



Town of Mesilla, New Mexico

PZHAC WORK SESSION & MEETING AGENDA DECEMBER 21, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON MONDAY, DECEMBER 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 for Neal McMillan by Miguel Rincon of Hurlburt Construction; a request to discuss plans to incorporate part of an existing structure into a new dwelling at 2130 Calle de Picacho (Case **061148**). Zoned: Historic Residential (HR)

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, DECEMBER 21, 2020 IMMEDIATELY FOLLOWING THE WORK SESSION. **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 Work Session and Meeting of December 7, 2020.

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. Case **061149** – 1940 Calle Pacana, submitted by Organ Mountain Solar for Henry Newman; a request for a zoning permit to allow additional solar photo-voltaic panels to be installed on a dwelling at this address. Zoned: Historic Residential (HR)
2. Case **061150**– 2550/2558 Calle de San Albino, submitted by Richard Perez; a request for a zoning permit to conduct minor repairs to an exterior adobe wall. Zoned: Historic Residential (HR)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Public input shall be received at 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 **061148** - 2130 Calle de Picacho, submitted for Neal McMillan by Miguel Rincon of Hurlburt Construction; a request for a zoning permit to incorporate part of an existing structure into a new dwelling to be constructed at this address. Zoned: Historic Residential (HR) **Discussed during the Work Session**
2. Case **061151**– 2610 Calle Tercera, submitted by Samuel Kane; a request for a zoning permit to construct a rock wall around a residential property at this address. Zoned: Historic Residential (HR)

Business Permits:

3. **Permit 0864** – 2261 Calle de Guadalupe, submitted by Randy McMillan for “Josephina’s Old Gate Café”; a request for a business license to continue a restaurant operation under new ownership at this address. Zoned: Historic Commercial (HC)
4. **Permit 0865** – 1680 Calle de Alvarez, submitted by Roxanne Livingston for “Livingston Bridal and Events, LLC”; a request for a business license to allow the applicant to operate a wedding and event planning operation from an office at this address. Zoned: General Commercial (C)

Sign Permits:

5. **Case 061152** – 2230 Avenida de Mesilla, submitted by Roman Prieto; a request for a sign permit to allow a Directory Sign to be installed at this address. Zoned: Historical Commercial (HC)

VI. PZHAC/STAFF COMMENTS

VII. ADJOURNMENT

NOTICE

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

Posted on 12/17/20 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
DECEMBER 21, 2020**

WORK SESSION

**PZHAC WORK SESSION
DECEMBER 7, 2020
ITEM 1**

Submitted for Robert McMillan by Miguel Rincon of Hurlburt Construction; a request to discuss plans to incorporate part of an existing structure into a new dwelling at 2130 Calle de Picacho (**Case 061148**). Zoned: Historic Residential (HR)

A decision on this case was postponed at the December 7, 2020 PZHAC meeting in order to allow the applicant to address certain issues brought up with the proposed dwelling.

The property is listed in the Historic Register for the Town (see attached) and the existing building was listed in 1980 as providing a positive historical contribution to its surroundings and having local overall significance. The estimated date of construction is about 1900 and its condition in 1980 was “fair”. The structure has deteriorated substantially since that was written (see attached photos). According to the description of the building provided with the Historic Register, it appears that the building was an early duplex. (The structure currently has a property line running through it and has two owners that own separate parts of the same structure. One of the owners is the applicant for this permit.)

The applicant would like to incorporate the part of the structure that is on his property into a dwelling that he proposes to build on his property (see attached site plans and elevations).

According to the applicant, the style of the dwelling will be “Northern New Mexico” (see attached “Style Checklist”). The styles of the dwellings on surrounding properties varies (see attached photos). The height of the structure will be 15 feet in height (see attached elevation). Setbacks, aside from the existing structure, will be over seven feet all around. An in-ground pool will be located at the rear of the structure but will be mostly hidden from view by parts of the dwelling or a wall.

Several questions were brought up by a resident concerning the dwelling and subject property. These were:

Consistency with the Code:

The PZHAC will need to determine that the proposed dwelling will be is consistent with the following sections of the Code:

18.06.110 Review of applications within Historical and General Commercial zones – Considerations.

- A. All applications for work in the Historical zones and Commercial zone (not subject to administrative approval) shall be reviewed by the planning, zoning and historical appropriateness commission. The commission shall determine whether the request involved will be appropriate for the purposes of this title. If the request shall be determined to be inappropriate, the board shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historical district generally, such application may be approved without substantial detriment to the public welfare and without substantial derogation of the intent and purposes of this title.
- B. In reviewing an application, the planning, zoning and historical appropriateness commission shall consider in addition to this chapter:
 - 1. The historical and literary value and significance of the site, building, or structure;
 - 2. The general design, arrangement, texture, material and color of the features, sign or billboard involved;
 - 3. The relation of such factors to similar factors or sites, buildings and structures in the immediate surroundings;
 - 4. The appropriateness of the size and shape of the building or structure in relation to:
 - a. The land area upon which the building or structure is situated;
 - b. The landscaping and planting features proposed by the applicant; and
 - c. The neighboring sites, buildings or structures within the historical district.
 - 5. The commission shall also consider the applicable zoning and other laws of the town.

8.33.060 Development zone.

A development zone defines the immediate physical vicinity to be used to identify the historic character of a particular area and includes the predominant architectural style and design standards of existing structures together with their setting.

A. Function of the Development Zone. The function of the development zone is to provide for historically appropriate development within an existing historic district by setting standards for both new construction and alterations to existing structures.

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

VIEW OF THE PROPERTY FROM CALLE DE PICACHO SHOWING THE APPLICANT’S SIDE OF THE “DUPLEX”



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: [R0400191](#)
 Parcel Number: 4006137073453
 Owner: HURLBURT CONSTRUCTION LLC
 Mail Address: P.O. BOX 726
 Subdivision:
 Property Address: 2130 CALLE DE PICACHO
 Acres: 0



VIEWS OF THE REAR OF THE STRUCTURE ON THE PROPERTY



NEIGHBORING DWELLING IMMEDIATELY TO THE NORTH



OLD STORAGE STRUCTURE IMMEDIATELY TO THE SOUTH

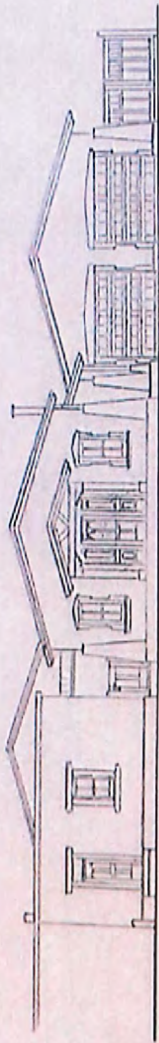


DWELLINGS FURTHER SOUTH ON CALLE DE PICACHO

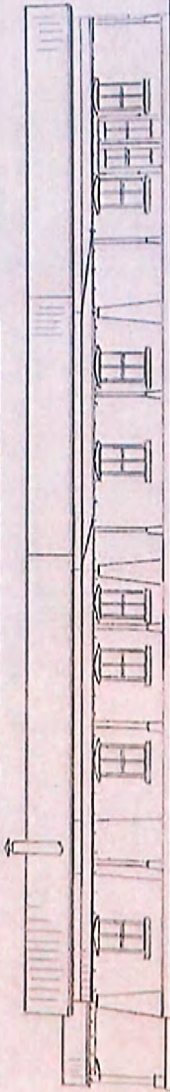


DWELLINGS IMMEDIATELY TO THE WEST ON CALLE DE LOS HUERTOS

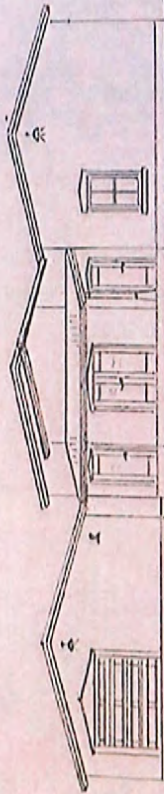




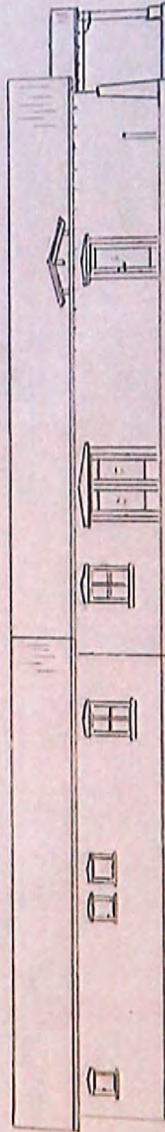
LOOKING WEST FROM CALLE DE PICHACHO



LOOKING SOUTH



LOOKING EAST



LOOKING NORTH

ELEVATIONS

STO - PUEBLO EXTERIOR 42
 WHITE TRIM, NEW STRUCTURE
 EXISTING STRUCTURE MUD
 PLASTER, NATURAL WOOD TRIM

MAXIMUM HEIGHT FROM
 SLAB FOUNDATION 15'
 WINDOW INSET 4'

