



Town of Mesilla, New Mexico

PZHAC WORK SESSION & MEETING AGENDA 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)
- 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)

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
- 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 Public Hearings and Meeting of November 17, 2020.

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)
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)

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 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**

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)
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)
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**
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)

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)

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 12/3/20 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 7, 2020**

WORK SESSION

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

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 subject property is located on the south side of Calle de Parian, adjacent to the east side of the Post Office and across Calle de Parian from the Town Community Center to the north. The property was the subject of a zone change from Historic Commercial (HC) to Historic Residential (HR) in 2017, and has had a number of permits approved by the PZHAC and the BOT over the past three years for repairs and upgrades. (Some of the photos from the work done are attached.)

The property is listed in the Historic Register for the Town (see attached) and the existing building is considered one of the most historically significant buildings in Town. According to the description of the property in the Register, the structure was built in the 1850's and was once used to garrison Mexican troops. Much of that historic flavor is still retained today in the eastern part of the rear courtyard (see attached photos). The property also contains a concrete block structure that appears to have been built in the 1960's as a pool house that has been converted into a garage and work shop (see attached photos). The store portion of the structure (the old "Reynolds Store") has most recently been used as a small office for a real estate management operation but is now being used as a residence for the applicants.

The purpose of this request is to repair several walls at the rear of the dwelling that have been damaged by the weather over the years. These include some adobe walls that are not covered (see attached photos). The applicants have been working with Eric Liefeld who is well versed in the field of historic adobe repair and restoration, to determine the best way to restore and to protect the damaged walls. Other than a covering of stucco that matches the rest of the dwelling, the applicants do not plan to change the appearance of the structure.

Consistency with the Code:

Although this is technically a repair of existing walls, the PZHAC will need to determine that there will not be any substantial changes to the structure, and that if there are changes they will be 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 applicants 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.

PHOTO OF THE DWELLING FROM CALLE DE PARIAN



PHOTO OF THE DWELLING FROM THE POST OFFICE SHOWING THE GARAGE



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number Enter Value:

Maps

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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: [R0400299](#)
 Parcel Number: 4006137219509
 Owner: SANCHEZ ERIC L
 Mail Address: PO BOX 32
 Subdivision:
 Property Address: 2231 CALLE DE
 PARIAN
 Acres: 0



cont.

- 199 be used as the Fountain residence. The northeast portion of the block suffered a fire in the early 1900's, and as a result, a store was built with a Mission parapet brick facade. The Mission parapets of the northwest portion of the block were added at this time also. Portales protect portions of the north and west sides, having been built recently in a contributing style. Windows range from wood frame, to metal casement to glass block. (S)
- 200 This is a long, low line of adjacent adobe rooms fronting the street. At one time this structure made up portions of residences behind the stores that front the plaza. Now this building is being used as gift shops. This is a stuccoed adobe building with a flat roof, parapet, wood frame windows with varying numbers of lites and numerous wood doors, all fairly recent. Viga ends are visible, showing the level of low ceiling; rough timbered lintels are evident. A porch spans the facade of the building and is made from vigas and latillas. est. 1850's. (S)
- 201 Mexican soldiers are said to have been garrisoned in this building, thus making it one of the oldest buildings in town, dating from the early 1850's. The Frietze family has been operating a store with an adjacent residence in this building for a number of generations. This stuccoed adobe building is in the shape of a "U" with a patio between the two back wings. It fronts the street; has a flat roof, parapet, viga ends visible on the facade, and massive rounded buttress on the northwest corner. est. 1850. (S)
- 202 The post office building is of stuccoed adobe, has a squared floor plan and a flat roof with stepped parapet. It has just recently undergone an addition that fits well with the rest of the building and contributes to the character of the district. est. 1950. (N)
- 203 This Territorial Style building has recently had rooms added that fit extremely well with the style of the original building. This residence is a stuccoed adobe with a flat roof, lipped parapet, and windows with wood surrounds and pedimented lintels. est. 1880. (S)
- 204 "Guerra's Blacksmith Shop" was built in about 1930 by Simon Guerra, a blacksmith and judge of Mesilla. The building is a small rectangular-plan, has adobe walls which are unplastered, and a flat roof with stepped parapet. There is a large corrugated tin slide door on the facade. The building sits cattie corner to the intersection. (S)
- 205 This is a small, square-plan stuccoed house with a low gabled roof and metal casement windows. est. 1955. (N)

NEW MEXICO HISTORIC BUILDING INVENTORY
FORM 1: BUILDINGS & STRUCTURES 6-6-79



SHEET?
 NO

3. BY: *MRT*

4. CHECK DATE: *2231a*

5. BY: *2231a*

6. COMPUTER DATE: *2231a*

7. BY: *2231a*

8. FILE DATE: *2231a*

9. BY: *2231a*

10. REVISION DATE: *2231a*

11. BY: *2231a*

13. FIELD MAP: *2231a*

14. NUMBER: *2231a*

15. UTM REFERENCE NUMBER:
ZONE: *13* EASTING: *324850* NORTHING: *3571950*

17. CITY/TOWN: *Mesilla*

18. ZIP: *88040*

19. LAND GRANT OR RESERVATION: *2231a*

20. I.D. #: *18320201*

22. ROLL #: *91*

23. NEG #: *30*

24. LOCATION OF NEG: *2231a*

AL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$

ARCHITECTURAL STYLE: *eclectic*

26. NUMBER OF STORIES: *one*

FOUNDATION MATERIAL(S): *Mesilla 88040*

EXTERIOR WALL SURFACE(S): *textured brown stucco*

REGISTRATION (TYPE, DIVISIONS, SURROUNDS/SILLS/ARRANGEMENTS):
6 thru, wood sashes, wood surrounds with pedimented wood casement windows - 1 lite per each casement

DOOR/ENTRANCE (TYPE/SURROUNDS):
large wood door with large lites, no surrounds

ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS):
Flat with high level parapet

PAVEMENT(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS):
none observed

EXTERIOR DETAILS:
Niñas protruding on facade. Massive rounded buttresses in knee NW and SE. Residence adjacent to store in back. Building is H shaped. Been in the Fritzel family since at least 1800's.

COMMENTS:
This building dates to the 1850's, when Mexican soldiers were garrisoned historically and architecturally this is one of the most significant things in town.

