



**PZHAC WORKSHOP & MEETING  
AGENDA  
OCTOBER 19, 2020**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON MONDAY, OCTOBER 19, 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.**

**Item 1:** Submitted by Jessie L. Herrera; a request to discuss plans to construct an addition to a dwelling at 2929 Calle de Guadalupe. (Permit 061132). Zoned: Residential Agricultural (RA)

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, OCTOBER 19, 2020 AT 3:00 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.**

**I. PLEDGE OF ALLEGIANCE**

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

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

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

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

**A. \*PZHAC MINUTES – PZHAC Workshop and Meeting of October 5, 2020.**

**B. \*ADMINISTRATIVE APPROVALS**

**Zoning Permit:**

- 1. Case 061130** – 2833 Erminda Street, submitted by Marsha B. Toomey; a request for a zoning permit to repair and repaint the stucco on a dwelling at this address. Zoned: Historic Residential (HR)
- 2. Case 061131** – Along the northwest end of Calle del Oeste, submitted by Rod McGillivray for the Town of Mesilla; a request for a zoning permit to allow the Town to install a cattle fence between a Town easement and a property along this part of Calle del Oeste. Zoned: Historic Residential (HR)

**V. PZHAC NEW BUSINESS:**

**A. PUBLIC INPUT ON CASES**

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

**B. DECISIONS:**

**Zoning Permits:**

- 1. Case 061120** – 2230 Avenida de Mesilla, submitted by Jesus Lucero; a request to modify a zoning permit to allow a gate to be installed in a section of previously approved fencing on a commercial property at this address. Historical Commercial (HC)

2. **Case 061132** – 2929 Calle de Guadalupe, submitted by Jessie L. Herrera; a request for a zoning permit to allow an addition to a dwelling at this address. Zoned: Residential Agricultural (RA)
3. **Case 061133** – 1433 Snow Road, submitted by Les Mathers; a request for a zoning permit to install a photo-voltaic array on a ground mounted stand for a dwelling at his address. Zoned: Rural Farm (RF)
4. **Case 061134** – 3116 Highway 28, submitted by Norm Fristoe for Lama Properties, LLC; a request for a zoning permit to allow the completion of a wall around a dwelling at this address. Zoned: Residential Agricultural (RA)

**Business Permit:**

4. **Permit 0857** – 2309 Calle de Guadalupe, submitted by Gabriela Gaxiola-Reichel for “Le Boutique, LLC”; a request for a business license to allow the applicant to operate a commercial retail operation at this location selling women’s clothing, purses, shoes, unique gifts and other small retail products. Zoned: Historic Commercial (HC)

**Sign Permits:**

5. **Case 061112** – 2230 Avenida de Mesilla, submitted by Roman Prieto for “Prieto Imports”; a request to modify an existing sign permit to install two wall signs instead of a hanging sign on a business at this address. Zoned: Historical Commercial (HC)
6. **Case 061135** – 2230 Avenida de Mesilla, submitted by Joshua Prieto for “Merch de Mesilla”; a request for a sign permit to install two wall signs on a business at this address. Zoned: Historical Commercial (HC)
7. **Case 061136** – 2309 Calle de Guadalupe, submitted by Gabriela Gaxiola-Reichel for “Le Boutique, LLC”; a request for a sign permit to allow a wall sign on a business at this address. Zoned: Historic Commercial (HC)

**VI. PZHAC/STAFF COMMENTS**

**VII. ADJOURNMENT**

**NOTICE**

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

reposted 10/16/2020  
Posted on 10/15/20 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; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.



**PZHAC NEW BUSINESS**

**OCTOBER 19, 2020**

**WORK SESSION**

**PZHAC WORK SESSION  
OCTOBER 19, 2020  
ITEM 1**

Submitted by Jessie L. Herrera; a request to discuss plans to construct an addition to a dwelling at 2929 Calle de Guadalupe. (Permit 061020). Zoned: Residential Agricultural (RA)

The subject property is on the east side of Calle de Guadalupe at the north edge of the RA zone. The neighboring property to the north is zoned HR. at the northwest corner of the Town in the RF zone. The existing dwelling currently sits on a 4356 square foot parcel that also contains a large storage building at the rear of the property. According to the applicant, this storage building will be just over ten feet from the proposed addition.

**(The RA zoning of the property requires a lot size of three acres for lots in the RA zone. Since the property is only 4356 square feet in size, the property is a legal non-conforming lot, and the existing dwelling is a legal non-conforming use of the property which may not be expanded, according to a recent PZHAC policy determined by a legal opinion dated August 14, 2020 - see attached.)**

The addition will be about 1600 square feet in size on two levels and will almost triple the approximately 960 square foot size of the existing dwelling. The addition will contain a kitchen; two bedrooms and a laundry room on the first floor, and a master bedroom with a bathroom and a walk-in closet; and a porch. The existing kitchen will be turned into a dining room. The total number of bedrooms in the dwelling will be increased from two to five. The addition will not change the use of the dwelling as a single-family dwelling. There will be adequate off-street parking for the modified dwelling.

The existing dwelling has a pitched asphalt roof with a total height of about twelve feet. The addition will also have a pitched asphalt roof with a height of about twenty-two feet. The twenty-two foot height is similar to the height of other structures along this stretch of Calle de Guadalupe in the RA zone. (The maximum height allowed in the RA zone is thirty feet.) Since the property is not in a Historic zone, the Historic Preservation section of the Code (18.33), and therefore development zones, do not apply to this property. The existing structure has a brick veneer finish (see attached photos). The addition will have a stucco finish. The brick veneer will eventually be stuccoed to match the addition, according to the applicant.

The rear setback for the property is thirty feet. According to the applicant, the addition will just about fit this setback. (One corner of the addition appears to be 6 inches shy of meeting the required setback according to the site plan provided by the applicant.) The addition will meet all other required setbacks.

The applicant or his representative will be present by “Zoom” at the work session to provide further details about the proposed construction, and to answer any questions that may arise.

# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | 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: **R0400674**  
 Parcel Number: 4006138354078  
 Owner: HERRERA JESSIE L  
 Mail Address: PO BOX 198  
 Subdivision:  
 Property Address: 2929 CALLE DE  
 GUADALUPE  
 Acres: 0





**PHOTO OF THE DWELLING FROM CALLE DE GUADALUPE**



**PHOTO OF THE DWELLING FROM CALLE DE GUADALUPE SHOWING SHED**





Cervantes Law Firm, P.C.  
Attorney at Law  
901 E. University Ave., Suite 965 L  
Las Cruces, New Mexico 88001

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Joseph Cervantes  
Phone (575) 526-5600  
Fax (575) 523-9317  
Joseph@cervanteslawnm.com

August 14, 2020

Via Email: Mayor@mesillanm.gov

Mayor Nora Barraza  
Town of Mesilla  
P.O. Box 10  
Mesilla, NM 88048

Re: 2067 Stithes Road by Jon Strain  
Zoning Permit 061088

Dear Mayor Barraza:

I have been asked by you for a legal analysis and for my conclusions related to a building permit application for property at 2067 Stithes Road in the Town of Mesilla. I am informed the property owners have requested approval from the Town of Mesilla to construct a garage/workshop on a 1.65 acre tract. I am also advised that the subject property is zoned Residential/Agriculture (RA) under Chapter 18.25.

The issue presented to me is whether the requested permit can be granted consistent with the Zoning Ordinance and Town Code for the subject property. Although the permitted uses for RA zoning are consistent with the proposed addition, the fact that the tract is 1.65 acres is determinative. The RA zoning requires a minimum lot area of 3 acres for each "dwelling unit" except for a cluster development. MTC 18.25.050(A).

Although a residence on the property exists notwithstanding adoption of the RA zoning and requirement for 3 acres minimum per dwelling unit, this existing residence would constitute a "nonconforming" use. A "non-conforming use" is a use that lawfully existed prior to the enactment of a zoning ordinance prohibiting such a use. *City of Rio Rancho v. Logan*, 2009 - NMSC- 022, 146 N.M. 281, 209 P.3d 773. The general rule is that non-conforming uses, existing on the effective date of a zoning ordinance, may be continued. *Texas Nat. Theatres, Inc. v. City of Albuquerque*, 1982-NMSC-004, 97 N.M. 282, 639 P.2d 569.

Mayor Nora Barraza  
August 14, 2020  
Page 2


MTC Section 18.05.160 expressly allows “the existing use of all buildings, improvements and premises not in conformity with standards or requirements of the zoning district in which they are located, as stated in this title, and which uses are legal, or for which permits or variances were granted under previous ordinances, may continue as nonconforming uses or variances as defined within this title, subject to the provisions regulating such uses.” Furthermore, the term “nonconforming use” is defined by the MTC to mean “a use of a building or land existing at the time of adoption of the ordinance codified in this title which does not conform to the land use regulations for the district in which it is located.” MTC 18.10.020. A non-conforming use must be the same both before and after zoning law becomes effective in order to be lawful. *City of Las Cruces v. Huerta*, 1984-NMCA-120,102 N.M. 182, 692 P.2d 1331.

Although under the MTC a nonconforming use may continue, however, a nonconforming use of land or of a building “shall not be expanded since it is the purpose of this title to eliminate nonconforming uses at the earliest possible time.” MTC 18.060.050. A non-conforming use may be impaired by the government whenever reasonably necessary to the protection of the health, safety, morals, and general well being of the people. *KBO-TV, L.L.C. v. City of Albuquerque*, 2005-NMCA-049, 137 N.M. 388, 111 P.3d 708. Therefore, despite the fact that the total property area of 1.65 acres does not meet the current requirement of 3 acres per dwelling unit in RA zoning, and although the existing nonconforming use of the current residence is permitted, this non-conforming use designation expressly precludes any expansion of that non-conforming use.

In summary, issuing a building permit for the proposed addition would in my opinion be disallowed because the existing residence is a non-conforming use for property designated by RA zoning given the requirement for a minimum lot area of 3 acres per “dwelling unit”. To the extent that the property and existing building meet the definition of a non-conforming use, the MTC is specific and mandatory that a nonconforming use of land or of a building “shall not be expanded.”

I appreciate the opportunity to have been asked for legal analysis of these issues. If you have unanswered questions please give me a call at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'JC', with a long horizontal flourish extending to the right.

Joseph Cervantes

KJC/bam

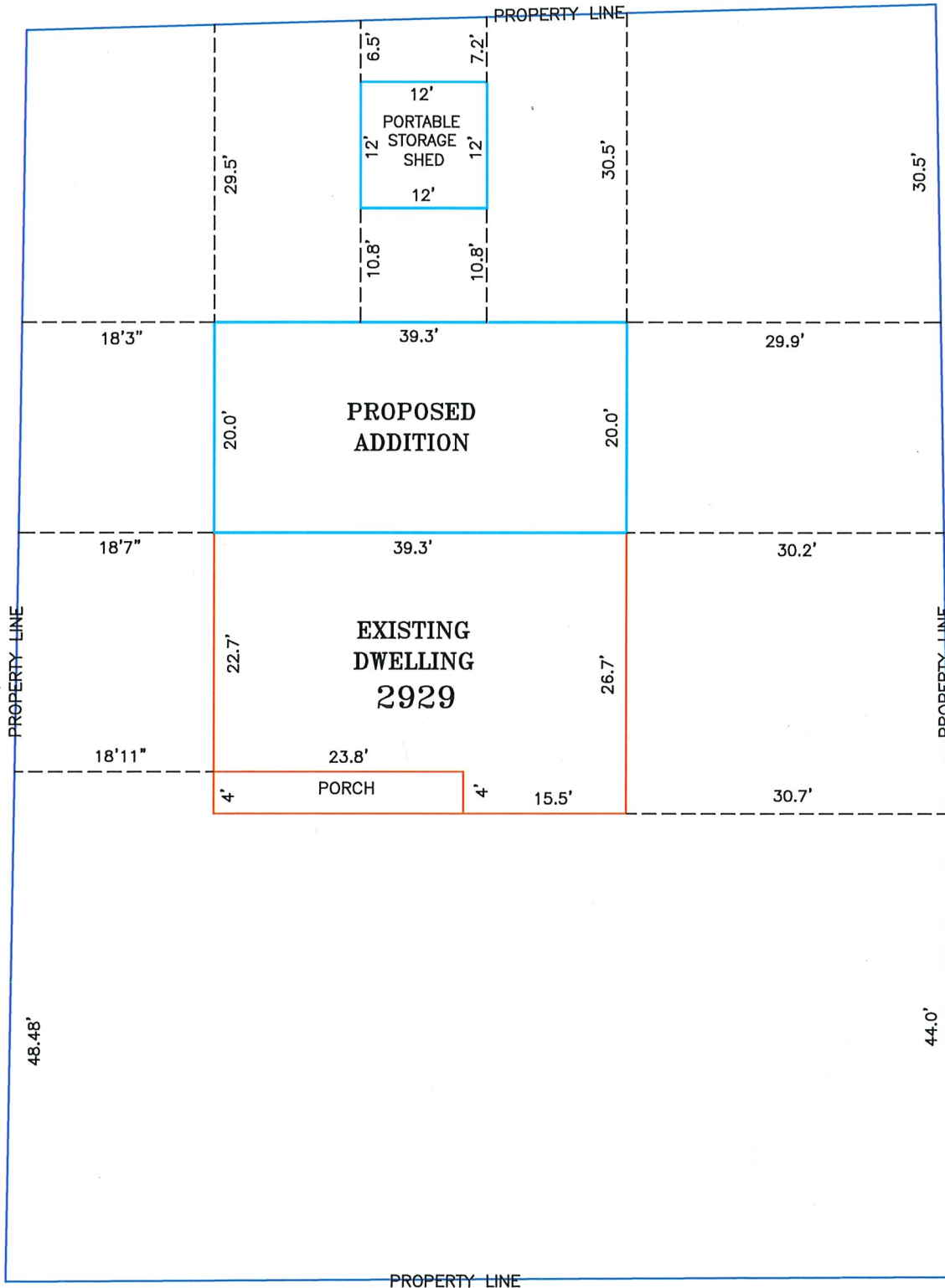
cc: Cynthia Stoechner-Hernandez

# SITE PLAN

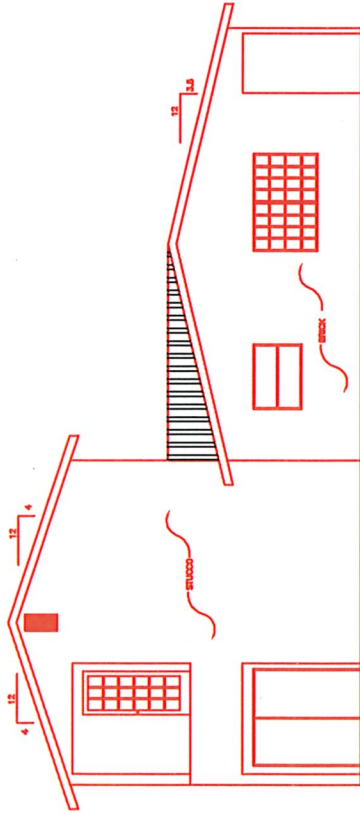
OF A PARCEL OF LAND  
BEING U.S.R.S. TRACT 11B-62C  
LOCATED IN SECTION 36, T.23S., R.1E.,  
N.M.P.M. OF THE U.S.R.S. SURVEYS  
TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO



