



# Town of Mesilla, New Mexico

## PZHAC SPECIAL MEETING AGENDA JANUARY 15, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A SPECIAL MEETING MONDAY, JANUARY 15, 2020 AT 9:00 A.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 Work Session and Regular Meeting of December 2, 2019

#### B. \*ADMINISTRATIVE APPROVAL

##### Zoning Permits

1. **Case 060990** – 2195 Calle del Norte, submitted by Jorge Larrazabal; a request for a zoning permit to repaint a dwelling at this address. Zoned: Historical Residential (HR)
2. **Case 060994** – 2544 Calle Tercera, submitted by Lola Chavez; a request for a zoning permit to allow a conversion to refrigerated air for a dwelling at this address. Zoned: Historical Residential (HR)

### V. PZHAC NEW BUSINESS:

#### A. PUBLIC INPUT ON CASES

#### B. DECISIONS:

##### Zoning Permit:

1. **Case 060989** – 2930 La Mesilla Circle, submitted by William and Amy Abruzzi; a request for a zoning permit to allow the construction of a 16 foot by 18 foot (224 square foot) storage shed on a residential property at this address. Zoned: Historical Residential (HR)
2. **Case 060998** - Lot 8 of the Los Reyes Subdivision on Camino del Rey Submitted by Darren and Lora Loken, a request for a zoning permit to discuss plans to construct a dwelling and casita on Lot 8 of the Los Reyes Subdivision on Camino del Rey. Zoned: Residential, one acre (R-1)

##### Business Permit

1. **Permit 0831** – 1750 Calle de Mercado, submitted by Anna Emerick-Biad for “Organic Grub LLC”; a request for a business permit to allow a catering operation that delivers healthy meals to customers at their location. Zoned: General Commercial (C)
2. **Permit 0832** – 2172 Calle de Santiago, submitted by Anna Emerick-Biad for “Blue Door Venue”; a request for a business permit to allow a commercial structure at this address to be used as an event venue for catered events. 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 1/11/20 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 MEETING**  
**MINUTES**  
**DECEMBER 2, 2019**

**(PART OF CONSENT AGENDA)**



# Town of Mesilla, New Mexico

## PZHAC WORK SESSION AGENDA DECEMBER 2, 2019

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION MONDAY, DECEMBER 2, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**Item 1:** Submitted by Pat Taylor, a request to discuss plans to conduct additional renovations on a commercial building at 2214 Calle de Guadalupe. (Case 060991) Zoned: Historical Commercial (HC)

*The applicant, Pat Taylor, was present to discuss the request and answer any questions that might arise. There were no other issues. Staff provided a brief introduction of the case, explaining that the applicant intended to add some change the doors that were originally approved, and conduct some additional work. The applicant explained that all the work that is being done to the structure is being done within SHPO guidelines, and that he has been working very closely with CID to ensure that all work done on the structure is done right. There were no issues.*

## PZHAC REGULAR MEETING AGENDA DECEMBER 2, 2019

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, DECEMBER 2, 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 and Commissioner Houston were absent, all other Commissioners were present. There was a quorum. Commissioner Lucero was the acting chair.*

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

*A motion to approve the Agenda was made by Commissioner Prieto, seconded by Commissioner Nevarez, 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.*

*A motion to approve the Consent Agenda was made by Commissioner Prieto, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.*

#### **A. \*PZHAC MINUTES – PZHAC Work Session and Regular Meeting of November 18, 2019**

*Approved as part of the Consent Agenda*

### **V. PZHAC NEW BUSINESS:**

#### **A. PUBLIC INPUT ON CASES**

*None*

## B. DECISIONS:

### Zoning Permit:

1. **Case 060987** – 2685 Calle de Parian, submitted by William McIlvaine; a request for a zoning permit to replace or install new posts on an existing porch as part of a renovation of a dwelling at this address. Zoned: Historic Residential (HR)  
*Staff provided a brief review of this request. 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.*
2. **Case 060988** – 3115 Calle de Guadalupe, submitted by Jesus Martinez; a request for a zoning permit to allow a dwelling at this address to be restuccoed. Zoned: Rural/Agricultural (RA)  
*Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.*
3. **Case 060989** – 2930 La Mesilla Circle, submitted by William and Amy Abruzzi; a request for a zoning permit to allow the construction of a 16 foot by 18 foot (224 square foot) tool shed and storage unit on a residential property at this address. Zoned: Historical Residential (HR)  
*Staff provided a brief review of this request. The PZHAC had questions about the overall use of the structure and its construction. The applicant was not present to answer these questions, so Commissioner Prieto made a motion to postpone the request to enable the applicant to provide further information. determined that there were no issues with the proposed request. This was seconded by Commissioner Nevarez, and action on the request was postponed by a vote of 3 - 0.*
4. **Case 060992** – 3000 Mesilla Verde Terrace, submitted by Robert Carson; a request for a zoning permit to allow the construction of an in-ground swimming pool on a residential property at this address. Zoned: Rural/Agricultural (RA)  
*Staff provided a brief review of this request. 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.*
5. **Case 060991** – 2214 Calle de Guadalupe, submitted by Pat Taylor; a request for a zoning permit to allow additional renovations on a commercial building this address. Zoned: Historical Commercial (HC)  
*Staff provided a brief review of this request. 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.*

### Business Permit

1. **Permit 0826** – 1680 Calle de Alvarez, submitted by Carol A. Grady for “High on Life”; a request for a business permit to allow the operation of a mental health and addiction counseling operation at this location. Zoned: General Commercial (C)  
*Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.*

## VI. PUBLIC COMMENTS

*Pat Taylor – resident*

*Reminded the PZHAC that it was important to use the development zones in making decisions, and that new commissioners should be counseled about the use of development zones.*

*Susan Krueger – resident*

*Referenced the “Architectural Styles Checklist” that is given to applicants who are building new dwellings in the historic districts, stating that if the applicant has not checked off items in the checklist, the applicant should be questioned about these items.*

## VII. PZHAC/STAFF COMMENTS

*None*

## VIII. ADJOURNMENT

*The meeting was adjourned at 6:29 pm.*



**PZHAC NEW BUSINESS**

**JANUARY 15, 2020**

**ADMINISTRATIVE APPROVALS**

**(PART OF CONSENT AGENDA)**

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 060990  
[PZHAC CONSENT AGENDA – 1/15/20]**

**Item:**

**Case 060990** – 2195 Calle del Norte, submitted by Jorge Larrazabal; a request for a zoning permit to repaint a dwelling at this address. Zoned: Historical Residential (HR)

**Description of Work Done:**

The applicant intends to repaint the dwelling at this address. There will not be any changes or additions to the dwelling, nor will the repainting of the dwelling result in any changes to the appearance of the dwelling.

**Consistency with the Code:**

Since the dwelling is to be repainted the same color as it has been, and there will not be any changes or additions to the dwelling, and the painting will not affect or change the appearance of the dwelling on the property, 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 CALLE DEL NORTE**





# Doña Ana County, NM

General Reference Maps

2014 Aerial  Addresses  County Address Points

Select Search Type:

Maps

Legend

### Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400222](#)

Parcel Number: 4006137149393

Owner: ESDERS PATRICK & DORIS O'BRIEN

Mail Address: 215 E 80TH ST APT 10L

Subdivision:

Property Address: 2195 CALLE DEL NORTE

Acres: 0





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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

**OFFICIAL USE ONLY:**

Case # 060990

Fee \$ 100.00

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

CASE NO. 060900 ZONE: UR CODE: NI APPLICATION DATE: 12/2/19

Jorge Alarrazabal Gil  
 Name of Applicant/Owner  
6463/4/667  
 Applicant's Telephone Number  
Po Box 510 Mesilla NM 88046  
 Applicant's/Owner's Mailing Address City State Zip Code

Applicant's/Owner's E-mail Address \_\_\_\_\_

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

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

Address of Proposed Work: 2195 Calle del Norte, Mesilla, NM, 88046

Description of Proposed Work: Repaint same color and Repair cracks  
CONCRETE

\$ 4500 \_\_\_\_\_ [Signature] \_\_\_\_\_ 12-2-19  
 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:** SAME COLOR, NO CHANGES OR ADDITIONS

**PERMISSION ISSUED/DENIED BY:** [Signature] **ISSUE DATE:** 12/2/19

This Application will include the following, if checked:

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

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 060994  
[PZHAC CONSENT AGENDA – 1/15/20]**

**Item:**

**Case 060994** – 2544 Calle Tercera, submitted by Lola Chavez; a request for a zoning permit to allow a conversion to refrigerated air for a dwelling at this address. Zoned: Historical Residential (HR)

**Description of Work Done:**

The work will consist of replacing the existing evaporative cooling system with a refrigerated air conditioning unit. All work will be done inside the dwelling and there will be no changes to the exterior of the dwelling other than the replacement of the evaporative cooling unit with the refrigerated air conditioning unit. There will be no changes to the structure.

**Consistency with the Code:**

Since the only changes will be to the interior of the dwelling and there will be no changes to the overall appearance of the exterior, 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 DWELLING FROM CALLE DE TERCERA**





# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: [ ]

Maps

Legend

### Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400516](#)  
Parcel Number: 4006138165022  
Owner: CHAVEZ JESSE & LOLA  
Mail Address: PO BOX 178  
Subdivision:  
Property Address: 2544 CALLE  
TERCERA  
Acres: 0



\*\*\*WARRANTIES\*\*\*

\*\* AMERICAN STANDARD/TRANE S8X1 FURNACE HAS A 10 YEAR WARRANTY ON PARTS AND 20 YEAR WARRANTY ON THE HEAT EXCHANGER.

\*\* AMERICAN STANDARD/EVAPORATOR HAS A 10 YEAR WARRANTY.

\*\* AMERICAN STANDARD/TRANE CONDENSING UNIT HAS A 10 YEAR WARRANTY ON CONDENSER COILS. 10 YEAR WARRANTY ON PARTS AND 10 YEAR WARRANTY ON THE COMPRESSOR.

\*\* HONEYWELL THERMOSTAT HAS A 5 YEAR WARRANTY.

\*\* 2 YEAR LABOR WARRANTY.

\*\* 2 YEAR FREE PREVENTATIVE MAINTENANCE INCLUDING AIR FILTERS.

\*\*\*\*NOTE-THE LIFE AND EFFICIENCY OF YOUR SYSTEM GREATLY DEPENDS ON MAINTAINING A CONSTANT TEMPERATURE SETTING ON THE THERMOSTAT, REPLACING AIR FILTERS ON A REGULAR BASIS AND TWICE PER YEAR PREVENTATIVE MAINTENANCE.

\*\*\*\*NOTE-ALL WORK TO BE PERFORMED WITH VERY HIGH QUALITY EQUIPMENT, HIGH QUALITY MATERIALS AND A VERY PROFESSIONAL INSTALLATION.

\*\*\*\*NOTE-INSTALLATION WILL TAKE 3-5 DAYS.

\*\*\*\*START DATE 12/14/19 \*\*\*\*COMPLETION DATE 12/20-21/19

\*\*\*\*TOTAL PRICE \$8,260.00 - \$400.00 SENIOR DISCOUNT \$ 7,860.00 PLUS TAX \$510.00  
\$8,370.90 - \$400.00 = \$7,970.90 + \$409.00 = \$8,379.90

\*\*\*\*SCHEDULE OF PAYMENTS-50 PERCENT DOWN PAYMENT UPON APPROVAL AND BALANCE IS DUE UPON COMPLETION.

