



# Town of Mesilla, New Mexico

## PZHAC WORKSHOP & MEETING AGENDA 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)
- 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 PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON TUESDAY, SEPTEMBER 8, AUGUST 17, 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 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)
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)
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)
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)
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)

### 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 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)**
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)**
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)**
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)
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)
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)

### **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)
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)

### **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)

## **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 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.

PZHAC NEW BUSINESS

SEPTEMBER 8, 2020

WORK SESSION

**PZHAC WORK SESSION**  
**ZONING PERMIT 061051**  
**[PZHAC REVIEW – 9/8/2020]**

**Item:**

**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)

**This case was heard by the PZHAC on June 1 and June 15, 2020 and was postponed further in order to allow the applicant to present additional information showing that two of windows being replaced match the style of the windows they are replacing. According to the applicant, Window World does not have windows that match the two windows in question (shown in the attached photos). The applicant will add framing to the outside of the windows after they are installed to match the framing of the windows being replaced. (This will be discussed at the work session.) Additionally, the applicant would like the frames of all the windows to be almond colored instead of dark brown. This was the color of the original windows before the existing windows were installed.**

**Description of the Request:**

The applicant would like to replace all the 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 be similar in appearance (see attached descriptions) but not identical to the existing windows. The existing windows are set in metal frames throughout and are brown. The replacement windows will be set in aluminum and will be almond in color.

The structure is in the Historic Register (see attached) and appears to have been built around 1940. 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 but not contributing architecturally to its surroundings. According to the Register, the structure does not have significance to the historical nature of the Town. The dwelling also appears to have had a moderate degree of remodeling since its construction.

**Consistency with the Code:**

At the June 1 PZHAC meeting, the PZHAC will determined that all but two of the widows would be compatible with the style of the structure and the surrounding properties and would be consistent with the Code. 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: @ \$3,000.00**

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

**PZHAC ACTION:**

# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select 5

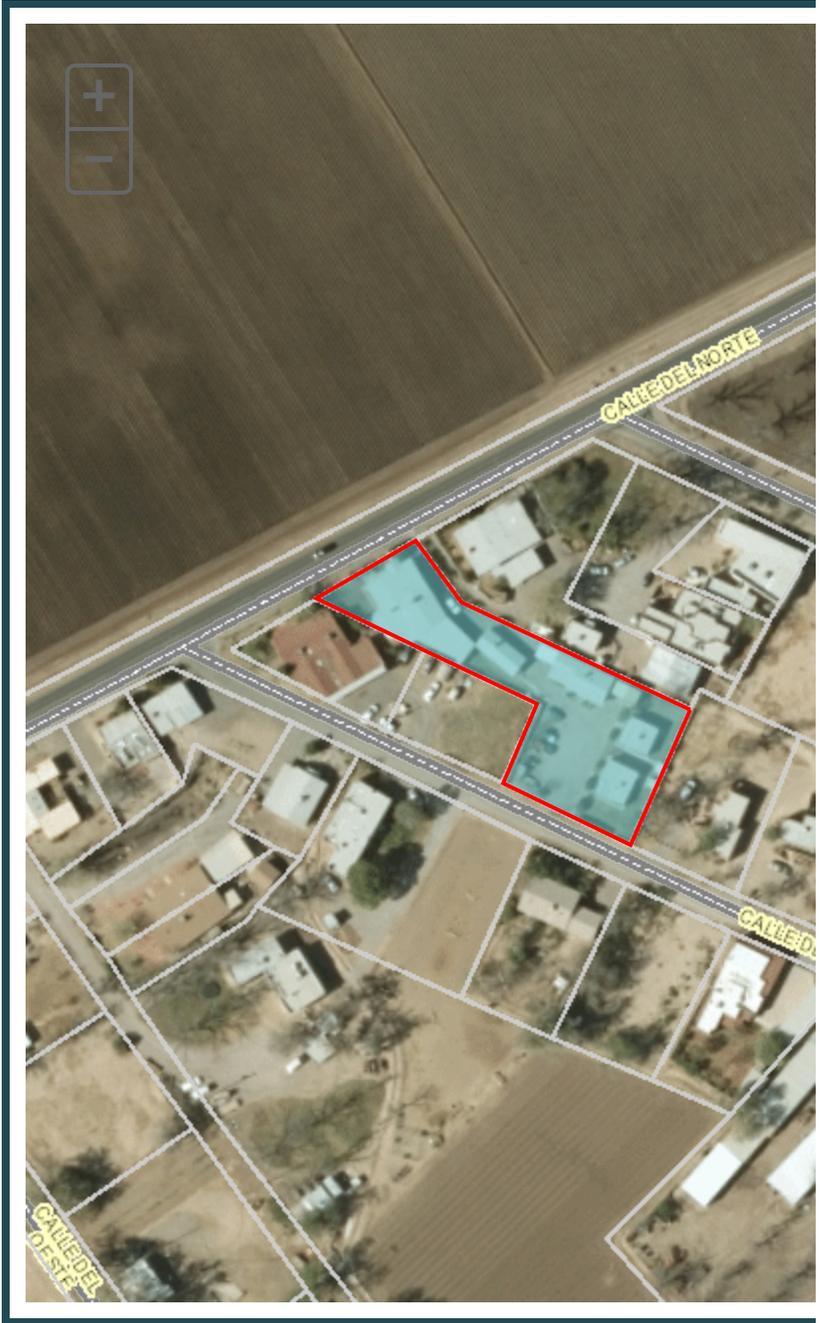
Maps

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: [R0400180](#)  
Parcel Number: 4006137051457  
Owner: ESTRADA MATILDE G  
Mail Address: PO BOX 742  
Subdivision:  
Property Address: 2447 CALLE DEL NORTE  
Acres: 0.61



ALERT SHEET? YES  NO

NEW MEXICO HISTORIC BUILDING INVENTORY  
FORM 1: BUILDINGS & STRUCTURES 6-679

SURVEY DATE: 12/80 BY: TP

CHECK DATE: 4. BY: 5. COMPUTER DATE: 6. BY: 7. FILE DATE: 8. BY: 9. REVISION DATE: 10. BY: 11.

COUNTY: Bernalillo

13. FIELD MAP: 14. NUMBER: 15. UTM REFERENCE NUMBER:  
 ZONE: 18 EASTING: 330400 NORTHING: 9572000

SPECIFIC LOCATION: Second house East of Calle del Norte and Calle de los Huertos

17. CITY/TOWN: Mesilla 18. ZIP: 88046

19. LAND GRANT OR RESERVATION: Mesilla Civil Colony

20. I.D. #: 183202049  
 22. ROLL #: 92 23. NEG #: 20  
 24. LOCATION OF NEG.



LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4

ARCHITECTURAL STYLE: Ranch

26. NUMBER OF STORIES: One

Miquel + Mat. Ide Estrada  
 Box 742, Mesilla, NM 88046

FOUNDATION MATERIAL(S): Concrete

EXTERIOR WALL SURFACE(S): Stucco / Adobe

29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS):  
 Single; metal casement large and small light windows w/o surrounds; concrete lug sills

4-006-137-051-457

DOOR/ENTRANCE (TYPE/SURROUNDS):  
 Standard wood door w/o surrounds; lozenge lite

ROOF(S) (NUMBER/SHAPE/MATERIAL/DETAILS):  
 riple low gable asphalt shingle roof w/ wood fascia; vertical planes, wated edge gable end siding

CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS): None

EXTERIOR DETAILS: Brick attached half wall; decorative wrought iron columns supporting front porch; rock half wall w/ wrought iron screen.

COMMENTS:

35. TYPE OF CONSTRUCTION: ESTIMATED 1935 SOURCE OF DATE

36. ACTUAL

37. ARCHITECT/ENGINEER/BUILDER

38. SOURCE OF INFORMATION

39. NAME

40. PRESENT } Residential  
 42. HISTORIC }

43. CONDITION:  
 EXCELLENT  GOOD  FAIR  DETERIORATED

44. DEGREE OF REMODELING:  
 MINOR  MODERATE  MAJOR

45. IMMEDIATE SURROUNDINGS: Residential / Agricultural

46. RELATION TO SURROUNDINGS:  
 SIMILAR  NOT SIMILAR

47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS:  
 PLUS  NEUTRAL  MINUS

48. OVERALL SIGNIFICANCE:  
 NATIONAL  STATE  LOCAL  NONE

49. ASSOCIATED BUILDINGS?  YES  NO

50. WHAT TYPE?

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

52. SEE BACK?  YES  NO

cont.

- 243 where it has fallen, the vigas and latillas in the roof are visible. There is a very large entry way with a corbelled lintel among the rubble in the southwest portion of the building. This was either an opening into what was a patio or a large room. The original floor plan is hard to discern because of the extensive deterioration. est. 1870. (C)
- 244 A square-plan structure with unplastered adobe walls, wood frame windows, and a flat roof with deteriorating parapet, this building at one time could have been part of the extensive one just to the east (see above entry). Tin canales pierce the parapet, and viga ends are visible on the exterior wall. Probably previously used as a residence, this is now used for storage. This building needs maintenance as serious deterioration is beginning to occur. est. 1880. (C)
- 245 A tiny, ell shaped residence of unplastered adobe brick, this house is currently being remodeled. est. 1920. (C)
- 246 Two cement silos stand side by side in the middle of a field. Each silo stands approximately 50 feet tall. These were probably associated with the huge Bull Barn and storage area that was at one time directly to the southeast. est. 1915.. (C)
- 247 The Thomas Bull house, built in 1872 in a classic Territorial style, is a significant building that is in true need of stabilization in Mesilla. Bull was a very prominent merchant and farmer in Mesilla. He had a store on Calle Principal that supplied many of the soldiers, miners, ranchers, and settlers of the region. The house is a rectangular-plan with a central hallway flanked by rooms to each side. The windows are wood frame and are topped with Greek details. The doorway has sidelites, a four lite top lite, and wood moulded surrounds. Adjacent to the wall, and on each side of the door is a decorative wood moulded column. The front porch which spans the facade probably had supports similar to the columns. The roof is flat with a parapet capped by a brick coping. Deterioration is in such an advanced stage that many of the windows frames have collapsed, walls have fallen, and the parapet has eroded away. (S)
- 248 This is a stuccoed adobe residence with wood and metal frame windows and a low gabled roof over one section, a flat roof over the other. It appears that the east section is the original with the west end added in the 1950's. est. 1900. (C)
- 249 A rectangular-plan, stuccoed house with metal casement windows, this house has a gabled roof with a small gabled front porch over the entrance. est. 1940. (N)
- 250 This is an unplastered concrete block house covered with a gabled roof. est. 1964. (N)

# Installer Notes

Customer Name: MATILDE ESTRADA Phone: 575-636-4326

Job Address: 2447 CALLE DEL NORTE 88046

Date Sold: 3-20-2020 Date Measured: 4-30-2020 Date Installed: \_\_\_\_\_

Number of Windows: 9 Number of Wraps: 2-4pm Color of Wraps: \_\_\_\_\_

PVC Smooth 1<sup>st</sup> Story Install/2<sup>nd</sup> Story Install

Specify the type of windows being removed. Write down the number of windows of each type: (Please list special notes or specifics and location \*2<sup>nd</sup> floor west bedroom etc\* of each):

Steel Case# 9 Sgl Pane Alum# \_\_\_\_\_ Dbl Pane Alum# \_\_\_\_\_ Wood# \_\_\_\_\_ Other (specify)# \_\_\_\_\_

Type of surface around windows:

Stucco (specify)# 9 Wood Siding# \_\_\_\_\_ Brick Set# \_\_\_\_\_ Adobe/Block# \_\_\_\_\_ Other Siding (specify)# \_\_\_\_\_

Salesman's issues/concerns or things to ask the installer to check or verify at the measure:

No LEAD  
All ALUMINUM  
All FS  
All SS - Solar Sun SHIELDS  
TEMPERAL DATA ONLY & OBSERVE

Repairs/Extra labor & material needed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please list special instructions for the installation or specific customer requests:

CLIENT WILL REMOVE STORM WINDOWS PRIOR TO INSTALL  
CLIENT WILL ADD GRIDS IF NEEDED / HISTORIC DISTRICT.

**IMPORTANT:** Write down the locations of the windows on the measure sheet starting from the back left corner of the house and proceeding clockwise. Be specific on room locations and use clear short unique names



# WINDOW AND PATIO DOOR ORDER FORM

Phone: 866.716.5368 Fax: 866.618.2783

WEST COAST

Account # \_\_\_\_\_ Sales Rep Name / # **MALLO 019**

Date **5-20-2020** Customer P.O. # \_\_\_\_\_

Customer Name and Address: \_\_\_\_\_

Ship To: **MATILDE ESTRADA**

Job Name: \_\_\_\_\_

Job Name 2: **2447 CALLE DEL NORTE - 88046**

Contact Phone Number: **525-636-4326**

Ordered By: \_\_\_\_\_

Sketches \_\_\_\_\_

Special Instructions: Be sure to note if non-mulled units require grid alignment or shape configurations require a continuous radius

This entire order requires (where applicable):  Head Expander  Glass Breakage Warranty  Foam Wrap

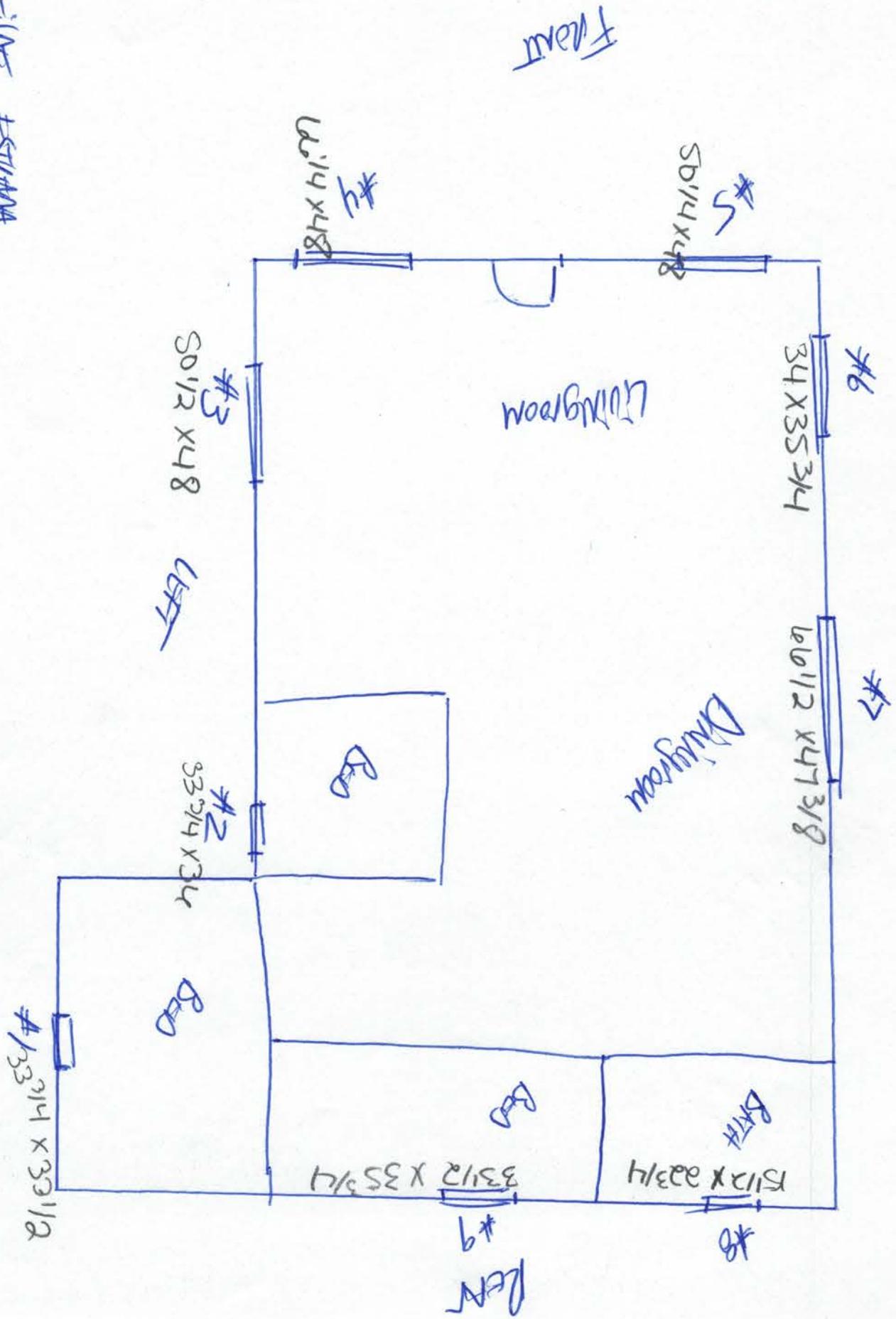
NOTE: Hinge Left (HL) or Hinge Right (HR) on all casement orders as viewed from the exterior. Add (EH) for Egress Hinge

**ALL PRODUCT CONFIGURATIONS MUST BE ORDERED AS VIEWED FROM THE EXTERIOR**

LINE	QTY	MODEL	VINYL COLOR	DIMENSIONS	NOA	WIDTH	X	HEIGHT	FRAME OPTIONS	MULL TYPE	ROOM LOCATION	8600 SASH STYLE	HINGE (LH/RH)	GLASS OPTION	TINTS	OBSCURE	ORIEL	WIDGRN	GRID OPTION STYLE	PATTERN	SCREEN	FOAM ENHANCED	MAIL FIN	TEMP
1	1	3A01	54			33 3/4	X	33 1/2	FS		Right Bed			SS										
2	1	3A01	54			33 3/4	X	30	FS		Right Bed			SS										
3	1	3A02	54			50 1/2	X	48	FS		Right Living			SS										
4	1	3A03	54			66 1/4	X	48	FS		FRONT LIVING			SS										
5	1	3A02	54			50 1/4	X	48	FS		FRONT LIVING			SS										
6	1	3A01	54			34	X	35 3/4	FS		LEFT LIVING			SS										
7	1	3A03	54			106 1/2	X	47 3/8	FS		LEFT DUNGS			SS										
8	1	3A01	54			15 1/2	X	22 3/4	FS		BEN BATH			SS										TF
9	1	3A01	54			33 1/2	X	35 3/4	FS		BEN BATH			SS										
10							X																	
11							X																	
12							X																	
13							X																	
14							X																	
15							X																	
16							X																	
17							X																	

COLOR OPTIONS/ WOODGRAINS	FRAME OPTIONS	MULL TYPE	TEMPERED AND OBSCURE	TINTS	GLASS OPTIONS	SCREENS	GRID OPTIONS
01 = WHITE 54 = ALMOND 51 = DESERT CLAY 52 = BRONZE EXT WITH WHITE INTERIOR	RP = REPLACEMENT/BOX FRAME/IF FIN FS = FLANGE FOR STUCCO APPLICATION JC = "J" CHANNEL (79'S ONLY) NF138 = 1 3/8" NAIL FIN SET BACK NF178 = 7/8" NAIL FIN SET BACK (79'S ONLY) NF1" = 1" NAIL FIN SET BACK (60'S ONLY) B1 = BRICK MOLD 1 1/2" B2 = BRICK MOLD 2"	2 = DOUBLE 3 = TRIPLE Q = 1/4, 1/2, 1/4 S = STACKED C = CUSTOM	DOB = DOUBLE OBS BOTTOM R = RAIN GLASS FULL RB = RAIN BOTTOM G = GLUECHIP FULL DOB = DOUBLE OBS FULL GB = GLUECHIP BOTTOM NR = NARROW REED	GT = GREY TINT BT = BRONZE TINT GL = GRAYLITE AL = AZULITE	LE = SOLARZONE LEE = SOLARZONE ELITE LEP = SOLARZONE PLUS LE2 = SOLARZONE 2 LET = SOLARZONE TG2 LETE = SOLARZONE TG2 ELITE LT = LOW-END ARGON (7080 SERIES ONLY)	FS = FULL SCREEN (FIBERGLASS) FIBERGLASS 1/2 SCREENS ARE STANDARD	SEE BACK OF ORDER FORM FOR GRID OPTIONS

MATILDE ESTILADA  
 2447 Calle Del Norte - 88046  
 575-636-4326



1. All windows that originally meet egress will meet egress.
2. No changes to existing construction.
3. All windows are energy efficient.