DATE OF CONSTRUCTION: *ESTIMATED 1850* ACTUAL: *1850*

PERCENTAGE OF DATE: *36*

ARCHITECT/ENGINEER/BUILDER: *2231a*

SOURCE OF INFORMATION: *2231a*

PRESENT USE: *store/residence*

HISTORIC SIGNIFICANCE: *2231a*

CONDITION: GOOD FAIR DETERIORATED

PERCENTAGE OF REMODELING: *2231a*

DEGREE OF REMODELING: MODERATE MAJOR

45. IMMEDIATE SURROUNDINGS: *school/commercial/residential*

46. RELATION TO SURROUNDINGS:
 SIMILAR NOT SIMILAR

47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS:
 PLUS NEUTRAL MINUS

48. OVERALL SIGNIFICANCE:
 NATIONAL STATE LOCAL NONE

49. ASSOCIATED BUILDINGS? YES NO

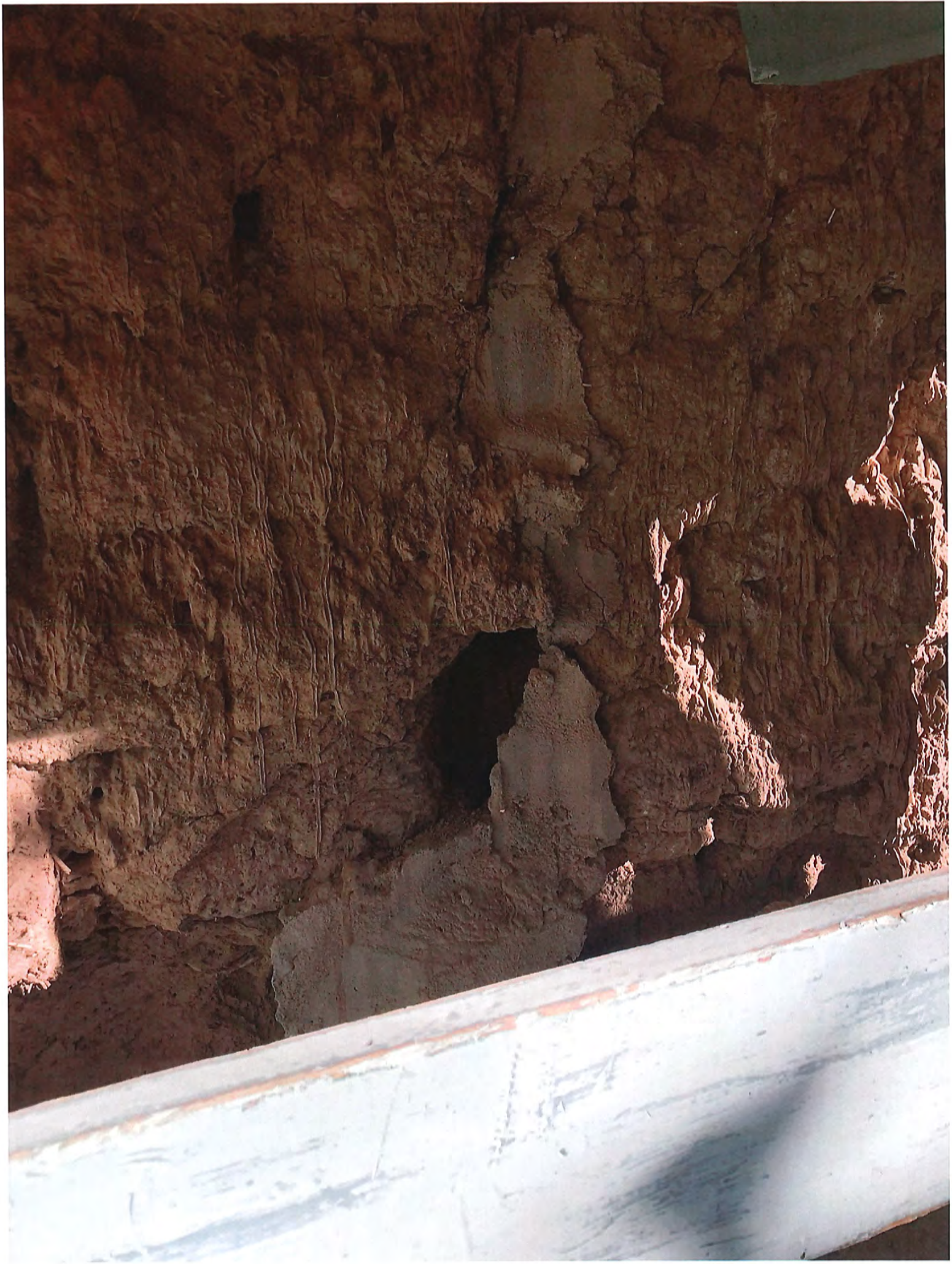
50. WHAT TYPE? *2231a*

51. IF INVENTORIED, LIST I.D.#'S: *2231a*

52. SEE BACK? YES NO









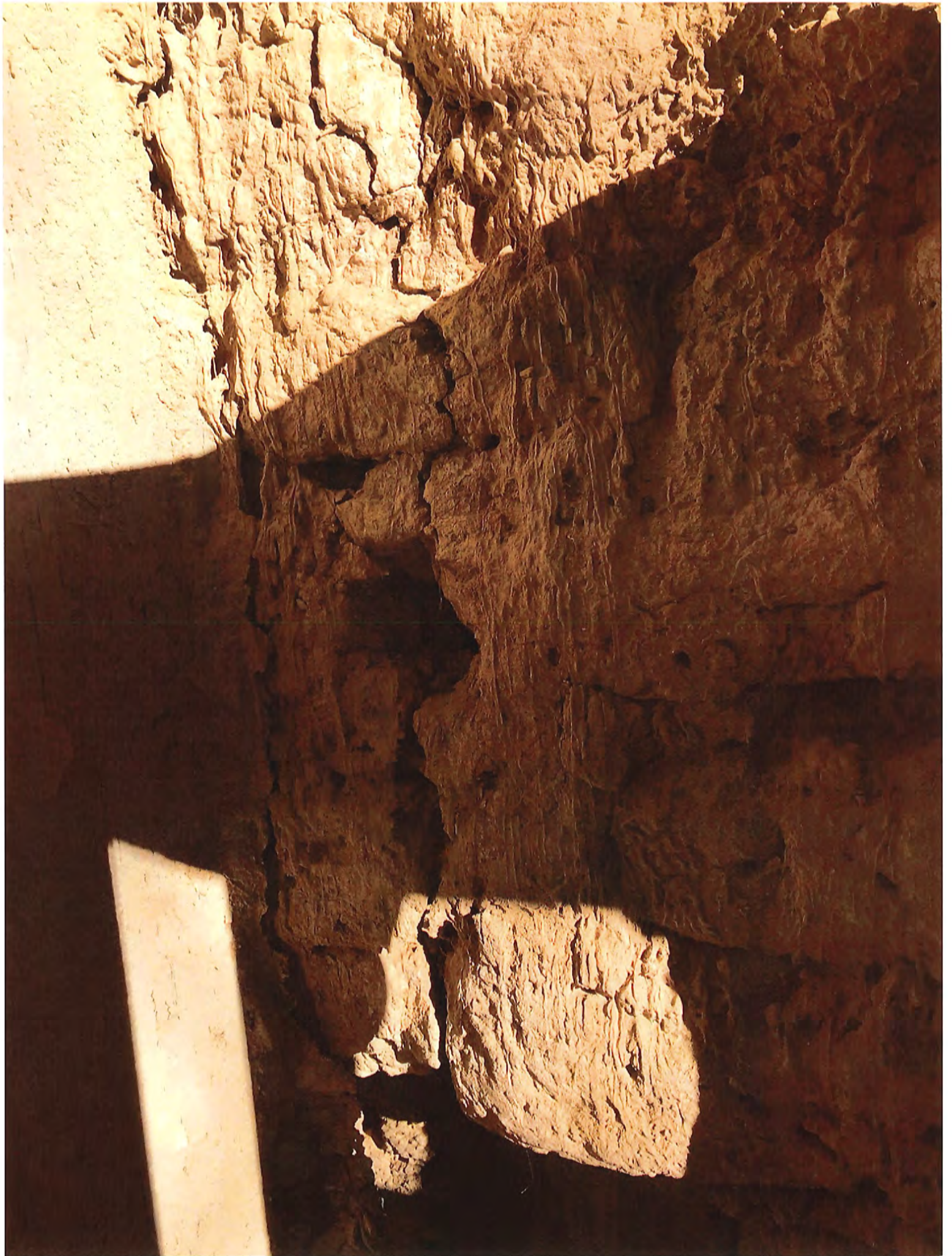








PHOTO OF REAR OF DWELLING (Taken 12/27/18)



PHOTO OF REAR OF DWELLING (Taken 10/19/17)



PHOTO OF REAR OF DWELLING (Taken 12/27/18)



PHOTO OF REAR OF DWELLING (Taken 10/19/17)



PHOTOS OF REAR OF DWELLING SHOWING HANGING ELECTRIC LINE (Taken 12/27/18)



PHOTO OF REAR OF DWELLING SHOWING EXTERIOR WORK (Taken 12/27/18)



PHOTO OF REAR OF DWELLING FROM CARPORT THAT WAS REMOVED (Taken 10/19/17)



TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061144

Fee \$ 19,00

MINIMUMS TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

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

CASE NO. 061144 ZONE: HR CODE: ACM APPLICATION DATE: _____

Eric + Teresa Sanchez 915-313-1973
Name of Property Owner Property Owner's Telephone Number
PO Box 32 Mesilla NM 88046
Property Owner's Mailing Address City State Zip Code
etms@adl.com
Property Owner's E-mail Address

Stetina Landscape & Design LLC (Thomas Stetina) 3304 Neptune Dr. LL NM 88012
Contractor Name & Address (if none, indicate Self)
602-377-0136 03-392455-00-4 393805
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2231 Calle de Pariaño Mesilla NM 88046

Description of Proposed Work:

Restore exterior of adobe building on North + East side + stucco south buttress, perpendicular wall. Fill in gaps + holes in rock wall along ditch bank.

Estimated Cost \$5,480.00 Signature of Applicant Teresa Sanchez Date Nov 10, 2020
Signature of Property Owner Teresa Sanchez

Before issuance of a zoning permit, Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.

FOR OFFICIAL USE ONLY

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

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

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW + BOT APPROVAL REQUIRED

PERMISSION GRANTED/DENIED BY: _____ ISSUE DATE: _____

- 1. Lot area with zoning restrictions to which proposed building, expansion, addition, etc., is subject.
- 2. Proposed area to be developed.
- 3. Surrounding lots with zoning.
- 4. Street frontage of lot.
- 5. Front or rear setback to the property.
- 6. Details of architectural work and color scheme (includes shades for exterior colors, systems and materials).
- 7. Flood study providing water surface.
- 8. Proof of legal status of the property.

**PZHAC WORK SESSION
DECEMBER 7, 2020
ITEM 2**

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)

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 from the foundation slab, or a total height of 16 feet (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.

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.
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 - b. The landscaping and planting features proposed by the applicant; and
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 - 5. The commission shall also consider the applicable zoning and other laws of the town.

8.33.060 Development zone.

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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”



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



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



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

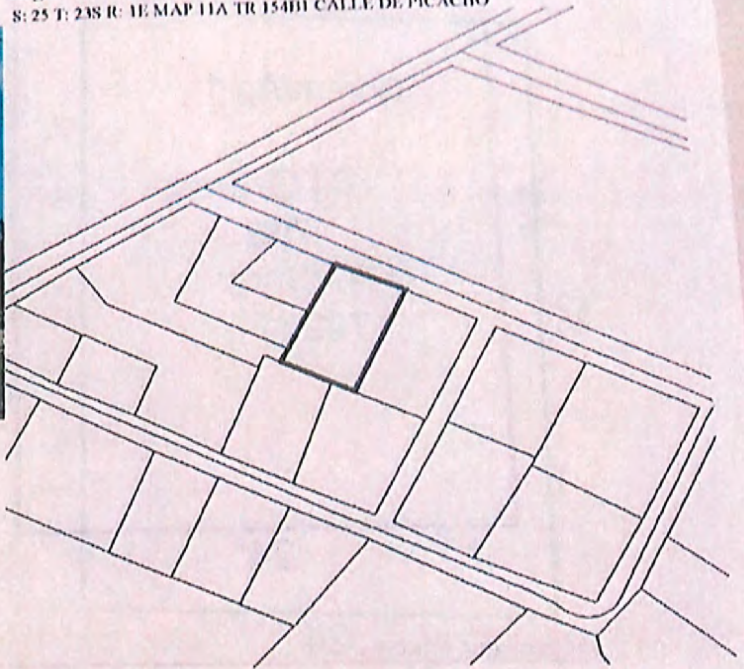
Acres: 0.000

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 15401 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		