\*\*\*\*APPROVAL Lola Chavez DATE 12-11-19

\*\*\*\*\*THANK YOU FOR YOUR BUSINESS!\*\*\*\*\*

Paid Chk# 10001 \$4,095.00 GO 12/11/19



**TOWN OF MESILLA  
ZONING APPROVAL**

OFFICIAL USE ONLY:  
Case # 060994  
Fee \$ 22.50

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

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

CASE NO. 060994 ZONE: HR CODE: MI APPLICATION DATE: 12/17/19

LOLA CHAVEZ  
Name of Property Owner  
(575) 523-5209  
Property Owner's Telephone Number  
0544 CALLE DE TERCERA, MESILLA, NM 88005  
Property Owner's Mailing Address City State Zip Code

Property Owner's E-mail Address  
AIRMAX HEATING, COOLING & REFRIGERATION LLC / 438 TEICHER AND ORTEGA PASO TX 70001  
Contractor's Name & Address (if none, indicate Self)  
(575) 657-10637  
Contractor's Telephone Number  
MM03-388253  
Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 0544 CALLE DE TERCERA  
Description of Proposed Work: REFRIGERATED AIR CONVERSION

\$8,000.00  
Estimated Cost  
[Signature]  
Signature of Applicant  
12/17/19  
Date  
Signature of property owner: (SEE ATTACHED CONTRACT)

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 EXTERIOR OR APPEARANCE OF STRUCTURE

PERMISSION (ISSUED) DENIED BY: [Signature] ISSUE DATE: 12/17/19

**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**

**JANUARY 15, 2020**

**PZHAC DECISIONS**

**ZONING PERMITS**

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

**Items:**

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

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

**Description of Request:**

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

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

**Estimated Cost: @ \$8000.00**

**Consistency with the Code:**

Photos of the property and diagrams of the proposed shed are attached. According to the applicant, the shed will be stuccoed to match the dwelling and the color chosen will be the same as used for the existing dwelling, which is compatible with the surrounding properties. Since the dwelling is in a Historic zoning district, the following section of the Code applies:

**18.33.080 Historical appropriateness permit.**

A. Identification. A permit for a certificate of historical appropriateness shall be required before any of the following actions or work is undertaken: new construction, exterior alteration, demolition or removal. All work or acts of new construction or exterior alteration requiring a permit for a certificate of appropriateness shall comply with the design criteria established by the precedent styles within the development zone of the proposed work.

The PZHAC will need to determine that the proposed work, when finished, will be consistent with all other zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

**Findings that need to be made:**

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of constructing a 224 square foot tool and storage shed on the residential property at this address.
- The PZHAC has determined that the proposed work meets 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:**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type:

Maps

Legend

### Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400525](#)

Parcel Number: 4006138175192

Owner: ABRUZZI WILLIAM S & AMY

Mail Address: 104 PRATT HOLLOW RD

Subdivision: DAN LOWRY

SUBDIVISION 897

Property Address: 2930 LA MESILLA CIR

Acres: 0



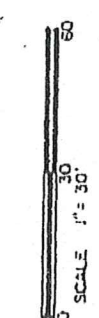
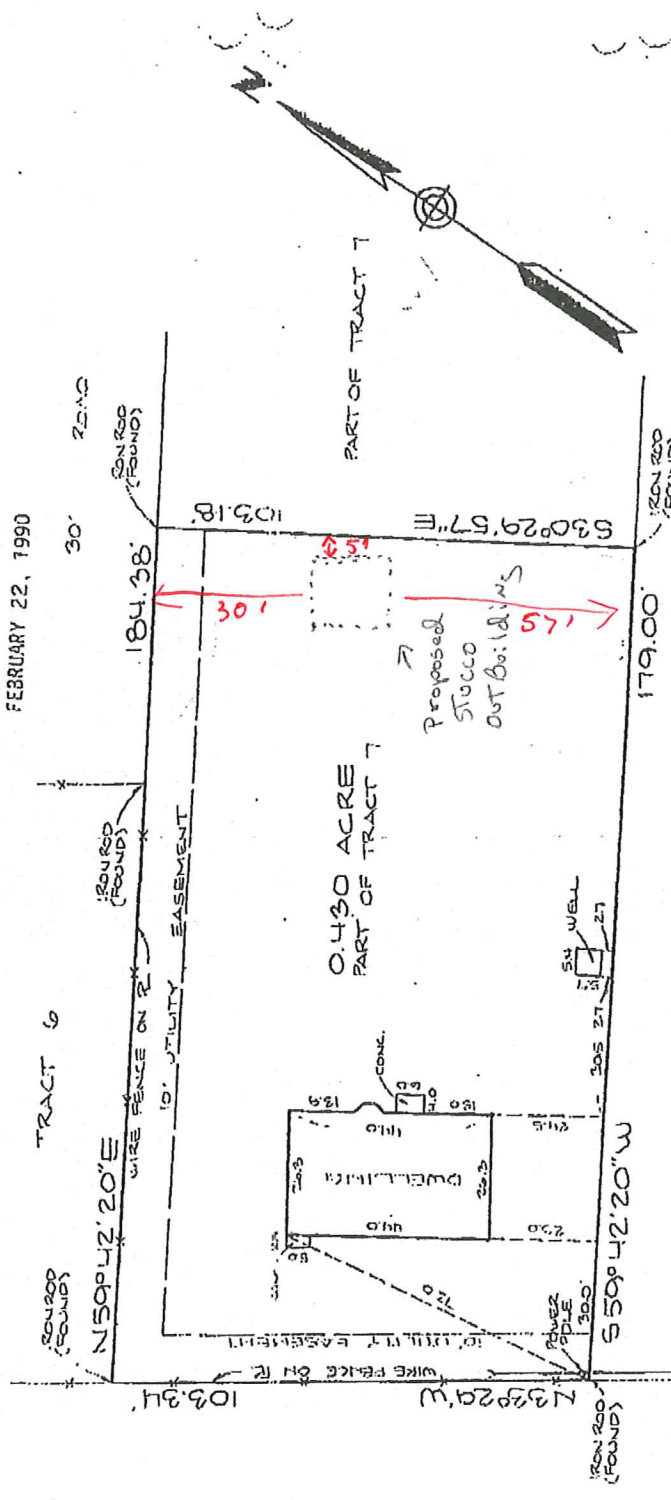


PHOTOS OF THE PROPERTY FROM THE ENTRANCE TO THE PROPERTY

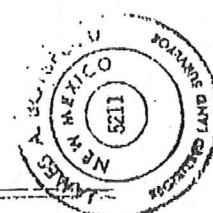




PLAT OF SURVEY SHOWING THE LOCATION OF IMPROVEMENTS ON A 0.430 ACRE TRACT  
 TRACT 7, DAN LOWRY SUBDIVISION  
 PLAT FILED OCTOBER 26, 1977 IN PLAT RECORD 12, PAGE 140 DONA ANA COUNTY RECORDS  
 TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO  
 SCALE: 1" = 30'  
 FEBRUARY 22, 1990



900086  
 BOTSFORD LAND SURVEYING, INC.  
 212 S. Downtown Mall  
 LAS CRUCES, NM 88001  
 Phone 526-2444



NEW MEXICO  
 REGISTERED PROFESSIONAL SURVEYOR  
 JAMES A. BOTSFORD, No. 5211

Abmza  
 plot

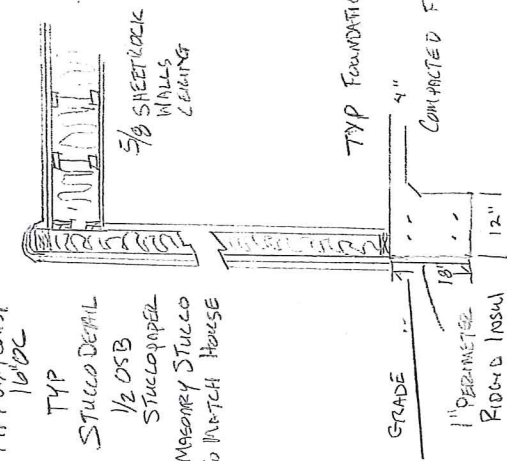
Abruzzi

Stucco shed 2930 LA Mesa (LA Circle, Mesa) LA NM  
BLI Joist/rafters 24"OC SHED/MOTOR-CYCLE STORAGE

18112501EX 25672 = 1200 CU20C

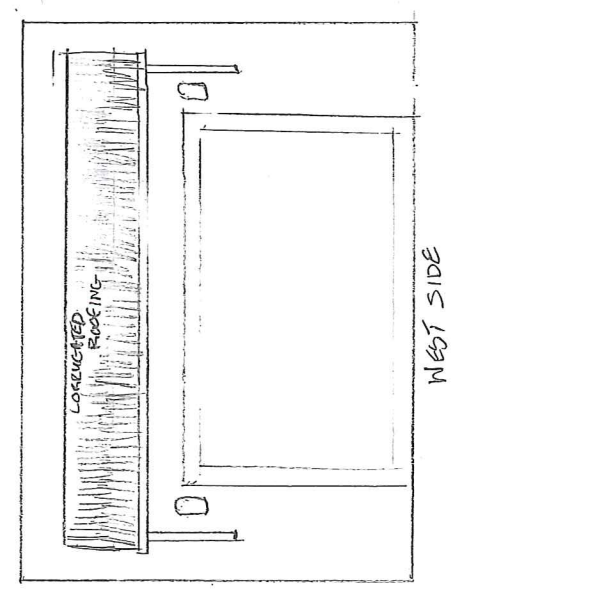
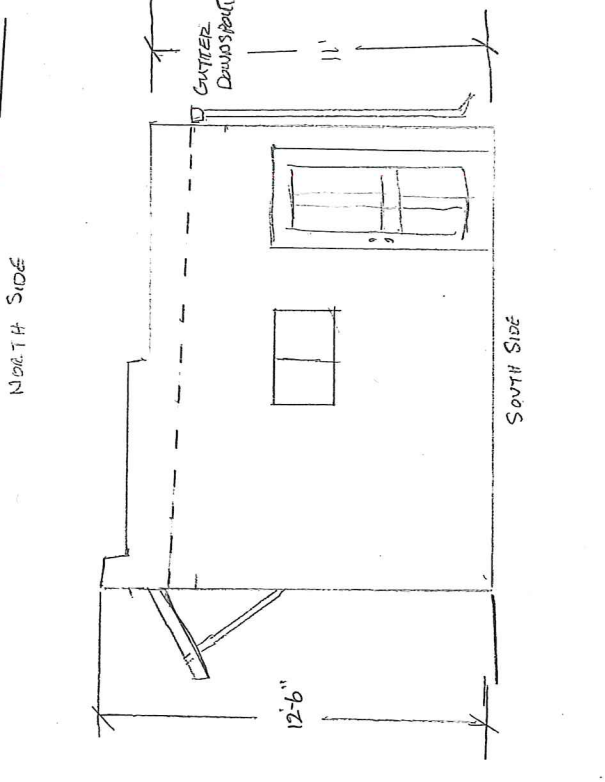
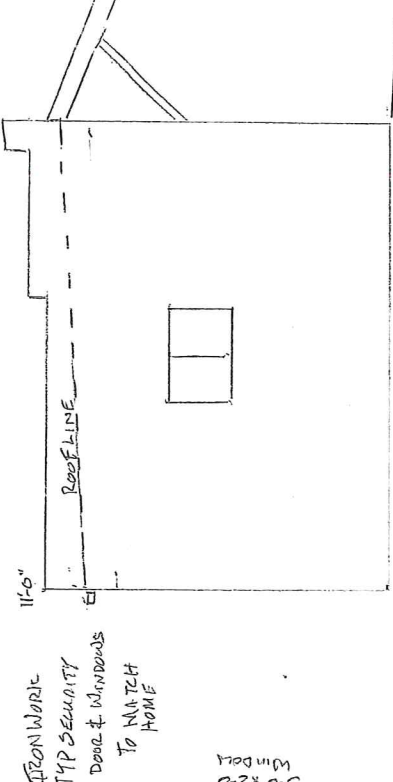
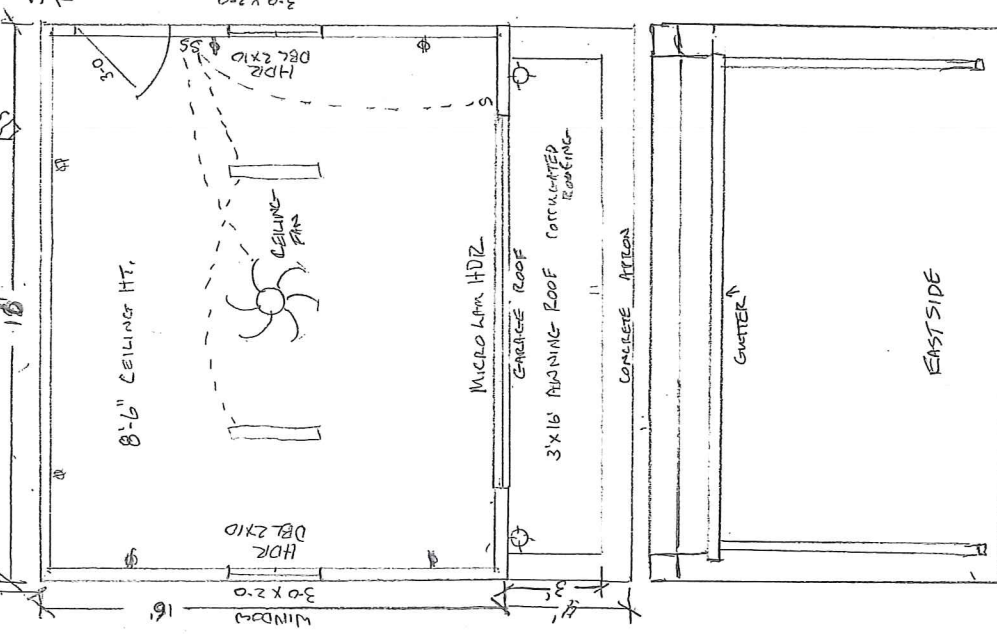
TYP. 2x4 CONST  
16"OC

