



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA NOVEMBER 4, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION MONDAY, NOVEMBER 4, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Sam and Jessica Kane; a request to discuss plans to re-establish a lot line that had been recorded with Dona Ana County as part of a subdivision since 1939, recreating a second property at the SW corner of Calle de Colon and Calle de Tercera. (Case 060978). Zoned: Historic Residential (HR)

Item 2: Submitted by Gerard Nevarez; a request to discuss plans to add a sunroom to an existing dwelling at 2305 Calle de Segunda. (Case 060979) Zoned: Historical Residential (HR)

PZHAC REGULAR MEETING AGENDA NOVEMBER 4, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, NOVEMBER 4, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

A. *PZHAC MINUTES – PZHAC Special Meeting of October 7, 2019

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

1. **Case 060976** – 2842 Erminda Street, submitted by Karen S. Crumpton; a request for a zoning permit to paint the trim above the front entryway of the dwelling at this address. Zoned: Historic Residential (HR)
2. **Case 060977** – 1701 Calle de Mesilla #2, submitted by Louise Berchell; a request to repaint the sign on the business (Emerald Isle) at this address. Zoned: General Commercial (C)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. DECISIONS:

Summary Subdivision:

1. **Case 060978** – SW corner of Calle de Colon and Calle de Tercera, submitted Samuel and Jessica Kane; a request for a summary subdivision to re-establish a lot line that had been recorded as part of a subdivision in 1939, recreating a second property at this location. Zoned: Historical Residential (HR) (**This case was discussed during the Work Session – Item 1**)

Zoning Permit:

2. **Case 060979** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a zoning permit to allow the addition of a sunroom to an existing dwelling at this address. Zoned: Historic Residential (HR) (**This case was discussed during the Work Session – Item 2**)

Business Permits

1. **0465** – 1701 Calle de Mercado, Suite B, submitted by Jenna Emerick for “Salon de Mesilla, LLC”; a request to allow the applicant to relocate an existing hair salon to this location. Zoned: General Commercial (C)
2. **0824** – 2488 Calle de Guadalupe, submitted by Elaine Foster for “Desert Botanicals Day Spa”; a request for a business license to allow the applicant to operate a massage therapy operation at this location. Zoned: Historical Commercial (HC)

Sign Permit

1. **Case 060980** – 2488 Calle de Guadalupe, submitted by Elaine Foster for “Desert Botanicals Day Spa”; a request for a hanging sign for a massage therapy operation at this location. Zoned: Historical Commercial (HC)

VI. PUBLIC COMMENTS**VII. PZHAC/STAFF COMMENTS****VIII. ADJOURNMENT****NOTICE**

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

Posted on 10/31/19 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060976
[PZHAC CONSENT AGENDA – 10/21/4/2019]**

Item:

Case 060976 – 2842 Erminda Street, submitted by Karen S. Crumpton; a request for a zoning permit to paint the trim above the front entryway of the dwelling at this address. Zoned: Historic Residential (HR)

Description of Work Done:

The applicant intends to paint a bare piece of trim above the front entryway of a dwelling at this address. The trim will be painted to match the rest of the trim on the dwelling and will not be out of character with the trim once painted. The painting of the trim will not have any effect on the appearance of the dwelling, and will not change the style of the dwelling, nor will there be any effects on neighboring properties.

Consistency with the Code:

Since this is a minor repair to the trim on the dwelling that will not affect or change the appearance of the dwelling on the property, nor will it consist of any additions or changes to heated/cooled areas of the dwelling, the permit may be approved administratively. [(15.15.030(B) - Application for building permit, Administrative Approval). Administrative Approval Permit – “Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”]

PHOTO OF THE DWELLING FROM ERMINDA STREET



**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060977
[PZHAC CONSENT AGENDA – 1/4/2019]**

Item:

Case 060977 – 1701 Calle de Mesilla #2, submitted by Louise Berchell; a request to repaint the sign on the business (Emerald Isle) at this address. Zoned: General Commercial (C)

Description of Work Done:

The applicant intends to repaint the sign for the business at this address. The work will consist of repainted the old and worn paint on the sign with the original colors in order to freshen the sign up in time for Christmas. There will be no change to the overall appearance or style of the sign.

Consistency with the Code:

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

PHOTO OF THE SIGN FROM CALLE DE MERCADO



PZHAC NEW BUSINESS

NOVEMBER 4, 2019

WORK SESSION

**PZHAC WORK SESSION
NOVEMBER 4, 2019
ITEM 1**

Submitted by Sam and Jessica Kane; a request to discuss plans to re-establish a lot line that had been recorded with Dona Ana County as part of a subdivision since 1939, recreating a second property at the SW corner of Calle de Colon and Calle de Tercera. (Case 060978). Zoned: Historic Residential (HR)

DESCRIPTION OF REQUEST:

The applicant would like to re-establish a lot line on this property that existed as part of a subdivision known as the “Southwest Addition to Town of Mesilla” which dates back to at least 1910 (see attached documentation). According to the applicant, the current lot was originally two lots that were 0.2099 acres (9,147 square feet) each, for a total of 0.4199 acres (18,295 square feet) for the two lots. Since the Town does not recognize the original lot line at this time, the applicant would like to re-establish the lot line through the summary subdivision process. This would recreate the original lot configuration. (Many of the existing lots in the surrounding area were created by the same subdivision and have similar dimensions to the proposed lots.)

Both of the proposed lots will meet the 8,000 square foot requirement of the HR zone for new lots, and both will have direct access to Calle Tercera. Additionally, both lots will be very similar in size to many other existing lots in the immediate area. If this subdivision, it will be necessary for the applicant to remove any construction improvements (i.e. walls) that straddle any recreated property lines in order for the properties to be considered separate properties. (This does not apply to any access or utility easements that may either exist on the property or be placed on the property in the future.)

CONSISTENCY WITH THE CODE:

The proposed subdivision also appears to meet all of the requirements of Section 17.35 (Alternate Summary Procedure) of the Code as well as the requirements of Section 18.35 (Historical Residential HR-zone).

The applicants will be present to provide more information and to answer any questions the PZHAC may have. The PZHAC will make a determination during the regular meeting as to whether the summary subdivision of the property is appropriate for the area.

PHOTO OF THE PROPERTY FROM CALLE TERCERA



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: [R0400538](#)
Parcel Number: 4006138182056
Owner: KANE SAMUEL I
Mail Address: PO BOX 849
Subdivision: SOUTHWEST ADDITION TO MESILLA 201
Property Address: CALLE TERCERA
Acres: 0



SUBDIVISION APPLICATION

OFFICIAL USE ONLY:

Case # 060978
 Fee \$ 150.⁰⁰

CASE NO. <u>060978</u> ZONE: <u>HR</u>		CODE: <u>SSUM</u>	APPLICATION DATE: <u>10/18/19</u>
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Summary Subdivision	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Vacation of Lot Line
<u>DENTON VENTURES INC</u>		<u>575-525-0241</u>	
Name of Applicant		Applicant's Telephone/Cell Number	
<u>6400 VISTA DE ORO</u>	<u>LAS CRUCES</u>	<u>NM</u>	<u>88007</u>
Mailing Address	City	State	Zip Code
<u>SAM & JESSICA KANE</u>	<u>1018 E AMADOR</u>	<u>LAS CRUCES, NM</u>	<u>88001</u>
Owner of Record: Address	City	State	Zip Code
Name of Engineer	License # of Engineer	Address	Telephone/Cell Number
<u>HAROLD DENTON</u>	<u>NM 2243</u>	<u>6400 VISTA DE ORO LAS CRUCES, NM</u>	<u>88007 575-525-0241</u>
Name of Architect	License # of Architect	Address	Telephone/Cell Number

SOUTHWEST ADDITION TOWN OF MESILLA SW CORNER CALLE DE COLON & CALLE TERCERA

Subdivision Name	Subdivision Location
<u>0.4198 ACRES</u>	<u>Number of Lots:</u> _____
<u>0.2099</u>	<u>Acres of Smallest Lot:</u> _____
Legal Description <u>LOT 1 AND 2, BLOCK D, SOUTHWEST ADDITION TOWN OF MESILLA, AS RECORDED IN BOOK 9, PAGE 76, DONA ANA COUNTY, NEW MEXICO</u>	
Tax Map Property Code (s) <u>R0400538</u>	Jacob's Map # <u>4006138182056</u>
<input type="checkbox"/> A ZONE CHANGE, VARIANCE, EXEMPTION, OR SPECIAL PERMIT IS ALSO BEING REQUESTED WITH THIS PROPERTY.	
<input checked="" type="checkbox"/> EXPLAIN: <u>SUMMARY SUBDIVISION TO RE-ESTABLISH LOT LINE RECORDED IN BOOK 9, PAGE 76 ON MARCH 17, 1939. SEE ATTACHED.</u>	

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

<u>Samuel Kane</u>	<u>10/21/19</u>
Owner(s)	Date
<u>Barbara M. Denton</u>	<u>10/18/19</u>
Applicant(s) (if different than owner)	Date