2130 CALLE DE PICHACHO	
SCALE 1/8"=1'	APPROVED
DATE	REVISED
DRAWING NUMBER	

Property Record Card
Doña Ana Assessor

**HURLBURT
CONSTRUCTION LLC**

P.O. BOX 726
MESQUITE, NM 88048

Neighborhood

S11 - MESILLA

Account: R0400191
Tax Area: 2DIN_NR - 2DIN_NR
Acres: 0.000

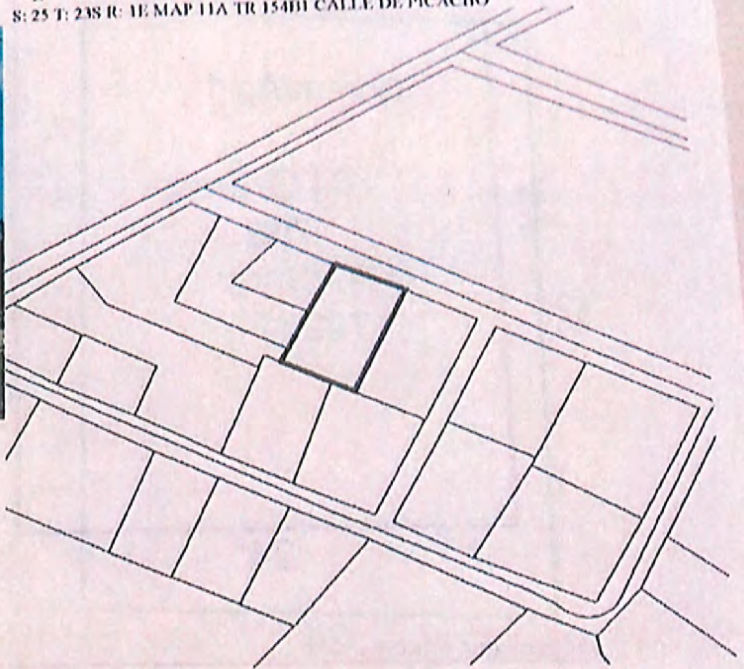
Parcel: 4-006-137-073-453

Situs Address:
2130 CALLE DE PICACHO
Mesilla, 88046



Legal Description

S: 25 T: 23S R: 1E MAP 11A TR 154B1 CALLE DE PICACHO



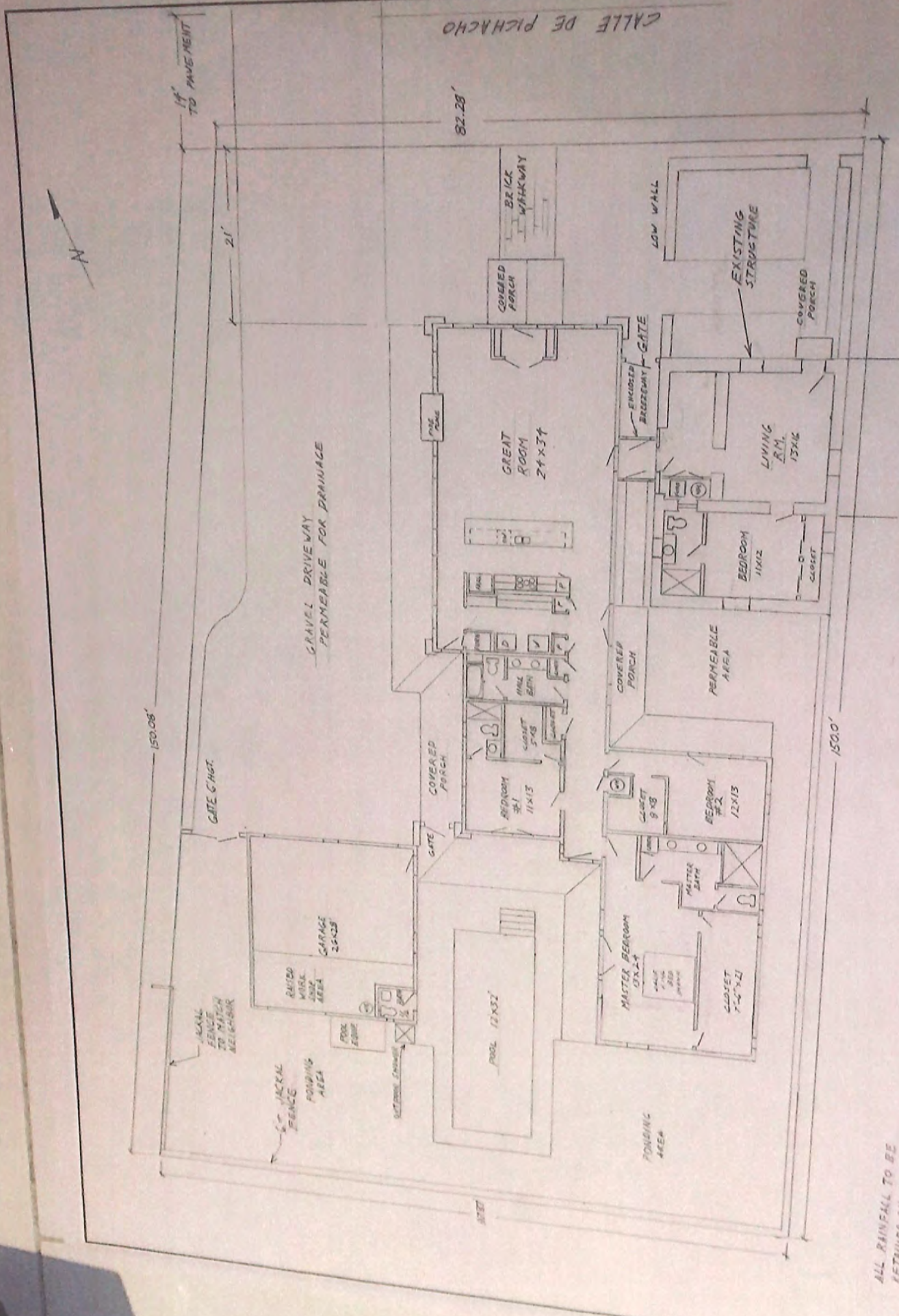
Land Occurrence 1

Property Code	0200 - NON-RESIDENTIAL LAND	Gas	G - GAS
Measure	PL - PER-LOT	Sewer Type	CM - COMM-SEWER
Street Code	A - ASPHALT	Topography Code	L - LEVEL
SQFT	13504	Units	1
Zoning	HR - HIST-RESIDTL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Lots				
Sq Ft				
Total				

Commercial/Ag Occurrence 1

Property Code	0220 - NON-RESIDENTIAL IMPROVEMENT	Actual Year Built	1955
Condition	A - AVERAGE	Foundation	Y
Percent Complete	100		



GRAVEL DRIVEWAY
PERMEABLE FOR DRAINAGE

EXISTING STRUCTURE
TO BE MUD PLASTER
EXTERIOR, NEW
STRUCTURE, HARD STUCCO
SMOOTH WOOD FRAMED.

ALL RAINFALL TO BE
RETAINED ON PROPERTY

2130 CALLE DE PICACHO

SCALE: 1/8" = 1'

DATE: 2/12/2010

APPROVED BY:

DESIGNED BY: [Signature]

REVISED:

CALLE DE PICACHO

14' TO PAVEMENT

82.28'

150.08'

GATE

GATE

150.0'

STREET

GATE CHGT.

