



# Town of Mesilla, New Mexico

## PZHAC WORK SESSION & MEETING

### AGENDA

JANUARY 19, 2021

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON TUESDAY, JANUARY 19, 2021 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 Samuel Kane; a request to discuss plans to construct a rock wall around a residential property at 2610 Calle Tercera (Case 061151) Zoned: Historic Residential (HR)
- B. Submitted by Cesar Huizar for “Casa Blanca de Mesilla” a request to discuss plans to construct a commercial building and conduct a retail operation on two properties located at the southeast corner of Avenida de Mesilla and Tierra de Mesilla. Zoned: General Commercial (C)
- C. Submitted by Kevin McGinley of McGinley Construction, Inc. for Matthew Abrams, a request to discuss plans to construct an addition on a dwelling located along an easement at 2852 Snow Road. Zoned: Single Family Residential (R-1)
- D. Submitted by Brad and Debbie Foreman, a request to discuss plans to build a residence and a structure with a 600 square foot casita, a pool, a workshop, and a studio on a five acre property located at 2725 Old Farm Road between Old Farm Road and Stanford Road along the Gillem Lateral. Zoned: Rural Farm (RF)

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON TUESDAY, JANUARY 19, 2021 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 21, 2020.

#### B. \*ADMINISTRATIVE APPROVALS

##### Zoning Permit:

1. Case 061152 – 3311 Granby Lane, submitted by Dylan Burruss; a request for a zoning permit to allow a dwelling at this address to be reroofed. Zoned: Residential, one acre (R-1)
2. Case 061153 – 3311 Granby Lane, submitted by Dylan Burruss; a request for a zoning permit to allow the replacement of the windows on a dwelling at this address. Zoned: Residential, one acre (R-1)
3. Case 061154 – 2392 Calle de Parian, submitted by Yolanda Lucero, a request for a zoning permit to allow a driveway to be installed on a residential property at this address. Zoned: Historical Residential (HR)

#### II. PZHAC NEW BUSINESS:

##### A. PUBLIC INPUT ON CASES

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

## **B. DECISIONS:**

1. **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) **Discussed during the Work Session – Item 1**
2. Submitted by Cesar Huizar for “Casa Blanka de Mesilla”, a request for a determination by the PZHAC as to what further information is necessary to allow the construction of a commercial building at the southeast corner of Avenida de Mesilla and Tierra de Mesilla. Zoned: General Commercial (C) **Discussed during the Work Session – Item 2**
3. **Case 061155** - Submitted by Kevin McGinley of McGinley Construction, Inc. for Matthew Abrams, a request for a zoning permit to allow the construction of an addition to a dwelling located along an easement at 2852 Snow Road. Zoned: Single Family Residential (R-1) **Discussed during the Work Session – Item 3**
4. **Case 061156** – 2725 Old Farm Road, submitted by Brad and Debbie Foreman, a request for a zoning permit to allow the construction of a residence and a structure with a 600 square foot casita, a pool, a workshop, and a studio. Zoned: Rural Farm (RF) **Discussed during the Work Session – Item 4**
5. **Case 061157** – 2821 Cielo Grande, submitted by William Zachary Penn; a request for a zoning permit to allow the construction of an open pool cabana and a pool equipment room behind a dwelling on a five acre property at this address. Zoned: Rural Farm (RF)

## **VI. PZHAC/STAFF COMMENTS**

## **VII. ADJOURNMENT**

### **NOTICE**

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

Posted on 1/14/2021 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; Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

**PZHAC NEW BUSINESS  
JANUARY 19, 2021**

**WORK SESSION**

**PZHAC WORK SESSION  
JANUARY 19, 2021  
ITEM 1**

Submitted by Samuel Kane; a request to discuss plans to construct a rock wall around a residential property at 2610 Calle Tercera (Case 061151) Zoned: Historic Residential (HR)

This case was heard at the December 7 and December 21, 2020 PZHAC meetings at which the applicant agreed to several suggestions the PZHAC made concerning the proposed wall. A decision on the case was postponed at each meeting to allow the applicant to return to the PZHAC with revised plans showing the requested changes. Tom Maese, Chief Inspector for CID stated at the December 21 meeting that CID would like to see more of a detailed rendering with better dimensions, especially with respect to the arches over the irrigation ditch. Although the applicant provided the PZHAC with an amended drawing for the December 21 PZHAC work session and meeting, the case was postponed in order to allow the applicant to provide a more detailed site plan based on a survey of the property.

*At the December 21 meeting, the PZHAC still had questions as to the access to the water meter, the height of some of the pillars, and the fact that the neighbor to the north had expressed concerns that the wall would hinder her from leaving her driveway. The applicant explained that there would be access to the water meter, that the pillar heights would be lowered to four feet, and that the purpose of the wall was to keep people driving or parking on Calle de Colon from driving onto his property and hitting the dwelling or air conditioning units on his property. The walls and columns will all be eighteen inches wide. He also explained that the neighbor did not have a right to be backing onto his property to exit her property.*

*The applicant has provided a new drawing based on a survey of the property (see attached). This diagram shows the location of the wall more clearly, including the fact that the wall along Calle de Colon will be located on the property line about four feet from the back of the curb on edge of the pavement, and will be three feet in height for its entire length. There will be columns at the end of each segment of this wall that will be a maximum of four feet in height each. Additionally, the area around the water meters will be open, and there will be no fence around or in front of the meters. The wall along the west edge of the property will be about two feet inside the property line so as not to impede on the neighboring property. This wall will be six feet in height for privacy.*

*The applicant will address the potential issue of erosion at the bases of the arches over the irrigation ditch along Calle Tercera by locating the footings for the arches outside the ditch banks but inside the ditch easement. (This will need to be approved by CID.)*

**Information previously presented to the PZHAC:**

**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 a six 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 will be made three feet in height in order to meet clear-sight-triangle requirements for driveways.

According to the applicant, all requirements for Clear-Sight-Triangles will be met.

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.

**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 of 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.

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

**EXAMPLE OF PROPOSED WALL**



# Doña Ana County, NM

General Reference Maps

Map Help Doña Ana County Geospatial Committee 2013

2014 Aerial Addresses County Address Points

Select Search Type: Account Number Enter Value:

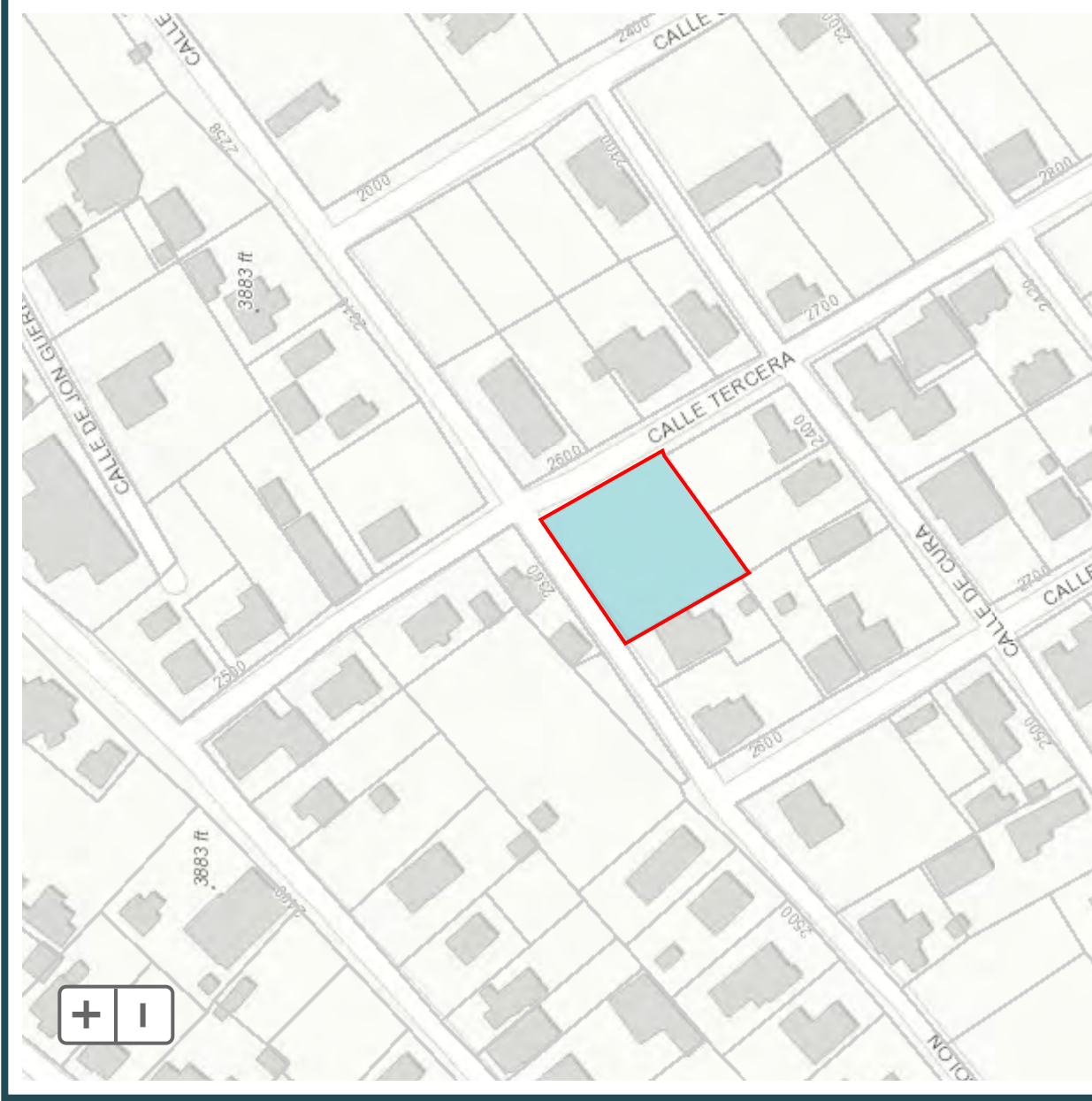


## Maps

## Legend

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

Account Number: **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



**VIEW OF NORTH SIDE OF PROPERTY SHOWING METERS AND ROAD**



**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:



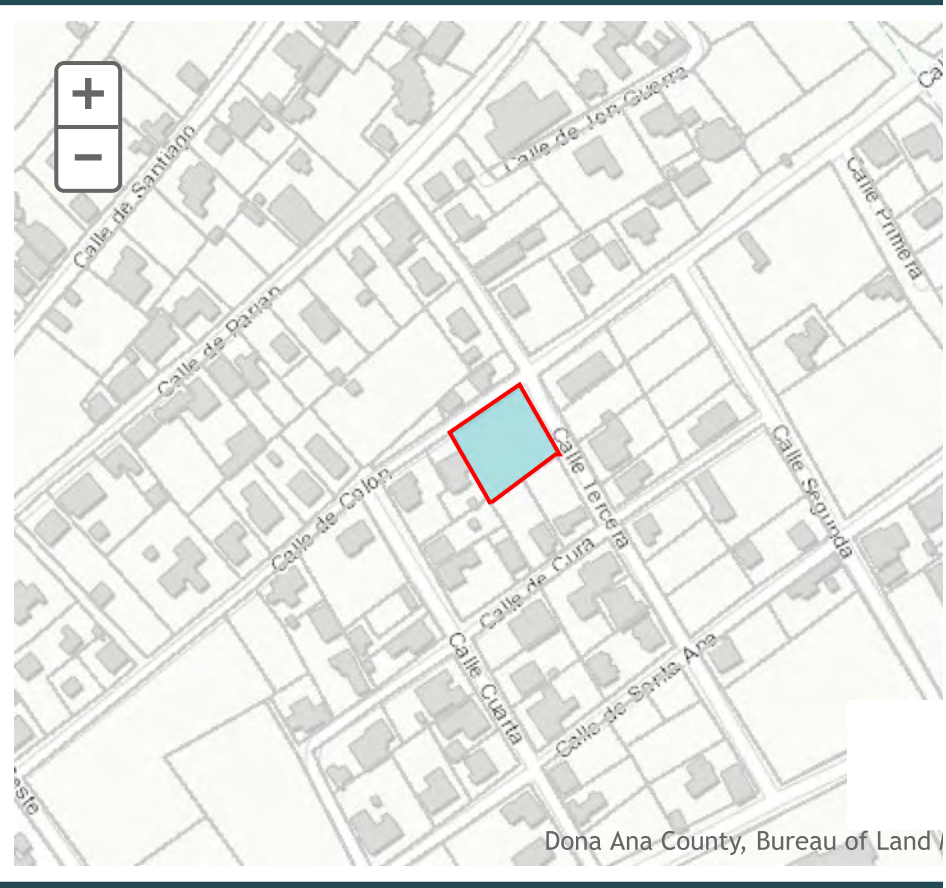
Maps

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

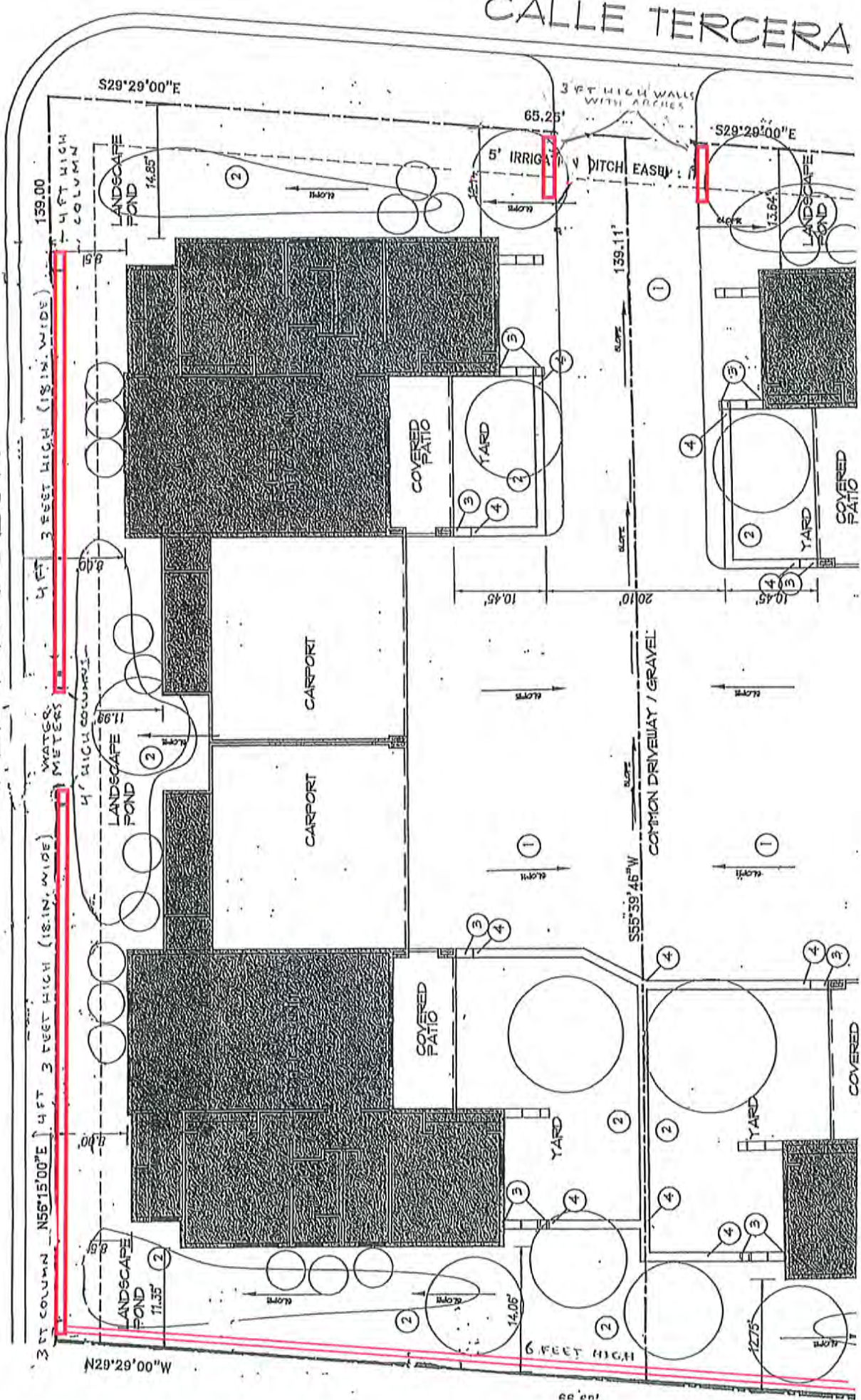
Account Number: [R0400538](#)  
 Parcel Number: 4006138182056  
 Owner: KANE SAMUEL I  
 Mail Address: PO BOX 849  
 Subdivision: SOUTHWEST ADDITION  
 TO MESILLA 201  
 Property Address: CALLE TERCERA  
 Acres: 0



Doña Ana County, Bureau of Land Management

# CALLE DE COLON

# CALLE TERCERA





**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 WORK SESSION  
JANUARY 19, 2021  
ITEM 2**

Submitted by Cesar Huizar for “Casa Blanca de Mesilla” a request to discuss plans to construct a commercial building and conduct a retail operation on two properties located at the southeast corner of Avenida de Mesilla and Tierra de Mesilla. Zoned: General Commercial (C)

*Issues discussed included the type of fence that would surround the property (the applicant originally requested chain link but agreed to hollow tubing similar to wrought iron); the type of building finish (stucco all around); location of access to the property (from Tierra de Mesilla); the height of the fence, and parking (to be based on the size of the building). The PZHAC told the applicant return to the PZHAC with new plans showing the requested changes.*

*The new plans, which are attached, show that the access to the property has been changed to Tierra de Mesilla, and a walkway to Avenida de Mesilla has been added. Additionally, the outside parking area has been increased to twelve spaces, with a covered overflow parking area having ten more spaces.*

**Information previously presented to the PZHAC:**

The applicant would like to construct a 65.5 foot by 35 foot (2,292 square foot) commercial building on the property. The building will have a 14.5 foot by 65.5 foot (950 square foot) covered patio at the front, for a total of 3,250 square feet of building area. This will almost all (about 3,000 square feet) be used as sales area. In addition to this, about 25,000 square feet of the remainder of the two lots will be used for outdoor display and sales (see attached site plan). The applicant intends to sell indoor and outdoor items that are similar to those being sold by the commercial operation to the west of Avenida de Mesilla near the entrance to Mesilla in the City of Las Cruces. This is a retail use of the property, and the General Commercial (C) zoning of the property allows retail uses.

The site plan also shows that spaces have been provided for up to ten - eleven parking spaces. MTC 18.60.170 (Parking Requirements) requires parking for Retail Stores that do not have more than 500 square feet of floor area to have one parking space for each 300 square feet of gross floor area. (There is no mention of outdoor sales area.) If only the floor area of the building is considered, then the parking spaces shown on the site plan are adequate. If the outside display area is also included, then over 84 additional spaces will be needed. (The PZHAC will need to make a determination as to how the MTC should be interpreted.)

According to the applicant, the two lots will be combined and will be surrounded by a fence similar to wrought iron across the front and a chain link or similar fence around the side and rear. (The applicant has been informed that MTC 18.45.140 does not allow chain link fences to be used in the General Commercial zoning district.) The applicant intends to have access to the property from Avenida de Mesilla. (The applicant has been informed by Staff that since Avenida de Mesilla is a State Road, permission to access the road will need to be obtained from the New Mexico Department of Transportation.

The reason the applicant is presenting this information to the PZHAC is to determine what will be acceptable to the PZHAC and what will need to be provided in order to obtain permission to proceed.

Attached are copies of MTC 18.45 (Commercial Zone), 18.60.170 (Parking Requirements and Fees), and 18.65.340 (Wall, Fence or Hedge) for reference.