TYP  
STUCCO DETAIL  
1/2 OSB  
STUCCO PAPER  
MEANERY STUCCO  
\* TO MATCH HOUSE



1/2 OSB W/ 90LB Roll Roofing  
R-20 CEILING INSULATION  
R-13 WALL

5' SET BACK FROM PROPERTY LINE  
PROPERTY LINE



ELECTRICAL:  
1-20AMP BASIC LIGHTING & OUTLETS



Abuzzi

Stucco shed

2930 LA Mesilla Circle, Mesa, AZ

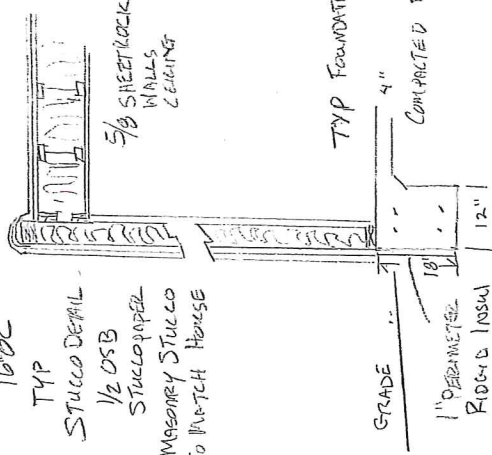
181123070X 216, 2 = 1200 CUBIC FT

### BLI JOIST/BATTERS 24"OC SHED/MOTOR-CYCLE STORAGE

ELECTRICAL:  
1-20 AMP BASIC LIGHTING & OUTLETS

TYP. 2x4 CONST  
16"OC

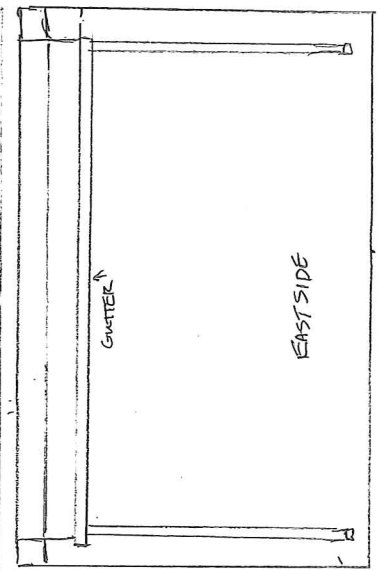
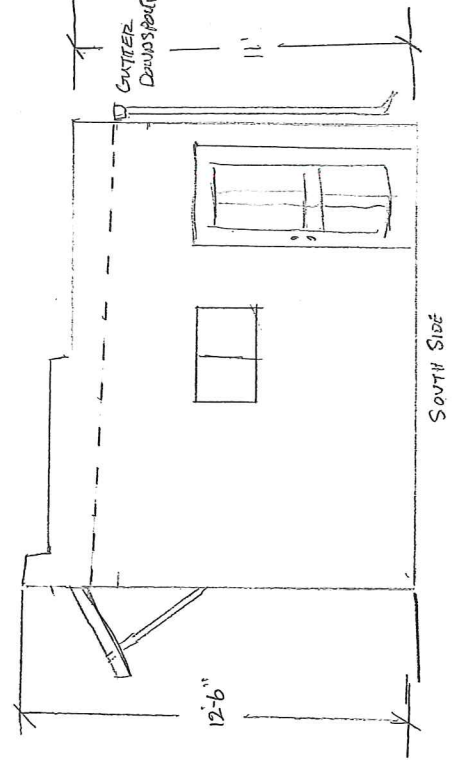
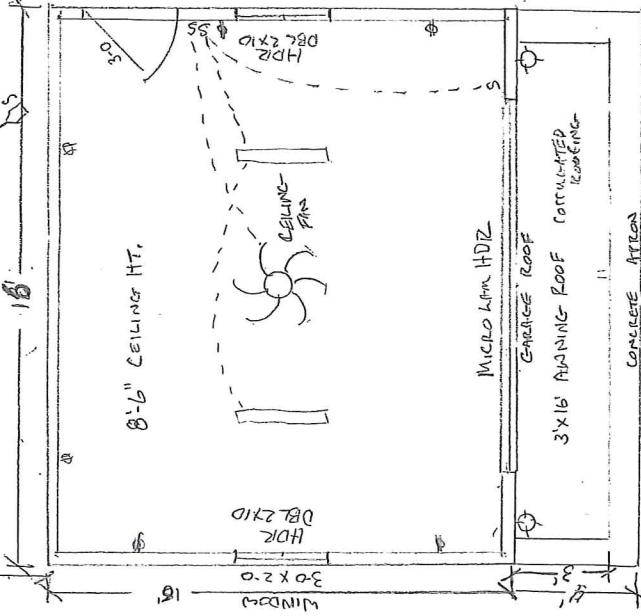
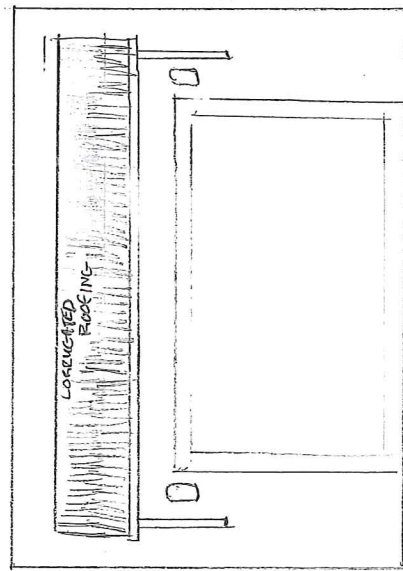
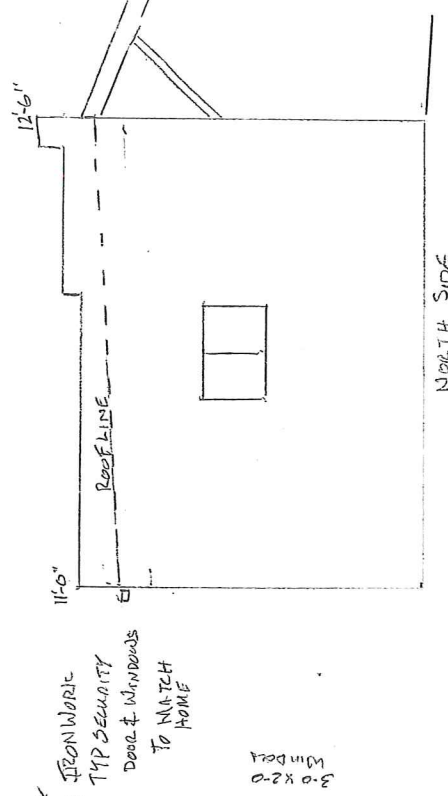
TYP  
STUCCO DETAIL  
1/2 OSB  
STUCCO PAPER  
MASONRY STUCCO  
\* TO MATCH HOUSE



1/2 OSB W/ 90 LB ROLL ROOFING  
R-20 CEILING INSULATION  
R-13 WALL

5/8 SHEETROCK  
WALLS  
CEILING

5' SET BACK FROM PROPERTY LINE  
PROPERTY LINE



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

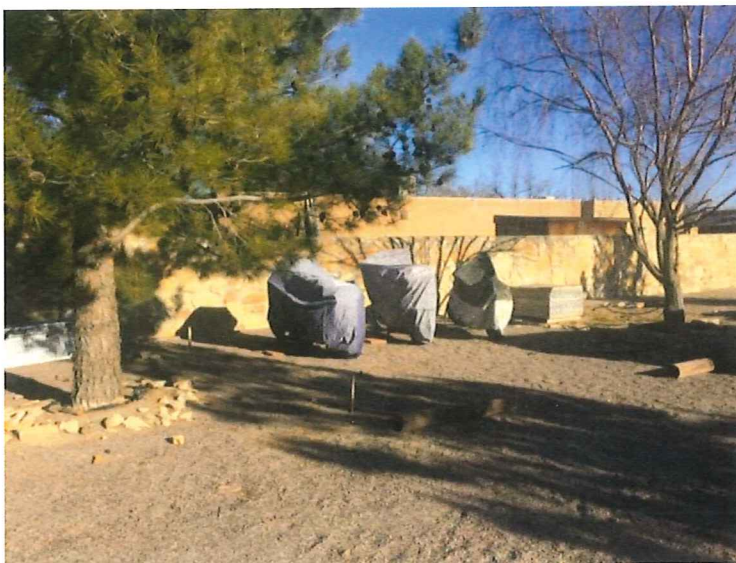
This application includes:

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

- See the plot plan (attached)

2. Site plan with dimensions and details:

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



Description of stucco shed:

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

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

### 3. Foundation Plan with details

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

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

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

### 5. Cross Sections of walls

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

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

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

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

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

### 9. Drainage plan:

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



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

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



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



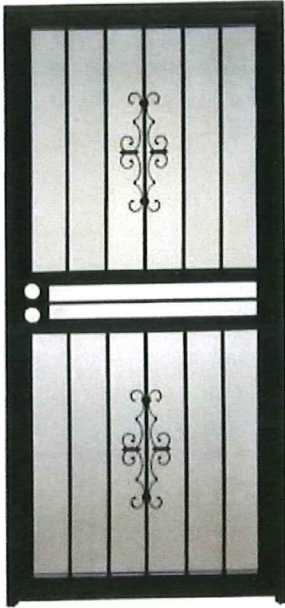
- The 12 x 7 foot garage door will be made out of 3-layer steel frame construction with insulation. (Manufacture is Coplay, see illustration on left, below), and painted flat dark brown to match trim on our house.



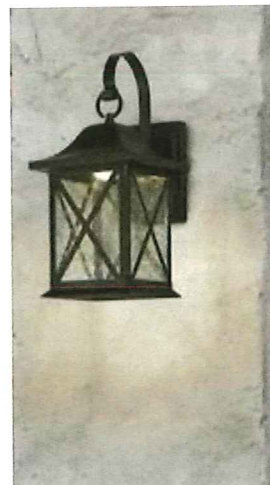
- Both side windows (3 feet wide by 2 feet high) will have a solid cedar header and iron work (typical security) to match style of our home.



