



Town of Mesilla, New Mexico

PZHAC MEETING AGENDA JULY 20, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A VIRTUAL MEETING VIA ZOOM OR PHONE MONDAY, JULY 20, 2020 AT 2:30 P.M. **TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.**

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 Regular Meeting of July 6, 2020.

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. **Case 061072** – 2550 Calle de Santa Ana, submitted by Rodolfo T. Tirre; a request for a zoning permit to allow the addition -of a sidewalk and a concrete pad addition to a driveway (flatwork) at this address. Zoned: Historical Residential (HR)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Public input shall be received at larrys@mesillanm.gov an hour before the meeting and will be read into the record. You will also be given an opportunity to speak during this time by joining in the meeting by phone and pressing *9 while in the teleconference. This will let the host know that you wish to speak. You will be prompted by the host when to begin speaking.

B. DECISIONS:

Zoning Permits:

1. **Case 061073** – 2814 Snow Road, submitted by Juan and Armida Padilla, a zoning permit to allow the erection and painting of a 120 square foot prefabricated wooden shed on a residential property at this address. Zoned: Rural Farm (RF)
2. **Case 061074** – 1460 West Union Avenue, submitted by Dora and Jacinto Delgado; a request for a demolition permit to allow the demolition of all of the structures on the property and the leveling of the property in preparation for the construction of a new dwelling on the property. Zoned: Single Family Residential (R-1)
3. **Case 061075** – 2782 Calle de San Albino, submitted by John Wright; a request for a zoning permit to allow the installation of an in-ground swimming pool and spa in an enclosed court-yard on a residential property at this address. Zoned: Historical Residential (HR)
4. **Case 061076** – 7 Camino Del Rey, submitted by Adam and Maria Perez; a request for a zoning permit to allow the construction of a new dwelling at this address. Zoned: Single Family Residential (R-1)
5. **Case 061077** – 1140 Calle de El Paso, submitted by Ivonne Richardson; a request for a zoning permit to allow the construction of a bathroom addition to a dwelling at this address. Zoned: Rural/Agricultural (RA)

Summary Subdivision

1. **Case 061079** – 2067 Stithes Road and 1780 Calle de El Paso, submitted by Jon Strain; a request to allow a lot line adjustment between these two properties in order to resolve a legal issue in which a septic line crosses a property line. Zoned: Rural/Agricultural (RA)

Business Permits

1. **Permit 0849** – 3025 Snow Road, submitted by Van and Susan Wamel for “Integrity Restoration”; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Rural Farm (RF)
2. **Permit 0850** – 2167 Calle del Oeste, submitted by Pat and Wendy Taylor for “”, a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Historic Residential (HR)
3. **Permit 0851** – 1360 Snow Road, submitted by Karen Mundy for “Mundy Appraisal Services”; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Rural Farm (RF)
4. **Permit 0852** –1360 Snow Road, submitted by Mark Mundy for “Mundy Land Company”; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Rural Farm (RF)

VI. PZHAC/STAFF COMMENTS

VII. ADJOURNMENT

NOTICE

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

Posted on 7/16/20 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 REGULAR
MEETING MINUTES
JULY 6, 2020

(PART OF CONSENT AGENDA)



Town of Mesilla, New Mexico

PZHAC MEETING MINUTES JULY 6, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A VIRTUAL MEETING VIA ZOOM OR PHONE MONDAY, JULY 6, 2020 AT 2:30 P.M. **TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 979 1336 8353, PASSWORD 361878.**

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Attendance was electronic via "Zoom". All PZHAC members were present. Commissioner Lucero was acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the agenda. Commissioner Prieto made a motion to approve the Agenda, seconded by Commissioner Salas, and approved by a vote of 5 – 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 agenda. Commissioner Salas made a motion to approve the Consent Agenda, seconded by Commissioner Houston, and approved by a vote of 4 – 0. (Commissioner Prieto abstained from voting because one of the cases on the Consent Agenda was for his property.)

A. *PZHAC MINUTES – PZHAC Regular Meeting of June 16, 2020.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

- Case 061058** – 319 Capri Arc, submitted by Sam McBurney; a request for a zoning permit to allow the replacement of seven windows on a dwelling at this address. Zoned: Single family, one acre site built (R1)
Approved as part of the Consent Agenda
- Case 061063** – 3463 Calle del Norte, submitted by Dan Howard; a request for a zoning permit to allow a partial reroof of a dwelling at this address. Zoned: Rural Farm (RF)
Approved as part of the Consent Agenda
- Case 061064** – 2965 Calle de Guadalupe, submitted by Anelita and Andres Montoya; a request for a zoning permit to allow an evaporative air cooling unit to be replaced by a refrigerated air conditioner in a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda
- Case 061065** – 2408 Calle de Santiago, submitted by Teresa Sanchez, trustee for Roberto and Eliza Frieze LLC; a request for a zoning permit to allow soffit repair and a new roof coating on a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda
- Case 061066** – 3260 North Highway 28, submitted by Indalecio Prieto; a request for a zoning permit to add additional pavement (flatwork) to an existing residential driveway at this address. Zoned: Rural/Agricultural (RA)
Approved as part of the Consent Agenda
- Case 061067** – 1922 Calle de Cura, submitted by Nia Rucker; a request for a zoning permit to allow window frames on a dwelling at this address to be repaired and repainted the original color, Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda

7. **Case 061068** – 2231 Calle de Santiago, submitted by Patrick Taylor for MaryHelen Ratje; a request for a zoning permit to allow the replacement of a broken or damaged canales with identical new canales. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Public input shall be received at larrys@mesillanm.gov at by 1:30 p.m. July 6, 2020 and will be read into the record. You will also be given an opportunity to speak during this time by joining in the meeting by phone and pressing *9 while in the teleconference. This will let the host know that you wish to speak. You will be prompted by the host when to begin speaking.

None

B. DECISIONS:

Zoning Permits:

1. **Case 061069** – 2330 Calle de Santiago, submitted by Patrick Taylor for the Taylor-Barela Reynolds Mesilla Historic Site; a request for a zoning permit to conduct restoration on the adobe and plaster on the historic dwelling at this address. Zoned: Historic Commercial (HC)
Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the applicant and that the proposal was suitable for Town. There were no issues. A motion was made by Commissioner Prieto to recommend approval of the request to the BOT, seconded by Commissioner Salas, and APPROVED by a vote of 5 – 0.
2. **Case 061070** – 1985 Calle de Colon, submitted by Sylvia Fierro; a request for a zoning permit to allow the installation of two exterior security doors on a commercial building at this address. Zoned: Historical Commercial (HC)
Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the applicant and that the proposal was suitable for Town. Commissioner Salas recommended a condition that the door contain exit hardware suitable for the proposed occupancy. There were no other issues. A motion was made by Commissioner Houston to recommend approval of the request to the BOT with the condition, seconded by Commissioner Prieto, and APPROVED by a vote of 5 – 0 with the CONDITION that the door hardware be suitable for the occupancy.
3. **Case 061071** – 2305 Calle de Colon, submitted by Jerry Nevarez; a request for a zoning permit to allow the installation of an aluminum gutter on a dwelling at this address to connect two canales to a ponding area. Zoned: Historical Residential (HR)
Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the applicant and that the proposal was suitable for Town. The PZHAC wanted to ensure that the gutter would match the color of the dwelling. There were no other issues. A motion was made by Commissioner Prieto to recommend approval of the request to the BOT, seconded by Commissioner Houston, and APPROVED by a vote of 5 – 0. (Commissioner Nevarez recused himself from voting on this case since the case involved his property.)

VI. PZHAC/STAFF COMMENTS

Staff informed the PZHAC that the NMLZO Annual Meeting scheduled for September was cancelled due to the pandemic.

VII. ADJOURNMENT

The meeting was adjourned at 2:55 pm.

PZHAC NEW BUSINESS

JULY 20, 2020

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 061072
[PZHAC CONSENT AGENDA –7/20/20]**

Item:

Case 061072 – 2550 Calle de Santa Ana, submitted by Rodolfo T. Tirre; a request for a zoning permit to allow the addition of a sidewalk and a concrete pad addition to a driveway (flatwork) at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant will add a new concrete section to an existing driveway and add a sidewalk. Since this will be on the ground and will not be part of any structures, it can be considered flatwork. No other work will be done at this time and there will be no changes to the dwelling

Consistency with the Code:

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

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Enter Value:

Maps

Legend

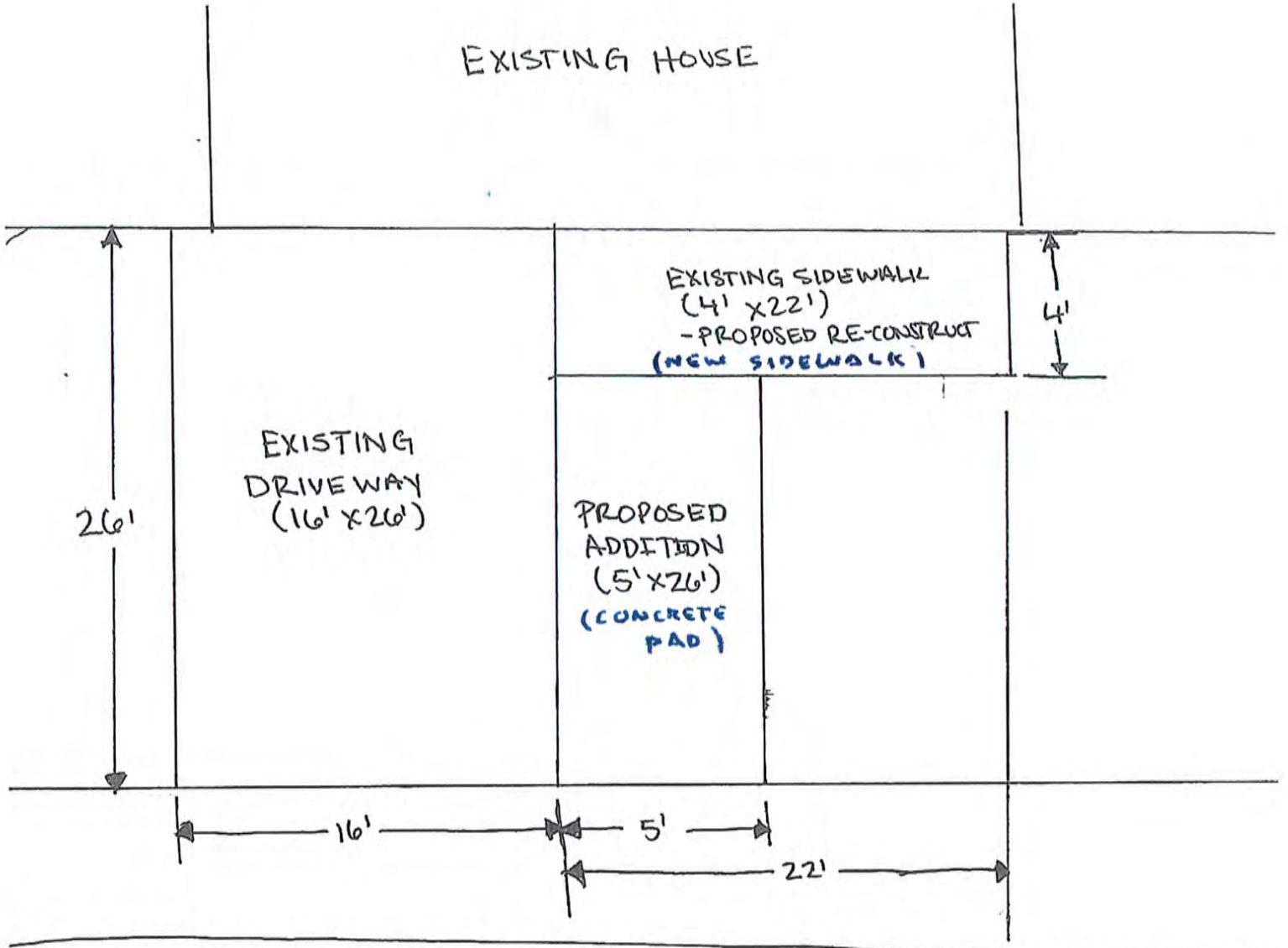
Map Themes

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: [R0400520](#)
Parcel Number: 4006138169112
Owner: TIRRE RODOLFO T & ANGELA M
Mail Address: PO BOX 1282
Subdivision:
Property Address: 2550 CALLE DE SANTA ANA
Acres: 0



EXISTING HOUSE



2550 W. CALLE DE SANTA ANA

N ↑

NOTE: NOT DRAWN TO SCALE

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061072

Fee \$ 58.00

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

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

CASE NO. 061072 ZONE: AR CODE: M1 APPLICATION DATE: 7/10/20

Rodolfo T. Tirre

(575) 524-0214

Name of Property Owner

Property Owner's Telephone Number

PO Box 1282

Mesilla

NM

88046

Property Owner's Mailing Address

City

State

Zip Code

oil machine shop1@gmail.com

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: 2550 W. Calle de Santa Ana Mesilla, NM 88046

Description of Proposed Work: DRIVE way expansion; 5' x 26' concrete slab addition to existing drive way + 4' x 22' side-walk reconstruction

\$ 850-950

Rodolfo T. Tirre

06.29.20

Estimated Cost

Signature of Applicant

Date

Signature of property owner: Rodolfo T. Tirre

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: FLATWORK, NO CHANGES TO STRUCTURE

PERMISSION ISSUED DENIED BY: [Signature]

ISSUE DATE: 7/10/20

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

PZHAC NEW BUSINESS

JULY 20, 2020

PZHAC DECISIONS

ZONING PERMITS

PZHAC ACTION FORM
ZONING PERMIT 061073
[PZHAC REVIEW –7/20/2020]

Item:

Case 061073 – 2814 Snow Road, submitted by Juan and Armida Padilla, a zoning permit to allow the erection and painting of a 120 square foot prefabricated wooden shed on a residential property at this address. Zoned: Rural Farm (RF)

Description of Request:

The applicants would like to construct a 10 foot by 12 foot (120 square foot) prefabricated wooden storage shed near the eastern side of their residential property. This shed will replace an existing smaller (80 square foot) storage shed on another part of the property. The proposed structure will be about 15 feet from the north property line and 20 feet from the easement to the south. (The hand drawn shed on the site plan is not drawn to scale.) The shed will be assembled in sections elsewhere and the sections will be put together on the applicant's property. The storage shed will be used for household and garden items. There will be no wiring or plumbing.

Estimated Cost: @ 3235.00

Consistency with the Code:

The property is zoned Rural Farm (RF). The proposed work shed/storage building meets the requirements of the RF zone for this type of structure:

18.20.020 Permitted uses

J. Accessory structures and uses such as barns, corrals, sheds, pens and similar structures customarily incidental to any of the above uses, when located on the same lot.

The PZHAC will 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.