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

# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nur

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: [R0401238](#)  
 Parcel Number: 4006137234292  
 Owner: MESILLA MERCADO NV LLC  
 Mail Address: PO BOX 1881  
 Subdivision: MERCADO DE LA  
 MESILLA PHASE 3B (BK 20 PG 163-  
 164 - 0231702)  
 Property Address: TIERRA DE  
 MESILLA  
 Acres: 0



# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nur

Maps

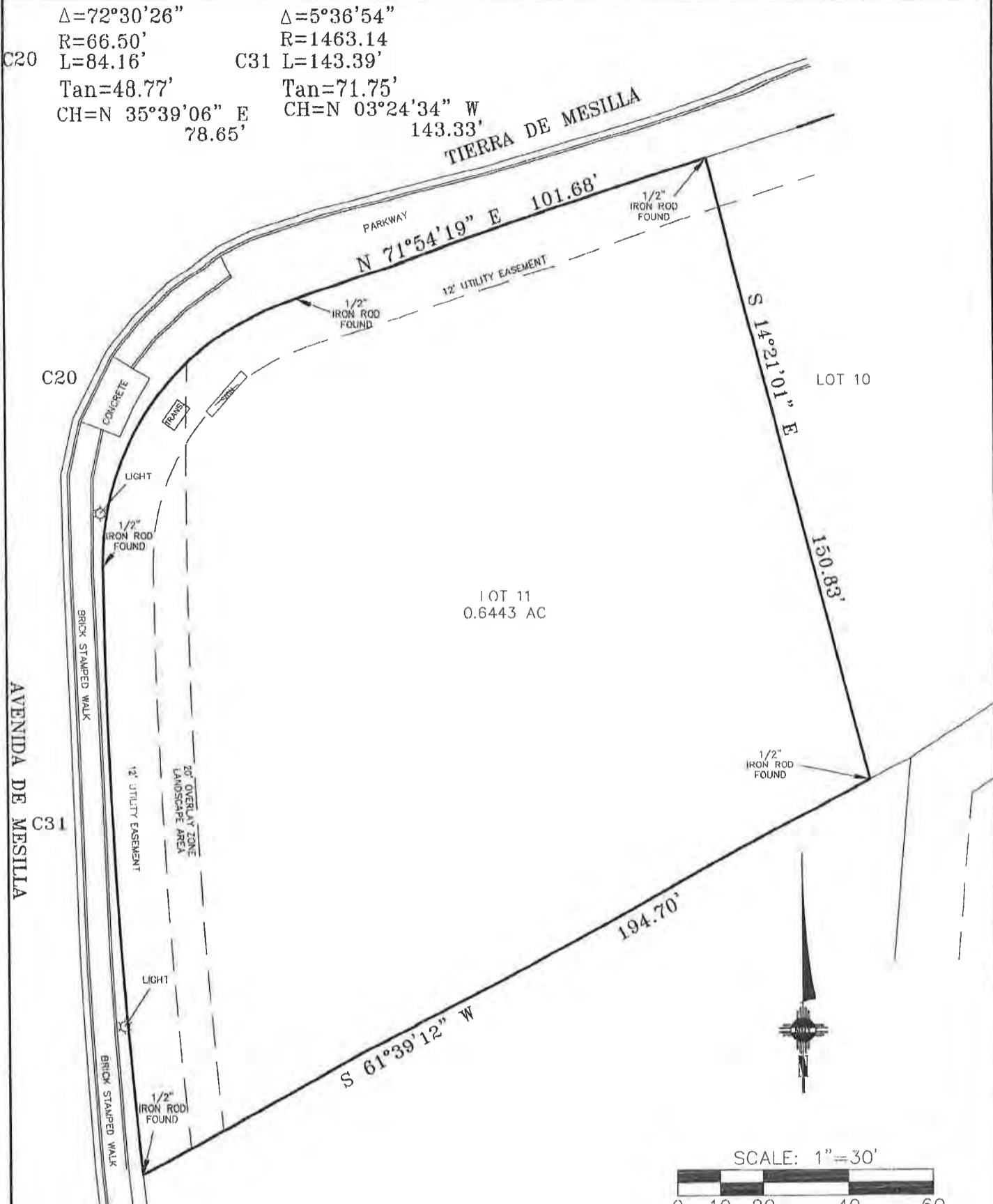
Legend

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

Account Number: [R0401239](#)  
 Parcel Number: 400613722298  
 Owner: MESILLA MERCADO NV  
 Mail Address: PO BOX 1881  
 Subdivision: MERCADO DE LA  
 MESILLA PHASE 3B (BK 20 PG 163-  
 164 - 0231702)  
 Property Address:  
 Acres: 0







$\Delta=72^{\circ}30'26''$   
 $R=66.50'$   
 $L=84.16'$   
 $\text{Tan}=48.77'$   
 $\text{CH}=\text{N } 35^{\circ}39'06'' \text{ E}$   
 $78.65'$

$\Delta=5^{\circ}36'54''$   
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 $L=143.39'$   
 $\text{Tan}=71.75'$   
 $\text{CH}=\text{N } 03^{\circ}24'34'' \text{ W}$   
 $143.33'$

NOTE: FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS PER MAP NO 35013C1093 G, EFFECTIVE JULY 6, 2016.

FIELD NOTES BY MOY SURVEYING INC., LICENSE #18078. ALL CORNERS SET ARE 1/2" IRON RODS WITH 1" PLASTIC CAPS STAMPED #18078. ALL IRON RODS OR MONUMENTS FOUND, TAGGED, STAMPED #18078. UNLESS OTHERWISE NOTED DEED BEARINGS AND DISTANCES AND FIELD BEARING AND DISTANCES ARE THE SAME.

"INDEXING INFORMATION FOR COUNTY CLERK"  
 PROPERTY OWNER: MESILLA MARCADO NV LLC  
 PROPERTY LOCATION: TOWN OF MESILLA  
 ACCOUNT NUMBER: R0401239  
 PARCEL NUMBER: 4006137222298



**PLAT OF SURVEY**  
**SHOWING THE LOCATION OF IMPROVEMENTS**  
**ON LOT 11, BLOCK A**  
**MERCADO DE LA MESILLA, PHASE 3B**  
**FILED OCTOBER 24, 2002, IN BOOK 20**  
**PAGES 163-164, DONA ANA COUNTY RECORDS**  
**TOWN OF MESILLA**  
**DONA ANA COUNTY, NEW MEXICO**

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AND ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT, MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

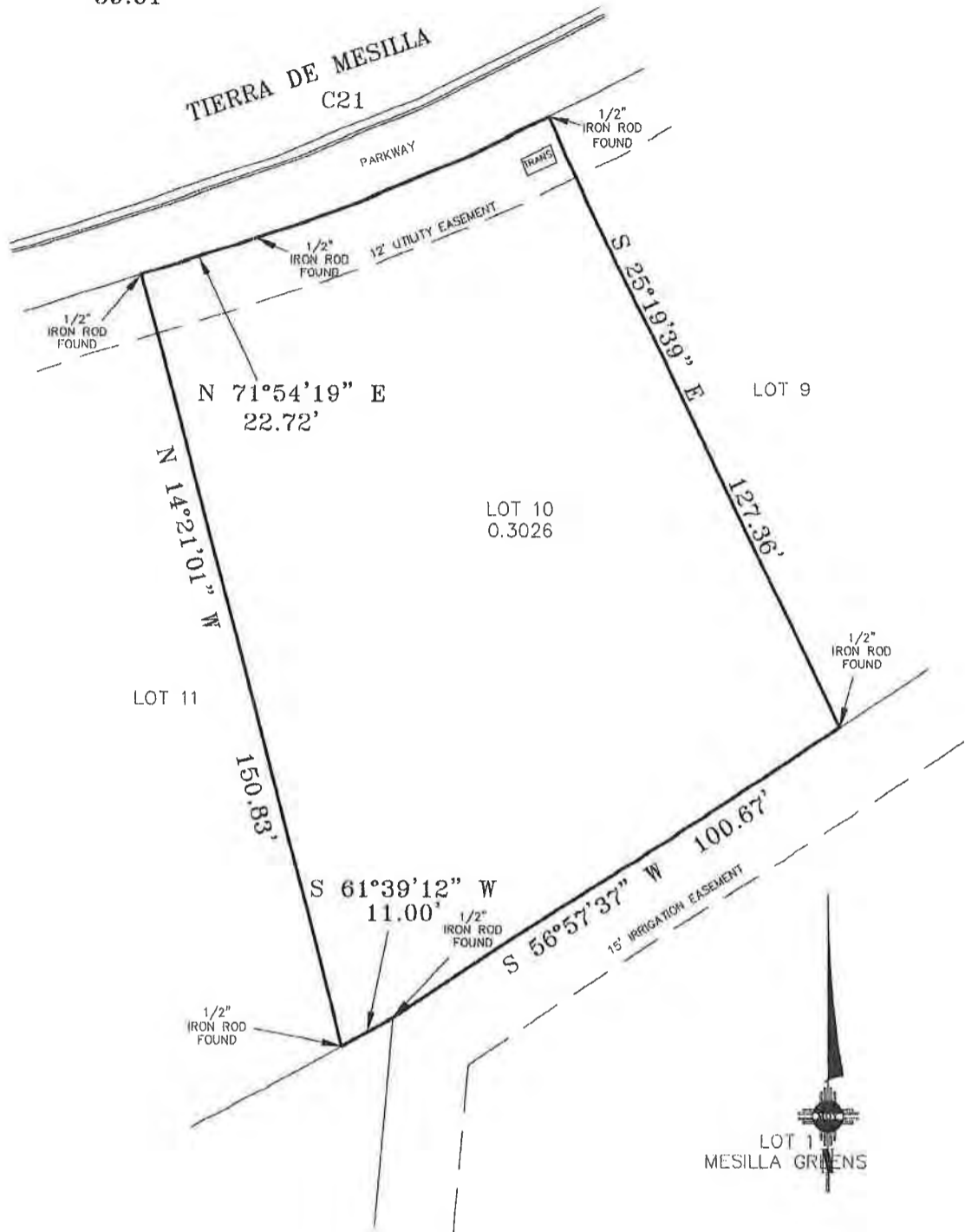
*Henry Magallanes 18078*  
 DATE: 12/22/20

HENRY MAGALLANES LICENSE NO. 18078  
 414 N. DOWNTOWN MALL  
 LAS CRUCES, NEW MEXICO 88001

**MOY SURVEYING INC.**  
 414 N. DOWNTOWN MALL  
 LAS CRUCES, NEW MEXICO  
 88001  
 PHONE: (575) 525-9683  
 FAX: (575) 524-3238

JOB NO. 20-0625  
 DRAWN BY ROBERT E. LAWS  
 FIELD BY KENNY & VICTOR  
 DATE 12/22/20 SCALE: 1"=30'

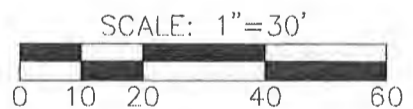
$\Delta=7^{\circ}13'58''$   
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 $L=59.65'$   
 $\text{Tan}=29.86'$   
 $\text{CH}=\text{N } 68^{\circ}17'20'' \text{ E}$   
 $59.61'$



NOTE:

FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS PER MAP NO 35013C1093 G, EFFECTIVE JULY 6, 2016.

FIELD NOTES BY MOY SURVEYING INC., LICENSE #18078. ALL CORNERS SET ARE 1/2" IRON RODS WITH 1" PLASTIC CAPS STAMPED #18078. ALL IRON RODS OR MONUMENTS FOUND, TAGGED, STAMPED #18078. UNLESS OTHERWISE NOTED DEED BEARINGS AND DISTANCES AND FIELD BEARING AND DISTANCES ARE THE SAME.



"INDEXING INFORMATION FOR COUNTY CLERK"  
 PROPERTY OWNER: MESILLA MARCADO NV LLC  
 PROPERTY LOCATION: TOWN OF MESILLA  
 ACCOUNT NUMBER: R0401238  
 PARCEL NUMBER: 4006137234292




**PLAT OF SURVEY**  
**SHOWING THE LOCATION OF IMPROVEMENTS**  
**ON LOT 10, BLOCK A**  
**MERCADO DE LA MESILLA, PHASE 3B**  
**FILED OCTOBER 24, 2002, IN BOOK 20**  
**PAGES 163-164, DONA ANA COUNTY RECORDS**  
**TOWN OF MESILLA**  
**DONA ANA COUNTY, NEW MEXICO**

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AND ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT, MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Henry Magallanez 18078*  
 DATE: 12/22/20

HENRY MAGALLANEZ LICENSE NO. 18078  
 414 N. DOWNTOWN MALL  
 LAS CRUCES, NEW MEXICO 88001


**MOY SURVEYING INC.**  
 414 N. DOWNTOWN MALL  
 LAS CRUCES, NEW MEXICO  
 88001  
 PHONE: (575) 525-9683  
 FAX: (575) 524-3238

JOB NO. 20-0624  
 DRAWN BY ROBERT E. LAWS  
 FIELD BY KENNY & VICTOR  
 DATE 12/22/20 SCALE: 1"=30'

**larrys@mesillanm.gov**

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**From:** Cesar Huizar <huices@hotmail.com>  
**Sent:** Thursday, January 7, 2021 7:35 AM  
**To:** Lawrence Shannon  
**Cc:** alephmedina@gmail.com  
**Subject:** Casa Blanka Imports REVIEW 01  
**Attachments:** Casa Blanka Imports REVIEW 04.pdf; Casa Blanka Imports REVIEW 03.pdf; Casa Blanka Imports REVIEW 02.pdf; Casa Blanka Imports REVIEW 01.pdf; Casa Blanka Imports Mesilla 03.plan

Mr. Shannon,

Attached are included the updates we made to the drawings.

We moved the iron fence inside the property (not using the setback at all) height remaining at 6ft

We moved the access to Tierra de Mesilla (aprox 20 ft from end of curve)

We moved the parking spaces accordingly with new access.

We included a wall sign (18ft x 6ft) where a sheet metal Casa Blanka Imports sign will be attached, wall will be made out of block and covered with stucco.

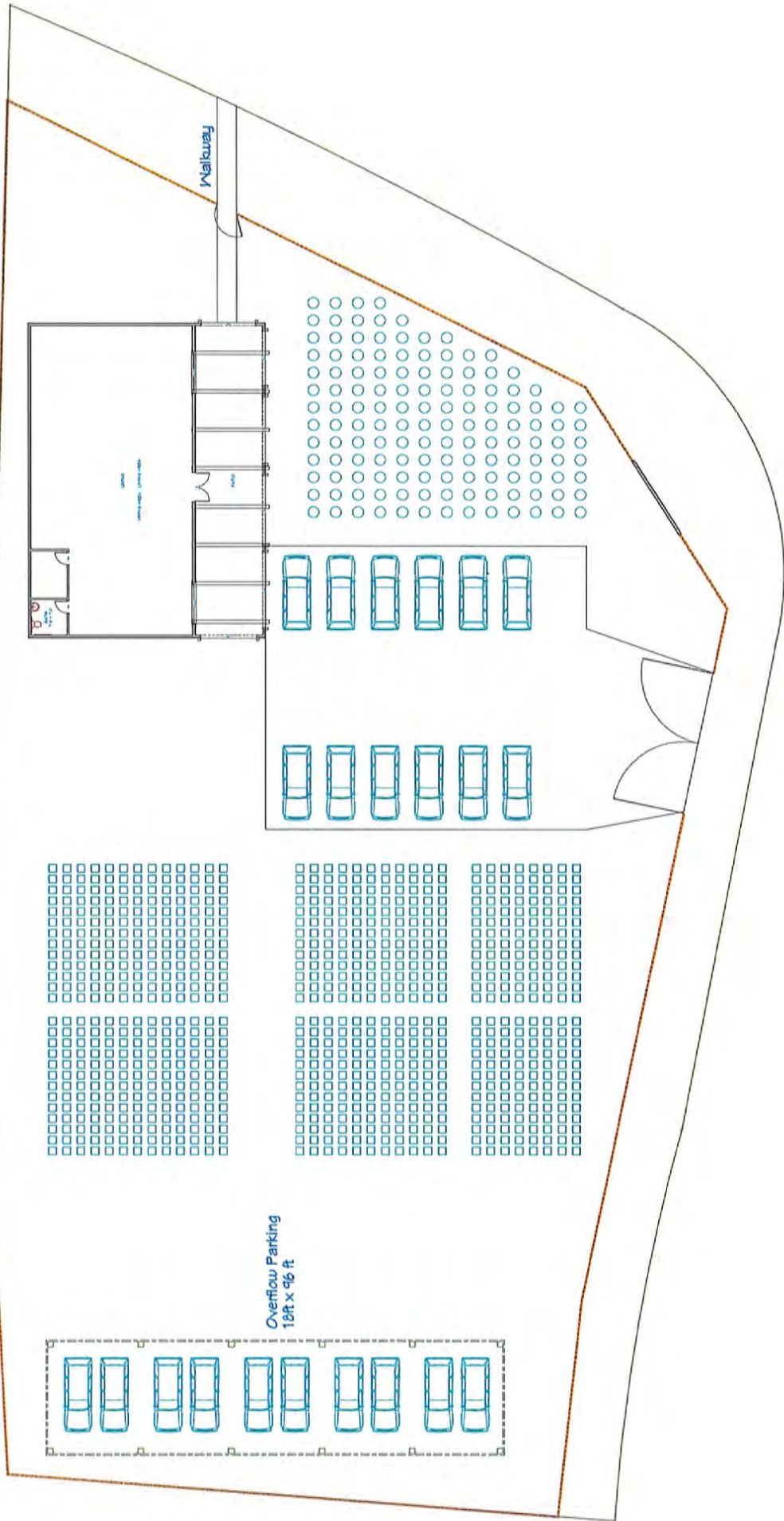
Merchandise is displayed although this is just a representation

Aleph,

Attached is the plan file with the modifications.

Please provide your feedbacks.