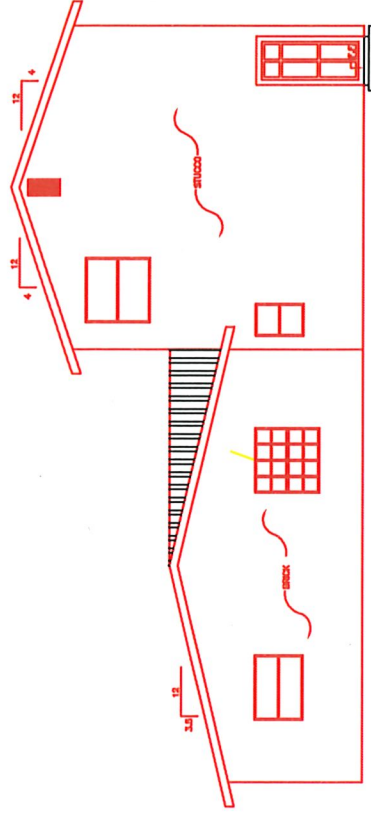
N.T.S.



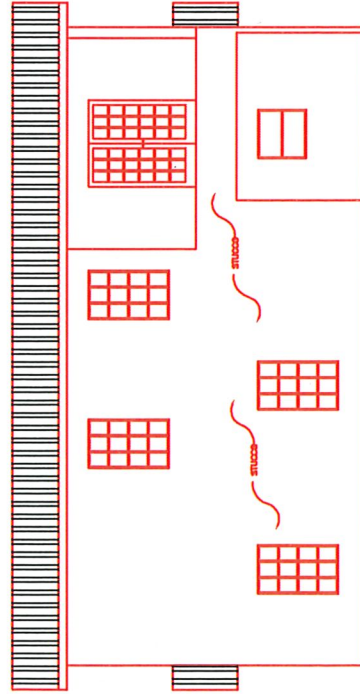
2929 CALLE DE GUADALUPE



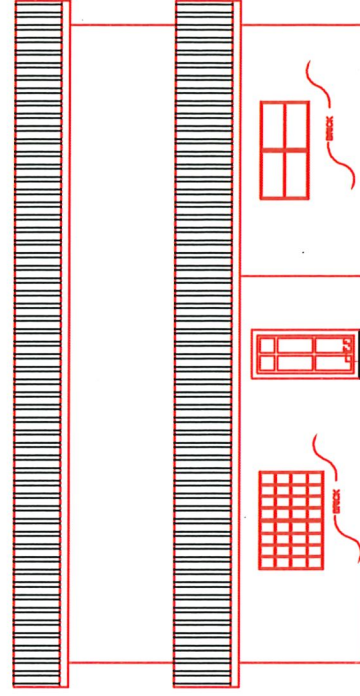
LEFT ELEVATION  
N.T.S.



RIGHT ELEVATION  
N.T.S.



REAR ELEVATION  
N.T.S.

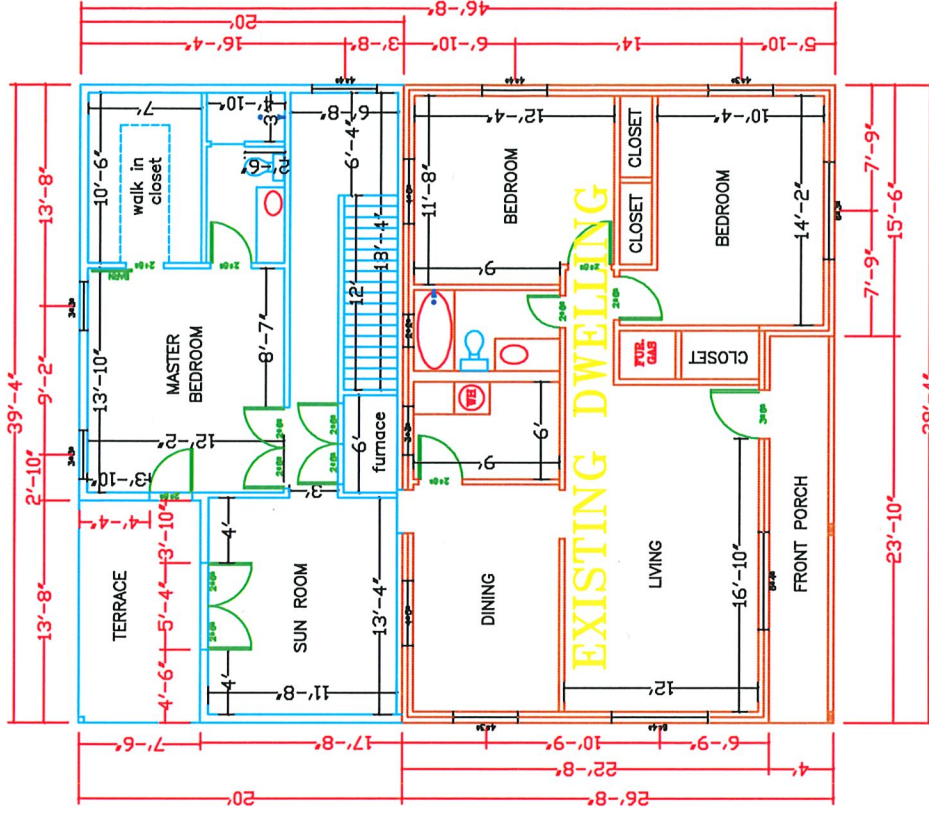
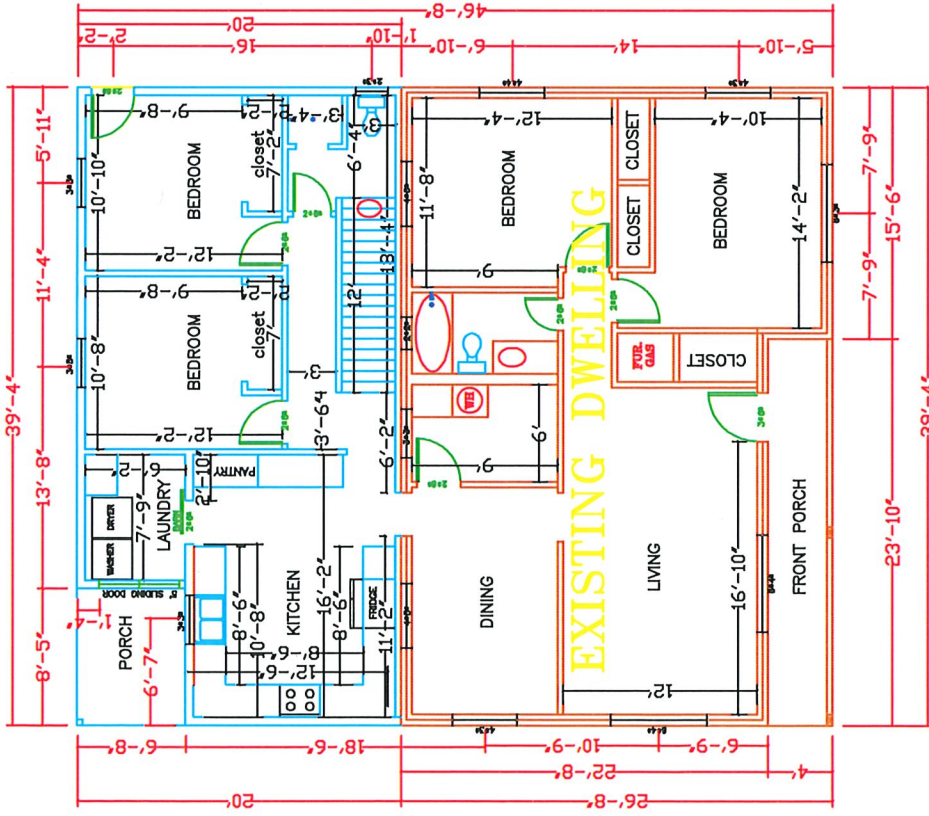


FRONT ELEVATION  
N.T.S.

NOTES:

1. TRUSSED TO BE DESIGNED BY OTHERS.
2. CONTRACTOR TO ADHERE TO ALL NATIONAL, STATE, AND LOCAL CODES IN EFFECT AT TIME OF CONSTRUCTION.





### 1st FLOOR PLAN - ADDITION

### 2nd FLOOR PLAN - ADDITION

**NOTES:**

1. ALL EXTERIOR WALLS SHALL BE 2"x6" FRAME. INTERIOR WALLS SHALL BE 2"x4" UNLESS OTHERWISE NOTED, AND ALL WALLS SHALL BE 8' TALL.

TOTAL HEATED LIVING AREA 1840 SQ.

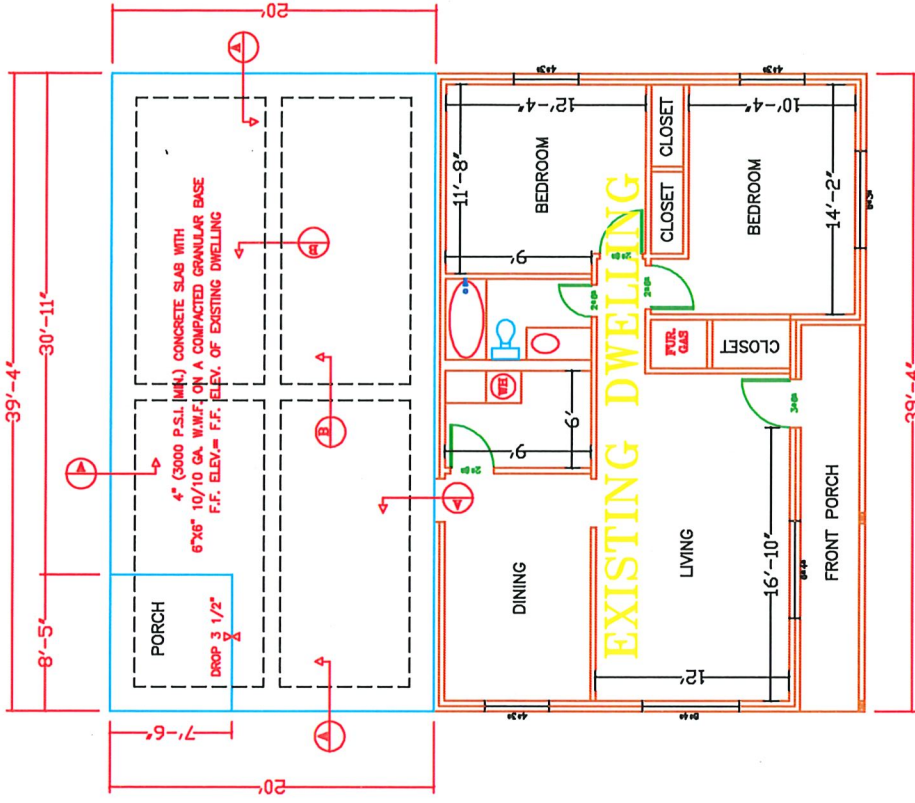
# FLOOR PLAN

2929 CALLE DE GUADALUP

SCALE 3/16"=1'

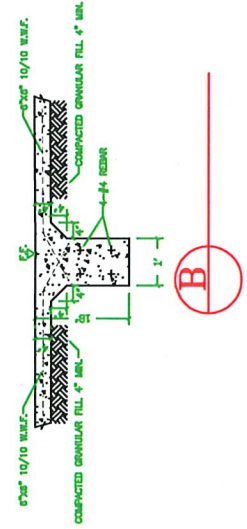
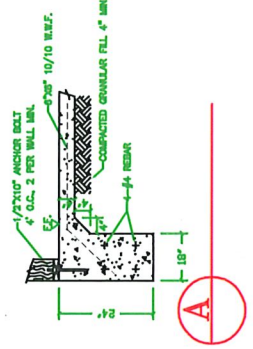
DATE: SEPT. 30, 2020