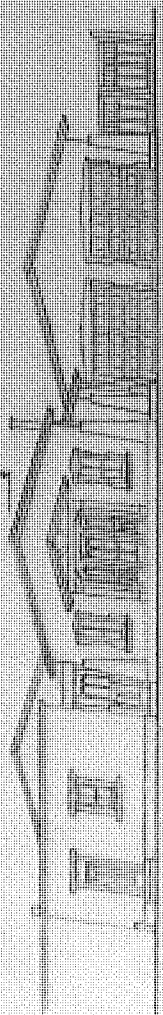
SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Lots				
Sq Ft				
Total				

Commercial/Ag Occurrence 1

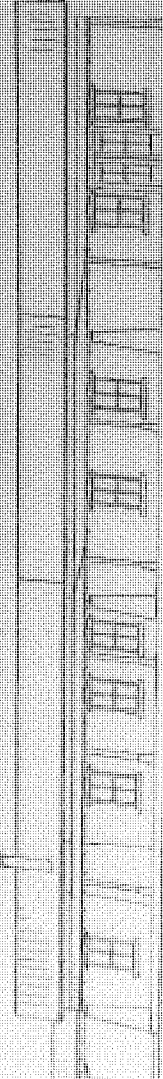
Property Code	0220 - NON-RESIDENTIAL IMPROVEMENT	Actual Year Built	1955
Condition	A - AVERAGE	Foundation	Y
Percent Complete	100		

- 251 This is a stuccoed adobe house with wood frame windows and a flat roof with slightly undulating parapet. est. 1920. (C)
- 252 This square-plan stuccoed adobe house has aluminum frame windows and a flat roof with parapet. est. 1915. (C)
- 253 This rectangular-plan house is stuccoed and has a flat roof with parapet. The original portion of the house has wood frame windows and is at a higher roof level than the addition on the east side. This addition has a pedimented parapet. est. 1925. (C)
- 254 This residence is very typical of northern New Mexican architecture: long, rectangular-plan, a corrugated tin hip roof with gables. This adobe house is stuccoed, has wood frame windows of varying numbers of lites. There is a two room addition in the back, part of which is concrete block. The building is architecturally unique in Mesilla; hence, it is considered a significant structure. est. 1880. (S)
- 255 This is a rectangular-plan adobe structure with unplastered adobe walls. From the location of the two front doors, it appears that this was an early duplex. It has a flat roof with parapet and wood frame windows with exposed wooden lintels. There is some coving occurring at the base of the walls. est. 1900. (C)
- 256 This flat roofed adobe residence has an adjacent barn in back. This barn has a higher roof level than the residence and is covered by a corrugated tin galbed roof. All wall surfaces are unplastered. There is a large sliding bay door on the west side, and double leaf wooden bay doors on the northwest portion of the structure. Architecturally, the large barn with adjacent residence is unique in Mesilla and thus is considered significant. est. 1900. (S)
- 257 This is a burnt brick gabled residence, square-plan, metal casement windows. According to the owner it was built in 1961 for A. M. Daniels. (I)
- 258 This is a tiny garage apartment that is associated with the above mentioned residence. It has a flat roof and wood frame windows. est. 1961. (N)
- 259 This is one of the most significant Territorial Style homes in the valley. According to the Mesilla News newspaper, this house was completed in 1874 for James Edgar Griggs, a prominent merchant who had his business facing the plaza. Of all the Territorial houses of the area, this one shows the most Southern influence. The house is a rectangular floor plan, has a central hallway with rooms to each side.

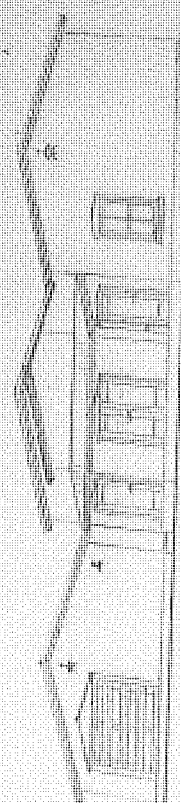
TO NEW EAST SIDE ENTRANCE



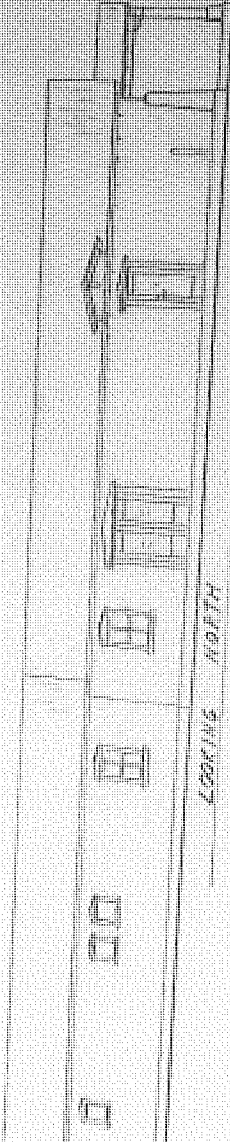
LOOKING WEST FROM CORNER OF PICKENS



LOOKING SOUTH



LOOKING EAST



LOOKING NORTH

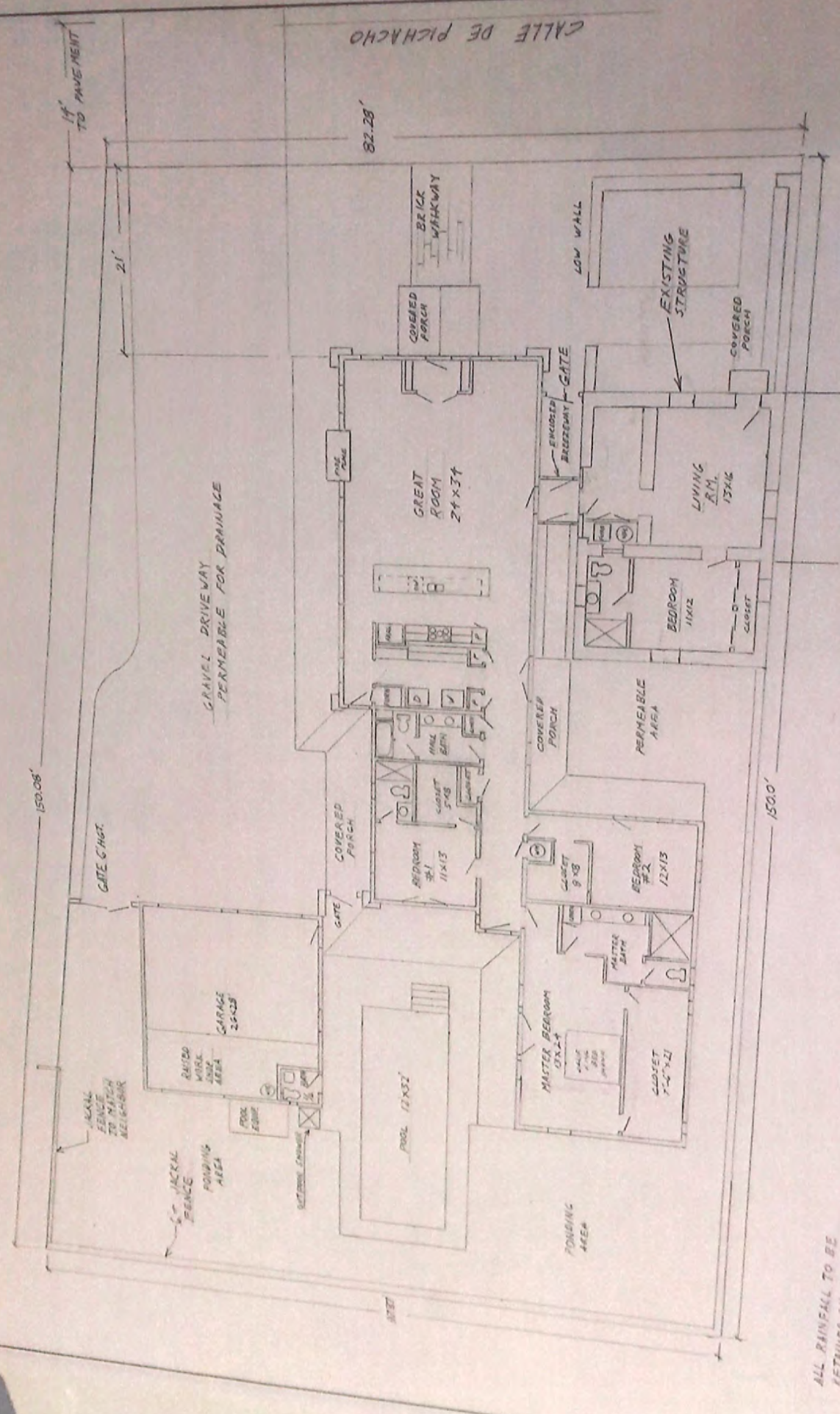
ELEVATIONS

SECTION NOT FROM
SLAB ADJOINING AS
INDICATED IN SET

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

2130 CALLE DE MONTEGO

DATE	BY	PROJECT
1/1/57	J. H. HARRIS	2130 CALLE DE MONTEGO
NO.	1/1/57	



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]