Cesar Huizar



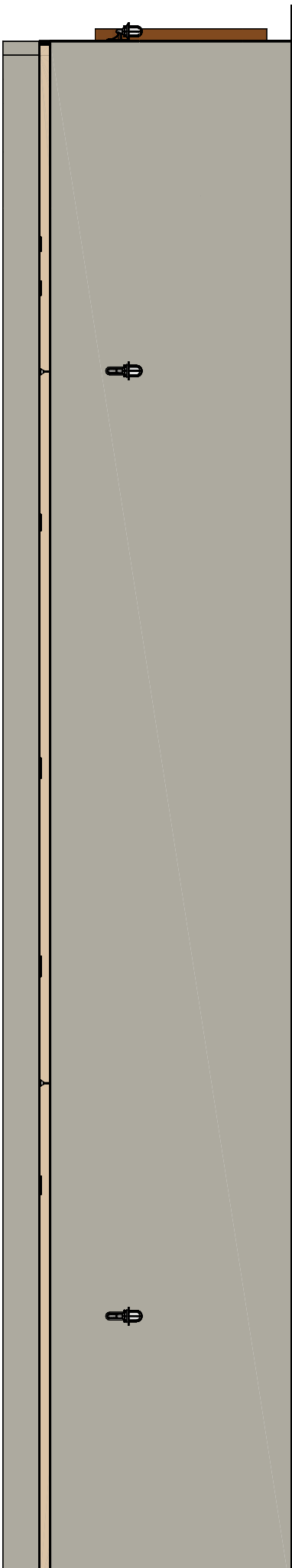
Walkway

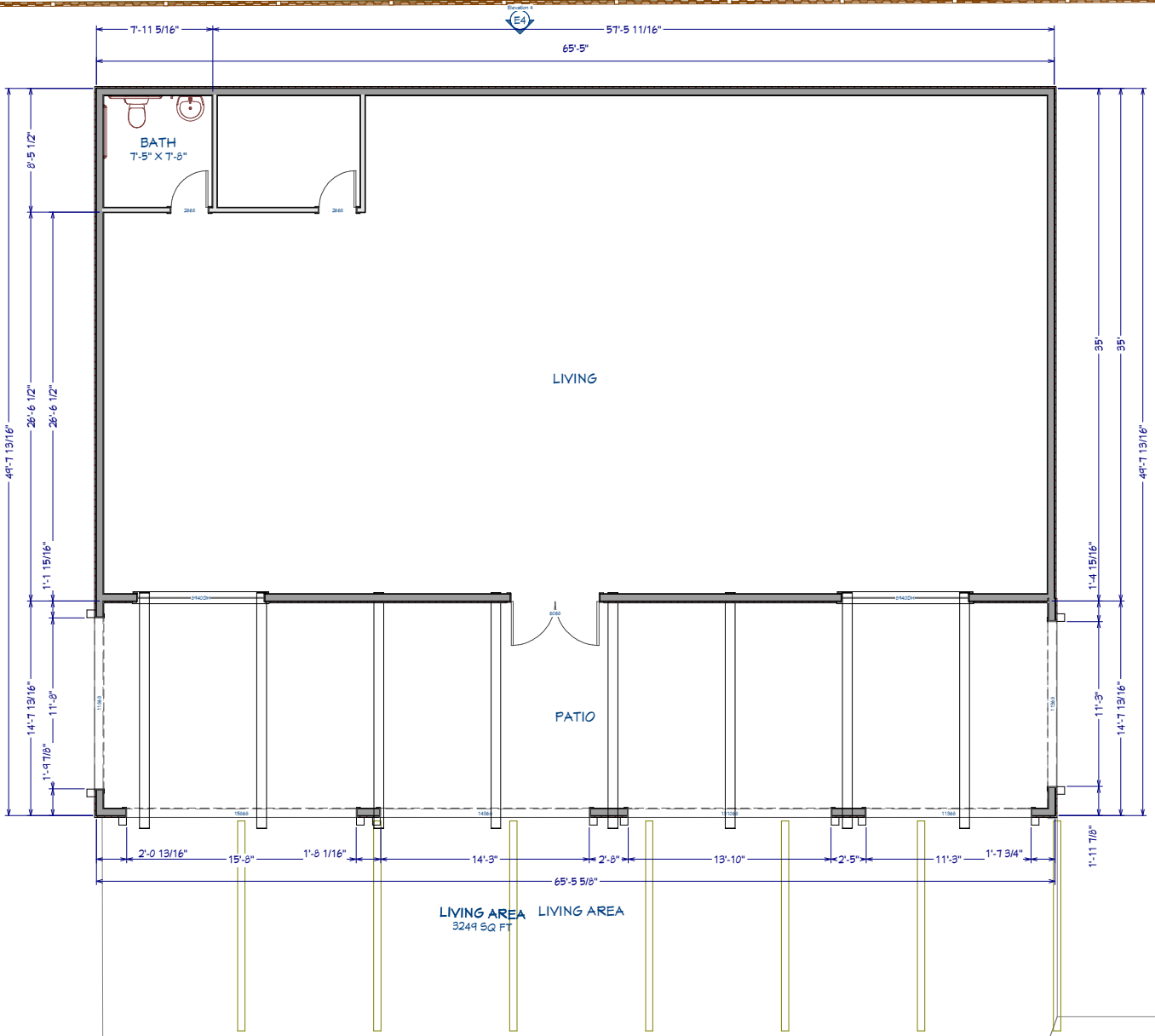
RECEPTION

RESTROOMS

Overflow Parking  
18ft x 46 ft







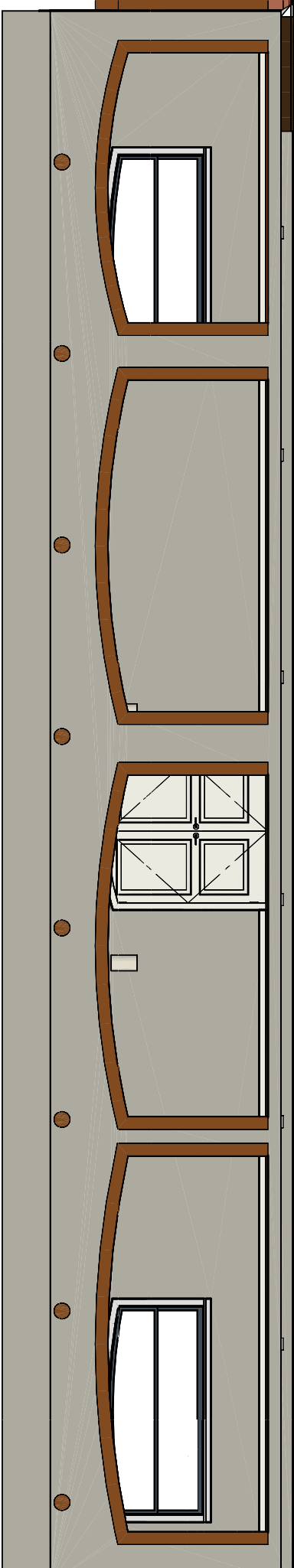
E4

LIVING

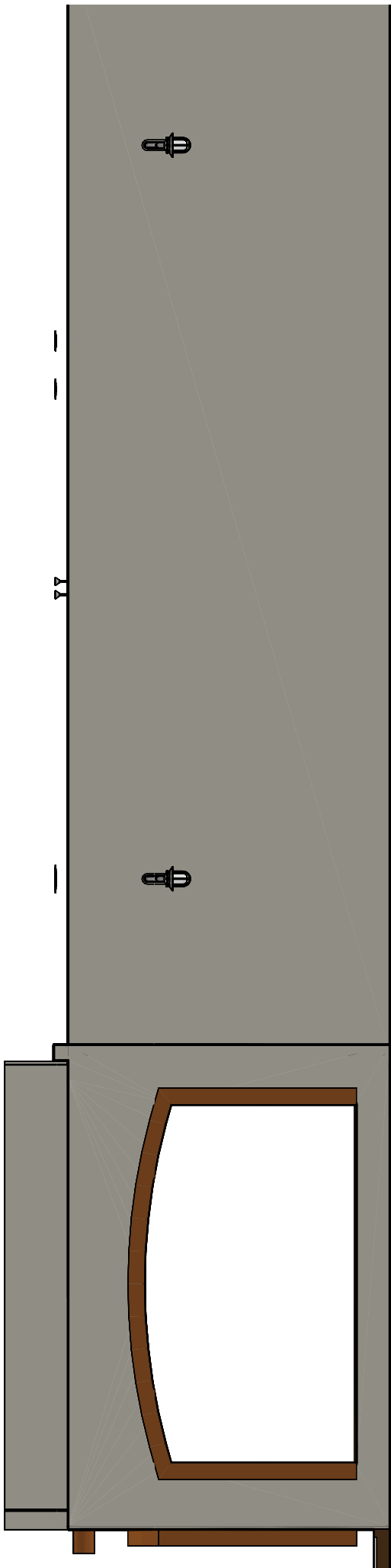
PATIO

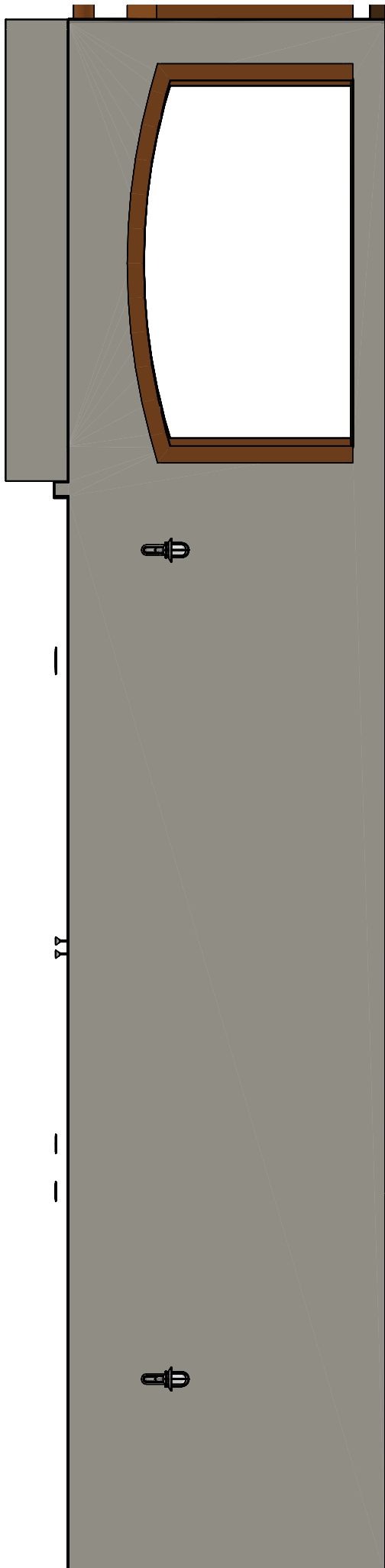
LIVING AREA LIVING AREA  
3249 SQ FT

E1











**larrys@mesillanm.gov**

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**From:** Cesar Huizar <huices@hotmail.com>  
**Sent:** Monday, January 4, 2021 8:01 AM  
**To:** Lawrence Shannon  
**Subject:** Casa Blanka Imports SIGN  
**Attachments:** Casa Blanka Imports SIGN.pdf

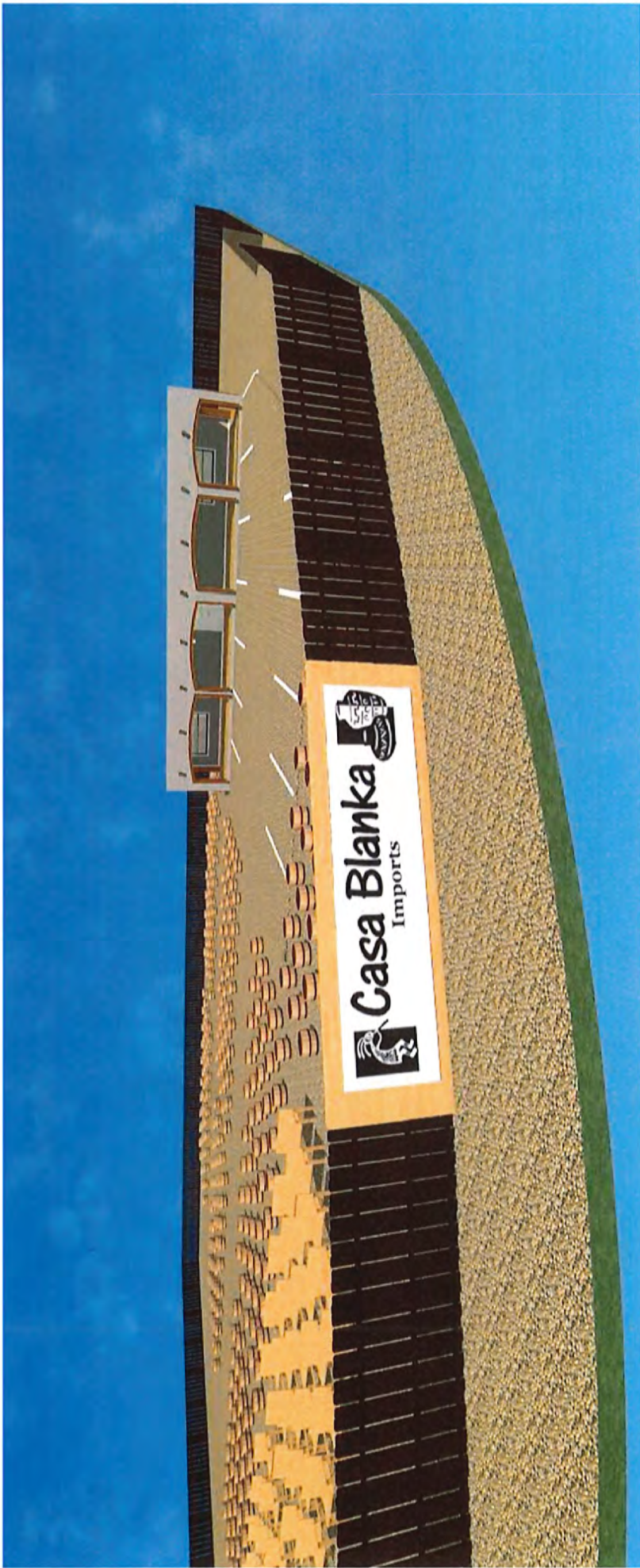
Mr. Shannon,

Attached is another request we would like to get permit and approval, it would be on a block wall with stucco finish, the sign will be made of sheet metal (white background on sign is just a representation is not part of the sign)

Wall would be 18ft long by 6 ft high, sign according with these measurements.

vr

Cesar Huizar



## Chapter 18.45 C – COMMERCIAL ZONE

Sections:

**18.45.010 Purpose.**

**18.45.020 Uses permitted.**

**18.45.030 Uses expressly prohibited.**

**18.45.040 Development standards.**

**18.45.010 Purpose.**

This zone is intended to provide for limited commercial enterprises. [Ord. 94-06 § 1; prior code § 11-2-11.6.A]

**18.45.020 Uses permitted.**

A building and premises on any lot in the C zone shall be used for the following purposes only:

Appliance stores, household;

Auction houses, not including animal auctions;

Automobile supply stores;

Barber shop;

Bank or financial institution;

Bakery goods shop;

Bars and cocktail lounges;

Bicycle, scooter and similar nonmotorized vehicle sale and rental;

Billiard and pool halls;

Book binding;

Book store;

Building material dealers;

Clothing stores;

Department stores;

Drugstores;

Dry goods stores;

Employment agencies;

Feed and grain stores;

Florist shops;

Furniture stores;

Gas stations;

Gift shops;

Grocery;

Hardware stores;

Hobby supply shops;

Hotels;

Interior decorating shops;

Jewelry stores;

Laundries, self-service;

Laundry agencies;

Leather goods stores;

Locksmith shops;

Millinery shops;

Motels;

Music stores;

News stands;

Notions store;

Office, business and professional;

Office equipment, sales and service;

Package liquors stores;

Paint and wallpaper stores;

Photography studio;

Pet shops, pet supply stores;

Plumbing shops;

Real estate offices;

Restaurants and other eating establishments;

Secondhand stores;

Shoe repair shops;

Shoe stores;

One single-family dwelling on any lot or parcel of land in the zone may be permitted; provided, a special use permit for said dwelling is first obtained; and further provided, that the dwelling shall be used only by the owner or lessee of the lot or parcel on which it is erected or by an employee of said owner or lessee, and used only with any permitted commercial use, exclusive of home occupations;

Sporting goods stores;

Tailor shops;



Theaters;

Tobacco shops;

Typewriter sales and repair shops. [Ord. 2001-09 § 1; Ord. 2001-04 § 1; Ord. 94-06 § 1; prior code § 11-2-11.6.B]

**18.45.030 Uses expressly prohibited.**

Uses expressly prohibited in the C zone are as follows:

A. Agricultural uses.

B. Industrial uses.

C. Home occupations.

D. Multifamily dwellings. [Ord. 2001-09 § 1; Ord. 94-06 § 1; prior code § 11-2-11.6.C]

**18.45.040 Development standards.**

A. Lot Area. Each lot or parcel to be developed in the C zone shall have a minimum of 100 feet of frontage on a street and a minimum of 12,000 square feet of area.

B. Lot Dimensions.

1. Width. A minimum width of 100 feet is required.

2. Depth. A minimum depth of 120 feet is required.

C. Density. When lots in the C zone are to be developed, each lot or parcel shall have sufficient area to meet the standards and regulations described below for yard requirements; ponding; parking at the maximum number of spaces required for the intended use; solid waste collection; off-street loading and unloading; screening and buffering; and landscaping.

D. Yards.

1. When a lot is developed to a permitted commercial use which is adjacent to a residential zone, the yard requirements of the adjacent residential zone shall prevail; provided, that subsections (D)(2), (3) and (4) of this section are met.

2. In no event shall the setback requirement for any yard in the C zone be less than seven feet unless the structure meets UBC fire-resistive requirements.

3. In the event the structure meets UBC fire-resistive requirements, then the setback requirement for any yard in the C zone shall be a minimum of three feet.

4. In addition to subsections (D)(1), (2) and (3) of this section, where there are three or more contiguous lots proposed for development in the C zone, the rear yard setback shall be designated as an alley and shall be specifically designated and used only for off-street loading and unloading, solid waste collection, emergency vehicles and other service access. The alley shall meet the following standards:

- a. The width of the alley shall be a minimum of 20 feet and unobstructed throughout the width.
- b. The alley shall be one-way.
- c. The alley shall serve contiguous lots where there are three or more contiguous lots.
- d. The alley shall be maintained by the developer if so designated by covenant or other document or by property owner.
- e. The alley shall meet the design standards set forth in the town's land subdivision regulations, MTC Title [17](#).

E. Off-Street Parking. See MTC [18.60.170](#).

F. Off-Street Loading and Unloading. Every commercial building in a C zone shall have and maintain an off-street loading and unloading area.

G. Lighting. Any lighting system shall be installed so that any glare from the system shall be reflected downward and away from any nearby structure or roadway.

H. Height Limitations. No building or structure shall have a height greater than two stories or 30 feet, whichever is less, as measured from the natural grade of the land.

I. Screening. Outdoor storage shall require a six-foot opaque fence or wall to screen the outdoor storage from public view.

J. Architectural Style and Design Standards. New development or redevelopment in the C zone shall comply with Mesilla's established architectural styles and design elements as listed in the town's "Guidelines and Criteria for Preservation and Development" manual, including the development zone specifications.

In addition, the architectural style and design standards shall comply with the following:

1. Elevations of proposed structures shall be submitted with site plans for review by the planning, zoning and historical appropriateness commission with final approval by the board of trustees.
2. Internal consistency or compatibility of styles, colors, materials, and design elements will be required in all new development or redevelopment within the C zone.
3. Stucco, brick, stone, wood, and adobe are permitted exterior wall materials. Aluminum siding, metal panels, mirrored glass, unstuccoed concrete block and unstuccoed concrete are prohibited exterior wall materials.
4. The use of solar and other energy collecting and conserving strategies is encouraged by Mesilla. Where publicly visible, solar features and equipment shall be architecturally integrated or screened.
5. Walls and fencing with adobe, brick, stucco, slump block, stone, wood, and wrought iron fencing is permitted. Unstuccoed concrete, chain link, metal wire, or similar materials are prohibited.
6. Mechanical, electrical, telephone, heating and cooling equipment as well as other obtrusive structures shall be architecturally screened.
7. All installations of utility lines shall be underground.
8. Inspections as required by the UBC and the town of Mesilla, inclusive of foundation through final, shall be conducted as per Chapter 15.15 MTC.

K. Landscaping. Landscaping in the C zone shall be subject to those requirements and conditions for landscaping as set forth in the Avenida de Mesilla Gateway Plan, adopted May 6, 1996, and as approved by the planning, zoning, and historical accuracy commission.

L. Parking Lots. Development of public or private parking areas shall be subject to the restrictions and conditions set forth in MTC 18.60.170(E).

M. Ponding. Each lot or parcel shall be provided with on-site ponding that meets the standards set forth by the town of Mesilla.

N. Perimeter Wall or Fencing. A uniform six-foot high perimeter wall or fencing, measured from natural ground surface level, shall be installed by the subdivider and/or developer between commercial

development in the C zone and adjacent residential development or adjacent agricultural development to provide privacy to the homeowner and protection to the farmer from urban encroachment. The wall/fence shall be maintained by the developer if so designated by covenant or other document or by the property owner. The planning and zoning commission shall determine if the standards and design proposed for the wall/fence are adequate and appropriate. Cross Reference: MTC [17.30.030](#), Alley location.

#### O. Wall, Fencing, Hedge, C Zone.

1. Height. A three-foot maximum height above natural ground surface level shall be permitted on any part of the required setback in the front yard and a four-foot maximum height above natural ground surface level shall be permitted on any part of the required set back in the side yards; provided, the height of such wall, fence or hedge is in accord with subsection (O)(2) of this section.
2. Clear Sight Triangle. There shall be no fence, wall, hedge or obstruction more than three feet above the street curb level or natural ground surface level at the edge of the street in the clear sight triangle, measured 30 feet in both directions on the property line from a corner.
3. Materials. Walls or fences constructed in the C zone must be built with the following materials only: stucco, brick, stone, wood, adobe or decorative iron. Decorative iron is defined as iron made from square or rectangular shaped iron and it may be used in the C zone for fencing alone or in combination with the other allowed materials mentioned above in this subsection.
4. Other Restrictions. All other restrictions and conditions appearing in MTC [18.60.340](#), Wall, fence, or hedge, and applying to the C zone are included here by reference.

P. In addition to maintaining the landscaping, ponding, and parking areas, the developer if so designated by covenant or other document or the property owner shall maintain any and all fixed structures attached to the ground.

Q. All construction within the C zone shall comply fully with the American National Standards Institute (ANSI) 117.1-1998 handicap standards. [Ord. 2001-09 § 1; Ord. 2001-04 § 1; Ord. 94-06 § 1; Ord. 92-06 § 1; Ord. 89-07 § 1; prior code § 11-2-11.6.D]

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The Mesilla Town Code is current through Ordinance 2020-04, and legislation passed through June 8, 2020.

Disclaimer: The town clerk's office has the official version of the Mesilla Town Code. Users should contact the town clerk's office for ordinances passed subsequent to the ordinance cited above.

**18.60.340 Wall, fence, or hedge.****A. Height (see illustration in Appendix A).**

1. A six-foot maximum height above ground surface level shall be permitted on any part of the required setbacks of front yards or side yards abutting a street in H-R and H-C zones; provided, such wall, fence or hedge is in accord with subsections (D) and (G) of this section.

2. A four-foot maximum height above ground surface level shall be permitted on any part of the required setbacks of front yards or side yards abutting a street in R-1, RF and RA zones; provided, such wall, fence or hedge is in accord with subsection (D) of this section. A six-foot maximum height above ground surface level shall be permitted on any part of the required front yard or side yard abutting a street with openwork fencing in the RF and RA zones. "Open work" fencing is defined as fencing with 40 percent of the area transparent within each six-foot width of fence.

**B. Walls, fences or hedges on any part of the lot that is to the rear of the required front yard must be in accord with subsection (D) of this section and constructed to Uniform Building Code Standards.**

**C. Any wall retaining four or more feet of soil must be designed and signed by a professional engineer registered in the state of New Mexico.**

**D. There shall be no fence, wall, hedge, or obstruction more than three feet above street curb level or ground level at edge of street in the clear sight triangle, measured 30 feet in both directions on the property line from a corner. (See Appendix B.)**

**E. Walls or fences constructed within the front yard setback area facing a street within the H-R, H-C, R-1 zones must be built with the following materials only: stucco, brick, stone, wood, adobe and wrought iron.**

**F. No wall, fence or hedge shall be permitted in a public right-of-way.**

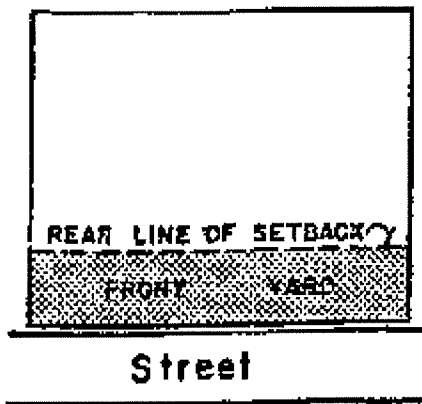
**G. No walls, fences, hedges or other obstructions may be placed near exits from driveways or parking areas which block a driver's view of approaching traffic for a distance of 90 feet in both directions. The following explanations will further define this unobstructed view (also, see illustrations in Appendix C):**

1. The driver's eye level may be from three to eight feet above the driveway's surface and located as far as 10 feet back from the curb line or pavement edge.

2. Those portions of approaching cars which are more than three feet above the roadbed must be within view of the exiting driver.
3. Approaching cars must be visible when driving in the center of any legal lane.
4. Minor gaps are permitted in the required field of view caused by tree trunks, sign posts, or other narrow objects if they could not conceal a small automobile.

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

#### Appendix A – Fences, Walls and Hedges

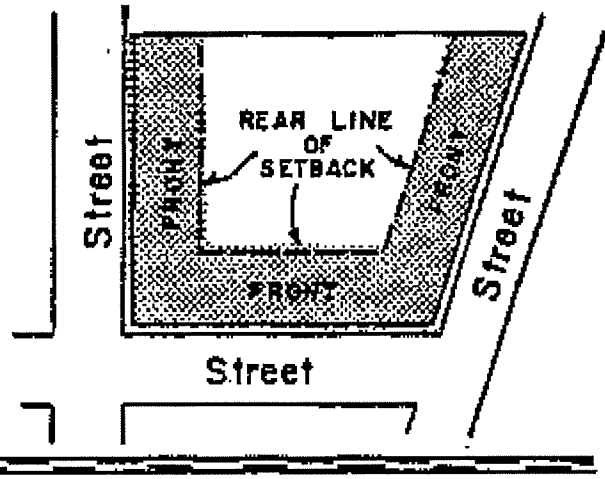


#### Interior Lot

Hedge, fence and wall height is restricted (see MTC 18.60.340) in the shaded area, except that in any clear sight triangle, the height shall be limited to three feet.

**Corner and Multi-Front Lots**

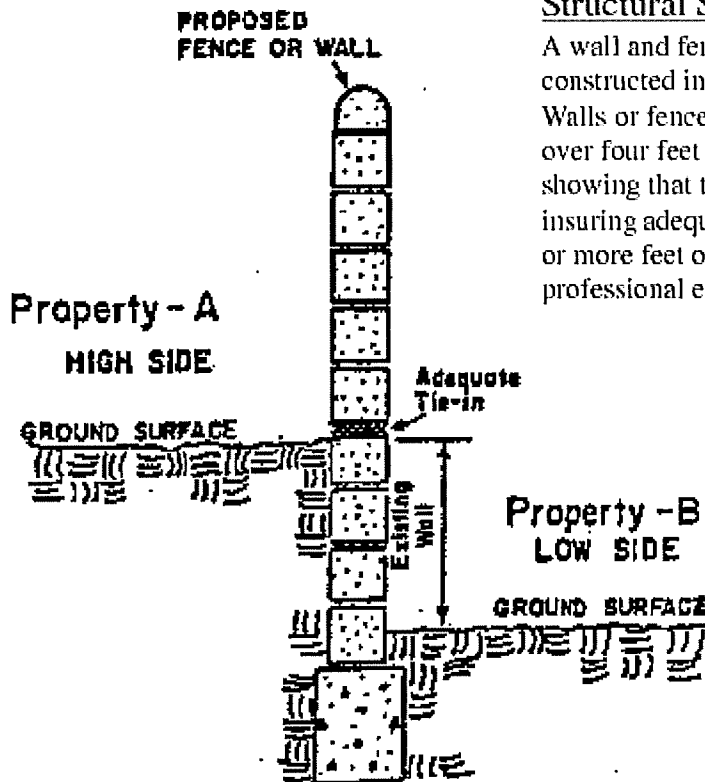
Hedge, fence and wall height is restricted (see MTC 18.60.340) in the shaded area, except that in any clear sight triangle, the height shall be limited to three feet.



