

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

575-649-6238  
Contractor's Telephone Number  
Contractor's Tax ID Number  
Contractor's License Number

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

ADD COVERING OVER FRONT + BACK LANDINGS  
(SEE YELLOW HIGHLIGHTS ON ATTACHED SURVEY + DRAWINGS  
OF WORK WITH DIMENSIONS)  
Description of Proposed Work:

\$7,000  
Estimated Cost  
[Signature]  
Signature of Applicant  
9-11-2020  
Date

[Signature]  
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  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  
CID PERMIT REQUIREMENTS 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.)

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:  
COVERINGS NEEDED TO PROTECT WOODEN DOORS +  
WINDOWS  
\_\_\_\_\_  
\_\_\_\_\_

**PZHAC ACTION FORM**  
**ZONING PERMIT 061120**  
**[PZHAC REVIEW – 9/21/2020]**

**Items:**

**Case 061120** – 2230 Avenida de Mesilla, submitted by Jesus Lucero; a request for a zoning permit to allow sections of fencing to be installed around a commercial property at this address for security reasons. Zoned: Historic Commercial (HC)

The applicant would like to add sections of fence to an existing fence and wall (see site plan for the posed configuration of the fence sections) in order to enclose the entire property for security purposes. There are two types of fences to be used. One will consist of a wood frame around wire sheep fencing (see attached photos) that will be six feet tall. The second will be a corrugated metal and wood fence six feet tall (see attached photos).

A 25 foot section of the wood and wire fence will run from the edge of an existing wall and fence at the front of the property along the south property line to a proposed section of corrugated metal fence that will extend about thirty feet along the south property line to an existing block wall. From the wall, which extends to the rear property line, two sections of fence, one a 30 foot long corrugated metal and the other a 45 foot long wood and wire fence, will run north along the west (rear) property line to an eighteen foot long section of corrugated fence to be located along the north property line that will then connect with the applicant's building. Additionally, a fifty foot long section of wood and wire fence will run north-south through the middle of the property.

A right-of-entry agreement will be needed with one of the property owners along the southern property line. The other property along the southern property line has the existing wall and there will not be a fence on the property line with this property. The applicant owns the property to the west.

**Consistency with the Code:** The PZHAC will need to determine that the proposed fence styles will be compatible with the fence styles allowed in the Town. (Examples of both styles of fence had been allowed throughout Town.) The proposed fences will need to be consistent with the following sections of the Code:

**Chapter 18.35 HR – Historical Residential Zone**

The fence could be compatible with the HR zoning of the property if the PZHAC determines that the fence sections enhance the Historical nature of the dwelling.

**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.

**Estimated Cost: @ \$5,000.00**

**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 replacing windows on a dwelling at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC OPTIONS:**

1. Recommend approval of the requested zoning permit to the BOT.
2. Recommend approval of the requested zoning permit to the BOT with conditions.
3. Postpone a decision on the request to allow the applicant to modify the request.
4. Reject the request.

**PZHAC ACTION:**

# Doña Ana County, NM

General Reference Maps

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Number **▼** Enter Value:

Maps

Legend

### Map Themes

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

Account Number: [R0400324](#)  
 Parcel Number: 4006137243402  
 Owner: LUCERO JESUS D  
 Mail Address: PO BOX 335  
 Subdivision:  
 Property Address: 2230 AVENIDA DE  
 MESILLA  
 Acres: 0