# Window World

**Window World of Las Cruces**  
 300 N. Telshor • Suite 100 • Las Cruces, NM 88011  
 Phone: (575) 532-9390 • Fax: (575) 532-5230

NM CID# 391055

Customer: MARTINE S. ESTEVA Phone (h) 575-526-9472  
 Install Address: 2447 CALLE DEL NORTE Phone (w) \_\_\_\_\_  
 Bill Address: \_\_\_\_\_ E-mail \_\_\_\_\_

WINDOW WORLD WINDOW PACKAGES	
<small>(Window max single hung / double hung 48x72 or 2-Lite 60x60. Package includes SolarZone Elite, DS glass, 1/2 screen, foam on jambs and head)</small>	
3000 Series Single Hung	\$368
3000 Series 2-Lite Single Slider	\$388
<u>5</u> 4000 Series Double Hung	\$388 <u>1940</u>
<u>2</u> 4000 Series 2-Lite Slider	\$408 <u>816</u>
6000 Series Double Hung	\$459
6000 Series 2-Lite Slider	\$489

WINDOW WORLD WINDOWS	
<small>(All Windows Include SolarZone Elite)</small>	
4000 Series Picture / Fixed	\$459
<u>2</u> 4000 Series 3-Lite (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$610 <u>1220</u>
6000 Series Picture / Fixed	\$499
6000 Series 3-Lite (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$670
3000 Series 3-Lite Slider (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$590
3000 Series Picture / Fixed	\$449
3000 Series Rounded Top SH	\$719
<u>1</u> Windows Over 120 U.I	\$100 <u>100</u>
Casement (Not Egress)	\$459
Specialty Window	\$
<u>9</u> Almond / Desert Clay	\$50 <u>450</u>
Bronze Exterior (Series 3000/4000)	\$160
<small>(Full Screens Only)</small>	
Window Color <u>Almond</u> / <u>Almond</u>	
	<small>Inside Outside</small>

DOORS	
Vinyl Rolling Patio Door	\$
Stucco Protector (Y/N) _____ Custom Trim (Y/N) _____	
Color _____ Grids _____	
Custom Rail Rolling Patio Door	\$
3" Rail _____ 5" _____ French Rail _____	
Stucco Protector (Y/N) _____ Custom Trim (Y/N) _____	
Color _____ Grids _____	
Interior Blinds (white blinds in white door panels)	\$
<small>(Specific Standard Series Only)</small>	
Specialty Doors	\$

INSULATED GLASS PACKS	
<u>9</u> Solar Sun Shield Upgrade	\$60 <u>540</u>
Triple Glazed TG2** (Argon Filled)	\$155
Triple Glazed TK2** (Krypton Filled)	\$196
<small>(**Series 6000 Only)</small>	

ADDITIONAL FEATURES	
1/2 Screens	\$9
Foam Insulation on Jambs and Head	\$11
Double Strength Glass	\$15
Double Locks (> 26") (4000/6000)	\$5
Full Screens	\$22
Colonial Grids (Contoured/Flat)	\$65
Prairie Grids	\$75
Specialty Grids	\$
<u>2</u> Tempered Sash	\$70 <u>140</u>
Tempered Other	\$
Tinted or Specialty Glass	\$
<u>1</u> Obscure Glass Both Sash	\$80 <u>80</u>
Oriel Style (40/60 or 60/40)	\$60

PRE 1978 BUILT HOMES (Federal Lead Containment Law)	
With Custom Premium Exterior Trim	\$50
Without Custom Premium Exterior Trim	\$70
<u>1</u> Lead Testing Fee (up to 4 windows)	\$50 <u>50</u>
MY HOME WAS BUILT IN THE YEAR _____	Initial

MISCELLANEOUS	
Second Story Labor	\$60
Custom Exterior Trim (minimum of 2 windows)	\$60
Custom Coil Color	
<u>9</u> Window Removal Steel or in Stucco	\$60 <u>540</u>
<u>9</u> Window Removal Other	\$40 <u>360</u>
Stucco Protector/Flush Fin	\$40
<small>(Designed to be trimmed for Installation)</small>	
Install Interior Stops (unpainted wood)	\$50
Install Interior Casing	\$50
<small>(Customer must provide the materials)</small>	
Replace Sill (pine-no painting or staining)	\$100
Wood or Steel Mull Removal	\$40
Mull to Form Multi Unit	\$40
Remove Storm Window	\$30
Remove Security Bars (no reinstallation)	\$50
Other	\$

**ROUND-UP FOR WINDOW WORLD CARES**  
 St. Jude Children's Research Hospital \$

You the buyer are responsible for providing at least two feet of clear access on both sides of windows and for completely removing all blinds, brackets, shutters and other window coverings prior to installation. Initial: ME  
 You the buyer are responsible for any applicable permitting. Balance due based upon percentage of windows installed upon completion. No compensation for job delays or product errors. No painting and no repairs or painting of damages to Stucco unless stated on Contract. Initial: ME

**NO EXTRA WORK IF NOT IN-WRITING!**  
140 - DOUBLE UPGRADE  
450 - ALMOND DISCOUNT  
148.04 - FINAL  
 Client will remove storm windows  
 Client will add front grids if needed  
6 - 8 WEEKS

Customer agrees to the terms of payment as follows:

Subtotal	\$ <u>6236</u>
Setup and Handling (5%) Fee (minimum \$50)	\$ <u>282.30</u>
Permit	\$ <u>350</u>
Trip Charge	\$
Subtotal	\$ <u>5646</u>
<u>8.32</u> Tax (where applicable)	\$ <u>469.74</u>
Total Amount	\$ <u>6600</u>
Custom Order Deposit 50%	\$ <u>4000</u> Ck# <u>10058</u>
Balance Paid to Installer upon Completion	\$ <u>2600</u>
Amount Financed	\$

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.  
**THIS IS A CUSTOM ORDER NOT FOR RESALE!**

[Signature] Salesman Date 3-20-2020  
Martine Esteva Owner Date 3/20/2020

Sales Person:  
19 - MARCO SAUCEDO



Dealer Acknowledgement
Quote Date 5/12/2020
Date Ordered 5/12/2020

Dealer Name:  
850340 WINDOW WORLD OF LAS CRUCES

**Bill To:**  
WINDOW WORLD OF LAS CRUCES  
300 N TELSHOR BLVD SU 100  
LAS CRUCES, NM 88011

**Ship To:**  
SAME

**User Initials:**

**Quote Created By:** lascruceswindowworld@gmail.com

Phone: (575) 532-9390 Fax:

**Order Notes:**

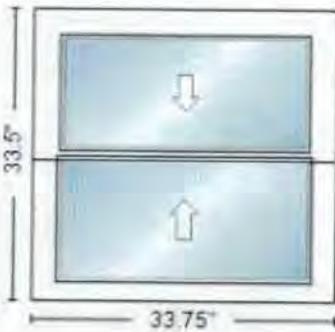
**Delivery Notes:**

**Quote Name:**  
Estrada, Matilde

**Project Name:**  
Estrada, Matilde

QUOTE #	RUSH	STATUS	PO#
2583284	No	Ordered	213-2588

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
1-1	1	33.75" X 33.5"	68		\$177.30	\$177.30



3A01-New 4000 Series Double Hung 33 3/4 x 33 1/2  
Frame Width = 33.75, Frame Height = 33.5, Sash Split = Even  
Operation / Venting = Double Hung  
Frame Option = Stucco, Composite Reinforcement  
Frame Color = Almond, Exterior Finish = No Exterior Finish  
SolarZone SunShield, Double Strength, Glass Breakage Warranty  
Standard Screen  
U-Factor = 0.29, CR = 58, SHGC = 0.14, VT = 0.29, CPD = ASO-A-89-69809-00001  
Foam Wrap, Net Overall

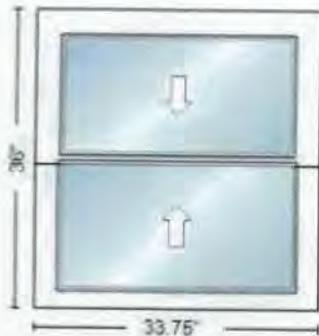
**Pricing Detail:**

\$137.05	1A - Base Price
\$26.06	1A - Glass Type
\$14.19	1A - Frame Option
\$0.00	1A - Glass Breakage Warranty
\$0.00	1A - Foam Wrap

**Line Item Notes:**

Comment / Room:	Weight
LINE 1	7.9

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
2-1	1	33.75" X 36"	70		\$177.30	\$177.30



3A01-New 4000 Series Double Hung 33 3/4 x 36  
Frame Width = 33.75, Frame Height = 36, Sash Split = Even  
Operation / Venting = Double Hung  
Frame Option = Stucco, Composite Reinforcement  
Frame Color = Almond, Exterior Finish = No Exterior Finish  
SolarZone SunShield, Double Strength, Glass Breakage Warranty  
Standard Screen  
U-Factor = 0.29, CR = 58, SHGC = 0.14, VT = 0.29, CPD = ASO-A-89-69809-00001  
Foam Wrap, Net Overall

**Pricing Detail:**

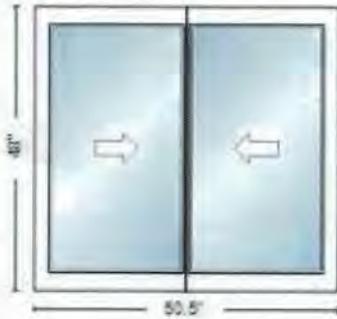
\$137.05	1A - Base Price
\$26.06	1A - Glass Type
\$14.19	1A - Frame Option
\$0.00	1A - Glass Breakage Warranty
\$0.00	1A - Foam Wrap

**Line Item Notes:**

Comment / Room:	Weight
LINE 2	8.4

QUOTE #	RUSH	STATUS	PO#
2583284	No	Ordered	213-2588

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
3-1	1	50.5" X 48"	99		\$193.86	\$193.86



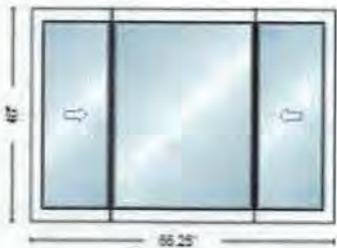
3A02-New 4000 Series XX 50 1/2 x 48  
 Frame Width = 50.5, Frame Height = 48, Sash Split = Even  
 Operation / Venting = XX  
 Frame Option = Stucco, Composite Reinforcement  
 Frame Color = Almond, Exterior Finish = No Exterior Finish  
 SolarZone SunShield, Double Strength, Glass Breakage  
 Warranty  
 Lock Height = Standard Lock Height  
 Standard Screen  
 U-Factor = 0.28, CR = 59, SHGC = 0.14, VT = 0.29, CPD =  
 ASO-A-90-57757-00001  
 Foam Wrap, Net Overall

**Pricing Detail:**  
 \$153.61 1A - Base Price  
 \$26.06 1A - Glass Type  
 \$14.19 1A - Frame Option  
 \$0.00 1A - Glass Breakage  
 Warranty  
 \$0.00 1A - Foam Wrap

**Line Item Notes:**

Comment / Room:	Weight
LINE 3	16.8

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
4-1	1	66.25" X 48"	115		\$253.28	\$253.28



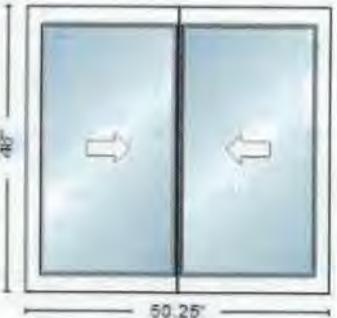
3A03-New 4000 Series XOX 66 1/4 x 48  
 Frame Width = 66.25, Frame Height = 48, Sash Split = 1/4 -  
 1/2 - 1/4  
 Operation / Venting = XOX  
 Frame Option = Stucco, Composite Reinforcement  
 Frame Color = Almond, Exterior Finish = No Exterior Finish  
 SolarZone SunShield, Double Strength, Glass Breakage  
 Warranty  
 Lock Height = Standard Lock Height  
 Standard Screen  
 U-Factor = 0.28, CR = 59, SHGC = 0.14, VT = 0.29, CPD =  
 ASO-A-90-57757-00001  
 Foam Wrap, Net Overall

**Pricing Detail:**  
 \$213.03 1A - Base Price  
 \$26.06 1A - Glass Type  
 \$14.19 1A - Frame Option  
 \$0.00 1A - Glass Breakage  
 Warranty  
 \$0.00 1A - Foam Wrap

**Line Item Notes:**

Comment / Room:	Weight
LINE 4	22.1

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
5-1	1	50.25" X 48"	99		\$193.86	\$193.86



3A02-New 4000 Series XX 50 1/4 x 48  
 Frame Width = 50.25, Frame Height = 48, Sash Split = Even  
 Operation / Venting = XX  
 Frame Option = Stucco, Composite Reinforcement  
 Frame Color = Almond, Exterior Finish = No Exterior Finish  
 SolarZone SunShield, Double Strength, Glass Breakage  
 Warranty  
 Lock Height = Standard Lock Height  
 Standard Screen  
 U-Factor = 0.28, CR = 59, SHGC = 0.14, VT = 0.29, CPD =  
 ASO-A-90-57757-00001  
 Foam Wrap, Net Overall

**Pricing Detail:**  
 \$153.61 1A - Base Price  
 \$26.06 1A - Glass Type  
 \$14.19 1A - Frame Option  
 \$0.00 1A - Glass Breakage  
 Warranty  
 \$0.00 1A - Foam Wrap

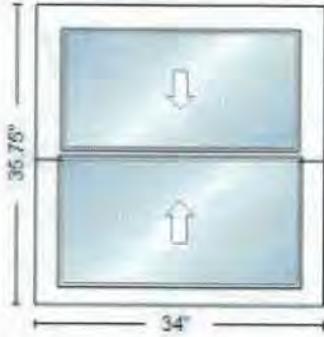
**Line Item Notes:**

Comment / Room:	Weight
LINE 5	16.8

QUOTE #	RUSH	STATUS	PO#
2583284	No	Ordered	213-2588

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
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6-1	1	34" X 35.75"	70		\$177.30	\$177.30
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3A01-New 4000 Series Double Hung 34 x 35 3/4  
 Frame Width = 34, Frame Height = 35.75, Sash Split = Even  
 Operation / Venting = Double Hung  
 Frame Option = Stucco, Composite Reinforcement  
 Frame Color = Almond, Exterior Finish = No Exterior Finish  
 SolarZone SunShield, Double Strength, Glass Breakage  
 Warranty  
 Standard Screen  
 U-Factor = 0.29, CR = 58, SHGC = 0.14, VT = 0.29, CPD =  
 ASO-A-89-69809-00001  
 Foam Wrap, Net Overall

**Pricing Detail:**  
 \$137.05 1A - Base Price  
 \$26.06 1A - Glass Type  
 \$14.19 1A - Frame Option  
 \$0.00 1A - Glass Breakage  
 Warranty  
 \$0.00 1A - Foam Wrap

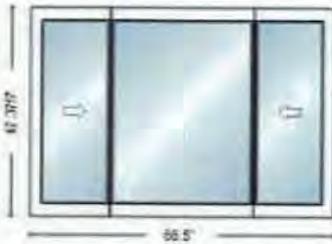
**Line Item Notes:**

Comment / Room:	Weight
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LINE 6 8.4

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
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7-1	1	66.5" X 47.375"	115		\$253.28	\$253.28
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3A03-New 4000 Series XOX 66 1/2 x 47 3/8  
 Frame Width = 66.5, Frame Height = 47.375, Sash Split =  
 1/4 - 1/2 - 1/4  
 Operation / Venting = XOX  
 Frame Option = Stucco, Composite Reinforcement  
 Frame Color = Almond, Exterior Finish = No Exterior Finish  
 SolarZone SunShield, Double Strength, Glass Breakage  
 Warranty  
 Lock Height = Standard Lock Height  
 Standard Screen  
 U-Factor = 0.28, CR = 59, SHGC = 0.14, VT = 0.29, CPD =  
 ASO-A-90-57757-00001  
 Foam Wrap, Net Overall

**Pricing Detail:**  
 \$213.03 1A - Base Price  
 \$26.06 1A - Glass Type  
 \$14.19 1A - Frame Option  
 \$0.00 1A - Glass Breakage  
 Warranty  
 \$0.00 1A - Foam Wrap

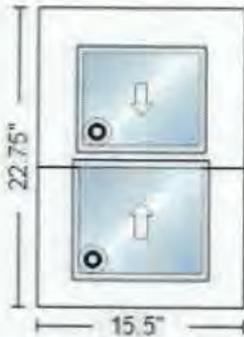
**Line Item Notes:**

Comment / Room:	Weight
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LINE 7 21.9

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
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8-1	1	15.5" X 22.75"	39		\$192.20	\$192.20
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3A01-New 4000 Series Double Hung 15 1/2 x 22 3/4  
 Frame Width = 15.5, Frame Height = 22.75, Sash Split =  
 Even  
 Operation / Venting = Double Hung  
 Frame Option = Stucco, Composite Reinforcement  
 Frame Color = Almond, Exterior Finish = No Exterior Finish  
 SolarZone SunShield, Double Strength, OBSCURE FULL,  
 Glass Breakage Warranty  
 Standard Screen  
 U-Factor = 0.29, CR = 58, SHGC = 0.14, VT = 0.29, CPD =  
 ASO-A-89-69809-00001  
 Foam Wrap, Net Overall

**Pricing Detail:**  
 \$137.05 1A - Base Price  
 \$26.06 1A - Glass Type  
 \$14.90 1A - Obscure  
 \$14.19 1A - Frame Option  
 \$0.00 1A - Glass Breakage  
 Warranty  
 \$0.00 1A - Foam Wrap

**Line Item Notes:**

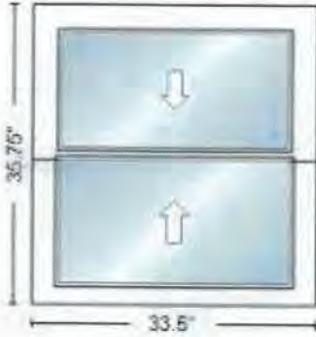
Comment / Room:	Weight
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LINE 8 2.4

QUOTE #	RUSH	STATUS	PO#
2583284	No	Ordered	213-2588

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
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9-1	1	33.5" X 35.75"	70		\$177.30	\$177.30
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3A01-New 4000 Series Double Hung 33 1/2 x 35 3/4  
 Frame Width = 33.5, Frame Height = 35.75, Sash Split = Even  
 Operation / Venting = Double Hung  
 Frame Option = Stucco, Composite Reinforcement  
 Frame Color = Almond, Exterior Finish = No Exterior Finish  
 SolarZone SunShield, Double Strength, Glass Breakage Warranty  
 Standard Screen  
 U-Factor = 0.29, CR = 58, SHGC = 0.14, VT = 0.29, CPD = ASO-A-89-69809-00001  
 Foam Wrap, Net Overall

**Pricing Detail:**  
 \$137.05 1A - Base Price  
 \$26.06 1A - Glass Type  
 \$14.19 1A - Frame Option  
 \$0.00 1A - Glass Breakage Warranty  
 \$0.00 1A - Foam Wrap

**Line Item Notes:**

Comment / Room:	Weight
LINE 9	8.3

**Customer Notes:**

**ATTENTION**

Please note that all weights provided are estimates and subject to change based on actual order shipment.  
 For Informational Purposes: All windows are viewed from the outside looking in.

**NOTICE:** The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

In accordance with the state of California:

**⚠ WARNING:** Cancer and Reproductive Harm - [www.p65Warnings.ca.gov](http://www.p65Warnings.ca.gov)

This order is subject to AMI's Standard Terms and Conditions, which can be found here:  
<http://www.associatedmaterials.com/Tools.html>

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

Total Unit Count	9
TOTAL WEIGHT	113.0
SUB-TOTAL:	\$1,795.68
SALES TAX:	\$0.00
HANDLING:	\$0.00
FREIGHT:	\$0.00
TOTAL:	\$1,795.68

By \_\_\_\_\_ Authorized Representative

TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:  
Case # 061051  
Fee \$ 19.50

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. 061051 ZONE: HR CODE: ACH APPLICATION DATE: 5/4/20

Matilde Estrada 575-526-9472  
Name of Property Owner Property Owner's Telephone Number  
2447 Calle Del Norte Mesilla N.M 88046  
Property Owner's Mailing Address City State Zip Code

Property Owner's E-mail Address  
Window World of Las Cruces 360 N Telshor  
Ste 100 L C 10 m  
Contractor's Name & Address (if none, indicate Self) 88001  
575-532-9390 81-4803551 391055  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2447 Calle Del Norte  
Description of Proposed Work: Window replacement

\$5,780.24 [Signature] 5-4-2020  
Estimated Cost Signature of Applicant 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: 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.
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.)

**PZHAC WORK SESSION  
ZONING PERMIT 061051  
[PZHAC REVIEW – 9/8/2020]**

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)

**This case was heard by the PZHAC on August 3 and 17, 2020 and was postponed further because the PZHAC determined that the lot line created in the 1970's for tax purposes did not create a legally recognized subdivided lot, based on a legal opinion for another case from Joseph Cervantes, Attorney for the Town, dated April 20, 2020. As a result, the Town does not recognize the four acre parcel and the one acre parcel as separate properties, but as one five acre parcel. Therefore, the proposed accessory dwelling can only be considered as a guest house subservient to the main dwelling, and limited to a size of 600 square feet by the Code.**

**The applicant has submitted a new floorplan (attached) for the proposed “guest house” showing the dwelling limited to 600 square feet. The overall size and plans for the proposed barn have not changed.**

**DESCRIPTION OF ORIGINAL REQUEST:**

The applicants would like to build a combination barn and dwelling on a property they own that is adjacent to the property they live on. According to the applicants, the dwelling will be for their daughter to live in, and the remainder of the barn will be used to store equipment that they use in the pecan groves that are located on the two properties. The property to be occupied by the barn/dwelling is currently occupied by a pecan grove and a small storage building. There are no other structures on the property. Since the dwelling portion of the barn is over 600 square feet in size, the applicants have been informed that this will be considered the primary dwelling on the property if they ever decide to build a second dwelling on the property. (Secondary dwellings in the R F zone are considered “Guest Houses” and are limited to a maximum of 600 square feet.) The applicants have stated that the reason for combining the dwelling and the barn is that this is the most economical way for them to build both uses.

The barn will be a 40 foot by 50 foot (2000 square feet) metal Mueller building. The dwelling will occupy about 850 square feet of the barn (see attached floorplan and elevations). The applicants have been informed that due to the fact that the dwelling will be over 600 square feet in size, the dwelling will be considered the primary residence on this property, if the property is recognized by the Town as a legal property.

According to Tom Maese, Chief building Inspector for CID, there will need to be a firewall between the dwelling and the storage sides of the barn based on the fact that the two uses are completely different types of occupancies. Additionally, according to the RF zoning code for the property, any new electrical service to the barn will need to be underground.

**Consistency with the Code:**

The property is zoned Rural Farm (RF). The PZHAC will need to determine if the subject four acre lot is recognized as a separate subdivided lot from the original five acres according to MTC 18.60.180 stated below; and the proposed work barn/dwelling meets the requirements of the RF zone for this type of structure:

**Chapter 18.20 RF – RURAL FARM ZONE**

**18.20.020 Permitted uses.**

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

- A. A farm or ranch.**
- B. A one-family home, only as an accessory to the primary agricultural use.**
- J. Accessory structures and uses such as barns, corrals, sheds, pens and similar structures customarily incidental to any of the above uses, when located on the same lot.**

**18.20.050 Development standards.**

- E. Utilities. All installation of utility lines shall be underground, wherever technically feasible. [Ord. 2004-7 § 3; Ord. 2004-01 § 2; Ord. 94-06 § 1; prior code § 11-2-11.1.E]**

## Chapter 18.60 GENERAL PROVISIONS, CONDITIONS AND EXCEPTIONS

### 18.60.180 Area requirements deemed met.

Any lot or building site shall meet the minimum area requirements when:

- A. It existed as an entire lot, or as an entire parcel, for which either a deed was on record in the office of the county recorder or a bona fide contract of sale was in effect prior to the effective date of the ordinance codified in this section.
- B. It is legally subdivided after the effective date of the ordinance codified in this section. [Ord. 94-06 § 1; prior code § 11-2-5.18]

Additionally, as per a legal opinion from the Town Attorney dated April 21, 2020 referring to a similar case in which properties smaller than the required five acres were “created” in the RF zone, the following rationale would also apply to this property:

The property is zoned RF Rural Farm under Chapter 18.20. The RF zoning requires a minimum area of 5 acres for "each lot". MTC 18.20.050

The word "Lot" is defined by the MTC 18.10.020 as follows:

"Lot" means a portion of a *legally platted subdivision* that is shown as a lot, tract or parcel of land and *held in separate ownership*, as shown on the record of the County assessor. A legal lot is a parcel that has been *divided in accordance with present or past zoning and subdivision requirements*. (italics added).