ALKAL FENCE TO MATCH NEIGHBOR

5' TYPICAL FENCE PONDING AREA

RAISED WOOD FENCE AREA

GARAGE 26x28

POOL 17x32

POOL COVER

WALK IN CLOSET

BATH

WALK IN CLOSET

WALK IN CLOSET

WALK IN CLOSET

WALK IN CLOSET

WALK IN CLOSET

WALK IN CLOSET

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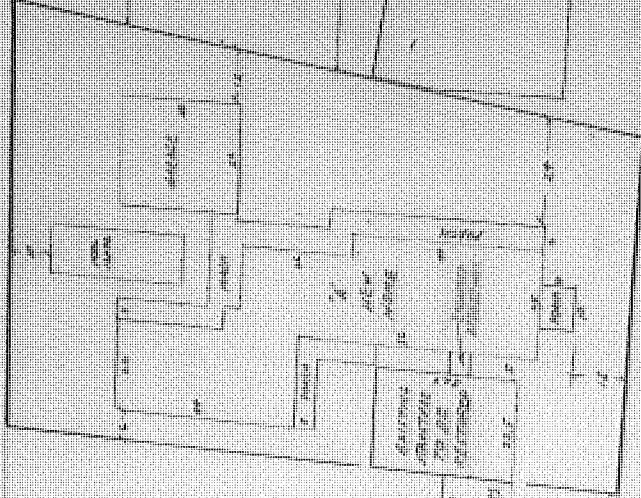
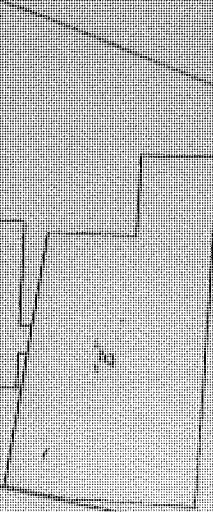
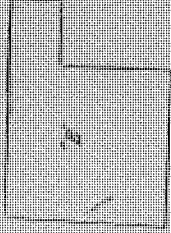
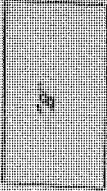
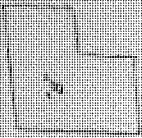
WALK IN CLOSET

WALK IN CLOSET

3'-NEW WALK

2'-EXISTING
STRUCTURE
APPROXIMATE
POSITION & DIMENSIONS

2'-EXISTING
STRUCTURE
ATTACHED
TO GARAGE



EXISTING
GARAGE
BY OWNER

EXISTING
STRUCTURE
ATTACHED
TO GARAGE

EXISTING
STRUCTURE
TO BE
DEMOLISHED

NEW
WALK

GARAGE

3'-14" FROM PROPERTY LINE TO PAVEMENT

CALLE DE PICACHO

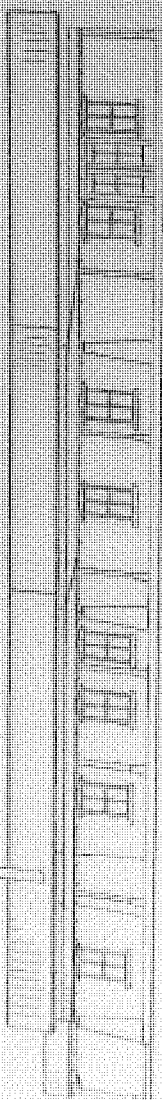
CLAYTON WALTERS ARCHITECT

2100 CALLE DE PICACHO		PROJECT NO.
DATE 1/1/50	ARCHITECT	DATE 1/1/50
SITE PLAN		SCALE 1/8" = 1'-0"

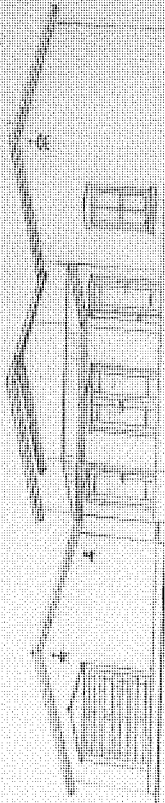
TO NEW WALK
TO ENTRANCE



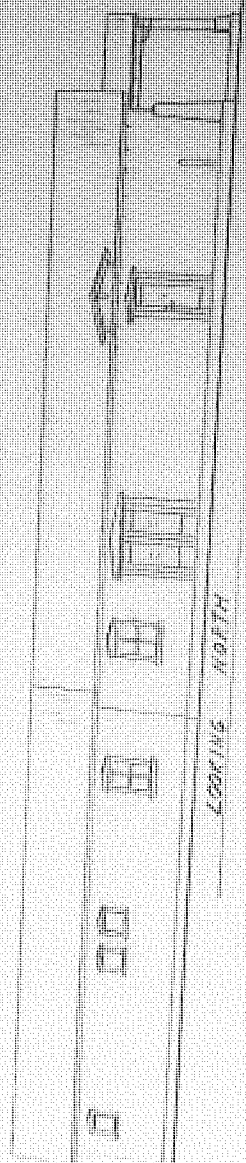
LOOKING WEST FROM CORNER OF PICKENS



LOOKING SOUTH



LOOKING EAST



LOOKING NORTH

ELEVATIONS

SECTION NOT FROM
SLAB ADJUSTING TO
GROUND INSET

STO. PUEBLO ENTRANCE TO
WHITE TOWN, NEW STRUCTURE
EXISTING STRUCTURE AND
MASTER, NATURAL WOOD TOWN

2130 CALLE DE MONTE

DATE 5/1/57
BY J. J. [unclear]

PROJECT NO.

SCALE

DATE

BY

FOR

NO.

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

OFFICIAL USE ONLY:
Case # 061148
Fee \$ 460.50

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

CASE NO. 061148 ZONE: HR CODE: NR APPLICATION DATE: 12/2/20

Neal McMillan / Miguel Rincon (575) 649-0573 (575) 635-9331
Name of Applicant/Owner Applicant's Telephone Number
Neal McMillan 2015 Huntington dr, L.C. 88011 Miguel Rincon P.O. Box 726 Mesquite N.M. 88048
Applicant's/Owner's Mailing Address City State Zip Code
Neal McMillan nealmcmillan@gmail.com Miguel Rincon miguel@hurlburtconstructionllc.com
Applicant's/Owner's E-mail Address
Miguel Rincon, Hurlburt Construction hurlburtconstructionllc@gmail.com
Contractor's Name & Address (If none, indicate Self)
575 635-9331
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2130 Calle de Picacho
Description of Proposed Work: 1) Rehab existing structure & separate by fire wall from rest of structure, 2) Build new single family home on remaining property.
Estimated Cost: \$ 300,000 Signature of Applicant: [Signature] Date: 11/6/2020

Signature of property owner if applicant is not the property owner: [Signature]

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

FOR OFFICIAL USE ONLY

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

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW ; BOT APPROVAL REQUIRED
CID PERMITS REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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

**PZHAC NEW BUSINESS
DECEMBER 7, 2020
PUBLIC HEARINGS AND REGULAR MEETING
MINUTES**

[PART OF CONSENT AGENDA]

Town of Mesilla, New Mexico

PZHAC WORK SESSION & MEETING MINUTES DECEMBER 7, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A **WORK SESSION** VIA TELECONFERENCE ON MONDAY, DECEMBER 7, 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 Eric and Teresa Sanchez, a request to discuss plans to repair and restore the exterior walls and buttress of an adobe dwelling at 2231 Calle de Parian (Case 061144). Zoned: Historic Residential (HR) (The applicant was late logging into the meeting, so this item was heard after the other Work Session item was heard.)

The applicant 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 the main reason for the request is to repair existing walls. There will not be any cosmetic electrical, plumbing or structural changes to the dwelling. Staff also mentioned that the subject dwelling is in the National Register of Historic places and is considered to be "...architecturally outstanding and important in the history of the community..." The applicant has been working with Eric Liefeld to ensure that all work done to the adobe will retain the historical character of the structure. The main issue discussed was the extent of the repairs and if they would result in any changes to the appearance of the dwelling. The applicant stated that there would be no changes to the appearance of the dwelling. There were no other issues.