**VIEWS OF THE PROPERTY FROM AVENIDA DE MESILLA**



PROPOSED CORRUGATED  
30 FT LONG  
6 FT TALL

PROPOSED WIRE FENCE  
45 FT LONG  
6 FT TALL

PROPOSED  
CORRUGATED  
18 FT LONG  
6 FT TALL

EXISTING  
BLOCK WALL

PROPOSED CORRUGATED  
FENCE

30 FT LONG  
6 FT TALL

PROPOSED WIRE  
FENCE

50 FT LONG  
6 FT TALL

PROPOSED WIRE  
FENCE

25 FT LONG  
6 FT TALL

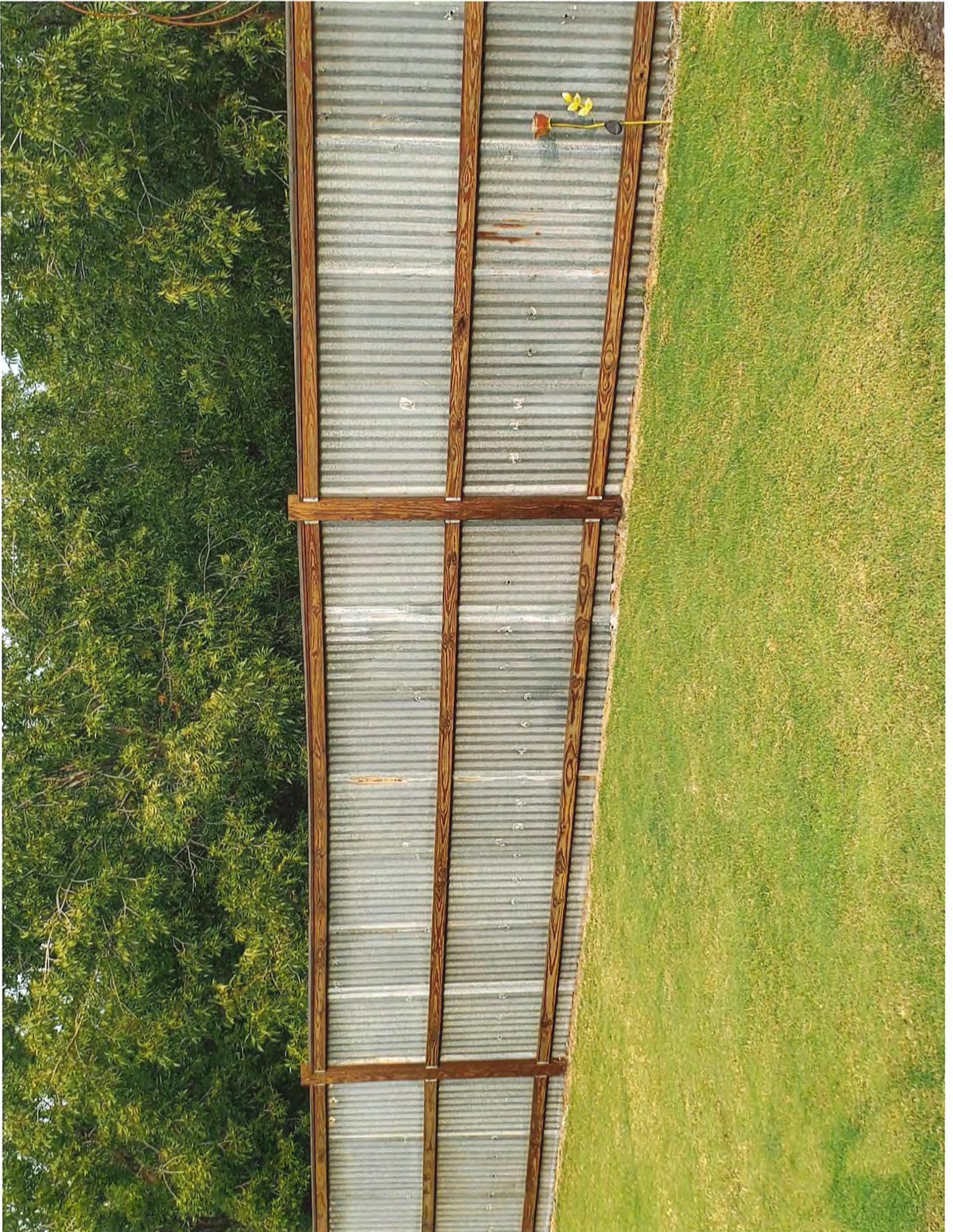
BUILDING

EXISTING  
FENCE

EXISTING  
GATE

EXISTING  
FENCE

AVENIDA DE ALVARADO







OR  
OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

061120  
\$ 45.00

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

CASE NO. 061120 ZONE: vic CODE: misc APPLICATION DATE: 9/14/20

JESUS LUCERO  
Name of Property Owner  
P.O. Box 335 MESILLA NM 88046  
Property Owner's Mailing Address City State Zip Code

575-524-2972  
Property Owner's Telephone Number

Property Owner's E-mail Address

TENANT/APPLICANT  
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: 2230 AVENIDA DE MESILLA

Description of Proposed Work: FENCING TO COMPLETELY ENCLOSE THE PROPERTY FOR SECURITY PURPOSES

\$ 500.00 Estimated Cost  
[Signature] Signature of Applicant  
SEPT. 14, 2020 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

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

CID PERMIT/INSPECTION REQUIRED:  YES  NO  SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED  
A CID PERMIT MAY BE 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.

**PZHAC ACTION FORM**  
**ZONING PERMIT 061121**  
**[PZHAC REVIEW – 9/21/2020]**

**Items:**

**Case 061121** – 2185 Calle de Guadalupe, submitted by Robert Moreno; a request for a zoning permit to allow the replacement of all six windows on a dwelling at this address. Zoned: Historic Residential (HR)

The applicant would like to replace six windows on the dwelling with new windows that are in better condition and are more thermally efficient. The windows will be the same size as the original windows and will have a similar pattern as the windows being replaced (see attached catalogue from Home Depot). The replacement windows will be set in vinyl and will be set into the walls to match the existing window appearances. The replacement windows will be a clay color, the existing windows are a peeling brown color painted over aluminum.

The structure is in the Historic Register (see attached) and appears to have been built around 1900. Attached are the Historical Registry worksheet and the description sheet for the structure which were submitted by the Town as part of the application for inclusion in the Historical Register in 1980 (see attached). The structure was described as being similar to its surroundings and contributing architecturally to the area. The dwelling also appears to have been in the process of being remodeled at the time the inventory for the Historic Register was done. The existing windows appear to have been installed at that time.

**Consistency with the Code:** The PZHAC will need to determine that the proposed windows will be compatible with the style of the structure and the surrounding properties, and the proposed windows will be consistent with the following sections of the Code:

**Chapter 18.35 HR – Historical Residential Zone**

The windows could be compatible with the HR zoning of the property if the PZHAC determines that the replacement windows enhance the Historical nature of the dwelling.

**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.

**Estimated Cost: @ \$4,500.00**

**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 replacing six windows on a dwelling at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC OPTIONS:**

1. Recommend approval of the requested zoning permit to the BOT.
2. Recommend approval of the requested zoning permit to the BOT with conditions.
3. Postpone a decision on the request to allow the applicant to modify the request.
4. Reject the request.