The MTC definition for a "lot", which requires the showing of a "legally platted subdivision". MTC 18.10.020. The mere dividing of land is not a "subdivision" within the statutory subdivision law. *State ex rel. Anaya v. Select Western Lands, Inc.*, 1979-NMCA-161, 94 N.M. 555, writ quashed, 613 P.2d 425.

The burden is upon an applicant ... to demonstrate the existence of a lawful subdivision. The burden is not on the Town of Mesilla to research the property or title history for a lawful subdivision.

The policy implications for a lawful subdivision are well established under New Mexico law. Imposition of subdivision controls is a classic exercise of state police power to preserve the health, safety and general welfare of the community. *Udall v. Cresswell*, 1998-NMCA-072, 125 N.M. 276, 960 P.2d 818. The purpose of subdivision laws is to ensure that planned development is regulated by state, county, and municipal authorities so that subdivided land areas do not become a burden on the taxpayers of the state. *McGanJI v. Scott*, 2003-NMSC-016, 134 N.M. 32, 72 P.3d 608

It was determined by the Town that the property is not recognized as having been legally subdivided and the property is still part of the original five acres, therefore the proposed dwelling can only be allowed as a “Guest House”, and will be limited in size to 600 square feet.

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

# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Er

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: [R0400123](#)  
Parcel Number: 4005138425238  
Owner: HARRIS JOHN E & JUDY L  
Mail Address: PO BOX 271  
Subdivision:  
Property Address: SNOW RD  
Acres: 4.05



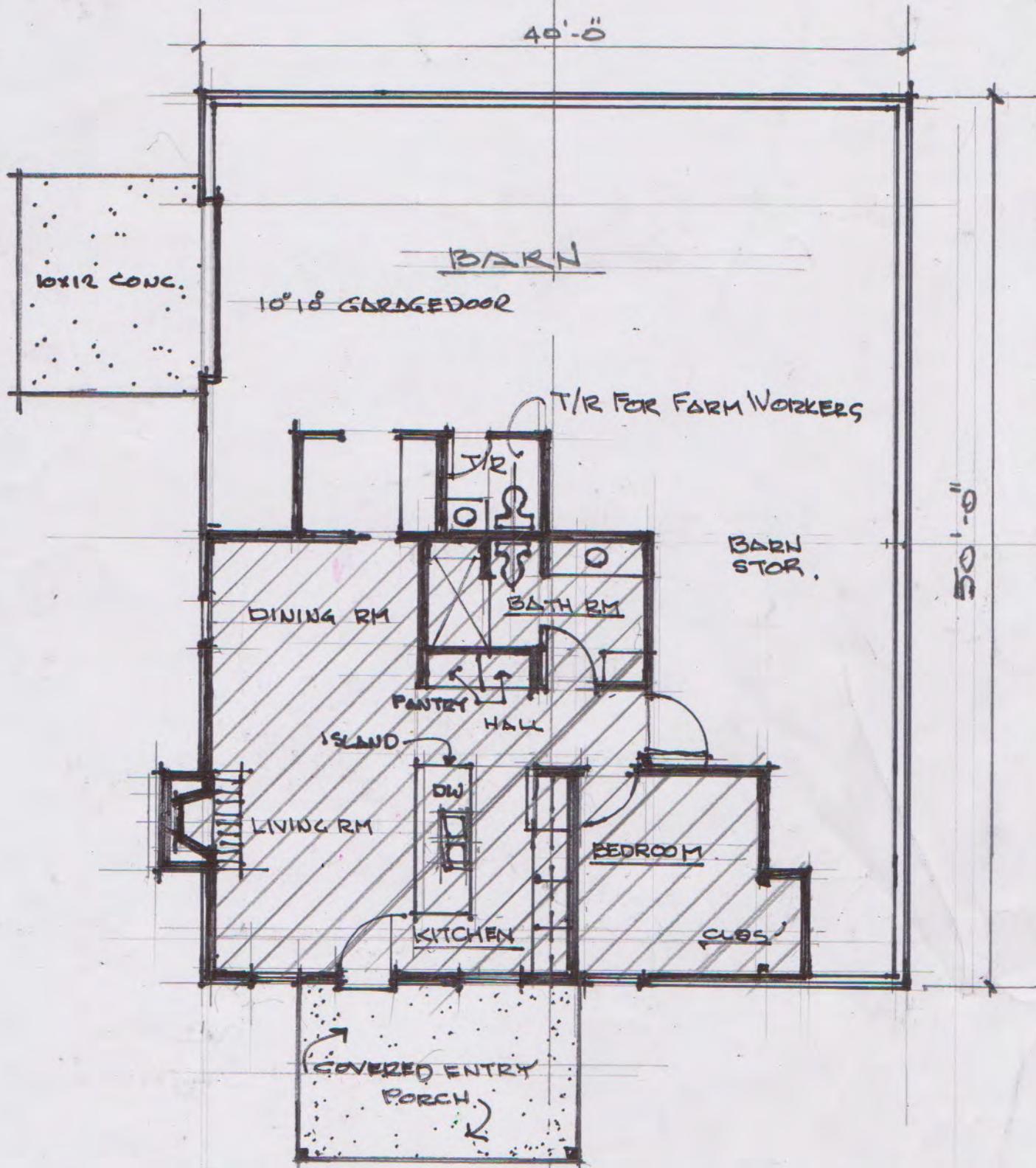
**VIEW OF THE APPLICANT'S DWELLING FROM SNOW ROAD**



**VIEW OF THE SUBJECT PROPERTY FROM SNOW ROAD**



JOHN & JUDY HARRIS FARM  
2515 SNOW ROAD, MESILLA, NEW MEXICO



FLOOR PLAN

1/8" = 1'-0"

40' x 50' PRE-ENGINEERED BUILDING 2000 SQ FT  
 BARN AREA 1400 SQ. FT.  
 LIVING AREA (HOUSE) 600 SQ. FT.

# Property Record Card

Doña Ana Assessor

**HARRIS JOHN E & JUDY L**

**Account: R0400123**

**Parcel: 4-005-138-425-238**

PO BOX 271  
MESILLA, NM 88046-0271

Tax Area: 2DIN\_NR - 2DIN\_NR

Situs Address:

Acres: 4.060

SNOW RD  
Mesilla, 88046

Neighborhood                      S11 - MESILLA

**Legal Description**

S: 35 T: 23S R: 1E BRM 10 PT OF TR 67



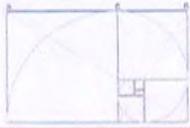
**Land Occurrence 1**

Property Code	0400 - AGRICULTURAL LAND	Electricity	OE - OVER-ELECTRC
Measure	PA - PER-ACRE	Sewer Type	ST - SEPTIC-TANK
Street Code	D - DIRT	Topography Code	L - LEVEL
Acres	4.06	Zoning	RR - RURAL-RESID

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Acres				
Total				

**Commercial/Ag Occurrence 1**

Property Code	0120 - RESIDENTIAL IMPROVEMENT	Actual Year Built	1985
Condition	P - POOR	Foundation	Y
Percent Complete	100		



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**Ron C. Nims Architect, LLC.**

3200 McDowell Rd., Las Cruces, NM 88005

(575) 644-1799

rcnimsarchitect@gmail.com

JULY 12, 2020

PZHAC of Mesilla, New Mexico  
Community Development Coordinator  
Larry Shannon

Dear Larry,

My name is Ron Nims and I am an Architect that has been Hired by John & Judy Harris of Mesilla to help develop plans for a Barn/Residence on a 4.064 ac tract of land located on Snow Road.

The proposed project consist of a 40ft. x 50ft. x 12ft eave ht Pre-Engineered Metal Building with a 3/12 roof pitch.

1. Half of the building will consist of a Work Shop/Garage and Half of the building will be a Residence.
2. The Residence half of the building will be fully finished in accordance to the building code of the state of New Mexico.
3. The pre-engineered Metal Building is an economical solution that solves the problem of providing a facility to help take care of the existing Pecan Orchard and provide a residence for their daughter who will be taking care of the Orchard.
4. I have submitted a preliminary Site plan, Floor plan, Elevations, and some isometrics of the pre-engineered Metal Building.

I am requesting approval of this request so that the final building plans can be completed and submitted to the NM CID for a building permit.

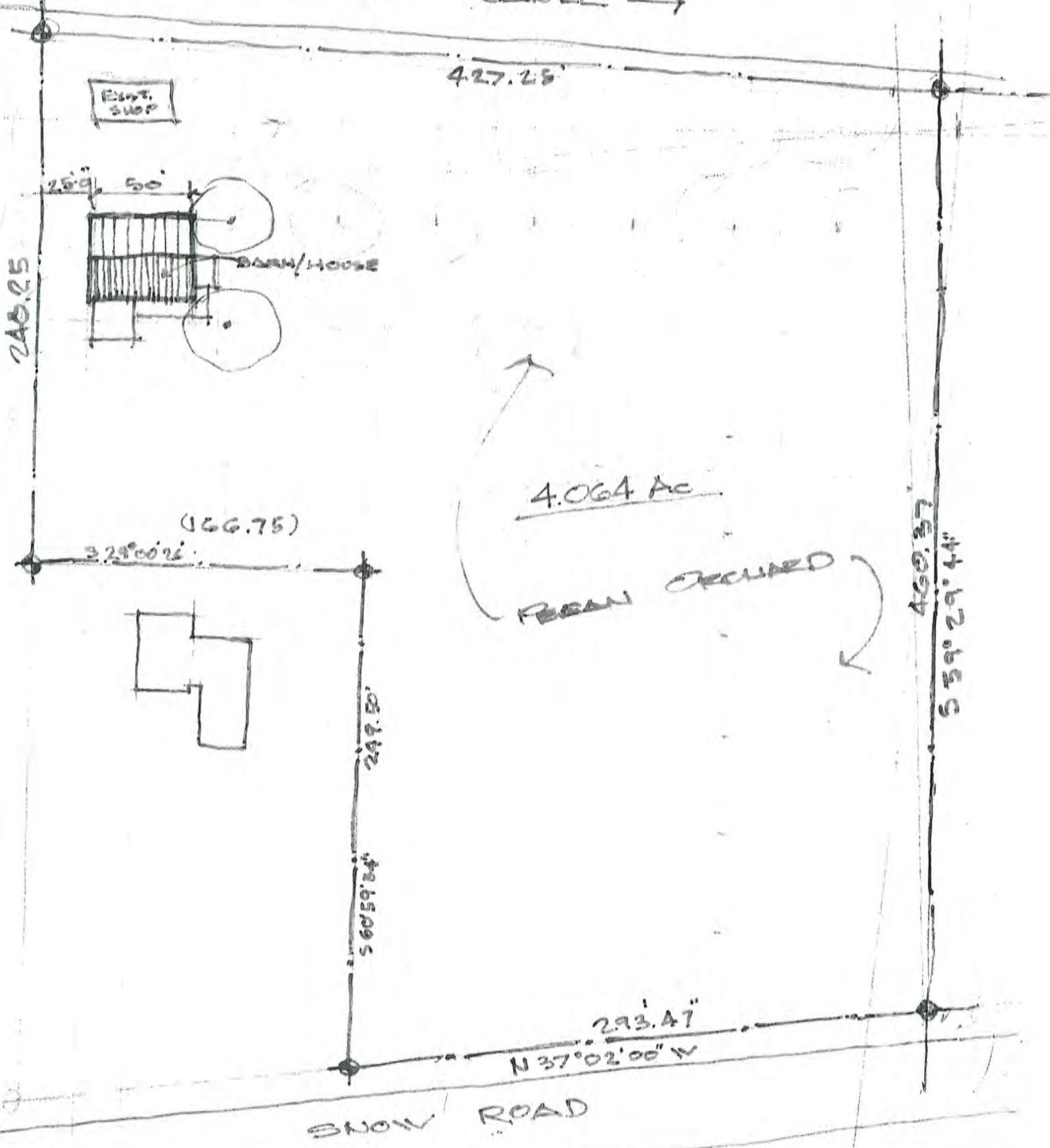
Thank you for your help and I will be available to answer questions from the PZHAC of Mesilla.

Ron C. Nims Architect, LLC

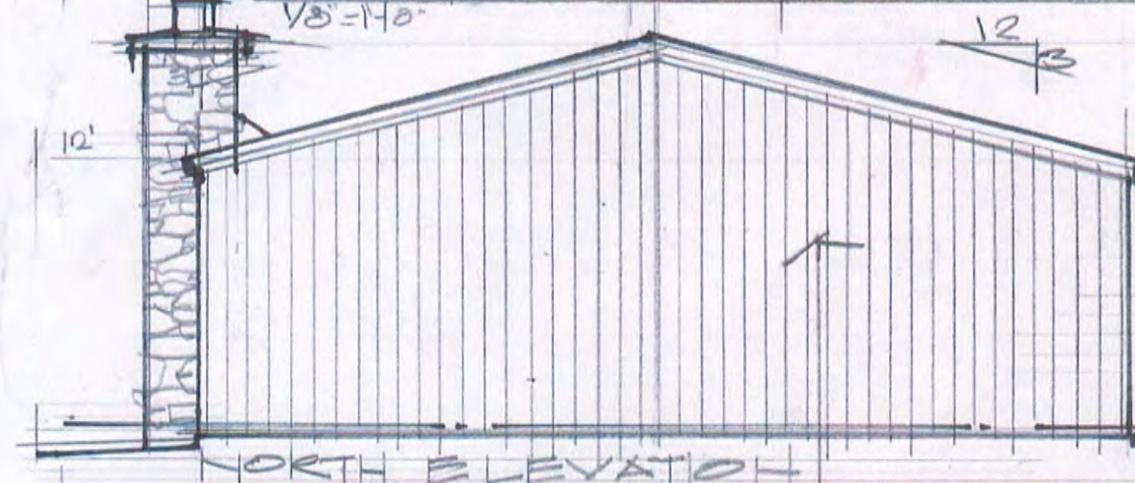
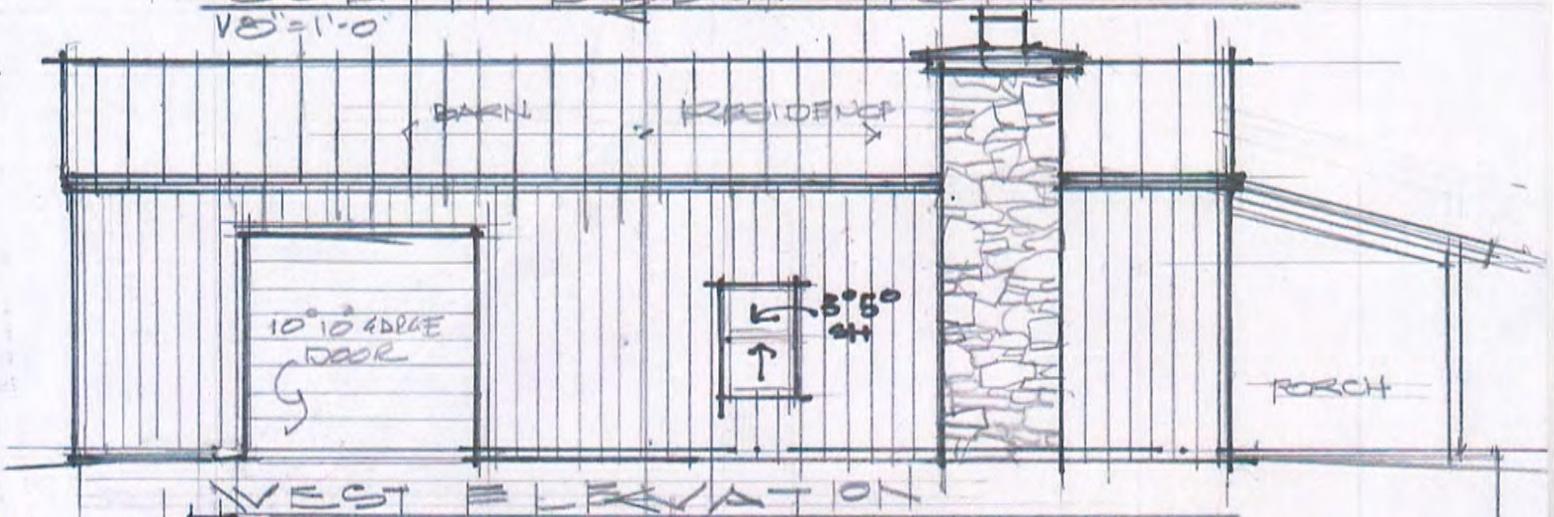
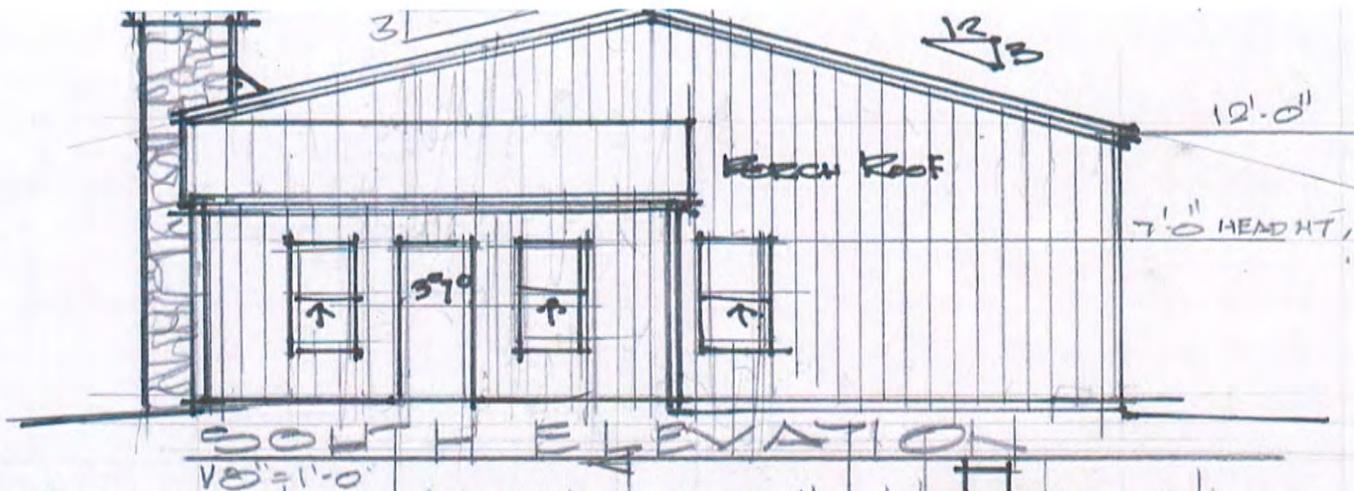
5

John & Judy Harris  
2515 Snow Rd.  
575-640-5535  
judy@queenofshomes.com

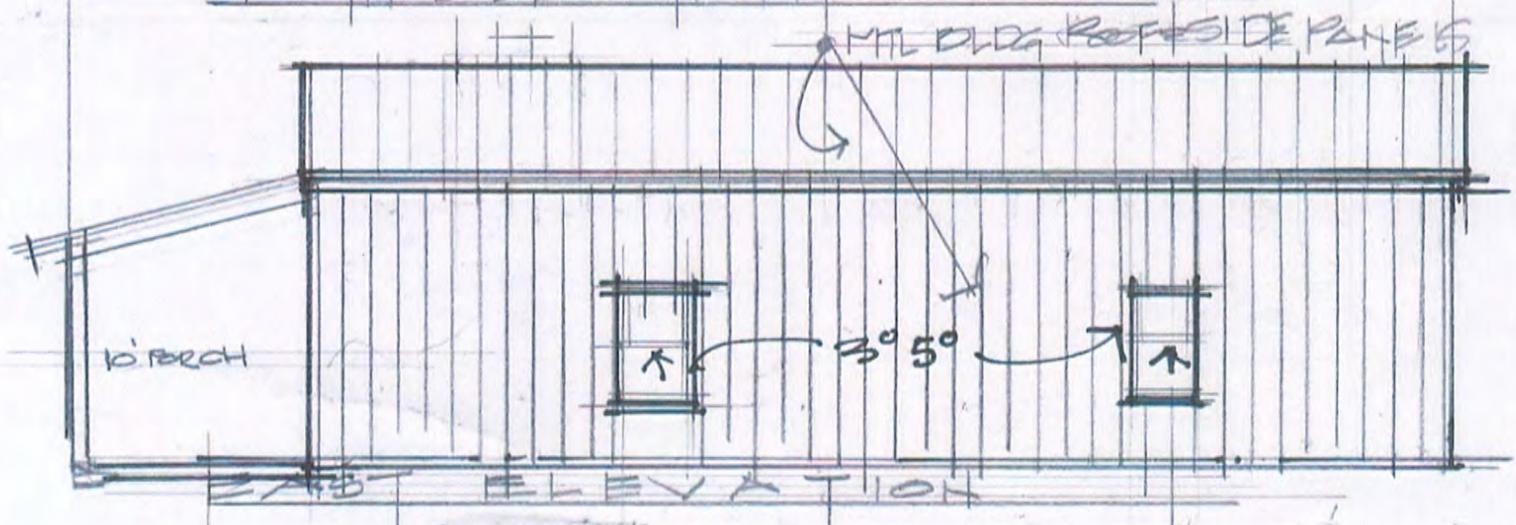
← CALIFORNIA CANAL →

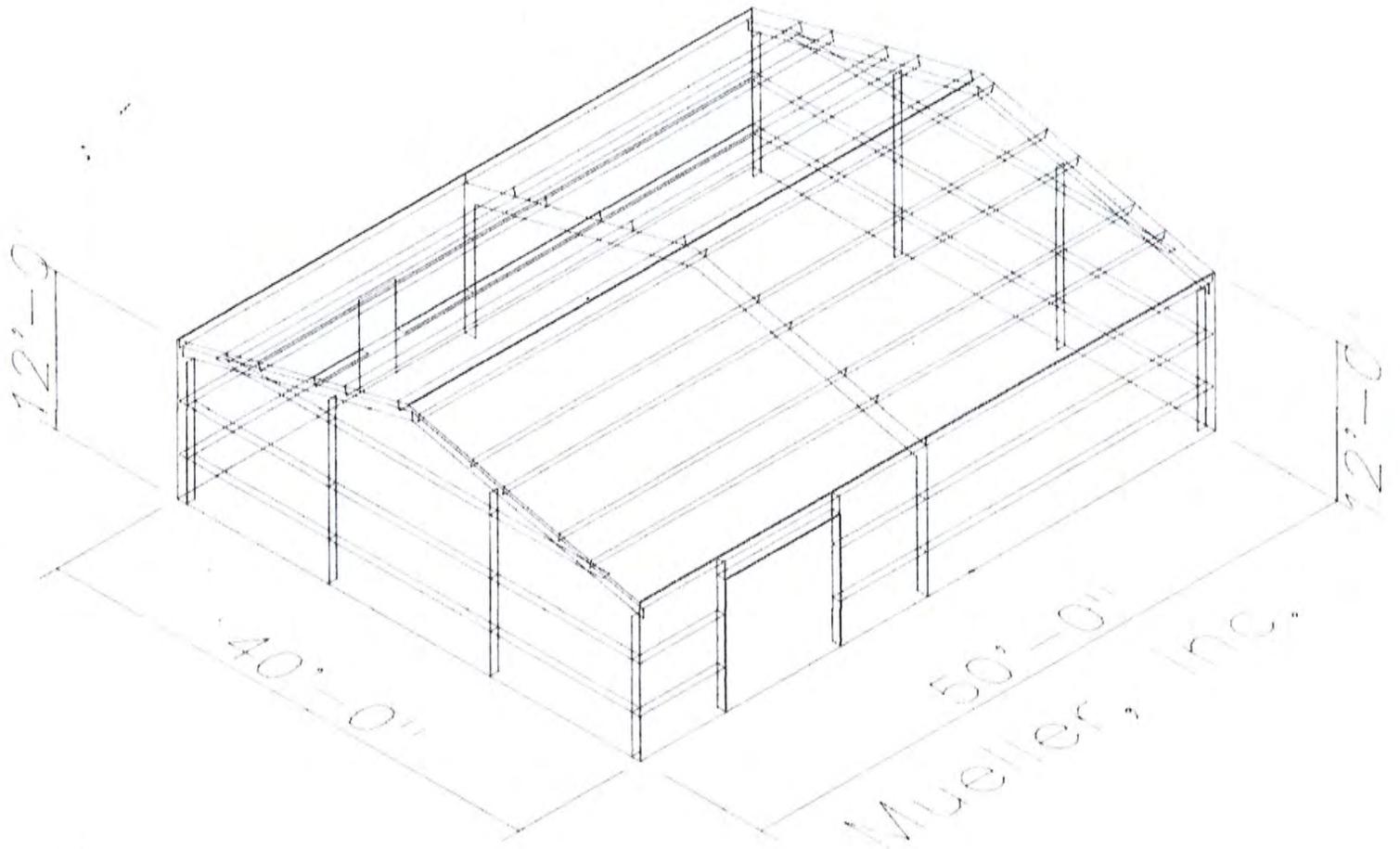


NORTH  
SITE PLAN  
1" = 100'-0"