- B. Submitted by Robert McMillan and Miguel Rincon of Hurlburt Construction; a request to discuss plans to incorporate part of an existing structure into a new dwelling at 2130 Calle de Picacho (Case 061148). Zoned: Historic Residential (HR) (This item was heard first since the applicant for the first item was late.)

The applicant 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 the applicant would like to build a new dwelling and include part of an existing structure on the property as part of the new dwelling. Staff also mentioned that the existing structure on the property is in the National Historic Register for the Town where it is described as being built about 1900 and was an early style duplex. Staff also stated that the building currently straddles a property line that divides the ownership of the building, and that each of the two parts of the building has a different owner, similar to some modern duplexes. Issues discussed included the fact that the proposed style of the new dwelling ("Northern New Mexico") will not match the style of the existing structure, which is "Territorial". Also discussed was the maximum height of the structure. The applicant agreed to fifteen feet. Commissioner Salas stated that a more complete final package will be needed for final review. There were no further comments.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A **REGULAR MEETING** VIA TELECONFERENCE ON MONDAY, DECEMBER 7, 2020 IMMEDIATELY FOLLOWING THE WORK SESSION. **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

Commissioner Prieto was absent. All other commissioners were present. There was a quorum.

Other attendees:

Tom Maese (Chief Inspector-CID); Neal McMillan (Applicant); Teresa Sanchez (applicant); Sam Kane (applicant); Susan Krueger (Town resident)

III. CHANGES/APPROVAL OF THE AGENDA

The PZHAC determined that Case 061148 was not ready for a decision at this time and was to be removed from the agenda. Commissioner Nevarez made a motion to approve the agenda as amended, seconded by Commissioner Houston, and approved by a vote of 4 – 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.*

Commissioner Salas stated that there was a clerical error on page 47 of the Minutes in which he was listed as voting twice. Staff stated that this would be corrected. There were no other changes to the Consent Agenda. A motion to approve the Consent Agenda was made by Commissioner Salas, seconded by Commission Chair Lucero, and approved by a vote of 4 - 0.

A. *PZHAC MINUTES – PZHAC Public Hearings and Meeting of November 17, 2020.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. **Case 061142** – 2740 Boldt Street, submitted by Joseph and Barbara DeLaurier; a request for a zoning permit to place a small tool shed at the rear of a property at this address. Zoned: Historic Residential (HR)

Approved as part of the Consent Agenda

2. **Case 061143**– 415 Bason Drive, submitted by Anita Wells; a request for a zoning permit to upgrade the electrical system of a dwelling at this address. Zoned: Residential, one-acre (R- 1)

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 least one hour prior to the meeting and will be read into the record. You will also be given an opportunity to speak during this time by joining the meeting by phone and pressing *9 while in the teleconference. This will let the host know that you wish to speak. You will be prompted by the host or the Commission Chair when to begin speaking.

Staff stated that one e-mail had been received from Susan Krueger, resident. Staff read the e-mail for inclusion into the record. (A copy of the e-mail is attached at the end of these minutes.)

B. DECISIONS:

Zoning Permits:

1. **Case 061144** – 2231 Calle de Parian, submitted by Eric and Teresa Sanchez, a request for a zoning permit to repair and restore the exterior walls and buttress of an adobe dwelling at this address. Zoned: Historic Residential (HR) **Discussed during the Work Session – Item 1**

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. There was no further discussion. A motion was made by Commissioner Houston and seconded by Commissioner Nevarez to recommend approval of the request to the BOT and the request was APPROVED by a vote of 4 – 0.

2. **Case 061146** – 2822 Erminda Street, submitted by Gary Fichman; a request for a zoning permit to allow the installation of an entry courtyard at the front of a dwelling at this address. Zoned: Historic Residential (HR)

Staff provided a brief review of this request, explaining that the proposed courtyard was approved by the Mesilla Farms Home Owners Association and that there are a number of similar courtyards in the Mesilla Farms Subdivision. There were no issues. A motion was made by Commissioner Nevarez and seconded by Commissioner Salas to recommend approval of the request to the BOT, and the request was APPROVED by a vote of 4 – 0.

3. **Case 061147** – 2391 Calle de Parian, submitted by Robert Reynolds; a request for a zoning permit to allow the construction of a porch around two sides of a storage building on a residential property at this address. Zoned: Historic Residential (HR)
Staff provided a brief review of this request. There were no issues. A motion was made by Commissioner Salas and seconded by Commissioner Nevarez to recommend approval of the request to the BOT, and the request was APPROVED by a vote of 4 – 0.
4. **Case 061148** - 2130 Calle de Picacho, submitted for Neal McMillan by Miguel Rincon of Hurlburt Construction; a request for a zoning permit to incorporate part of an existing structure into a new dwelling to be constructed at this address. Zoned: Historic Residential (HR) **Discussed during the Work Session – Item 2**
This case was removed from the agenda in order to allow the applicant to bring the PZHAC further information about the proposed dwelling.
5. **Case 061149** – Calle Tercera, submitted by Samuel Kane; a request for a zoning permit to construct a rock wall around a residential property at this address. Zoned: Historic Residential (HR)
The applicant was present by phone to discuss to answer any questions that might arise. Staff provided a brief review of this request. Staff also stated that the decorative landscape rock currently on the front of the property would be moved by the applicant so that it is behind the irrigation ditch on the property. This will be done at the time the work on the wall is done. The main issue discussed was the affect that various portions of the wall would have on the clear-sight-requirements of the Code. The applicant agreed with all the recommendations made by the PZHAC. Commissioner Nevarez stated that he would like to see the plans with the changes before he makes a final decision. A motion was made by Commissioner Salas and seconded by Commissioner Nevarez to postpone making a decision on the request in order to allow the applicant to bring the PZHAC plans showing the requested changes. The request was POSTPONED by a vote of 4 – 0.

Business Permit

6. **Permit 0863** – 2470 Calle de Guadalupe Unit B, submitted by Robert and Sandra White for “Dakota Dukes Wild Coyote LLC”; a request for a business license to allow the applicant to operate a commercial retail operation at this location selling snack food, beverages and gifts. Zoned: Historic Commercial (HC)
Staff provided a brief review of this request, explaining that the applicant would be operating a retail business selling various items out of a building that has historically been used for retail operations. There were no issues. A motion was made by Commissioner Salas and seconded by Commissioner Houston to approve the request, and the request was APPROVED by a vote of 4 – 0.

VI. PZHAC/STAFF COMMENTS:

None

VI. ADJOURNMENT

The meeting was adjourned at 3:35 pm.

Questions Regarding Case No.061148

Is there a record in the town of Mesilla showing that this “duplex” was ever subdivided into two separate, adjoining structures owned by different entities? There is a history of property divisions recorded with the County that were not approved by the Town.

Does the Town code permit the separation of a property and its building by a fire wall without regard to how set backs are handled in the HR zone?

Using the concept of the development zone, how would/can the PZHAC justify the change of the existing Territorial architectural style to Northern New Mexico? The architectural style of this building is described on the NM Historic Building Inventory sheet as “basic territorial.” There are two other larger territorial style buildings in the development zone: one across the street inventory #259, and another further south on Calle de Picacho, pictured on page 27, bottom picture. Other pictures of buildings included in the packet are mostly Spanish pueblo in style, including the neighboring dwelling immediately to the north; however, there are no examples of Northern New Mexico.