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



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



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

- No water or sewer is needed; NOT APPLICABLE

12. Proof of legal access to the property.

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

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





2019 NOTICE OF VALUE  
OFFICE OF THE DOÑA ANA COUNTY ASSESSOR

LETICIA DUARTE BENAVIDEZ, ASSESSOR  
845 N. Motel Blvd. • Las Cruces, NM 88007  
Phone (575) 647-7400 or Toll Free 1-877-827-7200  
Fax (575) 525-5538 • Website: www.donaanacounty.org

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

**RETAIN THIS PORTION  
FOR YOUR RECORDS**

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

*Abuzzi - TAX BILL*




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

**Official Mailing Date**  
April 1, 2019

**Protest Deadline**  
April 30, 2019

**Account Number**  
R0400525

NET TAXABLE VALUES WILL BE ALLOCATED TO GOVERNMENTAL UNITS IN SCHOOL DISTRICT

Tax Area	Property Type	Parcel Number	Tax Year	Owner #
2DIN R	RESIDENTIAL	4006138175192	2019	C000223543
PROPERTY DESCRIPTION			FULL VALUE 100%	TAXABLE VALUE 33.33%
Account Type: P Neighborhood: S11 Situs Address: 2930 LA MESILLA CIR Legal Descr: Subd. DAN LOWRY SUBDIVISION 897 S. 36 T. 23S R. 1E BRM 11B PT OF TR 7  Zoning: R1  Residential Land Residential Improvement   Current Year's Total Value Adjustments   Total Adjustments Net Taxable Value			\$44,582 \$158,969   \$203,551	\$14,861 \$52,990   \$67,851   \$67,851

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

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

Previous Year's Net Taxable Value: \$65,874

Previous Year's Non-Residential Tax Rate 0  
Previous Year's Residential Tax Rate 24.811

Previous Year's Tax \$1,634.40

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

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

↑ TO DETACH, TEAR ALONG PERFORATION ↑

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

**Account Number**  
R0400525

**VETERAN AND HEAD-OF-FAMILY EXEMPTIONS**  
I hereby certify that I am a resident of New Mexico as of January 1 of this year and the "head of family" as that term is defined in Section 7-37-4 of the Property Tax Code, and I hereby claim the exemption from the taxable value of the property provided by Section 7-37-4 of the Property Tax Code. I certify that the above information is true and correct and that this exemption is not being



TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 060989

Fee \$ 22.50

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

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

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

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

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

Amy.Abruzzi@Rutgers.edu  
Property Owner's E-mail Address

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

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

Address of Proposed Work: 2930 LA Mesilla Circle, Mesilla NM

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

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

Signature of property owner: [Signature]

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

FOR OFFICIAL USE ONLY

PZHAC  Administrative Approval 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  
ZH

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).
  - 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 ACTION FORM**  
**BUILDING PERMIT 060827**  
**[PZHAC REVIEW – 1/15/20]**  
**STAFF ANALYSIS**

**Item:**

**Case 060998** - Lot 8 of the Los Reyes Subdivision on Camino del Rey Submitted by Darren and Lora Loken, a request for a zoning permit to discuss plans to construct a dwelling and casita on Lot 8 of the Los Reyes Subdivision on Camino del Rey. Zoned: Residential, one acre (R-1)

**Staff Analysis:**

The subject property is currently vacant and is one of ten properties located in the Los Reyes Subdivision. Only two other lots contain dwellings (see attached photos). The remaining lots are all vacant. The subject lot is adjacent to one of the developed lots. Access to the property is directly from Camino Del Rey, which is directly off West University Avenue. The subject lot is located on the east side of the cul-de-sac.

The dwelling will have four bedrooms, and will have a total of 4,443 square feet of framed area with 2,439 square feet in heated and cooled area, 759 square feet in porches and open deck, and 1,245 square feet in a four-car garage. The casita will be 420 square feet in size and will be located behind the main dwelling. The dwelling will be single story, with a maximum of 20 feet high at the roof line. The chimney will extend about 4 – 5 more feet. The dwelling will be set back from the street about 46 feet. The casita will be about 32 feet from the rear of the main dwelling and 143 feet from the rear property line. Liquid waste disposal will be handled by a septic tank. Water is available either by a water line operated by the Town.

Photos of dwellings on nearby properties are attached, along with a survey showing the pad site as well as floor plans for the dwelling. Also included is a set of elevations for the dwelling. According to the applicant, the style and color of the dwelling will be appropriate for the other dwellings in the subdivision.

**Estimated Cost: @ \$465,000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed dwelling, when finished, will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project. The proposed dwelling and casita appear to meet the requirements of Section 18.30 (R-1 Single Family Residential Zone) of the Code for new construction. The casita is less than the maximum of 600 square feet allowed by the Code for a casita in the R-1 zoning district.

**Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of building a dwelling on a property at this address.
- The PZHAC has determined that the proposed structure meets all applicable Code requirements.

**PZHAC OPTIONS:**

1. Approve the zoning permit.
2. Approve the zoning permit with conditions.
3. Reject the zoning permit.

**PZHAC ACTION:**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: [ ]

Maps

Legend

### Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401337](#)  
Parcel Number: 4007137138337  
Owner: PAX INVESTMENTS LLC  
Mail Address: 300 S MOTEL BLVD  
Subdivision: LOS REYES SUBDIVISION  
(BK 22 PG 419-420 - 0804127)  
Property Address: CAMINO DEL REY  
Acres: 0





**PHOTO OF ADJACENT DWELLING TO THE NORTH**



**PHOTO OF THE DWELLING TO THE WEST**







# BUILDING & CODE DATA

## APPLICABLE CODES AND DESIGN DATA:

- \* 2009 NEW MEXICO RESIDENTIAL BUILDING CODE
- \* 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)

SINGLE FAMILY RESIDENCE

- \* BUILDING HEIGHT 18'-4" (MAXIMUM HT: 30'-0")
- BUILDING IS IN A NON FLOOD ZONE

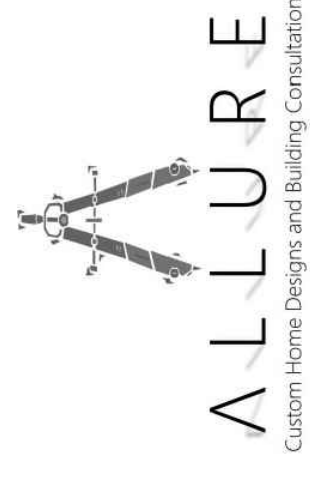
MINIMUM DESIGN LIVE LOADS:

- T.B.D PER TRUSS MANUFACTURER
- ROOFS: T.B.D. BY TRUSS MANUFACTURER

SQ.FT. CALCULATION TABLE	SQ.FT.
HEATED AREA OF DWELLING	2,439
PORCHES/DECK/OPEN AIR	759
GARAGE 2 CAR	1,245
TOTAL FRAMED AREA	4,443
MEANS OF EGRESS NO. OF EXITS 3	
EXIT WIDTHS PROVIDED 3'-0" - 6'-8" min.(width req. 3'-0")	
MAXIMUM DISTANCE TO EXITS 50'	

PLUMBING FIXTURE SCHEDULE	PROVIDED
TOILETS	3
LAVS	4
KITCHEN SINK	1
TUB W/ SHOWER COMBO	1
FRAMED SHOWER	1
SOAKER TUB	1

PG.	INDEX OF SHEETS
C.1	COVER SHEET/SITE PLAN 1 OF 7
A.1	FLOOR PLAN 2 OF 7
A.2	ELEVATIONS 3 OF 7
A.3	ROOF TRUSS LAYOUT/FRAMING DETAILS 4 OF 7
A.4	FOUNDATION PLAN 5 OF 7
E.1	ELECTRICAL LAYOUT 6 OF 7
M.1	PLUMBING PLAN FRAMING DETAILS 7 OF 7



**ISSUED PERMIT:  
REVISIONS: 3**



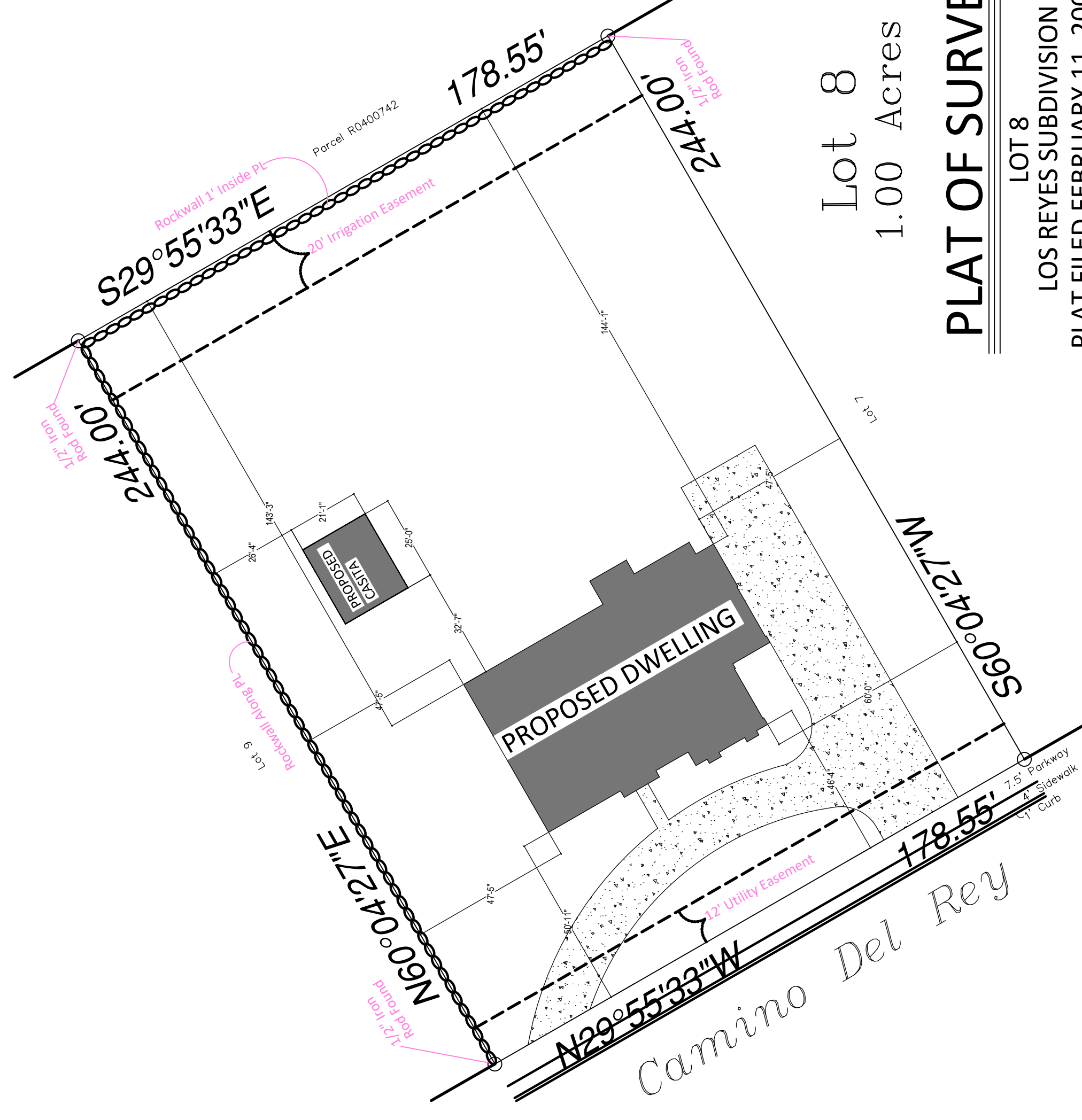
GENERAL CONTRACTOR  
**ADAM JUAREZ**

PROJECT  
**LOKANS RESIDENCE**

SHEET TITLE  
**COVER SHEET/  
SITE PLAN**

DRAWN BY: S.GREEN  
CHECKED BY: A.JUAREZ  
DATE: 11/7/2019

SHEET NUMBER: **A.1**



1" = 30'  
Scale in Feet

PROPERTY IS IN AN "X" DESIGNATED ZONE  
FOR FLOODING. SEE FLOOD HAZARD  
COMMUNITY PANEL NO. 30353C1093 G  
EFFECTIVE JULY 6, 2016



**DOÑA ANA COUNTY  
ASSESSOR'S OFFICE**

845 N Motel Blvd.  
Las Cruces, NM 88007

**Date:** 05/28/2019

**Account:** R0401337

**Situs Address:** CAMINO DEL REY

**Legal:** Subd: LOS REYES SUBDIVISION (BK 22 PG 419-420 - 0804127) Lot: 8 S: 30 T:  
23S R: 2E

**Tax Area:** 2DIN\_NR

**List or Sale Price:** \$94,500

**Prior Year Taxes:** \$724.92

**Estimated Taxes:** \$913.40

**\*Important:** This is an estimated property tax calculation, based on the latest mill rate set by State and Local governments. The estimated tax calculation does not take into consideration any exemptions.

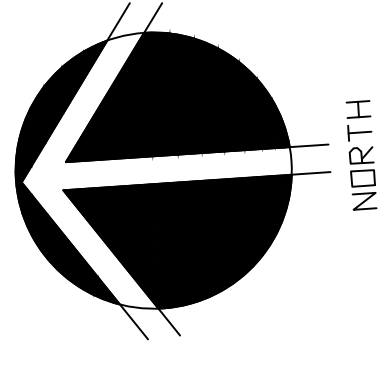
**\*Disclaimer:** The estimated Property Tax is calculated using the stated Sale Price and estimates of the applicable tax rate. The County Assessor is required by law to value the property for assessment purposes, which may or may not reflect the estimate of current market value. Further, the estimated tax rate may be higher or lower than those that will actually be imposed. Accordingly, the actual Property Tax may be higher or lower than the estimated amount.