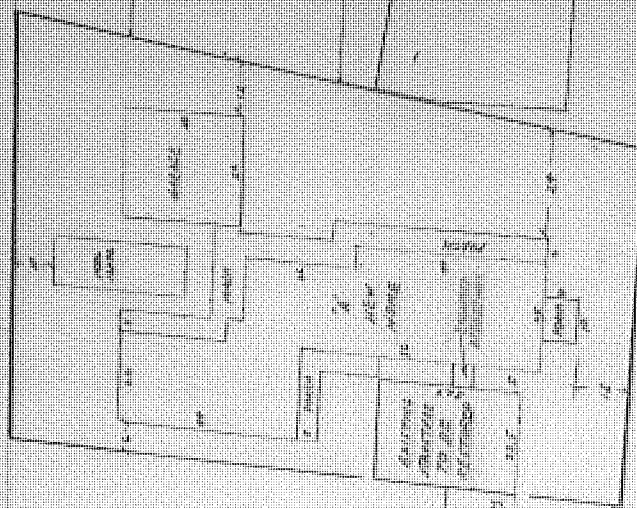
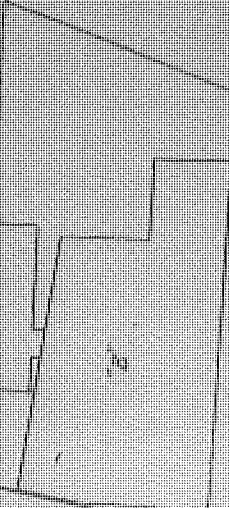
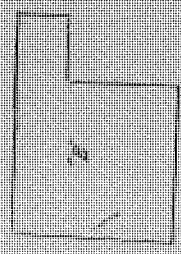
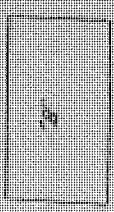
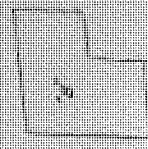
REVISED:

3'-NEW WALK

2'-EXISTING STRUCTURE APPROXIMATE POSITION & DIMENSIONS

2'-EXISTING STRUCTURE ATTACHED TO CURB

3'-14" FROM PROPERTY LINE TO PAVEMENT



EXISTING SIDE WALK BY STAIRS

SEPARATE STRUCTURE (WALKS BY STAIRS)

EXISTING STRUCTURE TO BE DEMOLISHED

NEW WALK

GARAGE

CALLE DE PICACHO

CLAYSHULTER? ORCHARD

2100 CALLE DE PICACHO		PROPERTY
DATE 1/2/50	DATE 2/1/50	PROJECT NO. 1000
SITE PLAN		

2130 CALLE DE PICHACHO
 NEAL MCMILLAN 679-0593
 NORTHERN NEW MEXICO

Design standards with compliance checklist for the Northern New Mexico architectural style.
 When completing a checklist, applicants shall circle all the components within items that apply to their application and annotate their responses as needed. If a component is not required and does not apply to the application, it should be marked "n/a."

A "1" in parentheses after a component indicates that staff will figure an appropriate range for proportion or size, location or number, etc., based on the development zone of the structure. Drawings and photographs to further illustrate components are available in the community development office.

COMPLIANCE

YES NO

Design Components

Building Height: Usually one story; however, each case will be determined individually by the development zone.

The use of two stories would require the use of the angled roof as an attic or otherwise part of the second story.

X —

Setback: There is no typical setback distance used, therefore the setback of the development zone would prevail.

X —

The application of this style is generally in a rural setting. Certain buildings in the commercial area of Mesilla exhibit this style of building set on the property frontage.

X —

Proportion: There is a marked division between the roof and exterior walls. The proportion of the exterior walls, usually of adobe construction, is long and low but verticality is achieved by the added angled roof (1). Roof angles are sharp but rarely reaching an angle of 45 percent off the horizontal (1).

X —

Pattern and Rhythm

The facades of these buildings are simple with few window openings of small overall size (1).

X —

Doorways are numerous predicated on the pattern of construction and additions to the basic construction (1).

X —

	Number	Proportion	Size
Doors	13		3-6'x6-8" Double, 10-3'x6-8"
Windows	19	5-2'x2'	4-3'x4', 11-3'x5'
Gates	2		1-8'wide x 6', 1-3'x4'
Walls	3	North, South & West Jackal Construction, 6' Tall	

COMPLIANCE

YES NO

Roof Type

The most significant style element is the angled roof of corrugated metal. It is used in either the hipped or pitched configuration. The hipped roof is angled from four sides with a ridge line shorter than the length of the building. The pitched roof is angled from two sides. The use of the pitched roof makes necessary a filler for the triangular area at the ends of the building created by the addition of the pitched roof.

X —

2130 CALLE DE PICACHO
NEAL McMILLAN 649-0595

COMPLIANCE

YES NO

NORTHERN NEW MEXICO (CON'T.)

Surface Texture

Surface texture is of adobe or simulated adobe construction with or without mud or hard plaster.

X _____

Color

White or earth color. (See color chart).

X _____

Site Utilization

These buildings in the commercial area utilize most of the available site space.

X _____

In the more open, rural parts of Mesilla, these buildings are sited in varying ways depending on overall site usage and the development zone.

X _____

Projections and Cavities

Portales or covered porches are roofed with the same basic roofing materials.

X _____

Portales are sometimes beneath extensions of the overall roof. In this case the angle of the basic roof is continued or broken slightly as required.

X _____

Portales are sometimes enclosed with screens.

X _____

Roof overhangs are generally minimal.

X _____

Architectural Details

Windows, doors, columns, chimneys and buttresses are similar to those found in other adobe based buildings.

X _____

(The rest of this page is left blank intentionally)

**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
[Signature]

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
NOVEMBER 16, 2020
PUBLIC HEARINGS AND REGULAR MEETING
MINUTES**

[PART OF CONSENT AGENDA]

(TO BE DISTRIBUTED PRIOR TO MEETING)

**PZHAC NEW BUSINESS
DECEMBER 7, 2020**

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

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 061142
[PZHAC CONSENT AGENDA – 12/7/20]**

Item:

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)

Description of Work Done:

The applicant will place a 7 foot by 7 foot (49 square foot) tool shed at the rear of this property. This is not a permanent structure and cannot be seen from the street. The shed has been approved by the Mesilla Farms Homeowners association and will not be out of character with the area. There will be no changes to the property.

Consistency with the Code:

Since the shed is not a permanent structure and is not addressed in the building code because of its small size, 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 BOLDT STREET



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number Enter Value:

Maps

Legend

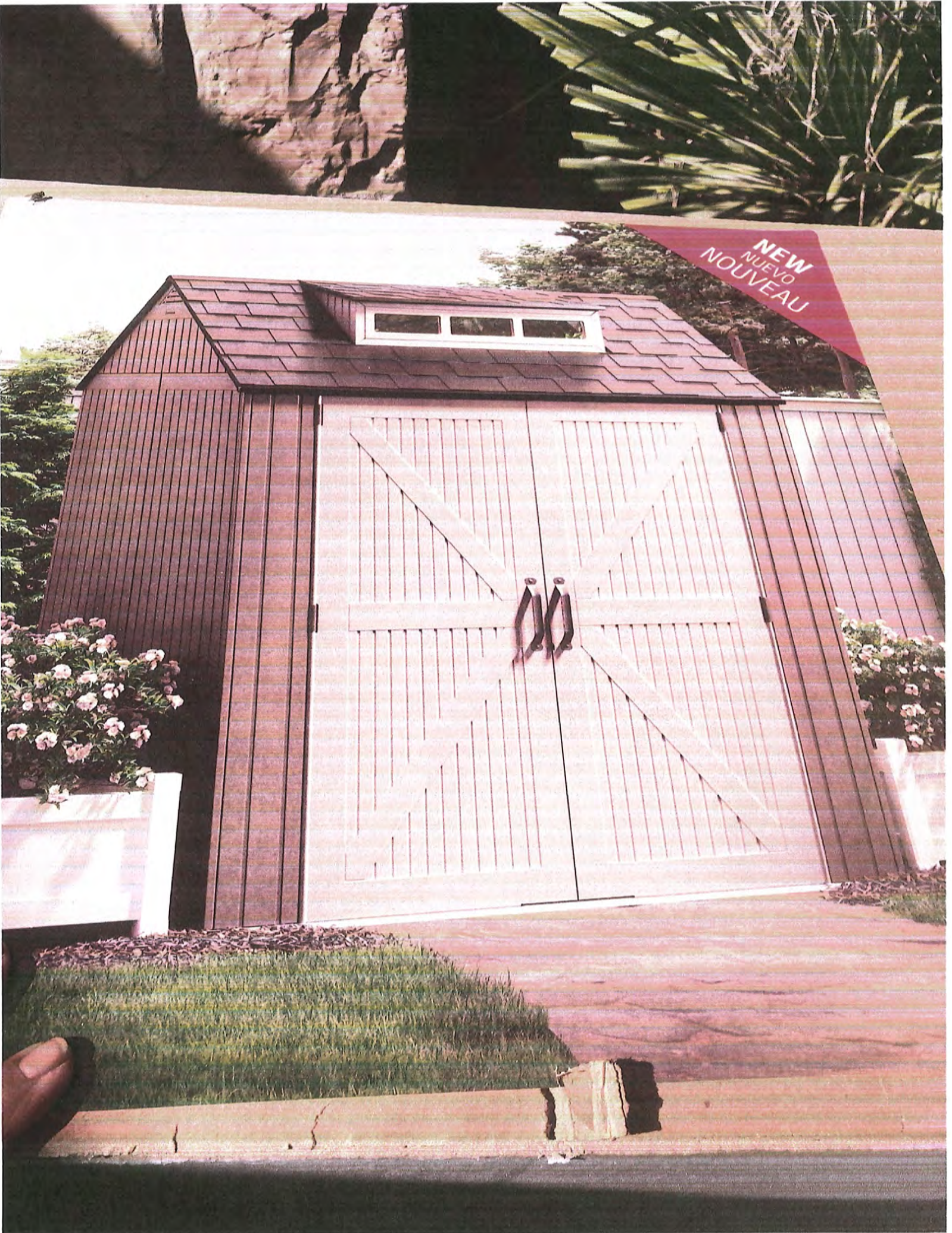
Map Themes

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

Account Number: [R0401025](#)
 Parcel Number: 4006137371459
 Owner: DELAURIER JOSEPH
 Mail Address: 2740 BOLDT ST
 Subdivision: MESILLA FARMS
 SUBDIVISION (BK 15 PG 389-390 -
 8822094)
 Property Address: 2740 BOLDT ST
 Acres: 0