Estimated Cost: @ \$2,710.00

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed consists of erecting a 120 square foot storage shed on a property in the Rural Farm (RF) zoning district.
- The proposed shed is allowed on properties in the Rural Farm (RF) zoning district.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Account Numbe

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: [R0400128](#)

Parcel Number: 4005138460399

Owner: PADILLA JUAN S & ARMIDA

Mail Address: PO BOX 654

Subdivision:

Property Address: 2814 SNOW RD

Acres: 1

CASE: 061073

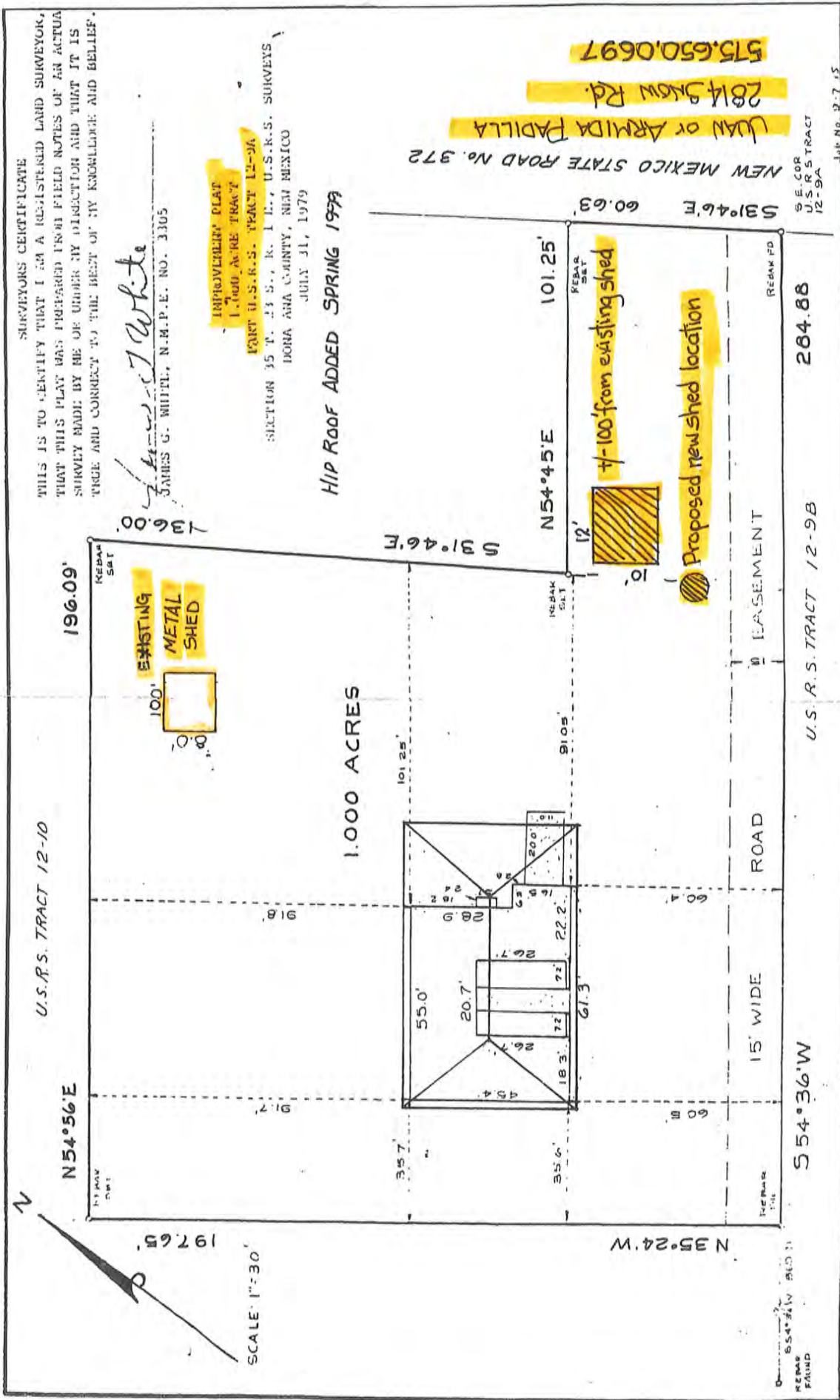


SURVEYORS CERTIFICATE
 THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR,
 THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL
 SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS
 TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James G. White
 JAMES G. WHITE, N.M.P.E. NO. 3305

IMPROVEMENT PLAT
 1.000 ACRE TRACT
 PART U.S.R.S. TRACT 12-9A
 SECTION 35 T. 33 S., R. 1 E., U.S.R.S. SURVEYS
 DONA ANA COUNTY, NEW MEXICO
 JULY 31, 1979

HIP ROOF ADDED SPRING 1979



NEW MEXICO STATE ROAD NO. 372
 JUAN OR ARMI DA PADILLA
 2814 SNOW RD.
 575.650.0697

SE COR
 U.S.R.S. TRACT
 12-9A
 Job No. 2-7-75

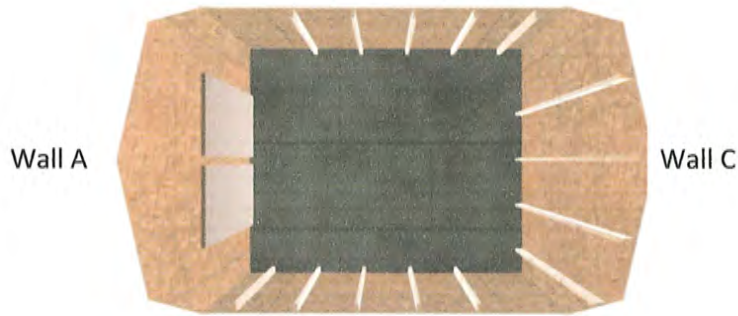
U.S.R.S. TRACT 12-9B

S 54° 36' W

KEMAR FOUND
 65474 W BLD 11



Wall D



Wall A

Wall C

Wall B

Base Details

Building Size & Style
 Garden Barn - 10' wide by 12' long
Paint Selection
 Base: No Paint, Trim: No Paint
Roof Selection
 White 3 Tab
Drip Edge
 White

Options Details

Doors
 3' x 6'2" Double Door (6')
Floor and Foundation
 120 Sq Ft 3/4" Treated Floor Decking Upgrade
Vents
 2 Ea 16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
 No
Is there a power outlet within 100 feet of installation location?
 Yes
The building location must be level to properly install the building. How level is the install location?
 Within 4" of level
Will there be 24" of unobstructed workspace around the perimeter of all four walls?
 Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
 Yes
Substrate Shed will be installed on?
 Dirt/Gravel

Customer Signature: _____ Date: _____

July 08, 2020

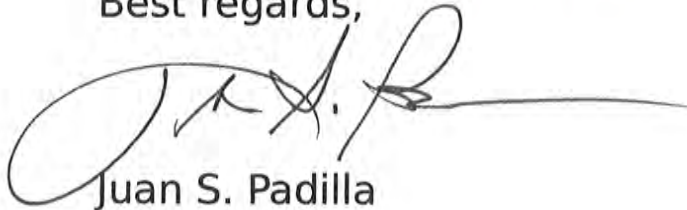
Mr Larry Shannon
Mesilla Community Development Coordinator
PO Box 10
Mesilla, NM 88046

Attached for your consideration is an application for a permit for the installation of a 10' x 12' Tuff Shed at 2814 Snow Road. Included is an *Improvement Plan* that shows the existing improvements on subject property. Also shown is the proposed location of of existing and said shed.

Should you require additional information I can be reached at:

Email: jpad3491@gmail.com or
Phone: 575.650.0697

Best regards,



Juan S. Padilla

TOWN OF MESILLA
ZONING APPROVAL

PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

OFFICIAL USE ONLY: Case # 061073 Fee \$ 80.00

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

CASE NO. 061073 ZONE: RE CODE: AC APPLICATION DATE: 7/14/20

Name of Property Owner Juan S or Armida G Padilla Property Owner's Telephone Number 575 650 0697

Property Owner's Mailing Address PO Box 654 Mesilla NM 88046
City State Zip Code

Property Owner's E-mail Address jpad3491@gmail.com

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

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

Address of Proposed Work: 2814 Snow Rd

Description of Proposed Work: Erect 10' x 12' Tuff shed & paint

Estimated Cost \$ 270.00 Signature of Applicant [Signature] Date 7-8-20

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: REVIEW & APPROVAL BY PZHAC REQUIRED
[Signature]

PERMISSION ISSUED/DENIED BY: _____
ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

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

BUILDING PERMIT REQUIREMENTS

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

PZHAC ACTION FORM
ZONING PERMIT 061074
[PZHAC REVIEW –7/20/2020]

Item:

Case 061074 – 1460 West Union Avenue, submitted by Dora and Jacinto Delgado; a request for a demolition permit to allow the demolition of all of the structures on the property and the leveling of the property in preparation for the construction of a new dwelling on the property. Zoned: Single Family Residential (R-1)

Description of Request:

The applicants would like to remove all of the structures on this property in preparation for the construction of a new dwelling at this location. Structures to be removed include a dwelling, an old concrete grain silo, a washroom once used as part of a dairy operation on the property, a combined shed and carport, and a well (see attached aerial photo showing existing structures along with photos of the structures). Since the property is not in a historical district, none of the structures is in a Historical Register or considered historic. Staff is not aware of any official written history of the structures.

Estimated Cost: @ 9,750.00

Consistency with the Code:

The property is zoned Single Family Residential (R-1). There is nothing in the Code that addresses the demolition or preservation of structures that are not in Historic or Commercial districts.

The property does not meet any of the listed criteria for Historic Preservation:

Chapter 18.33- HISTORIC PRESERVATION

18.33.020 Applicability.

This chapter shall apply to all work or acts involving construction of new structures and removal or exterior alteration to existing structures and their sites on any property located as follows:

A. Any property located within one of the town's four historic districts.

(The property is not located within a Historic District.)

B. Any property located outside a historic district or zone that has the "Guidelines for Preservation and Development, 1973," also known as the Yguado Plan, in place as a zoning overlay.

(The property is not in an "Yguado Plan" overlay.)

C. Any property not located within the town's historic districts/zones that has been designated as a landmark.

[Ord. 2011-03; Ord. 2008-02 § 1]

(The property has not been designated as a landmark.)

Additionally, the following sections of the Code reference demolition, but only in Historic or Commercial zones:

18.06.120 Certificate of appropriateness – Conditions imposed – Permit for demolition or removal.

A. The planning, zoning and historical appropriateness commission shall review all applications in the Historical zones or Commercial zone for historical appropriateness, following the standards and processes outlined in Chapter 18.33 MTC (Historic Preservation). Upon the approval of an application by the planning, zoning and historical appropriateness commission, a certificate of appropriateness or permit for demolition or removal, as appropriate, shall be issued to the applicant. The certificate or permit shall state the nature of the approval and the date given. Following the certificate of appropriateness process, the case shall be reviewed for a building permit by the planning commission for recommendation to the board of trustees. The board of trustees will be the final decision for building permits in the Historical zones and Commercial zone.

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed consists of demolishing the structures on this property.
- The PZHAC has determined that the proposed demolition meets all applicable Code requirements.

PZHAC OPTIONS:

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

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points | Select Search Type: Account Numbe 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: [R0400896](#)
Parcel Number: 4007138178142
Owner: DELGADO DORA G TRUSTEE
Mail Address: 713 SNOW RD
Subdivision:
Property Address: 1460 W UNION AVE
Acres: 0

CASE: 061074





1460 W Union Ave

Main Home

Grain Silo

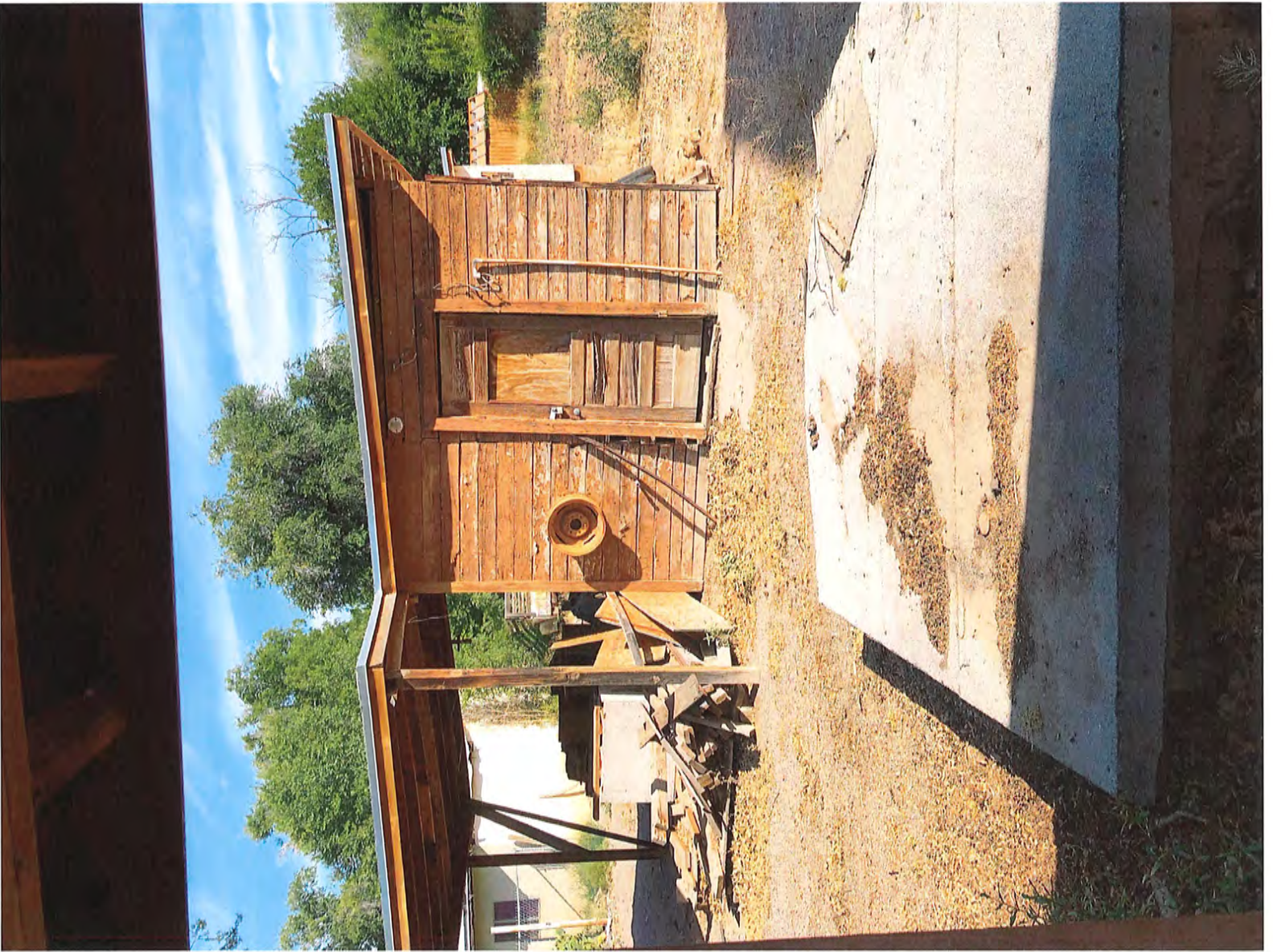
Well

Wash Room

Shed

Carport











TOWN OF MESILLA
DEMOLITION PERMIT APPLICATION

OFFICIAL USE ONLY:

Case # 061074

Fee \$ 150.00

CASE NO. 061074 ZONE: R-1 APPLICATION DATE: 6/24/20

DORA DELGADO + JACINTO DELGADO 432-254-1529
Name of Applicant & Business Name Applicant's Telephone/Cell Number

713 SNOW RD LAS CRUCES NM 98005
Mailing Address City State Zip Code

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

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

ADDRESS OF PROPOSED WORK: 1460 W. UNION LAS CRUCES, NM 98005

DESCRIPTION OF PROPOSED WORK: COMPLETE DEMOLITION OF ALL STRUCTURES + LEVELING OF LOT TO PREP FOR NEW HOME CONSTRUCTION

I have attached the following: photos of the building to be demolished, sketch plans and a brief historical description (if any) as required by MTC 18.33.090.