---

Buyer Signature

---

Date



**ALLURE**  
 Custom Home Designs and Building Consultations

**ISSUED PERMIT:**  
**REVISIONS: 3**



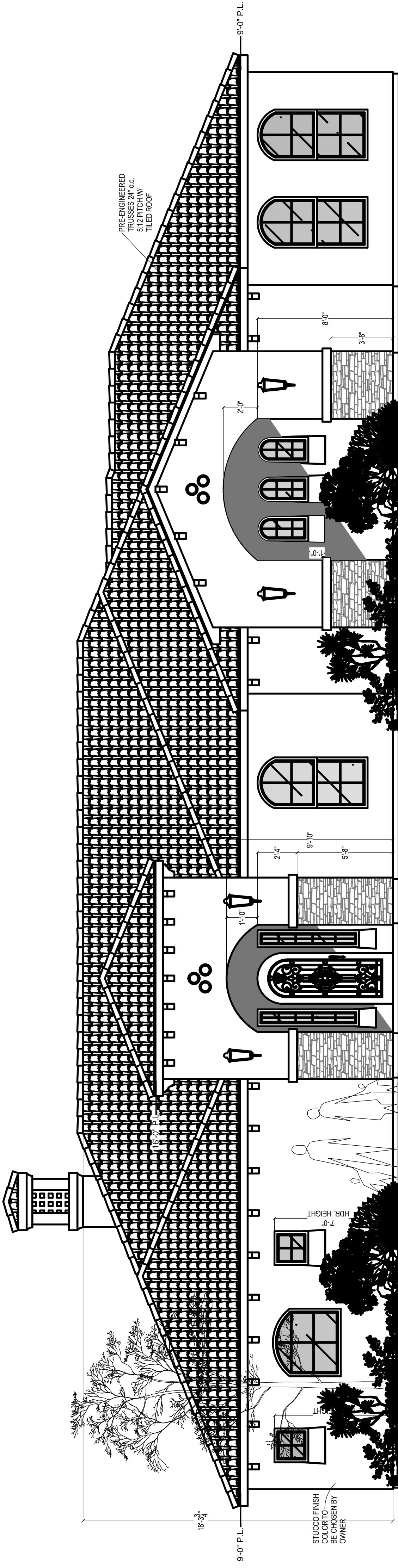
**GENERAL CONTRACTOR**  
**ADAM JUAREZ**

**PROJECT**  
**LOKANS RESIDENCE**

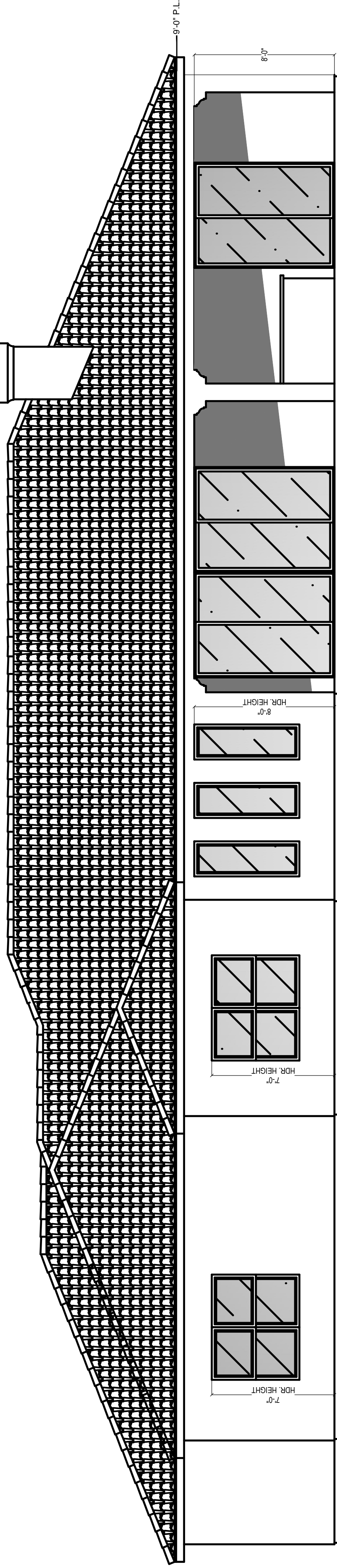
**SHEET TITLE**  
**ELEVATIONS**

**DRAWN BY: S. GREEN**  
**CHECKED BY: A. JUAREZ**  
**DATE: 10/26/2019**

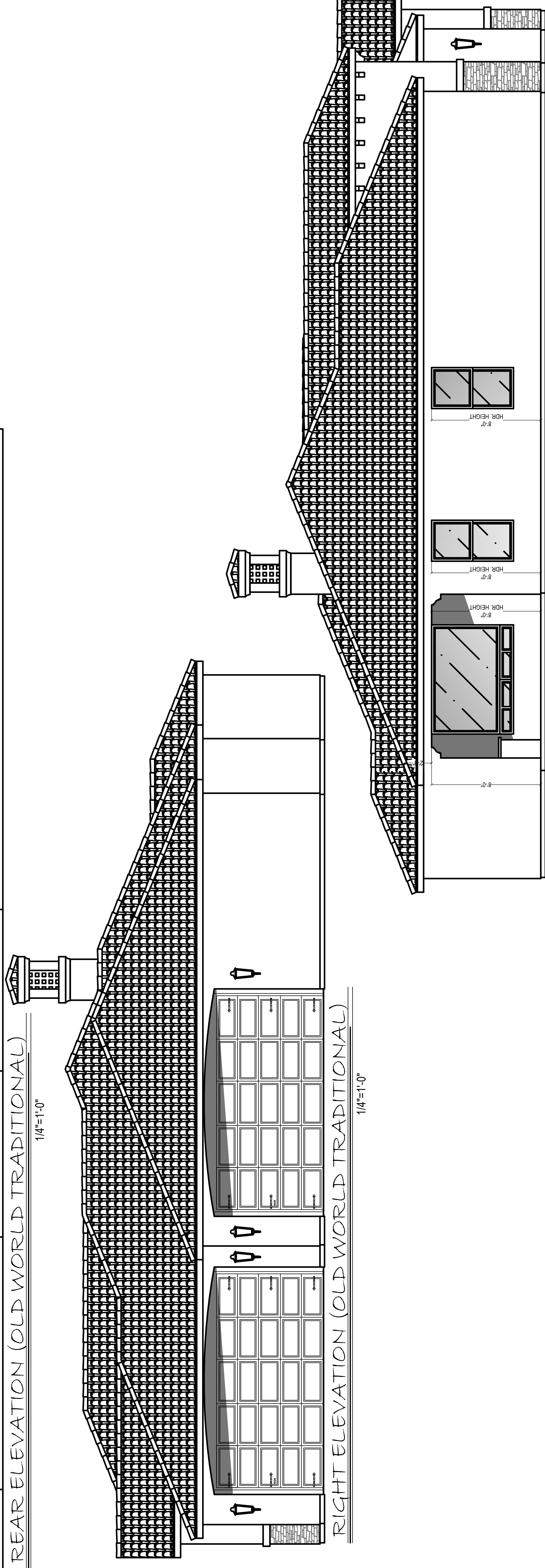
**SHEET NUMBER: A.2**



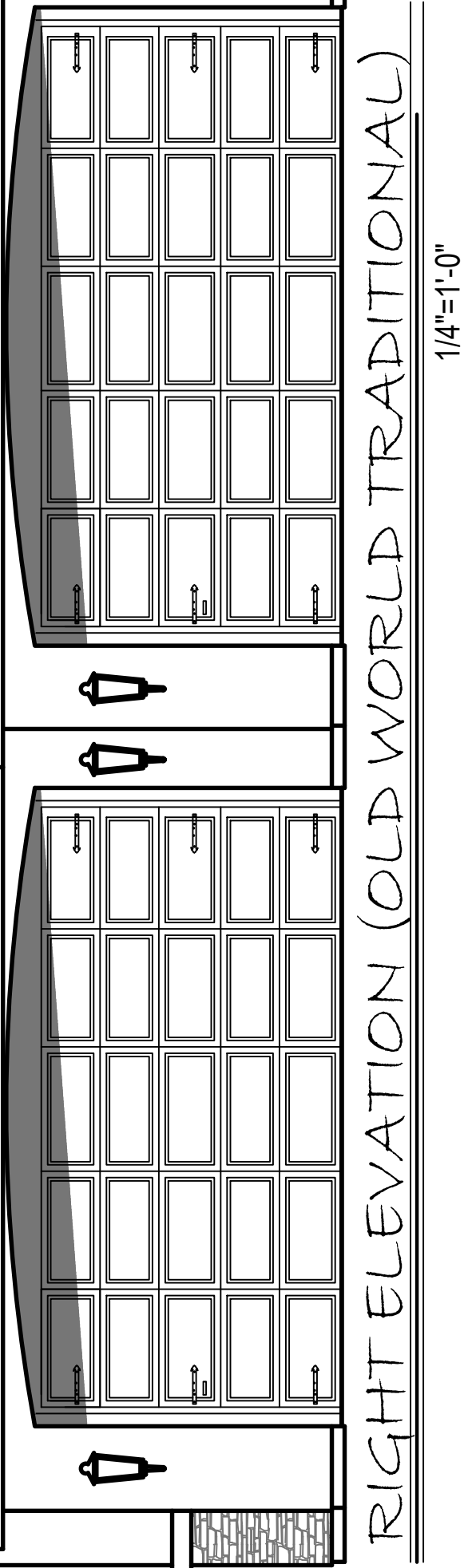
FRONT ELEVATION (OLD WORLD TRADITIONAL)  
 1/4"=1'-0"



REAR ELEVATION (OLD WORLD TRADITIONAL)  
 1/4"=1'-0"



LEFT ELEVATION (OLD WORLD TRADITIONAL)  
 1/4"=1'-0"



RIGHT ELEVATION (OLD WORLD TRADITIONAL)  
 1/4"=1'-0"

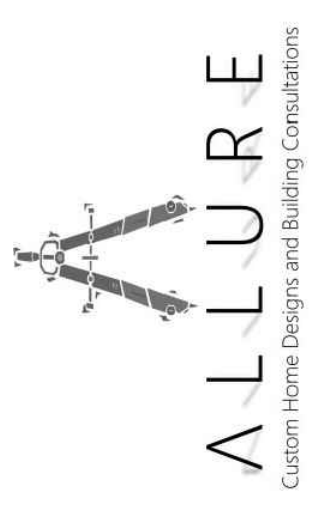






# GENERAL NOTES:

1. EXTERIOR WALLS TO BE 2X6 STUDS @ 16" O.C.
2. INTERIOR NON-BEARING WALLS TO BE 2X4 STUDS @ 16" O.C. INSULATED R-11
3. INTERIOR BEARING WALLS TO BE 2X4 STUDS @ 16" O.C.
4. ALL HEADERS SPANNING MORE THAN 3' SHALL BE 2X12
5. ALL FIXTURES & APPLIANCES TO BE CHOSEN BY OWNER
6. USE FIRE STOPS PER U.F.C., U.B.C. OR LOCAL CODE REQUIREMENTS
7. ONE HOUR OCCUPANCY SEPARATION BETWEEN HOUSE AND GARAGE, 5/8" SHEETROCK ON GARAGE SIDE
8. ALL DIMENSIONS ARE TO BE CHECKED AND CONFIRMED BY CONTRACTOR PRIOR TO POURING OF CONCRETE
9. INSULATE WALLS R-21 MIN., CEILINGS R-38, PERIMETER R-4 MIN.
10. INTERIOR TO BE SHEETROCK, TAPED, TEXTURED, AND PAINTED
11. EXTERIOR TO BE STUCCO - COLOR BY OWNER/CONTRACTOR
12. ALL ANGLED WALLS TO BE 45° ANGLES
13. ALL TILED AREAS TO BE OF LARGER 18-24" TILE SELECTION BY OWNER