NEW
NUEVO
NOUVEAU





86" L × 85.7" W × 100.5" H
218.4 CM × 217.7 CM × 255.3 CM

1

PERSON ASSEMBLY*

PUEDA MONTARLO UNA PERSONA*

MONTAGE PAR UNE SEULE PER

November 12, 2020

RE: The installation of a tool shed (personal property) in the backyard of the home at
2740 Boldt Street (Lot 2, Block D, Mesilla Farms Subdivision), Mesilla, NM
Owner of Record: Joseph & Barbara Delaurier

Dear Board Members and Town of Mesilla,

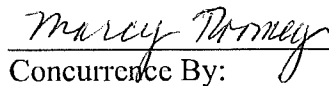
I have researched the impact of the homeowners' request to install a tool shed (Morgan-type portable building) in their backyard. The shed should be considered personal property/not permanently affixed. There will be no expansion of the home's footprint.

The description of the work to be done indicates the installation may be visible to neighbors but not from the street and will be no more evident than other existing ancillary buildings in backyards within Mesilla Farms. It is assumed that the work will be performed in a professional manner. The Mesilla Farms Homeowners Association approves the issuing of a permit for the described work from the Town of Mesilla.

Sincerely,



Eric Van Pelt
Mesilla Farms HOA Architectural Committee



Concurrence By:
Marcy Toomey
Mesilla Farms HOA President

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061142

Fee \$ 52.00

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. 061142 ZONE: UR CODE: M1 APPLICATION DATE: 11/13/20

Joseph & Barbara De Laurier (406) 861-6608

Name of Property Owner Property Owner's Telephone Number

2740 Beldt St. Las Cruces, New Mexico 88005

Property Owner's Mailing Address City State Zip Code

bdiel200@yahoo.com

Property Owner's E-mail Address

none

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: Same

Description of Proposed Work: Assemble a 7ft x 7ft. Rubbermaid shed behind the house. Not visible from the street. Not attached to the house

No electricity or water. No one will live in it.

\$ 700.00 B De Laurier 11/12/2020

Estimated Cost Signature of Applicant Date

Signature of property owner: B De Laurier

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: NOT A PERMANENT ADDITION, WILL NOT CHANGE STYLE OF PROPERTY

HOA APPROVAL ATTACHED

TL

PERMISSION ISSUED/DENIED BY: Z. Shuman ISSUE DATE: 11/19/20

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 061143
[PZHAC CONSENT AGENDA – 12/7/20]**

Item:

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)

Description of Work Done:

The applicant will upgrade the electric service from 100 amps to 200 amps for a dwelling at this address. All of the work will be internal, with the only change to the exterior of the dwelling being the electric panel. 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.”]

VIEW OF THE PROPERTY FROM BASON DRIVE



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: [R0400809](#)
 Parcel Number: 4007137258338
 Owner: WELLS JAMES L & ANITA L
 Mail Address: 415 BASON MANOR
 Subdivision: BASON MANOR (BK 12
 PG 11 - 754908) 807
 Property Address: 415 BASON DR
 Acres: 0



TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061143

Fee \$ 16.10

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. 061143 ZONE: HR CODE: M1 APPLICATION DATE: 12/2/20

Anita Wells 575-650-2147
 Name of Property Owner Property Owner's Telephone Number
415 Bason Dr. Las Cruces NM 88005
 Property Owner's Mailing Address City State Zip Code
cornerstonetile@hotmail.com
 Property Owner's E-mail Address
Chris Gallegos 5300 Vista Real Dr. #2 Las Cruces NM 88007
 Contractor's Name & Address (If none, indicate Self)
575-644-8430 03-405306-00-9 cslb 69921 EE9BJ-381263
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 415 Bason Dr. Las Cruces NM 88005

Description of Proposed Work: Change from 100a service to 200a service

\$ 1200. 11-05-20
 Estimated Cost Signature of Applicant Date
Anita L. Wells
 Signature of property owner:

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: NO WORK OR CHANGES TO EXTERIOR OF STRUCTURE
CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 12/2/20

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
DECEMBER 7, 2020**

**DECISION ITEMS
ZONING PERMITS**

**PZHAC ACTION FORM
BUILDING PERMIT 061144
[PZHAC REVIEW – 12/7/20]
STAFF ANALYSIS**

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

Item:

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 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 repairs are acceptable to the Town as proposed; and meet 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 repairs are not acceptable to the Town; or do 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: \$5,489.00

Consistency with the Code:

The PZHAC will need to determine that the repairs to the exterior walls of the dwelling will be consistent with other historic structures in the Town. The PZHAC will also need to determine that the request, as submitted, is consistent with the 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 repairing the exterior walls of an existing dwelling at this address.
- The PZHAC has determined that the proposed repairs are not a violation of MTC 18-33.
- The PZHAC has determined that the proposed repairs 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:

PZHAC ACTION FORM
ZONING PERMITS 061146
[PZHAC REVIEW – 12/7/20]
STAFF ANALYSIS

ITEM:

Case 061146 – 2822 Ermininda 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)

DESCRIPTION OF REQUEST:

The applicant would like to build a four foot high stucco wall at the front of his dwelling in order to create a courtyard at the front of the dwelling (see attached photo showing proposed location). The wall will be about four inches wide and will extend from the walls of the dwelling. The proposed wall will be finished to match the color and style of the exterior wall of the dwelling, and will not be out of character with the style of the dwelling,

There are a number of dwellings in the Mesilla Farms subdivision in the immediate area that have similar courtyards. The applicant's proposal has been reviewed and approved by the Mesilla Homeowner's Association (see attached letter from the Mesilla Farms HOA).

Even though the Mesilla Farms subdivision is zoned Historic Residential (HR), all of the dwellings in the subdivision have been built after the 1980's, therefore they are not historic and do not appear in the Historical Register for the Town.

The applicant has 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: @ \$19,400.00

Consistency with the Code:

The PZHAC will need to determine that the proposed courtyard 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.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing an entry courtyard at the entrance to a dwelling at this address.
- The PZHAC has determined that the proposed courtyard is not a violation of or MTC 18.05 or MTC 18-33.
- The PZHAC has determined that the proposed courtyard 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:**VIEW OF FRONT OF DWELLING FROM ERMINDA STREET**

Doña Ana County, NM

General Reference Maps

2014 Aerial | **Addresses** | County Address Points

Select Search Type: Account Number ▼ Enter Value:

Maps

Legend

Map Themes

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

Account Number: [R0401014](#)
 Parcel Number: 4006137381493
 Owner: FICHMAN GARY L TRUSTEE
 Mail Address: 62 FAIRWAY DR
 Subdivision: MESILLA FARMS
 SUBDIVISION (BK 15 PG 389-390 -
 8822094)
 Property Address: 2822 ERMINDA ST
 Acres: 0







C-20102

3' Height

C-20102

3' Height

November 23, 2020

RE: The installation of an ^{entry courtyard + painting}awning to cover the rear patio of the home at 2822 Erminda Street (Lot 8, Block B, Mesilla Farms Subdivision), Mesilla, NM
Owners of Record: Gary & Lori Fichman

Dear Board Members and Town of Mesilla,

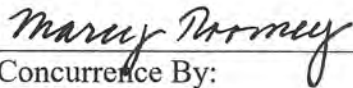
I have researched the impact of the homeowners' request to add an entry courtyard to the front of their home at the above-referenced address. The courtyard will begin at the corner of the existing garage and will extend no further towards the front setback and will continue to align with the fronts of other homes along the block. There will be no expansion of the home's footprint. The homeowners also intend to apply stucco that is certainly within the acceptable color wheel of the neighborhood & historic district.

The description of the work to be done furnished by the owner indicates the work will be appropriate with the traditional theme/style of homes in Mesilla Farms and it is assumed that the work will be performed in a professional manner. The Mesilla Farms Homeowners Association approves the issuing of a permit for the described work from the Town of Mesilla.