- SPECS:**
1. ALL WINDOWS 3'5" SH
  2. ALL DOORS 3'0" WIDE
  3. R-19 WALL INSUL.
  4. R-30 ROOF INSULATION

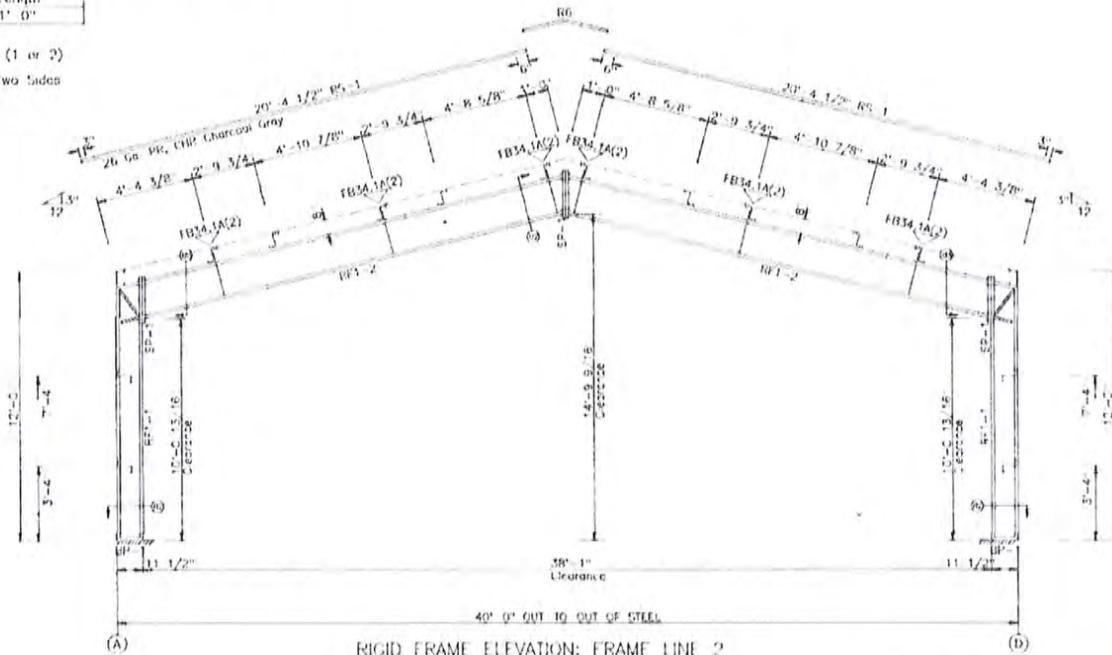




SPLICE PLATE & BOLT TABLE							
Mark	Qty	Top	Bot	Int	Type	Dia	Length
SP-1	4	4	2	A325		0.750	2.50
						6"	1 1/2" 2" 1"

BASE PLATE TABLE			
Col	Plate Size	Width	Thick length
BP-1	6"	1 1/2"	1' 0"

FLANGE BRACE, FBxx (1 or 2)  
 xx=length(in)  
 (1) One Side, (2) Two Sides  
 A - FB2X2X12



RIGID FRAME ELEVATION: FRAME LINE 2

**\*\* THIS ENDWALL FRAME IS NOT EXPANDABLE \*\***  
 (Will be verified during renumbering)

**MUELLER, INC.**  
 STEEL BUILDING SYSTEMS & COMPONENTS  
 1913 Highway Ave. | Dallas, TX 75221  
 (214) 527-1607 | (214) 365-8103 (Fax)

Project: RIGID FRAME ELEVATION | Date: 6/11/20

Scale: 1/4" = 1'-0" | Drawn by: Jesus Carrera

Checked by: [Blank] | Date: [Blank]

Sheet No: 000006 | Rev: 01



**TOWN OF MESILLA  
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061084

Fee \$ 123.<sup>00</sup>

**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. 061084 ZONE: RF CODE: NE APPLICATION DATE: 7/16/20

John & Judy L. Harris 575-640-5535  
Name of Property Owner Property Owner's Telephone Number

PO Box 271 Mesilla, N.M 88046  
Property Owner's Mailing Address City State Zip Code

judy@quinoneshomes.com  
Property Owner's E-mail Address

Quinones Design Build, Inc.  
Contractor's Name & Address (If none, indicate self)

575-524-4646 85-0413497 54879  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

2515 Snow Rd, Mesilla NM 88046  
Address of Proposed Work:

Construction of 40x50 barn with south end being finished off as a small house  
Description of Proposed Work:

\$75,000.00 John Harris 7-16-2020  
Estimated Cost Signature of Applicant Date

John Harris Judy L. Harris  
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 APPROVAL REQUIRED  
CID PERMIT REQUIRED  
ZL

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

- 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).

PZHAC  
WORK SESSION & REGULAR MEETING  
MINUTES  
AUGUST 17, 2020

(PART OF CONSENT AGENDA)

# Town of Mesilla, New Mexico

## PZHAC WORKSHOP & MEETING

### AGENDA

AUGUST 17, 2020

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON MONDAY, AUGUST 17, 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 a combined barn and dwelling (**Case 061084**) to be built on a property adjacent to the south side of 2515 Snow Road (address to be assigned), 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 introduction of the case, explaining that the application had been postponed to this meeting to allow staff to obtain more information as to the creation of the lot on which the barn/dwelling is to be built. Discussion included the fact that the legal opinion that the Town had obtained for a similar case concerning the creation of filing of lot lines with Dona Ana County for tax purposes did not result in the creation of a new lot and was not the same as a subdivision of the property. Additionally, a new survey of the property provided by the applicant showed that the original property was less than the five acres that the applicant assumed she and her husband had bought, and that the size of the property may have been misrepresented by the seller in the 1970's. The fact that the four acre property is not recognized by the PZHAC as being separate from the one acre property also means that the dwelling will be considered as a guest house to the main dwelling, and that the maximum size will be 600 square feet. There was no further discussion.*

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, AUGUST 17, 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

*Attendance was electronic via "Zoom". Commissioners Nevarez and Houston were absent. All other PZHAC members were present. Commissioner Lucero 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

*Case 061084 was removed from the agenda to allow the applicant to provide a new set of plans to staff recognizing the dwelling as a "guest house". Commissioner Prieto made a motion to approve the Agenda as amended, seconded by Commissioner Salas, and approved by a vote of 3 – 0.*

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

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

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

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

*Approved as part of the Consent Agenda*

## B. \*ADMINISTRATIVE APPROVALS

### Zoning Permit:

1. **Case 061093** – 2830 Teresita Street, submitted by Shirley Stotz; a request for a zoning permit to install solar panels on a dwelling at this address. Zoned: Historical Residential (HR)  
*Approved as part of the Consent Agenda*
2. **Case 061094** – 2320 calle de Santiago, submitted by Martha Liefeld; a request for a zoning permit to repair a roof and an adobe parapet on a dwelling at this address. Zoned: Historical Residential (HR)  
*Approved as part of the Consent Agenda*
3. **Case 061096** – 2080 Calle de Parian, submitted by Charles Rogers for the “Billy the Kid” gift shop; a request for a zoning permit to replace an existing exit door. Zoned: Historical Commercial (HC)  
*Approved as part of the Consent Agenda*
4. **Case 061097** – 2080 Calle de Parian, submitted by Charles Rogers for the “Billy the Kid” gift shop; a request for a zoning permit to repair the Territorial facade at the northwest entrance to the building. Zoned: Historical Commercial (HC)  
*Approved as part of the Consent Agenda*
5. **Case 601098** - 2610 Calle Tercera, submitted by Samuel Kane; a request for a zoning permit to allow the painting of two duplexes on the property at this address. Zoned: Historical Residential (HR)  
*Approved as part of the Consent Agenda*

### Sign Permis:

6. **Case 061101**– 2385 Calle de Parian, submitted by Charles Rogers for “Billy the Kid Gift Shop”; a request for a sign permit to repaint an existing sign on a gift shop at this location. Zoned: Historical Commercial (HC)  
*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 two e-mails had been received from Susan Krueger, resident. Staff read the e-mails for inclusion into the record. (Copies of the e-mails are attached at the end of these minutes.)*

### B. DECISIONS:

#### Zoning Permits:

1. **Case 061046** – 1850 Calle 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 Commercial (HC)  
*Staff provided a brief review of this request, including the fact that this case had been postponed by the PZHAC at their May 18, 2020 PZHAC meeting 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. The main issue with the request was the style of the fence and the fact that the property is at the gateway to the Town. The main concern was that proposed style of fence would not fit the historical image of the Town, and that the fence should be made of some other material. A motion was made by Commissioner Prieto to postpone the case to allow the applicant to return to the PZHAC at a work session to discuss the fence, seconded by Commissioner Salas, and POSTPONED by a vote of 3 – 0.*
2. **Case 061084** –Snow Road (adjacent to the south side of 2515 Snow Road – address to be assigned) submitted by John and Judy Harris, a request for a zoning permit to allow the construction of a combined barn and dwelling on the subject property at this location. Zoned: Rural Farm (RF)  
*This case was removed from the agenda.*
3. **Case 061085** – 2852 Erminda Street, submitted by Eric and Cindy Van Pelt; a request for a zoning permit to allow the construction of a pergola over a patio at the rear of a dwelling at this address. Zoned: Historical Residential (HR)

*Staff provided a brief review of this request, including the fact that this case had been postponed at the August 3, 20210 PZHAC meeting in order to allow the applicant to modify the pergola plans to meet the required five foot rear setbacks. Staff stated the new plans did meet the setbacks. There were no other issues. A motion was made by Commissioner Prieto to recommend approval of the modified request to the BOT, seconded by Commissioner Salas, and APPROVED by a vote of 3 – 0.*

4. **Case 061088** – 2067 Stithes Road, submitted by Jon Strain; a request for a zoning permit to allow the construction of a garage/workshop on a residential property at this address. Zoned: Rural/Agricultural (RA)  
*Staff provided a brief review of this request, including the fact that this case had been postponed at the August 3, 20210 PZHAC meeting in order to allow staff to obtain a legal opinion (attached at the end of these minutes) from the Town Attorney, Joseph Cervantes, as to whether the small size of the property with respect to its RA resulted in the property being considered legal non-conforming, and whether a legal non-conforming property could be built on. It was determined that the legal opinion considered that the property is indeed legal non-conforming and that any use of the property would be legal non-conforming and therefore could not be expanded. Since the PZHAC determined that building a new structure would be an expansion of the legal non-conforming use of the property, and that any new construction is not allowed by the Code. There were no other issues. A motion was made by Commissioner Prieto to deny the requested Zoning Permit, seconded by Commissioner Salas, and DENIED by a vote of 3 – 0.*
5. **Case 061099**– 2230 Calle de Santiago, submitted by Martha Liefeld; a request for a zoning permit to allow the installation of an adobe wall and latia fence on a residential property at this address. Zoned: Historical Residential (HR)  
*Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the applicant and that the proposed fence was allowed by the Mesilla Codes. It was determined that no Right-of-Entry agreement had been submitted with the application, therefore the application was not compete. A motion was made by Commissioner Prieto to postpone the request, seconded by Commissioner Salas, and the request was POSTPONED by a vote of 3 – 0.*
6. **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)  
*Due to the fact that a quorum would not be present once Commissioner Salas recused himself from voting on the case, which he had submitted, the case was postponed to the September 8, 2020 PZHAC meeting.*

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

*Commissioner Salas, referring to Case 061084, wanted to know if a decision could be made on the case prior to a survey being done that combined the two properties. Staff responded that if the PZHAC did not recognize the line drawn on the map for tax purposes as being a property line, there was no reason for it to be formally removed.*

*Staff, referring to a demolition that had taken place in Town without a permit, stated that the Code should be amended to specifically address demolitions of structures in all parts of Mesilla and not just in the Historic Districts.*

## **VII. ADJOURNMENT**

*The meeting was adjourned at 4:05 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 8/13/20 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 8, 2020

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 061102  
[PZHAC CONSENT AGENDA –9/8/20]**

**Item:**

**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)

**Description of Work Done:**

The applicant will renovate the inside of a dwelling, altering the interior walls of a bathroom, living room and kitchen.. There will be no changes to the outside of the dwelling or any other parts of the property.

**Consistency with the Code:**

Since the proposed solar renovation 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 BOLDT STREET**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

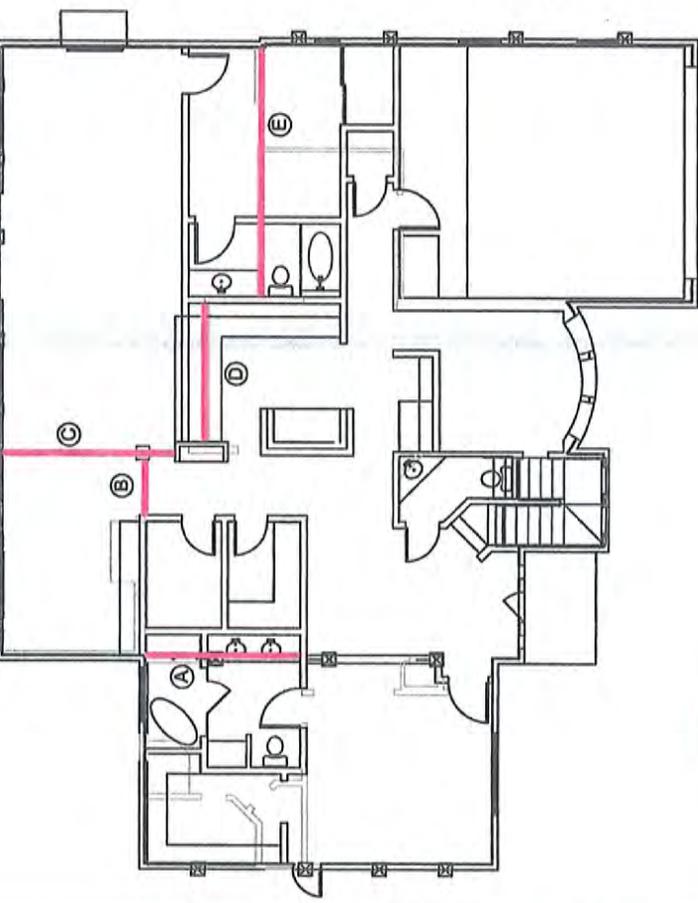
Legend

<a href="#">Map Themes</a>
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: **R0401043**  
 Parcel Number: 4006137409472  
 Owner: NOVASIGHT PROPERTIES LLC  
 Mail Address: 2521 NORTH MAIN ST  
 STE 1-126  
 Subdivision: MESILLA FARMS  
 SUBDIVISION (BK 15 PG 389-390 -  
 8822094)  
 Property Address: 2785 BOLDT ST  
 Acres: 0



524 3262  
 652-7463

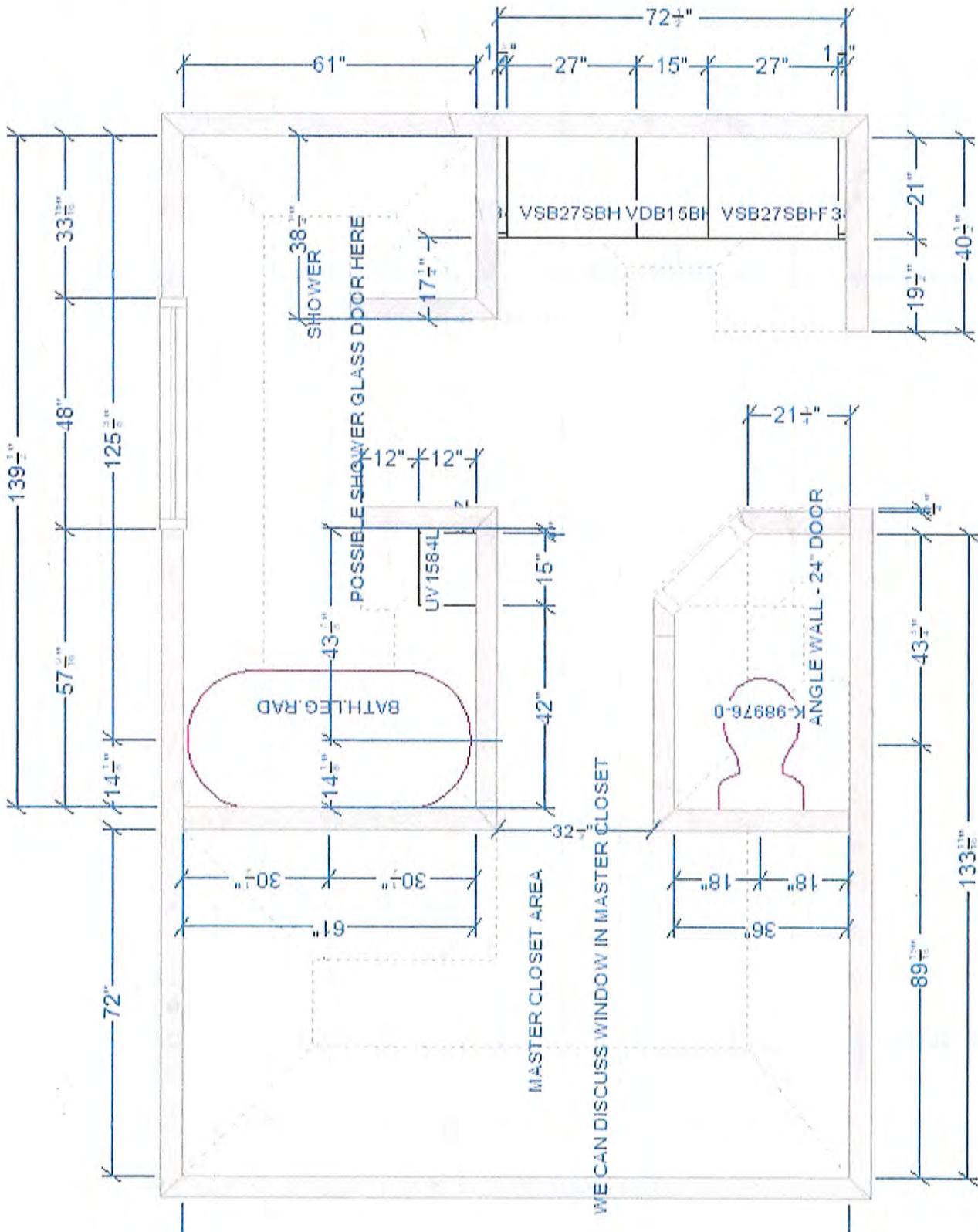


# HEADER TABLE

- A**  
 L = 12' MAX  
 3/2 x 14 VERSA-LAM LVL, 2.1E  
 3'100  
 3.4" MIN. BEARING LENGTH  
 OR  
 5/2 x 11 1/2 VERSA-LAM LVL 2.1E  
 3'100  
 2.7" MIN. BEARING LENGTH  
 (3) 2x8 OR (4) 2x6 JACKS @ EACH END  
 USE SIMPSON HANGAR FOR PERPENDICULAR TRUSSES AND REMAINDER BEAR ON TOP OF LVL
- B**  
 L = 4'-6" MAX  
 2x12  
 (2) 2x6 JACKS @ ONE END, SIMPSON HANGAR FROM BEAM C @ OTHER END  
 USE SIMPSON HANGAR FOR PERPENDICULAR TJI
- C**  
 L = 13'-6" MAX  
 (2) 2x12 GIRDER  
 (2) 2x6 JACKS @ EACH END
- D**  
 L = 11' MAX  
 1 1/2 x 14 VERSA-LAM LVL, 2.1E 2800  
 3.4" MIN. BEARING LENGTH  
 OR  
 3/2 x 11 1/2 VERSA-LAM LVL, 2.1E 3100  
 2.8" MIN. BEARING LENGTH  
 (3) 2x6 @ EACH END  
 USE SIMPSON HANGAR FOR PERPENDICULAR TJI
- E**  
 L = 19' MAX  
 3/2 x 14 VERSA-LAM LVL, 2.1E 3100  
 1.9" MIN. BEARING LENGTH  
 OR  
 5/2 x 11 1/2 VERSA-LAM LVL 2.1E 3100  
 1.5" MIN. BEARING LENGTH  
 (3) 2x8 OR (4) 2x6 @ EACH END  
 TJI BEAR ON TOP OF LVL



<b>HEADER SIZING FOR REMODEL</b>  <b>2785 BOLDT ST., LAS CRUCES, NM</b>	PROJECT: 200628 CLIENT: SYPHER DRAWING NO.: 2785 BOLDT
	REV. NO.: 0 DRAWN BY: DL DATE: 06/28/20
<b>LILLEY ENGINEERING INC.</b> 5160 CALLE BELLOSIMA LAS CRUCES, NM 88011 (575) 521-0006	1 of 1



**TOWN OF MESILLA  
ZONING APPROVAL**

OFFICIAL USE ONLY:  
Case # 061102  
Fee \$ 55.50

**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. 061102 ZONE: H<sup>1</sup>DT CODE: RES ALT APPLICATION DATE: 10/13/20

Name of Property Owner: Nova Sight Properties LLC Property Owner's Telephone Number: 575 642-2331

Property Owner's Mailing Address: 2521 N. MAIN ST Ste 1-126 City: CAS CROCE State: NM Zip Code: 88001

Property Owner's E-mail Address: Stevens.Sypher@gmail.com

Contractor's Name & Address (If none, indicate Self): Burns Construction P.O. Box 544 Zip Code: 88004

Contractor's Telephone Number: 505-319-3392 Contractor's Tax ID Number: \_\_\_\_\_ Contractor's License Number: \_\_\_\_\_

Address of Proposed Work: 2785 Boldt Mesilla 80081

Description of Proposed Work: Frame interior walls ~~and~~ bathroom wall, living room & kitchen area

Estimated Cost: \$ 30K Signature of Applicant: [Signature] Date: 08/10/2020

Signature of property owner: [Signature] 8/10/2020

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: n/a  
 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 EXTERIOR OF DWELLING

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 8/13/20

- 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.)