**ISSUED PERMIT:  
REVISIONS: 3**

AREA	TOTAL HEATED	2,439 SQ.FT
GARAGE	ENTRY PORCH	1,245 SQ.FT
COVERED PORCH	DECK (OPEN AIR)	457 SQ.FT
TOTAL AREA		4,443 SQ.FT



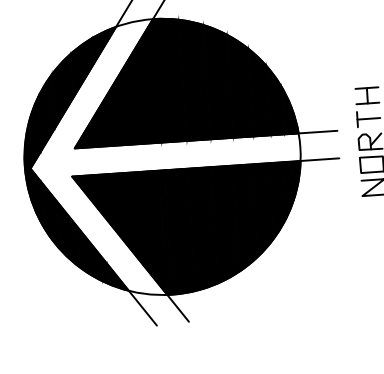
GENERAL CONTRACTOR  
**ADAM JUAREZ**

PROJECT  
**LOKANS RESIDENCE**

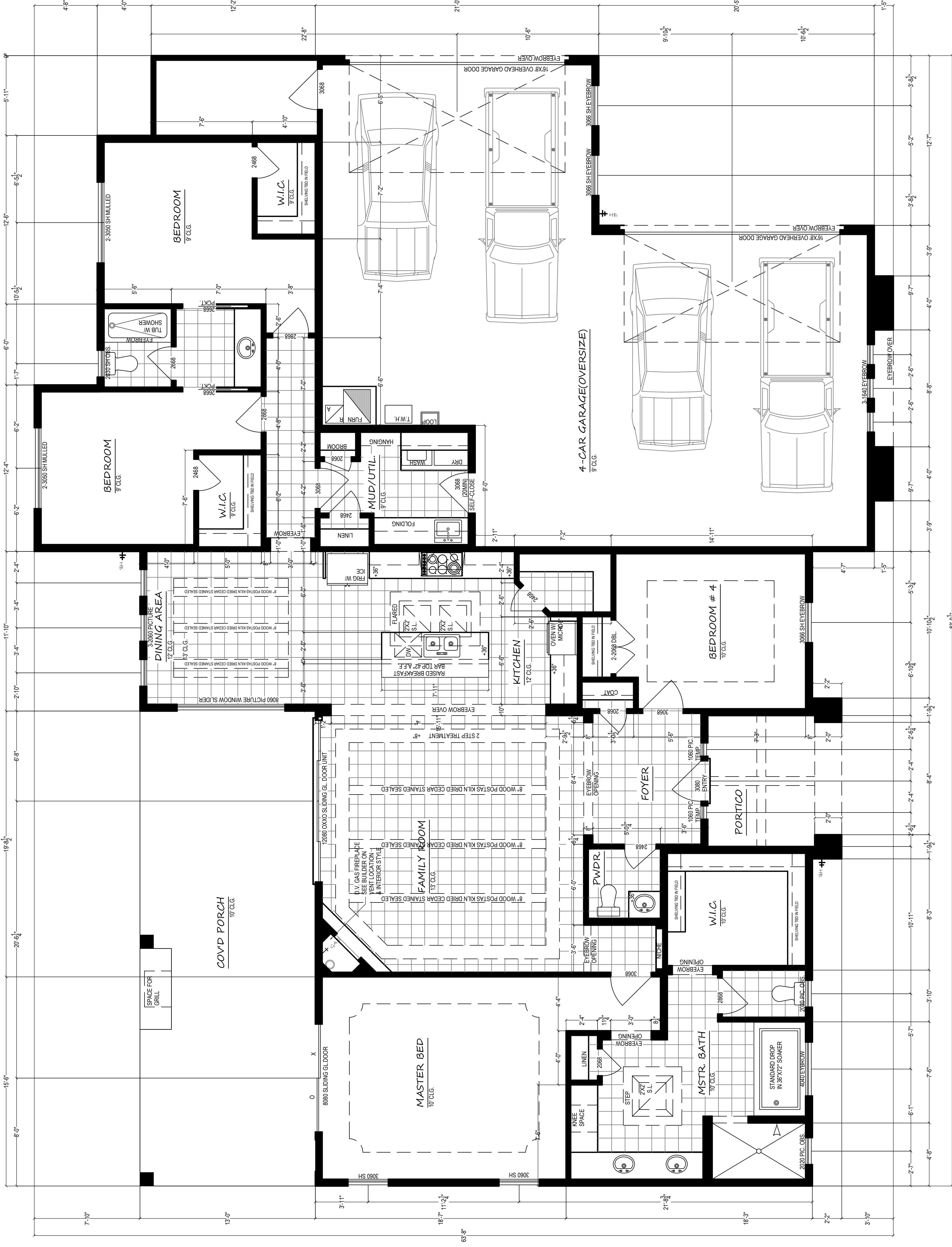
SHEET TITLE  
**FLOOR PLAN**

DRAWN BY: S.GREEN  
CHECKED BY: A.JUAREZ  
DATE: 10/26/2019

SHEET NUMBER: **A.1**

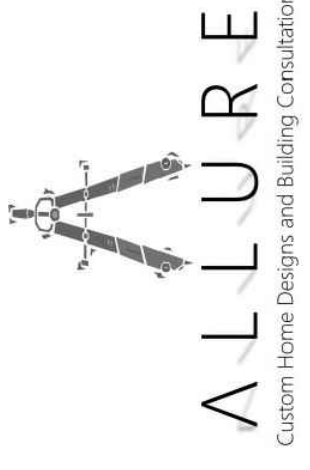
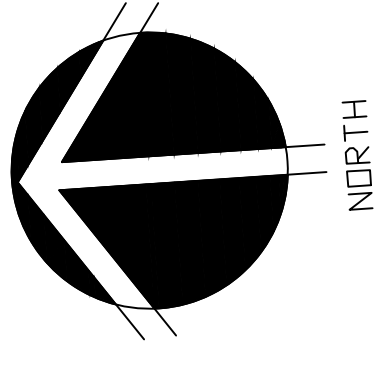


ALL MEASUREMENTS, DIMENSIONS, & SPECIFICATIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.



FLOOR PLAN

1/4"=1'-0"