FOR OFFICIAL USE ONLY

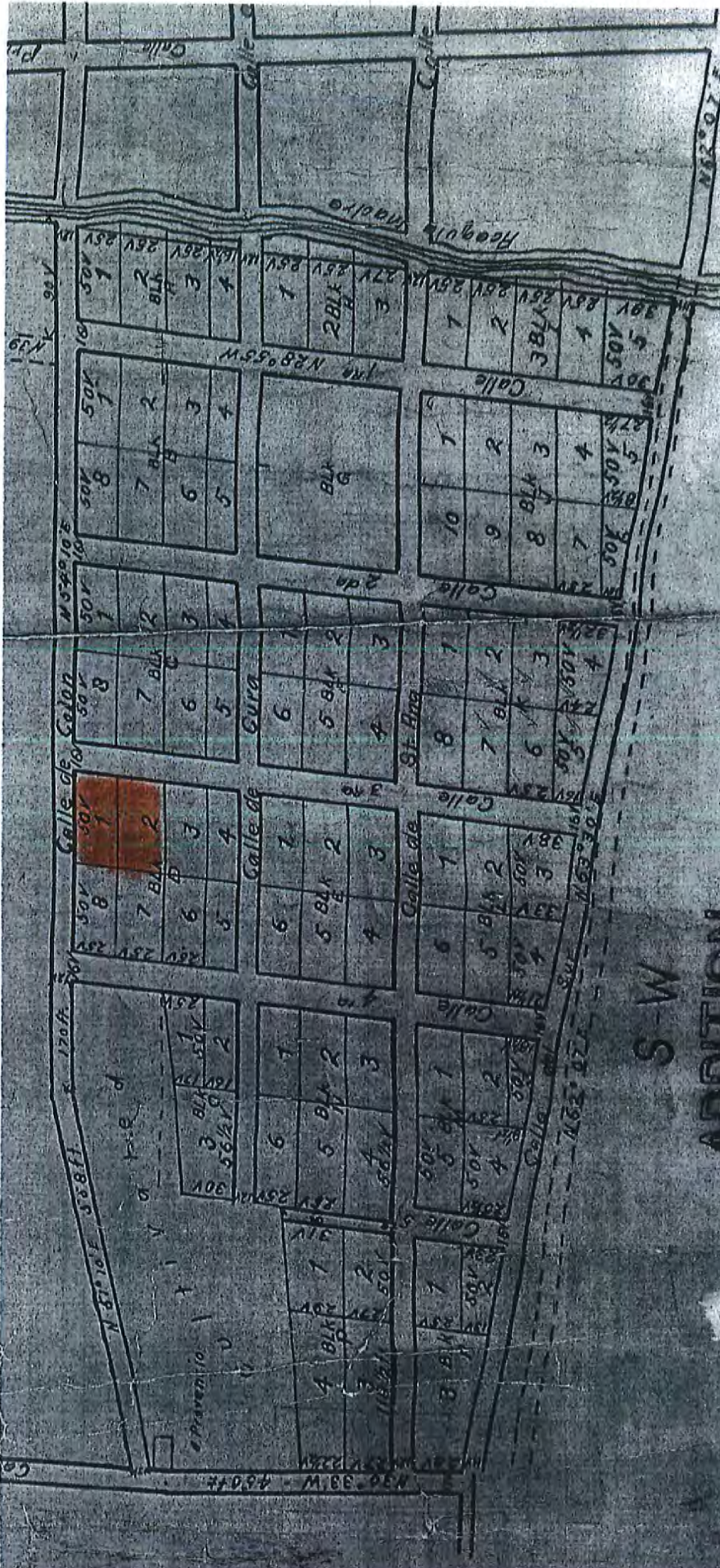
PZHAC	<input type="checkbox"/> Administrative Approval	BOT	<input type="checkbox"/> Approved Date: _____
	<input type="checkbox"/> Approved Date: _____		<input type="checkbox"/> Disapproved Date: _____
	<input type="checkbox"/> Disapproved Date: _____		<input type="checkbox"/> Approved with Conditions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

CONDITIONS: _____

Calle de Colon & Calle Tercera property history

Parcel No. R0400538

3/17/1939	S-W Addition to Town of Mesilla plat filed in Dona Ana County records. The subject property was recorded in that plat as 2 lots. Lot 1 and 2, Block D.
3/17/1939	Owned by Gregorio Ornelas at time of annexation. Legal description refers to Lot 1 and 2, Block D.
4/1/1990	Warranty deed from Eulalio Ornelas to EC & Julia Mathers. Legal description refers to Lot 1 and 2, Block D.
8/28/1991	Quit Claim deed from Maria Navarro to EC & Julia Mathers.
10/27/1994	Warranty deed from EC & Julia Mathers to Walter & Margie Evans. Legal description refers to Lot 1 and 2, Block D. Survey from Moy Surveying attached.
7/22/2014	Warranty deed from Margie Evans to Richard & Toby White. Legal description refers to Lot 1 and 2, Block D.
10/10/2018	Warranty deed from Richard & Toby White to Sam & Jessica Kane. Legal description refers to Lot 1 and 2, Block D.
10/11/19	Assessor's parcel information shows legal description as Lt 1 2, Block D



S W

**ADDITION
TO
TOWN OF MESILLA**

Sur. by George Lynch

Pat # 307

Reception 14069
Book 9 Page 76

5/7/1923

Warranty Deed. No. 61692.

THIS INDENTURE, Made this 7th day of May

In the year of our Lord one thousand nine hundred and twenty three

between Rafael Aranda and Clara E. Aranda, his wife, parties of the first part, and
Gregorio Ornelas, party of the second part,

WITNESSETH, That the said part 1st of the first part, for and in consideration of the sum of Two Hundred and no/100 (\$200.00) DOLLARS, lawful money of the United States of America, to them in hand paid by the first part Y of the second part, the receipt whereof is hereby confessed and acknowledged, he YB granted, bargained, sold, remised, conveyed, released and confirmed and by these presents do grant, bargain, sell, remise, release and confirm unto the part Y of the second part, his heirs and assigns, forever, all of the following-described lot B or parcel B of land and real estate, situate, lying and being in the County of Doña Ana and State of New Mexico, to-wit:

Situate in the Mesilla Civil Colony Grant Dona Ana County, New Mexico, and more particularly described as follows, to-wit:

Lot No. 1 in Block "D" bounded on the N.W. 50 varas by Colon Street, on the N.E. 25 varas bounded by 3rd St. on the S.E. 50 varas bounded by lot 2 in Block "D" on the S.W. 25 varas bounded by lot 8 in Block "D" situate in the SW Addition to town of Mesilla.

The North $\frac{1}{2}$ of Lot No. 2 in Block "D" bounded on the N.W. 50 varas bounded by lot No. 1 in Block "D", on the N.E. 12 $\frac{1}{2}$ varas bounded by 3rd Street; on the S.E. 50 varas, bounded by $\frac{1}{2}$ of Lot 2 in Block "D" and on the S.W. 12 $\frac{1}{2}$ varas, bounded by Lot 7 in Block "D". Situate in the S.W. Addition to town of Mesilla.

Being the 1st and 2nd tracts of land conveyed by Urbano Garza et ux to Rafael Aranda, on the 29th day of September A.D. 1921, and recorded in Deed Book No. ... Page ...

(50¢ U.S. Inc. Rev. Stamp attached and cancelled)

Together with all and singular, the lands, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions and remainders, rents, issues, and profits thereof and all the estate, right, title, interest, claim and demand whatsoever, of the said part 1st of the first part, either in law or equity, of, in or to the above-bargained premises, with the hereafterments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said part Y of the second part, his heirs and assigns forever. And the said part 1st of the first part, for himself, executors and administrators, do covenant and agree, to and with the said part Y of the second part, his heirs and assigns, that at the time of the executing and delivery of these presents they are well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance, in law, in fee simple, and he Y good right, full power and lawful authority to grant, bargain, sell and convey the same, in manner and form aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, leases, taxes, assessments and incumbrances, of what kind and nature soever; and the above-bargained premises in the quiet and peaceable possession of the part Y of the second part, his heirs and assigns, against all and every person lawfully claiming or to claim the whole or any part thereof, the said part 1st of the first part shall and will Warrant and Forever Defend.

IN WITNESS WHEREOF, The said part 1st of the first part by his hand and seal on the 7th day and year above written.

Signed, sealed and delivered in the presence of

Witness to mark: J. P. Hovaran

Rafael Aranda (L.S.)
Clara E. Aranda (L.S.)
None (L.S.)

State of New Mexico, County of Doña Ana, ss.
On this 7th day of May, 1923, before me personally appeared Rafael Aranda and Clara E. Aranda, his wife

to me known to be the persons as described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
(Joel of Notary) J. P. Hovaran

Notary Public, Dona Ana Co. N. M.

My Commission Expires 1/24/27
Wit for raised the 2nd day of June, A. D. 1926 at 9:45 o'clock A. M.

J. P. Hovaran County Clerk.
J. P. Hovaran Deputy

4/16/1990

WARRANTY DEED

19271

EULALIO R. ORNELAS for consideration paid, granted to E. C. MATHER and JULIA M. MATHER, husband and wife, as joint tenants whose address is P.O. Box 1184 Mesilla, NM 88046 the following described real estate in Dona Ana County, New Mexico:

Lots 1 and 2, Block D, Southwest Addition to Town of Mesilla, located in Dona Ana County, New Mexico, as shown and designated on the Plat thereof, filed in the office of the County Clerk of said County on January 4, 1910, and recorded in Book 9 at Page 76 of the Plat Records.