\$ 9700 Estimated Cost
Dora D. Delgado Signature of Applicant
6/24/20 Date

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval (non-historic zones only) BOT Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

CONDITIONS: PZHAC REVIEW AND APPROVAL REQUIRED
CID PERMIT MAY BE REQUIRED

HISTORIC ZONES ONLY: IS LOCATED ON NATIONAL REGISTRY MAP REGISTRY MAP NUMBER: _____

IS THE PROPERTY: CONTRIBUTING (C) NON-CONTRIBUTING (N) INSIGNIFICANT (I) N/A

REQUIRES ENGINEER/ARCHITECT CERTIFICATION BEFORE PERMIT CAN BE ISSUED

CONTRACTOR VERIFIED? YES NO STATUS: ACTIVE INACTIVE

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

PZHAC ACTION FORM
ZONING PERMIT 061075
[PZHAC REVIEW –7/20/2020]

Item:

Case 061075 – 2782 Calle de San Albino, submitted by John Wright; a request for a zoning permit to allow the installation of an in-ground swimming pool and spa in an enclosed court-yard on a residential property at this address. Zoned: Historical Residential (HR)

Staff Analysis:

The applicant would like to install a 15 foot by 12 foot in-ground pool and 6 foot by 6 foot attached spa in an enclosed court-yard that is part of a dwelling at this address. The proposed pool, which will have an automatic safety cover, will be at least 5 feet from the windows of the structure, and 4 feet from a covered patio in the court-yard. The construction of the pool will be part of the renovation of the structure that was approved by the PZHAC and the BOT late last year (Permit 060957 approved by the PZHAC 9/16/19 and the BOT 9/23/19). The pool cannot be seen from outside the wall enclosing the dwelling. There will not be any new structures built in conjunction with the pool, nor will there be any structural changes to the existing dwelling associated with the proposed pool. Other properties in the area, as well as through-out Town, have pools, and the proposed pool will not be out of character with these properties.

The pool will need to meet CID requirements for in-ground pools, including setbacks and security requirements.

Estimated Cost: @ \$43,200.00

Consistency with the Code:

A site plan of the pool is attached, as well as photos of the subject property. Since the pool is in a Historic zoning district, the following section of the Code applies:

18.33.080 Historical appropriateness permit.

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

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing an in-ground pool in the enclosed court-yard of a dwelling at this address.
- The PZHAC has determined that the proposed pool meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Er

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400652](#)
Parcel Number: 4006138315007
Owner: WRIGHT JOHN
Mail Address: PO BOX 566
Subdivision:
Property Address: 2782 CALLE DE
SAN ALBINO
Acres: 0

CASE: 061075



PHOTO OF THE SOUTH SIDE OF THE SUBJECT PROPERTY FROM CALLE DE SANTA ANA

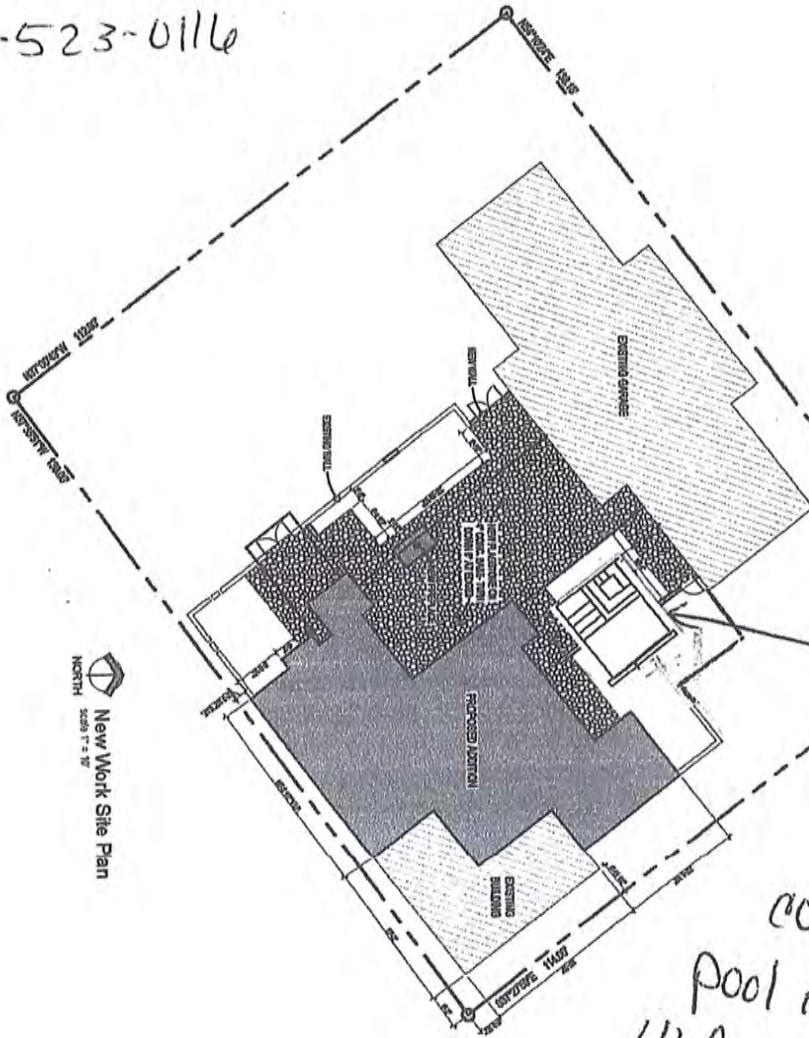
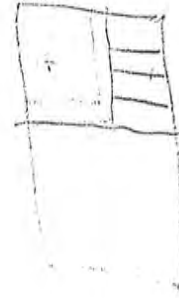


PHOTO OF THE EAST SIDE OF THE SUBJECT PROPERTY FROM CALLE DE SAN ALBINO



Owner: John Wright
 Builder: Dolphin Pools
 4629 Forest Park
 Las Cruces, NM 88007

575-523-0116



12x15 Pool
 w/ Built in
 6x6 spa
 w/ Automatic
 safety cover
 UL certified
 Pool is 5' from windows
 4' from
 covered
 patio

GENERAL NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL ENERGY EFFICIENCY CODE (IECC).
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTION.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
 7. ALL DEMOLITION WORK SHALL BE COMPLETED PRIOR TO THE START OF NEW CONSTRUCTION.
 8. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
 9. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED AT AN APPROVED LOCATION.
 10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

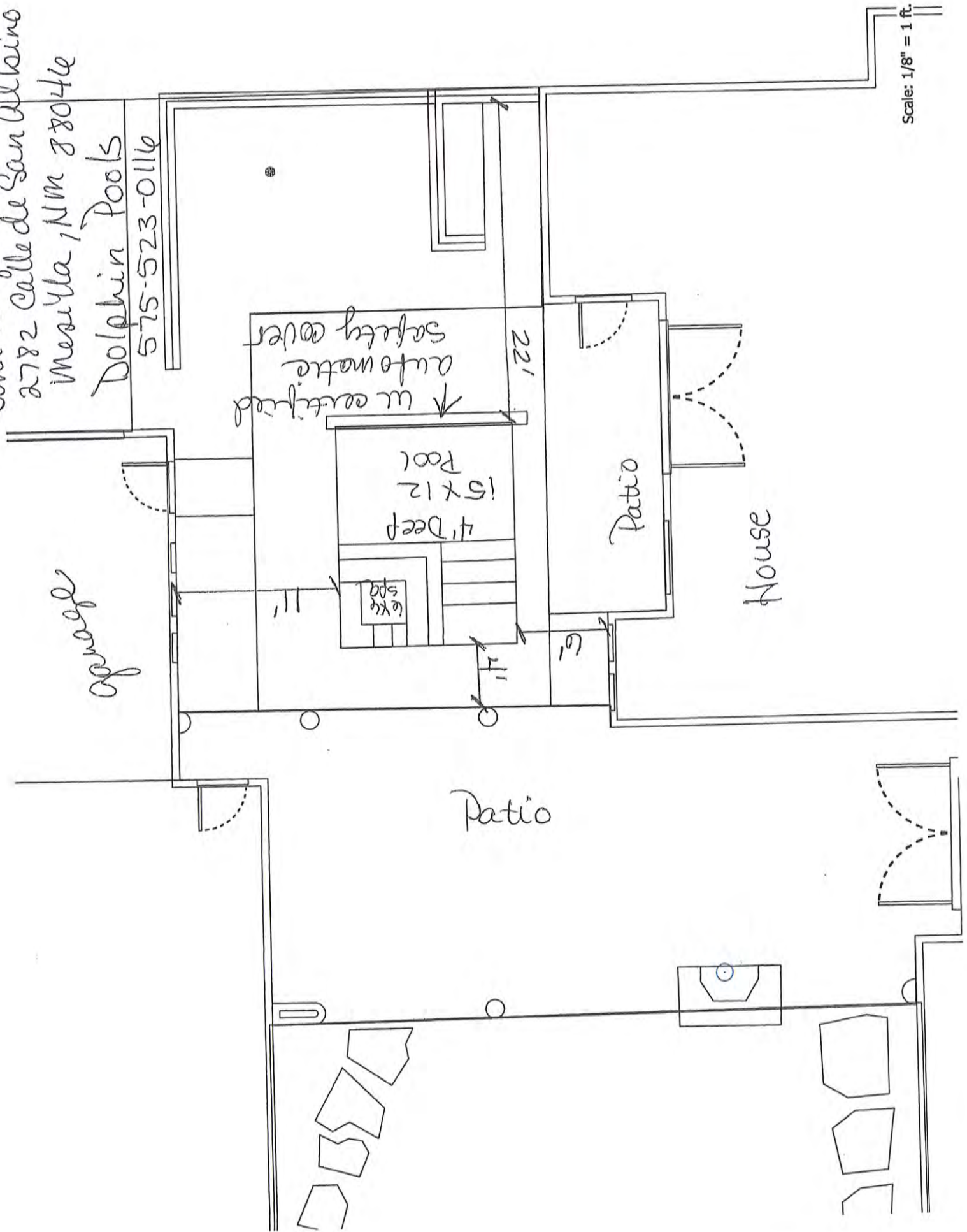
AS1.0
 New Work
 Site Plan
 sheet no.

WRIGHT RESIDENCE REMODEL
 2782 Calle de San Albino
 Mesilla, NM
 March 7, 2020

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	03/07/2020
2	ISSUED FOR PERMITS	03/07/2020
3	ISSUED FOR PERMITS	03/07/2020
4	ISSUED FOR PERMITS	03/07/2020
5	ISSUED FOR PERMITS	03/07/2020
6	ISSUED FOR PERMITS	03/07/2020
7	ISSUED FOR PERMITS	03/07/2020
8	ISSUED FOR PERMITS	03/07/2020
9	ISSUED FOR PERMITS	03/07/2020
10	ISSUED FOR PERMITS	03/07/2020

John Wright
2782 Calle de San Albino
Mesilla, NM 88046
Dolphin Pools
575-523-0116

Scale: 1/8" = 1 ft.



↓ in certified
automatic
safety cover

15x12
4' Deep
Pool

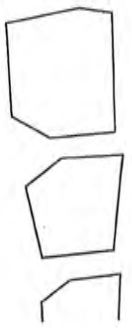
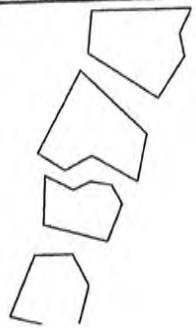
spa

Patio

House

Patio

square



John Wright
2782 Calle de San Albino
Mesilla, NM 88046

Dolphin Pools
575-523-0116

↓ in certified
automatic
safety cover

4' Deep
15x12
Pool

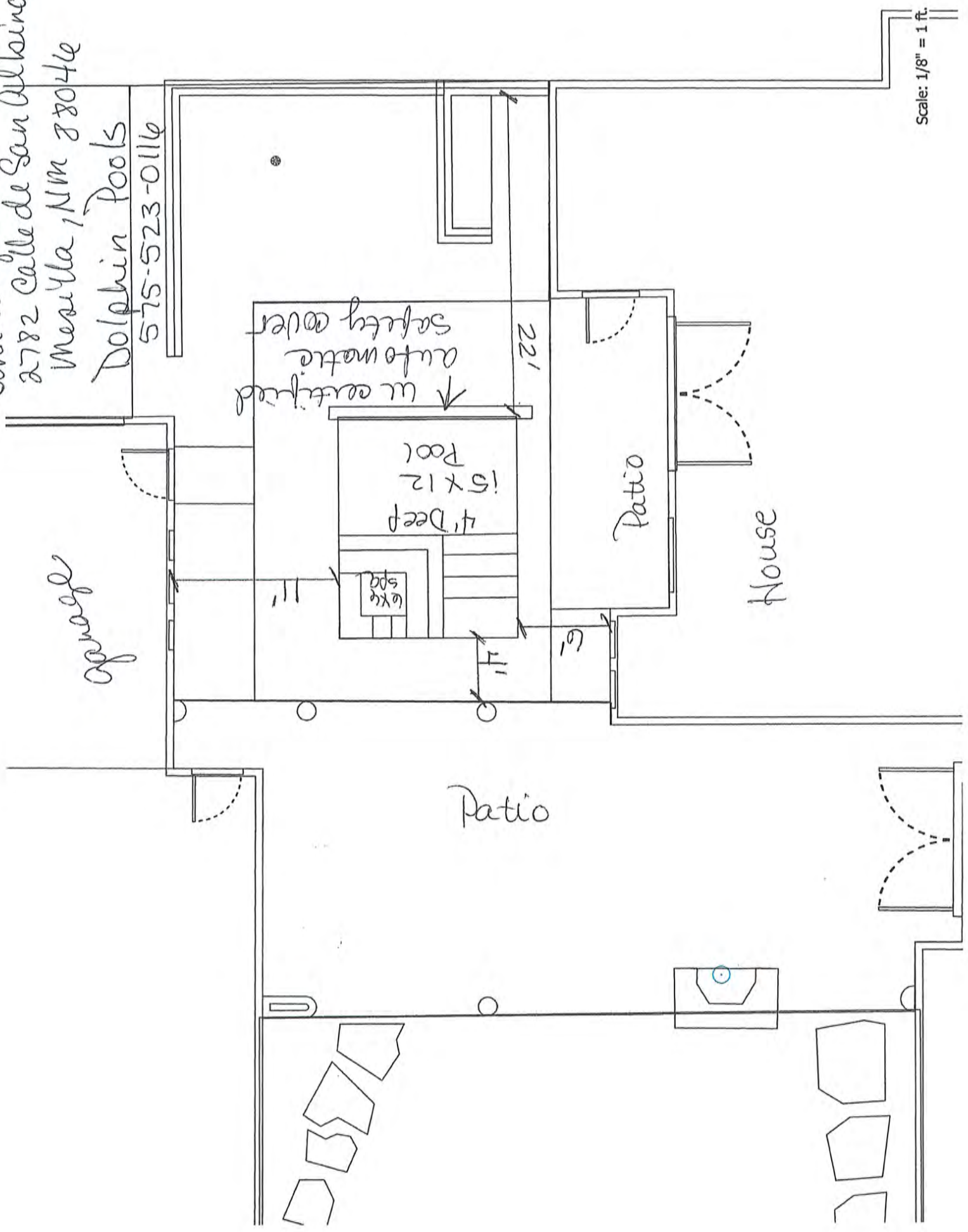
6x6
spa

Patio

House

Patio

Scale: 1/8" = 1 ft.