SHEET 1



# FOUNDATION PLAN

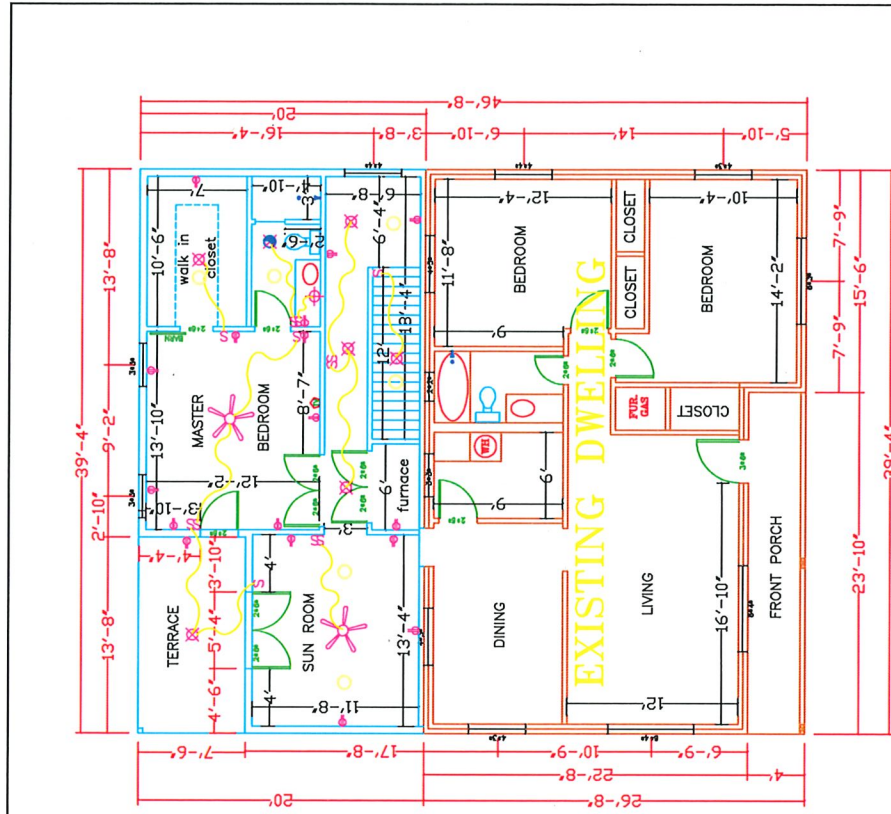
SCALE 3/16" = 1'



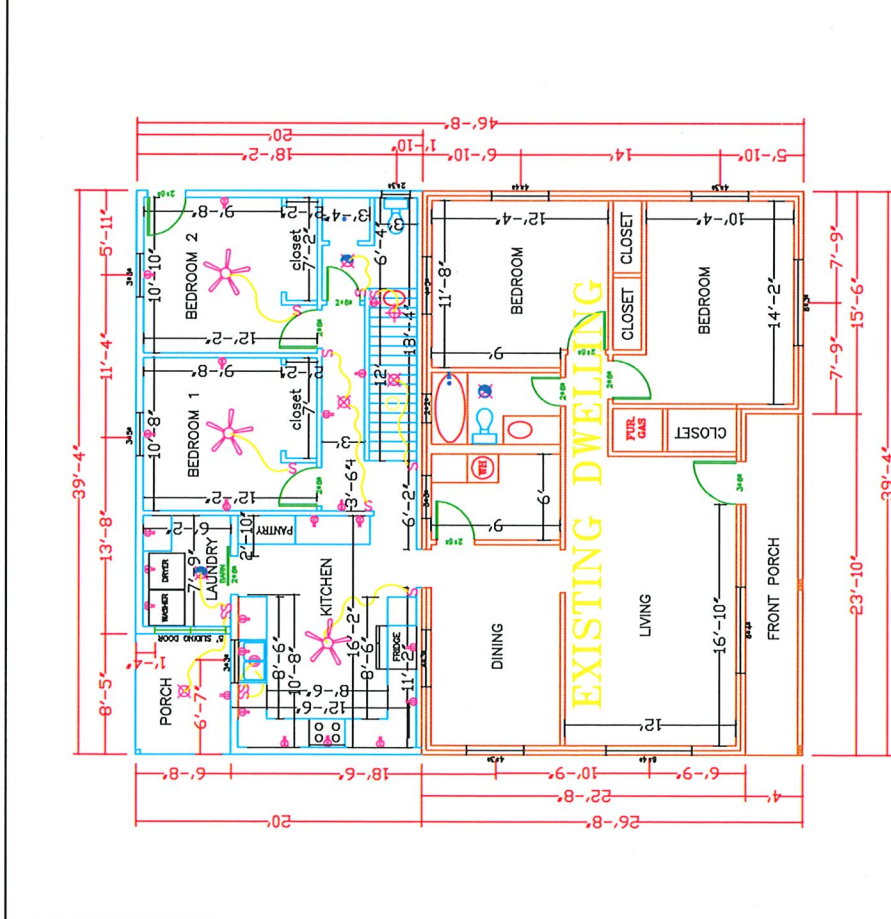
# FOOTING DETAILS

SCALE 3/4" = 1'

1. TRUSSED TO BE DESIGNED BY OTHERS.
2. CONTRACTOR TO ADHERE TO ALL NATIONAL, STATE, AND LOCAL CODES IN EFFECT AT TIME OF CONSTRUCTION.



1st FLOOR - ADDITION



2nd FLOOR - ADDITION

LEGEND:

- - SMOKE DETECTOR
- - EYEBALL LIGHT
- ⊗ - CEILING LIGHT
- ⊕ - WALL LIGHT
- ⤴ - MOTION DETECTOR SPOTLIGHT
- - OUTLET
- ⊖ - 220 OUTLET
- ⊖ - EXHAUST FAN/LIGHT COMBO
- - TUBULAR SKYLIGHT

ELECTRICAL

SCALE 3/16" = 1'

2929 CALLE DE GUADALUPE

DATE: SEPT. 30, 2020 SHEET 4



TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061132

Fee \$ 235.50

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. 061132 ZONE: RA CODE: AD APPLICATION DATE: 10/15/20

Jessie L. Herrera (575) 621-7715  
Name of Property Owner Property Owner's Telephone Number

P.O. Box 198 Mesilla, N.M. 88046  
Property Owner's Mailing Address City State Zip Code

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

John Rivera 1032 Tamarack Dr. Las Cruces, N.M. 88005  
Contractor's Name & Address (If none, indicate Self)

Architect (575) 644-5426  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2929 Calle De Guadalupe

Description of Proposed Work: 1800 Sq. Ft. addition to home, consisting of a kitchen, Master bedroom and full Bathroom, office, laundry room and Porch.

\$ 90,000 Jessie Herrera 2-11-2020  
Estimated Cost Signature of Applicant Date

\$ 150,000 Jessie Herrera  
Signature of property owner:

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

FOR OFFICIAL USE ONLY

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

PZHAC APPROVAL REQUIRED:  YES \_\_\_ NO BOT APPROVAL REQUIRED: \_\_\_ YES  NO

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

CONDITIONS: PZHAC REVIEW AND APPROVAL REQUIRED  
CID PERMIT REQUIRED  
Z

PERMISSION ISSUED/DENIED BY: \_\_\_\_\_ ISSUE DATE: 10/15/20

- 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**  
**WORK SESSION & REGULAR MEETING**  
**MINUTES**  
**OCTOBER 5, 2020**

**(PART OF CONSENT AGENDA)**



# Town of Mesilla, New Mexico

## PZHAC WORKSHOP & MEETING AGENDA OCTOBER 5, 2020

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

- A. Submitted by Indalencio Prieto and Ladene Vance; a request to adjust the lot lines of three properties to eliminate one lot line and combine a portion of an existing lot at 2200 West Union Avenue containing pecan trees with a neighboring lot containing pecan trees (Case 061123). Zoned: Rural/Agricultural (RF)  
*The applicants, including Debra and Ladene Vance; and Commissioner Prieto as a representative for Indalencio Prieto, were present by zoom to discuss the request and answer any questions that might arise. Staff provided a brief review of this request, including the fact that this case was heard during the September 21, 2020 PZHAC Work Session and was postponed during the Regular Meeting in order to allow the applicants to address the issue of access to the northernmost property. According to a new survey provided by the applicant, access will be provided by extending an existing 20 foot wide easement along the west side of the Prieto's property an additional 30 feet to the landlocked parcel. According to Commissioner Prieto, this parcel is being purchased as an agricultural parcel and will not be a buildable lot. Staff stated that any development other than agricultural will require certain conditions be met before any zoning or building permits can be issued. There were no other issues.*
- B. Submitted by Jesus Candelaria for Empyrean Energy Solution; a request to discuss an appeal of a staff decision to deny a new power pole at 2363 Calle de Santiago as part of a photo-voltaic panel installation on the dwelling at this address. Zoned: Historic Residential (HR)  
*Jesus Candelaria was present by zoom to discuss the request and answer any questions that might arise. Staff provided a brief review of this request, including the fact that this appeal stems from a zoning case to allow photo-voltaic cells to be installed on the dwelling at this address that was approved by the PZHAC and the BOT in November of 2018 (Case 060809). Mr. Candelaria explained that the pole was needed in order to provide upgraded electrical service to the dwelling from an electric pole on the other side of Calle de Santiago, and that running the line under-ground as required by the Zoning Code would be expensive. It was also explained that this was not a replacement pole for a pre-existing pole, but a new pole. The original overhead service was located at the other side of the dwelling and did not use a service pole on the property. There were no other issues.*

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, OCTOBER 5, 2020 AT 3:00 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.**

### I. PLEDGE OF ALLEGIANCE

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

*All Commissioners were present. There was a quorum.*

*Others in attendance by "Zoom" or by phone were: Larry Shannon (Mesilla Staff), Tom Maese (CID), Debra and Ladene Vance, and Jesus Candelaria. The regular meeting was convened at 3:30 pm.*

### III. CHANGES/APPROVAL OF THE AGENDA

*There were no changes to the Agenda. A motion to approve the Agenda was made by Commissioner Prieto, 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 Consent Agenda. A motion to approve the Consent Agenda was made by Commissioner Prieto, seconded by Commission Chair Houston, and approved by a vote of 5 - 0.*

- A. **\*PZHAC MINUTES – PZHAC Workshop and Meeting of September 21, 2020.**  
*Approved as part of the Consent Agenda*

B. **\*ADMINISTRATIVE APPROVALS**

**Zoning Permit:**

1. **Case 061124** – 3211 Calle del Norte, submitted by Yellow Bird Services LLC for Jerome Gohrick; a request for a zoning permit to allow the installation of photo-voltaic panels on a dwelling at this address. Zoned: Rural Farm (RF)  
*Approved as part of the Consent Agenda*
2. **Case 061125** – 205 Capri Arc, submitted by Chet Savage; a request for a zoning permit to upgrade the electrical service for a dwelling at this address. Zoned: Residential, one-acre (R- 1)  
*Approved as part of the Consent Agenda*
3. **Case 061126** - 3385 Avenida de Mesilla, submitted by Arturo Jurado; a request for a zoning permit to allow the replacement of antenna arrays on a cell tower at this address. Zoned: General Commercial (C)  
*Approved as part of the Consent Agenda*

### V. PZHAC NEW BUSINESS:

A. **PUBLIC INPUT ON CASES**

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

*There was no public input.*

B. **DECISIONS:**

**Appeal of Staff Decision**

1. 2363 Calle de Santiago, submitted by Jesus Candelaria for Empyrean Energy Solutions, LLC; an appeal of a staff decision to refuse a request to allow an additional pole to be installed on this property as part of a photo-voltaic system that was installed on the dwelling. Zoned: Historical Residential (HR) (**This case was discussed during the work session**)

**Zoning Permits:**

2. **Case 061027** – 2765 Boldt Street, submitted by Donna K. Vargas; a request for a zoning permit to install a folding awning over a patio on the rear of a dwelling at this address. Zoned: Historic Residential (HR)

**Sign Permits:**

3. **Case 061128** – 2410 Calle de Principal, Suite C, submitted by Morgan R. Switzer; a request for a sign permit to install a hanging sign for a business (“Be Infused, LLC”) at this address. Zoned: Historic Commercial (HC)
4. **Case 061129** – 2410 Calle de Principal, Suite C, submitted by Morgan R. Switzer; a request for a sign permit to install a wall sign on a business (“Be Infused, LLC”) at this address. Zoned: Historic Commercial (HC)

**Summary Subdivisions**

5. **Case 061123** – Properties at and adjacent to 2200 West Union Avenue, submitted by Indalencio Prieto and Ladene Vance; a request for a summary subdivision to adjust the lot lines of three properties to eliminate

one lot and to combine part of a lot with a neighboring lot. Zoned: Rural/Agricultural (RA) **(This case was discussed during the work session.)**

## **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 10/1/20 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.



**PZHAC NEW BUSINESS**

**OCTOBER 19, 2020**

**ADMINISTRATIVE APPROVALS**

**(PART OF CONSENT AGENDA)**

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 061130  
[PZHAC CONSENT AGENDA – 10/19/20]**

**Item:**

**Case 061130** – 2833 Erminda Street, submitted by Marsha B. Toomey; a request for a zoning permit to repair and repaint the stucco on a dwelling at this address. Zoned: Historic Residential (HR)

**Description of Work Done:**

The applicant will repair and repaint the stucco on a dwelling at this address. The color will be the same as the current color of the dwelling, and there will be no change to the appearance of the dwelling. There will not be any structural or other changes to the dwelling or any other parts of the property.

**Consistency with the Code:**

Since the proposed repair and repainting of the stucco 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) –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the Community Development staff may approve and issue the permit.”]

**VIEW OF THE PROPERTY FROM ERMINDA STREET**





# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

Legend

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

Account Number: **R0401029**  
 Parcel Number: 4006137398490  
 Owner: TOOMEY MARSHA BETH  
 Mail Address: 2833 ERMINDA ST  
 SUBDIVISION: MESILLA FARMS  
 8822094  
 Property Address: 2833 ERMINDA ST  
 Acres: 0





TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061130

Fee \$ 90.00

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. 061130 ZONE: HR CODE: M1 APPLICATION DATE: 10/14/20

Name of Property Owner: Marsha B. Toomey Property Owner's Telephone Number: (309) 726-8622

Property Owner's Mailing Address: 2833 Ermina City: Mesilla State: New Mexico Zip Code: 88005

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

Contractor's Name & Address (If none, indicate Self): Ernesto Olivas  
Contractor's Telephone Number: 575-410-3369

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

Address of Proposed Work: 2833 Ermina, Mesilla

Description of Proposed Work: Stucco Repair and painting outside of house, same color (tumbleweed)

Estimated Cost: \$ 3500.00 Signature of Applicant: Marsha B. Toomey Date: 10/14/20

Signature of property owner: Marsha B. Toomey

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

FOR OFFICIAL USE ONLY

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

PZHAC APPROVAL REQUIRED: \_\_\_ YES  NO BOT APPROVAL REQUIRED: \_\_\_ YES  NO

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

CONDITIONS: NO CHANGES TO COLOR OR APPEARANCE OF DWELLING

PERMISSION ISSUED/DENIED BY: E. Shuman ISSUE DATE: 10/15/20

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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



**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 061131  
[PZHAC CONSENT AGENDA – 10/19/20]**

**Item:**

**Case 061131** – Along the northwest end of Calle del Oeste, submitted by Rod McGillivray for the Town of Mesilla; a request for a zoning permit to allow the Town to install a cattle fence between a Town easement and a property along this part of Calle del Oeste. Zoned: Historic Residential (HR)

**Description of Work Done:**

The Town is in the process of acquiring a 12 foot ROW easement between an agricultural property along the northwest edge of Calle del Oeste and the street. The ROW will be used for a multi-use trail. The Town will install a pipe rail agricultural fence (see attached diagram) between the property and the ROW. The fence is similar to other agricultural fences in the area and will be used to keep livestock from leaving the property. There will be no other changes to the property.