SUBJECT TO reservations, restrictions and easements of record.

with warranty covenants. WITNESS my hand and seal this 16th day of April 1990. Eulalio R. Ornelas (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO ARIZONA COUNTY OF Dona Ana The foregoing instrument was acknowledged before me this 16th day of April 1990 by Eulalio R. Ornelas My commission expires Oct. 3, 1991

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO COUNTY OF The foregoing instrument was acknowledged before me this day of by of of corporation, on behalf of said corporation. My commission expires

FOR RECORDER'S USE ONLY State of N. Mex., Co. of Dona Ana; RECEPTION NO. 112 I hereby certify that this instrument was filed for record and duly recorded on APR 18 1990

SOUTHWESTERN ABSTRACT & TITLE COMPANY

10/27/94

WARRANTY DEED (Joint Tenants)

E. C. MATHER & JULIA M. MATHER, HUSBAND AND WIFE, for consideration paid, grant to WALTER J. EVANS, whose address is 3211 CORNELL AVENUE, DALLAS, TEXAS 75205, and MARGIE F. EVANS, husband and wife, whose address is SAME, as joint tenants the following described real estate in Dona Ana County, New Mexico:

Two tracts of land situate within the limites of the Town of Mesilla, Dona Ana County, New Mexico being part of Lots 1 and 2, Block D, Southwest Addition to the Town of Mesilla filed February 4, 1943 in Book 9, Page 76, Dona Ana County Records and being more particularly described in Exhibits "A" and "B" attached hereto and made a part hereof:

Subject to all reservations contained in the patent, all covenants, easements, and restrictions of record.

with warranty covenants.

WITNESS THEIR hand S and seal S this 27 day of October, 1994.

_____(Seal) E. C. Mather _____(Seal)
E. C. MATHER

_____(Seal) Julia M. Mather _____(Seal)
JULIA M. MATHER

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
COUNTY OF DONA ANA) ss.

This instrument was acknowledged before me on 27 day of October, 1994, by E. C. MATHER & JULIA M. MATHER, HUSBAND AND WIFE.

[Signature]
Notary Public

My commission expires: 2/5/96
(Seal)

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO)
COUNTY OF DONA ANA) ss.

This instrument was acknowledged before me on _____ by _____ as _____ of _____.

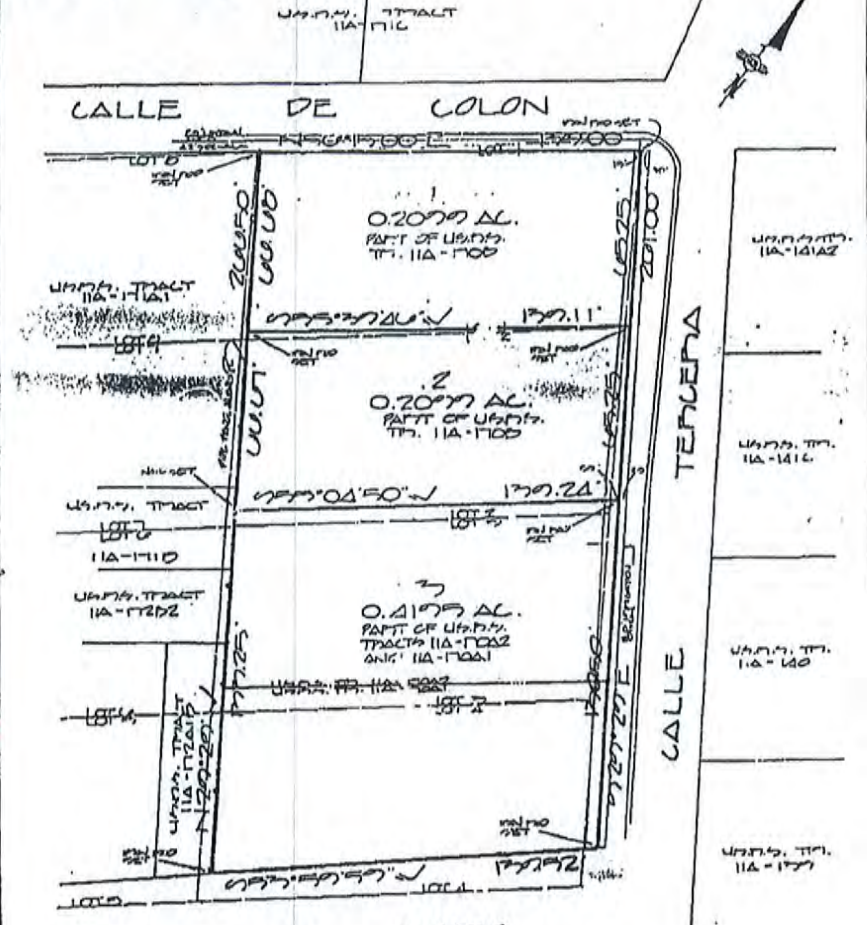
Notary Public

My commission expires: _____
(Seal)

547



EXHIBIT "C"



CALLE DE CUPA

NOTE: INFORMATION IN THE PREPARATION OF THIS PLAT DERIVES FROM WARRANTY DEED RECORDED APRIL 4, 1990 IN BOOK 340, PAGE 557 AND QUITCLAIM DEED RECORDED IN BOOK 323, PAGE 698, DONA ANA COUNTY RECORDS. A DESCRIPTION WAS PREPARED UNDER JOB #91-72'6 91-111

	<p>PLAT OF SURVEY OF TWO 0.2099 ACRE TRACTS AND A 0.4195 ACRE TRACT AS PART OF OTS 1, 2, 3 AND 4, BLOCK "D" SOUTHWEST ADDITION TO THE TOWN OF MESILLA FILED FEBRUARY 6, 1943 IN BOOK 9, PAGE 76 DONA ANA COUNTY RECORDS BEING U.S.R.S. TRACTS 11A-1708, 11A-1709 & 11A-1701 TOWN OF MESILLA DONA ANA COUNTY NEW MEXICO</p> <p>I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR IN THE STATE OF NEW MEXICO AND THAT THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION FROM THE NOTES OF AN ACTIVE FIELD SURVEY AND THAT IT MEETS MINIMUM STANDARDS FOR LAND SURVEYS AS SET FORTH BY THE NEW MEXICO BOARD OF REGISTRATION FOR THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p><i>Jorge Moy</i> JORGE MOY N.M.S. 5039</p>	<p>MOY SURVEYING CO. 414 N. DOWNTOWN MALL LAS CRUCES, NEW MEXICO 88001 PHONE: (505) 525-8883</p> <p>JOB NO. 91-72 DRAWN BY FL FIELD BY YEN DARRI DATE 2-21-91 SCALE: EAD</p>
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550

7/22/14



COUNTY OF DONA ANA) WARRANTY DEED
STATE OF NEW MEXICO) ss PAGES: 2

I Hereby Certify That This Instrument Was Filed for
Record On JUL 24, 2014 04:47:53 PM
And Was Duly Recorded as Instrument # 1414983
Of The Records Of Dona Ana County



Witness My Hand And Seal Of Office,
Lynn J. Ellins, County Clerk, Dona Ana, NM

Deputy Renee Torres

Return to Dona Ana Title Company
File No. 1953521-DA06 SMA

WARRANTY DEED

Margie F. Evans, a widow, for consideration paid, grant(s) to Richard C White & Toby P White, trustees of the Richard C White and Toby P White Revocable Living Trust under agreement dated 22nd day of December 2005 whose address is P.O. Box 808, Mesilla, NM 88046-0808, the following described real estate in Dona Ana County, New Mexico:

Tract 1:

A tract of land situate within the limits of the Town of Mesilla, Dona Ana County, New Mexico being part of Lot 1, Block "D" Southwest Addition to the Town of Mesilla filed February 4, 1943, in Book 9, Page 76, Dona Ana County records and being part of U.S.R.S. Tract 11A-170B and more particularly described as follows to wit:

BEGINNING at an iron rod set at the Southwest Intersection of Calle De Colon and Calle Tercera for the Northeast corner of this tract, said corner being identical to the Northeast corner of U.S.R.S. Tract 11A-170B;

THENCE from the point of beginning and along the West line of Calle Tercera, S 29 deg 29'00" E, 65.25 feet to an iron rod set for the Southeast corner of this tract;

THENCE leaving Calle Tercera S 55 deg 39'46" W, 139.11 feet to an iron rod set for the Southwest corner of this tract;

THENCE N 29 deg 29'00" W, 66.68 feet to an iron rod set at the South line of Calle De Colon for the Northwest corner of this tract;

THENCE along the South line of Calle De Colon, N 56 deg 15'00" E, 139.00 feet to the point of beginning containing 0.2099 acre of land more or less. Subject to a 5.00 foot irrigation ditch easement parallel and adjacent to the North and East boundaries. Also subject to any easements and restrictions of record.

Tract 2:

A tract of land situate within the Limits of the Town of Mesilla, Dona Ana County, New Mexico, being part of Lots 1 and 2, Block "D" Southwest Addition to the Town of Mesilla filed February 4, 1943 in Book 9, Page 76, Dona Ana County records and being part of U.S.R.S. Tract 11A-170B and more particularly described as follows to wit:

BEGINNING at an iron rod set at the West line of Calle Tercera for the Southeast corner of the tract herein described, said corner being identical to the Southeast corner of U.S.R.S. Tract 11A-170B; Whence the Southeast corner of U.S.R.S. Tract bears S 29 deg 29'00" E., a distance of 130.50 feet;

THENCE from the point of beginning, leaving Calle Tercera and along a line established in the field in agreement by adjacent owners, S 55 deg 04'50" W, 139.24 feet to an iron rod set for the Southwest corner of the tract herein described;

THENCE partially along a pipe fence N 29 deg 29'00" W, 66.67 feet to an iron rod set for the Northwest corner of this tract;

THENCE N 55 deg 39'46" E., 139.11 feet to an iron rod set at the West line of Calle Tercera for the Northeast corner of this tract;

THENCE along the West line of Calle Tercera, S 29 deg 29'00" E., 65.25 feet to the point of beginning containing 0.2099 acre of land more or less. Subject to a 5.00 foot wide irrigation ditch easement parallel and adjacent to the East boundary. Also subject to any easements and restrictions of record.