Note: Ground surface level is defined as the level of ground abutting the fence or wall.

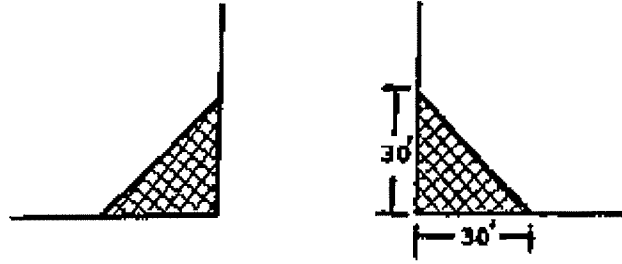
**Structural Strength and Bi-Level Grades**

A wall and fence constructed on a bi-level grade shall be constructed in accord with the following provision: Walls or fences constructed on top of an existing wall that is over four feet in height shall require a structural detail showing that the fence below is structurally adequate and insuring adequate tie-in and bonding; and a wall retaining four or more feet of soil must be designed and stamped by a professional engineer registered in the state of New Mexico.



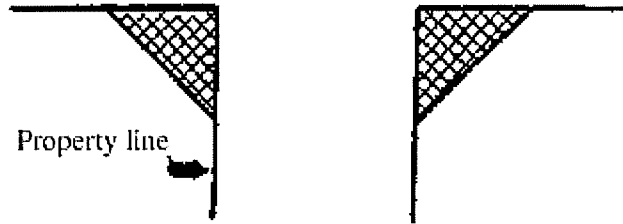
Appendix B – Clear Sight Triangle

Clear sight triangle applies to both corner lots and off-street multiple parking area. For a definition, see "Clear sight triangle," MTC 18.10.020.



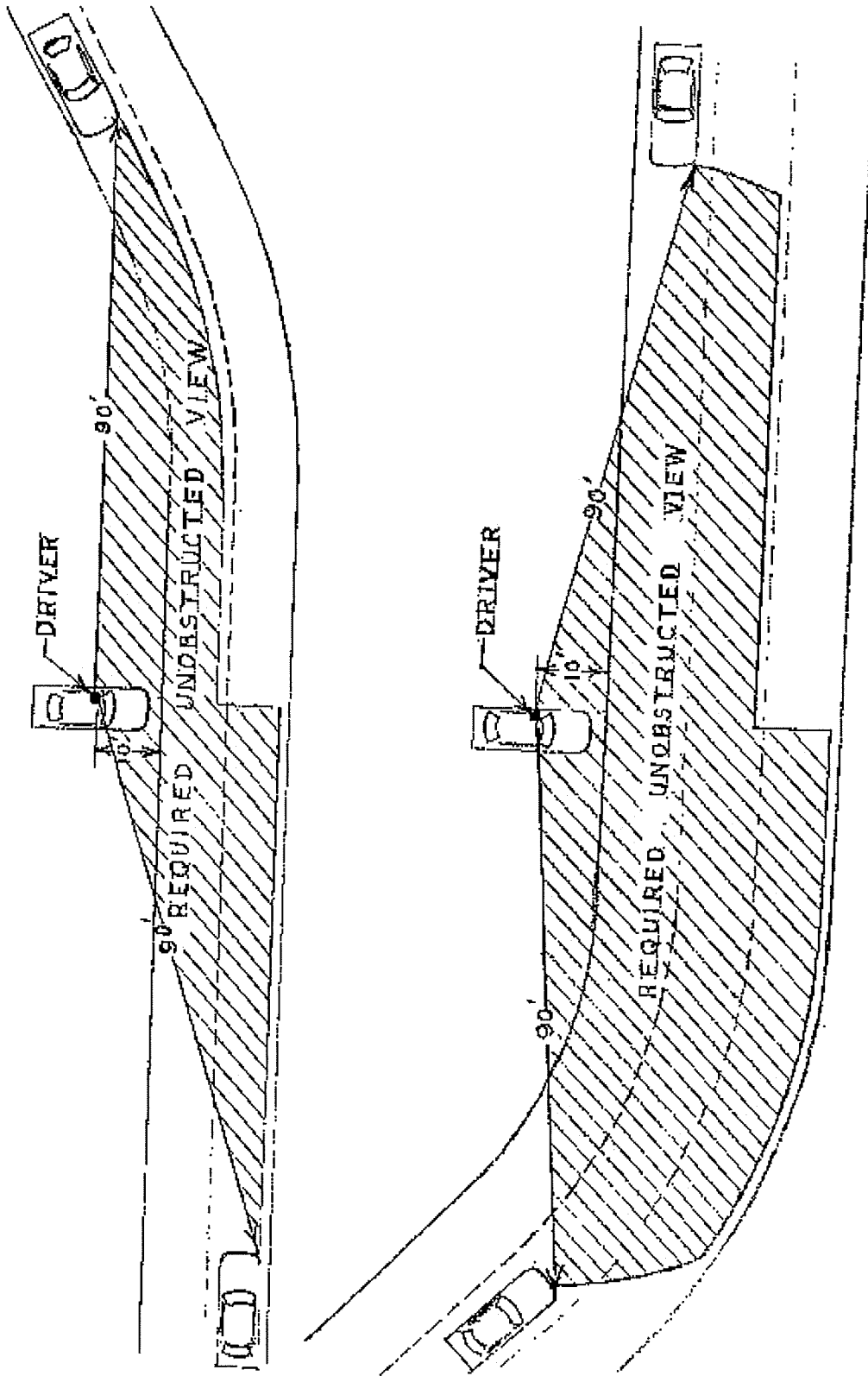
Clear Sight Triangle

STREET



Appendix C





- Required Unobstructed View

**18.60.170 Parking requirements and fees.**

A. Historical Commercial Zone. Proposed new commercial building sites within the Historical Commercial zone shall provide for permanently maintained on-site motorized vehicle parking spaces pursuant to the parking spaces requirements contained in this section; all existing buildings (commercial and residential) in the H-C zone when the town of Mesilla adopted the land use plan and the zoning ordinance on February 15, 1972, shall be "grandfathered." The following are specific conditions that may apply to parking in the H-C zone:

1. Grandfathered Commercial Buildings. Existing commercial businesses located within an existing grandfathered commercial building which do not meet the parking requirements of the town of Mesilla may continue provided each business shall pay a yearly fee as stated in subsection (B) of this section at the time of business registration renewal. If a business occupies an existing building in the Historical Commercial zone and does meet the parking regulations, the business shall be exempt from the fee.
2. If expansions/additions of existing grandfathered buildings or changes of occupancies of an existing building cannot accommodate the required parking spaces pursuant to the requirements contained within this section on the business site or on adjacent business-owned property, then the owner(s) must pay the annual assessment listed in subsection (B) of this section. In no case shall any structure that is listed on the historic register be demolished to provide parking.

B. Historical and General Commercial Zones.

1. The required parking fee for commercial operations in the Historical and General Commercial zones shall be based on the following:
  - a. All commercial operations, other than home occupations as defined in Chapter 18.52MTC, that have a total of one to five employees come to the site that do not meet the parking space requirements for the operation, as required by the following sections, are required to pay a \$150.00 parking fee to the town at the time the business registration is first acquired, and annually when business registration is renewed. If a parking fee is not paid prior to the renewal date, then the business license shall not be issued.
  - b. All commercial operations, other than home occupations as defined in Chapter 18.52MTC, that have a total of six to 20 employees in which clients and employees come to the site that do not meet the parking space requirements for the operation, as required by the following sections, are required to pay a \$250.00 parking fee to the town at the time the business registration is first acquired, and annually when business registration

is renewed. If a parking fee is not paid prior to the renewal date, then the business license shall not be issued.

c. All commercial operations, other than home occupations as defined in Chapter 18.52MTC, that have a total of 21 or more employees in which clients and employees come to the site that do not meet the parking space requirements for the operation, as required by the following sections, are required to pay a \$500.00 parking fee to the town at the time the business registration is first acquired, and annually when business registration is renewed. If a parking fee is not paid prior to the renewal date, then the business license shall not be issued.

d. Fees shall not be prorated.

e. The annual assessment fees shall be placed into a special parking fund to be used for required maintenance, purchasing and creation of parking lots and parking spaces.

f. In no case shall any structure that is listed on the historic register be demolished to provide parking.

2. All new commercial building sites in the General Commercial zone shall provide for permanently maintained on-site motorized vehicle parking spaces pursuant to the parking spaces requirements contained in this section.

C. Parking Space Standards for All Uses. (All areas used for parking calculations are gross floor areas as listed in the county assessor's records, unless otherwise specified.)

1. Commercial uses – including historical commercial:

USE	PARKING SPACES REQUIRED
Banks	One parking space for each 500 square feet of gross floor area.
Business or professional offices, not including medical professional offices and personal service shops	One parking space for each 500 square feet of gross floor area.
Churches and accessory uses	One parking space for each six seats, or if there are no fixed seats, then one parking space for each 100 square feet of floor space used for assembly purposes.

USE	PARKING SPACES REQUIRED
Establishments for the sale and consumption on premises of food and/or beverages	One parking space for each 100 square feet of gross floor area in addition to one space for each two employees on the maximum shift. One parking space is required for each 100 square feet of outdoor patio area.
Furniture and appliance stores, hardware stores, household equipment, service shops, clothing or shoe repair	One parking space for each 500 square feet of gross floor area.
Hotels and motels	One parking space for each sleeping unit or dwelling unit, in addition to requirements for auxiliary uses such as restaurants or shops.
Community buildings, libraries, museums, administration buildings, art galleries and centers	One parking space for each 300 square feet of gross floor area.
Manufacturing uses not providing customer services on the premises, such as research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops	One parking space per 500 square feet for 5,000 square feet or less; one space per 1,000 square feet over 5,000 square feet.
Small office establishments (law, accounting, engineering, real estate offices, and similar uses)	Two parking spaces for employees, plus one space for each 300 square feet of gross floor area.
Professional services (medical and dental offices, barbers, hairdressers, and similar uses)	One parking space for each 200 square feet of gross floor area.
Mortuaries, funeral homes	One parking space for each 50 square feet of floor area of assembly rooms used for services.
Nonmotorized vehicle sales, machinery sales or wholesale stores	One for each 500 square feet of gross floor area.
Retail stores, except as otherwise specified:	
(a) Having not more than 5,000 square feet of floor area	(a) One parking space for each 300 square feet of gross floor area.
(b) Having more than 5,000 square feet	(b) 10 parking spaces plus one parking space for each 300 square feet of gross floor area in excess of 5,000 square feet.

USE	PARKING SPACES REQUIRED
Boardinghouses, bed-and-breakfast inns and similar uses	One parking space for each 120 square feet of floor area used for sleeping purposes, in addition to requirements for auxiliary uses such as restaurants or shops.
Sanitariums, children's homes, homes for the aged, asylums, nursing homes	One parking space for each two beds.
Schools and learning centers, private	One parking space for each 500 square feet of gross floor area, plus one parking space for each employee as per subsection (B) of this section. For any large assembly area used for group meetings see immediately below.
Stadiums, sports arenas, auditoriums (including school auditoriums) and other places of public assembly and clubs and lodges having no sleeping quarters	One parking space for each two seats or one parking space for each 50 square feet of gross floor area used for assembly and not containing fixed seats.
Theaters	One parking space for each five seats up to 800 seats, plus one parking space for each 10 seats over 800 seats.

2. Residential Uses – Including Historical Residential. All new residential building sites shall provide the required parking spaces pursuant to the parking space requirements contained in this section.

USE	OFF-STREET PARKING SPACES REQUIRED
Dwellings, single-family, all zones	Three off-street parking spaces for each dwelling unit.
Dwellings – multifamily:	
(a) Efficiency (studio), no bedroom	One off-street parking space per unit.
(b) One bedroom	Two off-street parking spaces per unit.
(c) Two bedrooms or larger	Three off-street parking spaces per unit.

\* Uses requiring special use permits (Chapter [18.55](#) MTC) shall provide parking pursuant to the above, based on the specific or most comparable use.

D. Parking Spaces for the Handicapped. The minimum number and design of designated handicapped parking spaces for other than one- and two-family dwellings shall be subject to the latest ADA requirements.

E. Parking Requirements for Uses Not Specified. Where the parking requirements for a use are not specifically defined, the planning commission shall determine the numbers based upon the requirements for the most comparable use.

F. General Requirements. The following general requirements shall apply:

1. Size and Access. If off-street parking is provided it shall be located as specified below:

a. Be 10 feet wide by 20 feet long exclusive of drives or aisles. Each space shall be provided with adequate ingress and egress. An enclosed attached or detached residential garage shall not be used to satisfy the requirements for parking spaces unless specifically designed as a community parking facility for more than two dwellings.

2. Location. If off-street parking facilities for a noncontiguous parcel are provided they shall be located as specified.

a. For dwellings, parking facilities shall be located on the same or a contiguous lot;

b. For hospitals, sanitariums, homes for the aged, asylums, orphanages, rooming houses, lodging houses, club rooms, fraternity and sorority houses, not more than 150 feet from the buildings they serve.

3. Mixed Occupancies in a Building. When mixed use businesses are proposed in a building or strip mall:

a. New or existing: The total parking spaces required shall be one space per 200 square feet of gross area.

b. In structures where the total parking requirements of all the occupants exceeds the total number of parking spaces available, each occupant shall be subject to the annual parking fee in subsection (B) of this section, Historical and General Commercial Zones. The parking requirements for mixed use structures shall be assessed annually at renewal of business registration.

4. Plans. The plan of the parking area shall be submitted with the building permit for the building. The plans shall be drawn to scale and include complete details. (See subsection (G)(1) of this section, Minimum Design Standards.)

G. Every lot used as a public or private parking area shall be developed and maintained in the following manner:

## 1. Minimum Design Standards.

- a. Parking stalls shall allow for of an area 10 feet wide by 20 feet long, measured as a rectangle within the proposed parking space.
- b. Aisles for circulation with one-way traffic shall be:
  - i. For parallel parking: 12 feet wide.
  - ii. For 30- and 40-degree parking: 15 feet wide.
  - iii. For 60-degree parking: 18 feet wide.
  - iv. For 90-degree parking: 24 feet wide.
- c. There must be adequate space so that vehicles do not back into a public street.
- d. Circulation aisles shall be designed to prevent vehicles entering a public street when driving from one aisle to another.
- e. Narrow parking areas with only one aisle for both entrance and exit shall be a minimum of 24 feet in width, and on the side of the parking area furthest from the entrance, have a turning area with a 25-foot minimum radius.
- f. One-way entrances and exits shall have a minimum width of 12 feet and combined entrance-exits shall have a minimum width of 24 feet.
- g. All entrances, exits and parking stalls shall be clearly marked, including directional markings.

## 2. Construction Standards.

- a. All commercial parking spaces and areas provided under the provisions of this chapter shall:
  - i. Be paved with base course, asphalt, concrete or other material that would be suitable to the site.
  - ii. Provide adequate drainage. A drainage plan will be required for all developments including parking; and said plan must be approved by the commission and board of trustees prior to issuance of a certificate of zoning compliance.

iii. Have bumper guards where needed to protect walls, fences, structures, etc.

iv. Be provided with necessary space and aisle safety markings.

b. In All Residential Zones. Crushed stone or crusher fines, for a minimum depth of four inches, is the minimum surface that may be used for driveways or parking areas or similar material as determined by the planning, zoning and historical appropriateness commission.

i. Provide adequate drainage. A drainage plan will be required for all developments including parking; and said plan must be approved by the commission and board of trustees prior to issuance of a certificate of zoning compliance.

In addition to the requirements of subsections (G)(1) and (2) of this section, every parking lot, either public or private, having a capacity of five or more vehicles shall be developed and maintained as follows:

### 3. Border, Barricades, Screening and Landscaping.

a. Every parking area not separated by a fence from any abutting street or alley property line shall be provided with a suitable concrete or wood curb six inches in height, located two feet from the street or alley property lines. This curb shall be securely installed and maintained; no curb or barrier shall be required across any entrance to the parking area.

b. Every commercial parking area abutting property in the residential zones shall provide a solid wall, view-obscuring fence or compact evergreen hedge six feet in height; provided, that along the required front yard the fence, wall or hedge shall not exceed 48 inches in height.

c. Any lights illuminating any parking area permitted by this title shall reflect the light away from any nearby dwelling unit and meet the requirements of Chapter [18.50](#) MTC, Outdoor Lighting.

4. Entrances and Exits. The location of all entrances and exits must be approved by the commission. A clear sight triangle must be maintained at each exit.

5. Recreation vehicles and buses are required to park in designated areas.

6. The "No Parking" zones at intersections shall be 30 feet pursuant to state law.

H. Bicycle parking is not required, but is encouraged.



I. Businesses that meet the requirements of subsections (C) and (G) of this section shall be exempt from the parking assessment fees.

J. Existing parking lots not in compliance with subsection (G) of this section shall be brought into compliance within two years of the date of acceptance of this amendment. [Ord. 2017-01 § 1; Ord. 2009-03 § 1; Ord. 2004-01 § 3; Ord. 2003-03 § 1; Ord. 2001-04 § 3; Ord. 94-06 § 1; prior code § 11-2-5.17]

**PZHAC WORK SESSION  
JANUARY 19, 2021  
ITEM 3**

Submitted by Kevin McGinley of McGinley Construction, Inc. for Matthew Abrams, a request to discuss plans to construct an addition on a dwelling located along an easement at 2852 Snow Road. Zoned: Single Family Residential (R-1)

*There were two primary issues discussed. The first issue brought up was that the access to the property did not meet the Fire Code requirements for access by emergency vehicles because the two existing fifteen foot wide parallel easements adjacent to the south edge of the property were separated by a wire fence, severely limiting access to the property by emergency vehicles. Staff explained the ROW requirements of the Fire Code. (According to the applicant, the fence could be removed.) The second issue was the fact that the existing dwelling appeared to straddle the property line between two lots owned by the applicant Kevin McGinley, contractor for the applicant, stated that he would be willing to meet with staff and the Fire Chief to discuss and resolve the access and platting issues. The PZHAC recommended that the applicant return to the PZHAC with new plans showing the requested changes.*

*The applicant's contractor, Kevin McGinley, met with Staff, the Mesilla Fire Chief (Kevin Hoban) and the Style Review Committee to determine how to address these issues. As a result, Mr. McGinley and the applicant agreed to do the following:*

*1. Access to the property*

*It was determined that in order to meet Fire Code requirements for emergency equipment access, the fence down the middle of the easement to the south of the property will be removed up to the property, a "hammerhead" turn-around meeting Fire Code requirements shall be installed on the property, the entrance to the access road from Snow Road shall be at least 20 feet wide, and the access road shall be certified to have a weight bearing capacity of 75,000 pounds.*

*2. Lot Line*

*A new plat will be created eliminating the lot line that is currently straddled by the existing dwelling and showing the required access improvements on the property.*

**Information previously presented to the PZHAC:**

Although the address is listed on Snow Road, the property is actually on a 15 foot wide right-of-way (ROW) easement that is not officially recognized as adequate access for emergency purposes. Part of the difficulty is that there are two fifteen foot wide side-by-side easements separated by a wire fence that runs along the south edge of the property. The fence runs along the entire length of the easement, therefore access to the property is by only one of these easements, which is only fifteen feet wide (the Code requires a minimum of 26 feet for easements with fire hydrants). Additionally, the width of the ROW is limited by the fence which prevents vehicles from turning around on the easements or passing other vehicles or obstacles. This makes it extremely difficult for emergency vehicles to access properties along the easement (see attached Fire Code for easements).

Another problem is that the existing dwelling, which appears to have been built in 2009, straddles the property line between two one acre lots. (Since the lots are one acre in size, the property does meet the one-acre size requirement of the R-1 zoning of the property.)

The applicant would like to build an addition that would add 434 square feet to the existing dwelling. This will consist of a new bedroom, bathroom and closet. (See attached building plans and site plan). Access will be from the interior of the existing dwelling. The addition will be finished to match the existing dwelling. There will be no changes to the style of the dwelling or the property.

The following issues will need to be addressed by the PZHAC:

1. Access to the property.

Unless the PZHAC determines that the property does meet the requirements for adequate access by emergency vehicles, the property is legal non-conforming and cannot be expanded upon, **according to a recent PZHAC policy resulting from a legal opinion dated August 14, 2020**, until the question of legal access is addressed to the satisfaction of the PZHAC and the BOT.

2. The fact that the existing dwelling straddles property lines.

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

# Doña Ana County, NM

General Reference Maps

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Nur

Maps

Legend

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

Account Number: **R0400109**  
 Parcel Number: 4005138385420  
 Owner: ABRAMS MATTHEW P  
 Mail Address: PO BOX 1600  
 Subdivision:  
 Property Address: SNOW RD  
 Acres: 1



# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nur

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: [R0400101](#)  
 Parcel Number: 4005138342439  
 Owner: ABRAMS MATTHEW P  
 Mail Address: PO BOX 1600  
 Subdivision:  
 Property Address: SNOW RD  
 Acres: 1



## APPENDIX D

# FIRE APPARATUS ACCESS ROADS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION D101 GENERAL

**D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

### SECTION D102 REQUIRED ACCESS

**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved fire apparatus access road* with an asphalt, concrete or other *approved driving surface* capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

### SECTION D103 MINIMUM SPECIFICATIONS

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as *approved* by the fire chief.