Sincerely,



Eric Van Pelt
Mesilla Farms HOA Architectural Committee



Concurrence By:
Marcy Toomey
Mesilla Farms HOA President

**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061146

Fee \$ 40.50

**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

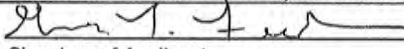
CASE NO. 061146 ZONE: HR CODE: _____ APPLICATION DATE: 12/2/20

Name of Property Owner		(307) 359-2281	
2281 Erminda St	Las Cruces	New Mexico	88005
Property Owner's Mailing Address	City	State	Zip Code
Property Owner's E-mail Address			
gfishman@gmail.com			
Hemandes Fencing Inc, 8949 Arroyo Rd., Las Cruces NM, 88012			
Contractor's Name & Address (if none, indicate Self)			
(575) 680-6901	03-397280-00-0	399580	
Contractor's Telephone Number	Contractor's Tax ID Number	Contractor's License Number	

Address of Proposed Work: 2822 Erminda St, Las Cruces, NM, 88005

Description of Proposed Work: Install an entry courtyard to the front of the residence. The courtyard will be not expand the homes footprint. The courtyard will begin at the corner of the existing garage and will extend no further towards the front setback.

Stucco will be applied to entire structure. See attached HOA letter and diagram for more details.

\$ <u>19,400</u>		<u>25 Nov 2020</u>
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	<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		

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

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

CONDITIONS: PZHAC REVIEW ; BOT APPROVAL REQUIRED
CID INSR REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING.

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

PZHAC ACTION FORM
ZONING PERMITS 061147
[PZHAC REVIEW – 12/7/20]
STAFF ANALYSIS

ITEM:

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)

DESCRIPTION OF REQUEST:

The applicant would like to build a covered porch around the north and east side of a storage structure on the property at this address (see attached diagrams). The structure will be wood with an exposed frame, and a metal roof similar to the front porch on the dwelling across Calle Segunda to the west.

According to the applicant, the storage structure was built out of unfinished cinderblock about 45 years ago and was used as a burger stand by Henry Bunch, the property owner at the time. Over time the structure has been gradually modified to appear more in character with the current nature of the Town.

This structure is listed in the Historic Register for the Town and was described at the time (1980) as an “ugly place/does not fit in at all.” Additionally, its condition was described as “fair/deteriorated” (see attached). The structure appears to have been renovated since the inventory was taken in 1979 and appears to be in much better condition now than when it was first inventoried. Its architectural style and color are now similar to the nearby dwelling on the property, as well as other dwellings and structures in the area.

Estimated Cost: \$3,000.00

The applicant has 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: @ \$19,400.00

Consistency with the Code:

The PZHAC will need to determine that the proposed porches 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.

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.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing an entry courtyard at the entrance to a dwelling at this address.
- The PZHAC has determined that the proposed courtyard is not a violation of or MTC 18.05 or MTC 18-33.
- The PZHAC has determined that the proposed courtyard 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:

PHOTOS OF THE PROPERTY FROM CALLE DE PARIAN



Doña Ana County, NM

General Reference Maps

[Map Help](#) Doña Ana County Geospatial Committee 2013

2014 Aerial

Select Search Type: Account Number Enter

Maps

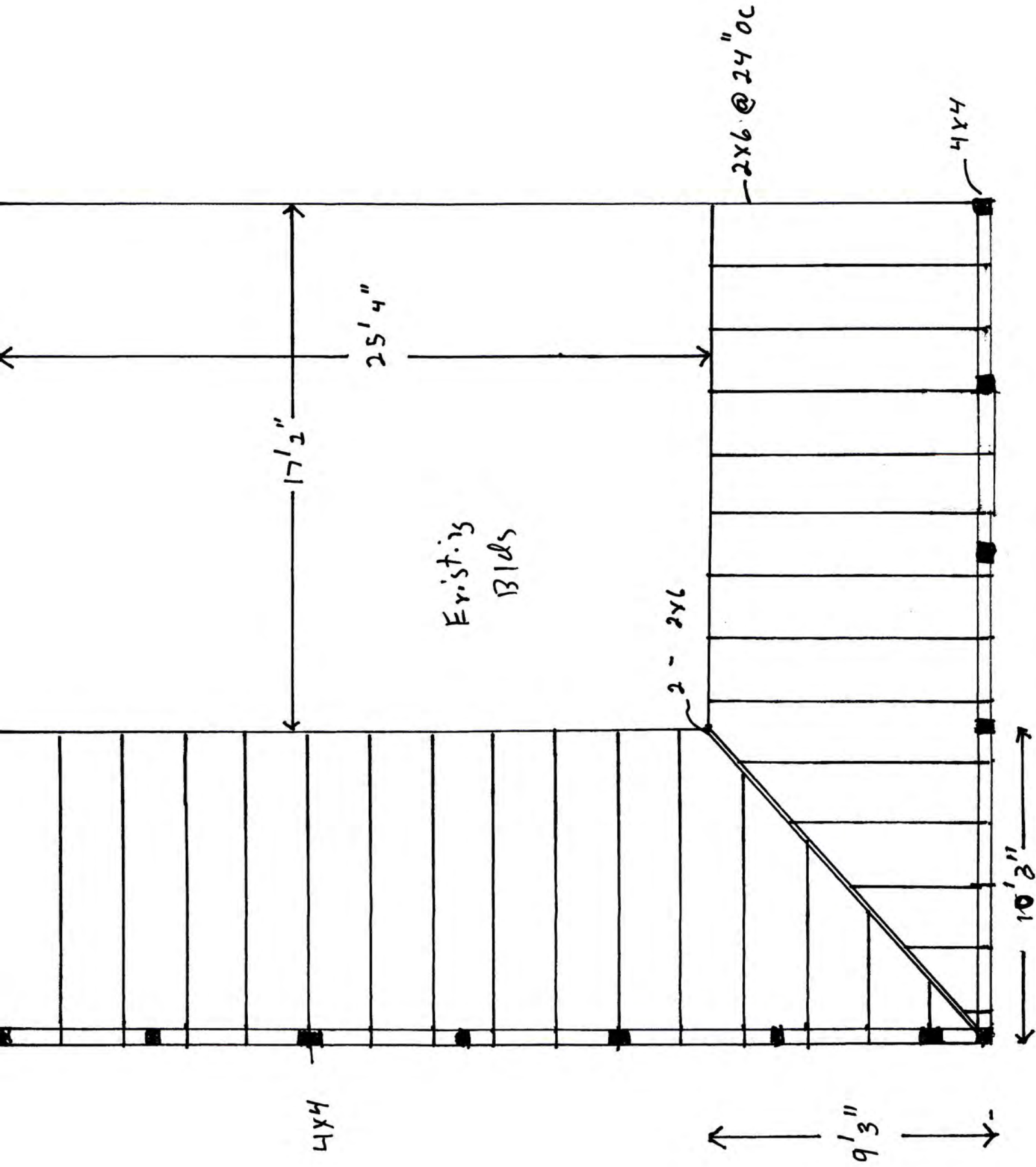
Legend

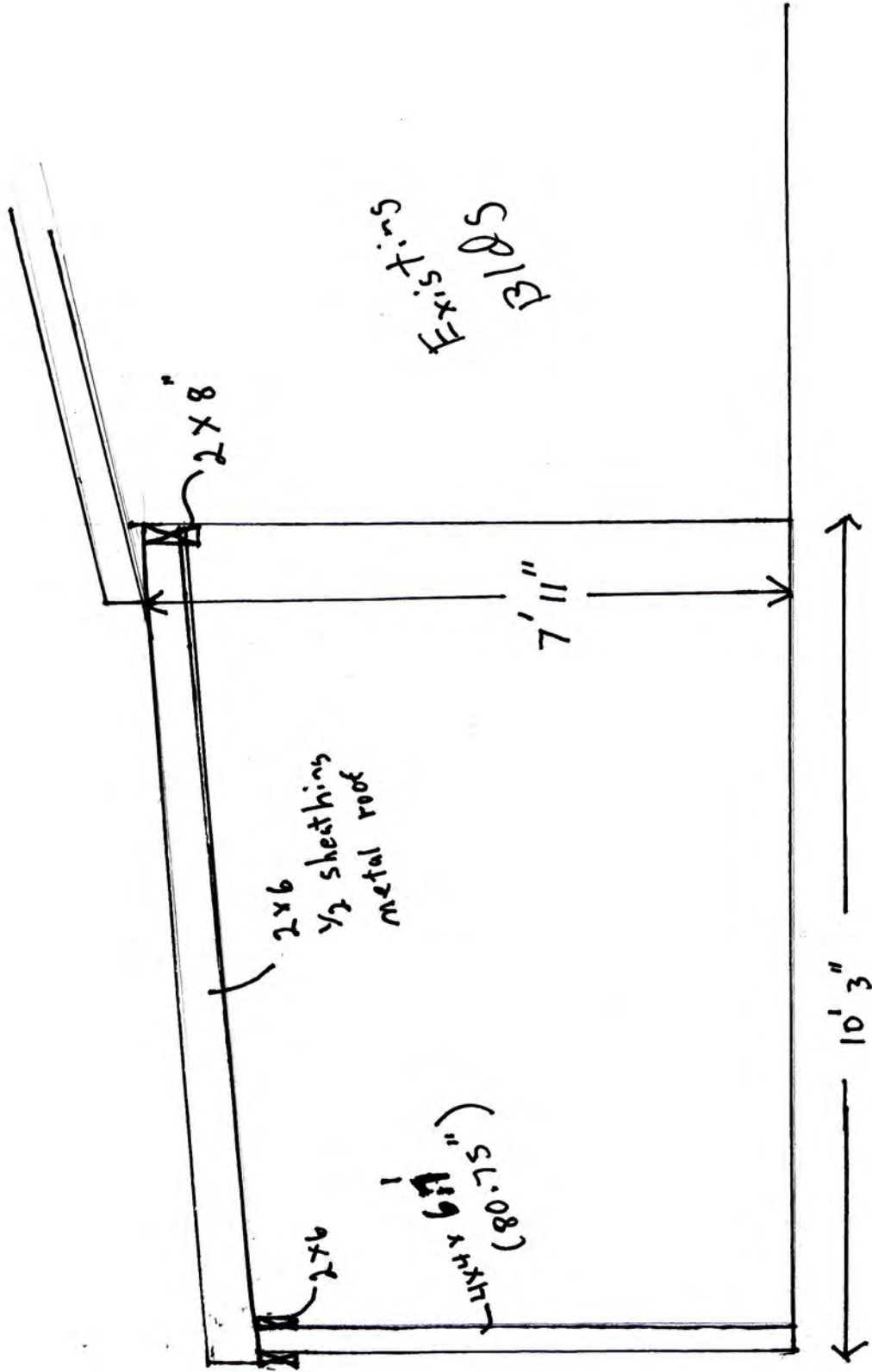
Map Themes
Parcels
UDC Zoning
Roads and Transportation
NM House Districts
NM Senate Districts
County Commission Districts
City Council Districts
Median Household Income
General Land Ownership

Account Number: [R0400521](#)
 Parcel Number: 4006138172012
 Owner: REYNOLDS ROBERT G & ROSEMARIE
 Mail Address: PO BOX 1000
 Subdivision:
 Property Address: 2391 CALLE DE PARIAN
 Acres: 0



Doña Ana County, Bureau of Land Ma...