Corporate Jandy® Polaris® Zodiac® Pool Caretaker™ More Brands ▾



BENEFITS | PRODUCTS | RESOURCES | REPLACE MY COVER

Safety Certifications

COVER-POOLS / SAFETY CERTIFICATIONS
| REQUEST A DEALER | FOR POOL PRO

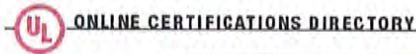


Cover-Pools pool covers are independently certified to exceed the requirements of the American S safety standards for pool covers.



Cover-Pools pool covers are UL listed (U.L. file E52841) for A.S.T.M. safety, US electrical, and Can:

- Covers for Swimming Pools and Spas (fabric, tracks, etc) (WBAH.E52841)
- Swimming Pool and Spa Cover Operators, Electric (WDDJ.E52841)
- Swimming Pool and Spa Cover Operators, Electric Certified for Canada (WDDJ7.E52841)



**IMPROVED CERTIFICATIONS
SEARCH TOOL. REGISTER NOW!**

[LEARN MORE](#)

**WBAH.E52841
Covers for Swimming Pools and Spas**

[Page Bottom](#)

Covers for Swimming Pools and Spas

[See General Information for Covers for Swimming Pools and Spas](#)

COVER-POOLS INC

E52841

2580 S Decker Lake Blvd, Suite 300
West Valley, UT 84119 USA

Manual safety covers, Classified in Accordance with ASTM F1346-91, Model(s) Step Saver

Manual safety covers, limit switches for use with Save-T Cover II Gear Motors, Dayton 9Z255, 9Z262, or 9Z594., Model(s) 51994

Manual safety covers, wireless controls for use with Motorized Swimming Pool Cover Operator, and Power Safety Cover, Models Save-T Cover II, SAVE-T 3, and Autosave Spa Cover., Model(s) CoverLink

Power safety covers, Classified in Accordance with ASTM F1346-91, Model(s) Autosave Spa Cover, SAVE-T 3, Save-T Cover II, SAVE-T4

[Last Updated](#) on 2018-11-02

[Questions?](#)

[Print this page](#)

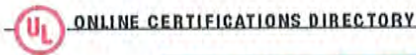
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**WBAH.GuideInfo
Covers for Swimming Pools and Spas**

[View Listings](#)

[Page Bottom](#)

[Swimming Pool and Spa Equipment] Covers for Swimming Pools and Spas

[See General Information for Swimming Pool and Spa Equipment](#)

USE AND INSTALLATION

This category covers manual and power safety covers intended for use with swimming pools, spas and hot tubs, as well as covers of other than the safety type, as defined in ASTM F1346, "Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs."

The ability of the manual or power safety cover to perform its intended function is dependent upon proper installation. Installation should be performed by a qualified installer using the manufacturer's instructions. Authorities Having Jurisdiction should be consulted before installation.

PRODUCT TYPES

Manual Safety Covers — A manual safety cover is a barrier that is manually placed over the water. It is intended to impede access to the contained body of water. It is provided with a means for removing significant levels of collected surface water.

Power Safety Covers — A power safety cover is a barrier that can be placed over the water area and removed with a motorized mechanism. It is intended to impede access to the contained body of water. It is provided with a means for removing significant levels of collected surface water. A power safety cover includes an operator that is covered under Swimming Pool and Spa Cover Operators, Electric (WDD1).

Other Covers — A cover of other than the safety type, such as an energy conservation or a solar energy cover, is a cover that has been investigated in accordance with only the materials, manufacture and labeling requirements of ASTM F1346. Covers of this type are not intended to impede access to the contained body of water. Such covers are marked "This Is Not A Safety Cover."

PRODUCT IDENTITY

One of the following product identities appears on the product:

Manual Safety Cover

Pool Cover

Power Safety Cover

ADDITIONAL INFORMATION

For additional information, see Electrical Equipment for Use in Ordinary Locations ([AALZ](#)) and Plumbing and Associated Products ([AAPD](#)).

REQUIREMENTS

The basic standard used to investigate products in this category is ASTM F1346, "Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs."

UL MARK

The Certification Mark of UL on the product is the only method provided by UL to identify products manufactured under its Certification and Follow-Up Service. The [Certification Mark](#) for these products includes the UL symbol, the words "CERTIFIED" and "SAFETY," the geographic identifier(s), and a file number.

Additional Certification Markings

Products covered under this category are additionally marked with the following information:

ASTM F1346-[issue date]

Alternate UL Mark

The Classification Mark of UL on the product is the only method provided by UL to identify products manufactured under its Classification and Follow-Up Service. The Classification Mark for these products includes the UL symbol, the word "CLASSIFIED" above the UL symbol (as illustrated in the Introduction of this Directory), and the following additional information:

**[PRODUCT IDENTITY*]
IN ACCORDANCE WITH ASTM F1346-[issue date]
Control No.**

*** MANUAL SAFETY COVER, POWER SAFETY COVER or POOL COVER**

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Last Updated on 2013-05-16

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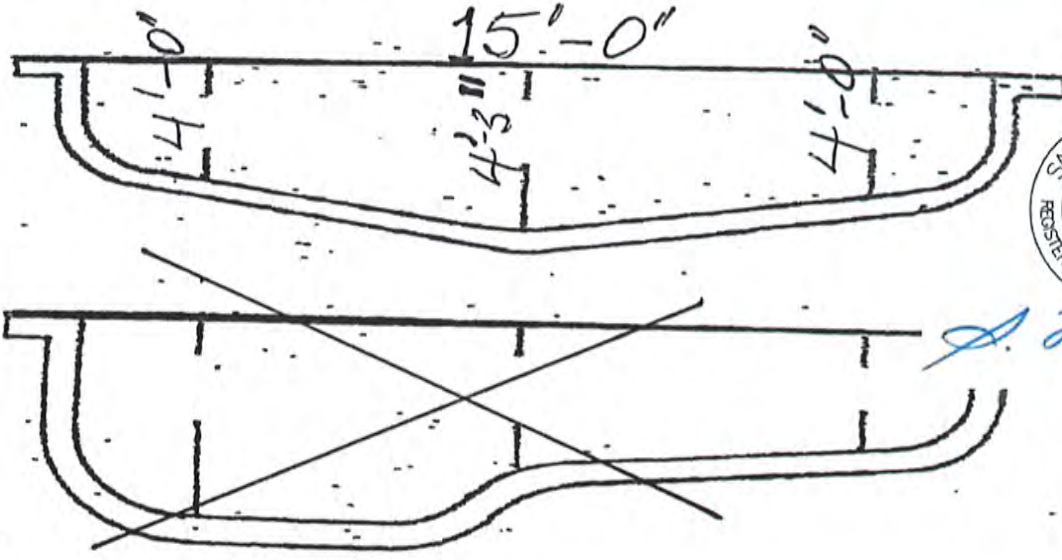
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DOLPHIN POOLS...

4629 Forest Park Drive, Las Cruces, NM 88007 575-523-0116

Buyer's Name John Wright Phone 575-644-8202
 Address 2782 Calle de San Albino Price \$43,000
 City Mesilla State NM Zip Code 88046
 Lot _____ Block _____ Subdivision S11-mesilla



06/24/2020



S. Nunez

Pool To Comply With All City Codes.
 Steel 3 - #3 Continuous Bands On Bond Beam
 #3 Rebar 6" On Center At All Stress Points
 #3 Rebar 12" Throughout Pool
 #3 Rebar 12" ON Center, Each Way @ Pool Bowl

Pool Equip. and Deck Grounded to Pool
 Rebar with #8 Bare Solid Copper Wire
 Minimum 8" Thick On Walls & Floor
 7 Sack 3/8" Aggregate Concrete
 Hand Stacked / Shotcrete

Equipment Specifications

Skimmers 1 Main Drains 2 Pool Size 12x15x
 Pump Size 1 Filter 360 Pool Capacity, M Gallons 4,000
 Turn Over Rate, Hours 5
 Heater 400,000 Natural Gas

**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061075

Fee \$ 76.50

**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. 061075 ZONE: HR CODE: AC APPLICATION DATE: 7/14/20

John Wright

Name of Property Owner _____ Property Owner's Telephone Number _____

2782 Calle de San Albino Mesilla, NM 88046

Property Owner's Mailing Address _____ City _____ State _____ Zip Code _____

John@iceboxbrewing.com

Property Owner's E-mail Address _____

Dolphin Pools

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

575-523-0116 NM 03-027337-00-4 GS25 92032

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

Address of Proposed Work: 2782 Calle de San Albino

Description of Proposed Work: Construction of In-ground Concrete

Pool and Spa (12x15) with an automatic UL

certified safety cover

\$43,200

Estimated Cost _____ Signature of Applicant _____ Date 7-29-2020

Signature of property owner: [Signature]

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: _____

Approved Date: _____ Disapproved Date: _____

Disapproved Date: _____ Approved with Conditions

Approved with conditions

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

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW ; BOT APPROVAL REQUIRED

CID APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

PZHAC ACTION FORM
ZONING PERMIT 061076
[PZHAC REVIEW – 7/20/2020]

Items:

Case 061076 – Lot 7, Camino Del Rey, submitted by Adam and Maria Perez; a request for a zoning permit to allow the construction of a new dwelling at this address. Zoned: Single Family Residential (R-1)

Description of Request:

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) at this time, although two other building permits for new dwellings have been approved within the last two years. Other than the two developed lots, the remaining lots are all vacant. The subject lot is adjacent to one of the lots that has an approved building permit (Lot 8, Permit 060998 approved by the PZHAC 1/15/20). Access to the property is directly from Camino Del Rey, which is directly off West University Avenue. The subject lot is located at the entrance to the subdivision on the northeast corner of Camino Del Rey and West University Avenue (see attached map from Dona Ana County).

The dwelling will have four bedrooms, and will have a total of 4,117 square feet of framed area with 3,118 square feet in heated and cooled area and about 1,000 square feet in a three-car garage. The dwelling will be single story, with a maximum height of about 21 feet at the peak of the roof. A chimney will extend about two more feet. These heights are consistent with the other two dwellings that have been built in the subdivision, and the neighboring dwelling that is yet to be built.

The dwelling will be set back from Camino del Rey 30 feet, West University Avenue about 35 feet, and about 112 feet from the rear property line. Liquid waste disposal will be handled by a septic tank. Water is available by a water line operated by the Town. There will be no casita or guest house at this time.

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: @ \$320,000.00

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.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of building a new 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: Account Number ▾ Er

Maps | Legend

Map Themes

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

Account Number: [R0401336](#)
Parcel Number: 4007137146354
Owner: PAX INVESTMENTS LLC
Mail Address: 300 S MOTEL BLVD
Subdivision: LOS REYES SUBDIVISION
(BK 22 PG 419-420 - 0804127)
Property Address:
Acres: 0