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 061104  
[PZHAC CONSENT AGENDA – 9/8/20]**

**Item:**

**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)

**Description of Work Done:**

The applicant will repair and repaint portions of the stucco on a dwelling at this address. There will be no structural changes to the dwelling and the repairs will be repainted to match the original color of the dwelling. There will be no changes to the appearance of the dwelling or any other parts 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 CALLE DE SANTIAGO**





TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061104

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. 061104 ZONE: HR CODE: M1 APPLICATION DATE: 8/20/20

Richard Barrata LUCERO 575-526-9550  
Name of Property Owner Property Owner's Telephone Number

PO Box 755 Mesilla NM 88046  
Property Owner's Mailing Address City State Zip Code

2371 Calle de Santiago  
City State

Property Owner's E-mail Address  
self

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

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

Address of Proposed Work: repair stucco

Description of Proposed Work: repair stucco in front of house - same color as currently stucco

\$ 300.00 Rubén Lucero 8-20-20  
Estimated Cost Signature of Applicant Date

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: NO CHANGE TO APPEARANCE OF STRUCTURE

PERMISSION ISSUED / DENIED BY: [Signature] ISSUE DATE: 8/20/20

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.)

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 061105  
[PZHAC CONSENT AGENDA – 9/8/20]**

**Item:**

**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)

**Description of Work Done:**

The applicant will reroof an apartment building at this address. Part of the roof to be replaced is a flat roof and part is covered with Spanish tile. The tile portion will be replaced with tile of the same style and color. There will be no other changes to the structure as a result of this permit.

**Consistency with the Code:**

Since the replacement of the roof 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 WEST BOUTZ ROAD**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | **Addresses** | County Address Points

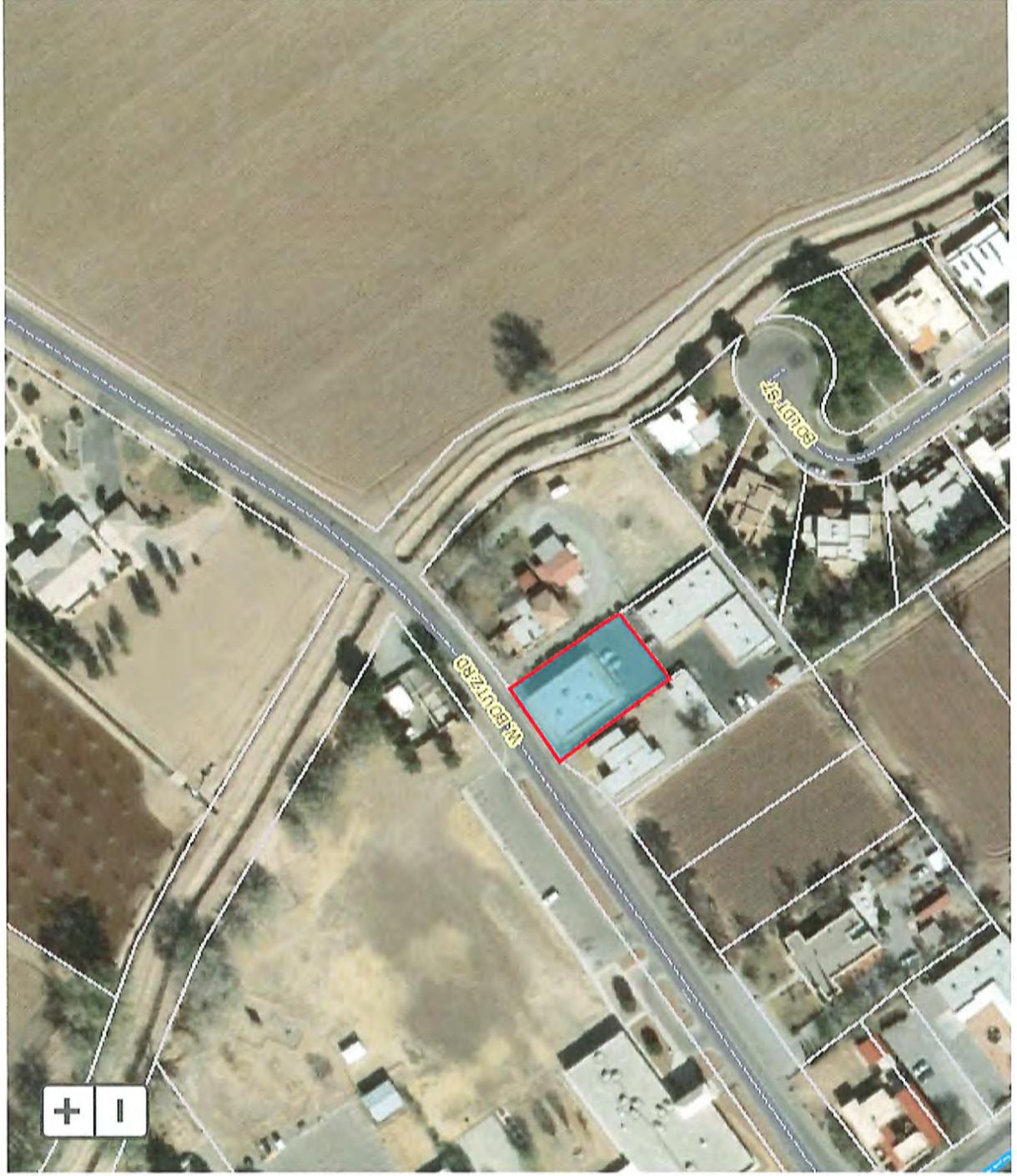
Select Search Type: Account Number | Enter Value:

Maps

Legend

<a href="#">Map Themes</a>
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: [R0400981](#)  
 Parcel Number: 4006137342407  
 Owner: JOHN WRIGHT REVOCABLE TRUST DATED MARCH 21, 2017  
 Mail Address: PO BOX 566  
 Subdivision: PLAT OF SURVEY TOWN OF MESILLA (BK 24 PG 275 - 1729072)  
 Property Address: 1717 W BOUTZ RD  
 Acres: 0.25



Enchantment Custom Builders LLC

3029 Camino Real  
Las Cruces, NM 88001

# Estimate

Date	Estimate #
8/18/2020	350

Name / Address
John Wright Revocable Trust PO Box 566 Mesilla nm 88046

			Project
Description	Qty	Rate	Total
re- roofing of approximately 46 sq of flat roof and 5 sq of tiled roof. flat roof scope of work to include removing four layers of roofing re-deck 7/16" decking as needed, mop 1 layer of base, mop 2 layers of fiberglass 6 ply, mop 1 layer of 90# white cap sheet. install 727 and mesh on parapets. all pipe flashings and roof edging will be replaced. five sq of tile roof to be removed and disposed, re-decked with 7/16" osb and new tile installed	1	28,750.00	28,750.00T
remove non working turbine vents replace with 4 new 12" "JV" caps.	1	312.50	312.50T
remove and re-install hvac units as needed. remove gas lines and replace as needed, replace all 4x4 block supporting gas lines as needed.	1	3,780.00	3,780.00T
contractor (ecb) to provide porta potty, builders risk and general liability insurance, and all necessary permits	1	2,350.00	2,350.00T
signing of this proposal constitutes a agreement between owner (John Wright) and contractor ( Enchantment custom builders) lic# 92921	1		0.00T
THANK YOU FOR THE OPPORTUNITY TO BID			
		<b>Subtotal</b>	\$35,192.50
		<b>Sales Tax (8.19%)</b>	\$2,882.27
		<b>Total</b>	\$38,074.77



TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:  
Case # 061105  
Fee \$ 67.50

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. 061105 ZONE: HR CODE: HR APPLICATION DATE: 8/20/20

Name of Property Owner: John Wright Revocable Trust Property Owner's Telephone Number: 575-644-8207  
Property Owner's Mailing Address: PO Box 566 Mesilla City: nm State: nm Zip Code: 88046  
Property Owner's E-mail Address: John@Iceboxbrewing.com

Contractor's Name & Address (if none, indicate Self): Enchantment Custom Builders LLC DAN CASANOVA 3029 Camino Real LC nm 88001  
Contractor's Telephone Number: 575-650-5265 Contractor's Tax ID Number: 83-0436954 Contractor's License Number: 92921

Address of Proposed Work: 1717 BOUTZ Mesilla NM 88046

Description of Proposed Work: Re-roof FLAT Area + re-roof Tile Area with same color of tile. Need to be done ASAP Tenants complaining of roofs leaks. emergency situation  
Estimated Cost: \$38000 Signature of Applicant: [Signature] Date: 8-18-2020

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 \_\_\_\_\_  Disapproved Date \_\_\_\_\_  Approved with conditions  
 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: NO CHANCES TO APPEARANCE OF STRUCTURE

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 8/20/20

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.)

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 061106  
[PZHAC CONSENT AGENDA –9/8/20]**

**Item:**

**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)

**Description of Work Done:**

The applicant will repair a wall that was badly damaged by a car. The damage is to both the inside and exterior of the dwelling, causing damage to a bathroom that was on the inside of the wall. (The bathroom will be upgraded as part of the repairs.) The repairs will result in the exterior of the wall being brought back to its original appearance. The façade will be returned to its original appearance and the whole repaired area repainted to match the rest of the wall. The repairs door will match the original in style and color. There will be no changes to the exterior of the structure as a result of these repairs.

**Consistency with the Code:**

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

**VIEW OF THE PROPERTY FROM SNOW ROAD**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

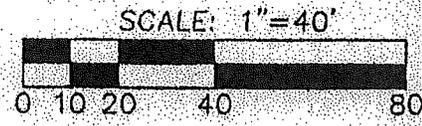
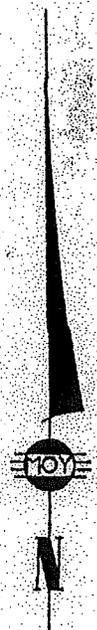
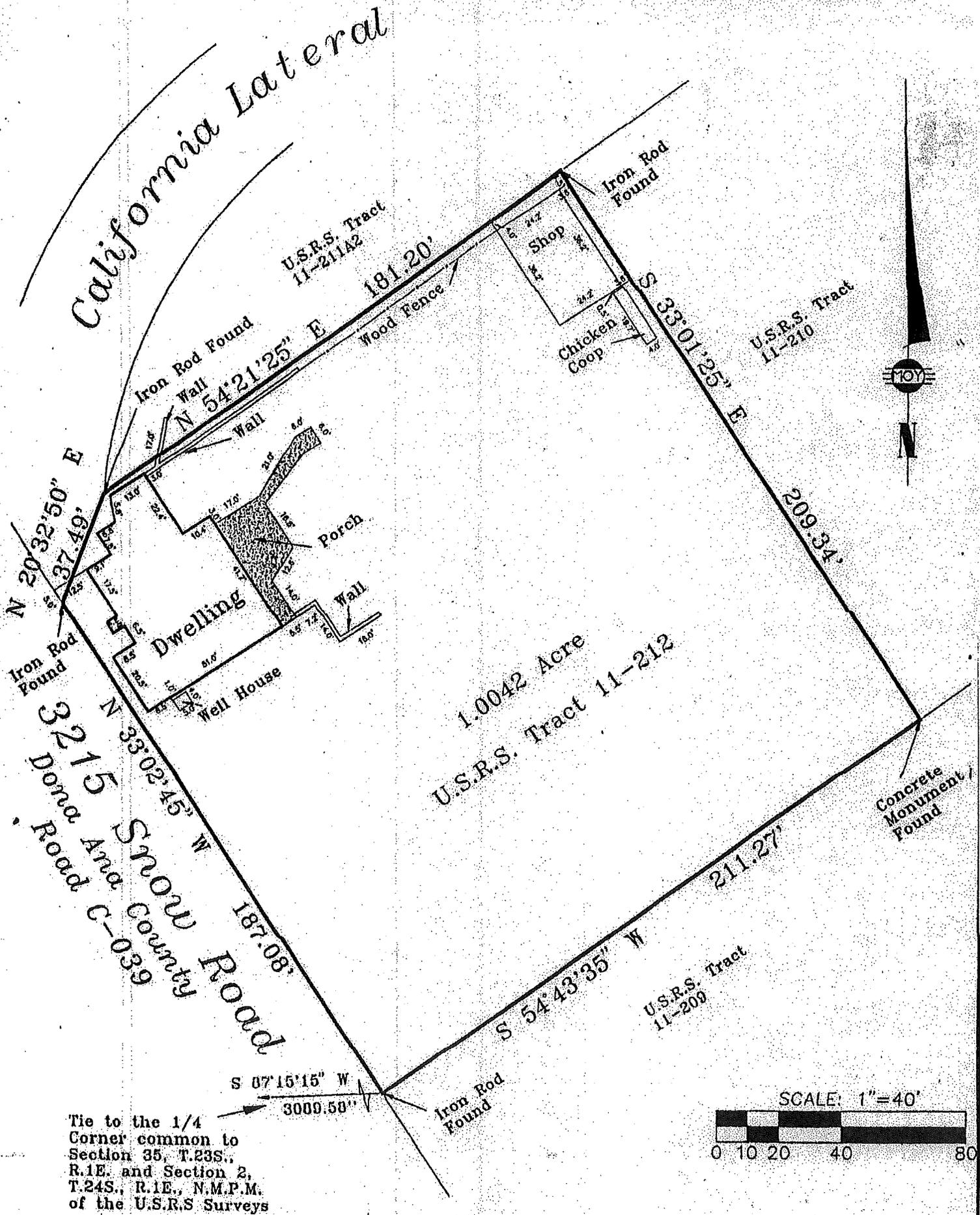
Legend

<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: **R0400418**  
 Parcel Number: 4006138053500  
 Owner: RUNDELL RICHARD J &  
 JEANNE B  
 Mail Address: 3215 SNOW RD  
 Subdivision:  
 Property Address: 3215 SNOW RD  
 Acres: 0.99

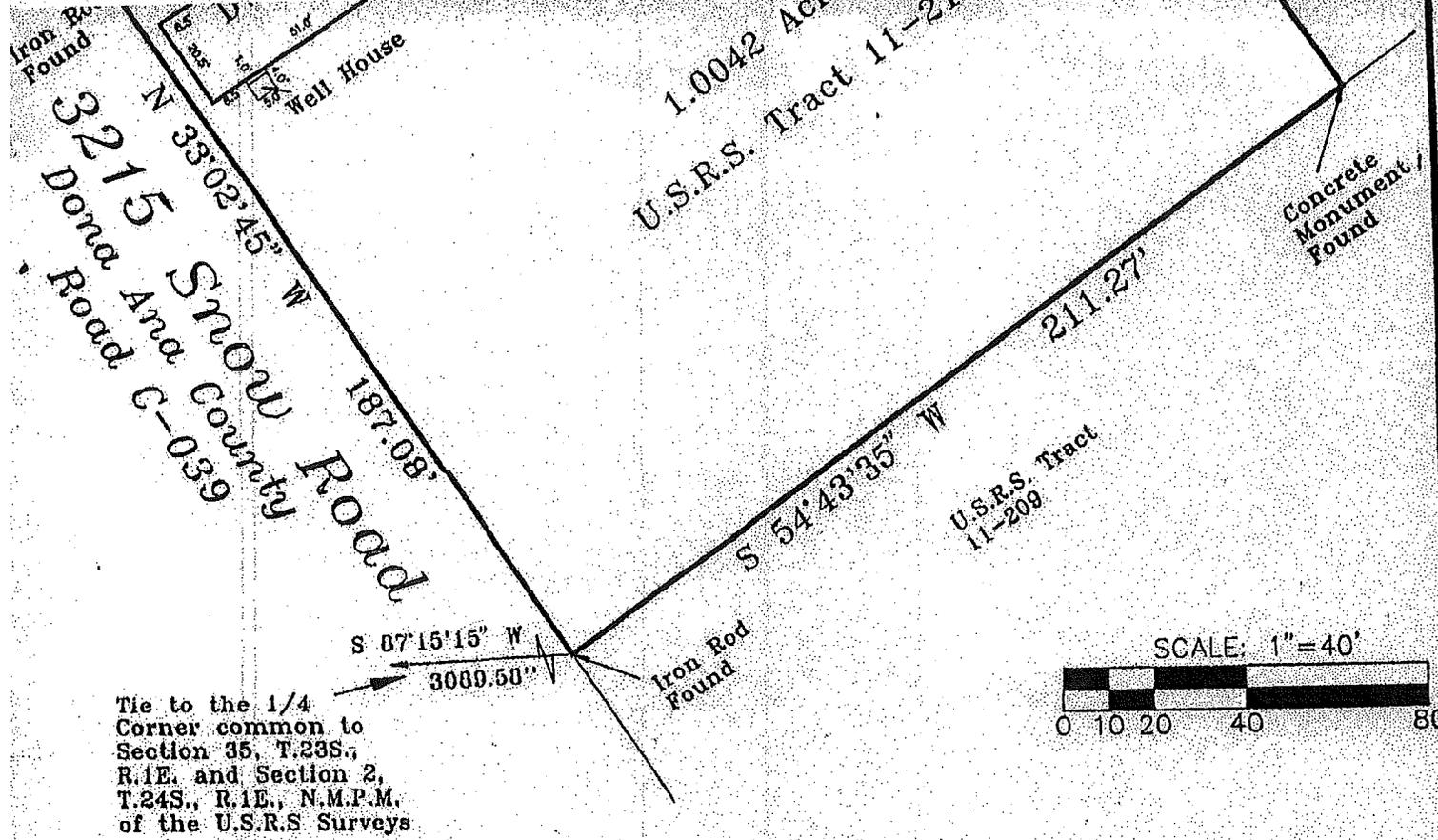


California Lateral



Tie to the 1/4  
 Corner common to  
 Section 35, T.23S.,  
 R.1E. and Section 2,  
 T.24S., R.1E., N.M.P.M.  
 of the U.S.R.S Surveys

NOTE: FLOOD ZONE "X"; AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND



NOTE: FLOOD ZONE "X"; AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, IN MAP NO. 35013C0633 E, EFFECTIVE SEPTEMBER 27, 1991.

PLAT OF SURVEY  
 SHOWING THE LOCATION OF IMPROVEMENTS  
 ON A 1.0042 ACRE TRACT IN  
 SECTION 36, T.23S., R.1E., N.M.P.M.  
 OF THE U.S.R.S. SURVEYS  
 BEING U.S.R.S. TRACT 11-212  
 SOUTHWEST OF MESILLA  
 DONA ANA COUNTY  
 NEW MEXICO

MOY SURVEYING CO.  
 414 N. DOWNTOWN MALL  
 LAS CRUCES, NEW MEXICO  
 88001

PHONE: (505) 525-9683



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

*Jorge Moy*

JORGE MOY N.M.P.S. 5939

JOB NO. 93-25 (89-467)  
 DRAWN BY BRADY  
 FIELD BY KEN-THANE-KYLE  
 DATE 1-8-03 SCALE: 1"=40'



# MOY SURVEYING

EXHIBIT "A"

414 N. DOWNTOWN MALL • LAS CRUCES, N.M. 88001 • PHONE (505) 525-9683 • FAX (505) 524-3238

JANUARY 11, 1993

## DESCRIPTION OF A 1.0042 ACRE TRACT

A tract of land situate Southwest 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 being U.S.R.S. Tract 11-212 and more particularly described as follows, to wit:

BEGINNING at an iron rod found at the West line of Snow Road, (A.K.A. Dona Ana County Road C-039) for the Southwest corner of the tract herein described, said corner being identical to the Southwest corner of U.S.R.S. Tract 11-212; WHENCE the 1/4 corner common the Section 35, T.23S., R.1E., and Section 2, T.24S., R.1E., bears S.87°15'15"W., a distance of 3089.58 feet;

THENCE from the point of beginning and along the East line of Snow Road, N.33°02'45"W., 187.08 feet to an iron rod found at the South line of California Lateral, for the Northwest corner of this tract;

THENCE leaving the road and along the South line of California Lateral, N.20°32'50"E., 37.49 feet to an iron rod found for an angle point of this tract;

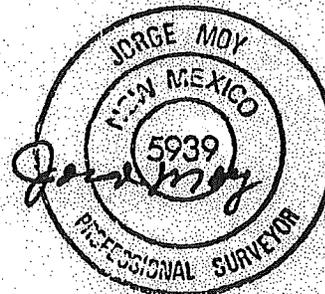
THENCE leaving the Lateral, N.54°21'25"E., 181.20 feet to an iron rod found at the Northwest corner of U.S.R.S. Tract 11-210 for the Northeast corner of this tract;

THENCE S.33°01'25"E., 209.34 feet to a concrete monument found for the Southeast corner of this tract;

THENCE S.54°43'35"W., 211.27 feet to the point of beginning containing 1.0042 acre of land more or less. Subject to any easements and restrictions of record.