**PZHAC ACTION:**

# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

Legend

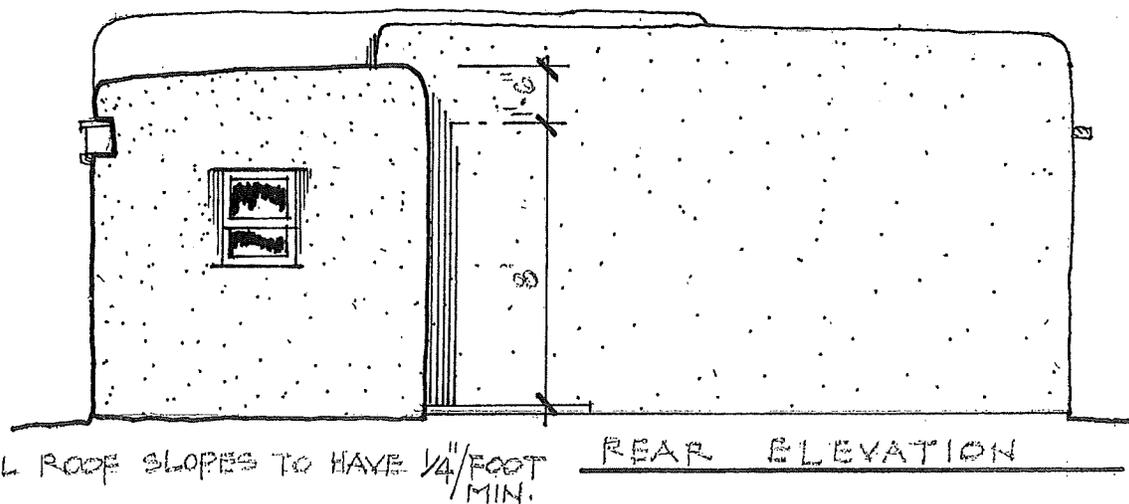
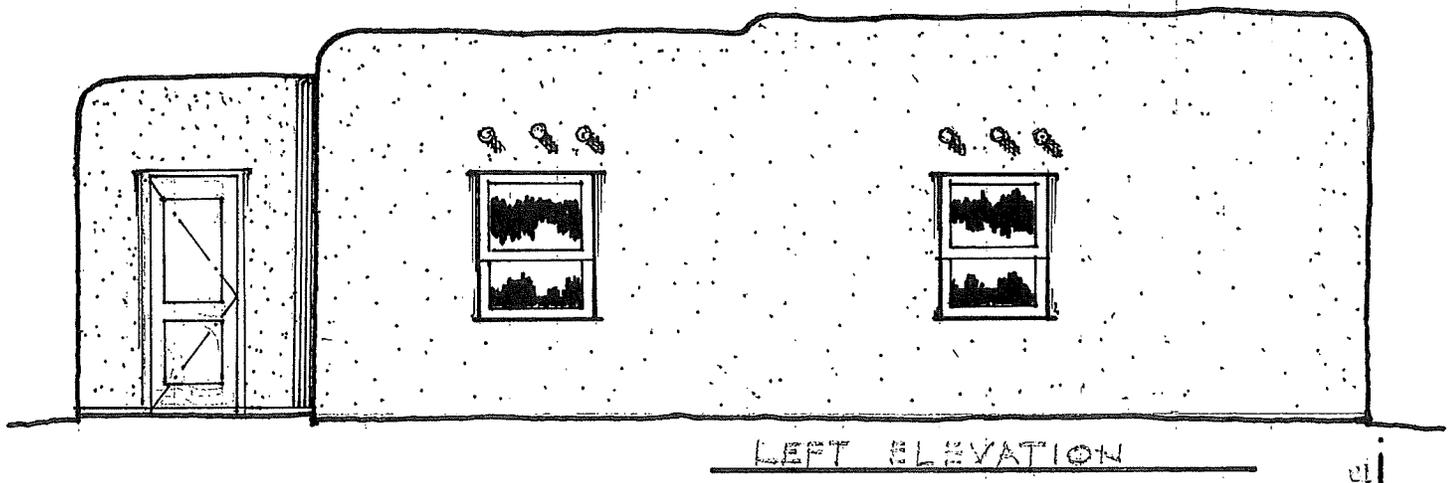
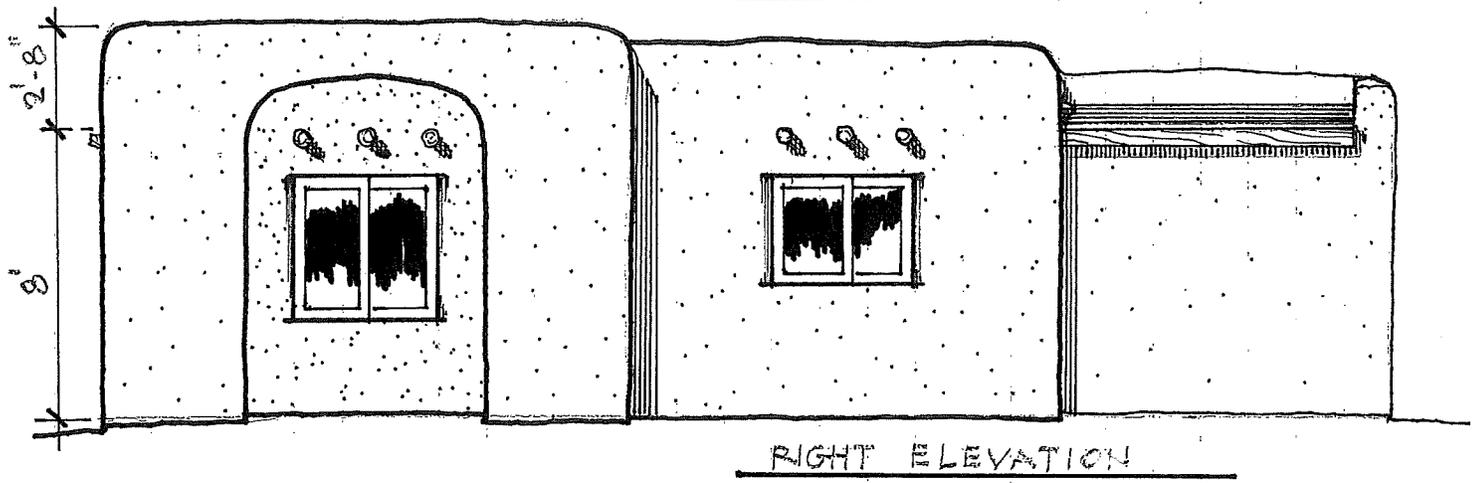
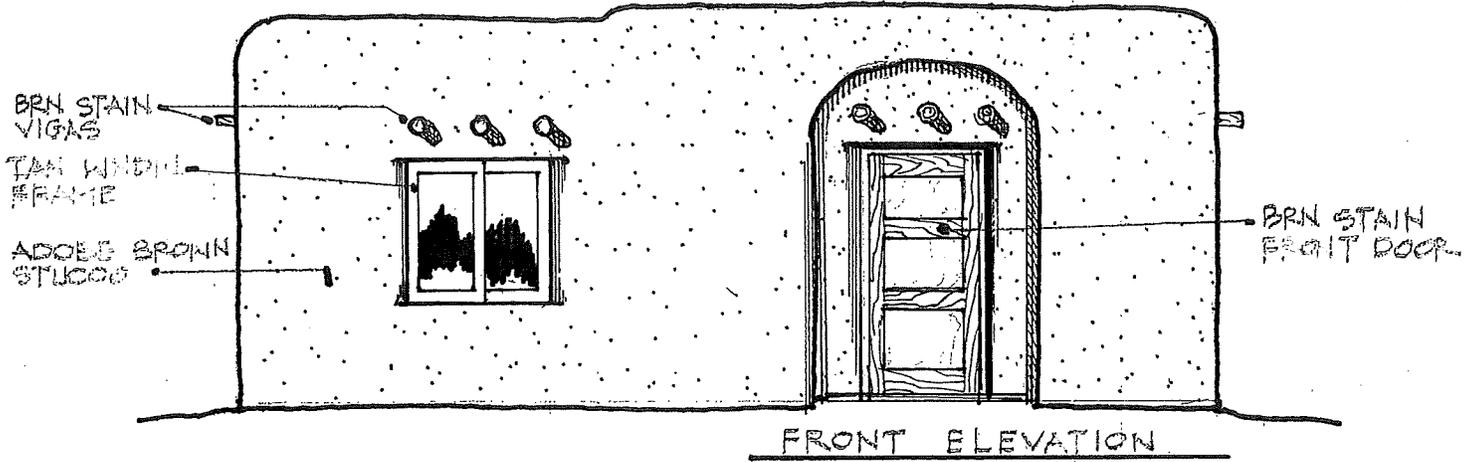
<b>Map Themes</b>
Parcels
UDC Zoning
Roads and Transportation
NM House Districts
NM Senate Districts
County Commission Districts
City Council Districts
Median Household Income
General Land Ownership