**Consistency with the Code:**

Since the proposed fence will not affect or change the appearance of the property, and since the fence is being installed by the Town along a Town easement, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**).**Administrative Approval Permit** –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the Community Development staff may approve and issue the permit.”]

**VIEW OF THE PROPERTY FROM CALLE DEL OESTE**





# Doña Ana County, NM

General Reference Maps

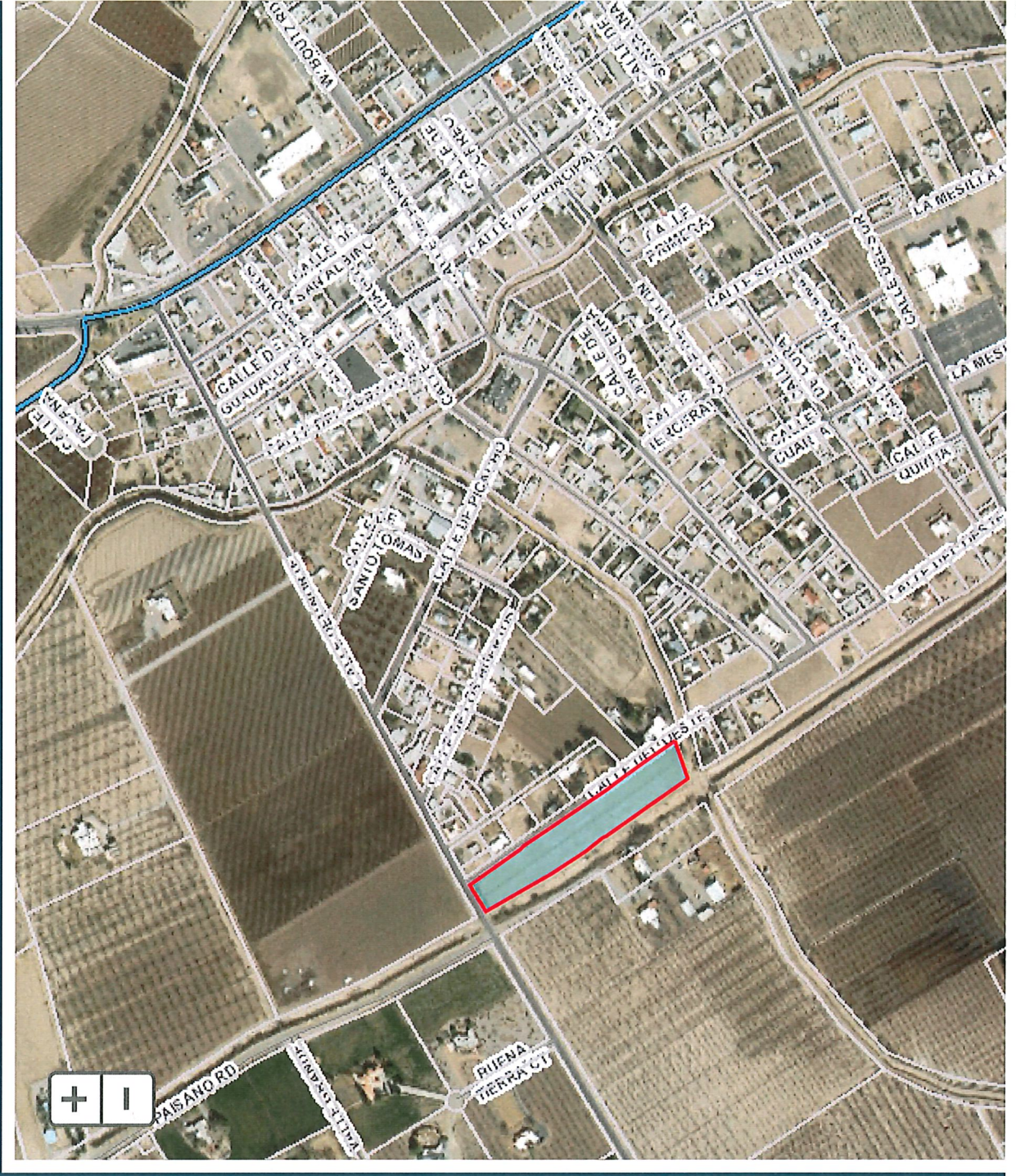
2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

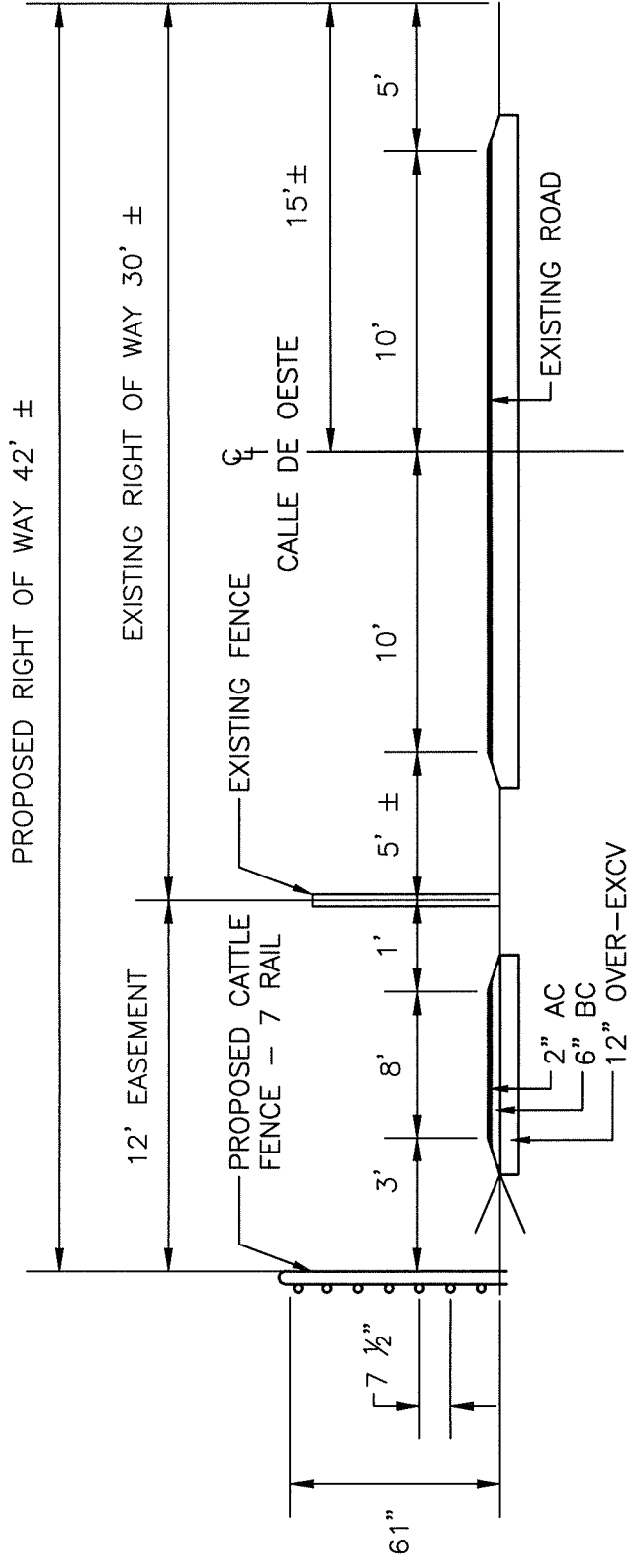
Maps | Legend

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

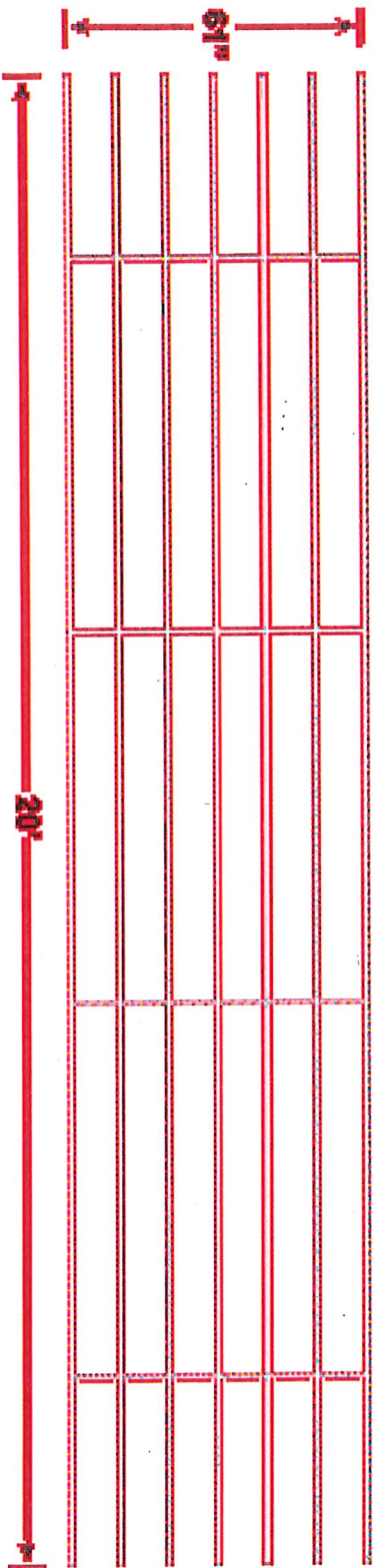
Account Number: **R0400160**  
 Parcel Number: 4006137007519  
 Owner: LOWRY DAVE NOLAND ET AL  
 Mail Address: 2551 CALLE DEL NORTE  
 Subdivision:  
 Property Address: CALLE DEL OESTE  
 Acres: 3.75





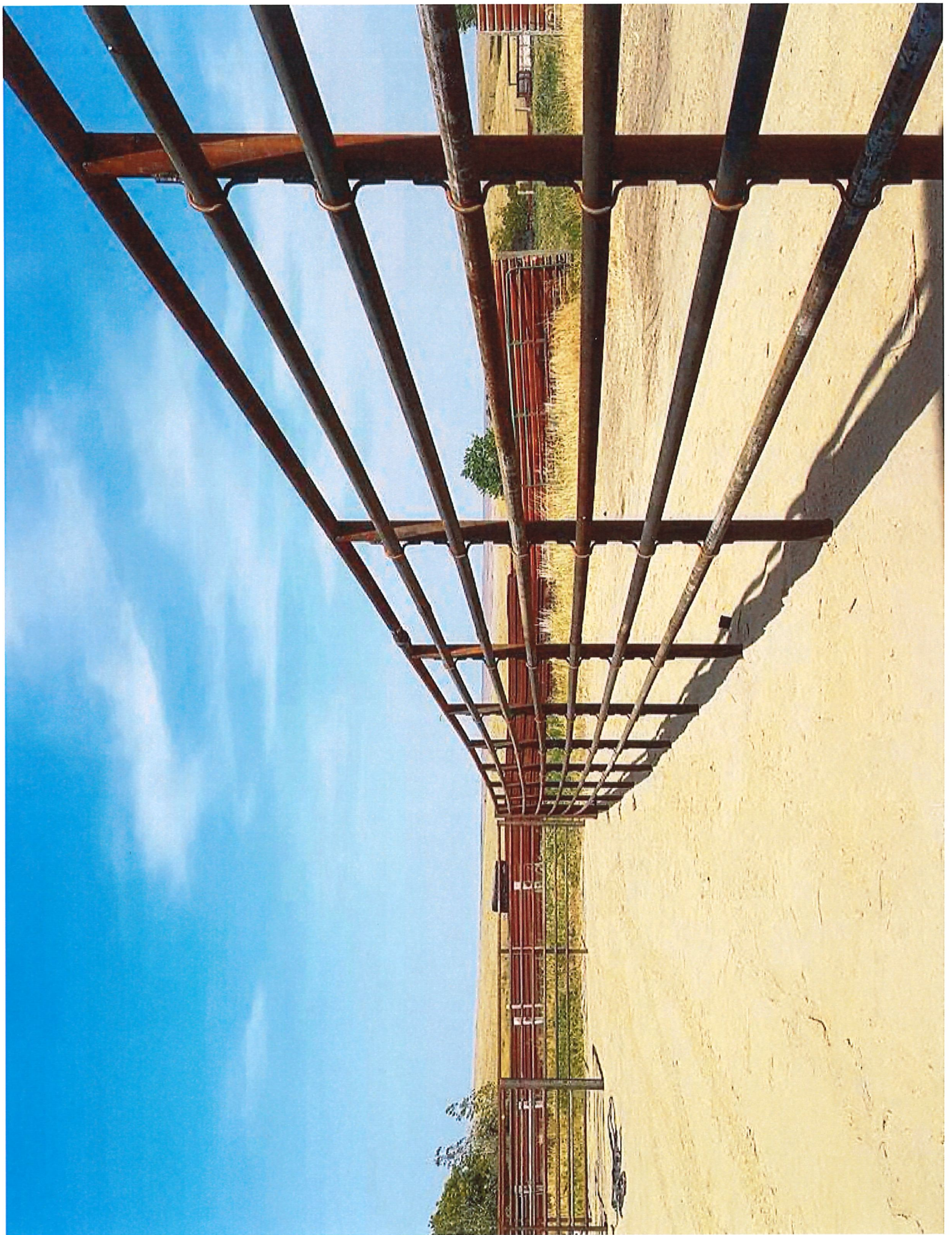






60" 7 rail 7 1/2"







TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:  
Case # 06431  
Fee \$ 0.00  
(EXEMPT)

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. 06431 ZONE: HR CODE: M1 APPLICATION DATE: 10/14/20

TOWN OF MESILLA EASEMENT 575-524-3262  
Name of Property Owner PUBLIC WORKS Property Owner's Telephone Number

Property Owner's Mailing Address City State Zip Code

Property Owner's E-mail Address

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

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

Address of Proposed Work: CALLE DEL OESTE

Description of Proposed Work: REPLACEMENT OF EXISTING FENCE  
W/ PROPOSED CATTLE FENCE.