Subject to patent reservations, restrictions, and easements of record and taxes for the year 2014 and subsequent years.

10/10/18

1824452 OCT 12, 2018 01:17:01 PM PAGES: 2
WARRANTY DEED Deputy: Brandi Delgado
Amanda López Askin, County Clerk, Dona Ana, NM



Return to Dona Ana Title Company
File No. 2358261-DA07 SRG

WARRANTY DEED (Joint Tenants)

Richard C. White and Toby P. White, Co-Trustees of The Richard C. White and Toby P. White Revocable Living Trust U/A dated December 22, 2005, for consideration paid, grant(s) to Samuel J. Kane and Jessica Kane, husband and wife whose address is P.O. Box 849, Mesilla, NM 88046 as joint tenants the following described real estate in Dona Ana County New Mexico:

Tract 1:

A tract of land situate within the limits of the Town of Mesilla, Dona Ana County, New Mexico being part of Lot 1, Block "D" Southwest Addition to the Town of Mesilla filed February 4, 1943, in Book 9, Page 76, Dona Ana County records and being part of U.S.R.S. Tract 11A-170B and more particularly described as follows to wit:

BEGINNING at an Iron rod set at the Southwest Intersection of Calle De Colon and Calle Tercera for the Northeast corner of this tract, said corner being identical to the Northeast corner of U.S.R.S. Tract 11A-170B;

THENCE from the point of beginning and along the West line of Calle Tercera, S 29 deg 29'00" E, 65.25 feet to an Iron rod set for the Southeast corner of this tract;

THENCE leaving Calle Tercera S 55 deg 39'46" W., 139.11 feet to an Iron rod set for the Southwest corner of this tract;

THENCE N 29 deg 29'00" W, 66.68 feet to an Iron rod set at the South line of Calle De Colon for the Northwest corner of this tract;

THENCE along the South line of Calle De Colon, N 56 deg 15'00" E, 139.00 feet to the point of beginning containing. Subject to a 5.00 foot irrigation ditch easement parallel and adjacent to the North and East boundaries. Also subject to any easements and restrictions of record.

Tract 2:

A tract of land situate within the Limits of the Town of Mesilla, Dona Ana County, New Mexico, being part of Lots 1 and 2, Block "D" Southwest Addition to the Town of Mesilla filed February 4, 1943 in Book 9, Page 76, Dona Ana County records and being part of U.S.R.S. Tract 11A-170B and more particularly described as follows to wit:

BEGINNING at an iron rod set at the West line of Calle Tercera for the Southeast corner of the tract herein described, said corner being identical to the Southeast corner of U.S.R.S. Tract 11A-170B; Whence the Southeast corner of U.S.R.S. Tract bears S 29 deg 29'00" E., a distance of 130.50 feet;

THENCE from the point of beginning, leaving Calle Tercera and along a line established in the field in agreement by adjacent owners, S 55 deg 04'50" W, 139.24 feet to an Iron rod set for the Southwest corner of the tract herein described;

THENCE partially along a pipe fence N 29 deg 29'00" W, 66.67 feet to an Iron rod set for the Northwest corner of this tract;

THENCE N 55 deg 39'46" E., 139.11 feet to an Iron rod set at the West line of Calle Tercera for the Northeast corner of this tract;

THENCE along the West line of Calle Tercera, S 29 deg 29'00" E., 65.25 feet to the point of beginning containing. Subject to a 5.00 foot wide irrigation ditch easement parallel and adjacent to the East boundary. Also subject to any easements and restrictions of record.

Subject to patent reservations, restrictions, and easements of record and taxes for the year 2018 and subsequent years.

with warranty covenants.

WITNESS my/hand(s) and seal(s) this 10th day of October, 2018.

Richard C. White and Toby P. White Revocable Living Trust under agreement dated 22nd day of

**PZHAC WORK SESSION
OCTOBER 21, 2019
ITEM 2**

Submitted by Gerard Nevarez; a request to discuss plans to add a sunroom to an existing dwelling at 2305 Calle de Segunda. (Case 060979) Zoned: Historical Residential (HR)

DESCRIPTION OF REQUEST:

The purpose of this request is to allow the applicant to add a 255 square foot sunroom addition to the side of a residence at this address. The addition will be on the southeast side of the dwelling and will be completed in the same style as the rest of the dwelling (see attached elevations). The addition will consist of a 255 square foot frame and stucco structure with electricity. The height of the addition will be the same height as the existing dwelling. (see attached elevations). The addition will be located at least seven feet from the side property line (three feet is required). The proposed structure will be finished to match the dwelling and will not be out of character with the property or the area.

The applicant has been informed that a building permit will be required from the State (CID) if the proposed addition is approved by the Town and that the applicable building codes used by CID will need to be met. The proposed addition will not be allowed to block any bedroom windows along this side of the dwelling that are required for emergency egress from the bedroom.

Estimated Cost: @ 26,000.00

CONSISTENCY WITH THE CODE:

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

Chapter 18.33 – Historic Preservation

18.33.040 Declaration of purpose and statement of public policy.

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

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

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

Doña Ana County, NM

General Reference Maps

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Number ▾ Enter 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: [R0400572](#)
Parcel Number: 4006138208035
Owner: NEVAREZ GERARD R
Mail Address: PO BOX 1102
Subdivision:
Property Address: 2305 CALLE DE COLON
Acres: 0



PHOTO OF DWELLING FROM CALLE SEGUNDO SHOWING REAR OF PROPERTY



PHOTO OF DWELLING FROM CALLE SEGUNDO



OFFICIAL USE ONLY:

Case # 060979

Fee \$ 49.50

TOWN OF MESILLA

APPLICATION FOR RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060979 ZONE: NR CODE: AD APPLICATION DATE: 10/28/19

Gerard Nevarez Name of Applicant 575 642 3938 Applicant's Telephone Number

PO Box 1102 Mesilla NM 88046 Mailing Address City State Zip Code

Patrick Vigil PO Box 669 Mesilla Park NM 88046 Contractor's Name & Address (If none, indicate Self) 644.3748

644 3748 Contractor's Telephone Number _____ Contractor's Tax ID Number _____ Contractor's License Number _____

Address of Proposed Work: Add Sunroom as outlined
Description of Proposed Work: in attached plans

\$26,000 Estimated Cost [Signature] Signature of Applicant 10.28.19 Date

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

FOR OFFICIAL USE ONLY

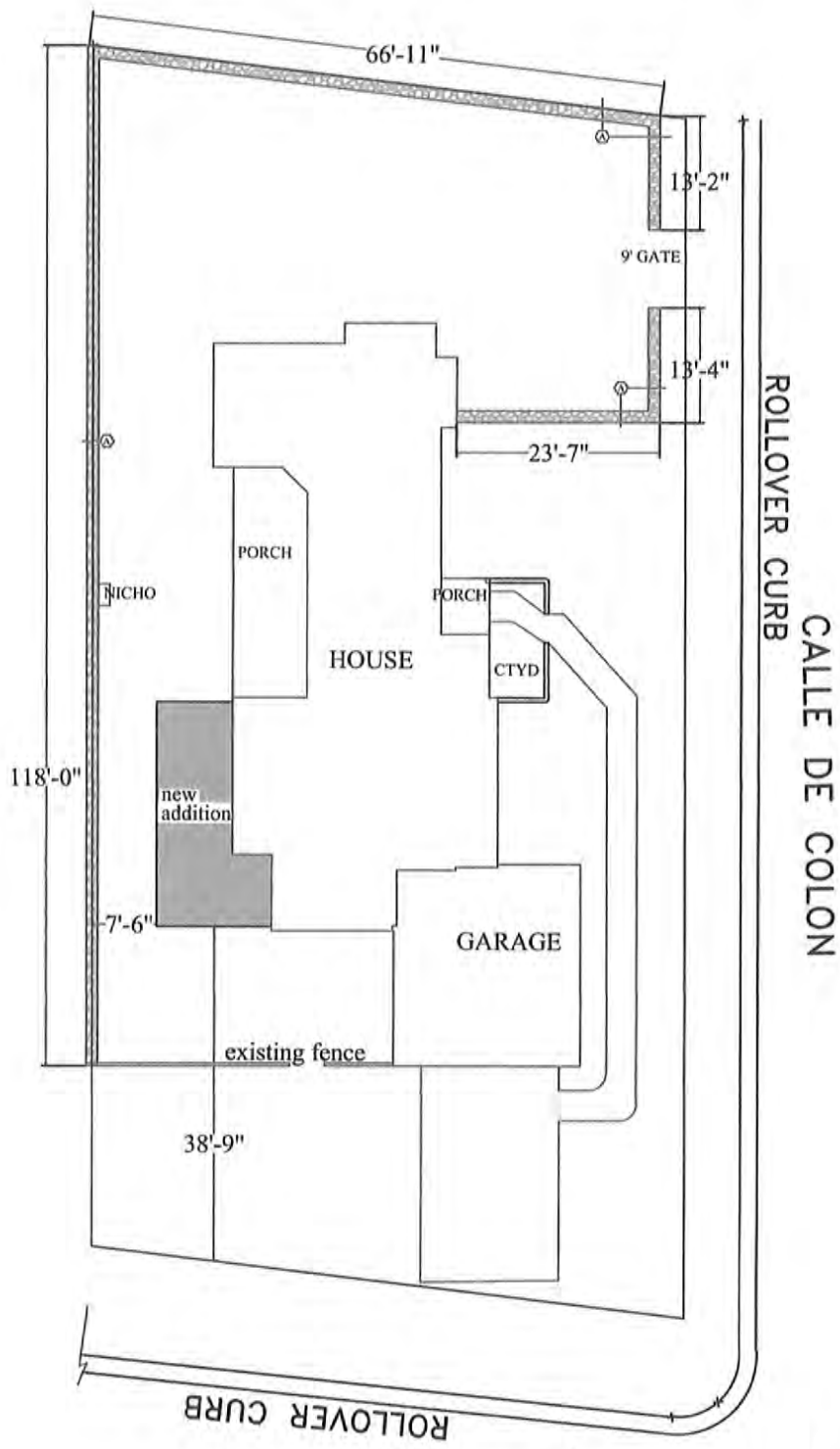
PZHAC Administrative Approval BOT Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQ'D
CID PERMIT REQ'D