**D103.3 Turning radius.** The minimum turning radius shall be determined by the *fire code official*.

**D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

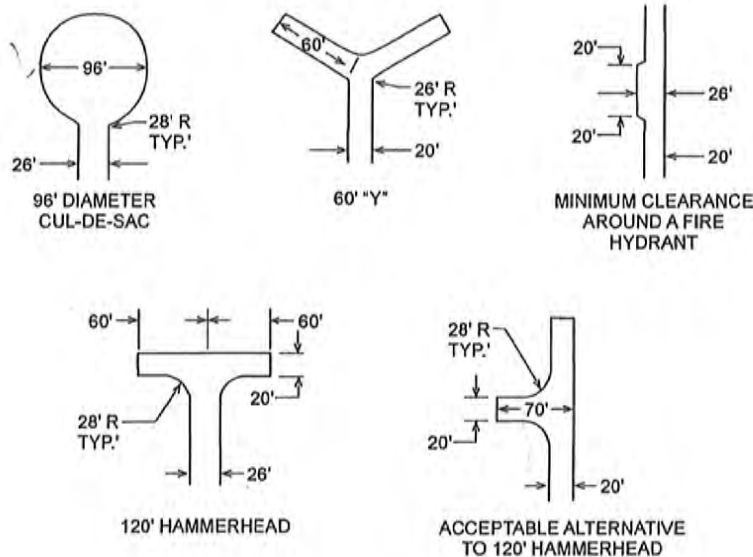
**TABLE D103.4**  
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

**D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1**  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

3. Construction of gates shall be of materials that allow manual operation by one *person*.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the *fire code official*.
8. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

**D103.6 Signs.** Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

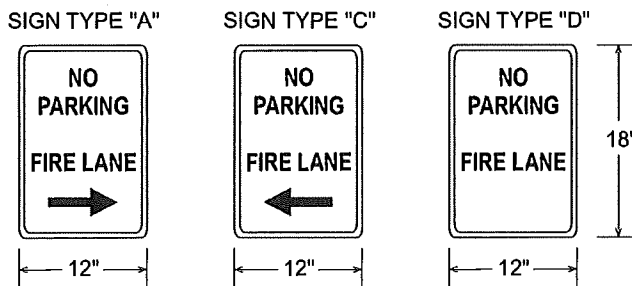


FIGURE D103.6  
FIRE LANE SIGNS

**D103.6.1 Roads 20 to 26 feet in width.** Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.

**D103.6.2 Roads more than 26 feet in width.** Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

### SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

**D104.1 Buildings exceeding three stories or 30 feet in height.** Buildings or facilities exceeding 30 feet (9144 mm) or

three stories in height shall have at least two means of fire apparatus access for each structure.

**D104.2 Buildings exceeding 62,000 square feet in area.** Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m<sup>2</sup>) shall be provided with two separate and *approved* fire apparatus access roads.

**Exception:** Projects having a gross *building area* of up to 124,000 square feet (11 520 m<sup>2</sup>) that have a single *approved* fire apparatus access road when all buildings are equipped throughout with *approved automatic sprinkler systems*.

**D104.3 Remoteness.** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

### SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

**D105.1 Where required.** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

**D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

**D105.3 Proximity to building.** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

### SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

**D106.1 Projects having more than 100 dwelling units.** Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

**Exception:** Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

**D106.2 Projects having more than 200 dwelling units.** Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

# Property Record Card

Doña Ana Assessor

**ABRAMS MATTHEW P**

PO BOX 1600  
MESILLA PARK, NM 88046

**Account: R0400109**

Tax Area: 2DIN\_R - 2DIN\_R  
Acres: 1.000

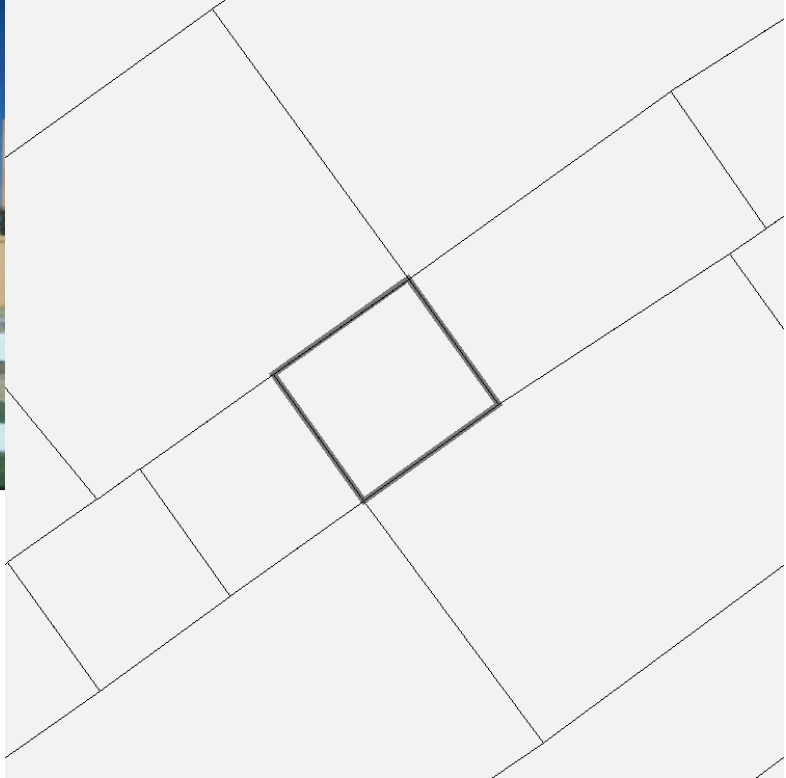
**Parcel: 4-005-138-385-420**

Situs Address:  
SNOW RD  
Mesilla, 88046

Neighborhood S11 - MESILLA

## Legal Description

S: 35 T: 23S R: 1E BRM 12 PT OF TR 9A1A



## Land Occurrence 1

Property Code	0100 - RESIDENTIAL LAND	Electricity	OE - OVER-ELECTRC
Gas	G - GAS	Measure	PA - PER-ACRE
Sewer Type	ST - SEPTIC-TANK	Topography Code	L - LEVEL
Acres	1	Zoning	R1 - SNGL-FAM-RES

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Acres				
Total				

## Residential Occurrence 1

Property Code	0120 - RESIDENTIAL IMPROVEMENT	Actual Year Built	2009
Air Conditioning	R - REFRIG-AIR	Architectural Style	SL - SPLIT-LEVEL
Baths	4	Bedrooms	3
Building Type	PS - PRNCPL-SNGLE	Condition	GOOD
Construction Quality	G - GOOD	Heating Fuel	G - GAS
Heating Type	FC - FORCED-CIRCU	Roof Cover	MT - METAL
Roof Structure	G - GABLE	Stories	1.5
Exterior Wall	SF - STUCCO-FRAME	Percent	100
Interior Wall	SR - SHEETROCK		





**ISSUED PERMIT:  
REVISIONS: 1**

ALL MEASUREMENTS, DIMENSIONS, & SPECIFICATIONS, INCLUDING ALL BLDG. REQUIREMENTS, SHALL BE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR & ARE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR. THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER. ALLURE CUSTOM HOME DESIGNS, OWNER, AND CONTRACTOR. THIS PROJECT IS THE PROPERTY OF ALLURE CUSTOM HOME DESIGNS. NO REPRODUCTIONS HEREOF TO BE MADE WITHOUT THEIR WRITTEN PERMISSION.

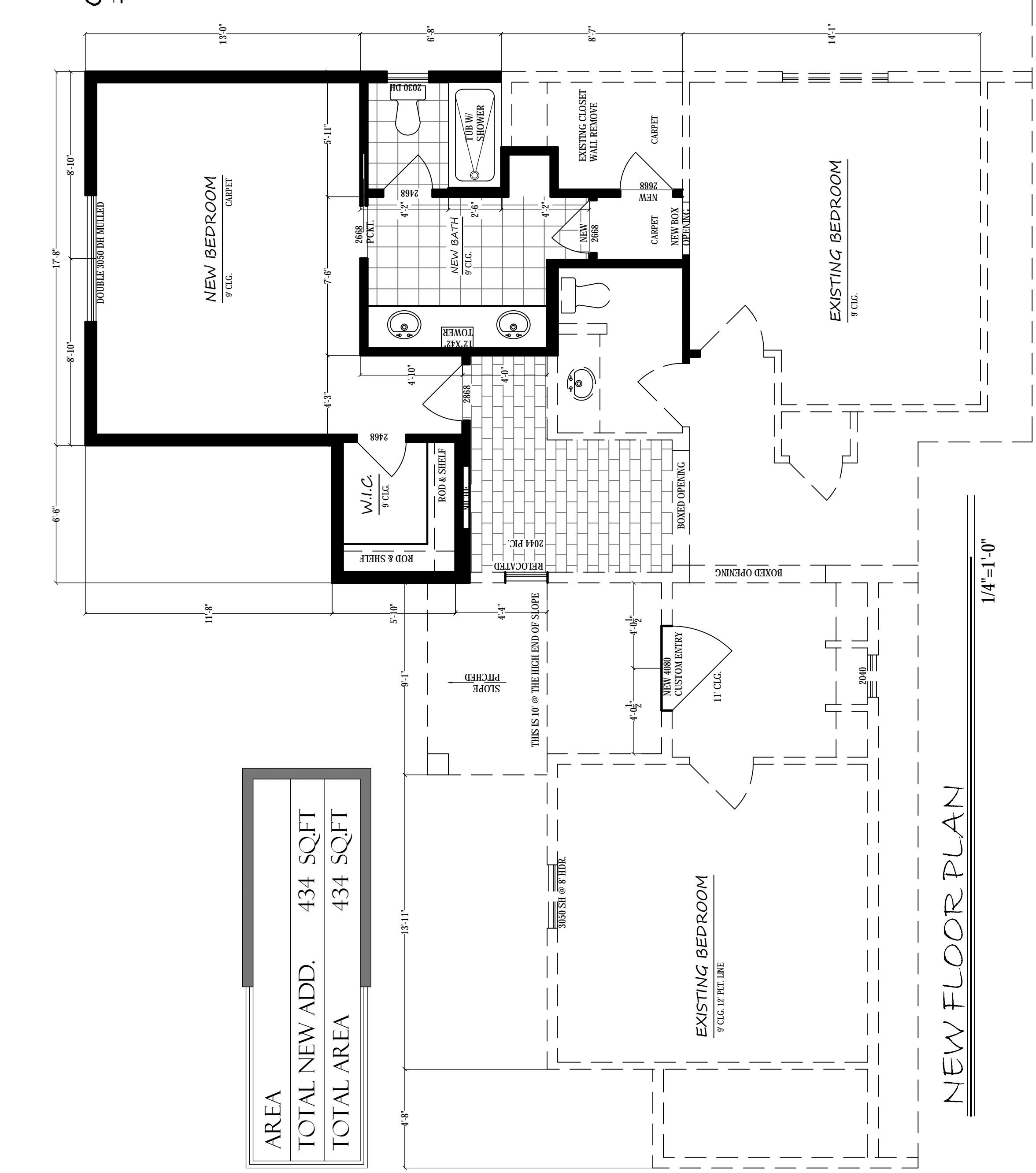
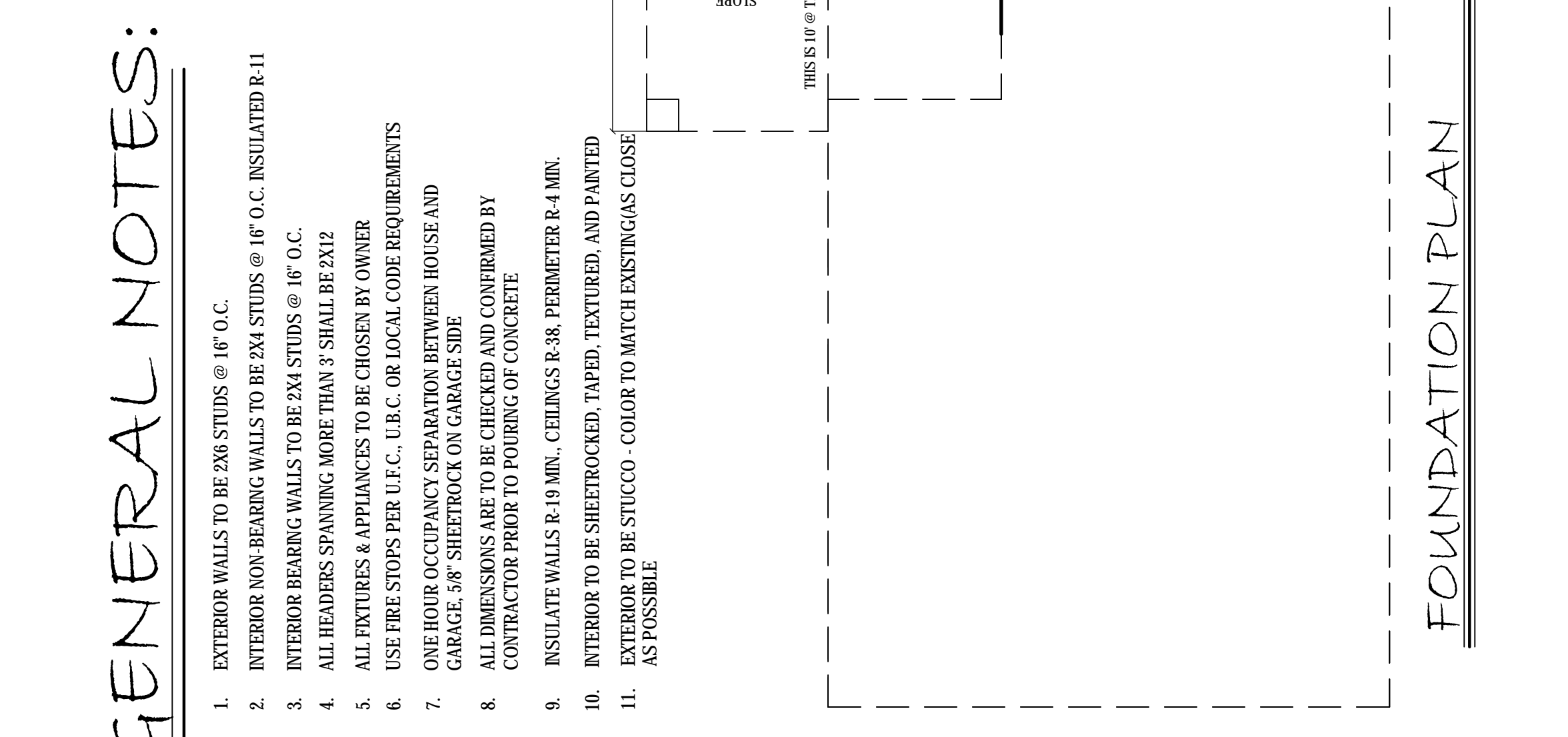
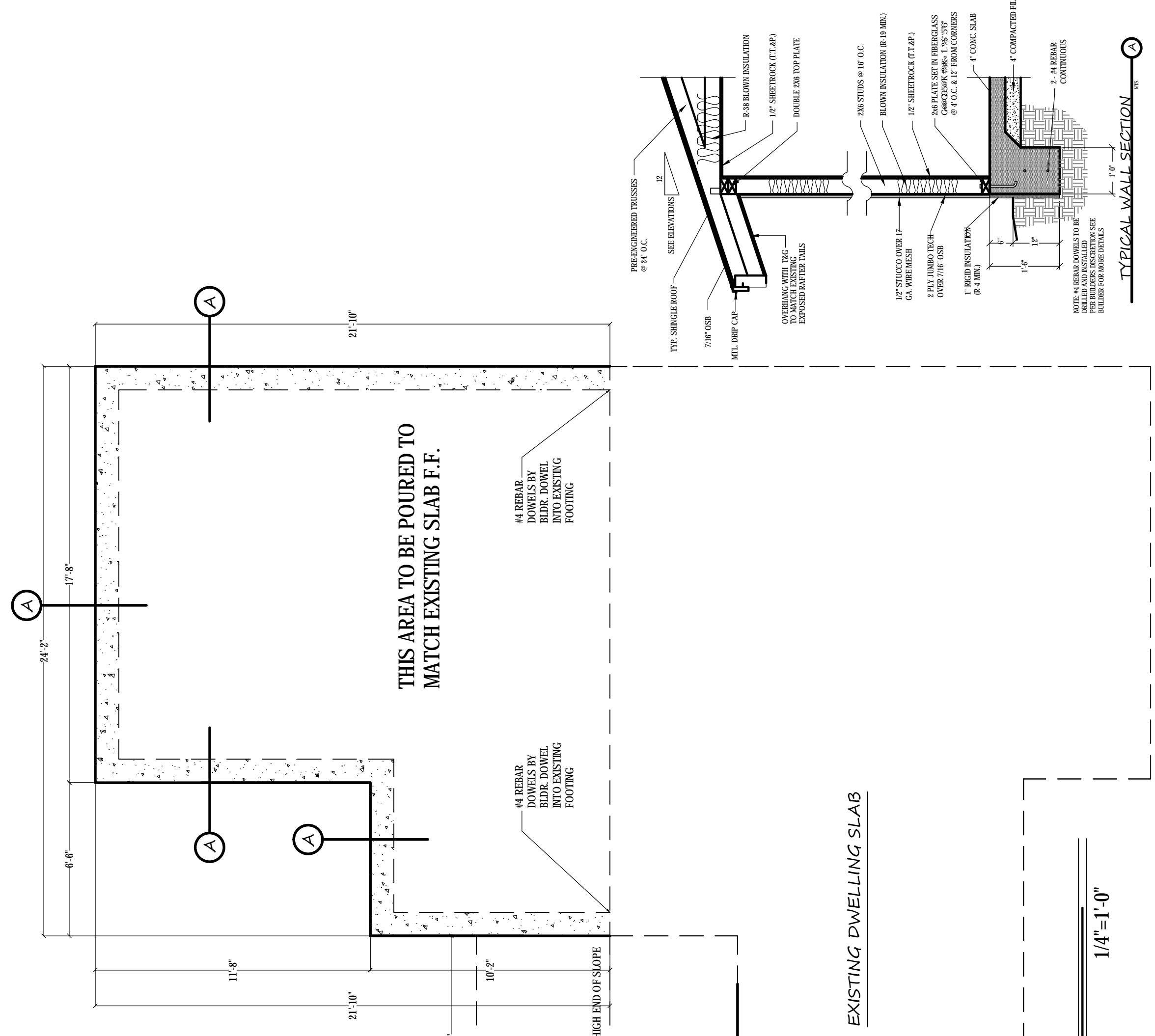
GENERAL CONTRACTOR  
**MCGINLEY CONSTRUCTION**

PROJECT  
**ABRAMS RESIDENCE  
2852 SNOW ROAD**

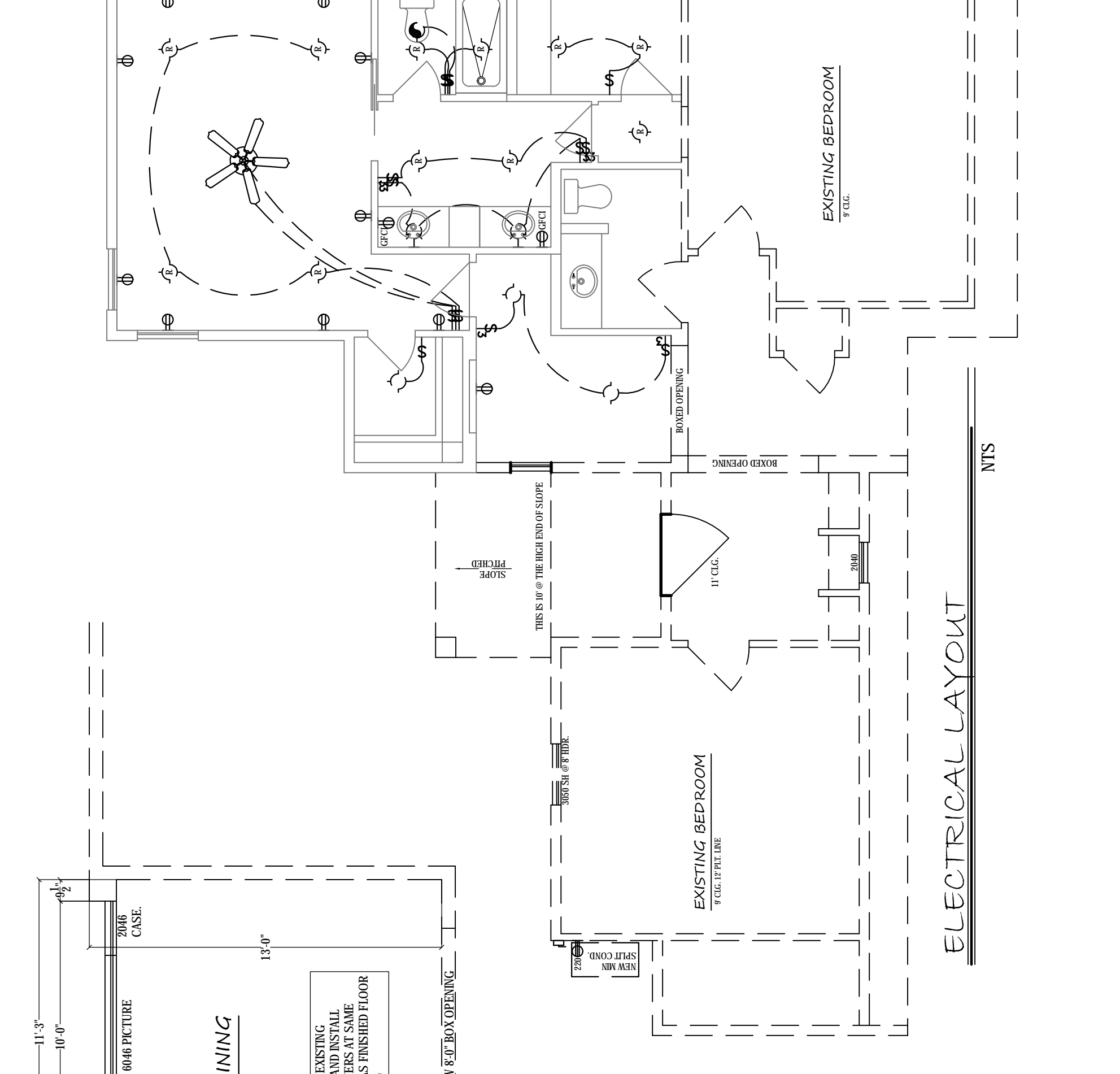
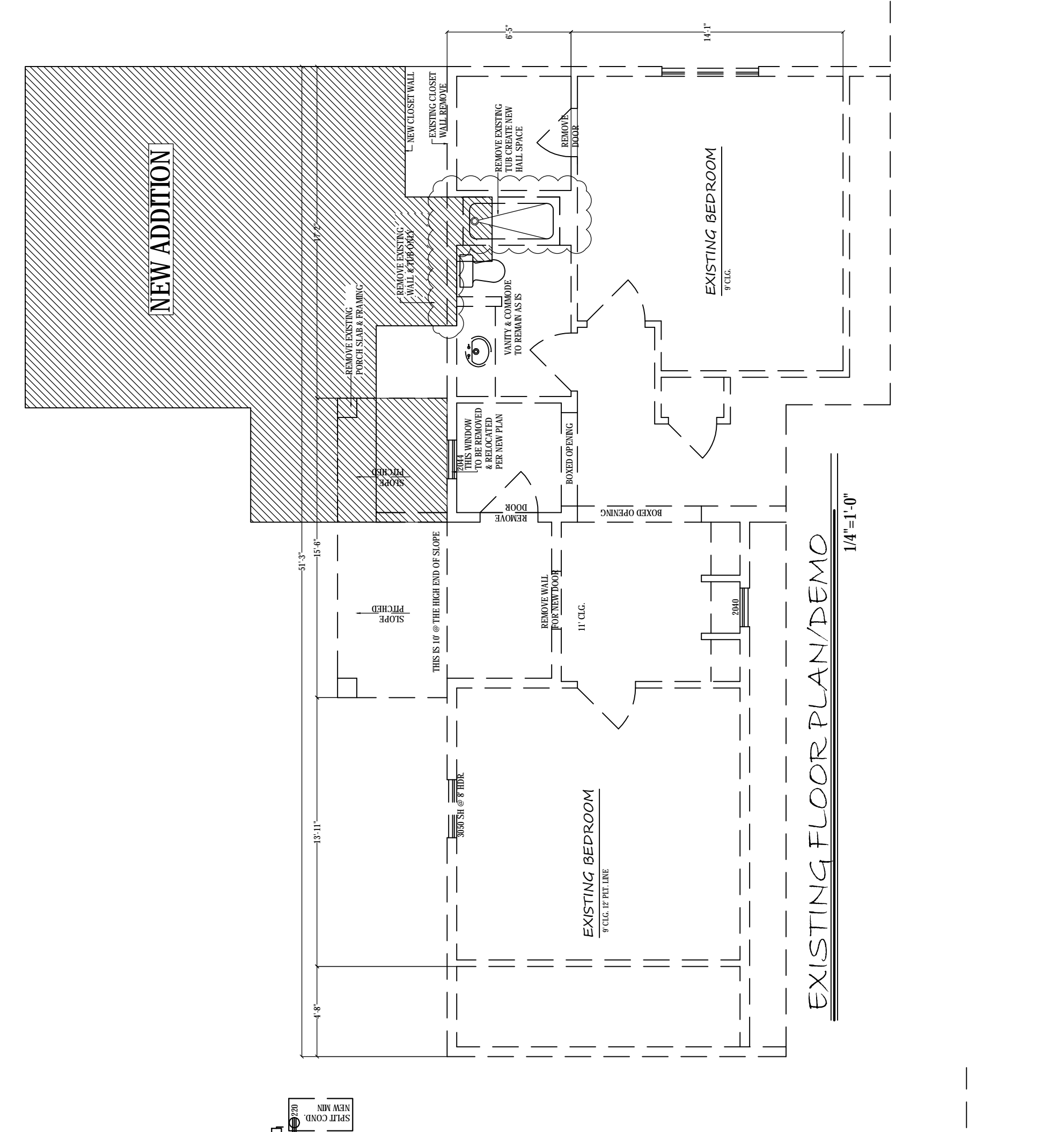
SHEET TITLE  
**FLOOR PLAN/ELECTRICAL/  
FOUNDATION PLAN/  
DEMO PLAN**