\$ N/A [Signature] 10-14-20  
Estimated Cost Signature of Applicant Date

Signature of property owner: [Signature]

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

FOR OFFICIAL USE ONLY

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

PZHAC APPROVAL REQUIRED: \_\_\_ YES  NO BOT APPROVAL REQUIRED: \_\_\_ YES  NO

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

CONDITIONS: FENCE TO FIT IN WITH AG. USE OF ADJACENT PROPERTY  
[Signature]

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 10/15/20

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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



**PZHAC NEW BUSINESS**

**OCTOBER 19, 2020**

**PZHAC DECISIONS**

**ZONING PERMITS**

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

**Items:**

**Case 061120** – 2230 Avenida de Mesilla, submitted by Roman Prieto for Jesus Lucero; a request to modify a zoning permit to allow a gate to be installed in a section of previously approved fencing on a commercial property at this address. Historical Commercial (HC)

A fence was approved for this property by the PZHAC on September 21, 2020; with final approval with changes by the BOT on September 28, 2020. The applicant would like to modify the original request to allow a gate (see attached diagram) to be installed in the section of fence between the applicant's property and the parking area on the neighboring property to the south. The purpose of the gate is to allow patrons to be able to get directly from the parking area to the applicant's property. There will be no other changes to the fence as it was approved by the BOT. The gate will match the style of the fence to be installed on the property.

A parking agreement and a right-of-entry agreement has been obtained from the property owner to the south.

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

**Chapter 18.35 HR – Historical Residential Zone**

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

**Chapter 18.33 – Historic Preservation**

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

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

**Estimated Cost: @ \$500.00**

**Findings that need to be made:**

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of installing a gate in the fence along the south edge of the property.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**

# Doña Ana County, NM

General Reference Maps

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Number  Enter Value:

Maps

Legend

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

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



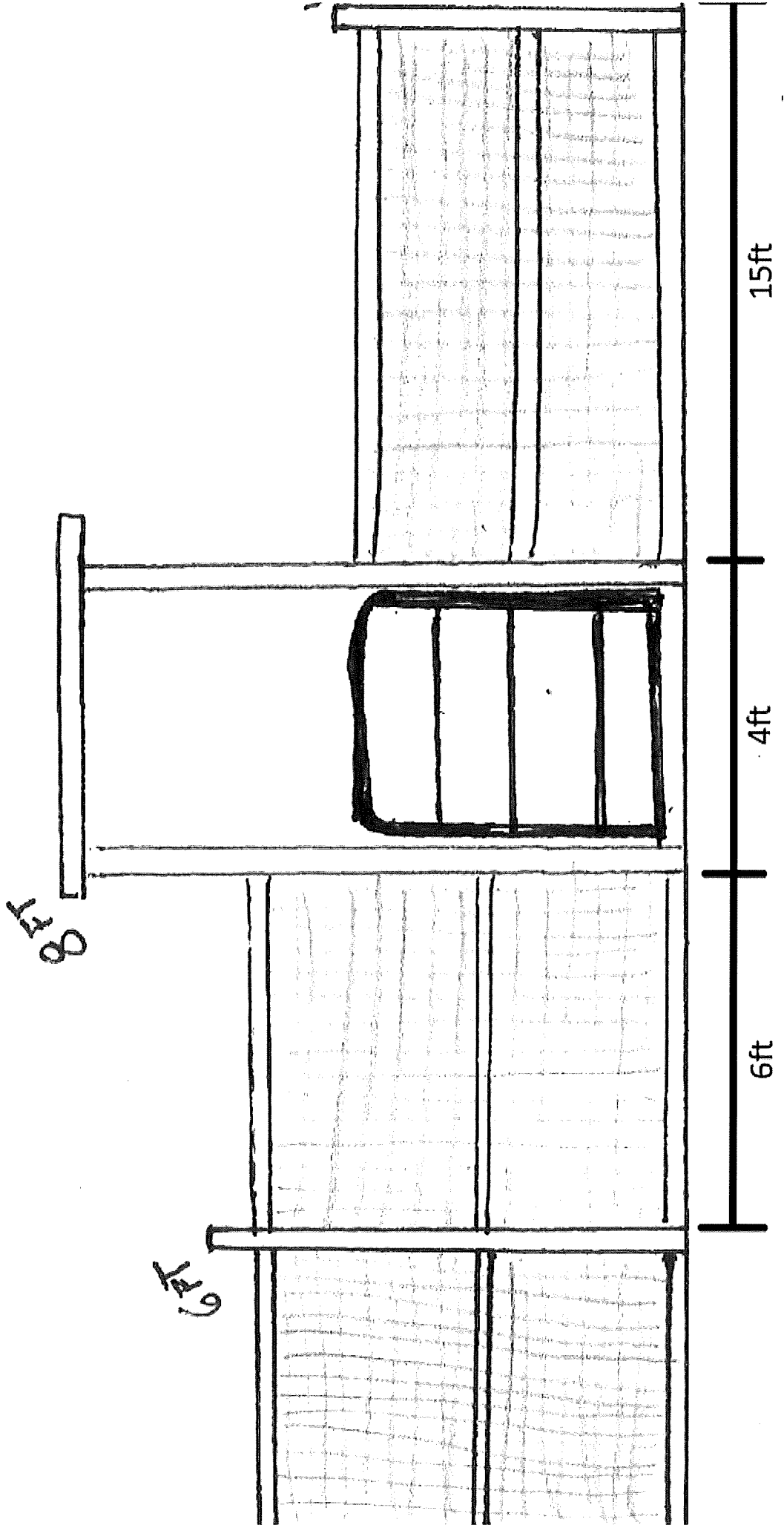


**PHOTO FROM AVENIDA DE MESILLA SHOWING THE SUBJECT PROPERTY**



**PHOTO FROM PROPERTY TO THE SOUTH SHOWING PROPOSED GATE LOCATION**





PROPOSED CORRUGATED  
30 FT LONG  
6 FT TALL

PROPOSED WIRE FENCE  
45 FT LONG  
6 FT TALL

PROPOSED  
CORRUGATED  
18 FT LONG  
6 FT TALL

EXISTING  
BLOCK WALL

BUILDING

PROPOSED CORRUGATED  
FENCE

30 FT LONG  
6 FT TALL

PROPOSED WIRE  
FENCE

50 FT LONG  
6 FT TALL

PROPOSED WIRE  
FENCE

25 FT LONG  
6 FT TALL

EXISTING  
FENCE

EXISTING  
FENCE

EXISTING  
GATE

AVENIDA de MISILLA















OR  
OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

061120  
45.00

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

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

JESUS LUCERO

575-524-2972

Name of Property Owner

Property Owner's Telephone Number

P.O. Box 335

MESILLA

NM

88046

Property Owner's Mailing Address

City

State

Zip Code

Property Owner's E-mail Address

TENANT/APPLICANT

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

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

Address of Proposed Work: 2230 AVENIDA DE MESILLA

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

\$ 500.00

Signature of Applicant

SEPT. 14, 2020

Date

Signature of property owner

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

FOR OFFICIAL USE ONLY

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

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

CID PERMIT/INSPECTION REQUIRED:  YES  NO  SEE CONDITIONS

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

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

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

- 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.

**PZHAC ACTION FORM  
BUILDING PERMIT 0611CC  
[PZHAC REVIEW – 10/19/20]  
STAFF ANALYSIS**

**(Decision to be based on information presented during the Work Session – Item 1)**

**Item:**

**Case 061020** – 2929 Calle de Guadalupe, submitted by Jessie L. Herrera; a request to for a zoning permit to allow an addition to a dwelling at this address. Zoned: Residential Agricultural (RA)

**Staff Analysis:**

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

If it is determined that the proposed addition to the dwelling is not an expansion of a legal non-conforming use and is acceptable to the Town as proposed; and meets all applicable codes, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed addition to the dwelling is an expansion of a legal non-conforming use or is not acceptable to the Town; or does not meet all applicable codes, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

**Estimated Cost: \$150,000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the addition to the dwelling will be consistent with other construction in the Town. 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 constructing an addition to an existing dwelling at this address.
- The PZHAC has determined that the proposed addition is not an expansion of a legal non-conforming use.
- The PZHAC has determined that the proposed dwelling meets all applicable Code requirements.

**PZHAC OPTIONS:**

1. Approve the zoning request
2. Approve the zoning request with conditions.
3. Postpone a decision on the request to allow the applicant to modify the request.
4. Reject the zoning request.

**PZHAC ACTION:**



**PZHAC ACTION FORM**  
**ZONING PERMITS 0611DD**  
**[PZHAC REVIEW – 10/19/20]**  
**STAFF ANALYSIS**

**Item:**

**Case 061133** – 1433 Snow Road, submitted by Les Mathers; a request for a zoning permit to install a photo-voltaic array on a ground mounted stand for a dwelling at his address. Zoned: Rural Farm (RF)

**Description of Work to be Done:**

This is a five acre property. The applicant would like to install a solar photovoltaic system to the rear of a dwelling at this address. The system will consist of 60 solar panels on an elevated ground mounted array about 5 – 6 feet high to be located at the rear of the dwelling in a small grove of pecan trees. The panels will be connected to the dwelling by an underground utility line.

There have been similar installations in allowed by the PZHAC in Town throughout the RF and RA zones.

**Estimated Cost: \$103,790.00**

**Consistency with the Code:**

Since this is a use that is an incidental use to the dwelling on the property, it is allowed in the RF zone.

The request is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

**Findings of Fact:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a solar photovoltaic system on the property.
- The proposed installation will have little or no impact on the overall appearance of the structure or the surrounding area.
- The proposed work meets all applicable Code requirements.

**PZHAC OPTIONS:**

1. Approve the application as requested.
2. Approve the application with conditions.
3. Postpone a decision on the request to allow the applicant to modify the request.
4. Reject the application.

**PZHAC ACTION:**

# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps | Legend

- 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: **R0400021**  
 Parcel Number: 4005137077289  
 Owner: 2805-07 IDAHO LLC  
 Mail Address: 4627 N GLANDVIEW DR  
 Subdivision:  
 Property Address: 1433 SNOW RD  
 Acres: 5





PHOTOS OF THE SUBJECT PROPERTY FROM SNOW ROAD





Note:  
-Special Access Instructions: None.



1 Vicinity Map  
Scale: CUSTOM



- Elevated Ground Mounted Array  
60 x Panasonic Modules
- Combiner Panel (under Structure)
- Trench (~250ft)
- QF Visible Manual Fusible  
AC Disconnect / REC Meter /  
Data Monitoring Unit  
(Outside)
- New Utility Meter /  
New Main Service Disconnect & Panel  
(Outside)

**SHEET NOTES**

1 Exact location of equipment and conduit is subject to minor variations during installation.

2 Estimated annual energy production is based on existing site conditions and this array layout. Annual variations in weather and module degradation will affect production.


**Design Approval**

I approve of this design showing all equipment and locations, and estimated production. Any change to this design may result in delays and additional costs.

Approved By: \_\_\_\_\_

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

2 Site Plan  
Scale: 1/32" = 1'-0"



**Organ Mountain Solar**  
400 South Compress Road  
Suite D  
Las Cruces, NM 88005  
(575) 288-1792  
NM Electrical Contractor's  
License # 394801

---

Owner

**Les Mathers**  
"Mathers Realty"

Utility-Interactive Photovoltaic System  
System Size = 19.80 kWdc  
1433 Snow Road  
Mesilla, NM 88046

DESIGNER:  
Pollois Dallis

REV	DESCRIPTION	DATE
0	Initial Release	9/12/20
1	Layout Change	9/18/20

---

**DESIGN SUMMARY**

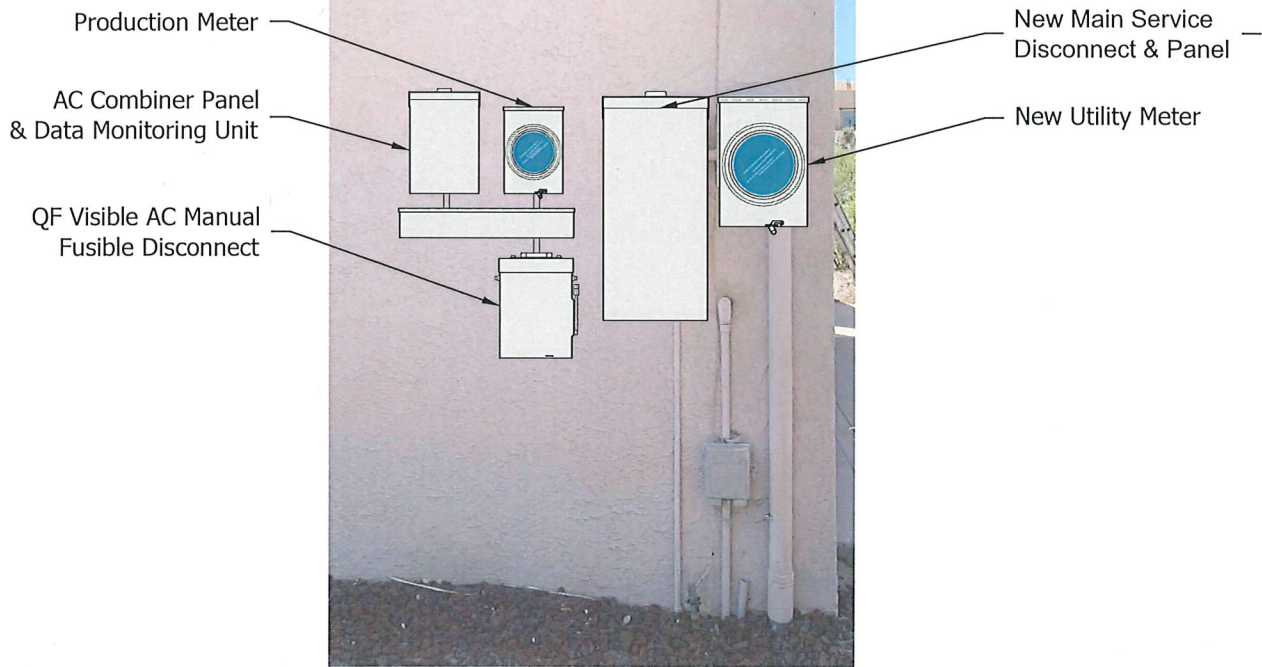
Number of Modules	60
Module Tilt Angle	10°
Module Azimuth	180°
Average Annual Shading	2.00%
Year 1 Production Estimate	37030 kWh