Account Number: R0400287  
 Parcel Number: 4006137208399  
 Owner: MORENO ANGELA S &  
 RICHARD S & PAUL S MORENO  
 Mail Address: 258 Sandy Point Trail  
 Subdivision:  
 Property Address: 2185 CALLE DE  
 GUADALUPE  
 Acres: 0



**VIEW OF THE FRONT AND REAR OF THE DWELLING FROM CALLE DE MEDANOS**





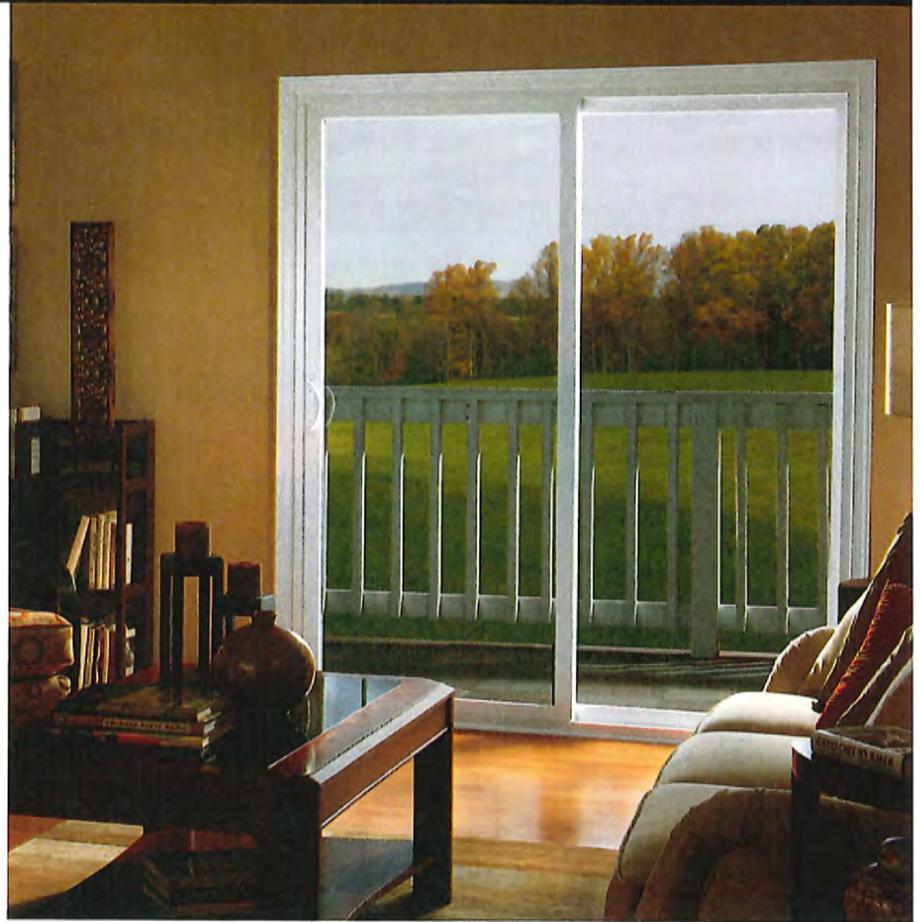
\* ALL ROOF SLOPES TO HAVE 1/4" / FOOT MIN.

2185 CALLE DE GUADALUPE  
CARIANA '20

# 510 Single Hung Window and 580 Sliding Patio Door

**PLY GEM**  
WINDOWS

Ventana de Guillotina Sencilla 510 y Puerta Corrediza Para Patio 580



## For New Construction or Remodeling

Para Construcciones Nuevas  
o Remodelaciones





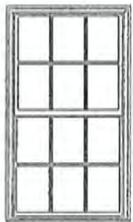
**510 Single Hung Vinyl Window with Nail Fin**

Ventana de Vinilo de Guillotina Sencilla Modelo 510, con Aleta Para Clavado

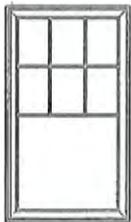


**580 Sliding Patio Vinyl Door with Nail Fin**

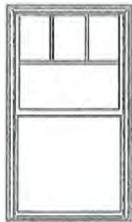
Puerta Corrediza de Vinilio Para Patio Modelo 580, con Aleta Para Clavado