PHOTO OF THE SUBJECT PROPERTY



PHOTO OF NEIGHBORING DWELLING UNDER CONSTRUCTION TO THE NORTH

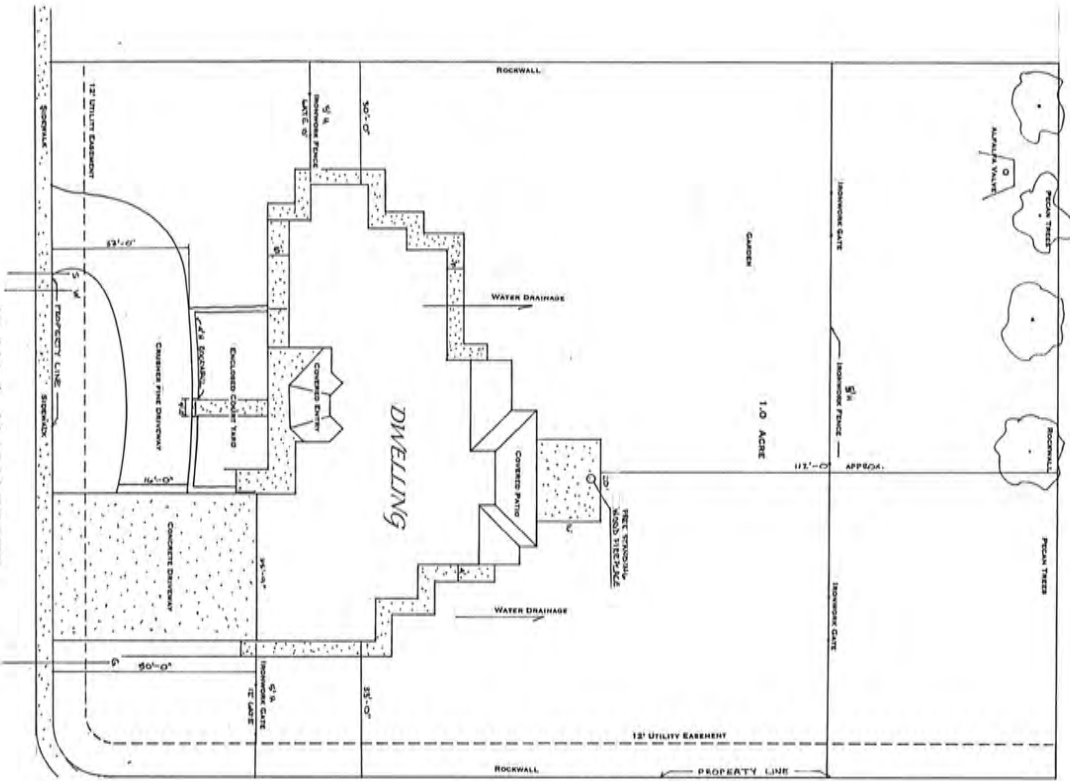


PHOTO OF THE DWELLING FURTHER NORTH ON CAMINO DEL REY



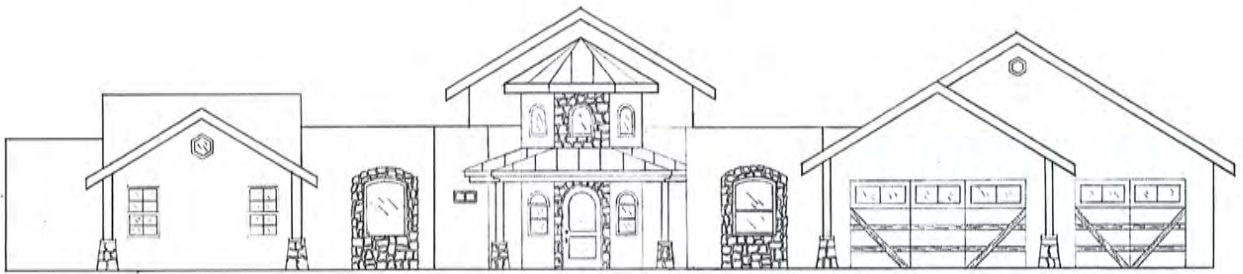
PHOTO OF THE DWELLING TO THE WEST





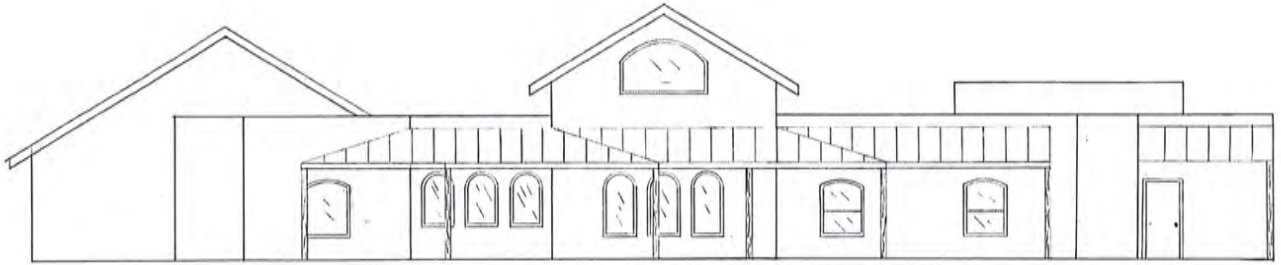
UNIVERSITY AVE.

ADAM @ MARIA PEREZ
 7 CAMINO DEL REY
 MESILLA, NM 88046



FRONT ELEVATION PLAN

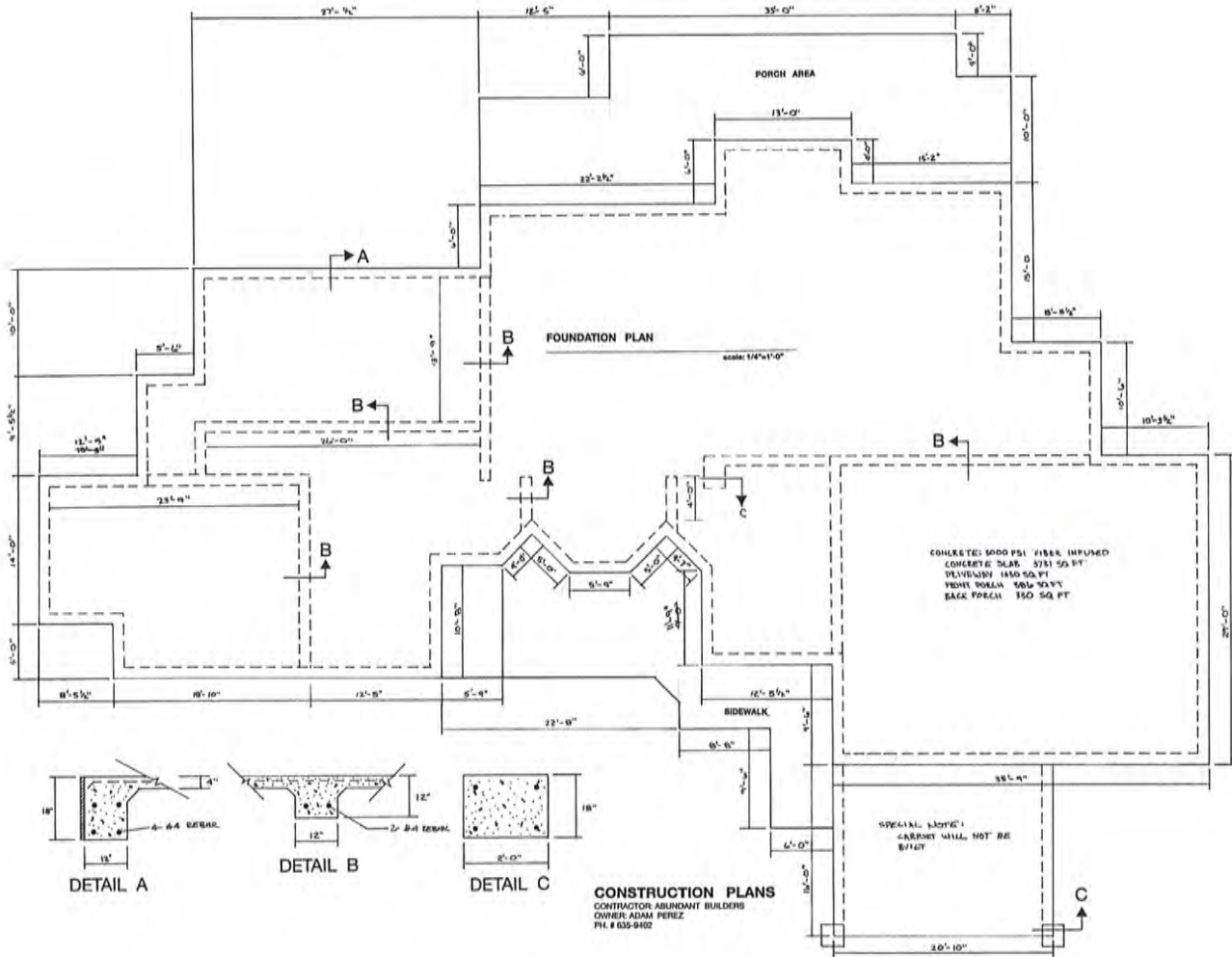
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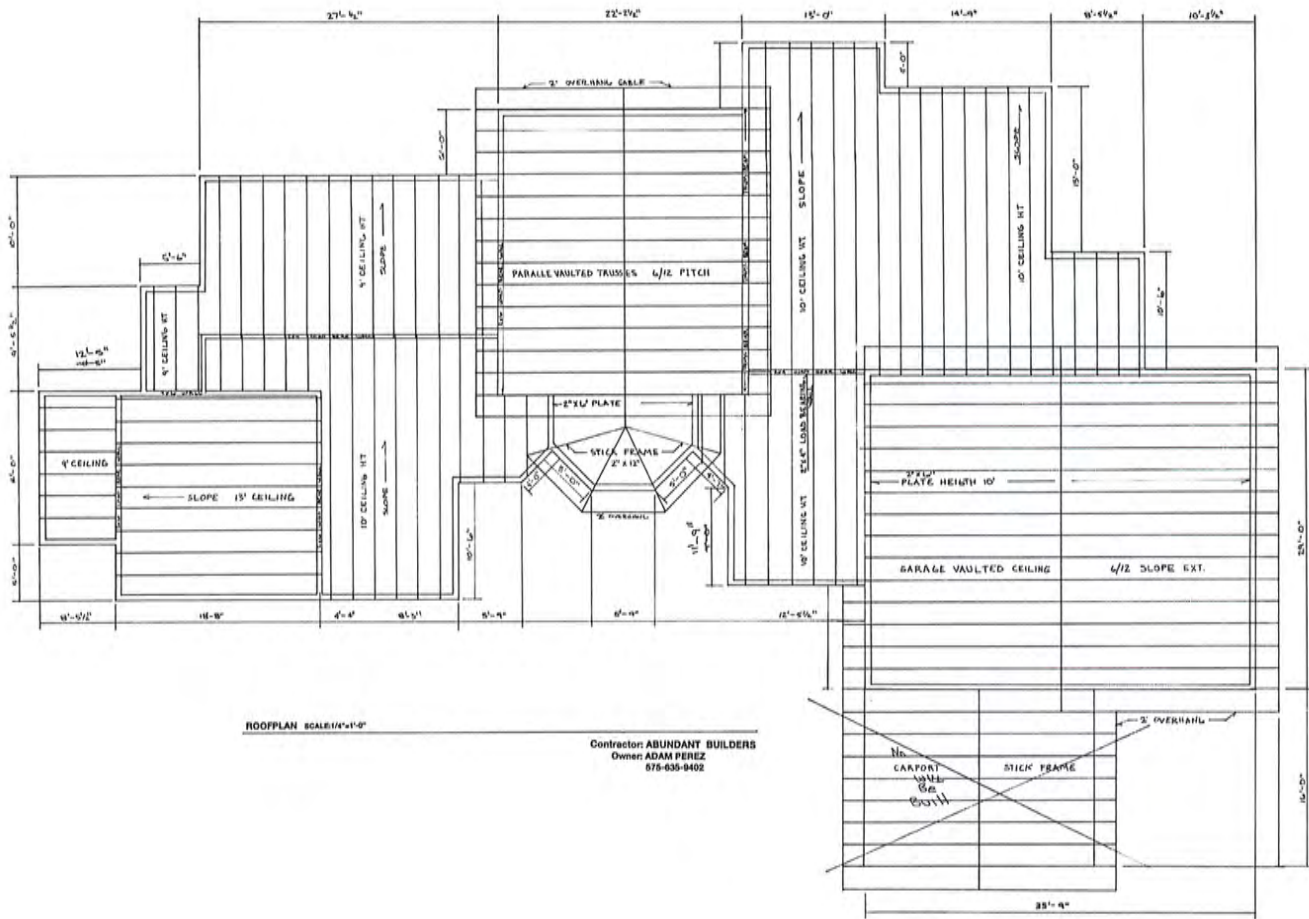


REAR ELEVATION PLAN

scale: 1/4"=1'-0"

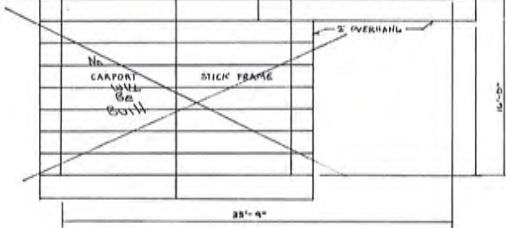
CONSTRUCTION PLANS
CONTRACTOR: ABUNDANT BUILDERS
OWNER: ADAM PEREZ
PL # 635-9402





ROOFPLAN SCALE: 1/4" = 1'-0"

Contractor: ABUNDANT BUILDERS
 Owner: ADAM PEREZ
 675-635-9402



**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061076

Fee \$ 492.00

**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. 061076 ZONE: R1 CODE: NR APPLICATION DATE: 7/6/20

Adam & Maria Perez 575-635-9402
Name of Property Owner Property Owner's Telephone Number

PO Box 253 Mesilla NM 88046
Property Owner's Mailing Address City State Zip Code

abundantvida@yahoo.com
Property Owner's E-mail Address

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

575-635-9402 529-29-7942 87865
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 7 Camino Del Rey

Description of Proposed Work: New Home Construction

\$320,000 Adam Perez 7-6-2020
Estimated Cost Signature of Applicant Date

Signature of property owner: Adam Perez

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 & APPROVAL REQUIRED
JK

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

PZHAC ACTION FORM
ZONING PERMIT 061077
[PZHAC REVIEW – 7/20/2020]

Items:

Case 061077 – 1140 Calle de El Paso, submitted by Ivonne Richardson; a request for a zoning permit to allow the construction of a bathroom addition to a dwelling at this address. Zoned: Rural/Agricultural (RA)

Description of Request:

The applicant would like to add a small bathroom on the side of an existing dwelling. To accomplish this, the applicant is going to add a small addition to the north wall of the dwelling to include the new bathroom and a closet (see attached drawings). The new addition will be finished to match the existing dwelling, and there will be no apparent changes to the appearance or use of the dwelling. There will be no other changes to the structure.

The proposed addition will not change the architectural style of the structure, nor will it negatively affect the neighborhood.

Estimated Cost: \$28,000

Consistency with the Code:

Since the Code does not have architectural requirements for structures in the RA zone, the proposed construction will not be incompatible with the Code.

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of adding to a bathroom and closet to an existing dwelling,
- The PZHAC has determined that the proposed addition meets all applicable Code requirements.