---

**SITE PLAN**

**PV-1.0**





1 Partial Elevation  
Scale: CUSTOM

REV	DESCRIPTION	DATE
0	Initial Release	9/12/20

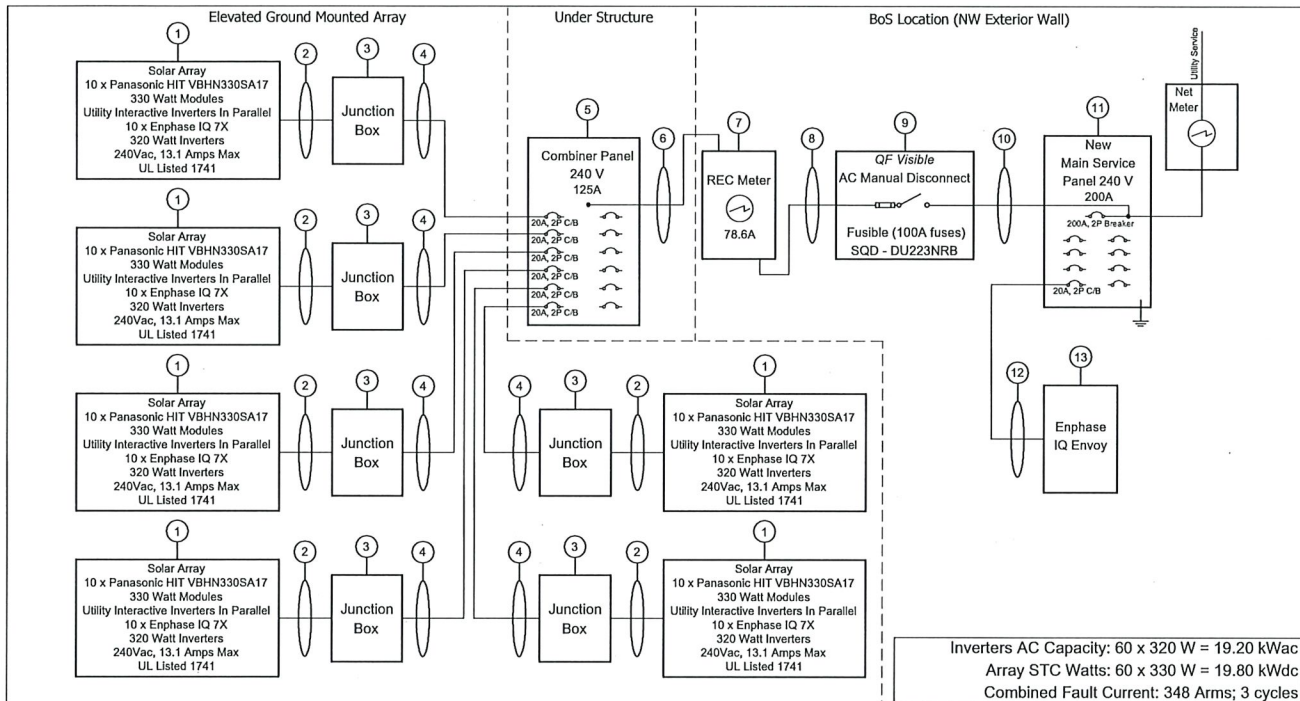
DESIGNER: Polizois Dallis



**Organ Mountain Solar**  
400 South Compress Road, Suite D  
Las Cruces, NM 88005  
(575) 288-1792

NM Electrical Contractor's License # 394801

Owner  
**Les Mathers**  
"Mathers Realty"  
Utility-Interactive Photovoltaic System  
System Size = 19.80 kWdc  
1433 Snow Road  
Mesilla, NM 88046  
**PV-1.2**



Inverters AC Capacity: 60 x 320 W = 19.20 kWac  
 Array STC Watts: 60 x 330 W = 19.80 kWdc  
 Combined Fault Current: 348 Arms; 3 cycles



**Organ Mountain Solar & Electric**  
 400 South Compress Road  
 Suite D  
 Las Cruces, NM 88005  
 (575) 288-1792  
 NM Electrical Contractor's  
 License # 394801

Owner  
**Les Mathers**  
**"Mathers Realty"**  
 Utility-Interactive Photovoltaic System  
 System Size = 19.80 kWdc  
 1433 Snow Road  
 Mesilla, NM 88046

DESIGNER:  
**Polizois Dallis**

REV	DESCRIPTION	DATE
0	Initial Release	9/12/20
1	Wiring Change	9/18/20

DESIGN SUMMARY

Number of Modules	60
Module Tilt Angle	10°
Module Azimuth	180°
Year 1 Production Estimate	37030 kWh

ONE-LINE DIAGRAM  
**PV-3.0**

- Electrical System Notes**
- All electrical components are UL listed where warranted.
  - PV system shall be installed in accordance with Article 690 of the 2017 National Electric Code.
  - Electrical lugs used with multiple conductors shall be rated for both multiple conductors and circular mil.
  - Bond bushings shall be used on concentric and eccentric metal knockouts.
  - EMT conduit shall include expansion joints where required.
- Grounding Notes**
- A grounding electrode system in accordance with NEC 690.47 and 250.50 through 250.53 and 250.166 shall be provided.
  - All grounds shall be connected to the main service ground in the existing Main Service.

- Keyed Notes**
- Elevated Ground Mounted Array ( $T_{\text{electrode}} = 10 \text{ F}$ ,  $T_{\text{high}} = 100 \text{ F}$ ) and 1x #6 AWG bare Cu per rack.  
 Two ground rods >8' apart bonded with a #6 AWG bare Cu (EGC).  
 2. MicroInverter Conductors, TC-ER Cable, 2 x #12 AWG, 90 C wet rated, and 1/2" EMT (min) contains 2x #8 AWG THWN-2 (current carrying conductors) and 1x #8 AWG THWN-2 (EGC).  
 -20' AC run at 0.17% Vdrop for #8 AWG THWN-2  
 3. J-Box 6x6x4 type 3R pass-through enclosure for wire transition or equivalent.  
 4. 2 sets of 2" Sch.40 (Sch.80 above ground) (min) each containing 2x #3/0 AWG XHHW-2 Al (current carrying conductors) and 1x #1/0 AWG THWN-2 Cu (EGC).  
 -250' AC run at 1.03% Vdrop for #3/0 AWG THWN-2  
 5. Square D HOM616L125RB, NEMA 3R, 125A rated panel.  
 6. 1 1/2" EMT (min) contains 2x #1 AWG THWN-2 (current carrying conductors), 1x #6 AWG THWN-2 (neutral) and 1x #6 AWG THWN-2 (EGC).  
 -10' AC run at 0.16% Vdrop for #1 AWG THWN-2  
 7. Milbank U5934XL, NEMA 3R, 100 A meter enclosure.  
 8. 1 1/2" Nipple (min) contains 2x #1 AWG THWN-2 (current carrying conductors), 1x #6 AWG THWN-2 (neutral) and 1x #6 AWG THWN-2 (EGC).  
 -5' AC run at 0.09% Vdrop for #1 AWG THWN-2  
 9. Square D223NRB, NEMA 3R, 100A rated fusible disconnect with 100A fuses.

- Keyed Notes**
- 1 1/2" EMT (min) contains 2x #1 AWG THWN-2 (current carrying conductors), 1x #6 AWG THWN-2 (neutral) and 1x #6 AWG THWN-2 (EGC).  
 -7' AC run at 0.07% Vdrop for #1 AWG THWN-2  
 11. New Load Center with a 200 Amp Bus Bar, a 200 Amp Main Breaker and a new solar line side connection (line tap).  
 12. 1/2" EMT (min) contains 2x #10 AWG THWN-2 (current carrying conductors), 1x #10 AWG THWN-2 (neutral) and 1x #10 AWG THWN-2 (EGC).  
 13. Enphase IQ Envoy (data monitoring) in a NEMA 3R enclosure.

TOTAL AC Vdrop = 1.42%



**TOWN OF MESILLA  
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061133  
Fee \$ 166.50

**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. 061133 ZONE: R4F CODE: M1 APPLICATION DATE: 10/15/20

Name of Property Owner: Les Mathers Property Owner's Telephone Number: 304-678-4230

Property Owner's Mailing Address: 1433 Snow Rd., Las Cruces City: NM State: NM Zip Code: 88005

Property Owner's E-mail Address: Mathers@Levelate.com

Contractor's Name & Address (If none, indicate Self): Organ Mountain Solar & Electric

Contractor's Telephone Number: 575-202-9168 Contractor's Tax ID Number: 03-40221500-0 Contractor's License Number: 394801

Address of Proposed Work: 1433 Snow Rd., Las Cruces, NM 88005

Description of Proposed Work: Ground Mounted Solar Structure with ~1' clearance from ground. Will be located behind Pecan trees

Estimated Cost: \$103,390 Signature of Applicant: Les Mathers III Date: 9/17/20

Signature of property owner: Les Mathers III (Sep 18, 2020 15:41 CST) Sep 18, 2020

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

**FOR OFFICIAL USE ONLY**

PZHAC  Administrative Approval  BOT  Approved Date: \_\_\_\_\_  
 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  
CID PERMIT REQUIRED

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

**THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:**

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

**PZHAC ACTION FORM**  
**ZONING PERMITS 061134**  
**[PZHAC REVIEW – 10/19/20]**  
**STAFF ANALYSIS**

**Items:**

**Case 061134** – 3116 Highway 28, submitted by Norm Fristoe for Lama Properties, LLC; a request for a zoning permit to allow the completion of a wall around a dwelling at this address. Zoned: Residential Agricultural (RA)

**Description of Request:**

The subject property is 1.1 acre in size. The applicant obtained administrative approval to construct a wall around a portion of the dwelling at this address (see attached site diagram). The wall was to be a maximum of six feet in height. The applicant has since exceeded this height in the construction of the wall, which is not yet complete. Since the wall no longer complies with what was originally approved, the applicant is requesting a zoning permit to be able to complete the wall as built. CID is requiring this review by the PZHAC to ensure that the changes to the wall still comply with the Zoning Code for the Town.

The reason for the additional height, according to the applicant is to provide privacy for this portion of the dwelling; which consists of a den area with large windows, and a patio. This extra height is allowed by the Code when the wall "...surrounds a court-yard, patio, or open room and the height of the wall is to provide privacy..." (Section 18.60.340 – see below).

**Estimated Cost: @ \$1,200.00**

**Consistency with the Code:**

**The PZHAC will need to determine if the work being done is an expansion of a legal non-conforming use of the property, or if it is a continuation of work that was approved prior to the change in August of the PZHAC's policy toward legal non-conforming uses.**

Additionally, the additional height of the wall appears to meet the following requirement of the Code

**18.60.340 Wall, fence, or hedge.**

H. A wall may exceed six feet if it is compatible with the development zone, as defined in the Guidelines and Criteria for Preservation and Development manual (YGUADO Plan), and is connected to the building where it surrounds a courtyard, patio, or open room and the height of the wall is to provide privacy and/or environmental protection. The wall shall not exceed the height of the corresponding building nor at any time exceed 10 feet. This criterion shall not be considered for a perimeter wall (property line fence). **(This is not a perimeter wall.)** [Ord. 2006-10 § 1; Ord. 2001-09 § 1; Ord. 94-06 § 1; Ord. 93-08; prior code § 11-2-5.34]

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

**Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of adding additional height to a wall that is under construction and was approved at a lower height.
- The PZHAC has determined that the proposed wall meets the Code.

**PZHAC OPTIONS:**

1. Approve the application as requested.
2. Approve the application with conditions.
3. Postpone a decision on the request to allow the applicant to modify the request.
4. Reject the application.