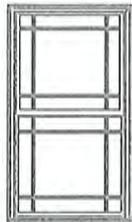
Colonial  
Colonial



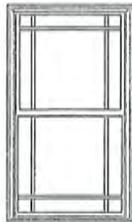
Half Colonial  
Mitad Colonial



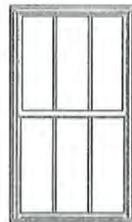
Plaza  
Plaza



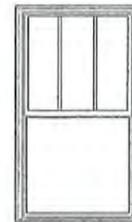
Prairie  
Pradera



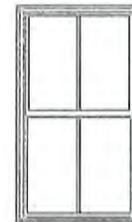
Perimeter Prairie  
Perímetro Pradera



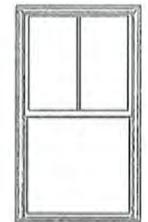
Three over Three  
Tres más Tres



Three over One  
Tres más Uno



Two over Two  
Dos más Dos



Two over One  
Dos más Uno

**Grille Patterns**

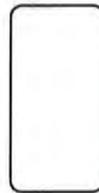
Patrones de Rejilla



5/8" Flat Grilles Between Glass  
5/8" Rejillas Planas Entre Glass



3/4" Flat Grilles Between Glass  
3/4" Rejillas Planas Entre Glass



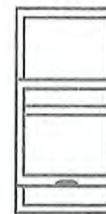
White  
Blanco



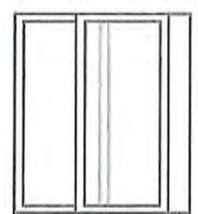
Beige  
Beige



Clay  
Arcilla



Single Hung  
Soltero Hung



Sliding Patio Door  
Correderas Patio de Puerta

**Grille Options**

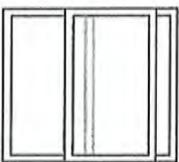
Opciones de Rejilla

**Color Options**

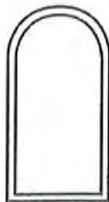
Opciones de Color

**In-Stock Style Options**

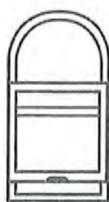
En Inventario Opciones de Estilo



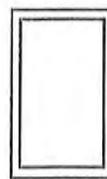
Sliding Window  
Ventana Correderas



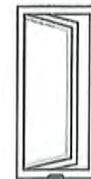
Architectural Shapes  
Formas Arquitectónicas



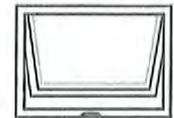
Operating Shapes  
Formas Según  
Funcionamiento



Picture Fixed  
Imagen Fija



Casement  
Con Bisagras



Awning  
Tipo Toldo

**Special Order Options**

Opciones de Orden Especial

1. ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEW MEXICO - HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6-6-79 <i>Pick 2-9</i>													
2. SURVEY DATE 1/2/80 <i>MRT</i>	3. BY	4. CHECK DATE	5. BY	6. COMPUTER DATE	7. BY	8. FILE DATE	9. BY	10. REVISION DATE	11. BY						
12. COUNTY <i>Dona Ana</i>	13. FIELD MAP		14. NUMBER		15. UTM REFERENCE NUMBER <table border="1"> <tr> <td>13</td> <td>330900</td> <td>3572200</td> </tr> <tr> <td>ZONE</td> <td>EASTING</td> <td>NORTHING</td> </tr> </table>					13	330900	3572200	ZONE	EASTING	NORTHING
13	330900	3572200													
ZONE	EASTING	NORTHING													
16. SPECIFIC LOCATION <i>NE corner of Calle de Guadalupe and Calle de Medanos</i>				17. CITY/TOWN <i>Merilla</i>		18. ZIP <i>88046</i>		19. LAND GRANT OR RESERVATION <i>Merilla Civil Liberty Grant</i>							
20. LEGAL DESCRIPTION: TOWNSHIP		NS	RANGE	EW	SECTION			1/4 1/4 1/4							
25. ARCHITECTURAL STYLE <i>adobe vernacular</i>				26. NUMBER OF STORIES <i>1</i>											
27. FOUNDATION MATERIAL(S)				<i>Moreno, Andres</i>											
28. EXTERIOR WALL SURFACE(S) <i>gray plaster</i>				<i>Box 692 Las Cruces, NM 88004 4.006.137.208.399</i>											
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) <i>- horiz alum slide windows, sashes painted brown, deeply recessed. Above some of the windows is a false round arch with riva ends (some false?) protruding.</i>															
30. DOOR ENTRANCE (TYPE/SURROUNDS) <i>Modern wood paneled door. Two sidelights on each side of door. False round arch with protruding riva ends above doorway.</i>															
31. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS) <i>Flat with tin canals below parapet level</i>															
32. CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS) <i>none observed</i>															
33. EXTERIOR DETAILS <i>In the process of remodeling which is keeping the original architectural integrity intact.</i>															
34. COMMENTS															
DATE OF CONSTRUCTION					45. IMMEDIATE SURROUNDINGS										
35. ESTIMATED 1900		36. ACTUAL			<i>residential</i>										
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 type="checkbox"/> LOCAL <input type="checkbox"/> NONE										
40. NAME					49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										
USE					50. WHAT TYPE?										
41. PRESENT <i>residential</i>		42. HISTORIC <i>11</i>			51. IF INVENTORIED, LIST I.D. #'S										
43. CONDITION <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED					52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										
44. DEGREE OF REMODELING <i>new windows</i> <input type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR															

- 96 This stuccoed adobe Territorial Style house has a flat parapet, tin canales, and viga ends visible on the facade. The doorway has sidelights, and top lights. Windows are of wood frame and are fronted by iron grill work. Above the windows and door are decorative pediments. A portal of squared beams and decorative corbels fronts a portion of the building. est. 1860. (S)
- 97 This is a very fine example of the type of architecture that was prevalent in the vicinity of the plaza during the latter half of the 19th century. It has a flat roof, parapet, canales and wood frame windows. The entrance is through a zaguan. This residence fronts the streets on the east and west sides. Another residence (see next entry) is adjacent to, and to the north of the building. est. 1855. (S)
- 98 This residence is adjacent to the building to the south. This also occupies the width of the block, fronting the streets on the east, north and west. The doorway has sidelights and toplights and is fronted by a decorative screen door with spindles. The windows and door have decorative trim, the roof is flat with tin canales and the adobe walls are stuccoed. Blas Duran, the owner of this residence in the early 1850's, was a judge who held court here many times, thus making it one of the earliest seats of government in the village. (S)
- 99 This small stuccoed adobe house has a flat roof, tin canales and aluminum sash windows. This building has recently been renovated. est. 1920. (C)
- 100 This is a small ell-plan house of stuccoed adobe. It has a flat roof, parapet and recessed metal casement windows. est. 1940. (N)
- 101 Very similar to the above mentioned house, this residence has a flat roof, parapet, aluminum frame windows and is of an ell-plan. ca. 1940. (N)
- 102 Very similar to the two preceding houses, this residence has a flat roof, parapet, wood frame windows, and has an ell shaped floor plan. est. 1940. (N)
- 103 This stuccoed adobe house has metal casement windows. The building is fronted by a portal with shed roof that is covered with mission tile. Roof over the residence is flat with parapet. est. 1945. (N)
- 104 This is a stuccoed house with a gabled roof covered by asphalt shingles. Windows are metal casement. est. 1940. (N)
- 105 This house has a flat roof, parapet, metal casement windows fronted with iron grillwork, and it is stuccoed. est. 1935. (N)