REVIEW ISSUED BY: _____ ISSUE DATE: _____
PERMIT ISSUED BY: _____ ISSUE DATE: _____

This application includes:

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was **legally** subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Foundation Plan with details.
3. Floor Plans showing rooms, their uses and dimensions.
4. Cross Sections of walls.
5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan.
7. Architectural style and color scheme (Historical and commercial zones only).
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).



calle segunda

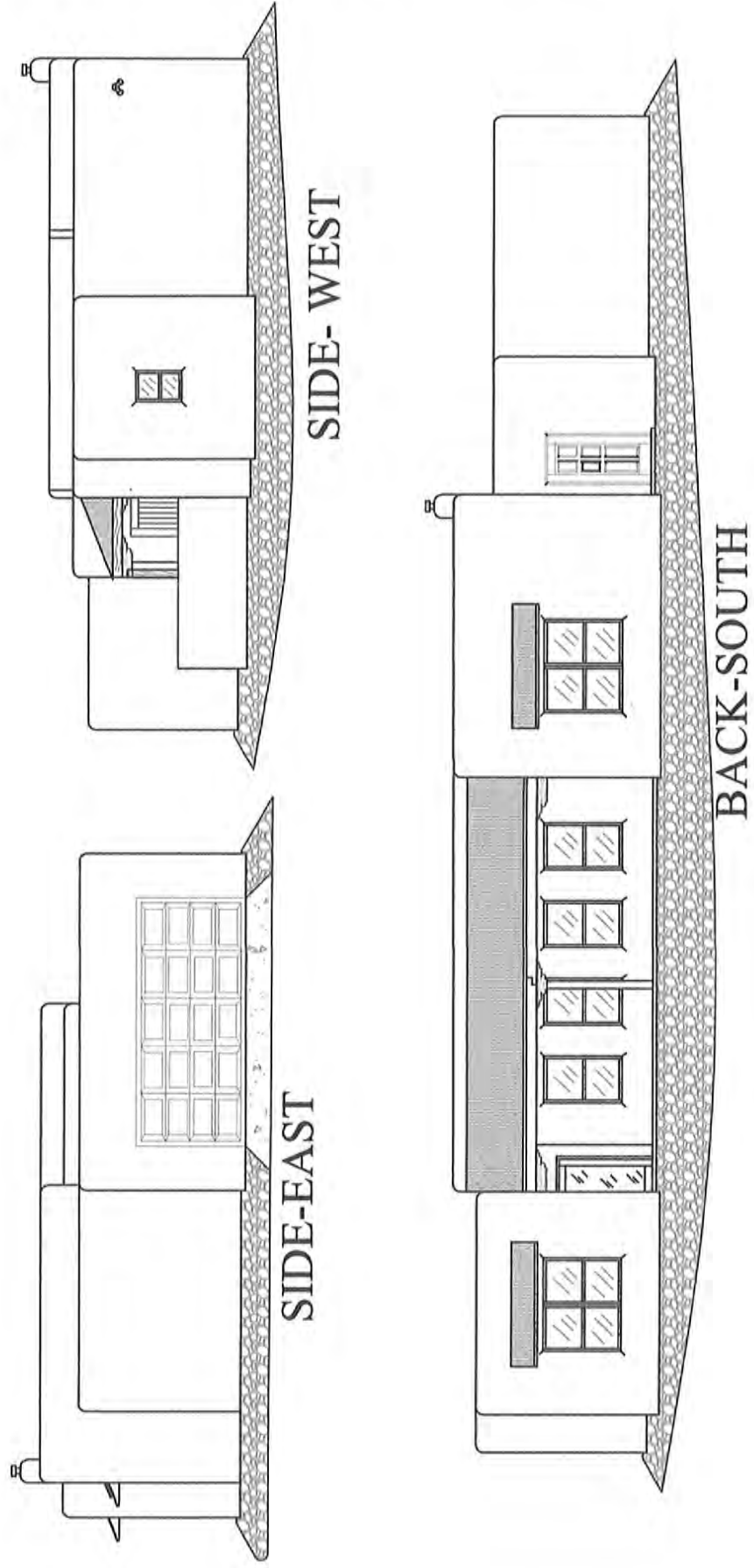


10-25-19

NTS

Drawn By: Patrick Vigil	2305 CALLE DE COLON	ViCa One Inc.
Drawn for: Gerard Nevarez		PO Box 669
575-644-3748	Mesilla, NM, 88046	Mesilla Park, NM

EXISTING AFFECTED FACES



Not to Scale

10/25/19

Drawn By: Patrick Vigil	2305 Calle Colon	ViCa One Inc.
DRAWN FOR: Gerard Nevarez		PO Box 669
575-644-3748	Mesilla NM 88046	Mesilla Park, NM

10/25/19

Drawn By: Patrick Vigil

2305 Calle Colon

Vica One Inc.