**PZHAC ACTION:**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

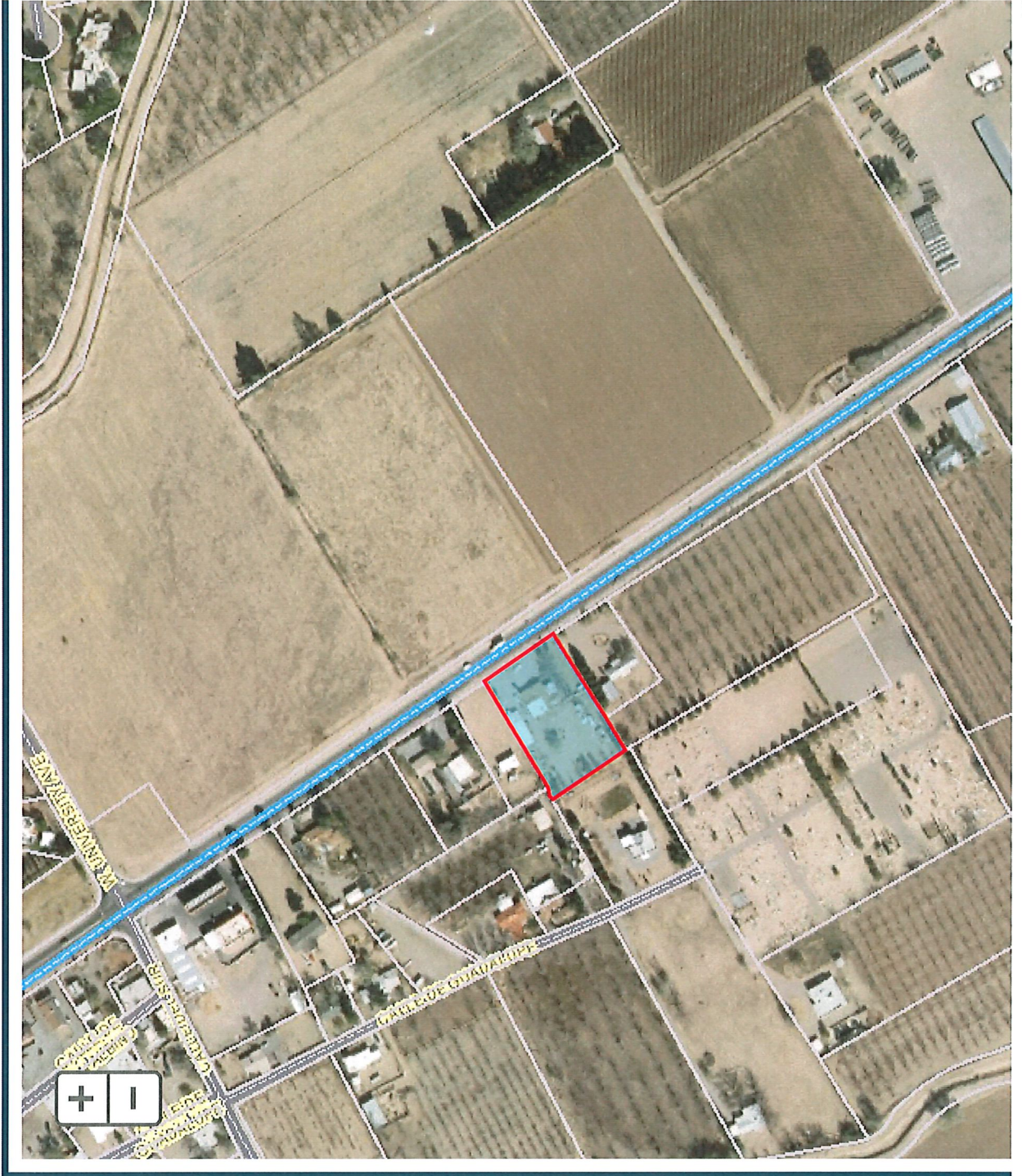
Select Search Type: Account Number | Enter Value:

Maps

Legend

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

Account Number: R0400696  
 Parcel Number: 4006138413125  
 Owner: LAMA PROPERTIES LLC  
 Mail Address: 780 S WALNUT BLDG #6  
 Subdivision: CANAMEX ACRES (BK 21 PG 569 - 0610453)  
 Property Address: 3116 AVENIDA DE MESILLA  
 Acres: 1.1

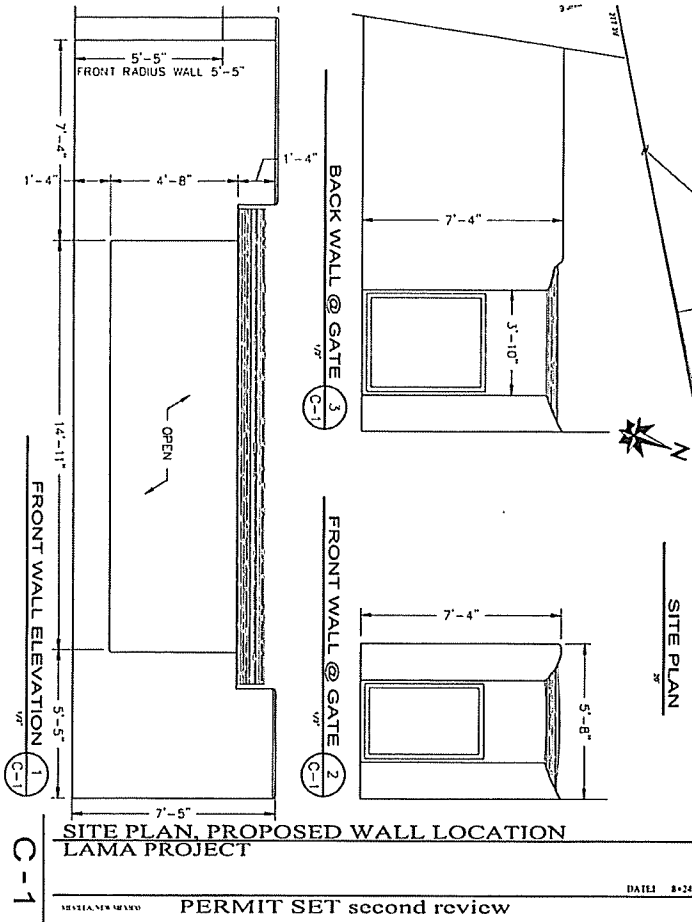




PHOTOS OF WALL

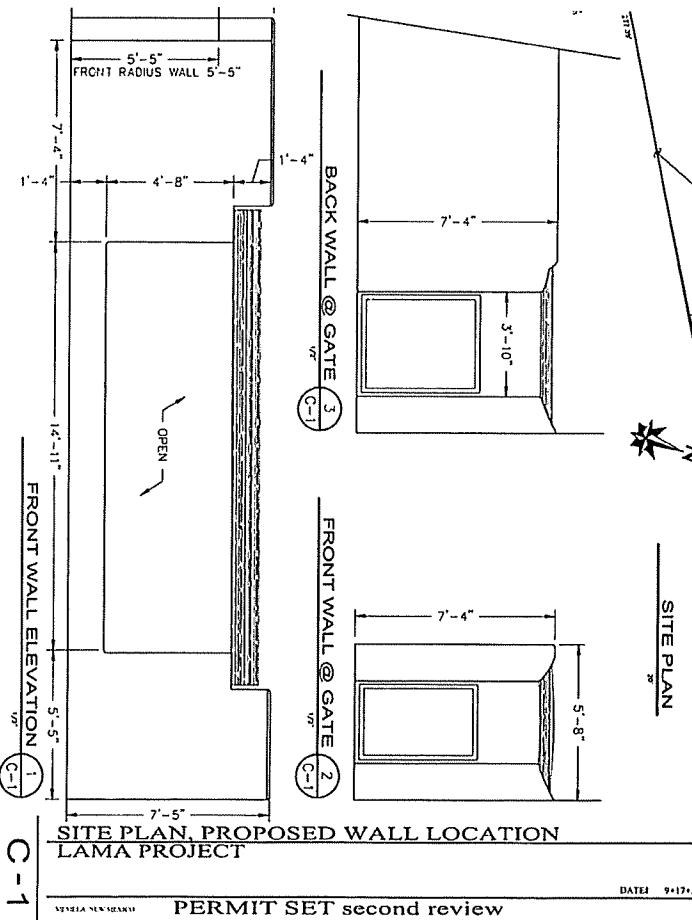






PROJECT DATE: 8/24/16  
 PROJECT NO: 2016-0018  
 REVISIONS: 01/16  
 DRAWN BY: JTB/JSB  
 CHECKED BY: JTB/JSB  
 SCALE AS NOTED

**VISION ARCHITECTURE GROUP, LLC**  
 PO BOX 136, CHAMBERINO, NM 88027  
 TELEPHONE: (575) 639-1842  
 EMAIL: visionarch@juno.com  
 Andy Barela



PROJECT DATE: 9/17/16  
 PROJECT NO: 2016-0018  
 REVISIONS: 01/16  
 DRAWN BY: JTB/JSB  
 CHECKED BY: JTB/JSB  
 SCALE AS NOTED

**VISION ARCHITECTURE GROUP, LLC**  
 PO BOX 136, CHAMBERINO, NM 88027  
 TELEPHONE: (575) 639-1842  
 EMAIL: visionarch@juno.com  
 Andy Barela

TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061134

Fee \$ 11.00

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. 061134 ZONE: RA CODE: M1 APPLICATION DATE: 10/15/20

Lama Properties LLC 575-649-1356  
Name of Property Owner Property Owner's Telephone Number

780 S. Walnut, NE NM 88001  
Property Owner's Mailing Address City State Zip Code

nrystoe@fristoeandcompany.com  
Property Owner's E-mail Address

Self. - Norman Fristoe  
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: 3116 Hwy 28

Description of Proposed Work: Finish Wall

\$ 1,200 [Signature] 9/16/20  
Estimated Cost Signature of Applicant Date

Signature of property owner: \_\_\_\_\_

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

FOR OFFICIAL USE ONLY

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

PZHAC APPROVAL REQUIRED:  YES \_\_\_ NO BOT APPROVAL REQUIRED: \_\_\_ YES  NO

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

CONDITIONS: PZHAC REVIEW & APPROVAL REQUIRED  
CID PERMIT REQUIRED

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

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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



**PZHAC NEW BUSINESS**

**OCTOBER 19, 2020**

**BUSINESS REGISTRATIONS**

**PZHAC ACTION FORM**  
**BUSINESS REGISTRATION REQUEST**  
**[PZHAC REVIEW –10/19/2020]**

**Item:**

**Permit 0857** – 2309 Calle de Guadalupe, submitted by Gabriela Gaxiola for “Le Boutique, LLC”; a request for a business license to allow the applicant to operate a commercial retail operation at this location selling women’s clothing, purses, shoes, unique gifts and other small retail products. Zoned: Historic Commercial (HC)

**Description of Business:**

The purpose of the application is to allow the applicant to use the building at this address as a retail shop selling women’s clothing and other similar retail items. The building is currently empty and last housed a small retail store selling teas and spices, as well as other convenience items. This is a use that is allowed in the Historical Commercial district and is similar to other uses that have been allowed by the PZHAC at this location and other Historical Commercial locations in the past. The proposed use will not result in any changes to the occupancy type of the structure or change the character of the area.

**Consistency with the Code:**

The request is for a commercial retail operation in the Historic Commercial district and is consistent with all applicable sections of the MTC. There will be no changes to the structure. This structure was originally designed and built for use as a commercial structure and has been used as a commercial structure for years.

The requested license will not result in any changes to the external physical elements or style of the structure. There will be some cosmetic changes to the interior of the structure. Existing parking facilities for the structure appear to be adequate for the proposed uses.

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

Chapter 18.40 – HISTORICAL COMMERCIAL ZONE (HC)

**18.40.020 – Uses Permitted**

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

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

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

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

**Findings of Fact:**

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

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**







**PHOTO OF SHOP LOCATION FROM CALLE DE SANTIAGO**







Date: 10/2/2020

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

Permit No.: 0857  
~~0840~~

### Business Registration Application

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

New  Renewal

**PLEASE PRINT**

#### BUSINESS INFORMATION

Business Address: 2309 Calle de Guadalupe Mailing Address: 3570 Cloister  
Back room / 88046 Court / 88005  
on north side of Las Cruces N.M.  
building. Mesilla N.M.

Total Area of Business: \_\_\_\_\_ No. of Employees: 2 No. of Parking Spaces: 2 Zoning: \_\_\_\_\_

e-Mail Address: leboutique2309@gmail.com Business Phone #: \_\_\_\_\_

Type of business (Please describe product(s) and/or service(s):  
women's, clothing, purses, shoes, and unique  
gifts.

Business Owner Is: Sole Proprietorship  Partnership  Corporation  Other LLC

Current New Mexico Revenue Division ID #: 03-534525-00-0  
(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): Gabriela Gaxiola P.

Home Address:  
3570 Cloister Court  
Las Cruces N.M.  
88005

Mailing Address:  
Same.

Business Owner's/ Applicant's Phone #: 575 680 5720

**(Please complete other side)**

**PROPERTY INFORMATION**

Is property: owned  leased

Property Owner: Viola P. Tafaya.

Property Owner Address: P.O. Box 509  
Mesilla, N.M. 88040

Property Owner Phone #: 575 639 4083.

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

24 HOUR EMERGENCY PHONE #: 575 680 5720

Name	Address	Telephone #
1. <u>Gabriela Gaxiola</u>	<u>3570 Cloister Court</u>	<u>575 680 5726</u>
2. <u>Saul D. Burciaga</u>	<u>3570 Cloister Court</u>	<u>575 680 5745</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.**

Viola P. Tafaya  
Signature of Applicant/Title

10/2/2020  
Date

\_\_\_\_\_  
Signature of Building Owner

\_\_\_\_\_  
Date

Receipt Number: \_\_\_\_\_  
Permit Number: 0880 0857  
Approval Date: \_\_\_\_\_  
Sign Permit Case #: 061136

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

**Fire Department Inspection Verification**

Fire Department Representative Signature: \_\_\_\_\_  
Fire Inspection Date: \_\_\_\_\_  
Approved: Yes  No



**PZHAC NEW BUSINESS**

**OCTOBER 19, 2020**

**PZHAC DECISIONS**

**SIGN PERMITS**

**PZHAC ACTION FORM**  
**SIGN PERMIT 061112**  
**[PZHAC REVIEW – 10/19/2020]**

**Items:**

**Case 061112** – 2230 Avenida de Mesilla, submitted by Roman Prieto for “Prieto Imports”; a request to modify an existing sign permit to install two wall signs instead of a hanging sign on a business at this address. Zoned: Historical Commercial (HC)

**Description of Work to be Done:**

The applicant received approval for a hanging sign for a business at this address from the PZHAC on September 5, 2020. The applicant would like to modify this permit to allow two wall signs instead of the hanging sign. The wall signs will be the same as the hanging sign (see attached photos) and will each be less than fifteen square feet in size. Since there will be two separate businesses using the same building, the applicant would like to install his sign in addition to the sign for the other business.

Since there will be two businesses in the building, the Code limits the number of signs on the building to one per business (see below), therefore only one of the two signs for the business will be allowed.