Thank you for your consideration of my questions, Susan Krueger

**PZHAC NEW BUSINESS
DECEMBER 21, 2020**

**ADMINISTRATIVE APPROVALS
[PART OF CONSENT AGENDA]**

ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 061149
[PZHAC CONSENT AGENDA – 12/21/20]

Item:

Case 061149 – 1940 Calle Pacana, submitted by Organ Mountain Solar for Henry Newman; a request for a zoning permit to allow additional solar photo-voltaic panels to be installed on a dwelling at this address. Zoned: Historic Residential (HR)

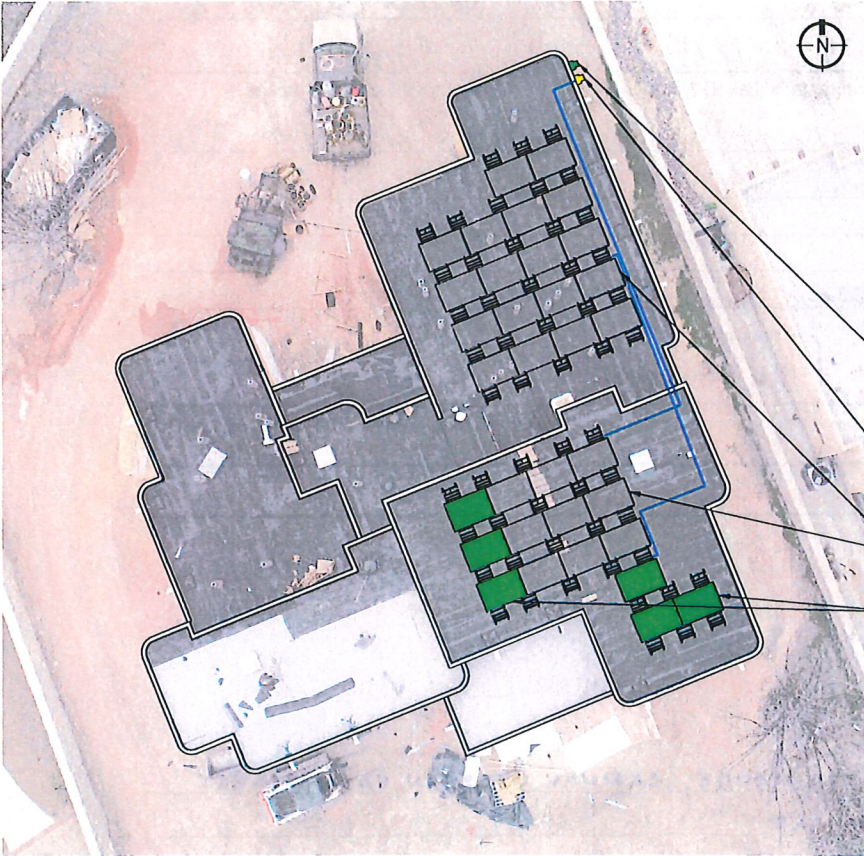
Description of Work Done:

The applicant currently has 27 solar photo-voltaic panels on the roof of the subject dwelling and would like to add six more in the same location. The dwelling has a flat roof with a parapet around the edge. The panels will be placed behind this parapet. Neither the original panels nor the new panels can be seen from the street. There will be no changes to the property.

Consistency with the Code:

Since the solar panels will not be visible from the ground or surrounding properties, 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.”]

Note:
-Special Access Instructions: None.



1 Vicinity Map
Scale: CUSTOM

Existing Utility Meter /
Main Service Disconnect & Panel
(Outside)

Existing QF Visible Manual Non Fusible
AC Disconnect / REC Meter /
AC Combiner Panel / Data Monitoring Unit
(Outside)

Existing Roof Mounted Array
27 x Panasonic Modules

Expansion Roof Mounted Array
6 x Panasonic Modules

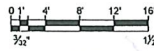
SHEET NOTES

- 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: 3/32" = 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

Henry Newman

Utility-Interactive Photovoltaic System
Expansion System Size = 1.98 kWdc
1940 Calle De Pacana
Mesilla, NM 88046

DESIGNER:
Polizois Dallis

REV	DESCRIPTION	DATE
0	Initial Release	10/21/20

DESIGN SUMMARY

Number of Modules	33
Module Tilt Angle	10°
Module Azimuth	170°
Average Annual Shading	1.98%
Year 1 Production Estimate	20339 kWh

SITE PLAN

PV-1.0

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061149

Fee \$ 22,50

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

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

CASE NO. 061149 ZONE: HR CODE: M1 APPLICATION DATE: 11/12/20

Henry Newman 575-288-1792
Name of Property Owner Property Owner's Telephone Number

1940 Calle Pacana Mesilla NM 88046
Property Owner's Mailing Address City State Zip Code

hsn@hsnewman.com
Property Owner's E-mail Address

Organ Mountain Solar 400 South Compress Rd.
Contractor's Name & Address (If none, indicate Self)

575-202-9268 03-401215-00-0 394801
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

1940 Calle Pacana Mesilla NM 88046
Address of Proposed Work:

Residential PV install
Description of Proposed Work:

\$ 7,435 [Signature] 11/11/20
Estimated Cost Signature of Applicant Date

[Signature]
Signature of property owner: DocuSigned by: Henry Newman

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 STRUCTURE, CANNOT BE SEEN FROM STREET
CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 11/12/20

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

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 061150
[PZHAC CONSENT AGENDA – 12/21/20]**

Item:

Case 061150– 2550/2558 Calle de San Albino, submitted by Richard Perez; a request for a zoning permit to conduct minor repairs to an exterior adobe wall. upgrade the electrical system of a dwelling at this address. Zoned: Historic Residential (HR)

Description of Work Done:

The applicant will several worn spots on an adobe wall on a dwelling at this address. Since the repairs will be small, and the repairs will be finished to match the existing walls of the structure with no changes to the appearance of the structure, a permit may be approved administratively. upgrade the electric service from 100 amps to 200 amps for a dwelling at this address. There will be no changes to the property.

Consistency with the Code:

Since there will be no changes to the exterior of the property the permit may be approved administratively. **[(15.15.030(B) - Application for building permit, Administrative Approval). Administrative Approval Permit – “Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the Community Development staff may approve and issue the permit.”]**

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061150

Fee \$ 0.00

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

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

CASE NO. 061150 ZONE: HR CODE: M1 APPLICATION DATE: 12/4/20

RICHARD PEREZ

575-640-2114

Name of Property Owner

Property Owner's Telephone Number

P.O. Box 385

Mesilla

NM

88046

Property Owner's Mailing Address

City

State

Zip Code

Property Owner's E-mail Address

rperez46@gmail.com

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:

2550/2558 Calle de San Albino

Description of Proposed Work:

repair exterior adobe wall

\$ 300.-

Estimated Cost

R. Perez

Signature of Applicant

12/4/20

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: MINOR ADOBE REPAIR, NO CHANGES TO STRUCTURE

PERMISSION ISSUED DENIED BY: [Signature]

ISSUE DATE: 12/8/20

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).

**PZHAC NEW BUSINESS
DECEMBER 21, 2020**

**DECISION ITEMS
ZONING PERMITS**

**PZHAC ACTION FORM
BUILDING PERMIT 061148
[PZHAC REVIEW – 12/21/20]
STAFF ANALYSIS**

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

Item:

Case 061148 - 2130 Calle de Picacho, submitted for Neal McMillan by Miguel Rincon of Hurlburt Construction; a request for a zoning permit to incorporate part of an existing structure into a new dwelling to be constructed at this address, Zoned: Historic Residential (HR)

Staff Analysis:

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

If it is determined that the proposed dwelling 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 dwelling 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: \$300,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed dwelling will be consistent with other historic dwellings in the Town. The PZHAC will also need to determine that the request, as submitted, is consistent with all other sections of the **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 building a new dwelling at this address.
- The PZHAC has determined that the proposed dwelling is not a violation of MTC 18-33.
- The PZHAC has determined that the proposed dwelling meets all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend approval of this request to the BOT.
2. Recommend approval of this request to the BOT 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 061151
[PZHAC REVIEW – 12/21/20]
STAFF ANALYSIS

ITEM:

Case 061151 – Calle Tercera, submitted by Samuel Kane; a request for a zoning permit to construct a rock wall around a residential property at this address. Zoned: Historic Residential (HR)

This case was heard at the December 7, 2020 PZHAC meeting at which the applicant agreed to several suggestions the PZHAC made concerning the proposed wall. A decision on the case was postponed at the time in order to allow the applicant to return to the PZHAC with his plans revised to show the requested changes. Those changes are shown on the attached plans.

DESCRIPTION OF REQUEST:

The subject property contains two duplexes (four dwelling units) that were recently built. The applicant would like to build a four foot high rock wall along the north side and back of the property. The wall along the east side of the property will be four feet high and will run along Calle de Colon up to the clear-sight-triangle created by Calle Tercera. There will be a six foot high column at this end of the wall. The wall will be recessed where the water meters for the property are to allow access to the meters. There will be a fence around the inside of the meters to allow access from the street. The purpose for this wall will be to provide protection to the duplex on the property from vehicles that might run off the road or park too close to the building.