**ISSUED PERMIT:  
REVISIONS: 3**



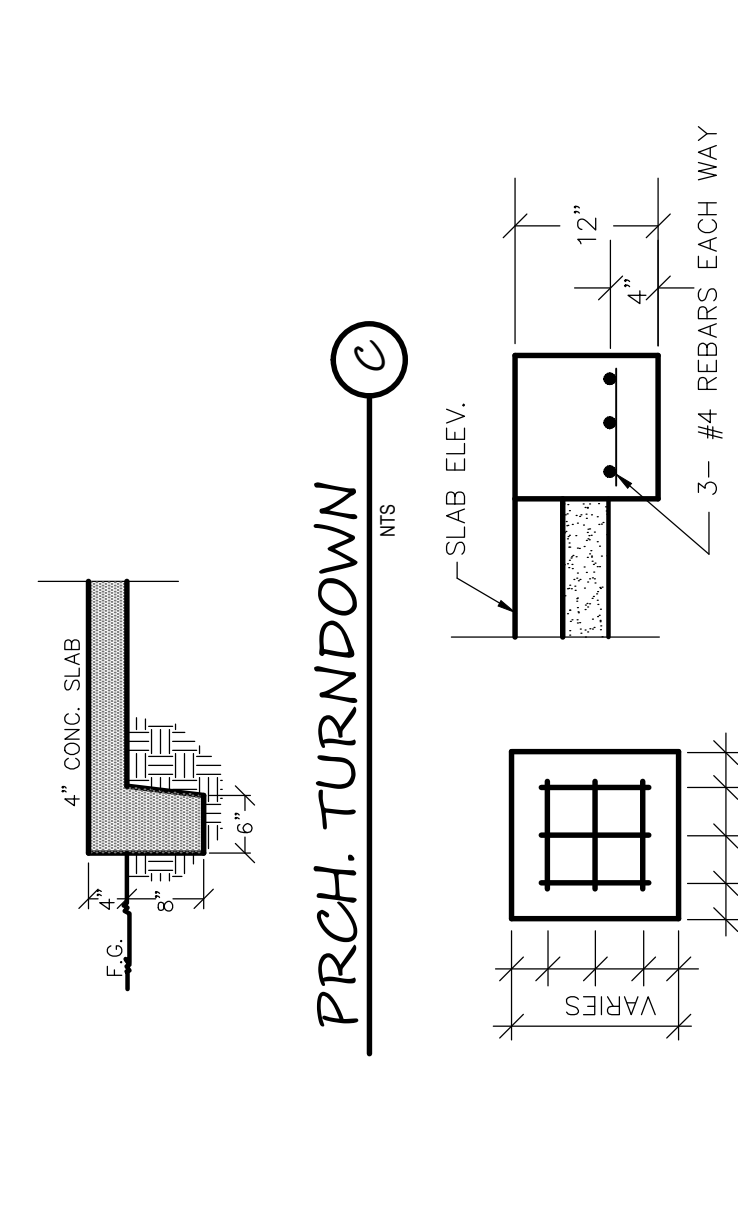
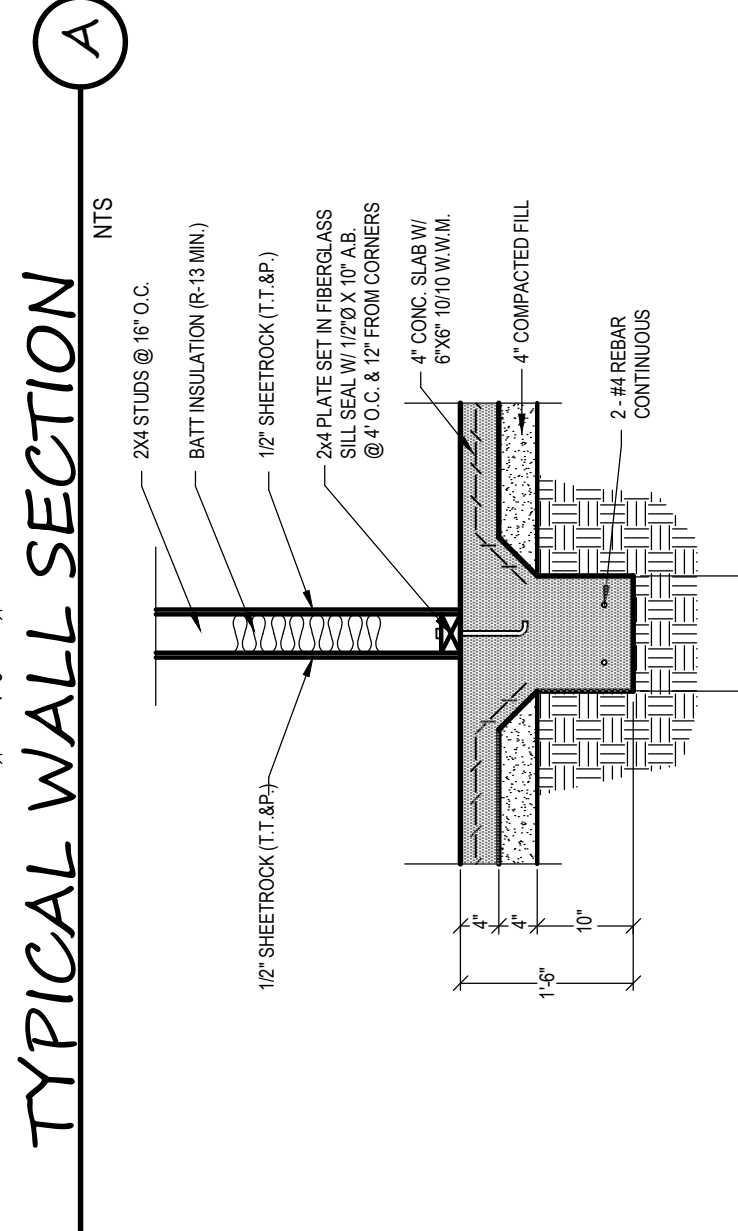
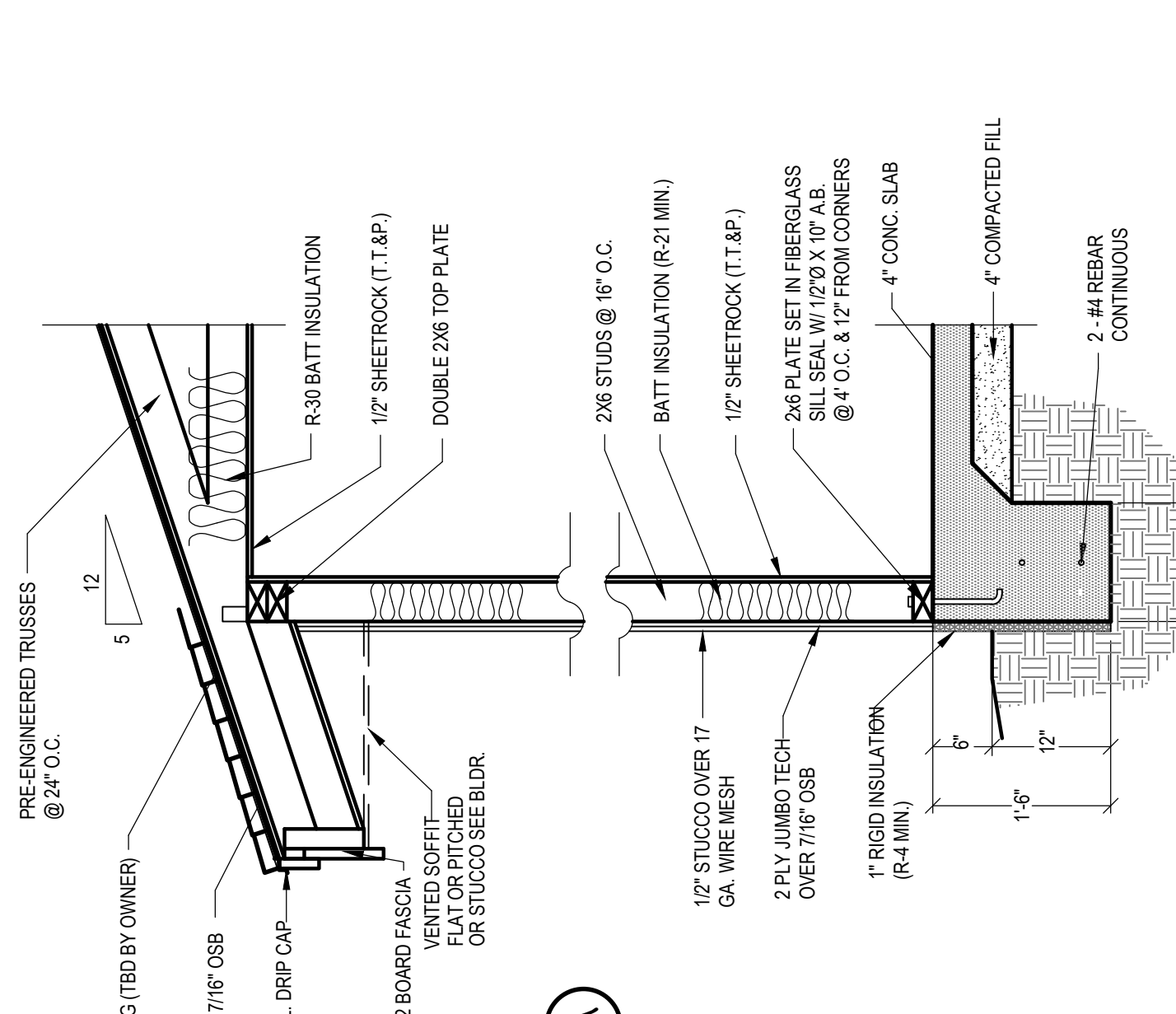
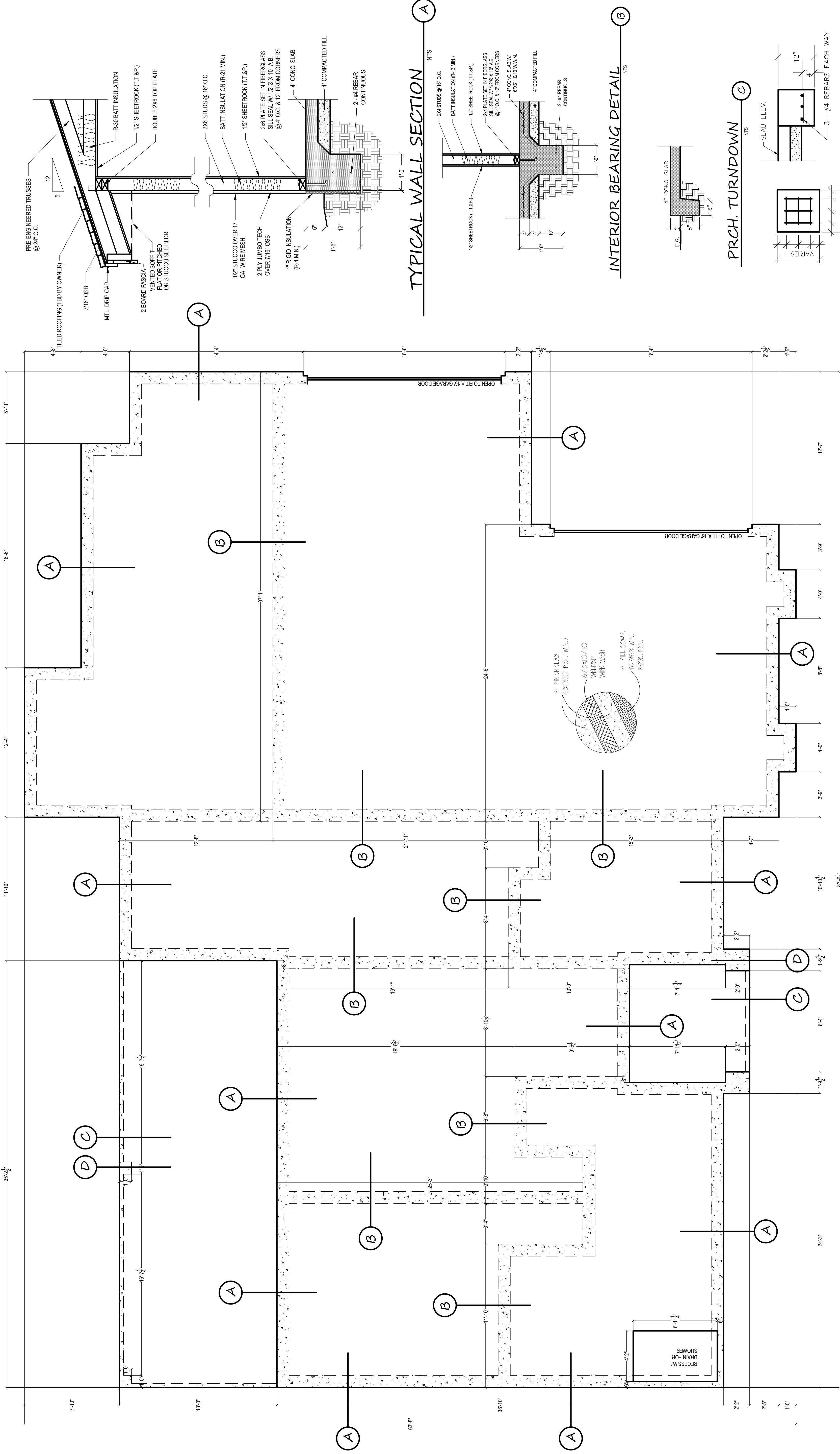
**GENERAL CONTRACTOR  
ADAM JUAREZ**

**PROJECT  
LOKANS RESIDENCE**

**SHEET TITLE  
FOUNDATION PLAN**

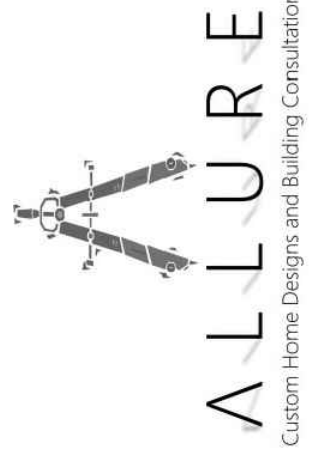
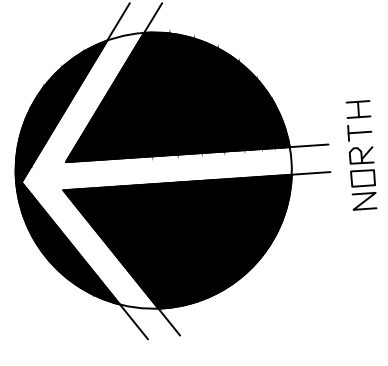
**DRAWN BY: S.GREEN  
CHECKED BY: A.JUAREZ  
DATE: 10/26/2019**