Information in the preparation of the description derives from Warranty Deed filed August 31, 1989, in Deed book 344, pages 595-596, Dona Ana County records. Field Notes by MOY SURVEYING CO., License #5939.

JOB 93-25



# Do a Ana County Zoning Map

Search Parcels

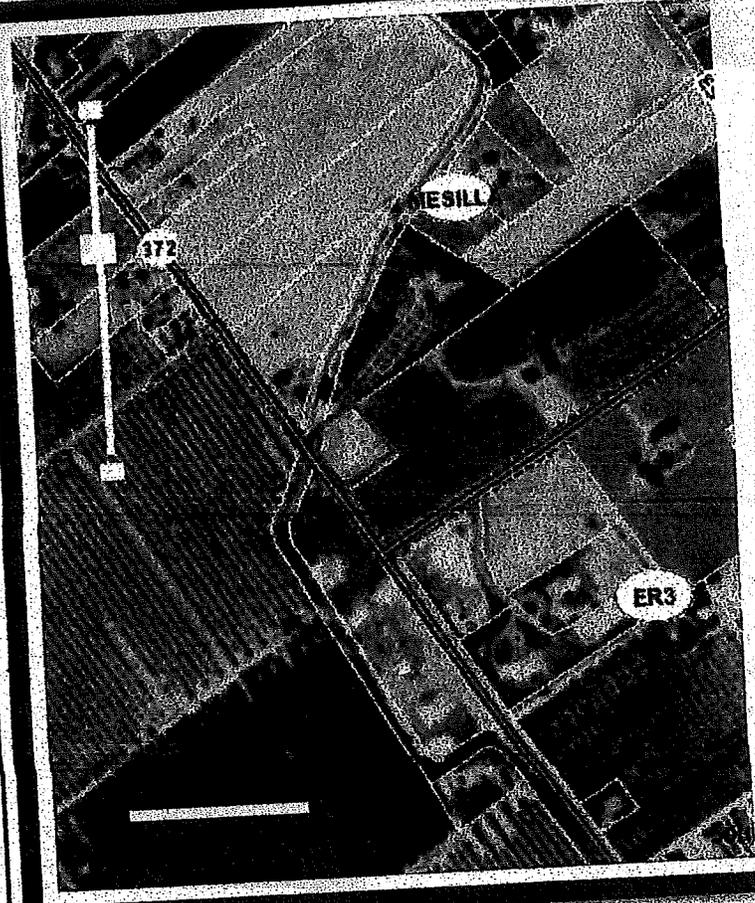
Distance

Area

### Layer Visibility:

- Roads
- Buildings
- City Limits

Parcel ID: 04-00418  
 Map Code: 4-006-138-053-500  
 NAME: RUNDALL RICHARD J & JEANNE B  
 NAME2:  
 Mail Address: 3215 SNOW RD  
 CITY: MESILLA  
 STATE: NM  
 ZIP: 88005  
 LOT:  
 BLOCK:  
 Subdivision:  
 Condo Name:  
 Condo Unit:  
 Mobile Homes: 0  
 Clerk Record: 932588  
 RTS: 1E 23S 36  
 Property Address: 3215 SNOW RD  
 Acres: 0.99



Parcel ID	Map Code	Owner 1	Owner 2	Address	City	State	Zip	Lot	Block

California L

U.S.R.S. Tract  
11-211A2

N 20°32'50" E  
37.49'

Iron Rod Found  
Wall N 54°21'25" E  
181.20'

Wood Fence

Iron Rod Found

Dwelling

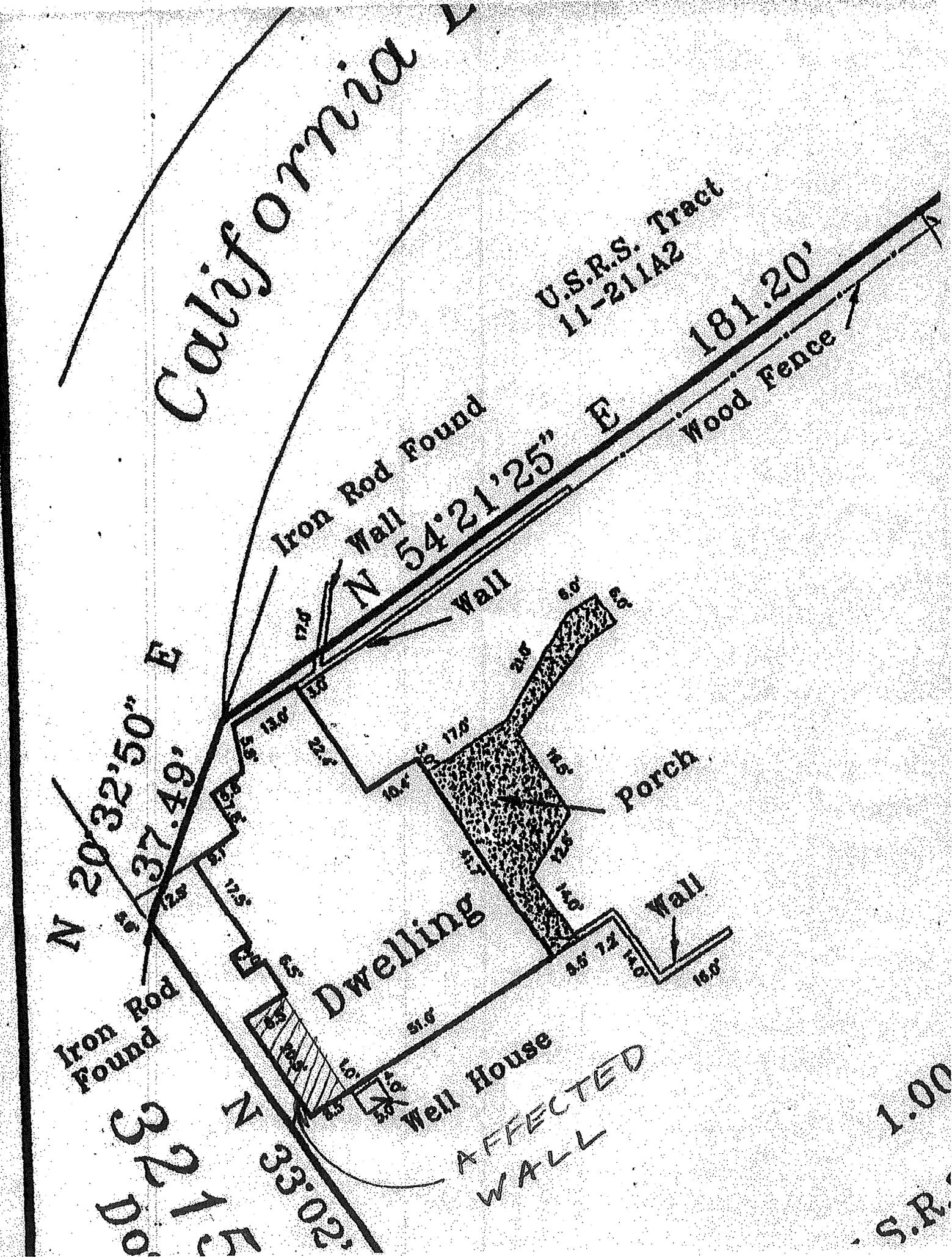
Porch

Well House

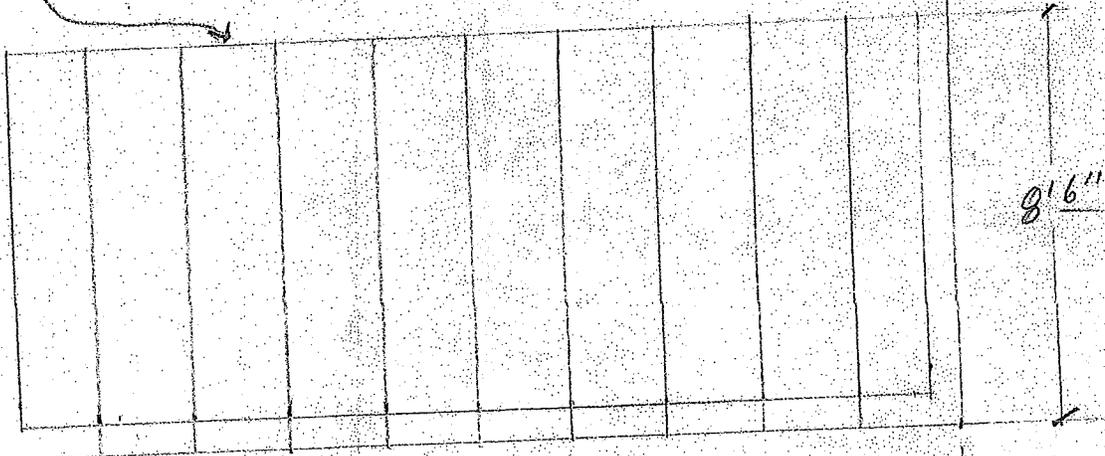
AFFECTED  
WALL

od 76  
2173  
33.33  
33.33

1.00  
S.R.



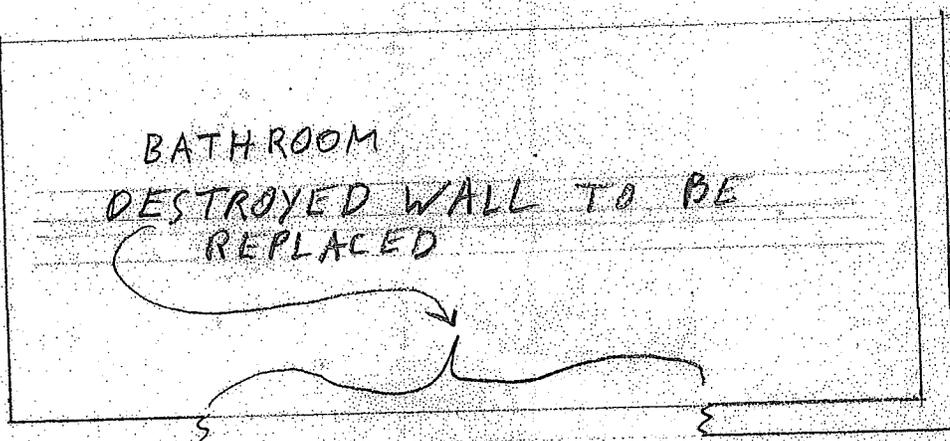
EXISTING 2x6 RAFTERS 24" C-C



20'6"

ROOF FRAMING PLAN 1/4" = 1'  
RUNDELL - 3215 SNOW ROAD

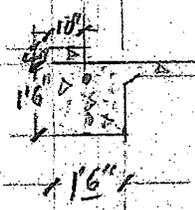
BATHROOM  
DESTROYED WALL TO BE  
REPLACED



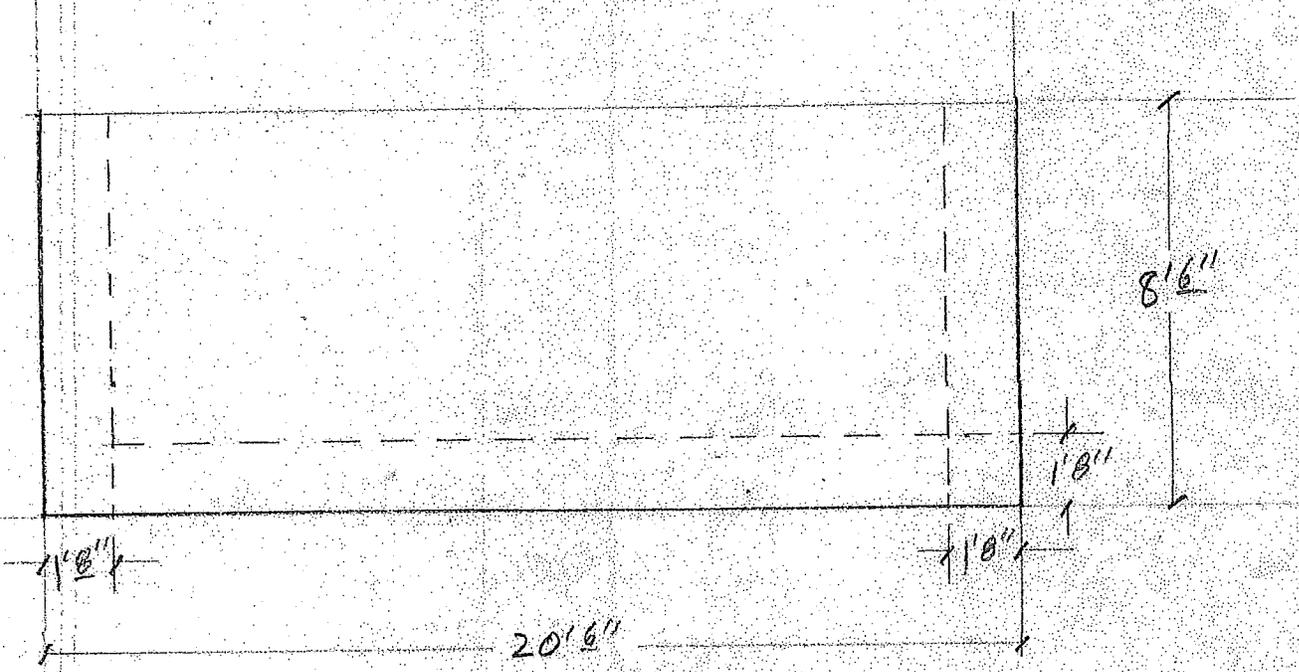
8'6"

20'6"

FLOOR PLAN RUNDELL 1/4" = 1'



EDGE DETAIL



FOUNDATION PLAN  $\frac{1}{4}'' = 1'$   
RUNDELL BATH REPAIR

8'0"

← ADOBE WALL TO BE REPAIRED

← 4" CMU

← EXISTING FOUNDATION

RUNDELL WALL SECTION '1/2'='1'



TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061106

Fee \$ 16.50

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. 061106 ZONE: RF CODE: M1 APPLICATION DATE: 8/26/20

Jeanne Rundell  
Name of Property Owner 575-640-9846  
Property Owner's Telephone Number

3215 Snow Rd. Las Cruces NM 88005  
Property Owner's Mailing Address City State Zip Code

jeanne.rundell@netzero.net  
Property Owner's E-mail Address

Sun & Earth Construction LLC.  
Contractor's Name & Address (If none, indicate Self)

575-621-5340 03-305805-00-9 384250  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 3215 Snow Rd.

Description of Proposed Work: Repair bathroom wall

\$ 4,000- J. Graham 8/26/2020  
Estimated Cost Signature of Applicant Date

Signature of property owner: Jeanne Rundell

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 EXTERIOR APPEARANCE OF STRUCTURE  
ll

PERMISSION ISSUED/DENIED BY: J. Graham ISSUE DATE: 8/26/20

- 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.)

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 061107  
[PZHAC CONSENT AGENDA –9/8/20]**

**Item:**

**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)

**Description of Work Done:**

The applicant will repair cracks in a stuccoed wall that runs across the front of the property near the street. The repairs will consist of patching the cracks and worn portions of the wall, and then repainting the patched areas to match the remainder of the wall. There will be no changes to in appearance to the wall or any of the structures on the property.

**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: R0400586  
 Parcel Number: 4006138218008  
 Owner: GARCIA ROBERTO E & AMALIA G  
 Mail Address: PO BOX 1033  
 Subdivision:  
 Property Address: 2245 CALLE DE COLON  
 Acres: 0



652-7463

TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:  
Case # 061107  
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. 061107 ZONE: HR CODE: M1 APPLICATION DATE: 8/17/20

Roberto Garcia  
Name of Property Owner

621-0943  
Property Owner's Telephone Number

Box 1033 Mesilla N.M. 88046  
Property Owner's Mailing Address City State Zip Code

Property Owner's E-mail Address

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

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

Address of Proposed Work: 2245 Calle De Colon

Description of Proposed Work: Plaster (patches) on Front wall

Less than

\$100.00 Estimated Cost  
Robt Garcia Signature of Applicant  
Aug 17 - 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 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: PATCHING & REPAINT AREAS ON EXISTING STUCCOED WALL  
NO CHANGES TO APPEARANCE  
Z1

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 8/20/20

- 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 8, 2020

PZHAC DECISIONS

ZONING PERMITS

**PZHAC ACTION FORM**  
**ZONING PERMIT 061051**  
**[PZHAC REVIEW – 9/8/2020]**

**Items:**

**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)

**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 windows are 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 windows are 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: @ \$75,000.00**

**Findings That Need to be Made.**

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

**PZHAC OPTIONS:**

1. Approval of the requested zoning permit.
2. Approval of the requested zoning permit with conditions.
3. Reject the permit.

**PZHAC ACTION:**

**PZHAC ACTION FORM**  
**ZONING PERMIT 061084**  
**[PZHAC REVIEW – 9/8/2020]**

**Items:**

**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)

**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 barn/guest house 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 barn/guest house 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: @ \$75,000.00**

**Findings That Need to be Made.**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed consists of building a barn and guest house on a five acre property containing a principal dwelling and a pecan grove.
- The PZHAC has determined that the proposed barn and guest house meets all applicable Code requirements.

**PZHAC OPTIONS:**

1. Approval of the requested zoning permit.
2. Approval of the requested zoning permit with conditions.
3. Reject the permit.

**PZHAC ACTION:**

**PZHAC ACTION FORM**  
**ZONING PERMIT 061100**  
**[PZHAC REVIEW – 9/8/2020]**

**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)

**Staff Analysis:**

The applicant would like to install four six foot high latia fences around the ends of the two duplexes on the property at this address (see red lines on the attached site plan) to provide privacy to the dwellings. The style of the fences will be similar to the latia fence at the front of the dwelling at 2219 Calle de Parian (see attached photo). According to the applicant, the fences will be six feet in height, and will be made of latias on wood or metal uprights. The fences at the front of the property will be at least ten feet from the pavement and will be outside the required clear-sight-triangle for driveways. A right-of-entry agree with the neighbor to the rear of the property is attached.

**Estimated Cost: @ \$2000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed fences will be consistent with the development of properties in the HR 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 installing four six foot high latia fences on a residential properties for privacy.
- The PZHAC has determined that the proposed fences meet the Code.

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**

**PZHAC ACTION FORM**  
**ZONING PERMIT 061085**  
**[PZHAC REVIEW – 8/17/2020]**

**Items:**

**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)

**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: @ \$1500.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed paint colors 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 repainting 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 request to the BOT.
2. Recommend approval of the request to the BOT.
3. Reject the permit.

**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

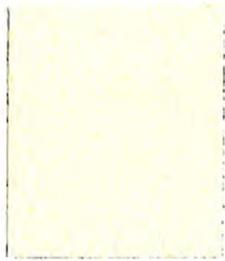
Account Number: R0401199  
 Parcel Number: 4006138128035  
 Owner: WALSH DELBERT THOMAS  
 Mail Address: PO BOX 1447  
 Subdivision: LUCERO TRACTS (BK 18  
 PG 305 - 9516342)  
 Property Address: 2510 CALLE DE  
 PARIAN  
 Acres: 0



PHOTOS OF DWELLING FROM CALLE DE PARIAN



## Premium Stucco Finish Color Chart



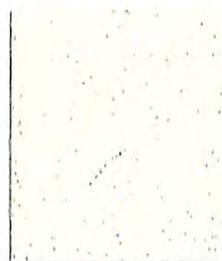
102 CAMEO



100 COLONIAL WHITE



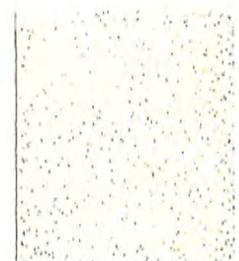
212 MADERA



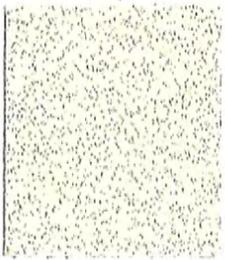
90 CANDLELIGHT



127 HACIENDA



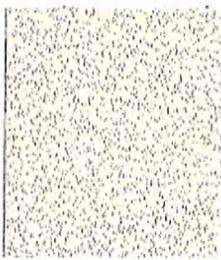
128 CREAM



129 IVORY



197 LA MORENA



30 SOAPSTONE



117 FAWN



119 PALOMINO



101 NAVAJO WHITE



121 SANDALWOOD



122 STRAW



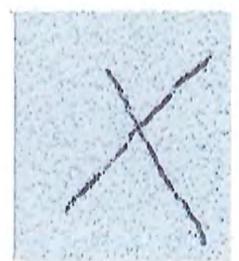
106 BUCKSKIN



108 KOKANEE



103 SAND



107 DENIM



135 SAHARA



116 ADOBE



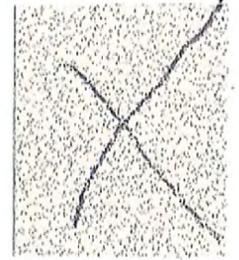
118 SUEDE



105 BAMBOO



110 ASH



80 SOFT ROSE



115 COTTONWOOD



114 DESERT ROSE



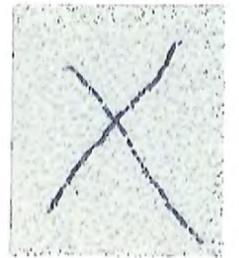
130 PUEBLO



125 LA LUZ



124 CORAL



113 DOVE GRAY

- These colors are intended to show the approximate color of finished stucco.
- Application by machine spray or texturing will increase the depth of color.
- Variation in color due to weather, job conditions and method of application should be expected.
- For color verification, request an actual sample in the color and texture prior to ordering material.