**TOWN OF MESILLA  
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061121

Fee \$ 18.00

**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. 061121 ZONE: HR CODE: ACM APPLICATION DATE: 9/10/20

Richard Moreno 575-37-2718 302-0978  
Name of Property Owner Property Owner's Telephone Number

95590 Prospect Ave 34F Loma Linda, Ca 92  
Property Owner's Mailing Address City State Zip Code

redone.moreno737@gmail.com  
Property Owner's E-mail Address

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

575-680-5188  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2185 Calle de Guadalupe

Description of Proposed Work: Window Replacement

\$ 4,500.00 [Signature] September 10, 2020  
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 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 APPROVAL & BOT APPROVAL REQUIRED  
BOT PERMIT REQUIRED  
ZL

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.)

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:

Low E Double Pane glass vinyl windows  
(clay arcilla)

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PZHAC NEW BUSINESS  
SEPTEMBER 21, 2020

BUSINESS REGISTRATIONS

**PZHAC ACTION FORM**  
**BUSINESS REGISTRATION REQUEST**  
**[PZHAC REVIEW –9/21/2020]**

**Item:**

**Permit 0856** – 2230 Avenida de Mesilla, submitted by Joshua Prieto for “Merch de Mesilla”; a request for a business license to allow the applicant to operate a commercial retail operation at this location selling locally made wood and leather products, gift items, and other small retail products. Zoned: Historic Commercial (HC)

**Description of Business:**

The purpose of the application is to allow the applicant to use 5400 square feet of the existing structure for the commercial sale of locally made wood and leather products, gift items, and other small retail products that you would find in a gift and mercantile shop. The proposed use will not result in any changes to the historic use of the structure or property or change the character of the area. The applicant will share the building with his brother who received a business permit (0855) from the PZHAC on September 8, 2020 to operate a retail shop here selling imported products.

**Consistency with the Code:**

The proposed use will be consistent with the following sections of the Code:

Chapter 18.40 – HISTORICAL COMMERCIAL ZONE (HC)

**18.40.020 – Uses Permitted**

**Uses permitted in the H-C zone are as follows:**

Commercial uses allowed in C zone and residential uses subject to approval of the planning, zoning and historical appropriateness commission upon application and approval of a development plan. [Ord. 2001-04 § 1; Ord. 94-06 § 1; prior code § 11-2-11.5.B]

**Uses permitted in the C zone (Section 18.45.020) include, but are not limited to:**

Clothing stores, dry goods stores, furniture stores, gift shops, notions stores, secondhand stores, and several other operations that could be considered very similar to the proposed use.

The requested license will not result in any changes to the external physical elements or style of the structure. There is an open area alongside the commercial building that will be used as a display area for the business. There will be some cosmetic changes to the interior of the structure. The business will be subject to a \$150 per year parking fee to make up for the deficiency in off-street parking.

**Findings of Fact:**

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

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**

**VIEW OF LOCATION FROM AVENIDA DE MESILLA**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

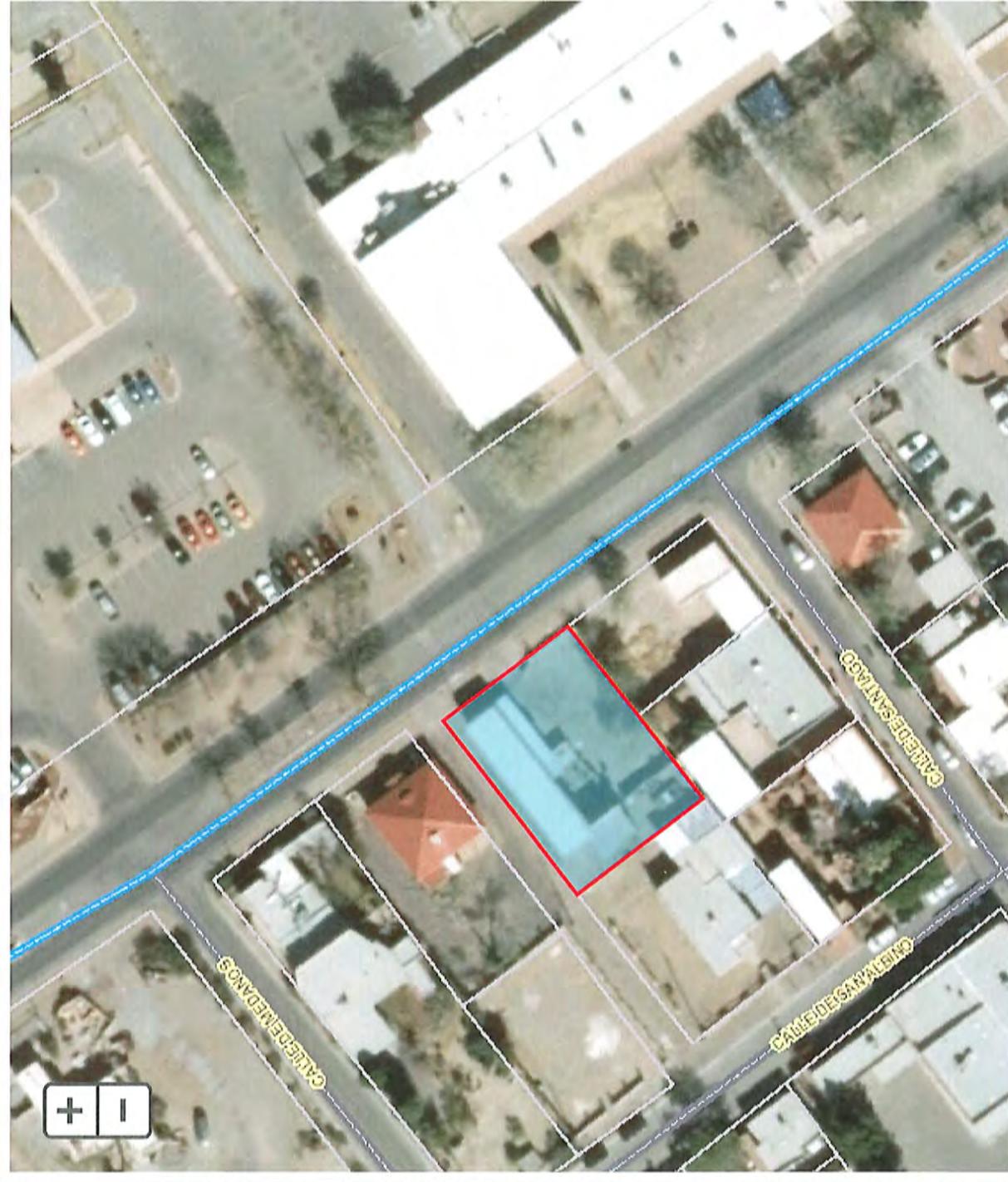
Select Search Type: Account Number | Enter Value:

Maps

Legend

<b>Map Themes</b>
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: **R0400324**  
 Parcel Number: 4006137243402  
 Owner: LUCERO JESUS D  
 Mail Address: PO BOX 335  
 Subdivision:  
 Property Address: 2230 AVENIDA DE  
 MESILLA  
 Acres: 0





Date: \_\_\_\_\_

2231 Avenida de Mesilla  
P.O. Box 10, Mesilla, NM 88046  
Phone: (575) 524-3262 Fax: (575) 541-6327

Permit No.: \_\_\_\_\_

### Business Registration Application

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

**PLEASE PRINT**

**BUSINESS INFORMATION**

New  Renewal \_\_\_\_\_

Business Name: Merch de Mesilla

Business Address: 2230 Avenida de Mailing Address: 3642 Valdes Rd.  
Mesilla 88005 Las Cruces NM  
88005

Total Area of Business: 400sq ft No. of Employees: 1 No. of Parking Spaces: 2 Zoning: HC

e-Mail Address: jprieto1976@gmail.com Business Phone #: (575) 642 9609

Type of business (Please describe product(s) and/or service(s):  
Local made wood & leather products: earrings, wallets, business card holders,  
Caps with leather & stainless steel patches. Custom made crosses (wood, metal)  
T-shirts

Business Owner Is: Sole Proprietorship  Partnership \_\_\_\_\_ Corporation \_\_\_\_\_ Other \_\_\_\_\_

Current New Mexico Revenue Division ID #: 03-439358-00-7  
(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

**BUSINESS OWNER/APPLICANT INFORMATION**

Business Owner's/Applicant's Name (s): Joshua Prieto

Home Address:  
3642 Valdes Rd.  
Las Cruces NM.  
88005

Mailing Address:  
3642 Valdes Rd.  
Las Cruces NM.  
88005

Business Owner's/ Applicant's Phone #: (575) 642-9609

Is property: owned \_\_\_\_\_ leased X

Property Owner: JESUS LUCEPO

Property Owner Address: P.O. Box 335  
MESILLA, NM 88046

Property Owner Phone #: 575.524.2972

**EMERGENCY CONTACT INFORMATION**

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

24 HOUR EMERGENCY PHONE #: (575) 642 9609

Name	Address	Telephone #
1. <u>Maribel Prieto</u>	<u>3642 Valdes Rd</u>	<u>575 556 4583</u>
2. <u>Dorothy Prieto</u>	<u>2114 W. Union</u>	<u>575 525 0335</u>
3. <u>Roman Prieto</u>	<u>3260 N. Hwy 2B</u>	<u>575 621 2456</u>

Do you have an alarm system? Yes  No \_\_\_\_\_

What Type? \_\_\_\_\_

Which Company, if any, Responds to Alarms? \_\_\_\_\_

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

Josh Prieto  
Signature of Applicant/Title

9/4/20  
Date

Jesus Lucepo  
Signature of Building Owner

9/8/20  
Date

Receipt Number: \_\_\_\_\_  
Permit Number: 0856  
Approval Date: 9/16/20  
Sign Permit Case #: N/A

Office Use  
Date of Payment: \_\_\_\_\_  
Zone: HC  
Bus. Type: RETAIL  
Renewal Date: 3/15/21

**Fire Department Inspection Verification**

Fire Department Representative Signature: \_\_\_\_\_

PZHAC NEW BUSINESS

SEPTEMBER 21, 2020

SUMMARY SUBDIVISIONS

## SUMMARY SUBDIVISION REQUEST

CASE 061112

[PZHAC REVIEW – 9/21/2020]

### Item:

**Case 061112** – 2569 Calle del Oeste, submitted by David T. Coyle and Judy K. Yarasheski; a request for a Summary Subdivision to split a 0.55 acre parcel into two 0.275 acre lots. Zoned: Historical Residential (HR)

### Description of Request:

The current property is Lot 2 of the GM Madrid Subdivision filed with Dona Ana County in 2011. This is a 0.55 acre parcel of land that is currently vacant. The applicants would like to divide the parcel exactly in half with the dividing line running east-west through the middle of the property from the property line along Calle del Oeste to the west property line along the EBID Lateral (see attached subdivision plat). Both properties will front on Calle del Oeste and have access to the road and utilities. The applicants intend to construct a single family dwelling on each parcel.