**SHEET NUMBER: A.4**



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





ISSUED PERMIT:  
REVISIONS: 3



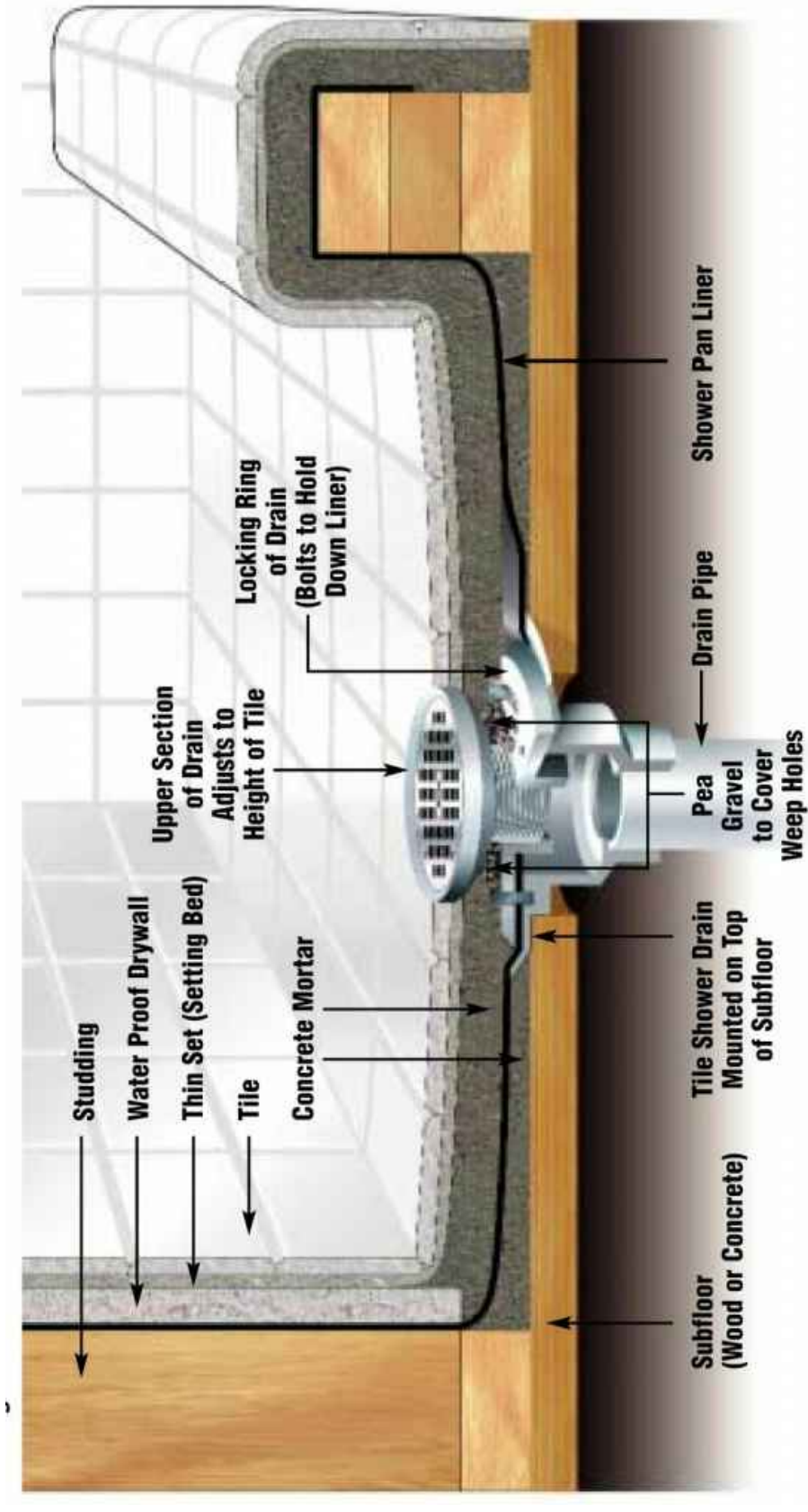
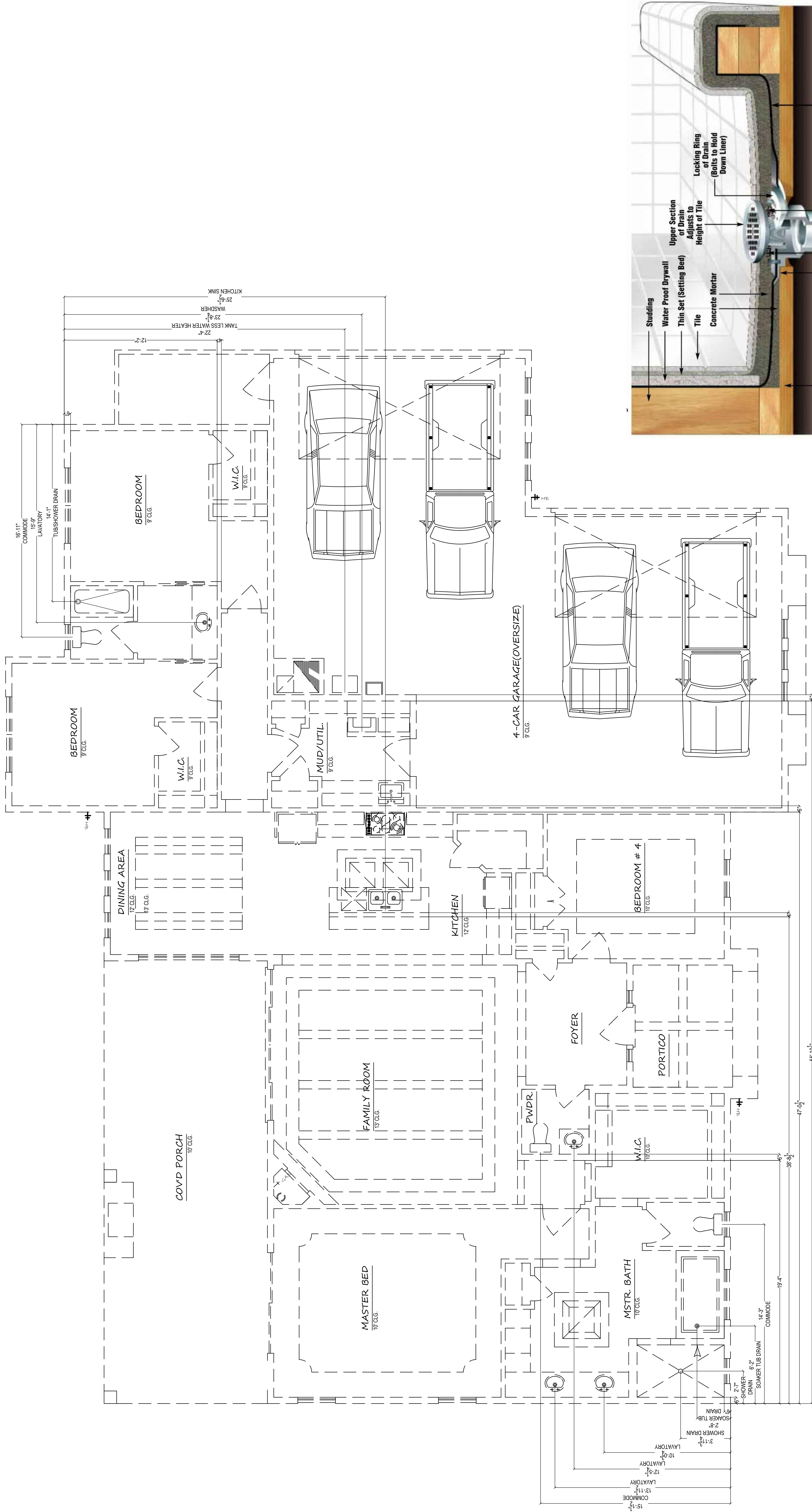
GENERAL CONTRACTOR  
**ADAM JUAREZ**

PROJECT  
**LOKANS RESIDENCE**

SHEET TITLE  
**PLUMBING ROUGH  
IN LAYOUT**

DRAWN BY: S.GREEN  
CHECKED BY: A.JUAREZ  
DATE: 10/26/2019

SHEET NUMBER: **M.1**



PLUMBING ROUGH IN LAYOUT  
1/4"=1'-0"







TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:  
Case # 060998  
Fee \$ 708.00

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. 060998 ZONE: R-1 CODE: NR APPLICATION DATE: 12/26/19

Darren & Lora Loken  
Name of Property Owner

575-649-0300  
Property Owner's Telephone Number

Property Owner's Mailing Address City State Zip Code

Property Owner's E-mail Address

A New Beginning Custom Homes P.O. Box 13482, Las Cruces, NM 88013  
Contractor's Name & Address (If none, indicate Self)

575-635-3051  
Contractor's Telephone Number

82-3420834  
Contractor's Tax ID Number

393801  
Contractor's License Number

Address of Proposed Work: Lot 8, Los Reyes Subdivision

Description of Proposed Work: Custom Home

\$465,000  
Estimated Cost

  
Signature of Applicant

12/26/19  
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  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**

**JANUARY 15, 2020**

**PZHAC DECISIONS**

**BUSINESS REGISTRATIONS**



**PZHAC ACTION FORM  
BUSINESS REGISTRATION REQUEST  
[PZHAC REVIEW – 1/15/2020]  
STAFF ANALYSIS**

**Item:**

**Permit 0831** – 1750 Calle de Mercado, submitted by Anna Emerick-Biad for “Organic Grub LLC”; a request for a business permit to allow a catering operation that delivers healthy meals to customers at their location. Zoned: General Commercial (C)

**Description of Business:**

The purpose of the application is to allow the applicant to operate a food delivery service as part of the catering operation at this location. The proposed use will not use any additional floor space and will not require any work to the structure. The use will be a part of the existing catering operation at this address and is a use that is allowed in the Commercial district, since it is part of an allowed use. 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 food delivery service as part of the catering operation that has already been approved for this location and is consistent with all applicable sections of the MTC. There will be no changes to the structure.

**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 THE PROPOSED LOCATION FROM CALLE DE MERCADO**





# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: [ ]

Maps

Legend

### Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [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





# Town of Mesilla Business Registration Application



OFFICIAL USE ONLY:

Business License #: 0831

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

## PLEASE TYPE OR PRINT

Business Registration Application is:  New  Renewal

Name of Business

Name of Applicant

MAILING Address

City

State

Zip

PHYSICAL Address of Business

Business Phone

Alternate Phone

E-mail Address

Please include a valid E-mail address, which will be used for information and updates about special events, street closures, and other important town information. If you would like your business included on the Town's tourism website, please visit [www.mesillanm.gov](http://www.mesillanm.gov) and fill out the Business Information Update Request Form, or contact the Community Development Coordinator, Larry Shannon at [larrys@mesillanm.gov](mailto:larrys@mesillanm.gov).

Property Owner Name

Property Owner Address

City

State

Zip

Property Owner Phone

The Location code for reporting earnings received in the Town of Mesilla is 07-303

Square Footage of Business

Number of Employees

Number of Parking Spaces

Zoning Code

### Business Applicant Is:

- Sole Proprietorship  LLC  
 Partnership  
 Corporation

Current NM CRS Tax ID

Type of Business - Please describe the product(s) and/or service(s)

Organic Grub offers prepared healthy meals that are delivered right to customers doorstep.



### Emergency Contact Information

Responsible party to be called in case of emergency. Enter information in order of requested contact.

Contact 1	<input type="text" value="Christopher Biad"/>	Phone Number	<input type="text" value="5756443532"/>
Address	<input type="text" value="5140 Nizhoni Trail Las Cruces, NM 88005"/>		
Contact 2	<input type="text"/>	Phone Number	<input type="text"/>
Address	<input type="text"/>		
Contact 3	<input type="text"/>	Phone Number	<input type="text"/>
Address	<input type="text"/>		

Do you have an alarm system?  Yes  No

If yes, what kind?  What company responds?

Applicant hereby states under oath that all statements and representations made in this application are true and valid.

Signature of Applicant Anna Emerick-Biad Date 12/10/2019  
Signature of Building Owner Anna Emerick-Biad Date 12/10/2019

#### OFFICE USE ONLY

Receipt Number	<input type="text"/>	Date of Payment	<input type="text"/>	<input type="checkbox"/> Utility service verified with utility department
Case Number	<input type="text" value="0831"/>	PZHAC Approval Date	<input type="text" value="N/A"/>	
Sign Permit Case #	<input type="text" value="N/A"/>	BOT Approval Date	<input type="text" value="N/A"/>	
Zone	<input type="text" value="C"/>	Renewal Date	<input type="text" value="3/15/20"/>	

#### Fire Department Inspection Verification

Fire Department Signature \_\_\_\_\_

Inspection Date \_\_\_\_\_ Approved  Yes  No

CRS Verification of Location Code

**PZHAC ACTION FORM  
BUSINESS REGISTRATION REQUEST  
[PZHAC REVIEW – 1/15/2020]  
STAFF ANALYSIS**

**Item:**

**Permit 0832** – 2172 Calle de Santiago, submitted by Anna Emerick-Biad for “Blue Door Venue”; a request for a business permit to allow a commercial structure at this address to be used as an event venue for catered events. Zoned: Historical Commercial (HC)

**Description of Business:**

The purpose of the application is to allow the applicant to use the existing structure as a venue for catering operations such as business events, baby showers, weddings, etc. The structure is currently being used as a beauty salon. The beauty salon is moving to a new location. The property is owned by the applicant, who also owns the “Blue Door Venues” catering operation located at 1750 Calle de Mercado. The subject structure will be used as an ancillary location for the operation at 1750 Calle de Mercado. The proposed use will not change the exterior of the structure, but will require changes to the interior. This will need to be done through CID.

**Consistency with the Code:**

The proposed use is a use that is allowed in the Historic Commercial District and is consistent with all applicable sections of the MTC. There will be no changes to the exterior of the structure.

**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 THE PROPOSED LOCATION FROM CALLE DE SANTIAGO**





# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: [ ]

Maps

Legend

### Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400272](#)  
Parcel Number: 4006137198446  
Owner: HACIENDA INVESTMENTS LTD  
Mail Address: 4008 FIESTA DR  
Subdivision:  
Property Address: 2172 CALLE DE SANTIAGO  
Acres: 0







Date: 1/10/20

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

No.: 0832

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: Blue Door Venue

Name of Applicant: Anna Biod

Business Location: 2172 Calle de Santiago

Mailing Address (Street # or P.O. Box): \_\_\_\_\_

E-Mail Address: anna@anna-e.com

City: AL State: NM Zip Code: 88005

Phone # of Business: 644-8265

Location of Business: Street 2172 Calle de Santiago

City: Mesilla State: NM Zip Code: 88046

Property Owner Name: Hacienda Investments

Location: 5140 Nizhoni Trail

Phone # of Property Owner: 644-8265

Property Owner's Address: Street 5140 Nizhoni

City: AL State: NM Zip Code: 88005

**Additional Information**

Square Footage of Business: 2400

Number of Employees: 1-3

Number of Parking Spaces: 14-15

Zoning Code: Commercial

Parking Assessment: \_\_\_\_\_ *Please fill in other side>>>>*



Type of Business -please describe product(s) and/or service(s): Event venue for corporate events, baby showers, intimate wedding.

Business Applicant Is: Sole Proprietorship \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation \_\_\_\_\_ LLC

Current New Mexico Revenue Division ID #: \_\_\_\_\_  
(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 #: 644-3532

Name	Address	Telephone #
1. <u>Chris Biad</u>		<u>644-3532</u>

2. \_\_\_\_\_

3. \_\_\_\_\_

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

What Type? Burglar

Which Company, if any, Responds to Alarms? Payco Security

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

Anna Biad  
Signature of Applicant/Title

11/10/20  
Date

Anna Biad  
Signature of Building Owner

11/10/20  
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 \_\_\_\_\_