- Apply a sample of stucco to be used on actual substrate before proceeding with the application.
- El Rey is not responsible for color correctness of applied finish.
- Color must be verified and approved by owner prior to application.

3188 23-4D  
Azul Préludo  
Prélude Bleu

\*  
TURQUOISE - SF058

\*  
Blazing Blue 4  
1A-2-5

1086 20-44  
Vista Marina  
Turquoise Claret  
Vista Marina

FFVI  
Anchor's Aweigh

LESLIEWEADOW BLUE - 0205 U

Granada Blue  
1A-4-4

2460D [23-4D]  
Blue Spark  
Azul Brillante

2412D [21-5D]  
Danish Blue  
Danubio Azul

\*  
2461D [23-5D]  
Blue Madonna  
Madonna Azul

2398D [20-5D]  
Cleopatra  
Cleopatra

\*  
2440D [22-5D]  
Stream Line  
Azul Salvaje

\*  
2377D  
Ultra Blue  
Ultra Azul

BLP  
PAINT CO.

\* Because this color is darker or more intense it should be limited to narrow trim and small

R04-01199  
8276

TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:  
Case # 061108  
Fee \$ 136.00

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. 061108 ZONE: HR CODE: M APPLICATION DATE: 8/24/20

F. XAVIER ALCALA (575) 642-9080  
Name of Property Owner Property Owner's Telephone Number

PO Box 14208 LAS CRUCES NM 88013  
Property Owner's Mailing Address City State Zip Code

DRYWALLWORK@AOL.COM  
Property Owner's E-mail Address

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

(575) 642-9080 850452827 Lic # 90578  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2510 CALLE de PARIAN

Description of Proposed Work: Paint Exterior Stucco & front door, garage door

\$ 1500.00 [Signature] Aug 24, 20  
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 REVIEW & BOT APPROVAL REQUIRED

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

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was LEGALLY subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Site Plan with dimensions and details.
3. Foundation plan with details.
4. Floor plan showing rooms, their uses and dimensions.
5. Cross section of walls
6. Roof and floor framing plan
8. Proof of legal access to the property.
9. Drainage plan.
10. Details of architectural style and color scheme (checklist included for Historical zones) – diagrams and elevations.
11. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
12. Proof of legal access to the property.
13. Other information as necessary or required by the City Code or Community Development Department (See other side.)

**PZHAC ACTION FORM**  
**ZONING PERMIT 061109**  
**[PZHAC REVIEW – 9/8/2020]**

**Items:**

**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 would like to replace three 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 the window panes will be the same size and pattern as the windows being replaced. The existing windows are set in deteriorating or broken wood frames (see attached photos) and are painted in different shades of brown. The replacement windows will be set in aluminum and will be either architectural bronze grids and white frames, or gray grids and frames; to try to match the window being replaced.

The structure is in the Historic Register (see attached) and appears to have been built around 1940. 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 but not contributing architecturally to the Town. According to the Register, the structure does not have significance to the historical nature of the Town. The dwelling also appears to have had a minor degree of remodeling since its construction.

**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: @ \$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 building permit to the BOT.
2. Recommend approval of the building to the BOT with conditions.
3. Reject the permit.

**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: **R0400393**  
 Parcel Number: 4006137329512  
 Owner: ETMSS 2 LLC  
 Mail Address: PO BOX 358  
 Subdivision:  
 Property Address: 2755 CALLE DE  
 SAN ALBINO  
 Acres: 0



**VIEW OF DWELLING FROM CALLE DE SAN ALBINO**



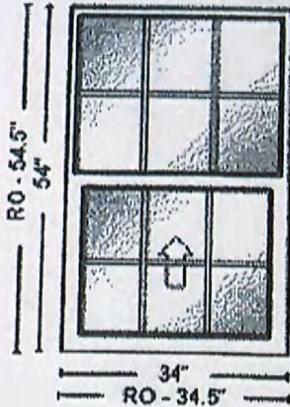
**VIEW OF REAR OF DWELLING**









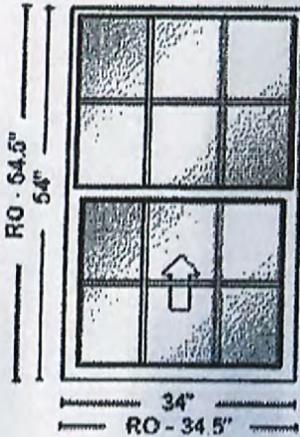


A581-80 Series Single Hung 34 x 54  
 Frame Width = 34, Frame Height = 54, Sash Split = Even  
 Operation / Venting = Single Hung  
NFS 1"  
 Frame Color = White, Exterior Finish = Architectural Bronze  
 Double Glaze, SolarTherm Light, DS / DS  
 Standard Screen, Boxed Screen  
 U-Factor = 0.35, CR = 56, SHGC = 0.28, VT = 0.49, CPD = ASO-A-103-03794-00006  
 Standard, Colonial, Grid Color = Architectural Bronze / White, 2V1H  
 Net Overall  
**Line Item Notes:**

Comment / Room:

one Assigned

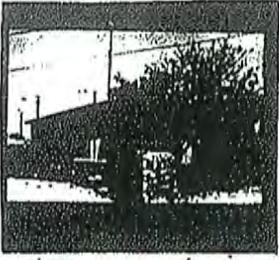
Line Item #	Qty	Width x Height	UI	Description
2	3	34" X 54"	88	



A571-70 Series Single Hung 34 x 54  
 Frame Width = 34, Frame Height = 54, Sash Split = Even  
 Operation / Venting = Single Hung  
NFS 7/8"  
 Frame Color = Clay  
 Double Glaze, SolarTherm Light, DS / DS  
 Standard Screen, Boxed Screen  
 U-Factor = 0.34, CR = 52, SHGC = 0.3, VT = 0.52, CPD = ASO-A-101-02322-00002  
 Standard, Colonial, Grid Color = Clay, 2V1H  
 Net Overall  
**Line Item Notes:**

Comment / Room:

one Assigned

ALERT SHEET?		NEW MEXICO HISTORIC BUILDING INVENTORY					8-6-79 <i>Dct 63</i>			
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	FORM 1: BUILDINGS & STRUCTURES								
SURVEY DATE	3. BY	CHECK DATE	5. BY	COMPUTER DATE	7. BY	FILE DATE	9. BY	REVISION DATE	11. BY	
<i>180 MAY</i>										
COUNTY	13. FIELD MAP	14. NUMBER	15. UTM REFERENCE NUMBER							
<i>Dona Ana</i>			173	331350	3571700					
5. SPECIFIC LOCATION			17. CITY/TOWN			20. I.D. #		22. ROLL #		
<i>2755</i> <i>second house north of NE corner of Calle de San Albino and Calle de Santa Ana</i>			<i>Mesilla</i>			<i>183262059</i>		<i>25. NEG #</i>		
			18. ZIP			<i>90</i>		<i>20</i>		
			19. LAND GRANT OR RESERVATION			24. LOCATION OF NEG.				
20. LEGAL DESCRIPTION:			TOWNSHIP	NS	RANGE	EW	SECTION	$\frac{1}{4}$	$\frac{1}{4}$	$\frac{1}{4}$
25. ARCHITECTURAL STYLE			26. NUMBER OF STORIES							
<i>gabbed (adobe?)</i>			<i>one</i>							
27. FOUNDATION MATERIAL(S)			<i>Natalia + Ignacio Bastamante</i>							
			<i>2300 W. Union h.c. 88005</i>							
28. EXTERIOR WALL SURFACE(S)			<i>off white stucco</i>							
			<i>4-006-137-322-576</i>							
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS/SILLS/ARRANGEMENTS)			<i>horiz slide, alum sash, slightly recessed, no surrounds</i>							
30. DOOR/ENTRANCE (TYPE/SURROUNDS)			<i>common wood door, no surrounds, slightly recessed</i>							
31. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS)			<i>medium gable roof with overhang</i>							
32. CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS)			<i>none observed</i>							
33. EXTERIOR DETAILS			<i>gabbed open porch on facade, at lower level than main roof line</i>							
34. COMMENTS			<i>small, rectangular shaped house</i>							
DATE OF CONSTRUCTION			45. IMMEDIATE SURROUNDINGS							
35. ESTIMATED <i>1940</i>			36. ACTUAL			<i>residential</i>				
37. SOURCE OF DATE						46. RELATION TO SURROUNDINGS				
38. ARCHITECT/ENGINEER/BUILDER						<input type="checkbox"/> SIMILAR <input checked="" type="checkbox"/> NOT SIMILAR				
39. SOURCE OF INFORMATION						47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS				
40. NAME						<input type="checkbox"/> PLUS <input checked="" type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS				
USE						48. OVERALL SIGNIFICANCE				
41. PRESENT <i>residential</i>						<input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input type="checkbox"/> LOCAL <input checked="" type="checkbox"/> NONE				
42. HISTORIC <i>''</i>						49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
CONDITION						50. WHAT TYPE?				
<input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED						51. IF INVENTORIED, LIST I.D. #'S				
44. DEGREE OF REMODELING						52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
<input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR										

- 53 This is a stuccoed adobe house with an asphalt shingle hip roof and aluminum frame windows. est. 1930. (C)
- 54 A rectangular plan gabled adobe with metal casement and aluminum frame windows, this building fronts the street. est. 1930. (C)
- 55 This stuccoed flat roof adobe has a rectangular plan. The house has tandem wood frame windows and rounded buttresses the height of the building on many of its corners. est. 1910. (C)
- 56 This is a stuccoed residence with metal frame windows and an asphalt shingled multi-hip roof. est. 1955. (N)
- 57 This Ranch Style house has exposed concrete block exterior wall surfaces and aluminum frame windows and is covered by an asphalt shingled hip roof. est. 1960. (I)
- 58 This stuccoed adobe residence has an asphalt shingled hip roof, aluminum windows, and a square floor plan. est. 1935. (N)
- 59 This small rectangular plan stuccoed house has a gabled roof, a gabled open front porch and aluminum frame windows. est. 1940. (N)
- 60 This stuccoed, flat roofed adobe house has metal casement windows and aluminum frame windows. est. 1920. (C)
- 61 This low gabled, stuccoed adobe residence has wood frame windows. est. 1910. (C)
- 62 This small adobe house, recently stuccoed, has metal casement windows and a flat roof with flat parapet. est. 1915. (C)
- 63 This Ranch Style house is of brick and has aluminum frame windows. est. 1965. (I)
- 64 This small stuccoed adobe house has wood frame windows and a square floor plan. est. 1930. (C)
- 65 A recently built duplex with an open shed roof front porch, this stuccoed frame structure has a flat roof and aluminum sash 6/6 double hung windows. est. 1978. (N)
- 66 This stuccoed adobe residence has a flat roof and flat parapet with tin canales on the facade. It has wood frame windows and is of a rectangular floor plan. est. 1910. (C)
- 67 This stuccoed, flat roofed residence with aluminum sash windows has an addition on the S.E. section with a low gable roof. A porch supported by squared beams fronts the house. est. 1935. (N)

**TOWN OF MESILLA  
ZONING APPROVAL**

OFFICIAL USE ONLY:  
Case # 061109  
Fee \$ 18.00

**PERMISSION TO CONDUCT WORK  
OR**

**OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID**

2755 Calle de San Albino 38 Apt 88047 649-6916 or 915-313-1973  
2755 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104

CASE NO. 061109 ZONE: HR CODE: ACM APPLICATION DATE: 9/1/20

ETMSS 2, LLC 915-313-1973  
Name of Property Owner Property Owner's Telephone Number  
PO Box 32 Mesilla NM 88046  
Property Owner's Mailing Address City State Zip Code  
etmss@aol.com or dnkinvest@comcast.net  
Property Owner's E-mail Address  
Manuel Quintana Jr. P.O. Box 493 Fairacres N.M 88033  
Contractor's Name & Address (If none, indicate Self)  
(575) 642-5231 85-0476799 # 82681  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2755 Calle de San Albino

Description of Proposed Work: Replace 3 existing window due to deterioration and age with similar style windows like panes

\$500.00 Manuel Quintana Jr. 29 July 2020  
Estimated Cost Signature of Applicant Date

Signature of property owner: Manuel Quintana Jr.

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 APPROVAL REQUIRED  
ZI

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.)

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

**Items:**

**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 would like to replace a small tool shed on this property with two slightly larger (8 ft. by 12 ft.) wooden sheds (see attached image) on a 0.27 acre property at this address. The two sheds will be located at the rear of the property and will not be attached to the ground. They are under 120 square feet in size and do not require any kind of building permits from CID because they are not considered permanent structures. The colors of the sheds will fit in with the colors of the dwellings and other sheds in the surrounding area.

**Consistency with the Code:**

Since the property is less than the one acre required for properties in the R-1 zoning district, the property is legal non-conforming. Since legal non-conforming uses may be maintained and repaired but not expanded, according to the legal opinion dated August 14, 2020 (attached) from the Town Attorney, Joseph Cervantes, one of the sheds is a replacement of an existing shed and can be considered maintenance of a legal non-conforming use. The PZHAC will need to determine if the second shed would result in the expansion of a legal non-conforming use, or if it could be allowed because it is a temporary use due to the fact that it is small and portable and is not permanently attached to the property or does it require any kind of a permit from CID. The following are the portions of the Code that deal with legal non-conforming uses:

**18.60.050 Nonconforming uses cannot be expanded.**

**A nonconforming use of land or of a building shall not be expanded since it is the purpose of this title to eliminate nonconforming uses at the earliest possible time. However, in a Commercial (C) zone existing single-family residences may be permitted to continue on any lot or parcel of land not used for the indicated zone purposes without being classified as a nonconforming use. [Ord. 94-06 § 1; prior code § 11-2-5.5]**

**18.60.060 Nonconforming use of land.**

**The nonconforming use of land, where no main buildings are involved, may be continued for a period of not to exceed five years after the effective date of the ordinance codified in the title, subject to the following conditions:**

**A. No nonconforming use of land shall be expanded or extended in any way.**

**B. Where such nonconforming use of land is discontinued for a period of six months, any future use of the land shall be in conformity with the provisions of this title.**

**C. These provisions do not apply to land used for agriculture or agriculturally related activities.**

**D. When the nonconforming use is trailers, no additional nor replacement trailers may be used on the lot. [Ord. 94-06 § 1; prior code § 11-2-5.6]**

**18.60.070 Nonconforming building may be maintained.**

**A nonconforming building may be maintained; provided, that no additions, enlargements nor structural alterations are made except those required by law or expressly permitted by this title. If any such nonconforming building is removed, future use of the land on which the building is located shall conform to this title. [Ord. 94-06 § 1; prior code § 11-2-5.7]**

**18.60.080 Alteration of nonconforming buildings as to yard regulations.**

**A building or structure which does not conform to the yard regulations may be structurally altered; provided, such alteration does not change the horizontal exterior dimensions, or the addition either conforms to the applicable yard regulations or does not project further into any yard than any substantial portion of the existing building or structure. “Substantial portion” for the purpose of this section shall mean 50 percent or more of the length of the wall. [Ord. 94-06 § 1; prior code § 11-2-5.8]**

**18.60.090 Nonconforming use of conforming building.**

When a nonconforming use of a conforming building existed at the time the provisions of this title became applicable to such building so as to make the use thereof a nonconforming use, it may be continued and may be expanded or extended throughout such building, provided no structural alterations are made except those required by law. If the nonconforming use is discontinued for more than 12 months, any future use of such building shall conform to this title. If the nonconforming use is commercial, a different commercial enterprise, offering different products and/or services, may occupy the building if that enterprise is compatible with the residential nature of the neighborhood. Incompatible enterprises might include:

- A. Those which generate loud noises, offensive odors, or unhealthy or annoying substances.
- B. Those which involve outdoor storage or parking of large or unsightly equipment or supplies.
- C. Those which generate extensive traffic.
- D. Those that do not meet the parking requirements (MTC 18.60.170).
- E. Those which are sources of light or sound which might annoy neighbors between 10:00 p.m. and 8:00 a.m.

A public hearing will be held by the planning, zoning and historical appropriateness commission to discuss each new nonconforming commercial enterprise before that enterprise is recommended for approval. All residents and property owners within 300 feet of the proposed nonconforming use will be notified of the public hearing by registered mail. [Ord. 95-03 § 5; Ord. 94-06 § 1; prior code § 11-2-5.9]

**18.60.100 Nonconforming use of a nonconforming building.**

The nonconforming use of a nonconforming building may be continued and may be expanded or extended throughout such building provided no structural alterations are made except those required by law. If such nonconforming use is discontinued, any future use of such building shall conform to the provisions of this title. [Ord. 94-06 § 1; prior code § 11-2-5.10]

**18.60.110 Reconstruction of nonconforming buildings partially destroyed.**

This title shall not prevent the repair of any nonconforming building damaged by fire, explosion, earthquake or other act of God subsequent to the effective date of the ordinance codified in this title; provided, that such repair shall not exceed 50 percent of the floor area of the building nor shall the dollar value of such repair exceed 50 percent of the dollar value of the building immediately prior to the damage. [Ord. 94-06 § 1; prior code § 11-2-5.11]

**18.60.120 Nonconforming uses and nonconforming buildings resulting from reclassification.**

This title shall also apply to buildings and uses which become nonconforming due to future reclassification of zones or land. [Ord. 94-06 § 1; prior code § 11-2-5.12]

**Estimated Cost: @ \$2,8000.00**

**Findings that need to be made:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of install two small storage sheds at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

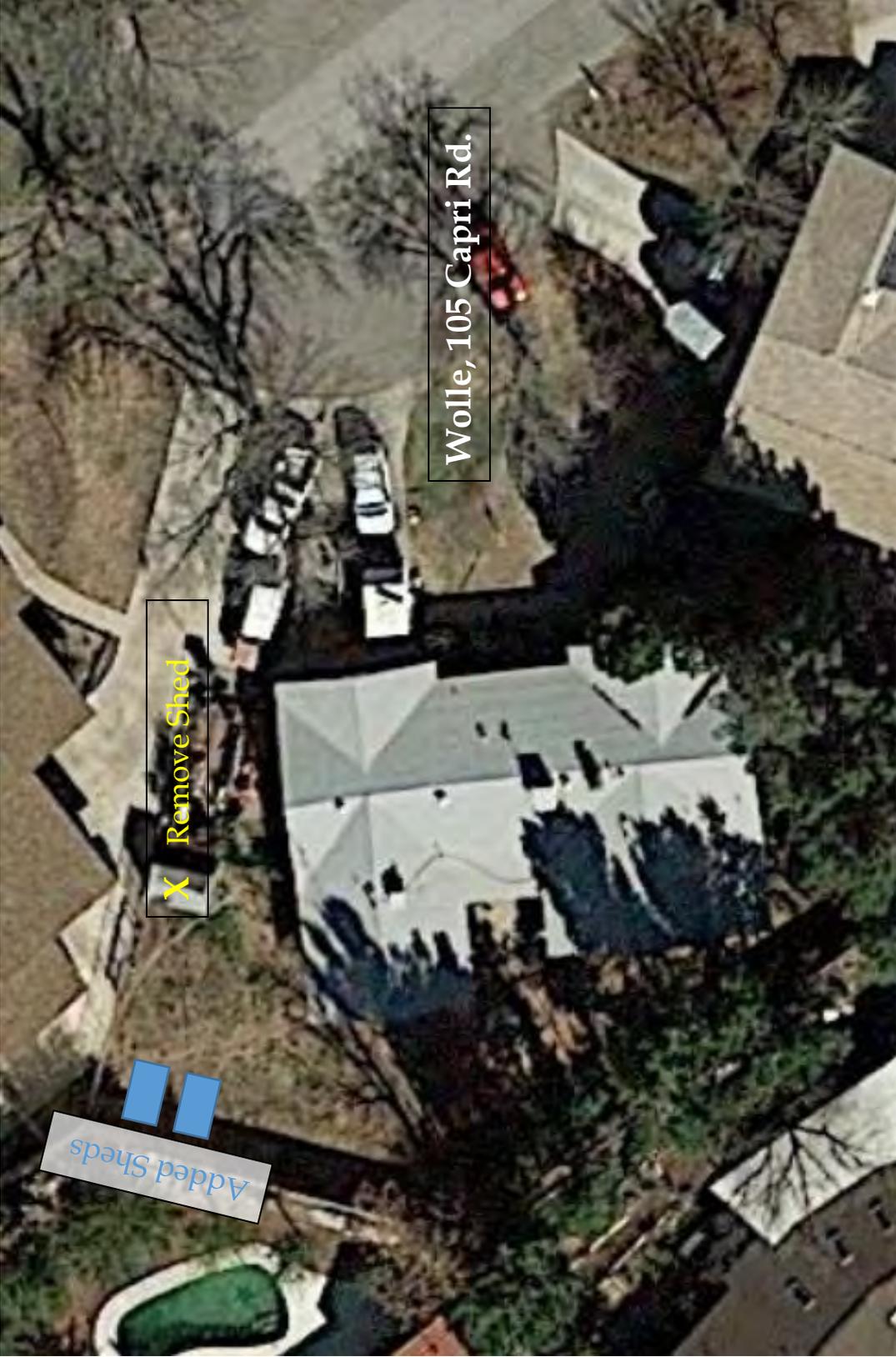
**PZHAC OPTIONS:**

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

**PZHAC ACTION:**

**VIEW OF DWELLING FROM CAPRI ROAD**

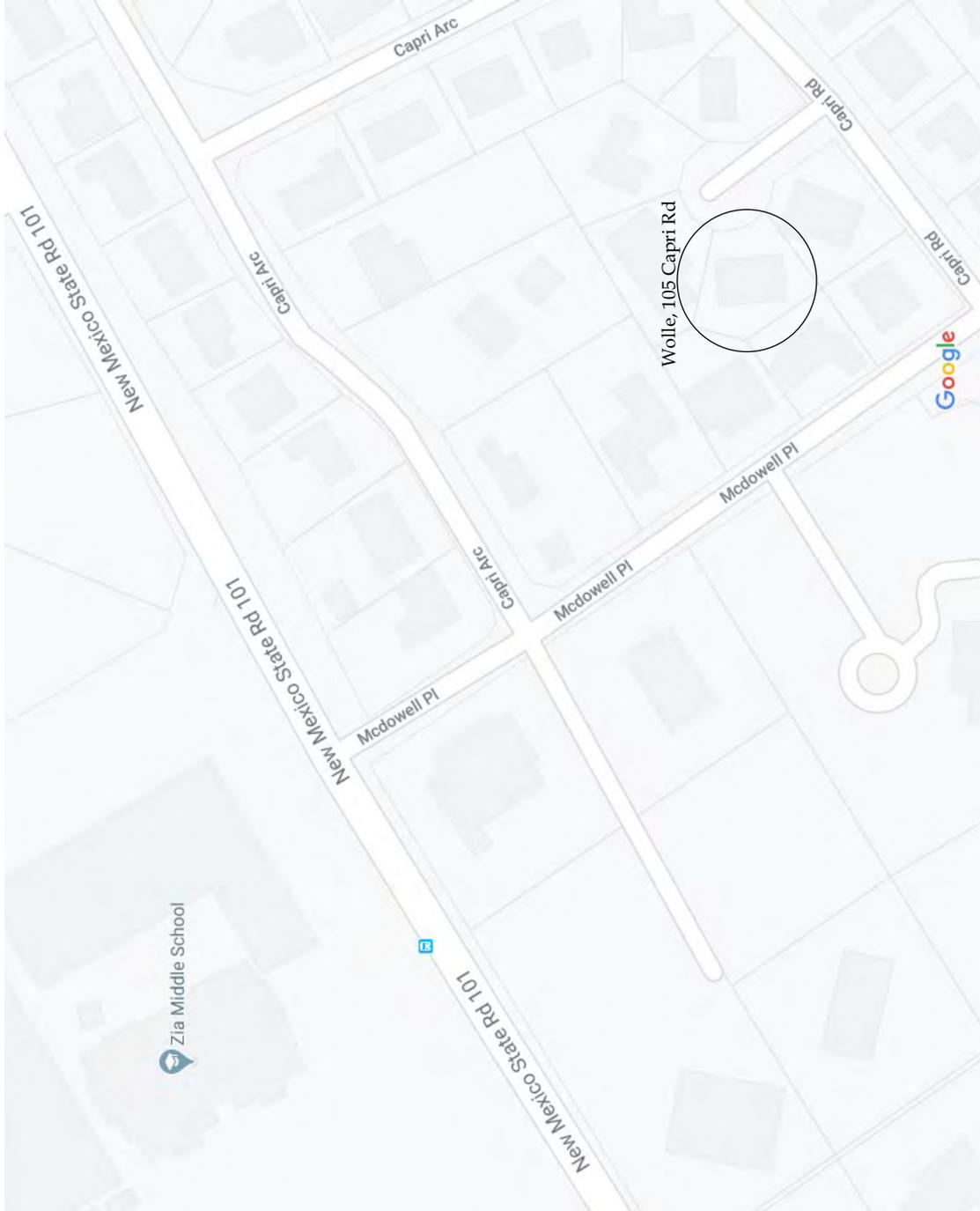




X Remove Shed

Wolle, 105 Capri Rd.