DRAWN BY: S.GREEN  
CHECKED BY: K.MCGINLEY  
DATE: 11/13/2020  
SHEET NUMBER: **A.1**

- GENERAL NOTES:**
1. EXTERIOR WALLS TO BE 2X8 STUDS @ 16" O.C.
  2. INTERIOR NON-BEARING WALLS TO BE 2X4 STUDS @ 16" O.C. INSULATED R-11
  3. INTERIOR BEARING WALLS TO BE 2X4 STUDS @ 16" O.C.
  4. ALL HEADERS SPANNING MORE THAN 3 SHALL BE 2X12
  5. ALL FIXTURES & APPLIANCES TO BE CHOSEN BY OWNER
  6. USE FIRE STOPS PER U.F.C. U.B.C. OR LOCAL CODE REQUIREMENTS
  7. ONE HOUR OCCUPANCY SEPARATION BETWEEN HOUSE AND GARAGE. 5" SHEETROCK ON GARAGE SIDE
  8. ALL DIMENSIONS ARE TO BE CHECKED AND CONFIRMED BY CONTRACTOR PRIOR TO POURING OF CONCRETE
  9. INSULATE WALLS R-19 MIN., CEILINGS R-38, PERIMETER R-4 MIN.
  10. INTERIOR TO BE SHEETROCK, TAPED, TEXTURED, AND PAINTED
  11. EXTERIOR TO BE STUCCO - COLOR TO MATCH EXISTING AS CLOSE AS POSSIBLE



AREA	
TOTAL NEW ADD.	434 SQFT
TOTAL AREA	434 SQFT



SYM.	ELECTRIC SYMBOLS
⊖	SWITCH OUTLET
⊕	3-WAY SWITCH
⊖	4-WAY SWITCH
⊖	20 AMP OUTLET
⊖	15 AMP OUTLET
⊖	15 AMP GFI OUTLET
⊖	20 AMP GFI OUTLET
⊖	30 AMP GFI OUTLET
⊖	30 AMP GFI BREAKER
⊖	30 AMP BREAKER
⊖	EXHAUST FAN
⊖	CERAMIC TILE
⊖	CEILING FAN
⊖	CASE
⊖	TELEPHONE JACK
⊖	TELEPHONE JACK
⊖	TELEPHONE JACK

- GENERAL ELECTRICAL NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

**ISSUED PERMIT:  
REVISIONS: 1**

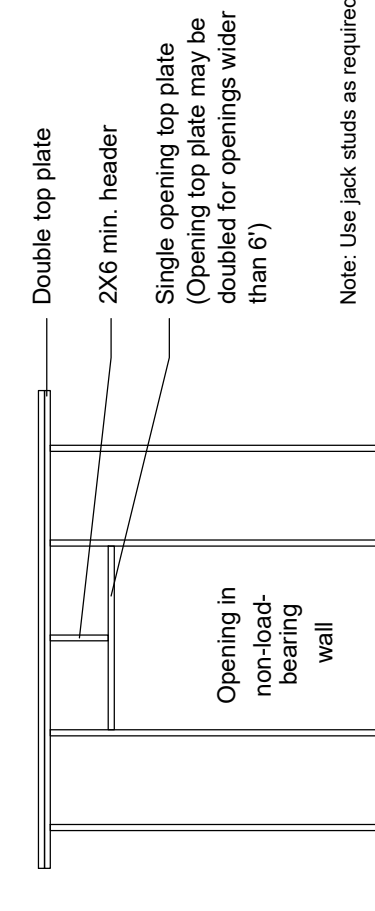
**GENERAL CONTRACTOR  
MCGINLEY CONSTRUCTION**

**PROJECT  
ABRAMS RESIDENCE  
2852 SNOW ROAD**

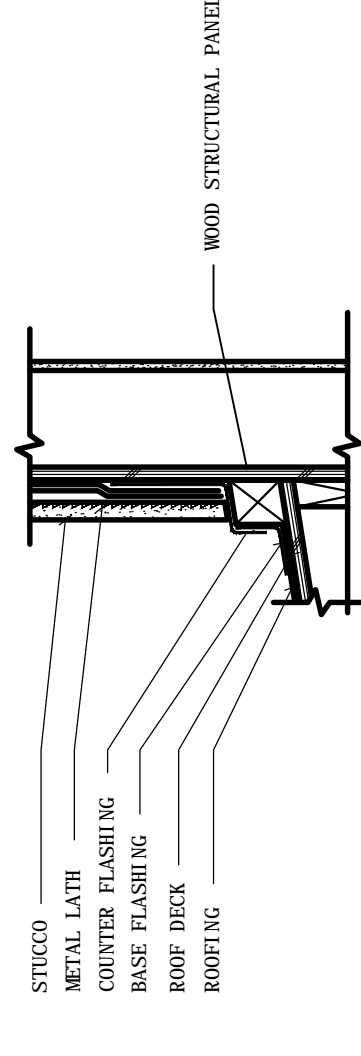
**SHEET TITLE  
ELEVATIONS/  
ROOF FRAMING**

**DRAWN BY: S.GREEN  
CHECKED BY: K.MCGINLEY  
DATE: 1/13/2021F  
SHEET NUMBER: A.2**

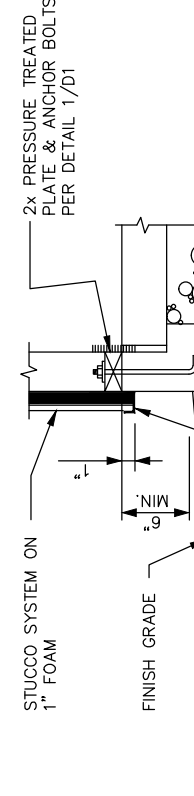
ALL MEASUREMENTS, DIMENSIONS, & SPECIFICATIONS, INCLUDING ALL BLDG. MATERIALS, SHALL BE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR & ARE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THIS PROJECT. THE CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REPRODUCTIONS HEREOF USED WITHOUT THEIR WRITTEN PERMISSION.



**OPENING IN NON-LOAD-BEARING WALLS**  
Conventional headers not required  
NOTE: METAL LATH AND 1/2" RAINIER MUST EXTEND DOWN OVER FLASHING

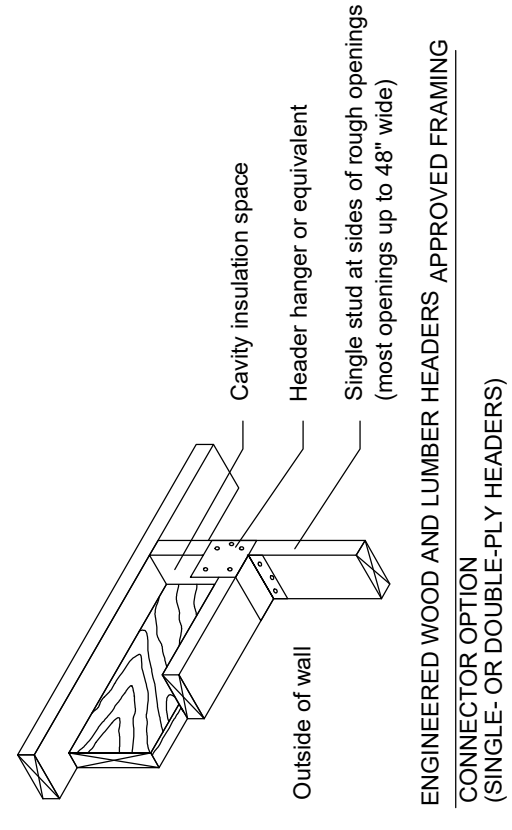


**FLASHING INSTALLATION AT STUCCO-TO-ROOF INTERSECTION**

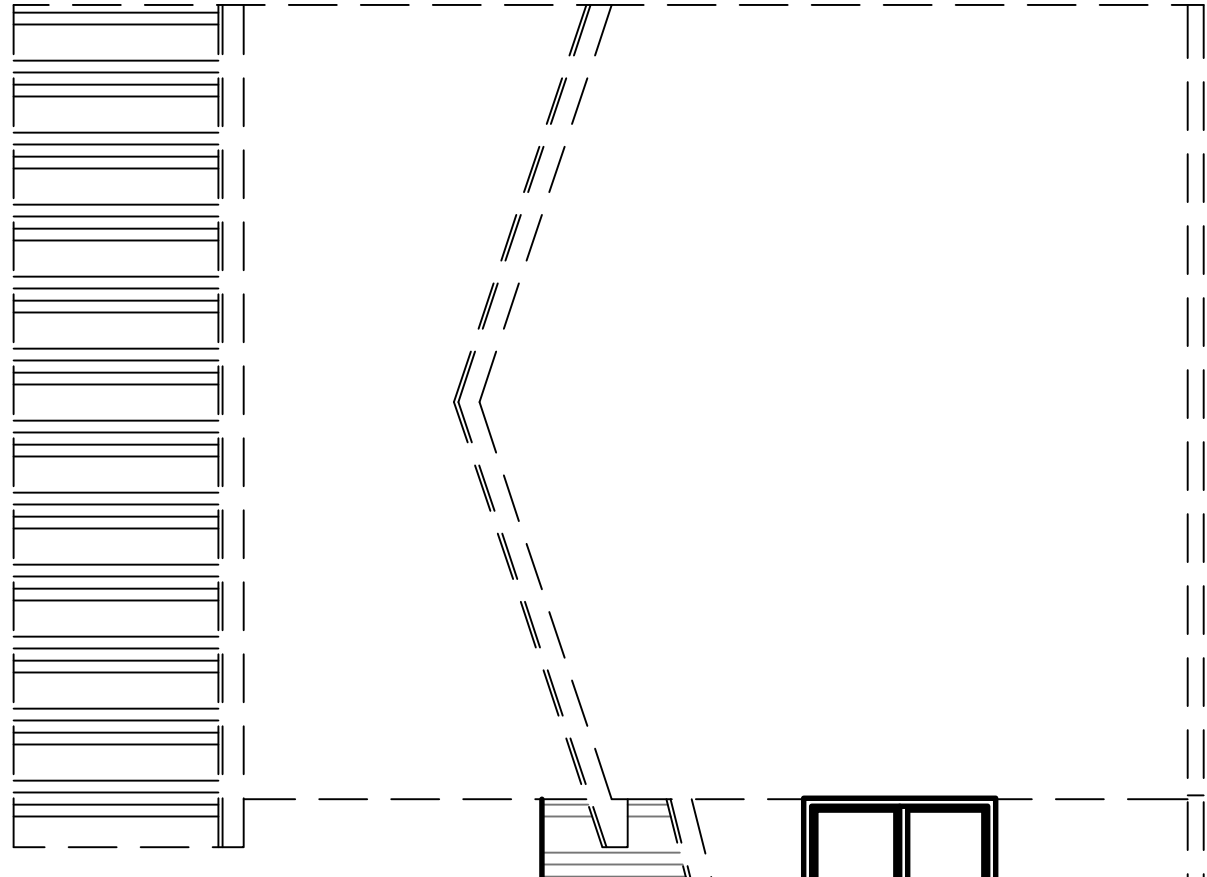


STUCCO SCREED SCALE NTS

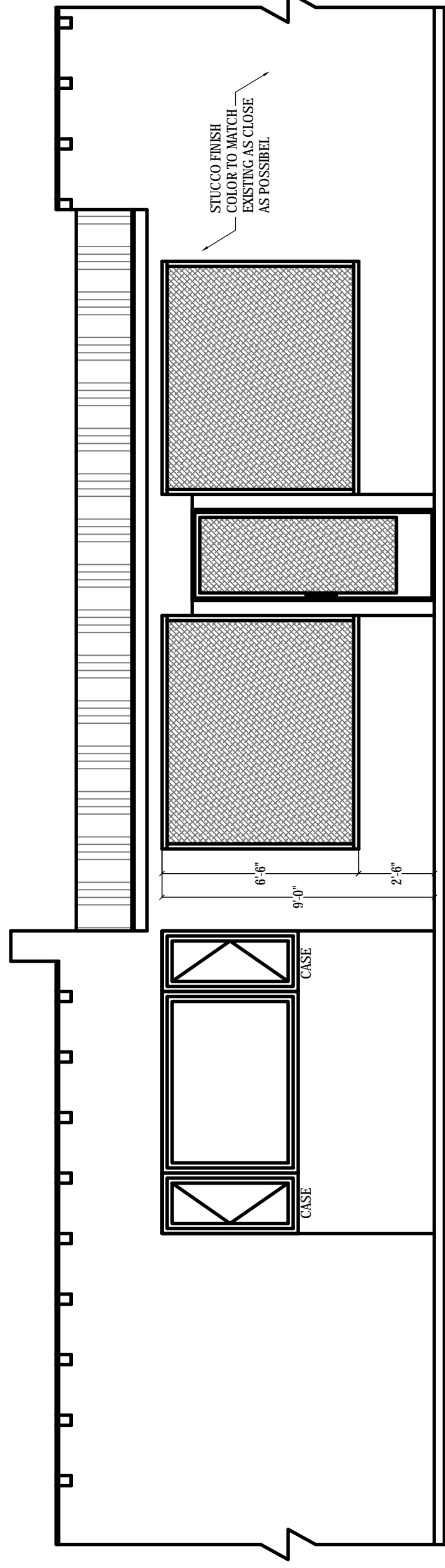
ITEM	DESCRIPTION	QUANTITY	UNIT
1	1/2" METAL PLATE	100	SQ. FT.
2	1/2" METAL PLATE	100	SQ. FT.
3	1/2" METAL PLATE	100	SQ. FT.
4	1/2" METAL PLATE	100	SQ. FT.
5	1/2" METAL PLATE	100	SQ. FT.
6	1/2" METAL PLATE	100	SQ. FT.
7	1/2" METAL PLATE	100	SQ. FT.
8	1/2" METAL PLATE	100	SQ. FT.
9	1/2" METAL PLATE	100	SQ. FT.
10	1/2" METAL PLATE	100	SQ. FT.



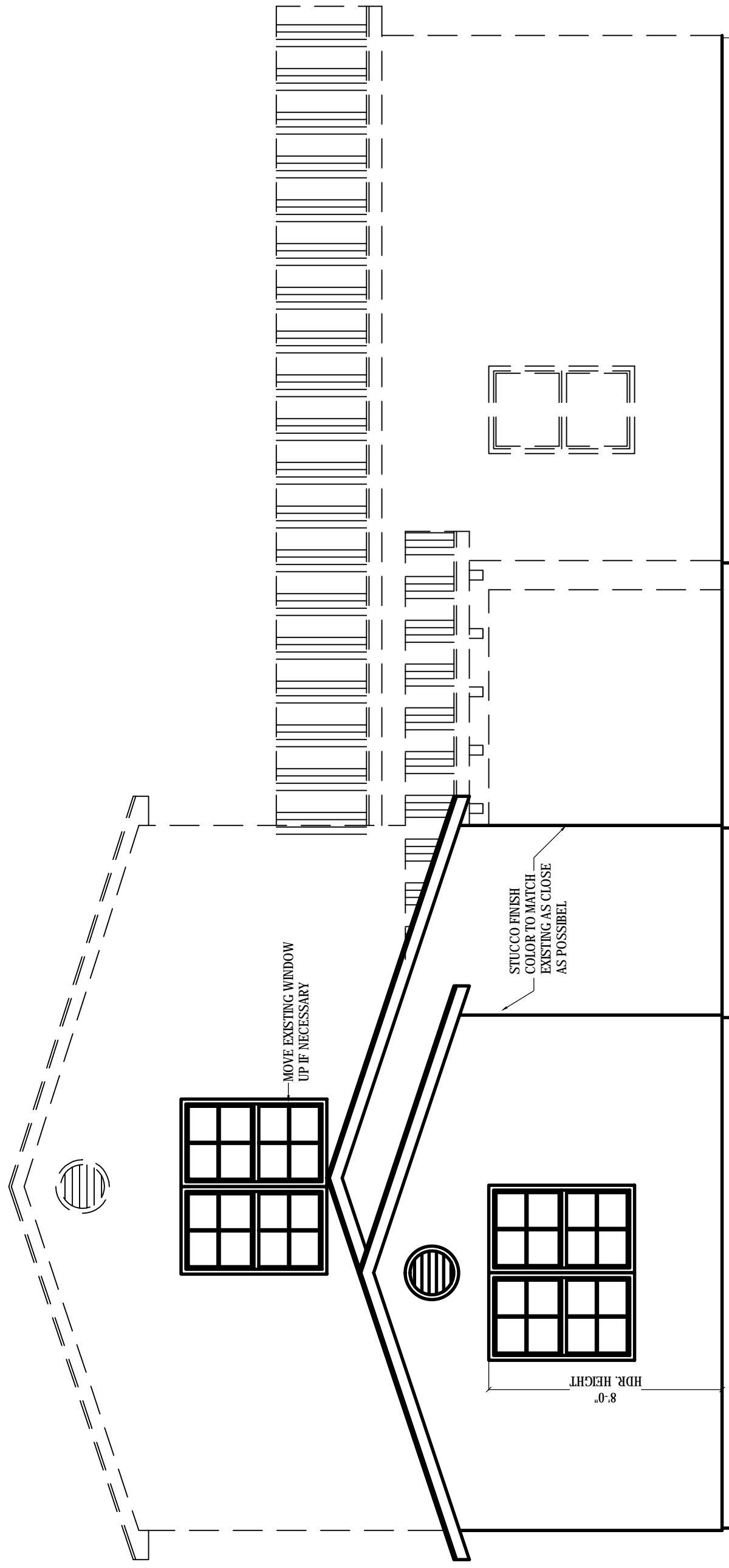
**ENGINEERED WOOD AND LUMBER HEADERS APPROVED FRAMING CONNECTOR OPTION (SINGLE- OR DOUBLE-PLY HEADERS)**