The proposed lot size of 0.275 acres (11,979 square feet) for each lot is well above the minimum lot size of 8000 square feet required for new lots in the HR zone. Also, since both lots will have 92 feet of frontage along Calle del Oeste, both lots will meet the frontage requirement of 80 feet. Utilities will be available to both lots from Calle del Oeste. (The applicants will need to provide utility stub-outs to each lot.) The proposed subdivision also appears to meet all of the requirements of Section 17.35 (Alternate Summary Procedure) of the Code.

When the property was created as part of the original GM Subdivision in 2011, the subdivider, Gilbert F. Madrid, attached a deed restriction to the deed for the property (see attached) limiting the development of the original parcel to one single family dwelling along with other uses, including a guest house, as "...may be allowed by the Ordinances of the Town of Mesilla..." Although the Town cannot legally enforce deed restrictions, this is brought up here at the request of Mr. Madrid for informational purposes, and to show his intent that there would only be one main dwelling and a guest house on the entire property. (Since the HR zoning of the property currently requires 8,000 square feet of property for each dwelling to be built on a property, and since each property will be only 11,980 square feet in size, only one dwelling will be allowed on each new property. The Code will not allow any secondary dwellings or "guest houses" as accessory uses to the main dwelling on each property.)

The applicants will be present by phone to provide more information if necessary and to answer any questions the PZHAC may have.

### Findings of Fact that need to be met:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed lot split creating two 0.275 acre (11,979 square feet) lots from a 0.55 acre lot is allowed in the HR zoning district.
- There will be no significant negative impacts generated by the proposed lot split.
- The proposed lot split will not have major negative impacts on Town services to the lot or to the area.
- The proposed lot split area meets all other applicable Code requirements.

### PZHAC OPTIONS:

1. Recommend approval of the summary subdivision as requested to the BOT.
2. Recommend approval of the summary subdivision as requested to the BOT with conditions.
3. Reject the requested summary subdivision.

### PZHAC ACTION:

**PHOTOS OF THE SUBJECT PROPERTY FROM CALLE DEL OESTE**



# Doña Ana County, NM

General Reference Maps

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Number  Enter Value:

Maps

Legend

<b>Map Themes</b>
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: **R0401194**  
 Parcel Number: **4006138090110**  
 Owner: **COYLE DAVID T**  
 Mail Address: **1228 GOLDEN EYE CT**  
 Subdivision: **GM MADRID**  
 SUBDIVISION (BK 23 PG 199-200 - 1116762)  
 Property Address: **2569 CALLE DE OESTE**  
 Acres: **0**







# SUBDIVISION APPLICATION

OFFICIAL USE ONLY:

Case # 06112

Fee \$ 150.00

CASE NO. 06112 ZONE: HR CODE: SSUB APPLICATION DATE: 8/17/20

Preliminary Plat  Summary Subdivision  Final Plat  Vacation of Lot Line

Name of Applicant David T. Coyle Judy K. Yarasheski Applicant's Telephone/Cell Number David 575-642-3014 Judy 505-681-4252

Mailing Address 1228 Goldeneye Ct, City Las Cruces, State NM Zip Code 88007

Owner of Record: Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name of Engineer License # of Engineer Address Telephone/Cell Number

Name of Architect License # of Architect Address Telephone/Cell Number

Subdivision Name GM Madrid Subdivision Subdivision Location Mesilla, NM

Total Acreage .55 acre Number of Lots: 2

Acreage of Largest Lot: .275 acre Acreage of Smallest Lot: .275 acre

Legal Description Lot 2 S:36 T:23S R:1E USRS 11A-A1B & A1C

Tax Map Property Code (s) \_\_\_\_\_ Jacob's Map # \_\_\_\_\_

A ZONE CHANGE, VARIANCE, EXEMPTION, OR SPECIAL PERMIT IS ALSO BEING REQUESTED WITH THIS PROPERTY.

EXPLAIN: \_\_\_\_\_

By signing this application, you hereby acknowledge that ALL the information submitted on and with this application is true and correct to the best of your knowledge and that all provisions of the Town of Mesilla shall be met. No application will be accepted without the original signature of the owner(s) of record of the described property. If more than one owner, ALL owners must sign the application. (Attached an additional sheet if necessary)

David T. Coyle 07/10/2020 Judy K. Yarasheski 07/10/2020  
7/10/2020 1:18:11 PM MDT 7/10/2020 1:44:12 PM MDT  
Owner(s) Date

Applicant(s) (if different than owner) \_\_\_\_\_ Date \_\_\_\_\_

**FOR OFFICIAL USE ONLY**

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

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

## SUMMARY SUBDIVISION REQUEST

CASE 061123

[PZHAC REVIEW – 9/21/2020]

**(Decision to be based on information presented at Work Session)**

### **Item:**

**Case 061123** – Properties at and adjacent to 2200 West Union Avenue, submitted by Indalencio Prieto and Ladene Vance; a request for a summary subdivision to adjust the lot lines of three properties to eliminate one lot and to combine part of a lot with a neighboring lot. Zoned: Rural/Agricultural (RA) **(This case was discussed during the work session.)**

### **Description of Request:**

(Discussed during Work Session)

### **Staff Analysis:**

The lot line adjustments were discussed in the PZHAC Work Session held prior to this meeting. If it is determined that the proposal is acceptable for the area as proposed, or if an alternate solution is arrived at, then the case 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 of Fact stated below.

If, on the other hand, it is determined that the proposed lot line adjustments would not be acceptable to the area, and no other solution can be reached, then the PZHAC should either postpone the case 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 of Fact as listed.

### **Findings of Fact that need to be met:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed lot split creating two 0.49 acre lots from a 0.99 acre lot is allowed in the HR zoning district.
- There will be no significant negative impacts generated by the proposed lot split.
- The proposed lot split will not have major negative impacts on Town services to the lot or to the area.
- The proposed lot split area meets all other applicable Code requirements.

### **PZHAC OPTIONS:**

1. Have the applicant proceed with the proposed summary subdivision and submit a survey of the summary subdivision as proposed .
2. Have the applicant proceed with the proposed summary subdivision and submit a survey of the summary subdivision with changes suggested by the PZHAC.
3. Reject the requested summary subdivision.

### **PZHAC ACTION:**