Added Sheds



Capri Arc

Capri Rd

Capri Rd

Wolle, 105 Capri Rd

Google

Mcdowell Pl

Mcdowell Pl

Mcdowell Pl

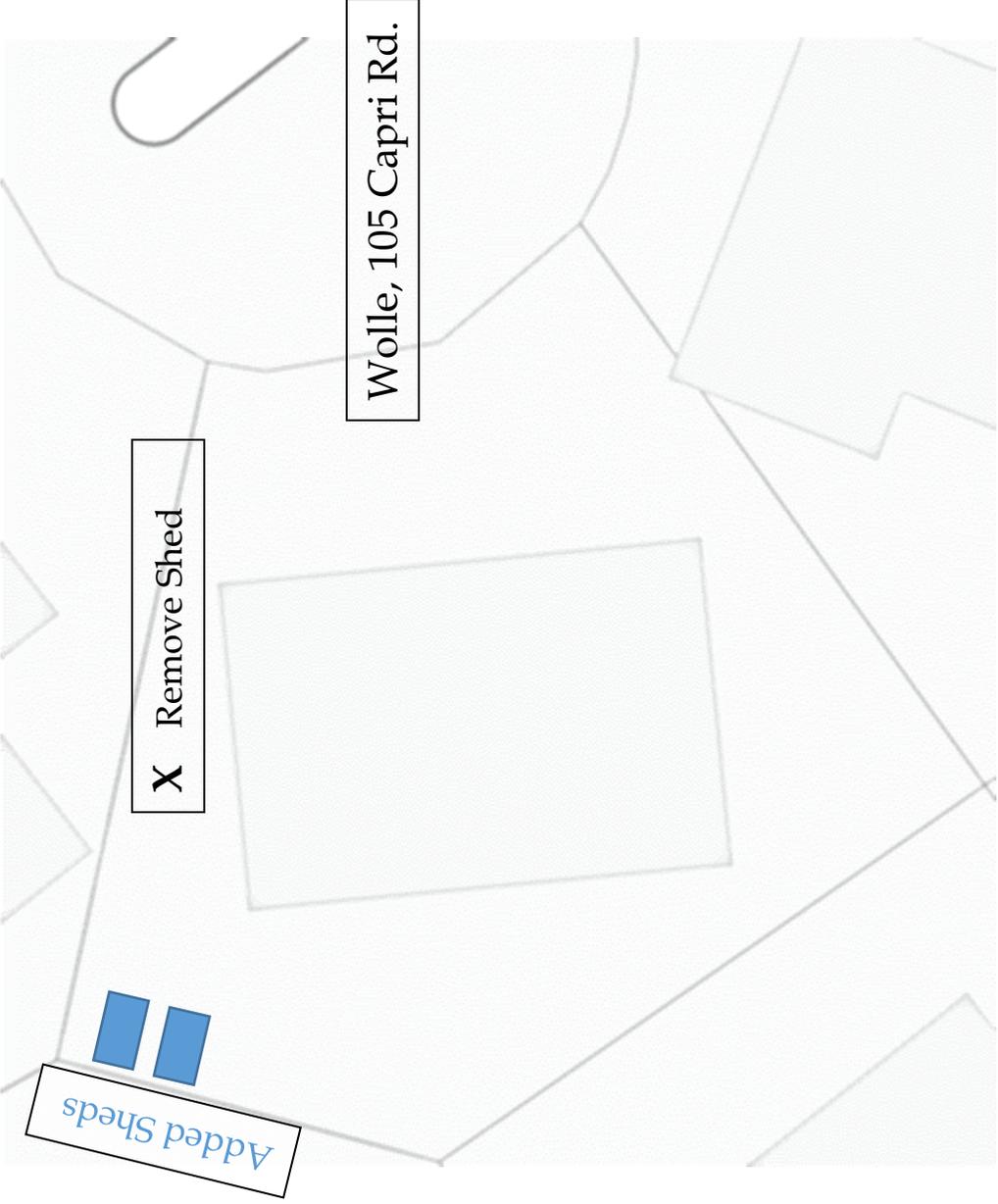
New Mexico State Rd 101

New Mexico State Rd 101

Zia Middle School



New Mexico State Rd 101



Added Sheds

X Remove Shed

Wolle, 105 Capri Rd.

**Handy Home Products**  
Majestic 8 ft. x 12 ft. Wood Storage Shed



TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # \_\_\_\_\_

Fee \$ \_\_\_\_\_

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. \_\_\_\_\_ ZONE: \_\_\_\_\_ CODE: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

J. Brooks Wolle \_\_\_\_\_ H 575-525-9758 C 575-644-4411

Name of Property Owner \_\_\_\_\_ Property Owner's Telephone Number \_\_\_\_\_  
105 Capri Rd Las Cruces NM 88005

Property Owner's Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
jbwolle@msn.com j.b.wolle@nasa.gov

Property Owner's E-mail Address \_\_\_\_\_  
Self

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

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

Address of Proposed Work: 105 Capri Rd., Las Cruces, NM 88005

Description of Proposed Work: Removing and assembling replacement stoarage sheds (2 ea. 8'x12')

\$ ~\$2800.00 \_\_\_\_\_ 08/18/2020  
Estimated Cost \_\_\_\_\_ Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

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: \_\_\_\_\_

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.)

PZHAC NEW BUSINESS

SEPTEMBER 8, 2020

BUSINESS REGISTRATIONS

**PZHAC ACTION FORM**  
**BUSINESS REGISTRATION REQUEST**  
**[PZHAC REVIEW – 9/8/2020]**

**Item:**

**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)

**Description of Business:**

The purpose of the application is to allow the applicant to use the commercial structure at this address for a catering and food preparation operation that will primarily provide food services for the private school next door (the Acton Academy) under a contract with Anna Biad, owner of both the building and the school. There will not be any restaurant operations at this time. The proposed use will not result in any changes to the occupancy of the structure or change the character of the area. The building was originally designed as a restaurant.

**Consistency with the Code:**

The request is for a catering and food service operation in a commercial building originally designed as a restaurant and is consistent with all applicable sections of the MTC. There will be no changes to the structure.

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

Chapter 18.45 – C-COMMERCIAL ZONE

**18.45.020 Uses Permitted**

A building and premises on any lot in the C zone shall be used for the following purposes only:

Restaurants and other eating establishments

The requested license will not result in any changes to the external physical elements or style of the structure. There will be some cosmetic changes to the interior of the structure. Off-street parking is provided by a parking lot on the premises.

**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:**

# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

Legend

<a href="#">Map Themes</a>
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: [R0401181](#)  
 Parcel Number: 4006137253232  
 Owner: HACIENDA INVESTMENTS LTD  
 Mail Address: 5140 NIZHONI TRAIL  
 Subdivision: MERCADO DE LA  
 MESILLA PHASE 1 & 3B REPLAT NO 1  
 (BK 24 PG 163 - 1627098)  
 Property Address: 1750 CALLE DE  
 MERCADO  
 Acres: 0



VIEW OF LOCATION FROM CALLE DE MERCADO





Date: 8/12/20

2231 Avenida de Mesilla  
P.O. Box 10, Mesilla, NM 88046  
Phone: (505) 524-3262 Fax: (505) 541-6327

Permit No.: 0854

### Business Registration Application

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

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

PLEASE PRINT

#### BUSINESS INFORMATION

Business Address: WORLD CLASS GOURMET, LLC  
1750 CALLE DE MERCADO STE #4  
LAS CRUCES, NM 88005

Mailing Address: WORLD CLASS GOURMET, LLC  
4140 CHOLLA RD.  
LAS CRUCES, NM 88011

Total Area of Business: 954 No. of Employees: 3 No. of Parking Spaces: 64 Zoning: GENERAL COMMERCIAL

e-Mail Address: TATSU.MIYAZAKI@HOTMAIL.COM Business Phone #: 575-644-17620

Type of business (Please describe product(s) and/or service(s):

FOOD SERVICE

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

Current New Mexico Revenue Division ID #: 03-511359-00-6  
(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): TATSU MIYAZAKI

Home Address:  
TATSU MIYAZAKI  
4140 CHOLLA RD  
LAS CRUCES, NM 88011

Mailing Address:  
TATSU MIYAZAKI  
4140 CHOLLA RD.  
LAS CRUCES, NM 88011

Business Owner's/ Applicant's Phone #: TATSU MIYAZAKI  
575-644-7620

(Please complete other side)



WORLD CLASS GOURMET, LLC  
4140 CHOLLA RD  
LAS CRUCES, NM 88011-7605

August 11, 2020  
CRS: 03-511359-00-6  
Letter ID: L1930366640

**STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT**  
**REGISTRATION CERTIFICATE**

Date ID Issued <b>12-Nov-2019</b>	IDENTIFICATION NUMBER <b>03-511359-00-6</b>	Business Start Date <b>01-Aug-2019</b>
Business Location <b>1750 CALLE DE MERCADO STE 4</b>		Business End Date
City and State <b>LAS CRUCES, NM</b>		Zip Code <b>88005-8230</b>
Taxpayer Name <b>WORLD CLASS GOURMET, LLC</b>		Taxpayer Type <b>LLC</b>
Firm Name <b>WORLD CLASS GOURMET, LLC</b>		Filing Frequency <b>Quarterly</b>
Mailing Address <b>4140 CHOLLA RD</b>		
City and State <b>LAS CRUCES, NM</b>		Zip Code <b>88011-7605</b>

This Registration Certificate is issued pursuant to Section 7-1-12 NMSA 1978 for Gross Receipts, County Gross Receipts, Municipal Gross Receipts, Compensating and Withholding Taxes. This copy must be displayed conspicuously in the place of business. Any purchaser of the registrants business is subject to certain requirements under Section 7-1-61 NMSA 1978.

Cabinet Secretary

By 

Any Inquiries concerning your Identification Number should be addressed to the Audit & Compliance Division, P.O. Box 630, Santa Fe, New Mexico 87504-0630

Form Revised 02/2003

THIS CERTIFICATE IS NOT TRANSFERABLE

**STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT**  
**REGISTRATION CERTIFICATE**

Date ID Issued <b>12-Nov-2019</b>	IDENTIFICATION NUMBER <b>03-511359-00-6</b>	Business Start Date <b>01-Aug-2019</b>
Business Location <b>1750 CALLE DE MERCADO STE 4</b>		Business End Date
City and State <b>LAS CRUCES, NM</b>		Zip Code <b>88005-8230</b>
Taxpayer Name <b>WORLD CLASS GOURMET, LLC</b>		Taxpayer Type <b>LLC</b>
Firm Name <b>WORLD CLASS GOURMET, LLC</b>		Filing Frequency <b>Quarterly</b>
Mailing Address <b>4140 CHOLLA RD</b>		
City and State <b>LAS CRUCES, NM</b>		Zip Code <b>88011-7605</b>

This Registration Certificate is issued pursuant to Section 7-1-12 NMSA 1978 for Gross Receipts, County Gross Receipts, Municipal Gross Receipts, Compensating and Withholding Taxes. This copy must be displayed conspicuously in the place of business. Any purchaser of the registrants business is subject to certain requirements under Section 7-1-61 NMSA 1978.

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Form Revised 02/2003

THIS CERTIFICATE IS NOT TRANSFERABLE

**PZHAC ACTION FORM**  
**BUSINESS REGISTRATION REQUEST**  
**[PZHAC REVIEW –9/8/2020]**

**Item:**

**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)

**Description of Business:**

The purpose of the application is to allow the applicants to use part of their dwelling at this address as a home office for a business that provides for a consulting service that specializes in the historic preservation and conservation of structures.. The applicants will use the office for the clerical portion of their business, all preservation and restoration work will be done at the client’s location. Clients will not come to the residence. The proposed use will not result in any changes to the occupancy of the structure, or change the character of the area.

**Consistency with the Code:**

The request is for a home office in the Historic Residential (HR) zone, and is consistent with all applicable sections of the MTC. There will be no changes to the structure. The portion of the structure to be used for the office was originally designed and built for use as a residence, and will remain without changes as part of the residence.

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:**

# 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



**VIEW OF LOCATION FROM AVENIDA DE MESILLA**





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: PRIETO IMPORTS

Business Address: 2230 AVENIDA DE MESILLA Mailing Address: 3260 N HWY 28  
LAS CRUCES, NM LAS CRUCES, NM  
88005 88005

Total Area of Business: 1036 No. of Employees: 1 No. of Parking Spaces: 4+ Zoning: HC

e-Mail Address: prietoimports@gmail.com Business Phone #: 575.621.2456

Type of business (Please describe product(s) and/or service(s):  
SALE OF IMPORTED YARD ART AND DECOR, MEXICAN POTTERY,  
AND CUSTOM WOOD CHAIRS.

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

Current New Mexico Revenue Division ID #: 03-532199-00.7  
(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): ROMAN I. PRIETO

Home Address: 3260 N HWY 28  
LAS CRUCES, NM  
88005

Mailing Address: \_\_\_\_\_  
SAME

Business Owner's/ Applicant's Phone #: 575.621.2456

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

Property Owner: Jesus Daniel Lucero

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

Property Owner Phone #: 575-524-2972

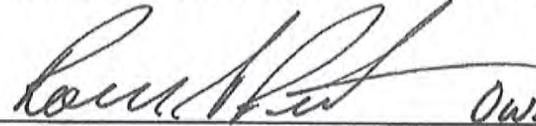
**EMERGENCY CONTACT INFORMATION**  
Responsible party to be called in case of emergency. Enter name in order of contact (please print):

24 HOUR EMERGENCY PHONE #: 575-621-2456

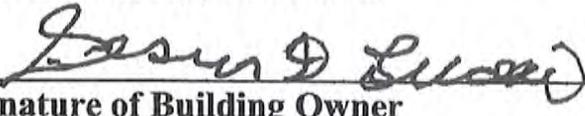
Name	Address	Telephone #
1. <u>ISAAC PRIETO</u>	<u>2400 NIEVE LN LC, NM 88005</u>	<u>575-621-0934</u>
2. <u>DOROTHY PRIETO</u>	<u>2300 W UNION LC, NM 88005</u>	<u>575-571-0464</u>
3. <u>BLANCA BUSTAMANTE</u>	<u>2300 W UNION LC, NM 88005</u>	<u>575-524-9401</u>

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 VAL**

 OWNER  
Signature of Applicant/Title

8/31/2020  
Date

  
Signature of Building Owner

8/31/2020  
Date

Receipt Number: \_\_\_\_\_  
Permit Number: \_\_\_\_\_  
Approval Date: \_\_\_\_\_  
Sign Permit Case #: \_\_\_\_\_

Office Use  
Date of Payment: \_\_\_\_\_  
Zone: \_\_\_\_\_  
Bus. Type: \_\_\_\_\_  
Renewal Date: \_\_\_\_\_

**Fire Department Inspection Verification**

Fire Department Representative Signature: \_\_\_\_\_  
Fire Inspection Date: \_\_\_\_\_

PZHAC NEW BUSINESS  
SEPTEMBER 8, 2020

PZHAC DECISIONS  
SIGN PERMIT

**PZHAC ACTION FORM**

**SIGN REQUEST**

"Prieto Imports"

**STAFF ANALYSIS**

**Item:**

**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)

**Description of Work to be Done:**

The applicant would like to install a two sided freestanding sign (12.5 square foot on each side) metal sign with black lettering on a teal background (see attached diagram) from an existing pole on the property (see attached photo).

**Consistency with the Code:**

The PZHAC will need to determine if the proposed sign will be consistent with the following Section of the Sign Code (Chapter 18.65) that specifically apply to this project.

**18.65.160 Freestanding signs.**

**18.65.160 Freestanding signs.**

**A. A freestanding sign (ground-based or post) may be permitted where a business establishment is set back from a street alignment of building facades more than 10 feet. A business establishment thus set back, in addition to the signs permitted upon the building itself, may maintain a freestanding sign of not more than 15 square feet in area including the frame but not the supports, and such sign must relate to the conduct of the business within. If a building has an unencumbered front setback of at least 25 feet, a two-face freestanding sign with a maximum of 15 square feet of area on each face, sign dimensions no greater than six feet in any dimension will be permitted; provided, it relates to the business conducted on the premises.**

**B. The bottom of freestanding signs supported by posts, which are not within two feet of the ground shall not be less than seven feet above the ground level.**

**C. For freestanding ground-based signs, the wall of a freestanding ground-based sign shall have a maximum square footage of 15 square feet for the Historical Commercial (H-C) zone and 25 square feet for the General Commercial (GC) zone. The height of a ground-based sign will be no more than four feet high. The ground-based signs shall also be required to have building permits for the structure complying with any building code requirements, clear sight triangle requirements or any other applicable codes or regulations.**

**D. All freestanding signs with posts shall be securely constructed, and erected upon posts extending at least three feet below the surface of the ground. All wood post parts below ground level shall be treated to protect them from moisture by an approved method.**

**E. No freestanding sign or any part thereof shall be more than 15 feet above the level of the street which the sign faces, or above the adjoining ground level, if such ground is higher than the street level.**

**F. All parts of a freestanding sign shall be two feet inside the property line. [Ord. 2006-01 § 1; Ord. 2003-05 § 4; Ord. 94-08; prior code § 11-3-16] (The proposed wall sign is less than 3.5 square feet in area. The sign will not project above the side of the building.)**

**Findings of Fact:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a two sided freestanding sign (12.5 square feet per side) on a pole at the front of the property at this address.
- The subject property is zoned Historical Commercial (HC)
- The proposed signs will not have negative impacts on the surrounding businesses in the area.
- The proposed signs will be consistent with the Code.

**PZHAC OPTIONS:**

- 1. Recommend approval of the application to the BOT.**
- 2. Recommend approval of the application to the BOT with conditions.**
- 3. Reject the application.**

# 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



VIEW OF LOCATION FROM AVENIDA DE MESILLA





# SIGN PERMIT APPLICATION

NEW MEXICO

Case # \_\_\_\_\_  
 Fee \$ \_\_\_\_\_

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

PRIETO IMPORTS 575.621.2456  
 Business Name Business Telephone Number

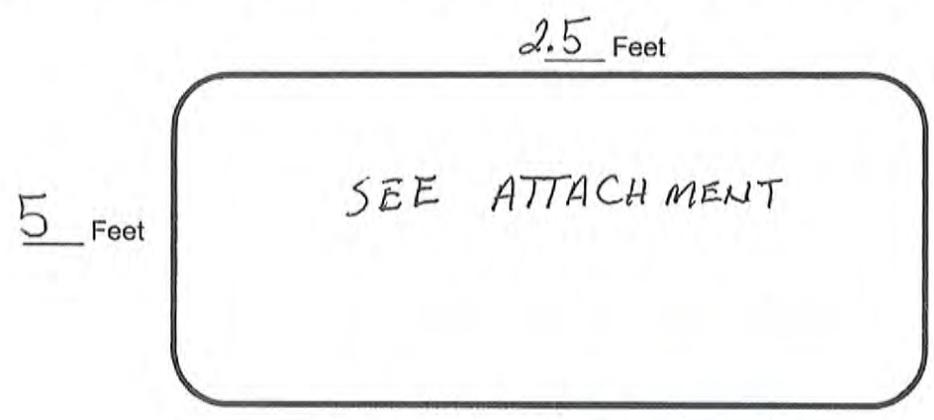
2230 AVENIDA DE MESILLA LAS CRUCES NM 88005  
 Business Address City State Zip Code

ROMAN PRIETO 575.621.2456  
 Applicant Name Applicant Telephone/Cell Number

3260 N HWY 28 LAS CRUCES NM 88005  
 Mailing Address City State Zip Code

Description of sign: OVAL SIGN TO BE HUNG ON EXISTING POLE.  
DOUBLE SIDED

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



Colors: BLACK, TEAL, BRUSHED METAL

FOR OFFICIAL USE ONLY

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

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

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