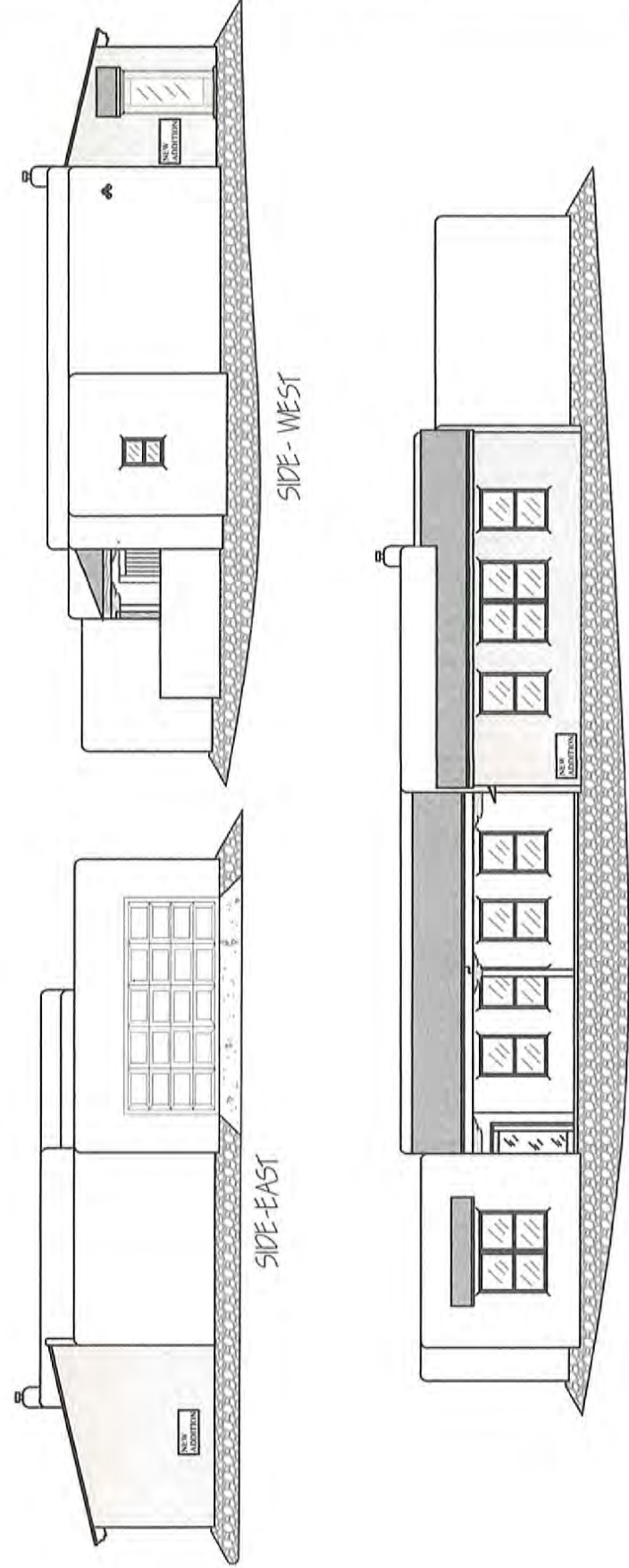
DRAWN FOR: Gerard Nevarez

PO Box 669

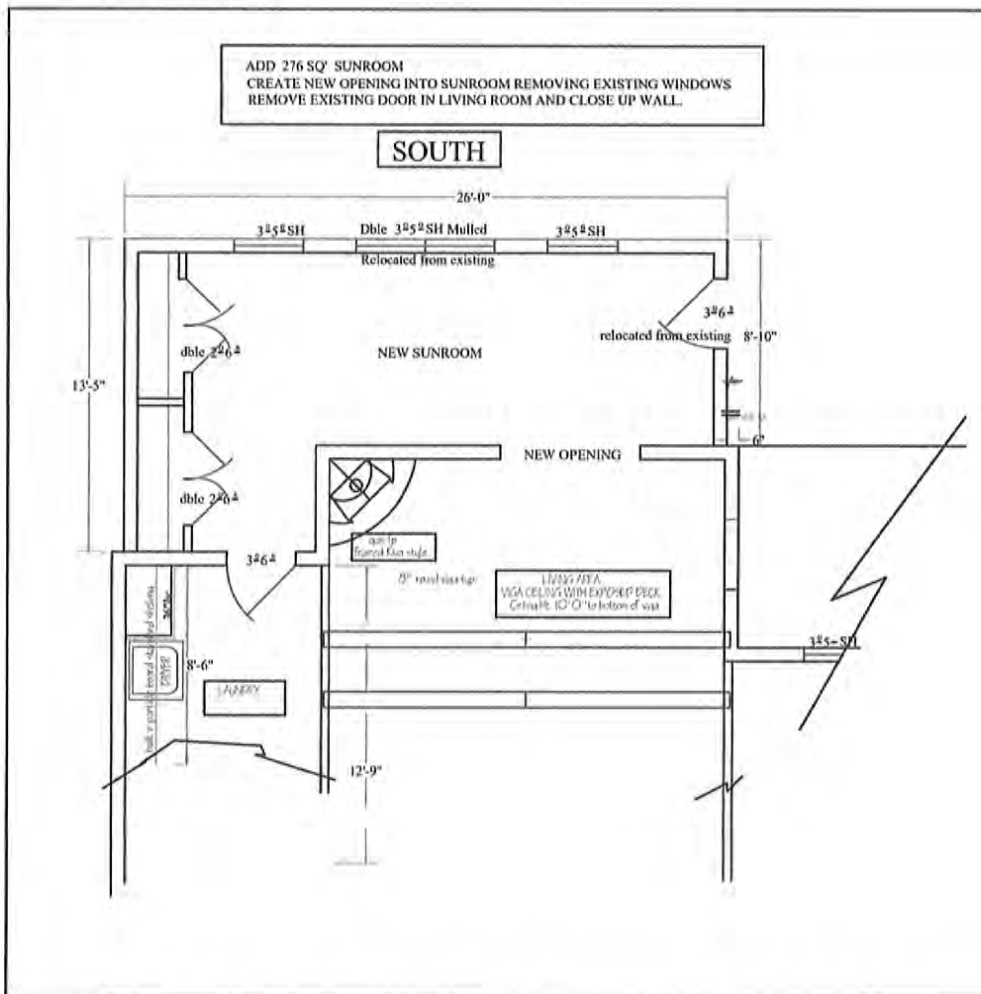
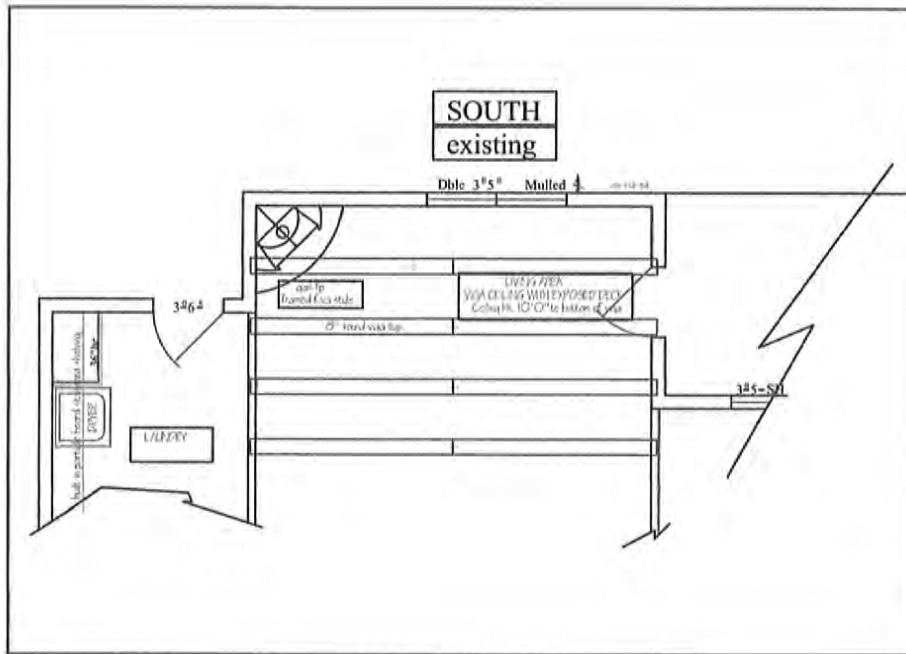
575-644-3748

Mesilla NM 88046

Mesilla Park, NM



Not to Scale



10-25-19

NTS

Drawn By: Patrick Vigil	2305 CALLE DE COLON	ViCa One Inc.
Drawn for: Gerard Nevarez	Mesilla, NM, 88046	PO Box 669
575-644-3748		Mesilla Park, NM

PZHAC MEETING
MINUTES
OCTOBER 21, 2019

(PART OF CONSENT AGENDA)



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA OCTOBER 21, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION MONDAY, OCTOBER 21, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by William and Stephan McIlvaine; a request to discuss plans for the renovation of the main dwelling on a residential property at 2655 Calle de Parian, including the replacement of windows (Case 060964), replacing the roof (Case 060965), and restuccoing the dwelling (Case 060966). Zoned: Historic Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed projects were being done to bring the dwelling more into character with the other properties in the Town. Issues discussed were the proposed roof, the color of the stucco, and the fact that some of the window glass might have to be tempered glass depending on the location of the window according to Tom Maese, Chief Inspector for CID. There were no other issues.

Item 2: Submitted by Mary Lucero; a request to discuss plans to install photo-voltaic cells on a dwelling at 2363 Calle de Santiago (Case 060967) Zoned: Historical Residential (HR)

A representative for the applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed location of the electric panels would allow them to be seen from Calle de Santiago. Staff also explained that within the past six years, the PZHAC has not allowed any solar photo-voltaic panels that can be seen from the street in the Historic Residential (HR) district. Further discussion arose as to alternative locations for the panels, including installation on the portion of the roof that faced the rear yard (southern exposure). There were no other issues.

Item 3: Submitted by Davie and Kelly Salas, a request to discuss plans to construct two rental units on a lot immediately adjacent to the east side of 2138 Calle del Sur (Case 060973) Zoned: Historic Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed dwellings would be similar to the two dwellings owned by the applicant at 2219 Calle de Parian, and that the applicant only intended to build two dwellings on the half acre at this time. Items discussed included compatibility of the proposed dwellings with the associated development zone, the resulting density of development if the dwellings were approved, and the fact that the dwellings would be rental units. There were no other issues.

PZHAC REGULAR MEETING AGENDA OCTOBER 21, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, OCTOBER 21, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Commission Chair Hernandez was absent, all other Commissioners were present. There was a quorum. Commissioner Lucero was the acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

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

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

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

A. *PZHAC MINUTES – PZHAC Special Meeting of October 7, 2019

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

1. **Case 060970** – 2800 Teresita Street, submitted by Robert L. Trigo; a request for a zoning permit to allow the addition of fourteen photo-voltaic panels to an existing array of photo-voltaic panels on the roof of a dwelling at this address. Zoned: Historic Residential (HR)

Approved as part of the Consent Agenda

2. **Case 060971** – 203 Capri Road, submitted by Brother Richard Fish; a request to repair the roof of a dwelling at this address. Zoned: Residential, one acre (R1)

Approved as part of the Consent Agenda

3. **Case 060972** – 2109 Calle de Parian, submitted by Art Fountain; a request to repair the plaster and repaint the repairs on a commercial structure at this address. Zoned: Historic Residential (HR).

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Susan Krueger – resident

Case 060973 – Distributed a hand-out (attached) to the PZHAC and stated that the architectural style of the proposed dwellings does not match the development zone. The style submitted by the applicant should be one that is in the development zone.

Ralph Geck – resident

Case 060973 – Stated that there are too many rentals in the Town, and that the “Norther New Mexico” style of home should not be allowed in Mesilla.

B. DECISIONS:

Zoning Permits:

1. **Case 060964**– 2655 Calle de Parian, William and Stephan McIlvaine; a request for a zoning permit to remove and replace fifteen windows on the main dwelling at this address. Zoned: Historic Residential (HR) (**This case was discussed during the Work Session – Part of Item 1**)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.