PZHAC OPTIONS:

1. Approve the application as requested.
2. Approve the application with conditions.
3. Reject the proposed addition.

PZHAC ACTION:

PHOTO OF THE SOUTH SIDE OF THE SUBJECT PROPERTY FROM CALLE DE EL PASO



PHOTO OF THE NORTH SIDE OF THE SUBJECT PROPERTY FROM CALLE DE EL PASO



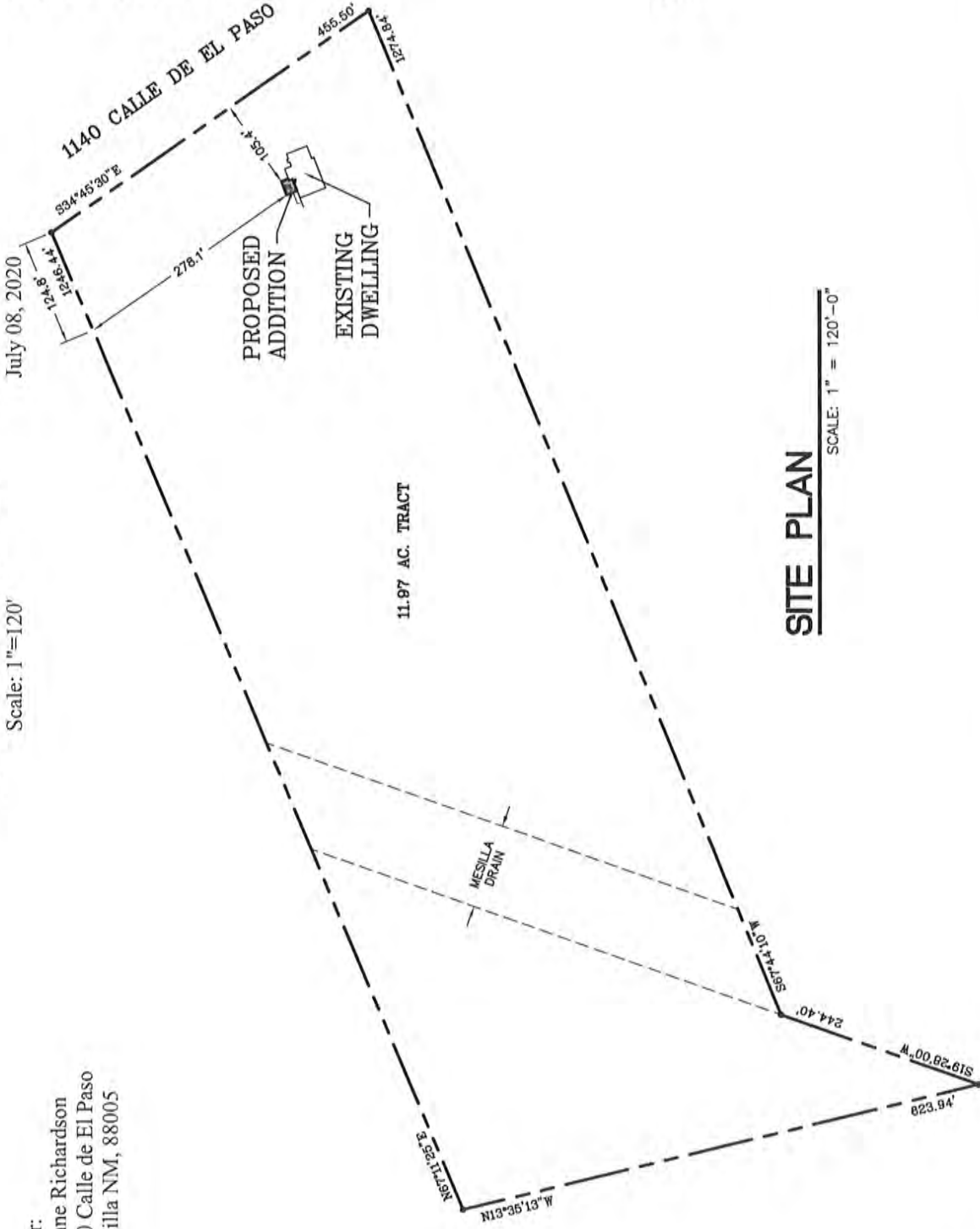
Site Plan for New Addition

Scale: 1"=120'

July 08, 2020

Owner:
Ivonne Richardson
1140 Calle de El Paso
Mesilla NM, 88005

Description
A 11.97 Acre Tract of Land, Being
a Part of U.S.R.S. Tract 9D-58
(10-43A) and Part of U.S.R.S. Tract
9D-78. Part of NE $\frac{1}{4}$ Sec 26., T23.S.,
R1.E., N.M.P.M., Located About
3/4 Miles North of Mesilla, Doña
Ana County, New Mexico.



SITE PLAN

SCALE: 1" = 120'-0"

TOWN OF MESILLA
ZONING APPROVAL

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

OFFICIAL USE ONLY: Case # 061077 Fee \$ 52.50 2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262
cm 104

CASE NO. 061077 ZONE: RA CODE: AD APPLICATION DATE: 7-8-2020

Name of Property Owner: Ivonne Richardson

Property Owner's Telephone Number: 575 642 1789

Property Owner's Mailing Address: 1140 Calle de El Paso City: Mesilla State: Nm Zip Code: 88005

Property Owner's E-mail Address: richa5758@aol.com

Contractor's Name & Address (if none, indicate Self): Global Construction LLC

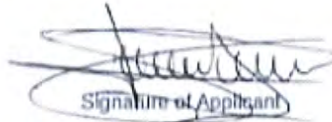
Contractor's Telephone Number: 575 571 9339 Contractor's Tax ID Number: 03-408277-00-8 Contractor's License Number: 395754

Address of Proposed Work: 1140 Calle de El Paso

Description of Proposed Work: Addition of a new restroom

\$ 28000

Estimated Cost


Signature of Applicant

Date

7-8-2020

Signature of property owner: Randy Richardson

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

PZHAC APPROVAL REQUIRED: YES NO

BOT APPROVAL REQUIRED: YES NO

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS

PZHAC & CID APPROVAL REQUIRED

PZHAC NEW BUSINESS

JULY 20, 2020

LOT LINE ADJUSTMENT
(SUMMARY SUBDIVISION)

PZHAC ACTION FORM
ZONING PERMIT 061079
LOT LINE ADJUSTMENT (SUMMARY SUBDIVISION)
[PZHAC REVIEW – 7/20/2020]

Items:

Case 061079 – 2067 Stithes Road and 1780 Calle de El Paso, submitted by Jon Strain; a request to allow a lot line adjustment between these two properties in order to resolve a legal issue in which a septic line crosses a property line. Zoned: Rural/Agricultural (RA)

Summary of Request:

There are two properties involved in this request. Both properties are smaller than the three acres normally required by the RA zoning of the property, but appear to have been legally created before 1970, which is before the zoning requirement existed. One property is 1.66 acres in size and contains a 2030 square foot dwelling with four bedroom and two bathrooms. This dwelling was built in 1968 and is occupied by the applicant. The second property is 1.20 acres in size and contains an 1110 square foot rental dwelling with one bedroom and one bathroom. This dwelling was built in 1920. The two parcels appear to date back to at least 1970.

Both properties are owned by the applicant and cannot be sold separately due to the fact that a septic line crosses from the dwelling on the larger property to leach lines on the smaller property to the east. This situation is no longer considered legal by the State. The applicant would like to adjust the lot line between the two parcels so that the leach lines for the large dwelling are on the same parcel as the dwelling and the two properties are legally separate. The result is that one parcel will be made larger (2.139 acres) and one will be made smaller (0.75 acres), but the total size of the two properties (2.889 acres) will not change. No new lots will be created.

The option of relocating the leach lines was discussed with the applicant, but due to the configuration of structures on the larger property, the existence of a small pecan grove as well as a parking area for the applicant's family vehicles, relocation of the leach field was not a viable option.

There was a concern brought up by a neighboring property owner that the lot line adjustment will allow additional dwellings to be built on the properties. The fact is that a second dwelling cannot be built on either property since they are both smaller than the three acres required for lots in the RA zone. Additionally, the resulting 0.75 acre size of the smaller lot will not allow another dwelling or any size due to NM Environmental Department laws, which are NM State laws.

Consistency with the Code:

The following sections of the Code apply specifically to this request:

Chapter 18.60 - GENERAL PROVISIONS, CONDITIONS AND EXCEPTIONS

18.60.180 Area requirements deemed met.

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

A. It existed as an entire lot, or as an entire parcel, for which either a deed was on record in the office of the county recorder or a bona fide contract of sale was in effect prior to the effective date of the ordinance codified in this section.

The two existing lots appear to have been legally created before 1970, prior to the existence of the Zoning Code for the Town.

Chapter 18.25 RA – RESIDENTIAL/AGRICULTURAL ZONE

18.25.010 RA Zone - Purpose.

This zone is intended to encourage a suitable environment for single-family residential use on large parcels of land on the periphery of the built-up portions of the town and to provide for a low density of population. [Ord. 94-06 § 1; prior code § 11-2-11.2.A]

The current use of each property for a dwelling will not change as a result of the lot line adjustment. The net result will not result in any changes to the total overall size of the two lots.

18.25.050 RA Zone - Development standards.

A. Lot Area. Each lot shall have a minimum of three acres for each dwelling unit except cluster development.

Even though the two lots will still be smaller than the required three acres, the total overall size will remain the same. However, both properties will now be legal whereas they are not currently legal originally because of the septic line crossing lot lines. No new lots will be created.

Chapter 17.35 ALTERNATE SUMMARY PROCEDURE

17.35.050 Approval (Summary Subdivision)

Approval by this summary procedure shall be endorsed on the plat and such approval shall be conclusive evidence of the approval of the town of Mesilla. Following approval of the subdivision by the board of trustees and the planning commission, the plat shall be signed by the chairman and secretary of the planning commission and the mayor. [Ord. 89-01; prior code § 11-5-7.5]

This step will be done after the lot line adjustment is approved by the BOT.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed lot line adjustment will result in eliminating a situation that is no longer legal in which a septic line crosses a property line into another property.
- The PZHAC has determined that the proposed lot line adjustment meets all applicable Code requirements.

PZHAC OPTIONS:

4. Approve the application as requested.
5. Approve the application with conditions.
6. Reject the proposed lot line adjustment.

PZHAC ACTION:

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: [R0400207](#)
Parcel Number: 4006137125232
Owner: STRAIN JON
Mail Address: PO BOX 1006
Subdivision:
Property Address: 1780 CALLE DE EL PASO
Acres: 1.2



PHOTO OF THE SUBJECT PROPERTY FROM STITHES ROAD



PHOTO OF THE SUBJECT PROPERTY FROM CALLE DE EL PASO



SUBDIVISION APPLICATION

OFFICIAL USE ONLY:

Case # _____

Fee \$ _____

CASE NO. _____ ZONE: _____ CODE: _____ APPLICATION DATE: 2-12-2020

Preliminary Plat Summary Subdivision Final Plat Vacation of Lot Line

Name of Applicant _____ Applicant's Telephone/Cell Number _____

Jon Strain

719-661-0729

Mailing Address _____ City _____ State _____ Zip Code _____

PO Box 1006

FAIRACRES

NM

88033

Owner of Record: Address _____ City _____ State _____ Zip Code _____

Jon Strain

2067 STILES RD

LAS CRUCES

719-661-0729

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

GEM Surveying _____ 5949 _____ P.O. Box 183, Organ, NM 88052 _____ 575-635-0176

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

n/a

Subdivision Name _____ Subdivision Location _____

Total Acreage 2.889 _____ Number of Lots: 2 _____

Acreage of Largest Lot: 2.139 _____ Acreage of Smallest Lot: 0.750 _____

Legal Description TWO TRACTS OF LAND BEING PART OF U.S.R.S. TRACT 9D-90 & U.S.R.S. TRACT 9D-104, SITUATE IN SECTION 25, T.23S., R.1E., N.M.P.M., OF THE U.S.R.S. SURVEYS, WITHIN THE LIMITS OF THE TOWN OF MESILLA, DOÑA ANA COUNTY, NEW MEXICO.

Tax Map Property Code (s) R0400201 & R0400207 _____ Jacob's Map # _____

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

EXPLAIN: This is not a subdivision. This is a lot line adjustment. No new lots are being created.

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).

Owner(s) _____

5-12-2020

Date

Applicant(s) (if different than owner) _____

Date

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: _____

Approved Date: _____ Disapproved Date: _____

Disapproved Date: _____ Approved with Conditions

Approved with conditions

CONDITIONS: _____

Community Development Department

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

www.mesilla-nm.gov

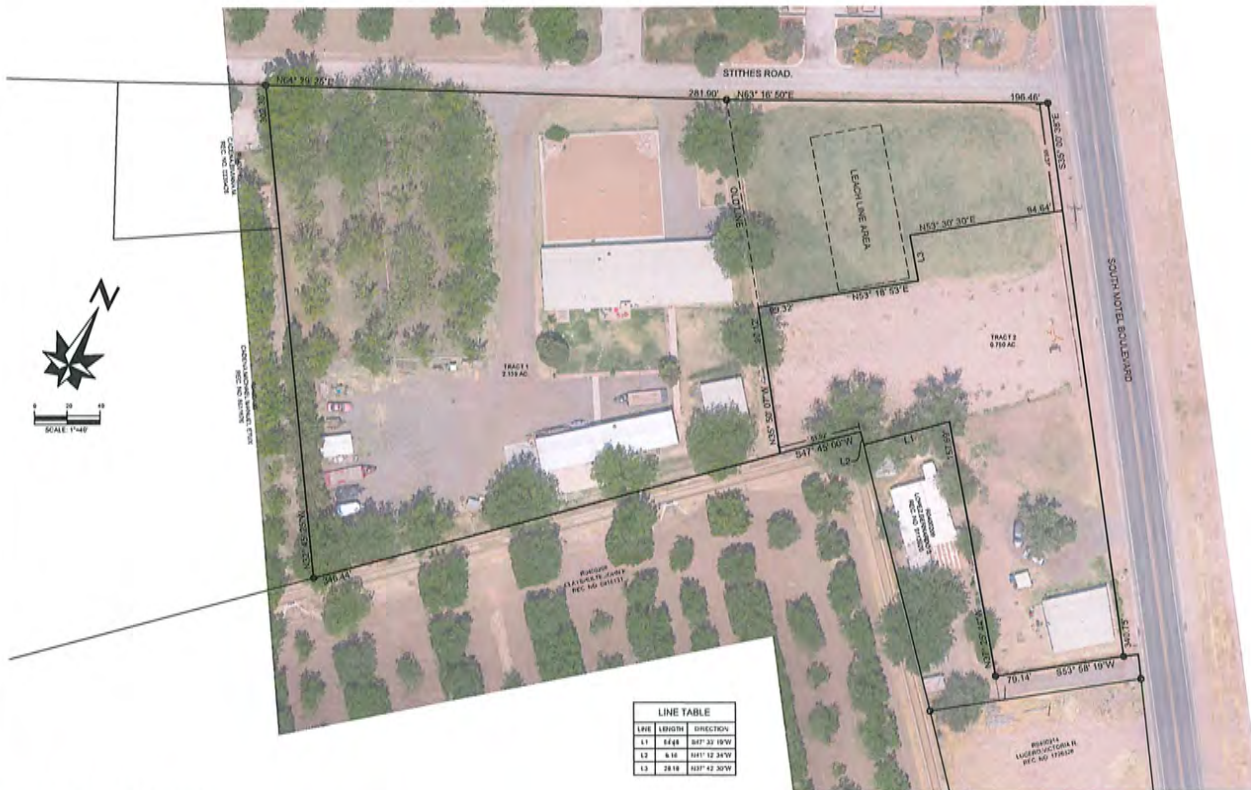
LEGEND

- INDICATES 1/2" SET REBAR VFLAGGING
- INDICATES FOUND 1/2" REBAR WITH FLAGGING

BOUNDARY SURVEY PLAT

OF TWO TRACTS OF LAND BEING PART OF U.S.R.S. TRACT 9D-90 & U.S.R.S. TRACT 9D-104, SITUATE IN SECTION 25, T.23S., R.1E., N.M.P.M., OF THE U.S.R.S. SURVEYS, WITHIN THE LIMITS OF THE TOWN OF MESILLA, DOÑA ANA COUNTY, NEW MEXICO.