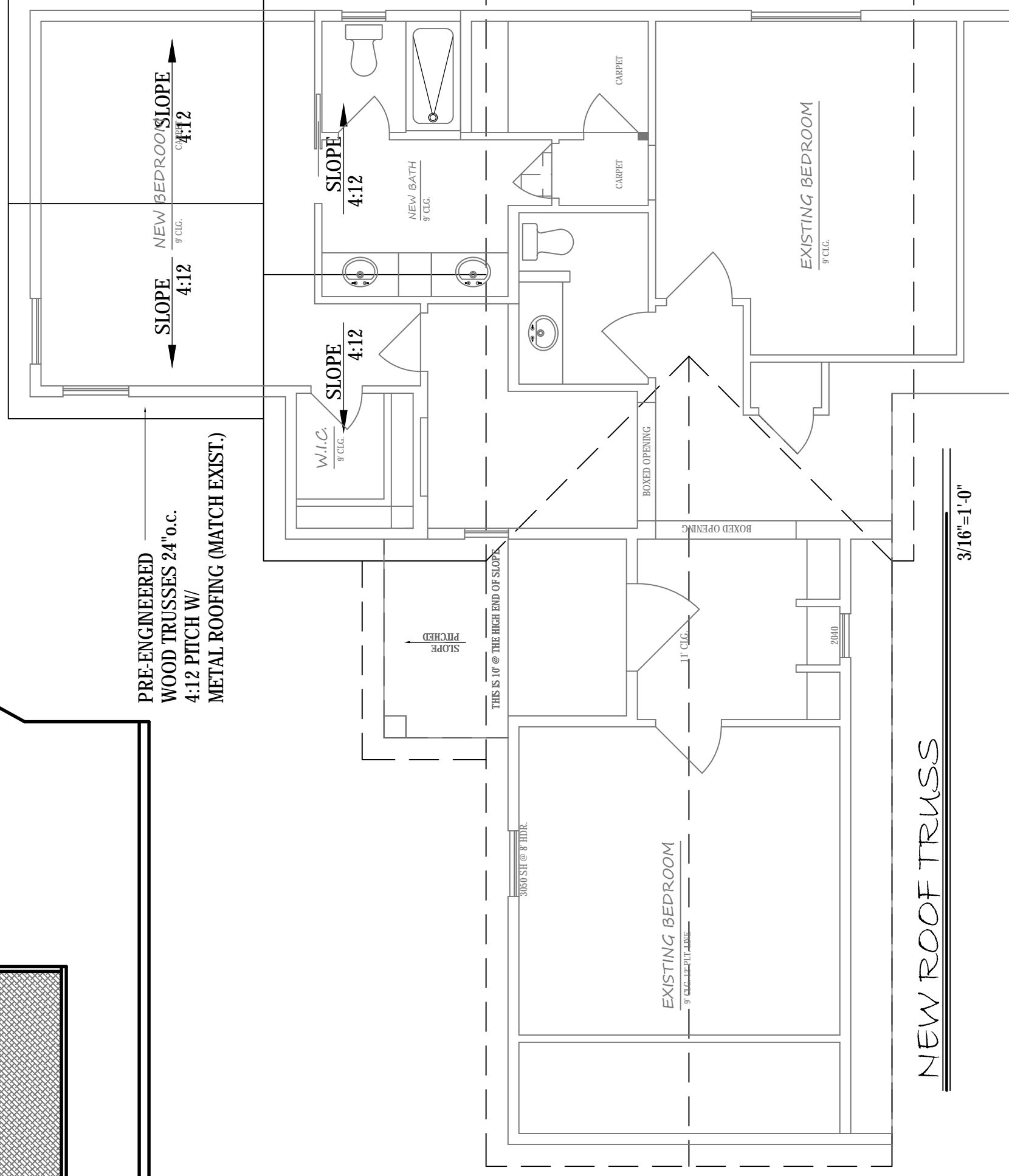
**RIGHT ELEVATION**



**FRONT ELEVATION**



**LEFT ELEVATION**



**NEW ROOF TRUSS**

3/16"=1'-0"

ISSUED PERMIT:  
REVISIONS: 1

ALL MEASUREMENTS, DIMENSIONS, & SPECIFICATIONS, INCLUDING ALL BLDG. MATERIALS, SHALL BE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR & ARE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR. THE CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THIS PROJECT. ALLURE CUSTOM HOME DESIGNS, ALLURE CUSTOM HOME DESIGNS, THE CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THIS PROJECT. ALLURE CUSTOM HOME DESIGNS, ALLURE CUSTOM HOME DESIGNS, THE CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THIS PROJECT. ALLURE CUSTOM HOME DESIGNS, ALLURE CUSTOM HOME DESIGNS, THE CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THIS PROJECT.

GENERAL CONTRACTOR

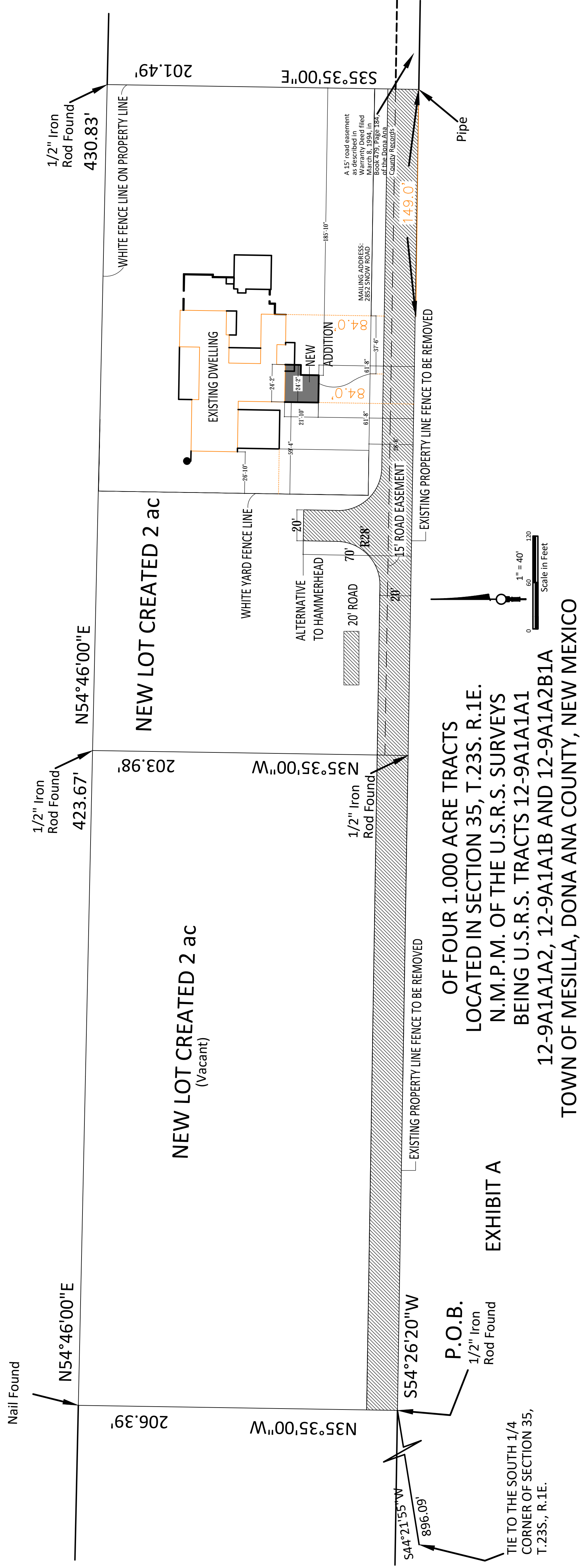
**MCCGINLEY CONSTRUCTION**

PROJECT

**ABRAMS RESIDENCE  
2852 SNOW ROAD**

SHEET TITLE  
**SITE PLAN**

DRAWN BY: S.GREEN  
CHECKED BY: K.MCCGINLEY  
DATE: 1/13/2021F  
SHEET NUMBER: **S.1.2**



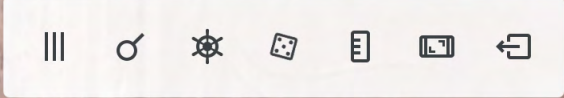
**GENERAL SITE PLAN NOTES:**

TO MEET FIRE CODE REQUIREMENTS FOR EMERGENCY EQUIPMENT ACCESS,

1. THE FENCE DOWN THE SOUTH PROPERTY LINE THAT SPLITS THE TWO ROAD EASEMENTS WILL BE REMOVED ENTIRELY ON ABRAMS LOTS
2. A. ALTERNATIVE HAMMERHEAD TURN-AROUND MEETING FIRE CODE REQUIREMENTS SHALL BE INSTALLED ON THE PROPERTY
3. THE ENTRANCE TO THE ACCESS ROAD FROM SNOW ROAD SHALL BE AT LEAST 20 FEET WIDE
4. ACCESS ROAD AND ALTERNATIVE HAMMERHEAD SHALL BE CERTIFIED TO HAVE A WEIGHT BEARING CAPACITY OF 75,000 POUNDS
5. REMOVE TREE AND RE-GRADE WITH COMPACTED BASE COURSE AS NEEDED
6. ABOVE ITEMS TO BE VERIFIED BY NM. CID PRIOR. FINAL BUILDING APPROVAL

OF FOUR 1.000 ACRE TRACTS  
LOCATED IN SECTION 35, T.23S. R.1E.  
N.M.P.M. OF THE U.S.R.S. SURVEYS  
BEING U.S.R.S. TRACTS 12-9A1A1A1  
12-9A1A1A2, 12-9A1A1B AND 12-9A1A2B1A  
TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO

EXHIBIT A



26'3"

59'6"

Hammerhead

15' road easement

32'

37'6"

28'6"

28'6"

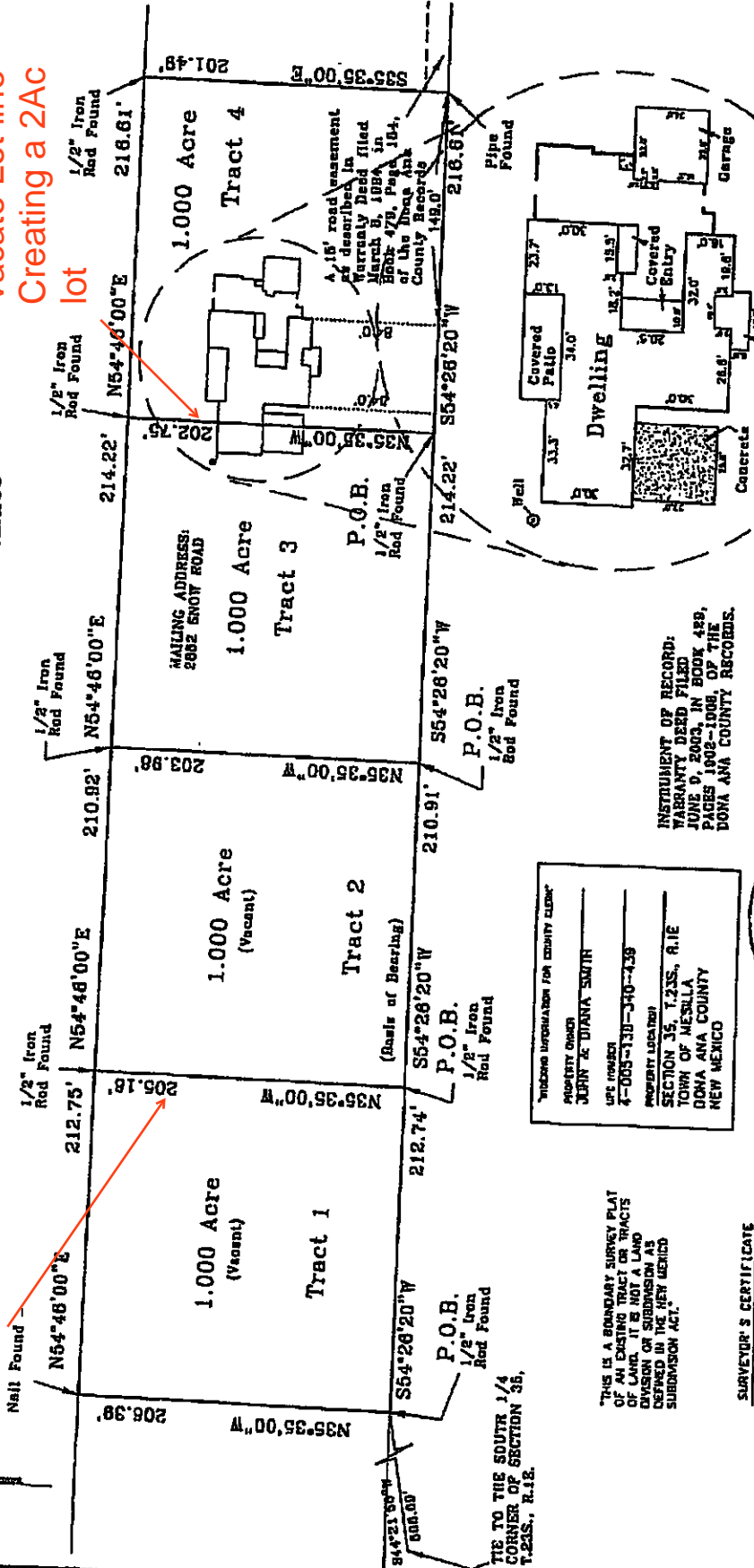
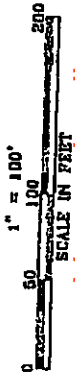
Property line/ fence

# PLAT OF SURVEY

OF FOUR 1.000 ACRE TRACTS  
 LOCATED IN SECTION 35, T.23S. R.1E.  
 N.M.P.M. OF THE U.S.R.S. SURVEYS  
 BEING U.S.R.S. TRACTS 12-9A1A1A1  
 12-9A1A1A2, 12-9A1A1B AND 12-9A1A2B1A  
 TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO

Vacate Lot line  
 Creating a 2Ac  
 lot

Vacate Lot line  
 Creating a 2Ac  
 lot



DETAIL  
 No Scale

DRAWN BY	BRADY
FIELD BY	E. RODRIGUEZ
JOB NO.	09-09-0294
DATE	SEPT. 23, 2009



TERENCE G. SCANLON - PS NO. 9433  
 3780 FOOTHILLS, LAS CRUCES, NM 88011

SEPT. 23, 2009  
 DATE OF SURVEY

scanlon white inc.  
 3780 FOOTHILLS, Suite C  
 Las Cruces, New Mexico 88011  
 Phone: (575) 525-2112  
 Fax: (575) 525-1226

INSTRUMENT OF RECORD:  
 WARRANTY DEED FILED  
 JUNE 9, 2009, IN BOOK 489,  
 PAGES 1902-1906, OF THE  
 DONA ANA COUNTY RECORDS.

THIS IS A BOUNDARY SURVEY PLAT  
 OF AN EXISTING TRACT OR TRACTS  
 WHICH IS NOT A LAND  
 DIVISION OR SUBDIVISION AS  
 DEFINED IN THE NEW MEXICO  
 SUBDIVISION ACT.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT  
 THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY, THAT  
 BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT,  
 MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND  
 SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF  
 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO  
 THE BEST OF MY KNOWLEDGE AND BELIEF.

TERENCE G. SCANLON  
 SURVEYOR

TERENCE G. SCANLON - PS NO. 9433  
 3780 FOOTHILLS, LAS CRUCES, NM 88011

SEPT. 23, 2009  
 DATE OF SURVEY

scanlon white inc.  
 3780 FOOTHILLS, Suite C  
 Las Cruces, New Mexico 88011  
 Phone: (575) 525-2112  
 Fax: (575) 525-1226

# Doña Ana County, NM Parcel Map

Leticia Duarte Benavidez, County Assessor



Map

Legend

## Map Layers

### Layer Visibility:

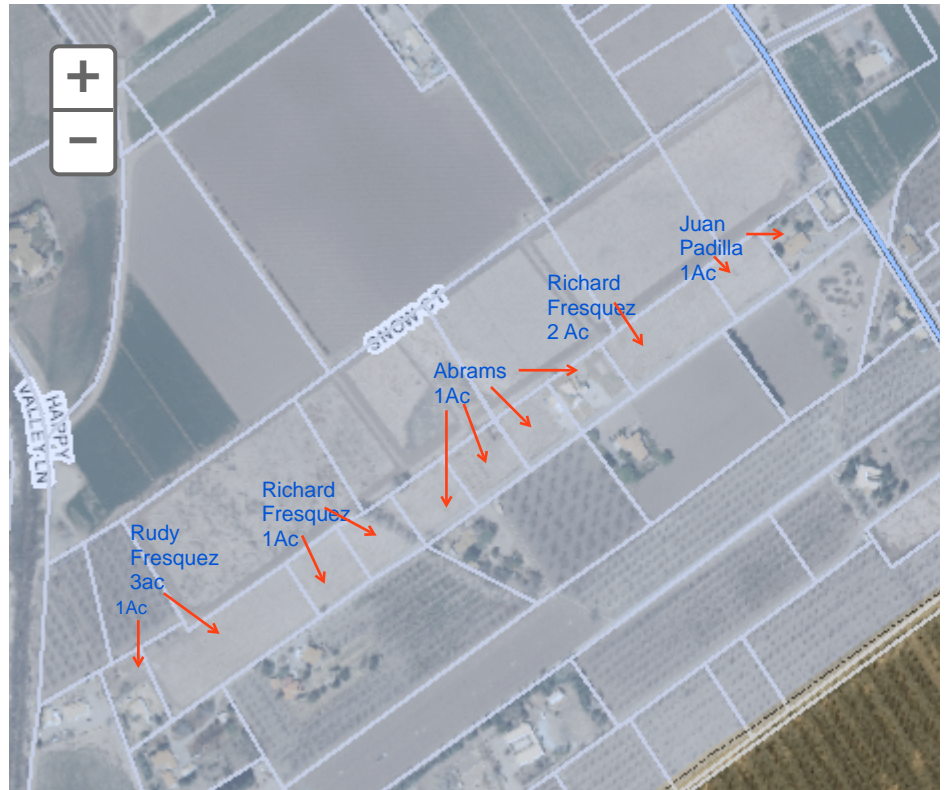
- Roads
- Buildings
- City Limits
- MLS Zones
- Address Labels
- 2014 Aerial Photo
- Parcels

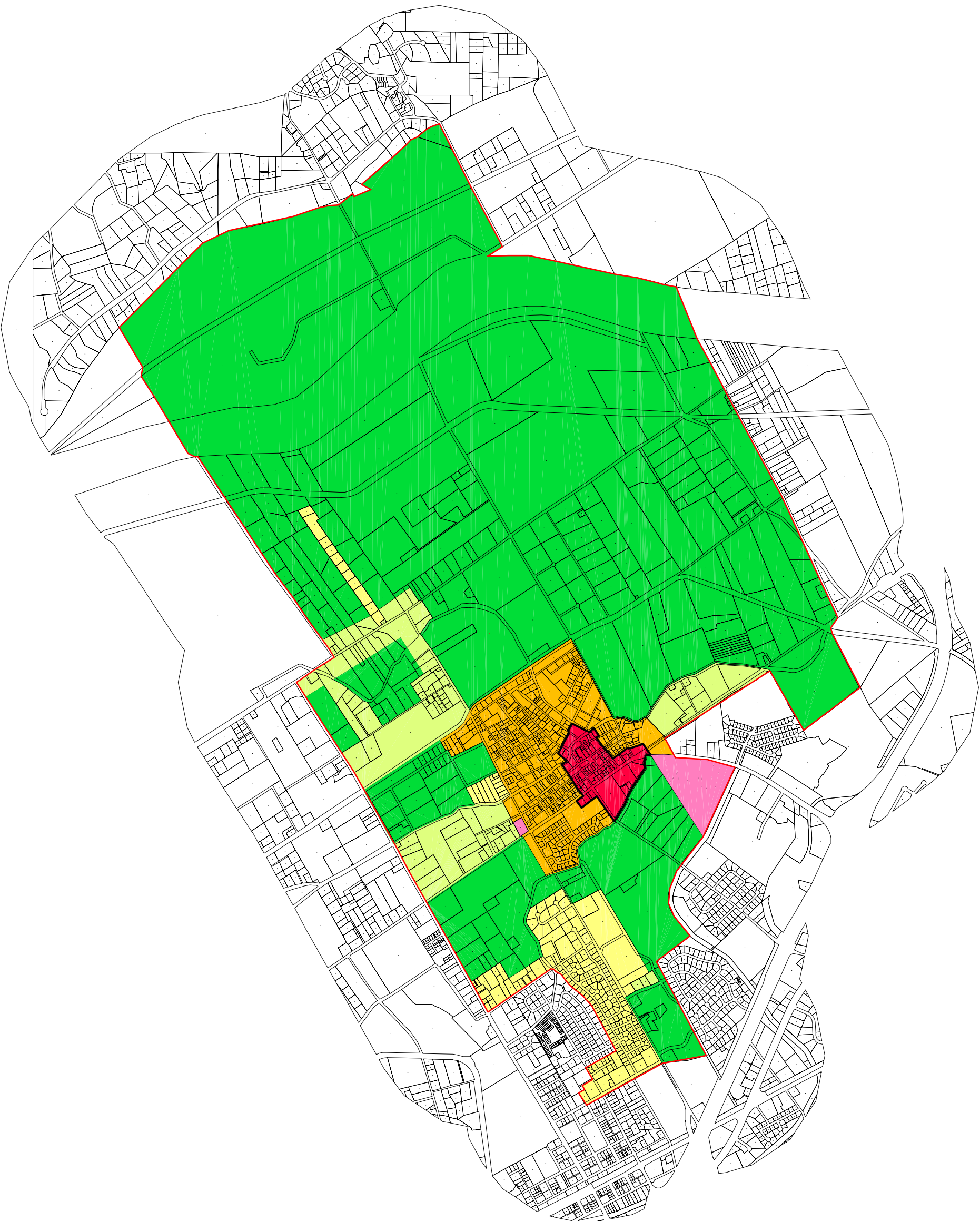
Select Search Type:

Account Numb

Enter Value:

Search





**ZONING DISTRICT LEGEND**

-  GENERAL COMMERCIAL
-  HISTORICAL COMMERCIAL
-  HISTORICAL RESIDENTIAL
-  SINGLE FAMILY - 1 ACRE MIN.
-  RESIDENTIAL / AGRICULTURAL - 3 ACRE MIN.
-  RESIDENTIAL / AGRICULTURAL - 3 ACRE MIN.
-  RURAL FARM - 5 ACRE MIN.