2. **Case 060965**– 2655 Calle de Parian, submitted by Willian and Stephan McIlvaine; a request for a zoning permit to replace a metal roof on the main dwelling at this address with a tile roof. Zoned: Historic Residential (HR) (**This case was discussed during the Work Session – Part of Item 1**)

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

3. **Case 060966**– 2655 Calle de Parian, submitted by Willian and Stephan McIlvaine; a request for a zoning permit to restucco the main dwelling at this address. Zoned: Historic Residential (HR) (**This case was discussed during the Work Session – Part of Item 1**)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.

4. **Case 060967** – 2363 Calle de Santiago, submitted by Mary Lucero; a request for a zoning permit to install photo-voltaic cells on a dwelling at this address. Zoned: Historical Residential (HR) (**This case was discussed during the Work Session – Item 2**)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC further discussed the fact that the proposed location of the panels would be visible from Calle de Santiago and would not fit in with the character of the area. It was determined that the panels should be mounted on the south side of the roof away from the street where they wouldn't be seen. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0 with the following CONDITION:

The photo-electric panels are to be located on the southern exposure of the roof where they cannot be seen from the street (Calle de Santiago).

5. **Case 060973** – Immediately adjacent to the east side of 2138 Calle del Sur (address to be assigned) submitted by Davie and Kelly Salas; a request for a zoning permit to allow the construction of two rental units on a property at this address. Zoned: Historical Residential (HR) (**This case was discussed during the Work Session – Item 3**)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. It was determined that the two dwelling units on a half-acre of land would not be out of character with the area. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 2 – 1 (Commissioner Nevarez was opposed).

VI. PUBLIC COMMENTS

Susan Krueger – resident

Stated that it is important to look at the impact of apartments on the Town. The Town has developers that are developing land for apartments, and that apartment owners do not feel responsible for their tenants. The PZHAC needs to address the proliferation of apartments in Mesilla.

Ralph Geck – resident

Questioned whether the PZHAC serve the people or the developers.

Kelly Salas – applicant

Disagreed with the comments that their proposed homes are being called apartments. The dwellings are not “apartments”, and she is not aware of any neighbors with complaints about their existing dwellings. She also stated that regular property owners can be problem residents.

VII. PZHAC/STAFF COMMENTS

None

VIII. ADJOURNMENT

The meeting was adjourned at 6:35 pm.

Ref. Case # 060973

I want to share with you what the Historic Preservation Chapter in the Mesilla Town Code says about selecting an appropriate architectural style in the HR and HC zones. The selection is neither random nor by choice of the property owner or contractor.

Section 18.33.060 D. covers how to use a development zone, stating specifically at item 6: "If there is no predominant architectural style within the selected development zone, then the historic district (H-C or H-R) as a whole shall become the development zone for the architectural style." The "Guide to Building Permits in the Historic Zones" contains more material on development zones and architectural styles with illustrations and includes the predominant architectural style in the HR/HC zones in the early 1980's.

If applicants or commissioners have questions about this section of the Town Code or the Building Permit Guide, it could be useful to sit down together and review them step by step.

thanks
Susan Krueger 10/21/19

PZHAC NEW BUSINESS

NOVEMBER 4, 2019

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060976
[PZHAC CONSENT AGENDA – 10/21/4/2019]**

Item:

Case 060976 – 2842 Erminda Street, submitted by Karen S. Crumpton; a request for a zoning permit to paint the trim above the front entryway of the dwelling at this address. Zoned: Historic Residential (HR)

Description of Work Done:

The applicant intends to paint a bare piece of trim above the front entryway of a dwelling at this address. The trim will be painted to match the rest of the trim on the dwelling and will not be out of character with the trim once painted. The painting of the trim will not have any effect on the appearance of the dwelling, and will not change the style of the dwelling, nor will there be any effects on neighboring properties.

Consistency with the Code:

Since this is a minor repair to the trim on the dwelling that will not affect or change the appearance of the dwelling on the property, nor will it consist of any additions or changes to heated/cooled areas of the dwelling, the permit may be approved administratively. [(15.15.030(B) - Application for building permit, Administrative Approval). Administrative Approval Permit – “Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”]

PHOTO OF THE DWELLING FROM ERMINDA STREET



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: [R0401012](#)

Parcel Number: 4006137390507

Owner: CRUMPTON KAREN S TRUSTEE

Mail Address: 15650 LAMMER RD

Subdivision: MESILLA FARMS SUBDIVISION (BK 15 PG 389-390 - 8822094)

Property Address: 2842 ERMINDA ST

Acres: 0



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

OFFICIAL USE ONLY:
Case # 060978
Fee \$ 0.00

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

CASE NO. 060976 ZONE: HR CODE: M APPLICATION DATE: 10/18/19

KAREN S. CRUMPTON 503-312-1978
Name of Applicant/Owner Applicant's Telephone Number

2842 LERMINA ST - LAS CRUCES NM 88005
Applicant's/Owner's Mailing Address City State Zip Code

KARENCRUMPTON@YMAIL.COM
Applicant's/Owner's E-mail Address

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

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

Address of Proposed Work: _____

Description of Proposed Work: PAINT TRIM ABOVE FRONT DOOR

\$ 100.00 Karen S. Crumpton 10-18-2019
Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: _____

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

FOR OFFICIAL USE ONLY

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

FIRE INSPECTION/APPROVAL REQUIRED: ___ YES NO ___ SEE CONDITIONS

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

CONDITIONS: NO CHANGE TO APPEARANCE OF STRUCTURE

PERMISSION ISSUED / DENIED BY: Z. Sh... **ISSUE DATE:** 10/18/19

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

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060977
[PZHAC CONSENT AGENDA – 1/4/2019]**

Item:

Case 060977 – 1701 Calle de Mesilla #2, submitted by Louise Berchell; a request to repaint the sign on the business (Emerald Isle) at this address. Zoned: General Commercial (C)

Description of Work Done:

The applicant intends to repaint the sign for the business at this address. The work will consist of repainted the old and worn paint on the sign with the original colors in order to freshen the sign up in time for Christmas. There will be no change to the overall appearance or style of the sign.

Consistency with the Code:

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

PHOTO OF THE SIGN FROM CALLE DE MERCADO



Doña Ana County, NM

General Reference Maps

2014 Aerial Addresses County Address Points

Select Search Type: 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: [R0401180](#)

Parcel Number: 4006137230213

Owner: MERCADO VENTURE LLC

Mail Address: PO BOX 935

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

Property Address: 1701 CALLE DEL MERCADO

Acres: 0



TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 060977

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. 060977 ZONE: C CODE: M1 APPLICATION DATE: 10/28/19

Louise Burchell (Jesse) 525-9177
Name of Property Owner Property Owner's Telephone Number

1701 Calle de Mercado #2 Las Cruces, Nm 88005
Property Owner's Mailing Address City State Zip Code

shop @ E I Boutique . Com
Property Owner's E-mail Address

LOUIE SIGN
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: 1701 Calle de Mercado #2

Description of Proposed Work: Repaint existing sign - Repair broken letters.

\$250 Louise Burchell 10/28/19
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 CHANGES TO SIGN

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 10/28/19

- 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

NOVEMBER 4, 2019

SUMMARY SUBDIVISION

SUMMARY SUBDIVISION REQUEST
CASE 060978
[PZHAC REVIEW – 11/4/2019]

(Decision to be based on information presented at Work Session – Item 1)

Item:

Case 060978 – SW corner of Calle de Colon and Calle de Tercera, submitted Samuel and Jessica Kane; a request for a summary subdivision to re-establish a lot line that had been recorded as part of a subdivision in 1939, recreating a second property at this location. Zoned: Historical Residential (HR)

Staff Analysis:

The proposed extension was discussed in the PZHAC Work Session held prior to this meeting. If it is determined that the proposal is acceptable for the area as proposed, or if an alternate solution is arrived at, then the case can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings of Fact stated below.

If, on the other hand, it is determined that the proposed lot split would not be acceptable to the area, and no other solution can be reached, then the PZHAC should either postpone the case until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings of Fact as listed.

Findings of Fact that need to be met:

- The PZHAC has jurisdiction to review and approve this request.
- The applicant would like to re-establish a lot line that originally existed on the property
- There will be no significant negative impacts generated by the proposed lot split.
- The proposed lot split will not have major negative impacts on Town services to the lot or to the area.
- The proposed lot split area meets all other applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC NEW BUSINESS

NOVEMBER 4, 2019

PZHAC DECISIONS

ZONING PERMITS

PZHAC ACTION FORM
BUILDING PERMITS 060979
[PZHAC REVIEW – 11/4/2018]
STAFF ANALYSIS

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

Items:

Case 060979 – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a zoning permit to allow the addition of a sunroom to an existing dwelling at this address. Zoned: Historic Residential (HR)

Staff Analysis:

The proposed work was discussed in the PZHAC Work Session held prior to this meeting. (Please refer to the information provided in the write-up for this item in the Work Session.)

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

If, on the other hand, it is determined that the proposed addition to the existing dwelling would not be architecturally appropriate or acceptable to the zoning of the area, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

Estimated Cost: @ \$20,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed addition, when finished, will be consistent with other development in the Historic Residential zoning district. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings that need to be made:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of adding a sunroom to an existing dwelling at this address.
- The PZHAC has determined that the proposed renovations meet all applicable Code requirements.

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.