DATE OF SURVEY: MAY 13, 2020



LINE	LENGTH	DIRECTION
L1	8.48	S47°22'19"W
L2	6.16	N41°12'24"W
L3	28.18	S37°42'20"W

GEM SURVEYING
 P.O. BOX 183
 CRESIDA, NM 88022
 TEL: 505-453-0176
 FAX: 505-293-0561

© 2019 GEODEGRAPHIC, ALL RIGHTS RESERVED

Property Record Card

Doña Ana Assessor

STRAIN JON
 PO BOX 1006
 FAIRACRES, NM 88033

Account: R0400207
 Tax Area: 2DIN_R - 2DIN_R
 Acres: 1.200

Parcel: 4-006-137-125-232
 Situs Address:
 1780 CALLE DE EL PASO
 Mesilla, 88046

Neighborhood S11 - MESILLA



Legal Description

S: 25 T: 23S R: 1E BRM 9D TR 104



Land Occurrence 1

Property Code	0100 - RESIDENTIAL LAND	Electricity	OE - OVER-ELECTRC
Gas	G - GAS	Measure	PA - PER-ACRE
Sewer Type	CM - COMM-SEWER	Street Code	A - ASPHALT
Topography Code	L - LEVEL	Acres	1.2
Zoning	RA - RES-AGRICULT		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Acres				
Total				

Residential Occurrence 1

Property Code	0120 - RESIDENTIAL IMPROVEMENT	Actual Year Built	1920
Architectural Style	CN - CONVENTIONAL	Baths	1
Bedrooms	1	Building Type	PS - PRNCPL-SNGLE
Condition	AVERAGE	Construction Quality	A - AVERAGE
Heating Fuel	G - GAS	Heating Type	FC - FORCED-CIRCU
Percent Complete	100	Roof Cover	PR - PR-ROLL
Roof Structure	G - GABLE	Stories	1.0
Exterior Wall	AS - ADOBE-STUCOD	Percent	100

Property Record Card

Doña Ana Assessor

Residential Occurrence 1

Interior Wall PL - PLASTER

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
GLA1 - First Floor	1110.0	1110.0	1110.0	1110.0
Total	1,110.00	1,110.00	1,110.00	1,110.00



Assessment History

Type	Actual	Assessed
Residential Land	\$66,000	\$22,000
Residential Improvement	\$64,572	\$21,524
Actual (2020)	\$130,572	
Primary Taxable		\$43,524

Property Record Card

Doña Ana Assessor

STRAIN JON

PO BOX 1006
FAIRACRES, NM 88033

Account: R0400201

Tax Area: 2DIN_R - 2DIN_R
Acres: 1.660

Parcel: 4-006-137-102-243

Situs Address:
2067 STITHES RD
Mesilla, 88046

Neighborhood S11 - MESILLA

Legal Description

S: 25 T: 23S R: 1E BRM 9D TR 90



Land Occurrence 1

Property Code	0100 - RESIDENTIAL LAND	Electricity	OE - OVER-ELECTRC
Gas	G - GAS	Measure	PA - PER-ACRE
Sewer Type	ST - SEPTIC-TANK	Street Code	A - ASPHALT
Topography Code	L - LEVEL	Acres	1.66
Zoning	RA - RES-AGRICULT		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Acres				
Total				

Residential Occurrence 1

Property Code	0120 - RESIDENTIAL IMPROVEMENT	Actual Year Built	1968
Air Conditioning	E - EVAP-COOLER	Architectural Style	RN - RANCH
Baths	2	Bedrooms	4
Building Type	PS - PRNCPL-SNGLE	Condition	GOOD
Construction Quality	G - GOOD	Heating Fuel	G - GAS
Heating Type	FC - FORCED-CIRCU	Roof Cover	SH - SHINGLE
Roof Structure	G - GABLE	Stories	1.0
Exterior Wall	SB - SLUMP-BLOCK	Percent	100

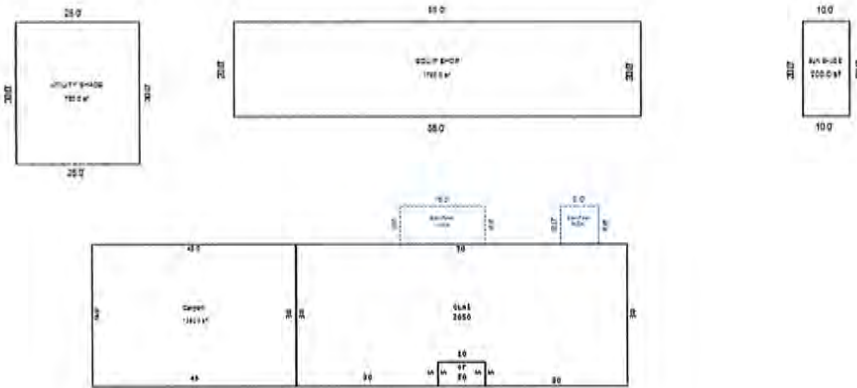
Property Record Card

Doña Ana Assessor

Residential Occurrence 1

Interior Wall SR - SHEETROCK

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
GLA1 - First Floor	2050.0	2050.0	2050.0	2050.0
OP - Open Porch	258.0	258.0		258.0
CP - Carport	1290.0	1290.0		1290.0
Total	3,598.00	3,598.00	2,050.00	3,598.00



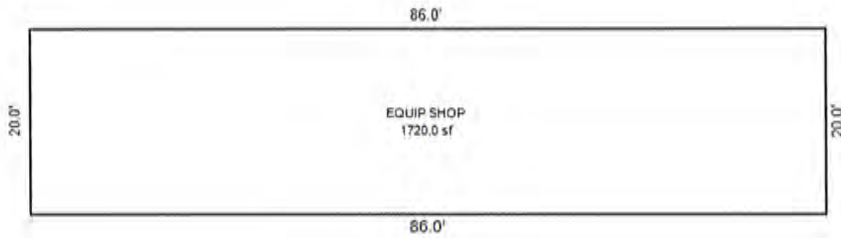
Commercial/Ag Occurrence 1

Property Code	0120 - RESIDENTIAL IMPROVEMENT	Actual Year Built	1990
Building Type	EQUIP SHOP	Condition	A - AVERAGE
Foundation	Y	Percent Complete	100

Property Record Card

Doña Ana Assessor

Commercial/Ag Occurrence 1



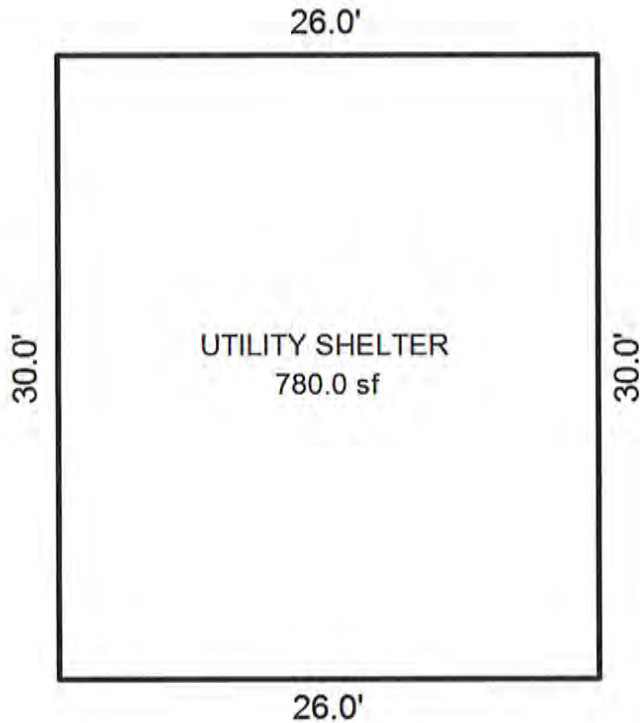
Commercial/Ag Occurrence 2

Property Code	0120 - RESIDENTIAL IMPROVEMENT	Actual Year Built	1992
Building Type	UTILITY SHELTER	Condition	A - AVERAGE
Foundation	Y	Percent Complete	100

Property Record Card

Doña Ana Assessor

Commercial/Ag Occurrence 2



Commercial/Ag Occurrence 3

Property Code	0120 - RESIDENTIAL IMPROVEMENT	Actual Year Built	2000
Building Type	SUN SHADE	Condition	A - AVERAGE
Foundation	Y	Percent Complete	100

Assessment History

Type	Actual	Assessed
Residential Land	\$66,400	\$22,133
Residential Improvement	\$183,600	\$61,200
Actual (2020)	\$250,000	
Primary Taxable		\$83,333

MESILLA TOWN CODE

Chapter 17.35 ALTERNATE SUMMARY PROCEDURE

[17.35.010 Requirements.](#)

[17.35.020 Utility connections.](#)

[17.35.030 Lot splits prohibited.](#)

[17.35.040 Serial summary platting prohibited.](#)

[17.35.050 Approval.](#)

17.35.010 Requirements.

- A. Storm drainage analysis plans may not be required unless specifically requested by the planning commission.
- B. Plats of survey with a metes and bounds description with a minimum scale of one inch equals 100 feet certified by a registered land surveyor in the state of New Mexico with accompanying land description will be a suitable means of description for the purposes of this chapter. Final approved plats shall be submitted on 18-inch by 24-inch reproducible mylar.
- C. Guarantees of performance and security and indemnity agreements will not be required unless specifically requested by the planning commission and the board of trustees.
- D. Disclosure statements will not be required unless specifically requested by the planning commission.
- E. Public hearing may not be required unless specifically requested by the planning commission.
- F. Posting requirements will be limited to two signs being posted on the property requested to be subdivided. Information will include a description of the subdivision and date time and place of meeting at which it is to be considered by the planning commission. [Ord. 89-01; prior code § 11-5-7.1]

17.35.020 Utility connections.

All lots in C, H-C, H-R and R-1 zones shall be provided with connections to the municipal water system, sewage system and storm drainage system in accordance with plans approved by the planning commission. [Ord. 89-01; prior code § 11-5-7.2]

17.35.030 Lot splits prohibited.

In no case shall lot splits be permitted which do not meet the standards established in the zoning district in which the lot split development is proposed. [Ord. 89-01; prior code § 11-5-7.3]

17.35.040 Serial summary platting prohibited.

Serial summary platting will not be permitted. Redivision of tracts which have been subdivided by summary platting shall not be redivided by summary subdivision for a minimum of three years from the date of filing of the original summary subdivision. [Ord. 89-01; prior code § 11-5-7.4]

17.35.050 Approval.

Approval by this summary procedure shall be endorsed on the plat and such approval shall be conclusive evidence of the approval of the town of Mesilla. Following approval of the subdivision by the board of trustees and the planning commission, the plat shall be signed by the chairman and secretary of the planning commission and the mayor. [Ord. 89-01; prior code § 11-5-7.5]

STATE STATUTE

3-20-8. Alternate summary procedure.

A. The filing of a survey certified by any licensed, registered surveyor which contains a description of the subdivided land with ties to permanent monuments satisfies the requirements of Section 3-20-7 NMSA 1978.

B. In lieu of the requirements of Section 3-20-7 NMSA 1978, the following procedure may be followed:

- (1) the planning authority shall establish a summary procedure for approving:
 - (a) subdivisions of not more than two parcels of land;
 - (b) resubdivisions, where the combination or recombination of portions of previously platted lots does not increase the total number of lots; or
 - (c) subdivisions of two or more parcels of land in areas zoned for industrial use;
- (2) any subdivision approved as authorized in this section shall be in substantial conformity with the subdivision regulations of the planning authority;
- (3) any administrative officer or planning commission member may be delegated the authority to approve a subdivision by this section;
- (4) approval by this summary procedure shall be endorsed on the plat or on the instrument of conveyance in lieu of a plat and such approval shall be conclusive evidence of the approval of the planning authority. The county clerk shall accept the instrument of conveyance for filing or recording.

History: 1953 Comp., § 14-19-7.1, enacted by Laws 1966, ch. 64, § 6; 1973, ch. 348, § 32.

ANNOTATIONS

Planning authority, referred to in Subsection B, is city council. *Mitchell v. Hedden*, 1980-NMSC-056, 94 N.M. 348, 610 P.2d 752.

PZHAC NEW BUSINESS

JULY 20, 2020

BUSINESS REGISTRATIONS

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW –7/20/2020]

Item:

Permit 0849 – 3025 Snow Road, submitted by Van and Susan Wamel for “Integrity Restoration”; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Rural Farm (RF)

Description of Business:

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

Consistency with the Code:

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

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

Chapter 18.52 - HOME OCCUPATIONS

18.52.030 General conditions.

Home occupations are permitted uses in the RF, RA, R-1, H-R and H-C zones provided the conditions of Section 18.52.030 are met,

18.52.040 Permitted and prohibited home occupations.

A. Permitted Uses.

1. Professional Office Businesses. Professional office businesses may include an office for accounting, bookkeeping, tax preparation, office management, appraisal, architectural, real estate and other similar businesses.

The requested license will not result in any changes to the external physical elements or style of the structure. There will be some cosmetic changes to the interior of the structure. Off-street parking for the use will not be required since clients will not come to the dwelling.

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:



Date: 7-1-20

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

Permit No.: 0849

Business Registration Application

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

PLEASE PRINT

BUSINESS INFORMATION

New Renewal

Business Name: Integrity Restoration

Business Address: 3025 Snow Rd Mailing Address: PO Box 303
LC NM 88005 Mesilla PK NM
88047

Total Area of Business: _____ No. of Employees: 3 No. of Parking Spaces: 0 Zoning: Res

e-Mail Address: vwamel@live.com Business Phone #: 575-639-0110

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

Preservation and Restoration of homes

Business Owner Is: Sole Proprietorship Partnership Corporation Other

Current New Mexico Revenue Division ID #: 03-527690-00-8
(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

BUSINESS OWNER/APPLICANT INFORMATION

Business Owner's/Applicant's Name (s): Van & Susan Wamel

Home Address: 3025 Snow Rd Mailing Address: PO Box 303
LC NM 88005 Mesilla PK NM 88047

Business Owner's/ Applicant's Phone #: 575-639-0110

(Please complete other side)

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW –7/20/2020]

Item:

Permit 0850 – 1360 Snow Road, submitted by Karen Mundy for “Mundy Appraisal Services”; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Rural Farm (RF)

Description of Business:

The purpose of the application is to allow the applicant to use part of the dwelling at this address as a home office for a real estate appraisal. The applicant will use the office for the clerical portion of her business, all preservation and restoration work will be done at the client’s location. Clients will not come to the residence. The proposed use will not result in any changes to the occupancy of the structure, or change the character of the area.