There will be no wall along Calle Tercera. The wall along the rear of the property will be six feet in height and will be located two feet inside the property line. (A right-of-entry agreement signed by the applicant and the neighbor is attached.) Each end of this wall will have an eight foot high column.

Although there will not be a wall along Calle Tercera, the applicant would like to install two sections of wall on either side of the driveway over the irrigation ditch to keep drivers from driving into the ditch. The applicant originally planned for these sections to be four feet high as shown on the site plan, but they actually need to be three feet in height in order to meet clear-sight-triangle requirements for driveways.

The applicant has been informed that the rock that was used to landscape the property will need to be moved out of the street right-of-way. The applicant has agreed and will move the rock behind the wall and the irrigation ditch that is on the property at the time the wall is built.

The applicant has also been informed that this is a zoning review to ensure that his proposal meets the requirements of the zoning for the property, and that he will need to provide more detailed construction plans to CID when he applies to CID for a construction permit. It is also understood that any changes to the plans required by CID may require further zoning review and approval.

ESTIMATED COST: @ \$12,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed walls are consistent with the following sections of the Code:

18.06.110 Review of applications within Historical and General Commercial zones – Considerations.

- A. All applications for work in the Historical zones and Commercial zone (not subject to administrative approval) shall be reviewed by the planning, zoning and historical appropriateness commission. The commission shall determine whether the request involved will be appropriate for the purposes of this title. If the request shall be determined to be inappropriate, the board shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historical district generally, such application may be approved without substantial detriment to the public welfare and without substantial derogation of the intent and purposes of this title.
- B. In reviewing an application, the planning, zoning and historical appropriateness commission shall consider in addition to this chapter:

1. The historical and literary value and significance of the site, building, or structure;
2. The general design, arrangement, texture, material and color of the features, sign or billboard involved;
3. The relation of such factors to similar factors or sites, buildings and structures in the immediate surroundings;
4. The appropriateness of the size and shape of the building or structure in relation to:
 - a. The land area upon which the building or structure is situated;
 - b. The landscaping and planting features proposed by the applicant; and
 - c. The neighboring sites, buildings or structures within the historical district.
5. The commission shall also consider the applicable zoning and other laws of the town.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing two rock walls on a property at this location.
- The PZHAC has determined that the proposed walls are not a violation of MTC 18-33.
- The PZHAC has determined that the proposed walls meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

Map Help

Doña Ana County Geospatial Committee 20

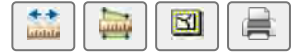
2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

Enter Value:



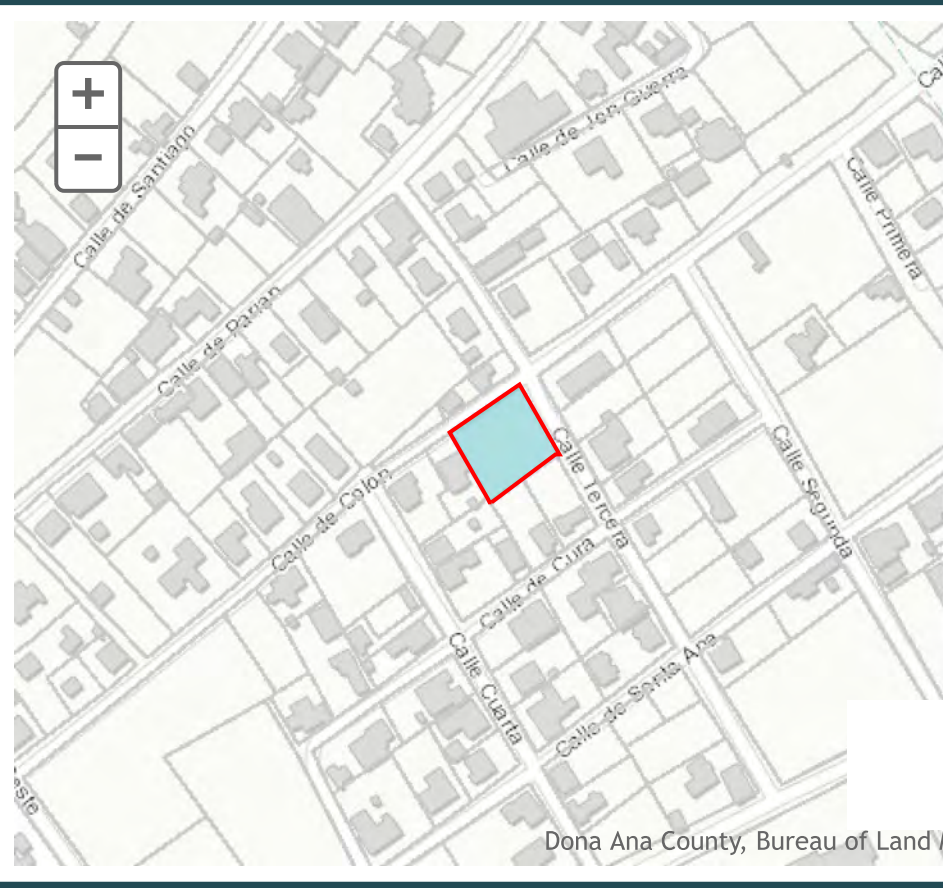
Maps

Legend

Map Themes

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

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



Doña Ana County, Bureau of Land Management

2610 Calle de Tercera

Revised drawing

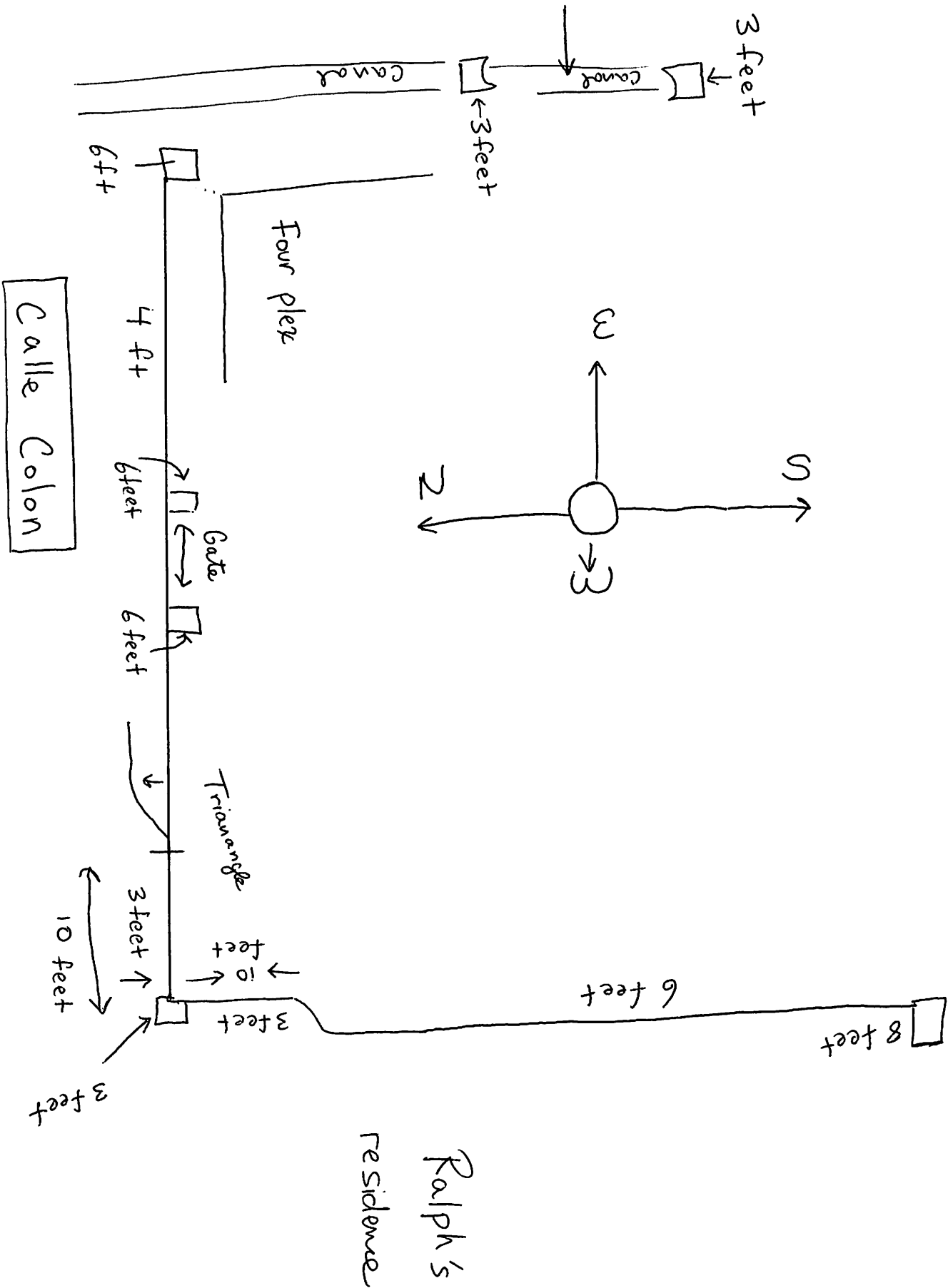


PHOTO OF THE PROPERTY FROM CALLE DE COLON



PHOTO SHOWING THE REAR OF THE PROPERTY FROM CALLE DE COLON



PHOTO OF THE PROPERTY FROM CALLE TERCERA



**PZHAC NEW BUSINESS
DECEMBER 21, 2020**

**DECISION ITEMS
BUSINESS REGISTRATIONS**

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 12/21/20]
STAFF ANALYSIS

ITEM:

Permit 0864 – 2261 Calle de Guadalupe, submitted by Randy McMillan for “Josephina’s Old Gate Café”; a request for a business license to continue a restaurant operation under new ownership at this address. Zoned: Historic Commercial (HC)

DESCRIPTION OF REQUEST:

The purpose of the application is to allow the applicant to take over the restaurant operation from the original owners. There will be no changes at this time to the operation or the structures in the property. (The property will continue to be owned by the original owners.) The restaurant use is a use that is allowed in the Historic Commercial (HC) zoning of the property and is similar to other restaurants that have been allowed at this location in the past. There will not be any changes to the occupancy type of the structure or changes to the character of the area.

Consistency with the Code:

The request is for a commercial restaurant operation that has been at this location for years and is consistent with MTC 18.49 Historic Commercial (HC) zone, as well as all other applicable sections of the MTC. There will be no changes to the structure. This structure has historically been used as a restaurant. There are limited parking facilities for the proposed use, therefore a \$150.00 parking fee, renewable each year with the business registration, will be assessed.

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

Chapter 18.40 - Historic Commercial Zone (HC)

18.40.020 – Uses Permitted

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

Commercial uses allowed in the C zone and residential uses subject to approval of the Planning, Zoning and Historical Appropriateness Commission upon application and approval of a development plan.

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

Bakery goods shop; Department stores; Drugstores; Dry goods stores; Gift shops; and other similar stores

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of continuing the operation of a restaurant at this location.
- The PZHAC has determined that the proposed restaurant is not a violation of MTC 18-40.
- The PZHAC has determined that the proposed business meets all applicable Code requirements.

PZHAC OPTIONS:

1. Approve this request.
2. Approve this 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:



Date: 11/30/2020

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

Permit No.: 0864

Business Registration Application

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

New Renewal

PLEASE PRINT

BUSINESS INFORMATION

Business Address: 2261 Calle de Mailing Address: PO Box 571
Guadalupe Mesilla, NM 88046
Mesilla, NM 88046

Total Area of Business: _____ No. of Employees: 8 No. of Parking Spaces: 4 Zoning: _____

e-Mail Address: Admin@riograndewinery.com Business Phone #: (575) 525-2626

Type of business (Please describe product(s) and/or service(s):
Restaurant, gift shop

Business Owner Is: Sole Proprietorship _____ Partnership Corporation _____ Other _____

Current New Mexico Revenue Division ID #: _____
(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): Randy McMillan

Home Address: 4902 Briareus Dr. Mailing Address: 4902 Briareus Dr.
Las Cruces NM, 88005 Las Cruces, NM 88005

Business Owner's/ Applicant's Phone #: (575) 640-7213

(Please complete other side)

PROPERTY INFORMATION

Is property: owned ✓ leased _____

Property Owner: BOB Hamilton & KATHLEEN Foreman

Property Owner Address: P.O. Box 1248
2958 Lamesilla Circle
MESILLA NM 88046

Property Owner Phone #: 575-644-1002 / 575-649-5874

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) 640-2399

Name	Address	Telephone #
1. <u>Chris Lang</u>		<u>(575) 640.2399</u>
2. <u>Carol McMillan</u>		<u>(575) 640.7222</u>
3. _____		

Do you have an alarm system? Yes No _____

What Type? unknown

Which Company, if any, Responds to Alarms? unknown

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

[Signature]
Signature of Applicant/Title

11/30/2020
Date

[Signature]
Signature of Building Owner

11-30-20
Date

Receipt Number: _____
Permit Number: 0864
Approval Date: 12/3/20
Sign Permit Case #: N/A

Office Use
Date of Payment: _____
Zone: HC
Bus. Type: FOOD SERVICE
Renewal Date: 3/15/21

Fire Department Inspection Verification

Fire Department Representative Signature: _____

Fire Inspection Date: _____

Approved: Yes _____ No _____

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 12/21/20]
STAFF ANALYSIS

ITEM:

Permit 0865 – 1680 Calle de Alvarez, submitted by Roxanne Livingston for “Livingston Bridal and Events, LLC”; a request for a business license to allow the applicant to operate a wedding and event planning operation from an office at this address. Zoned: General Commercial (C)

DESCRIPTION OF REQUEST:

The purpose of the application is to allow the applicant to operate an office for the planning of weddings and other events. The actual weddings and other events will take place at other locations the office. Only the planning and coordination of these events will take place at the office. There will not be any changes to the occupancy type of the structure or any changes the character of the area.

Consistency with the Code:

The proposed operation is a professional office, which is an allowed use under MTC 18.45.020 Commercial Zone-Uses Permitted and is consistent with all applicable sections of the MTC. There will be no changes to the structure. This structure was designed and built as a commercial office structure housing several offices. There are adequate no limited parking facilities for the proposed use.

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

Chapter 18.45.020 - Commercial Zone (C)

18.4.020 – Uses Permitted

A building and premises on any lot in the C zone shall be used for the following purposes only (among others):
Office, business and professional

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of operating a professional office at this location.
- The PZHAC has determined that the proposed business is not a violation of MTC 18.45.
- The PZHAC has determined that the proposed business meets all applicable Code requirements.

PZHAC OPTIONS:

1. Approve this request.
2. Approve this 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:

Lenny & Mesilla NM
2020



Date: 10/30/2020

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

Permit No.: 0865

Business Registration Application

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

New Renewal

PLEASE PRINT

BUSINESS INFORMATION

Business Address: 11680 Calle de Alvarez Mailing Address: Same as business
ste 10
Las Cruces NM 88005

Total Area of Business: 2500 sq ft No. of Employees: 4 No. of Parking Spaces: _____ Zoning: _____

e-Mail Address: Sales.livingstonbridalandevents Business Phone #: 575.521.0872
com

Type of business (Please describe product(s) and/or service(s):
Bridal shop & event planning

Business Owner Is: Sole Proprietorship _____ Partnership _____ Corporation _____ Other LLC

~~Employer Identification Number (EIN):~~ 03-520490-00-7
(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

BUSINESS OWNER/APPLICANT INFORMATION

Business Owner's/Applicant's Name (s): Roxanne Livingston

Home Address:
5383 Spirit Ridge
Las Cruces NM 88007

Mailing Address:
Same as home

Business Owner's/ Applicant's Phone #: 575.405.9060

(Please complete other side)