PZHAC ACTION:

PZHAC NEW BUSINESS

NOVEMBER 4, 2019

PZHAC DECISIONS

BUSINESS REGISTRATIONS

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 11/4/2019]
PERMIT 0465
“Salon de Mesilla LLC”

STAFF ANALYSIS

Item:

0465 – 1701 Calle de Mercado, Suite B, submitted by Jenna Emerick for “Salon de Mesilla, LLC”; a request to allow the applicant to relocate an existing hair salon to this location. Zoned: General Commercial (C)

Description of Business:

The purpose of this request is to allow the business to be relocated from one commercial structure to another structure at 1701 Calle de Mercado, Suite 6. The new location, which is a commercial structure, was previously occupied by a photography studio but is now vacant. The new location is a little smaller but will allow more exposure. The business will be on the ground level only. There will be no changes to the business or hours of operations, and the change will not result in any new impacts to the Town or the surrounding properties. The operation will still consist of a beauty salon.

Consistency with the Code:

The request is for the relocation of a beauty salon to a location in the General Commercial zoning district and is consistent with all applicable sections of the MTC. There will be no changes to the business. The structure was originally designed and built for use as a commercial facility, and the structure has been used for commercial operations since its construction.

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. Existing parking facilities for this structure appear to be adequate for the proposed use.

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 property.
- 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:

PHOTO OF THE NEW LOCATION



Doña Ana County, NM

General Reference Maps

2014 Aerial Addresses County Address Points

Select Search Type: 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: [R0401180](#)

Parcel Number: 4006137230213

Owner: MERCADO VENTURE LLC

Mail Address: PO BOX 935

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

Property Address: 1701 CALLE DEL MERCADO

Acres: 0





Date: 10/30/19

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

No.: 0465

Phone: (505) 524-3262 Fax: (505) 541-6327

Business Registration Application

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

PLEASE PRINT

Business Registration Application Is: New _____ Renewal _____

Name of Business: Salon de Mesilla LLC
 Name of Applicant: Jenna Emerick
 Business Location: 2172 Calle de Santiago
 Mailing Address (Street # or P.O. Box): 6615 Vista de Oro
 E-Mail Address: jennaemerick@gmail.com
 City: Las Cruces State: NM Zip Code: 88007
 Phone # of Business: 575-520-6262
 Location of Business: Street 1701 Calle de Mercado Suite # 6
 City: Mesilla State: NM Zip Code: 88046

* Property Owner Name: CARY Coppedge - Mercado Ventures LLC
 Phone # of Property Owner: 575 689-4084
 Property Owner's Address: Street 1155 S. Telsch
 City: Las Cruces State: NM Zip Code: 88011

Additional Information

Square Footage of Business: _____
 Number of Employees: 9
 Number of Parking Spaces: _____
 Zoning Code: C
 Parking Assessment: TDD *Please fill in other side>>>>*

Type of Business - please describe product(s) and/or service(s): Salon/Retail/Beauty services

Business Applicant Is: Sole Proprietorship _____ Partnership _____ Corporation _____

LLC K

Current New Mexico Revenue Division ID #: 03-331872-00-7
(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

EMERGENCY CONTACT INFORMATION

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

24 HOUR EMERGENCY PHONE #: 575-932-8886

Name	Address	Telephone #
1. <u>Jenna Emerick</u>		<u>575-932-8886</u>
2. <u>Daniel Emerick</u>		<u>575-202-4489</u>
3. <u>Anna Biad</u>		<u>575-644-8265</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 AND REPRESENTATIONS MADE IN THIS APPLICATION ARE TRUE AND VALID.

Jenna Emerick
Signature of Applicant/Title

10/2/19
Date

* [Signature]
Signature of Building Owner

* 10/23/19
Date

Office Use

Receipt Number: _____	Date of Payment: _____
Case Number: _____	Zone: _____
PZHAC Approval Date: _____	Bus. Type: _____
Sign Permit Case #: _____	Renewal Date: _____

Fire Department Inspection Verification

Fire Department Representative Signature: _____
Fire Inspection Date: _____
Approved: _____ Yes _____ No _____

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW –11/4/2019]
STAFF ANALYSIS

Item:

0824 – 2488 Calle de Guadalupe, submitted by Elaine Foster for “Desert Botanicals Day Spa”; a request for a business license to allow the applicant to operate a massage therapy operation at this location. Zoned: Historical Commercial (HC)

Description of Business:

The purpose of the application is to allow the applicant to move into a part of a commercial structure on Calle de Guadalupe. The operation will consist of a day spa with massage therapy, body wraps and facials along with the retail sale of botanical products. This is a use that is allowed in the Historical Commercial district, and is similar to other uses that have been allowed by the PZHAC at this location in the past. 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 commercial retail operation in the Historic Commercial district, and is consistent with all applicable sections of the MTC. There will be no changes to the structure. This portion of the structure was originally designed and built for use as a residence, but has been used for commercial operations for years.

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. Existing parking facilities for the structure appear to be adequate for the proposed uses.

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:

PHOTO OF LOCATION FROM CALLE DE GUADALUPE



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: [R0401209](#)

Parcel Number: 4006137253477

Owner: ARTIEFOUNT LLC

Mail Address: PO BOX 259

Subdivision: FOUNTAIN ACRES

SUBDIVISION (BK 24 PG 283 - 1730368)

Property Address: 2489 CALLE DE PRINCIPAL

Acres: 0





Date: _____

2231 Avenida de Mesilla

No.: _____

P.O. Box 10

Mesilla, NM 88046

Phone: (505) 524-3262

Fax: (505) 541-6327

Business Registration Application

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

PLEASE PRINT

Business Registration Application Is: New Renewal

Name of Business: DESERT BOTANICALS DAY SPA

Name of Applicant: ELAINE FOSTER

Business Location: 2488 CALLE DE GUADALUPE

Mailing Address (Street # or P.O. Box): 10090 BLACK HILLS ROAD, LC, NM 88011

E-Mail Address: NMDESERTBOTANICALS @ GMAIL.COM

City: _____ State: _____ Zip Code: _____

Phone # of Business: 575-252-6141

Business Owner's/Applicant's Address:

Street 10090 BLACK HILLS ROAD

City: LAS CRUCES State: NM Zip Code: 88011

Property Owner Name: JOSEPH FOSTER

Phone # of Property Owner: 850-502-9237

Property Owner's Address: Street 10090 BLACK HILLS ROAD

City: LAS CRUCES State: NM Zip Code: 88011

Additional Information

Square Footage of Business: 2000 SQ FT

Number of Employees: 3

Number of Parking Spaces: 7

Zoning Code: COMMERCIAL

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

PZHAC NEW BUSINESS

NOVEMBER 4, 2019

SIGN PERMITS

PZHAC ACTION FORM
SIGN REQUEST
[PZHAC REVIEW]
“Desert Botanicals Day Spa”
STAFF ANALYSIS

Item:

Case 060980 – 2488 Calle de Guadalupe, submitted by Elaine Foster for “Desert Botanicals Day Spa”; a request for a freestanding sign for a massage therapy operation at this location. Zoned: Historical Commercial (HC)

Description of Work to be Done:

The applicant would like to install a rectangular two sided freestanding sign that will be 2 feet by 3 feet (6 square feet) on a pole in a courtyard at the front of the shop (see attached diagram and photos). The sign will have a turquoise and red logo on a weathered wood background (see attached example). The sign will replace an existing freestanding sign from the previous tenant at this location.

Consistency with the Code:

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

18.65.160 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]**

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 1.3 by 3 foot (4 square feet) per side two sided hanging sign on the side of a business at this address.
- The subject property is zoned Historical Commercial (HC)
- The proposed sign will not have negative impacts on the surrounding businesses in the area.
- The proposed sign will be consistent with the Code.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Enter Value:

Maps

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UDC Zoning

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NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

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



PHOTO FROM CALLE DE GUADALUPE





OFFICIAL USE ONLY:

Case # 060980

Fee \$ 24.00

CASE NO. 060980 ZONE: C APPLICATION DATE: 10/30/19

DESERT BOTANICALS DAY SPA 575-252-6141
Business Name Business Telephone Number

2488 CALLE DE GUADALUPE, MESILLA, NM 88046
Business Address City State Zip Code

JOSEPH FOSTER 850-502-9237
Applicant Name Applicant Telephone/Cell Number

10090 BLACK HILLS RD, LAS CRUCES, NM 88011
Mailing Address City State Zip Code

Description of sign: 2'x3' WEATHERED WOOD WITH LOGO + BUSINESS NAME, WILL REPLACE EXISTING 2'x3' SIGN ON POST

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



Colors: TURQUIS & RED LOGO, TURQUIS

FOR OFFICAL USE ONLY

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

CONDITIONS: _____

PERMIT ISSUED BY: _____ ISSUE DATE: _____



OFFICIAL USE ONLY:

Case # 060980

Fee \$ 27.

CASE NO. 060980 ZONE: C APPLICATION DATE: 10/30/19

DESERT BOTANICALS DAY SPA 575-252-6191
Business Name Business Telephone Number

2488 CALLE DE GUADALUPE, MESILLA, NM 88046
Business Address City State Zip Code

JOSEPH FOSTER 850-502-9237
Applicant Name Applicant Telephone/Cell Number

10090 BLACK HILLS RD, LAS CRUCES, NM 88011
Mailing Address City State Zip Code

Description of sign: 2'x3' WEATHERED WOOD WITH LOGO + BUSINESS NAME, WILL REPLACE EXISTING 2'x3' SIGN ON POST

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



FOR OFFICAL USE ONLY

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

CONDITIONS: _____

PERMIT ISSUED BY: _____ ISSUE DATE: _____