PERT SHEET?

YES NO

NEW MEXICO HISTORIC BUILDING INVENTORY
FORM 1: BUILDINGS & STRUCTURES 6-6-79

SURVEY DATE 3. BY

CHECK DATE 4. BY

COMPUTER DATE 6. BY

FILE DATE 8. BY

REVISION DATE 10. BY



COUNTY MIST
Dona Ana
SPECIFIC LOCATION

13. FIELD MAP 14. NUMBER

15. UTM REFERENCE NUMBER
850
113 330 955 3571 955
ZONE EASTING NORTHING

in house west of SW corner
Calle Padua and Calle de Peacho

17. CITY/TOWN Mesilla
18. ZIP 88046
19. LAND GRANT OR RESERVATION
MESILLA CIVIL COLONY

20. I.D. # 183202208
22. ROLL # 92 23. NEG # 1
24. LOCATION OF NEG. ✓

LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4

ARCHITECTURAL STYLE
beled under block

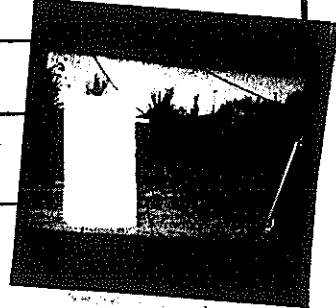
26. NUMBER OF STORIES
one Henry Bunch
BOX 1188 Mesilla 88046

FOUNDATION MATERIAL(S)

EXTERIOR WALL SURFACE(S)
exposed CMU

4.006.138.172.012

FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS)
large plate glass



DOOR/ENTRANCE (TYPE/SURROUNDS)
wood door with large lite

ROOF(S) (NUMBER/SHAPE/MATERIAL/DETAILS)
medium gable

CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS)
none

EXTERIOR DETAILS
Ugly place / does not fit in at all

COMMENTS

DATE OF CONSTRUCTION
ESTIMATED 1960 36. ACTUAL
SOURCE OF DATE
ARCHITECT/ENGINEER/BUILDER
SOURCE OF INFORMATION
NAME
41. PRESENT empty
42. HISTORIC stage / residence
CONDITION
NOT GOOD FAIR DETERIORATED
OF REMODELING
 MODERATE MAJOR

45. IMMEDIATE SURROUNDINGS
residential / open
46. RELATION TO SURROUNDINGS
 SIMILAR NOT SIMILAR
47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS
 PLUS NEUTRAL MINUS
48. OVERALL SIGNIFICANCE
 NATIONAL STATE LOCAL NONE
49. ASSOCIATED BUILDINGS? YES NO
50. WHAT TYPE?
51. IF INVENTORIED, LIST I.D. #'S
52. SEE BACK? YES NO

- 206 A stuccoed house with a brick halfwall veneer, this building has a gabled roof with a gabled roof over the small front porch. est. 1935. (N)
- 207 This is a stuccoed house with a gabled roof and metal casement windows. There is a gabled garage apart from the house to the west. est. 1950. (N)
- 208 This tiny, square-plan house with a low gabled roof has unplastered concrete block walls. est. 1955. (I)
- 209 This is a stuccoed, gabled roof house with aluminum frame windows. est. 1955. (N)
- 210 This ell shaped house has metal casement windows and a gabled roof. est. 1950. (N)
- 211 This is a stuccoed adobe house with wood frame windows, a flat roof with parapet, and exposed viga ends. est. 1930. (C)
- 212 This unplastered adobe house, square-plan with an addition on the west side, has a roof over the core of the house with overhanging eaves. The windows are wood frame and viga ends are visible on the north side. est. 1925. (C)
- 213 Currently undergoing remodeling, this unplastered adobe house has a flat roof, wood and metal casement windows. A room has been added to the west side. est. 1925. (C)
- 214 This is a square-plan stuccoed adobe house with wood and aluminum frame windows. It has a shed roof porch spanning the width of the facade. est. 1930. (C)
- 215 This rectangular-plan stuccoed adobe house with aluminum frame windows has a gabled roof and a shed roof porch spanning the width of the facade. est. 1930. (C)
- 216 This flat roofed unplastered adobe house now is being drastically remodeled. It has new French doors on the facade, the parapet has been heightened considerably by the addition of concrete block, and the doorway has new arched brick surrounds. est. 1930. (C)
- 217 This stuccoed adobe residence has a flat roof, parapet, wood and aluminum frame windows, canales, and a carport adjacent to the house. est. 1930. (C)
- 218 This is a gabled roof house, stuccoed, with aluminum frame windows. est. 1955. (N)
- 219 This unplastered adobe house has wood and aluminum frame windows, a flat roof at two levels, and a porch on the south side. est. 1920. (C)

Assesory Bldg

3.2
1375
1250
68750

**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY: Case # 061147
Fee \$ 15.00

**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. 061147 ZONE: HR CODE: AD APPLICATION DATE: 12/2/20

Robert Reynolds 5756440829
Name of Property Owner Property Owner's Telephone Number
PO Box 1000 Mesilla NM 88046
Property Owner's Mailing Address City State Zip Code
rmesilla@gmail.com
Property Owner's E-mail Address
self

Contractor's Name & Address (If none, indicate Self)
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: Building East of 2391 Calle de Parian

Description of Proposed Work: Porch cover - see attachment

\$ 3,000 Estimated Cost
[Signature] Signature of Applicant
11/13/2020 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 BOT Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

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

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

CONDITIONS: PZHAC REVIEW + BOT APPROVAL REQ'D
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 ACTION FORM
BUILDING PERMIT 061148
[PZHAC REVIEW – 12/7/20]
STAFF ANALYSIS**

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

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) **Discussed during Work Session – Item 2**

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 061149
[PZHAC REVIEW – 12/7/20]
STAFF ANALYSIS

ITEM:

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)

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:

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



Doña Ana County, NM

General Reference Maps

Map Help

Doña Ana County Geospatial Committee 20

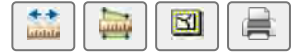
2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

Enter Value:



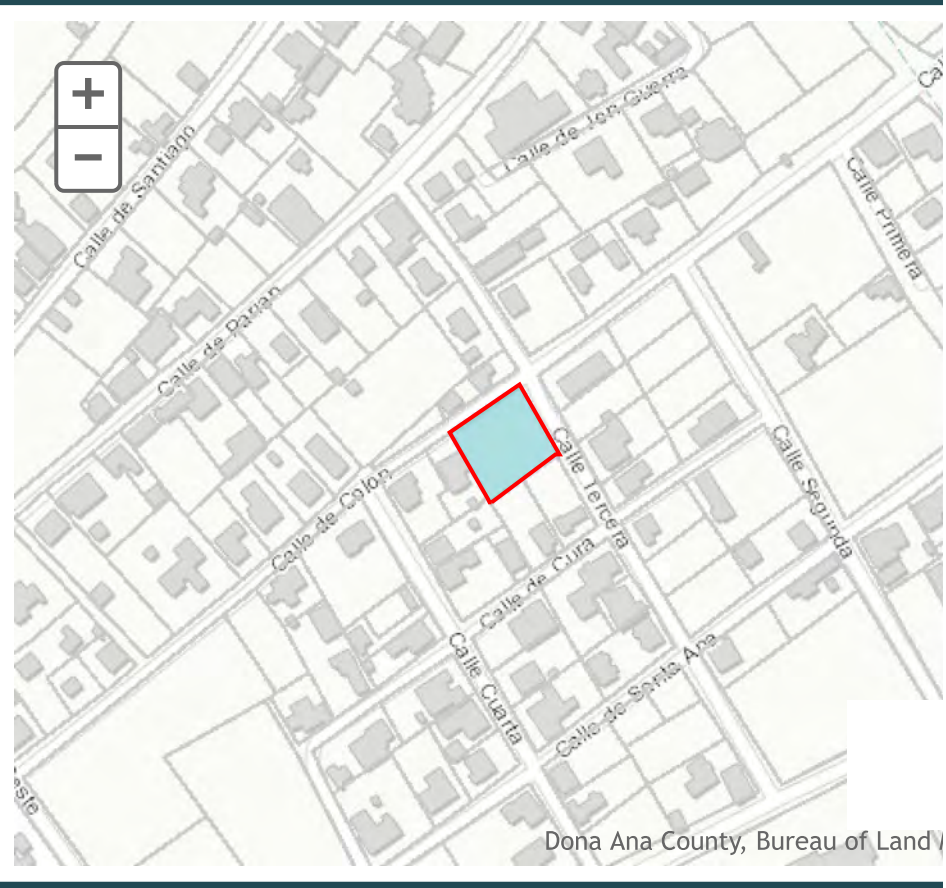
Maps

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

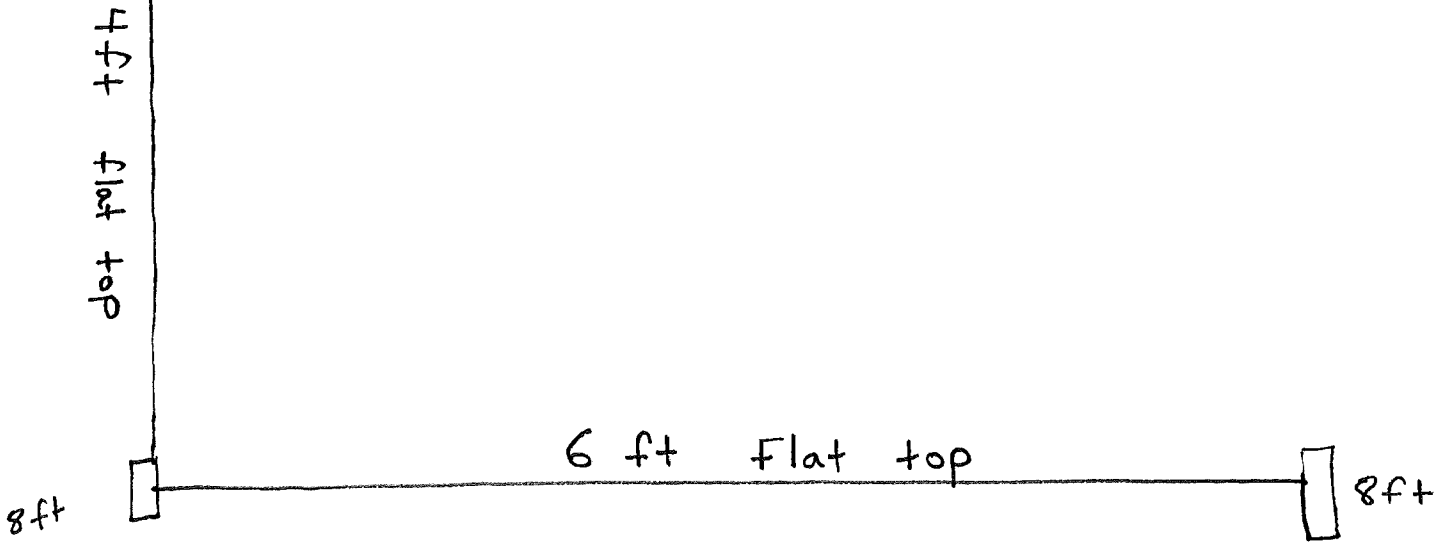
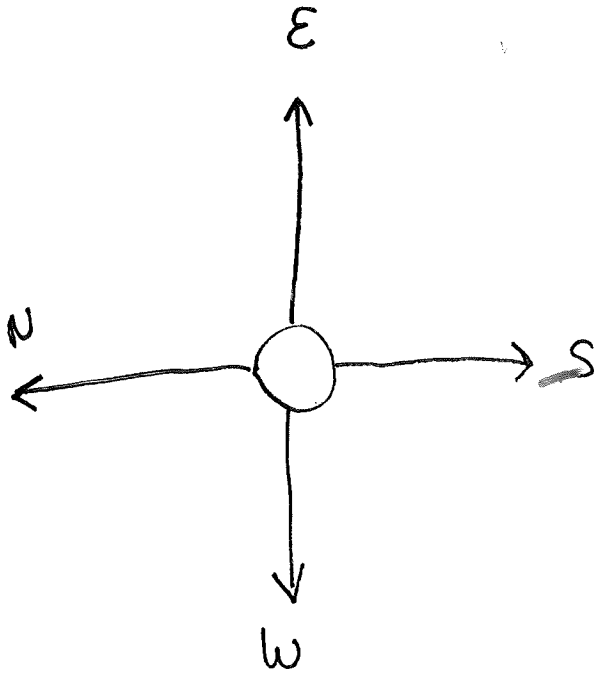
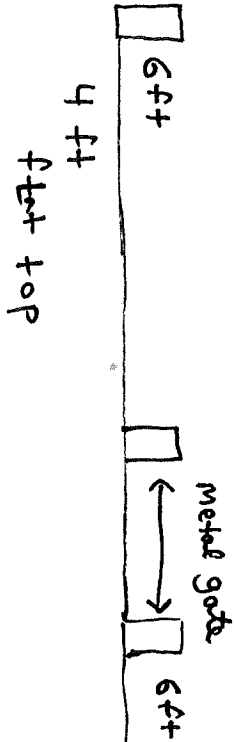
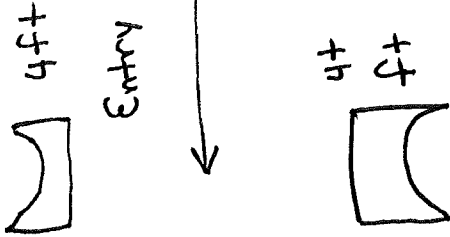
2610 Calle de Tercera

Drawing

Samuel I. Kane

Jessica D. Kane

From Entry



**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY

Case # 061149

Fee \$ 28.00

**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. 061149 ZONE: HR CODE: M1 APPLICATION DATE: 12/2/20

Samuel Kane 575-496-6044
 Name of Property Owner Property Owner's Telephone Number
1018 E. Amador Las Cruces New Mexico
 Property Owner's Mailing Address City State Zip Code
Sam_kane@yahoo.com
 Property Owner's E-mail Address
Home Owner

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: 2610 Calle Tercera, Mesilla NM

Description of Proposed Work: Rock wall - see description already

\$ 12,000.00 Samuel Kane 12/3/20
 Estimated Cost Signature of Applicant Date

Signature of property owner: Samuel L. Kane

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

FOR OFFICIAL USE ONLY

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

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

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED
CID PERMITS REQ'D

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
DECEMBER 7, 2020**

**DECISION ITEMS
BUSINESS REGISTRATIONS**

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 12/7/20]
STAFF ANALYSIS

ITEM:

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)

DESCRIPTION OF REQUEST:

The purpose of the application is to allow the applicant to use part of the building at this address as a retail shop to sell snack food items, Beverages, and gifts. The building is currently shared by several other retail operations and an art gallery. The proposed use is a use that is allowed in the Historic Commercial (HC) zoning of the property and is similar to other uses that have been allowed at this location 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 has historically been used as a commercial structure. There are no 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 operating a commercial retail operation at this location selling snack food, beverages and gifts.
- The PZHAC has determined that the proposed courtyard is not a violation of MTC 18-33.
- 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:

PHOTOS OF LOCATION FROM CALLE DE GUADALUPE



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: [R0401208](#)
 Parcel Number: 4006137247470
 Owner: FOUNTAIN ROBERT J & GRACE
 Mail Address: 694 HAWTHORNE ST
 Subdivision: FOUNTAIN ACRES SUBDIVISION (BK 24 PG 283 - 1730368)



Doña Ana County, Bureau of Land

MR SHANNON



Date: 12/2/20

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

Permit No.: 0863

Business Registration Application

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

New Renewal

PLEASE PRINT

BUSINESS INFORMATION

Business Name: DAKOTA DUKES WILD COYOTEE LLC

Business Address: 2470 CALLE DE GUADALUPE Mailing Address: PO BOX 397
UNIT B MESILLA NM
MESILLA NM 88046
88046

Total Area of Business: 750^{sq} Ft No. of Employees: 0 No. of Parking Spaces: STREET Zoning: _____

e-Mail Address: SANDY W BOBW @ GMAIL . COMM Business Phone #: 526-0967

Type of business (Please describe product(s) and/or service(s):
SNACK FOODS - BEVERAGE - GIFTS

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

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): ROBERT D & SANDRA L WHITE

Home Address:
4639 MESA CENTRAL DRIVE
LAS CRUCES NM 88011

Mailing Address:
SAME

Business Owner's/ Applicant's Phone #: 382-2044 526-0967 1-719-989-0202
(Please complete other side) HOME BUSINESS CELL

PROPERTY INFORMATION

Is property: owned _____ leased X

Property Owner: ROBERT + GRACE FOUNTAIN

Property Owner Address: MEMPHIS TENNESSEE

Property Owner Phone #: 1-901-239-1612

EMERGENCY CONTACT INFORMATION

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

24 HOUR EMERGENCY PHONE #: 1-575-382-2044

Name	Address	Telephone #
1. <u>ROBERT WHITE</u>	<u>4639 MESA CENTRAL DRIVE</u>	<u>382-2044</u>
2. <u>SANDRA WHITE</u>	<u>4639 MESA CENTRAL DRIVE</u>	<u>1-719-989-0202</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.

Robert D White
Signature of Applicant/Title

11/10/20
Date

Signature of Building Owner

Date

Receipt Number: _____
Permit Number: 0863
Approval Date: 12/2/20
Sign Permit Case #: N/A

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 _____