**Consistency with the Code:**

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

**18.65.140 Wall signs.**

**A. Wall Sign Area.**

1. Within the Historical Commercial (H-C) zone, the wall sign area, on any given house or building, shall in no case exceed 10 percent of any wall area including apertures or 15 square feet, whichever is less. Dimensions of painted signs or graphics with no frame shall be determined by measuring the extent of the painted sign or graphic horizontally and vertically and calculating the area

*(The proposed wall signs will be 15 square feet in area each. The sign will not project above the side of the building.)*

- B. No wall sign shall be permitted to be more than six inches thick. All wall signs shall be safely and securely attached to the building wall. [Ord. 2008-04 § 9; Ord. 2003-05 § 3; Ord. 2000-02 § 1; Ord. 94-08; prior code § 11-3-14]**

*(The proposed wall signs are less than six inches thick.)*

**18.65.220 Number of permitted signs.**

- A. A total of two exterior signs may be allowed to each store or bona fide place of business.**

**B. When more than one business occupies a single building each business will be limited to one sign plus a space on a directory sign at each entrance. [Ord. 2008-04 § 11; Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-22]**

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

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing two 15 square foot wall sign on the front and side of a commercial building at this address.
- The subject property is zoned Historical Commercial (HC)
- The proposed signs will not have negative impacts on the surrounding businesses in the area.
- The proposed signs will be consistent with the Code.

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

Legend

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

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





# SIGN PERMIT APPLICATION

NEW MEXICO

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

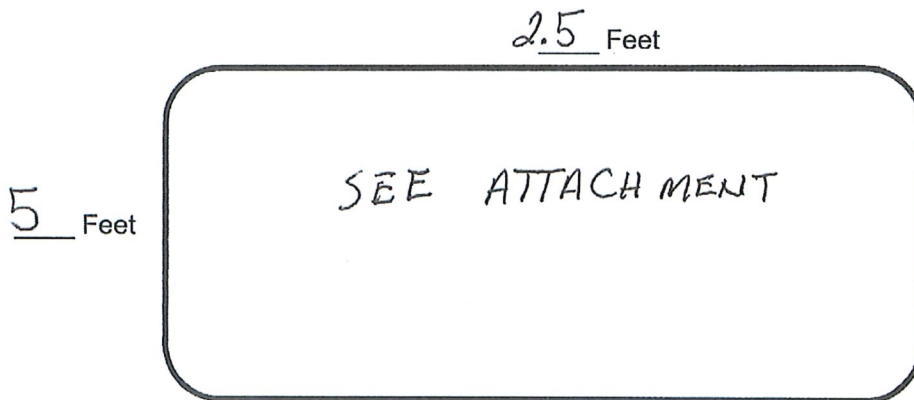
CASE NO. \_\_\_\_\_ ZONE: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

PRIETO IMPORTS 575.621.2456  
Business Name Business Telephone Number  
2230 AVENIDA DE MESILLA LAS CRUCES NM 88005  
Business Address City State Zip Code

ROMAN PRIETO 575.621.2456  
Applicant Name Applicant Telephone/Cell Number  
3260 N HWY 28 LAS CRUCES NM 88005  
Mailing Address City State Zip Code

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

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



Colors: BLACK, TEAL, BRUSHED METAL

## FOR OFFICIAL USE ONLY

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

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

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





**PROPOSED SIGN LOCATION (EAST SIDE)**



**PROPOSED SIGN LOCATION (NORTH SIDE)**





**PZHAC ACTION FORM**  
**SIGN PERMIT 061129**  
**[PZHAC REVIEW – 10/5/2020]**

**Items:**

**Case 061135** – 2230 Avenida de Mesilla, submitted by Joshua Prieto for “Merch de Mesilla”; a request for a sign permit to install two wall signs on a business at this address. Zoned: Historical Commercial (HC)

**Description of Work to be Done:**

The applicant would like to install two wall signs, with one on the west side of the building and one on the north side of the building. These would be in addition to two signs for the other business that is sharing the building (see attached photo). The wall signs will each be less than fifteen square feet in size. Since there will be two separate businesses using the same building, the applicant would like to install his signs in addition to the signs for the other business.

Since there will be two businesses in the building, the Code limits the number of signs on the building to one per business (see below), therefore only one of the two signs for the business will be allowed.

**Consistency with the Code:**

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

**18.65.140 Wall signs.**

**A. Wall Sign Area.**

1. Within the Historical Commercial (H-C) zone, the wall sign area, on any given house or building, shall in no case exceed 10 percent of any wall area including apertures or 15 square feet, whichever is less. Dimensions of painted signs or graphics with no frame shall be determined by measuring the extent of the painted sign or graphic horizontally and vertically and calculating the area

*(The proposed wall signs will be 15 square feet in area each. The sign will not project above the side of the building.)*

- B. No wall sign shall be permitted to be more than six inches thick. All wall signs shall be safely and securely attached to the building wall. [Ord. 2008-04 § 9; Ord. 2003-05 § 3; Ord. 2000-02 § 1; Ord. 94-08; prior code § 11-3-14]**

*(The proposed wall signs are less than six inches thick.)*

**18.65.220 Number of permitted signs.**

- A. A total of two exterior signs may be allowed to each store or bona fide place of business.**

**B. When more than one business occupies a single building each business will be limited to one sign plus a space on a directory sign at each entrance. [Ord. 2008-04 § 11; Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-22]**

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

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing two 15 square foot wall sign on the front and side of a commercial building at this address.
- The subject property is zoned Historical Commercial (HC)
- The proposed signs will not have negative impacts on the surrounding businesses in the area.
- The proposed signs will be consistent with the Code.

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

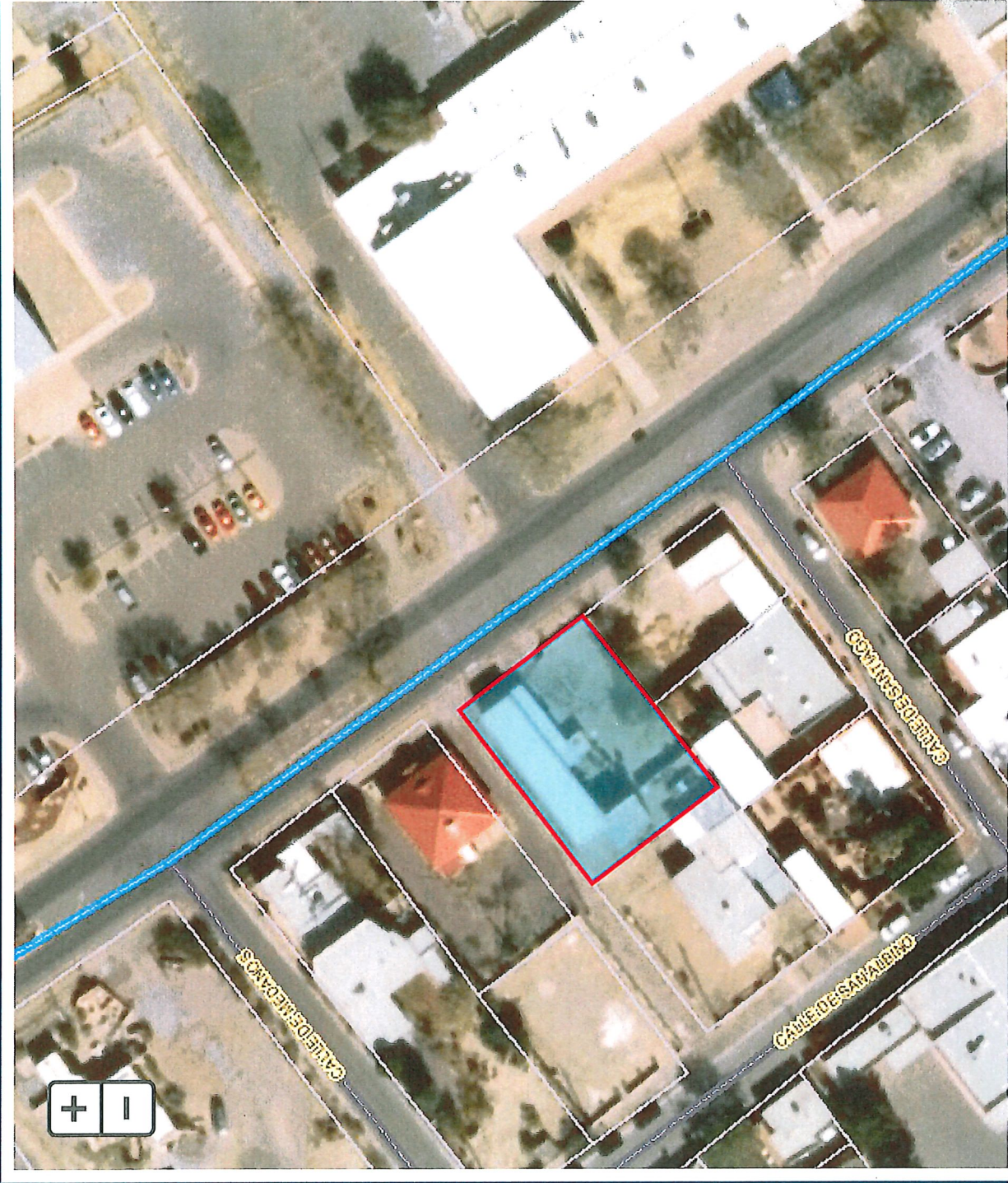
Select Search Type: Account Number | Enter Value:

Maps

Legend

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

Account Number: **R0400324**  
 Parcel Number: 4006137243402  
 Owner: LUCERO JESUS D  
 Mail Address: PO BOX 335  
 Subdivision:  
 Property Address: 2230 AVENIDA DE  
 MESILLA  
 Acres: 0







OFFICIAL USE ONLY:

Case # 061135

Fee \$ 50.00

CASE NO. 061135 ZONE: HC APPLICATION DATE: 10/15/20

Business Name Merch de Mesilla Business Telephone Number (575) 642 9609

Business Address 2230 Avenida de Mesilla City Mesilla State N.M. Zip Code 88005

Applicant Name Joshua Prieto Applicant Telephone/Cell Number (575) 642 9609

Mailing Address 3642 Valdes Rd. City Las Cruces State N.M. Zip Code 88005

Description of sign: Vinyl print made to look like wood. Wood stain back ground with Eagle Logo in middle. Merch de Mesilla on top of wood, leather and more on bottom oval shape.  
Please include dimensions, lettering, shape, material, texture, colors, and/or finish to be used on the diagram below.



Colors: Brown wood color, white letters

FOR OFFICAL USE ONLY

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

CONDITIONS: PZHAC REVIEW + BOT APPROVAL REQUIRED

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



PROPOSED SIGN LOCATION (EAST SIDE)



PROPOSED SIGN LOCATION (NORTH SIDE)





**PZHAC ACTION FORM**  
**SIGN PERMIT 061136**  
**[PZHAC REVIEW – 10/19/2020]**

**Items:**

**Case 061136** – 2309 Calle de Guadalupe, submitted by Gabriela Gaxiola-Reichel for “Le Boutique, LLC”; a request for a sign permit to allow a wall sign on a business at this address. Zoned: Historic Commercial (HC)

**Description of Work to be Done:**

The applicant would like to install a 3 foot by 2.6 foot (7.8 square feet) pr side two sided projecting sign on the building near the entrance to the business on Calle de Santiago. The sign will be red, blue, and white printed on aluminum on both sides (see attached e-mail document with sign design).

**Consistency with the Code:**

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

**18.65.150 Projecting signs.**

- A. No projecting sign may rise above the level of the first story of the building to which it is attached. All projecting signs must be at least seven feet above sidewalk or ground level, and must be located within the central one-third of the facade length so as not to obstruct neighboring signs.**
- B. Projecting signs shall be limited in area as follows:**
  - 1. A maximum of four feet projecting from the wall of the building;**
  - 2. A maximum of eight square feet of total sign space including frame. Both sides of a projecting sign may be used for advertisement.**
- C. The supporting structure of any projecting sign must be of adequate strength so as to have no need for guy-wires or wire reinforcement. [Ord. 94-08; prior code § 11-3-15]**

**Findings of Fact:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 7.8 square foot per side projecting sign on the front of a commercial building at this address.
- The subject property is zoned Historical Commercial (HC)
- The proposed signs will not have negative impacts on the surrounding businesses in the area.
- The proposed sign will be consistent with the Code.

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**

# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps | Legend

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

Account Number: **R0400318**  
 Parcel Number: 4006137236430  
 Owner: TAFOYA LARRY R & VIOLA P  
 Mail Address: PO BOX 1315  
 Subdivision:  
 Property Address: 2309 CALLE DE  
 GUADALUPE #UNIT A-B  
 Acres: 0





**From:** [Gabriela Gaxiola](#)  
**To:** [larrys@mesillanm.gov](mailto:larrys@mesillanm.gov)  
**Subject:** Le boutique sign  
**Date:** Friday, October 9, 2020 10:29:55 AM

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Hello good morning,  
Here are the details for the sign that we are planning to place on our new business located on back room on north side of Calle de Guadalupe 2309.

It will be a projecting sing that measures 3 feet wide by 2.6 feet tall, will be made on aluminum, printedIn both sides, about 4.21 lbs of weight and will be 0.12 inches thick.

We are including the logo design.



If you have any questions please let me know.

Thank so much for allowing us to start a business in this beautiful community.

Gabriela Gaxiola-Reichel

**PHOTO FROM CALLE DE SANTIAGO SHOWING LOCATION OF SIGN**







P.O. BOX 10  
MESILLA, NM 88046  
PHONE: (505)524-3262 FAX (505)541-6327

**Sign Permit**

Application Date: 10/2/2020

Le Boutique LLC  
Name of Business

Gabriela Glaxiola Reichel  
Name of Applicant

3570 Cloister Court  
Address of Business

3570 Cloister Court  
Address of Applicant

Las Cruces N.M. 88005  
City State Zip

Las Cruces N.M. 88005  
City State Zip

575 680 57 20  
Telephone Number

575 680 57 45  
Alternate Telephone Number

Location and description of Sign:  
(include dimensions, lettering, shape, material, texture, colors, and/or finish to be used. Attach a drawing of the location of the sign, including any other advertising structures on the building or lot.)

**For Office Use Only**

Administrative Approval: \_\_\_\_\_  
PZHAC Approval: \_\_\_\_\_  
BOT Approval: \_\_\_\_\_

Permit Fee: 30.00  
Date of Payment: \_\_\_\_\_  
CASE NUMBER: 061136