PROPERTY INFORMATION

Is property: owned _____ leased X

Property Owner: Stefan Schaefer

Property Owner Address: 11680 Calle de Alvarez
Ste B
Las Cruces, NM 88005

Property Owner Phone #: 575-642-9452

EMERGENCY CONTACT INFORMATION

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

24 HOUR EMERGENCY PHONE #: 575-405-9060

Name	Address	Telephone #
1. <u>Roxanne Livingston</u>	<u>- same as home</u>	<u>575-405-9160</u>
2. <u>Levi Livingston</u>	<u>- same as home</u>	<u>505-360-2227</u>
3. _____	_____	_____

Do you have an alarm system? Yes _____ No X

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] Business Owner

10/30/2020
Date

Signature of Applicant/Title
[Signature] (S. Schaefer)

10/30/2020
Date

Signature of Building Owner

Receipt Number: _____
Permit Number: 0865
Approval Date: 12/9/20
Sign Permit Case #: N/A

Office Use
Date of Payment: _____
Zone: C
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
DECEMBER 21, 2020**

**DECISION ITEMS
SIGN PERMITS**

PZHAC ACTION FORM
SIGN PERMIT
[PZHAC REVIEW – 12/21/20]
STAFF ANALYSIS

Item:

Case 061112 – 2230 Avenida de Mesilla, submitted by Roman Prieto; a request for a sign permit to allow a Directory Sign to be installed at this address. Zoned: Historical Commercial (HC)

Description of Work to be Done:

The applicant would like to install a wall mounted directory sign on a commercial structure for two businesses at this location. The directory sign will include miniature copies of the signs for each of the businesses (see attached diagram of proposed sign). The sign will be mounted on the east side of the structure, adjacent to Avenida de Mesilla.

Consistency with the Code:

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

18.65.165 Directory signs.

- A. A directory sign may be permitted for a building or development where there is more than one business or tenant. A directory sign may be a wall sign, projecting sign, or freestanding sign, provided the sign complies with all requirements for the type of sign.**
- B. A directory sign shall be limited to 15 square feet in area for signs located in the Historical Commercial (H-C zone) zone and 25 square feet in area for signs located in the Commercial (C) zone.**
- C. All directory signs shall be located on the premises where the businesses are located.**
- D. A directory sign may list all businesses or only the building or development name.**
- E. Each business may have one individual sign in addition to the identification on the directory sign, in accordance with the sign regulations and all other laws and ordinances. [Ord. 2008-04 § 10]**

Findings of Fact:

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

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number Enter Value:

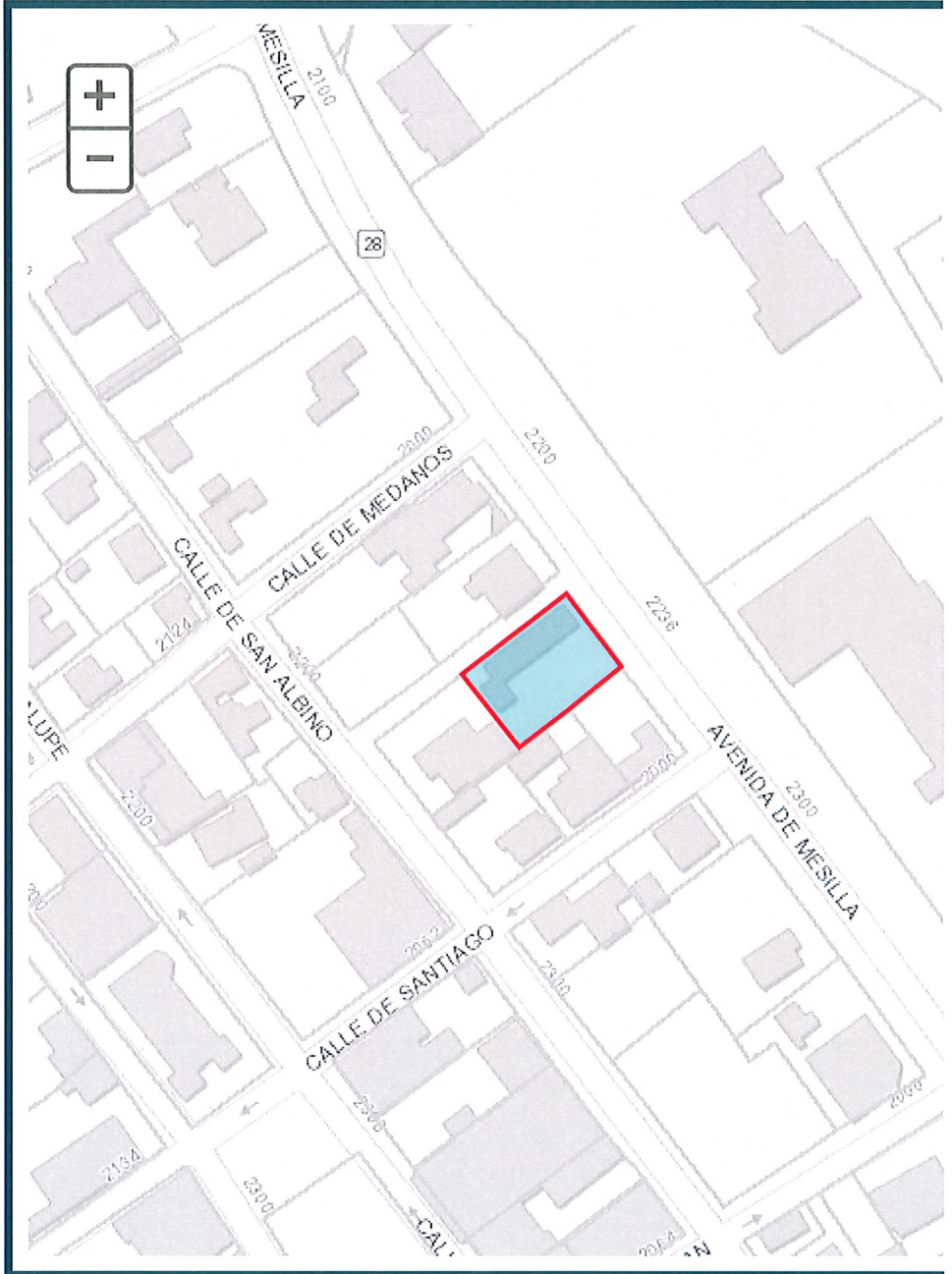
Maps

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



PRIET  IMPORTS

THRU THE GATES 

←  →
LOCALLY MADE MERCHANDISE

MERCH DE MESILLA



WOOD, LEATHER, AND MORE

MERCHDEMESILLA.COM



Case # _____

Fee \$ _____

CASE NO. _____ ZONE: _____ APPLICATION DATE: _____

PRIETO IMPORTS Business Name 575-621-2456 Business Telephone Number

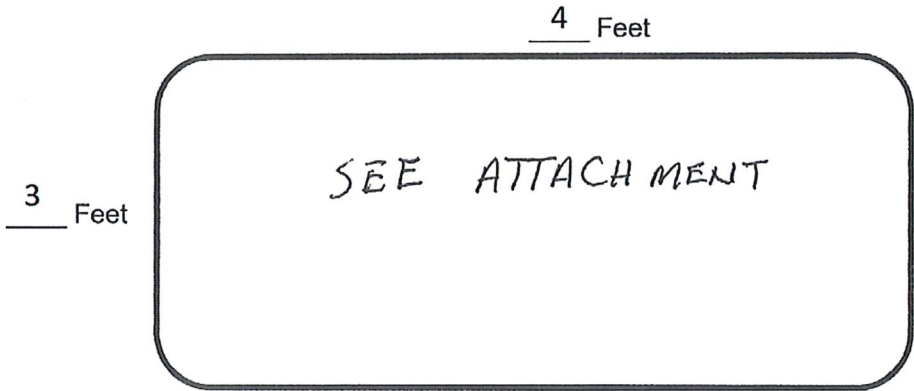
2230 AVENIDA DE MESILLA LAS CRUCES NM Business Address City State 88005 Zip Code

ROMAN PRIETO Applicant Name 575-621-2456 Applicant Telephone/Cell Number

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

Description of sign: Directory Sign, double sided with business logos. To be hung on existing pole.

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



Colors: Black, Teal, Wood Look, Gray

FOR OFFICAL USE ONLY

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

CONDITIONS: _____

PERMIT ISSUED BY: _____ ISSUE DATE: _____