Consistency with the Code:

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

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

Chapter 18.52 - HOME OCCUPATIONS

18.52.030 General conditions.

Home occupations are permitted uses in the RF, RA, R-1, H-R and H-C zones provided the conditions of Section 18.52.030 are met,

18.52.040 Permitted and prohibited home occupations.

A. Permitted Uses.

1. Professional Office Businesses. Professional office businesses may include an office for accounting, bookkeeping, tax preparation, office management, appraisal, architectural, real estate and other similar businesses.

The requested license will not result in any changes to the external physical elements or style of the structure. There will be some cosmetic changes to the interior of the structure. Off-street parking for the use will not be required since clients will not come to the dwelling.

Findings of Fact:

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

PZHAC OPTIONS:

Approve the application.

Approve the application with conditions.

Reject the application.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: 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: [R0401174](#)
Parcel Number: 4004137412224
Owner: MUNDY MARK & KAREN
Mail Address: 1360 SNOW RD
Subdivision: MAC KENZIE TRACTS
REPLAT NO 1 (BK 10 PG 540 -
0024043)
Property Address: 1360 SNOW RD
Acres: 5.92



Doña Ana County, NM



Date: 5/28/2020

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

Permit No.: 0850

Business Registration Application

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

New Renewal

PLEASE PRINT

BUSINESS INFORMATION

Business Address: 1360 Snow Rd. Mailing Address: same
Las Cruces, NM
88005

Total Area of Business: 300A No. of Employees: 2 No. of Parking Spaces: 10 Zoning: RF

e-Mail Address: mundy@rianet.com Business Phone #: (575)644-4117

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

Business Owner Is: Sole Proprietorship Partnership Corporation Other

Current New Mexico Revenue Division ID #: 02-382167-00-1
(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

BUSINESS OWNER/APPLICANT INFORMATION

Business Owner's/Applicant's Name (s): Karen Mundy DBA Mundy Appraisal Services

Home Address: 1360 Snow Rd. Mailing Address: same
Las Cruces, NM
88005

Business Owner's/ Applicant's Phone #: (575) 644-4117

(Please complete other side)

PROPERTY INFORMATION

Is property: owned leased

Property Owner: Mark and Karen Mundy

Property Owner Address: 1360 Snow Road
Las Cruces, NM
88005

Property Owner Phone #: (575)644-4117

EMERGENCY CONTACT INFORMATION

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

24 HOUR EMERGENCY PHONE #: Karen Mundy 575.644.4117

Name	Address	Telephone #
1. <u>Karen Mundy</u>	<u>1360 Snow Rd.</u>	<u>575.644.4117</u>
2. <u>Mark Mundy</u>	<u>"</u>	<u>575.649.1710</u>
3. _____	_____	_____

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.

Karen Mundy
Signature of Applicant/Title

5/28/2020
Date

Karen Mundy
Signature of Building Owner

5/28/2020
Date

Receipt Number: _____
Permit Number: 0850
Approval Date: 7/16/20
Sign Permit Case #: N/A

Office Use
Date of Payment: 7/16/20
Zone: RF
Bus. Type: HU
Renewal Date: 3/15/21

Fire Department Inspection Verification

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

Appendix A

Checklist for Compliance with MTC 18.52.030, Home Occupation General Conditions
As a part of your application, first time and renewal, for a home occupation we ask that you acknowledge compliance with the following rules and regulations for home occupations in the town of Mesilla by initialing each requirement and signing the checklist below.

km Only immediate family members occupying the dwelling shall be engaged in the home occupation.

km The primary use of the dwelling shall be for residential purposes.

km Items shall not be displayed on the outside of the dwelling or on the premises of the home occupation.

km There shall be no change in the outside appearance of the dwelling or the premises.

km Only products of the home occupation shall be sold from the premises.

km Only two occupations shall be permitted at a time.

km All activities shall be conducted indoors. There shall be no direct sale of products off display shelves or racks. Retail sales shall only be conducted if product orders are placed earlier by telephone or fax or electronically.

km Sales to customers shall be arranged by appointment and scheduled so that not more than one customer vehicle is at the dwelling at any one time except for instructional services.

km For instructional service home occupations no more than five students shall be at the dwelling at any one time.

km Only one unlighted sign have a maximum area of one and one-half square feet and identifying the occupant(s) and the home occupation(s) shall be permitted.

km There shall be no external evidence of the conduct of a home occupation on the premises such as commercial vehicles or outside storage of products, materials or supplies.

km Company owned vehicles which are three-quarter-ton truck or smaller which are also used for personal transportation purposes shall be exempt from the above condition. No more than one such commercial vehicle shall be parked overnight on the premises of a home occupation.

km No equipment or process shall be used in a home occupation which creates noise, odor, dust, fumes, vibration, glare, electrical interference or other nuisance detectable on adjacent properties.

km There shall be no toxic, explosive, highly flammable, combustible, corrosive, radioactive or other restricted materials used or stored on the premises of a home occupation beyond the amount kept at a normal residential dwelling or on hand to operate or maintain equipment permitted by the Uniform Fire Code as adopted by the town of Mesilla.

km All customer parking shall be off-street parking including parking for those home occupations involving teaching where the maximum number of clients shall be five at any one time.

I hereby state under oath that by initialing each requirement above and signing this checklist below I acknowledge that my proposed home occupation is in compliance with

the rules and regulations for home occupations in the town of Mesilla and further I state under oath that my responses are true and valid:

Karen Mundy
Applicant's name printed

Karen Mundy 5/28/20
Applicant's signature Date

[Signature] 5/28/2020
Witness Date

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW –7/20/2020]

Item:

Permit 0851 –1360 Snow Road, submitted by Mark Mundy for “Mundy Land Company”; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Rural Farm (RF)

Description of Business:

The purpose of the application is to allow the applicant to use part of the dwelling at this address as a home office for a real estate brokerage. The applicant will use the office for the clerical portion of his business, all preservation and restoration work will be done at the client’s location. Clients will not come to the residence. The proposed use will not result in any changes to the occupancy of the structure, or change the character of the area.

Consistency with the Code:

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

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

Chapter 18.52 - HOME OCCUPATIONS

18.52.030 General conditions.

Home occupations are permitted uses in the RF, RA, R-1, H-R and H-C zones provided the conditions of Section 18.52.030 are met,

18.52.040 Permitted and prohibited home occupations.

A. Permitted Uses.

1. Professional Office Businesses. Professional office businesses may include an office for accounting, bookkeeping, tax preparation, office management, appraisal, architectural, real estate and other similar businesses.

The requested license will not result in any changes to the external physical elements or style of the structure. There will be some cosmetic changes to the interior of the structure. Off-street parking for the use will not be required since clients will not come to the dwelling.

Findings of Fact:

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

PZHAC OPTIONS:

Approve the application.

Approve the application with conditions.

Reject the application.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value: | Search

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: [R0401174](#)
Parcel Number: 4004137412224
Owner: MUNDY MARK & KAREN
Mail Address: 1360 SNOW RD
Subdivision: MAC KENZIE TRACTS
REPLAT NO 1 (BK 10 PG 540 -
0024043)
Property Address: 1360 SNOW RD
Acres: 5.92





Date: 5/28/2020

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

Permit No.: 0851

Business Registration Application

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

New Renewal

PLEASE PRINT

BUSINESS INFORMATION

Business Address: 1360 Snow Rd. Mailing Address: Same
Las Cruces, NM
88005

Total Area of Business: 3000 No. of Employees: 1 No. of Parking Spaces: 12 Zoning: RF

e-Mail Address: Mundy @ zianet.com Business Phone #: 575.649.1710

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

Business Owner Is: Sole Proprietorship Partnership Corporation Other

Current New Mexico Revenue Division ID #: 02-382167-00-1

(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

BUSINESS OWNER/APPLICANT INFORMATION

Business Owner's/Applicant's Name (s): Mark Mundy DBA Mundy Land Company

Home Address: 1360 Snow Road
Las Cruces, NM
88005

Mailing Address: Same

Business Owner's/ Applicant's Phone #: 575.649.1710

(Please complete other side)

PROPERTY INFORMATION

Is property: owned leased

Property Owner: Mark and Karen Mundy

Property Owner Address: 1360 Snow Road
Las Cruces, NM
88005

Property Owner Phone #: (575)649.1710

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)649-1710

	Name	Address	Telephone #
1.	<u>Mark Mundy</u>	<u>1360 Snow Rd.</u>	<u>575.649.1710</u>
2.	<u>Karen Mundy</u>	<u>"</u>	<u>575.644.4117</u>
3.			

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.

Signature of Applicant/Title [Signature]

Date 5/28/2020

Signature of Building Owner [Signature]

Date 5/28/2020

Receipt Number: _____
Permit Number: 0851
Approval Date: 7/16/20
Sign Permit Case #: N/A

Office Use
Date of Payment: 7/16/20
Zone: RF
Bus. Type: HO
Renewal Date: 3/15/21

Fire Department Inspection Verification

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

Appendix A

Checklist for Compliance with MTC 18.52.030, Home Occupation General Conditions
As a part of your application, first time and renewal, for a home occupation we ask that you acknowledge compliance with the following rules and regulations for home occupations in the town of Mesilla by initialing each requirement and signing the checklist below.

MM Only immediate family members occupying the dwelling shall be engaged in the home occupation.

MM The primary use of the dwelling shall be for residential purposes.

MM Items shall not be displayed on the outside of the dwelling or on the premises of the home occupation.

MM There shall be no change in the outside appearance of the dwelling or the premises.

MM Only products of the home occupation shall be sold from the premises.

MM Only two occupations shall be permitted at a time.

MM All activities shall be conducted indoors. There shall be no direct sale of products off display shelves or racks. Retail sales shall only be conducted if product orders are placed earlier by telephone or fax or electronically.

MM Sales to customers shall be arranged by appointment and scheduled so that not more than one customer vehicle is at the dwelling at any one time except for instructional services.

MM For instructional service home occupations no more than five students shall be at the dwelling at any one time.

MM Only one unlighted sign have a maximum area of one and one-half square feet and identifying the occupant(s) and the home occupation(s) shall be permitted.

MM There shall be no external evidence of the conduct of a home occupation on the premises such as commercial vehicles or outside storage of products, materials or supplies.

MM Company owned vehicles which are three-quarter-ton truck or smaller which are also used for personal transportation purposes shall be exempt from the above condition. No more than one such commercial vehicle shall be parked overnight on the premises of a home occupation.

MM No equipment or process shall be used in a home occupation which creates noise, odor, dust, fumes, vibration, glare, electrical interference or other nuisance detectable on adjacent properties.

MM There shall be no toxic, explosive, highly flammable, combustible, corrosive, radioactive or other restricted materials used or stored on the premises of a home occupation beyond the amount kept at a normal residential dwelling or on hand to operate or maintain equipment permitted by the Uniform Fire Code as adopted by the town of Mesilla.

MM All customer parking shall be off-street parking including parking for those home occupations involving teaching where the maximum number of clients shall be five at any one time.

I hereby state under oath that by initialing each requirement above and signing this checklist below I acknowledge that my proposed home occupation is in compliance with

the rules and regulations for home occupations in the town of Mesilla and further I state under oath that my responses are true and valid:

Mark Mundy
Applicant's name printed

5/28/2020

Applicant's signature Date

Karen Mundy
Witness

5/28/2020
Date

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW –7/20/2020]

Item:

Permit 0850 – 2167 Calle del Oeste, submitted by Pat and Wendy Taylor for “Pat Taylor, Inc.”, a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Historic Residential (HR)

Description of Business:

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

Consistency with the Code:

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

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

Chapter 18.52 - HOME OCCUPATIONS

18.52.030 General conditions.

Home occupations are permitted uses in the RF, RA, R-1, H-R and H-C zones provided the conditions of Section 18.52.030 are met,

18.52.040 Permitted and prohibited home occupations.

A. Permitted Uses.

1. Professional Office Businesses. Professional office businesses may include an office for accounting, bookkeeping, tax preparation, office management, appraisal, architectural, real estate and other similar businesses.

The requested license will not result in any changes to the external physical elements or style of the structure. There will be some cosmetic changes to the interior of the structure. Off-street parking for the use will not be required since clients will not come to the dwelling.

Findings of Fact:

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

PZHAC OPTIONS:

Approve the application.

Approve the application with conditions.

Reject the application.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Numbe Enter Value: Se

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: [R0400173](#)
Parcel Number: 4006137029520
Owner: TAYLOR ALBERT PATRICK
Mail Address: PO BOX 673
Subdivision:
Property Address: 2167 CALLE DEL OESTE
Acres: 0





Date: 6/03/2020

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

Permit No.: 0952

Business Registration Application

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

New Renewal

PLEASE PRINT

"PAT TAYLOR, INC."

BUSINESS INFORMATION

Business Address: 2167 Calle Oeste Mailing Address: PO BOX 673
Mesilla, NM 88046

Total Area of Business: 760 No. of Employees: 2 No. of Parking Spaces: 6 Zoning: HR
e-Mail Address: apataylor@concast.net Business Phone #: 575 526 7995

Type of business (Please describe product(s) and/or service(s):
HISTORIC PRESERVATION & CONSERVATION CONSULTING SERVICES

Business Owner Is: Sole Proprietorship Partnership Corporation Other

Current New Mexico Revenue Division ID #: 02 131095 005
(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

BUSINESS OWNER/APPLICANT INFORMATION

Business Owner's/Applicant's Name (s): PAT & Wendy Taylor

Home Address: 2171 Calle de los Huertos Mailing Address: PO BOX 673 Mesilla, NM 88046

Business Owner's/ Applicant's Phone #: 575 526 7995

(Please complete other side)

PROPERTY INFORMATION

Is property: owned leased

Property Owner: PAT & Wendy Taylor

Property Owner Address: 2167 Calle Oeste
Mesilla, NM 88046
PO BOX 673 Mesilla, NM 88046

Property Owner Phone #: 575 526 7995

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

24 HOUR EMERGENCY PHONE #: 575 526 7995

Name	Address	Telephone #
1. <u>PAT TAYLOR</u>	<u>2171 CALLE de LOS HUERTOS</u>	<u>575 526 7995</u>
2. <u>Wendy TAYLOR</u>	<u>IL</u>	<u>575 635 3986</u>
3. _____	_____	_____

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.

[Signature]
Signature of Applicant/Title

6/3/2020
Date

[Signature]
Signature of Building Owner

6/3/2020
Date

Receipt Number: _____
Permit Number: 0852
Approval Date: 7/16/20
Sign Permit Case #: N/A

Office Use
Date of Payment: 7/16/20
Zone: HR
Bus. Type: HO
Renewal Date: 3/15/21

Fire Department Inspection Verification

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