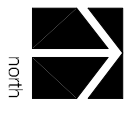
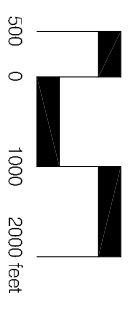
**ZONING MAP  
TOWN OF MESILLA**

Prepared for:  
Town of Mesilla  
Dona Ana County, New Mexico

Prepared by:  
Consensus Planning, Inc.  
924 Park Avenue SW  
Albuquerque, NM 87102

January, 2005

SCALE: 1" = 1000'





TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # \_\_\_\_\_

Fee \$ \_\_\_\_\_

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. \_\_\_\_\_ ZONE: \_\_\_\_\_ CODE: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

Matthew Abrams

703-577-3859

Name of Property Owner Property Owner's Telephone Number

PO Box 1600 Mesilla Park NM 88047

Property Owner's Mailing Address City State Zip Code

Property Owner's E-mail Address

McGinley Const. Inc. PO Box 370 Mesilla, NM 88046

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

575-523-9140 85-0315192 22522

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

Address of Proposed Work: 2852 Snow Rd

Description of Proposed Work: Room addition / remodeling Per attached plans

\$ 140,000.00 Estimated Cost

Signature of Applicant (Handwritten signature)

12/23/2020 Date

DocuSigned by:

Signature of property owner: (Handwritten signature)

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: \_\_\_\_\_

Approved Date: \_\_\_\_\_ Disapproved Date: \_\_\_\_\_

Disapproved Date: \_\_\_\_\_ Approved with Conditions

Approved with conditions

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

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

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

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

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

- 1. X Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks.
2. X Site Plan with dimensions and details.
3. X Foundation plan with details.
4. X Floor plan showing rooms, their uses and dimensions.
5. X Cross section of walls
6. X Roof and floor framing plan
7. X Proof of legal access to the property.
8. X Drainage plan.
9. X
10. NA 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. X Proof of legal access to the property.
13. X Other information as necessary or required by the City Code or Community Development Department (See other side.)

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

### BUILDING PERMIT REQUIREMENTS

A. Completed application, including:

1. Applicant's name
2. Applicant/property owners contact information
3. Physical address of property
4. Description of work to be done, including dimensions of any construction or repairs
5. Value of work to be done
6. Property owner's signature on the application

B. Include all information required in the checklist at the bottom of the application.

C. Additional information required:

Finishes & colors to match existing

---

Home has a existing domestic well

---

We have applied for septic tank permit to NMED for bedroom expansion Will submit when we receive it

---

Adjoining property owner has agreed to remove fence in middle of roadway at front of existing house

**PZHAC WORK SESSION  
JANUARY 19, 2021  
ITEM 4**

Submitted by Brad and Debbie Foreman, a request to discuss plans to build a residence and a structure with a 600 square foot casita, a pool, a workshop, and a studio on a five acre property located at 2725 Old Farm Road between Old Farm Road and Stanford Road along the Gillem Lateral. Zoned: Rural Farm (RF)

**DESCRIPTION OF REQUEST:**

The property, which is five acres in size, is currently vacant and is located on the north edge of the Town along the Gillem Lateral. Access is by both Old Farm Road and Stanford Road, but the applicant plans to run a driveway to Old Farm Road.

The primary dwelling will be 3084 square feet (84 feet by 36 feet) in size on a single level having four bedrooms. The accessory structure will have an enclosed area identical in size to the primary structure and will contain a 600 square foot casita, an indoor pool, a workshop and a studio along with an attached carport. (see attached floor plans). The height of the structures to the roof peak is 22 feet. (This is under the 30 foot maximum for structures in the RF zoning district.)

The two buildings will be metal with rock trim and a large attic (see attached photos provided by applicant showing proposed structure). Porches will run along the long sides of both buildings. There will be no windows in the attic. The applicant has submitted a complete full-sized set of plans with the application. I have these available for review.

Attached are a survey and site plan of the property, along with the floor plans for the buildings. According to the applicant, the style and color of the dwelling will be as shown in the attached photos.

All necessary utilities and access are available to the property. Both water and sewer are available from the Town.

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

# Doña Ana County, NM

General Reference Maps

Map Help Doña Ana County Geospatial Committee 2013

2014 Aerial Addresses County Address Points

Select Search Type: Account Number Enter Value:



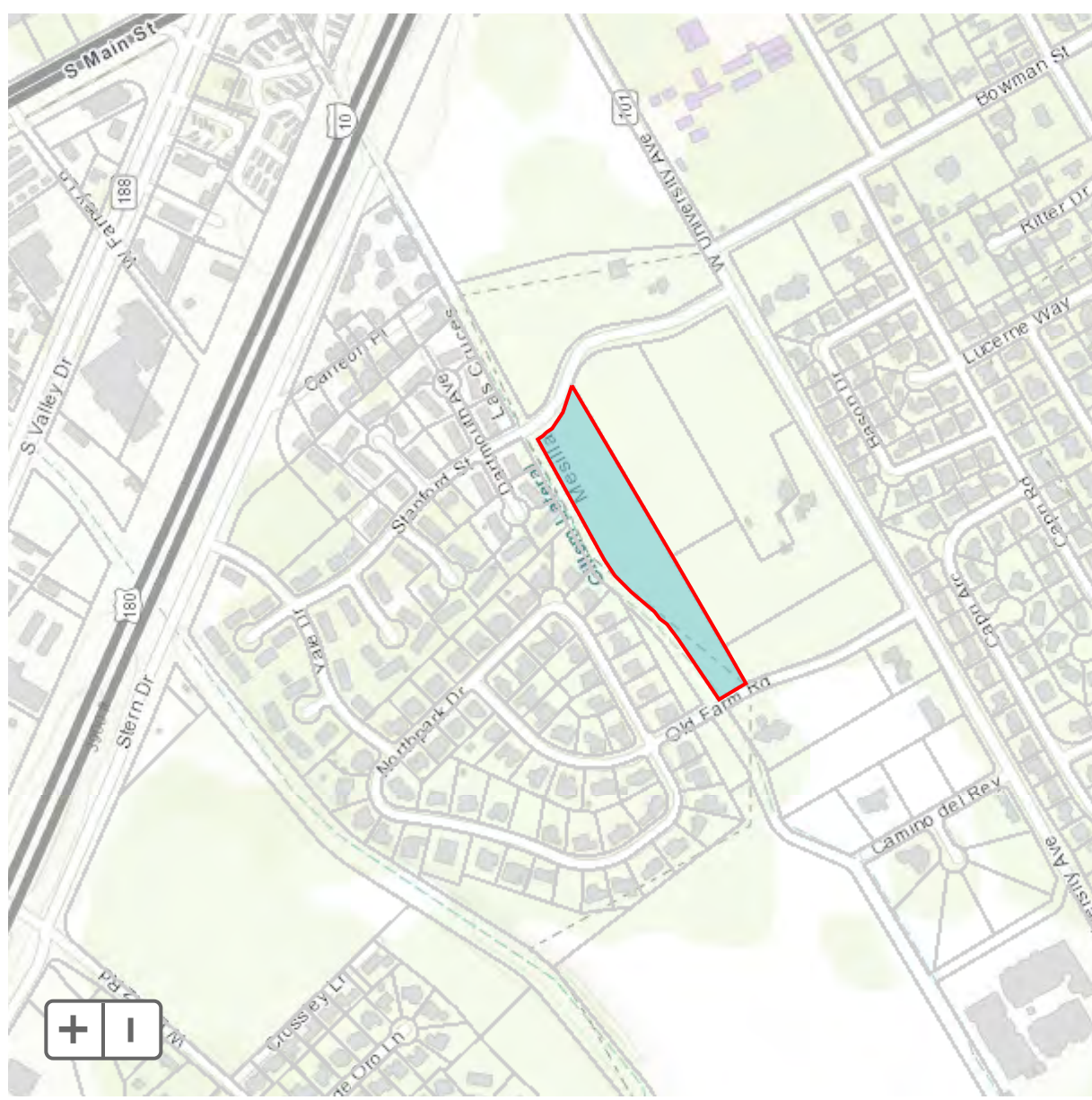
## Maps

### 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: [R0400990](#)  
 Parcel Number: 4007137224233  
 Owner: FOREMAN BRADLEY W TRUSTEE  
 Mail Address: 2526 SNOW RD  
 Subdivision: RALEY ACRES REPLAT OF LOT 2 (BK 23 PG 135-136 - 1034492)  
 Property Address: STANFORD ST  
 Acres: 5.03









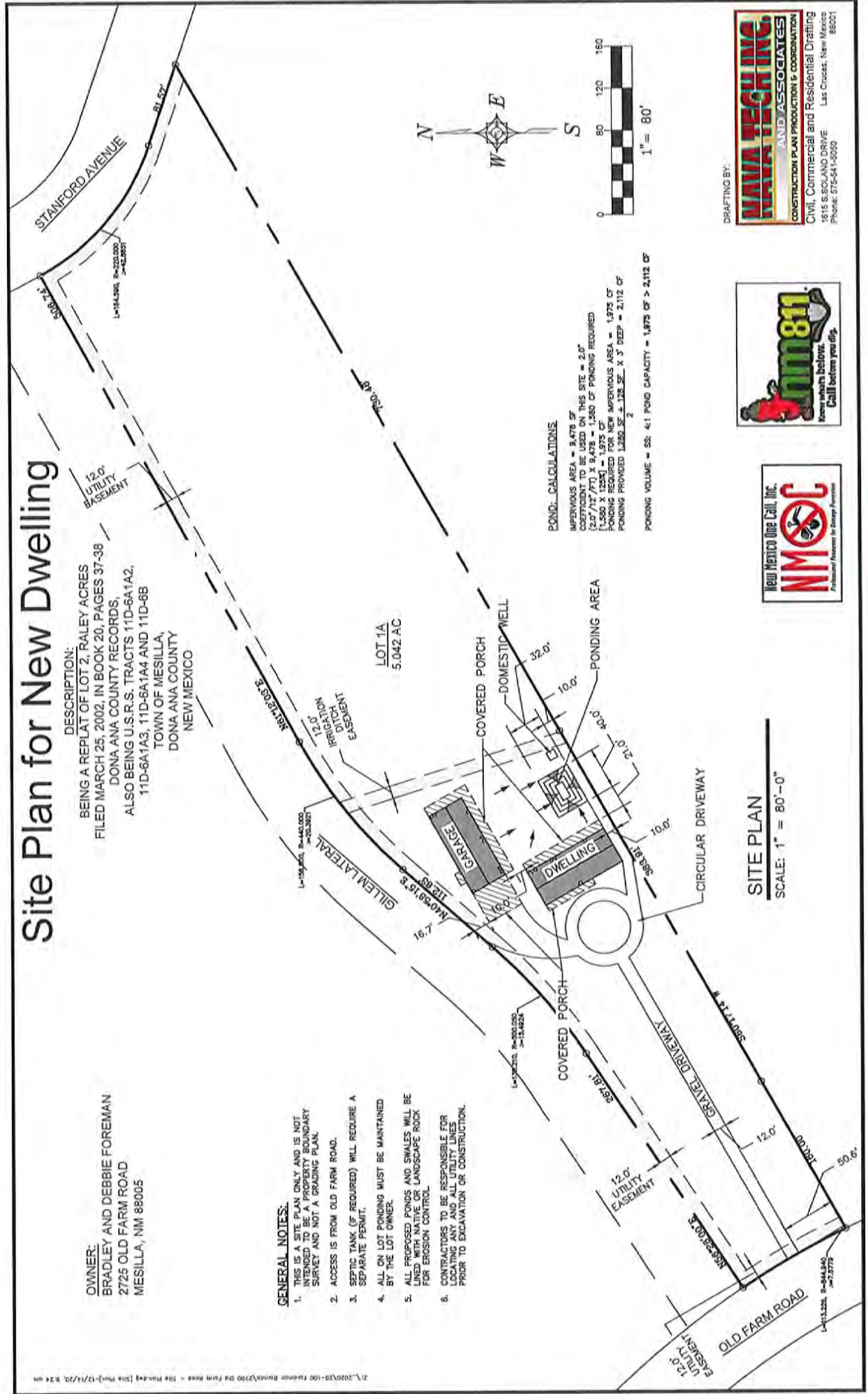
# Site Plan for New Dwelling

**OWNER:**  
BRADLEY AND DEBBIE FOREMAN  
2725 OLD FARM ROAD  
MESILLA, NM 88005

**DESCRIPTION:**  
BEING A REPLAT OF LOT 2, RALEY ACRES  
FILED MARCH 25, 2002, IN BOOK 20, PAGES 37-38  
DONA ANA COUNTY RECORDS  
ALSO BEING U.S.R.S. TRACTS 11D-6A1A2,  
11D-6A1A3, 11D-6A1A4 AND 11D-6B  
TOWN OF MESILLA,  
DONA ANA COUNTY  
NEW MEXICO

**GENERAL NOTES:**

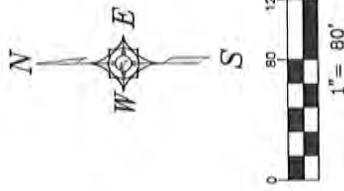
1. THIS IS A SITE PLAN ONLY AND IS NOT DESIGNED TO BE A PERMANENT SURVEY AND NOT A GRADING PLAN.
2. ACCESS IS FROM OLD FARM ROAD.
3. SEPTIC TANK (IF REQUIRED) WILL REQUIRE A SEPARATE PERMIT.
4. ALL ON LOT PONDING MUST BE MAINTAINED BY THE LOT OWNER.
5. ALL PROPOSED PONDS AND SWALES WILL BE LINED WITH PLASTER OR LANDSCAPE ROCK FOR EROSION CONTROL.
6. CONTRACTORS TO BE RESPONSIBLE FOR LOCATING ANY AND ALL UTILITY LINES PRIOR TO EXCAVATION OR CONSTRUCTION.



LOT 1A  
5.042 AC

**POND CALCULATIONS:**

IMPERVIOUS AREA = 9,478 SF  
COEFFICIENT TO BE USED ON THIS SITE = 2.0"  
(2.0" / 12" / 7") X 9,478 = 1,580 CF PONDING REQUIRED  
[1,580 X 125%] = 1,975 CF  
PONDING PROVIDED FOR NEW IMPERVIOUS AREA = 1,975 CF  
PONDING PROVIDED 1,280 SF X 3' DEEP = 2,112 CF  
PONDING VOLUME = SS: 4:1 POND CAPACITY = 1,975 CF > 2,112 CF



DRAFTING BY:  
**NAVA TECHING AND ASSOCIATES**  
CONSTRUCTION PLAN PRODUCTION & COORDINATION  
Civil, Commercial and Residential Drafting  
1616 S.SOLANO DRIVE Las Cruces, New Mexico 89001  
Phone: 575-541-5950

**mm811**  
Mem which do you? Call before you dig.

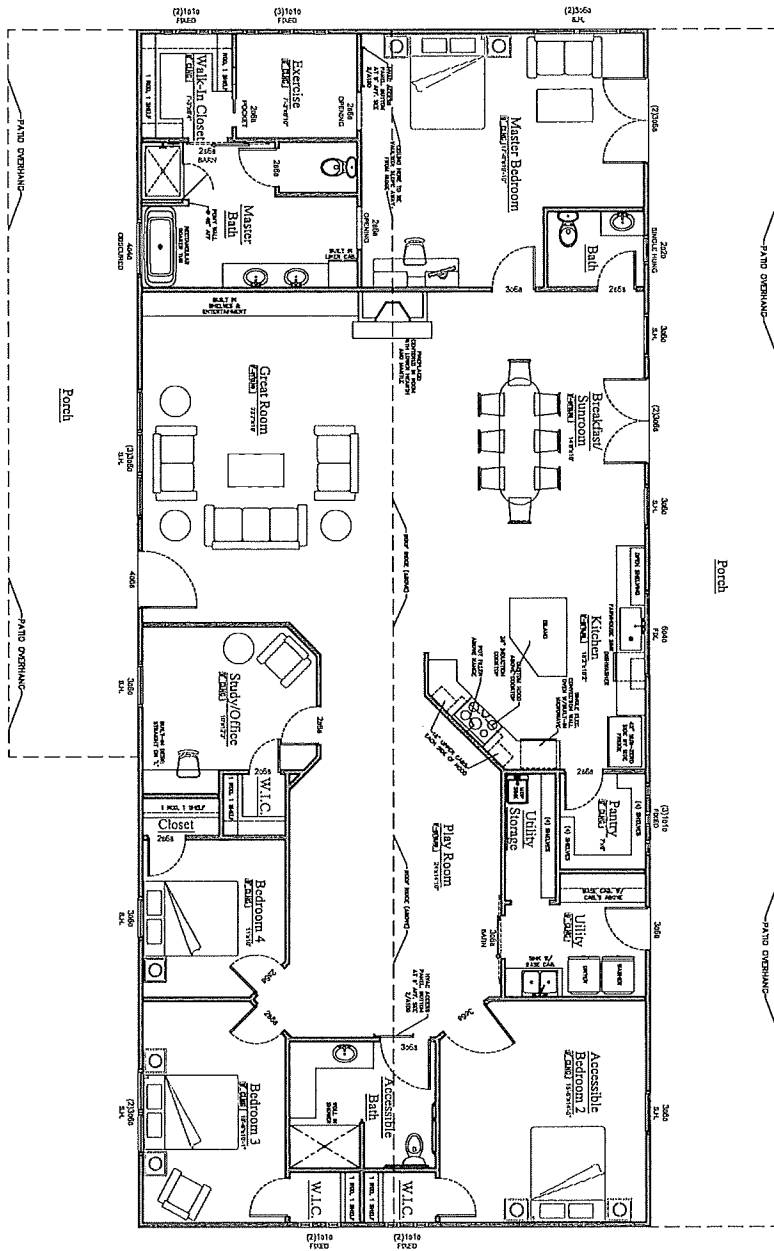
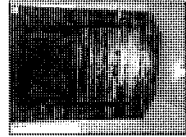
**NMOC**  
New Mexico One Call, Inc.  
Professional Protection for Energy Professionals

**SITE PLAN**  
SCALE: 1" = 80'-0"





HVAC ACCESS PANEL



MAIN DWELLING FLOOR PLAN  
Scale: 1/4"=1'-0"

DESIGNER	NAVA
CHECKED	NAVA
DATE	10/25/13
PROJECT	A100

NEW RESIDENCE FOR  
**BRAD & DEBBIE FOREMAN**

Address  
2700 Stanford Street  
Las Cruces, NM, 88005

**NAVA TECH INC. AND ASSOCIATES**  
CONSTRUCTION PLAN PRODUCTION & COORDINATION

1615 S. Sofomo Dr. Fax: (575) 522-9060  
Las Cruces, NM 88001 Email: cwn@navatech.com  
Office: (575) 541-9550

REVISIONS	BY:
1/02/10	



J. WRIGHT 



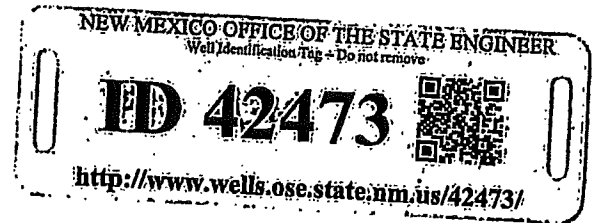


1680 HICKORY LOOP, SUITE J  
LAS CRUCES, NM 88005  
Phone: (575) 524-6161

Trn Nbr: 673698  
File Nbr: LRG 17999

June 10, 2020

BRAD FOREMAN, TRUSTEE  
FOREMAN FAMILY TRUST  
2526 SNOW ROAD  
LAS CRUCES, NM 88005



Greetings:

Enclosed is your copy of the above numbered permit that has been approved in accordance with NM Statute Section 72-12-1 subject to the conditions set forth on the approval page.

Carefully review the attached conditions of approval for these specific permit requirements:

- \* The applicant is responsible for providing the contracted driller with the permit Conditions of Approval and the enclosed well identification tag (if applicable), which must be firmly affixed to the well casing or cap.
- \* If metering is required, a meter report form must be properly completed and submitted to this office upon installation.
- \* The well record and log must be submitted within 30 days of the completion of the well or if the attempt was a dry hole. When conditions require a replaced well be plugged, a plugging record must be properly completed and submitted to this office within 30 days of plugging.
- \* This permit expires and will be cancelled if no well is drilled and/or a well log is not received by the date set forth in the conditions of approval.

Appropriate forms can be downloaded from the OSE website [www.ose.state.nm.us](http://www.ose.state.nm.us) or will be mailed upon request.

Sincerely,

  
Genevieve P. Montoya  
(575)524-6161

Enclosure  
wr\_01app



New Mexico Environment Department  
Environmental Health Bureau

On-site Liquid Waste System

# Permit to Construct

**Owner Name:** Bradley & Debbie Foreman  
**Installer Name:** Johnny's Septic Tank Co., Inc. - Installer  
**System Location:** 2725 Old Farm Rd, Las Cruces, NM 88005  
**System Type:** Conventional - New  
**Permit Number:** 020002

*The New Mexico Environment Department may cancel this permit for failure to meet any of the following:  
failure to complete the system within one year, for providing inaccurate or incomplete information, or  
failure to notify NMED to schedule an inspection within a minimum of 2 working days prior to the inspection.*

**Date Issued:** December 22, 2020  
**Date of Expiration:** December 21, 2021

\_\_\_\_\_  
Authorizing Official  
NMED

**TOWN OF MESILLA**  
**APPLICATION FOR RESIDENTIAL BUILDING PERMIT**  
 2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (505)524-3262 extension 109

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

**Brad & Debbie Foreman**  
 Name of Applicant

**575-644-5675**  
 Telephone Number

**2725 Old Farm Road**  
 Street Address

**Las Cruces**  
 City

**NM**  
 State

**88005**  
 Zip Code

**Joseph Bekken 2824 Diamond Springs Drive Las Cruces, NM 88011**  
 Contractor Name and Address

**575-556-4421**

**#03-509770-00-1**

**#400411**

Contractor Telephone Number

Contractor Tax I.D. Number

Contractor License #

**LOCATION & DESCRIPTION OF PROPOSED WORK:**

**2725 Old Farm Road**

**New construction of two structures. One being a 3084 sq. ft. 4-bedroom 3 bath dwelling. The second being a 3084 sq. ft. structure that will house an indoor pool, workshop, studio and a 600 sq. ft. casita. Please see attached letter for further details.**

**Estimated Cost:**

**\$350,000**

  
 Signature of Applicant

**Date: 12/30/2020**

*With the exception of administrative approvals, all permit applications 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.*

**PZHAC** \_\_\_\_\_ **Administrative Approval**  
 \_\_\_\_\_ **Approved**  
 \_\_\_\_\_ **Disapproved**  
 \_\_\_\_\_ **Approved with conditions**

**BOT** \_\_\_\_\_ **Approved**  
 \_\_\_\_\_ **Disapproved**  
 \_\_\_\_\_ **Approved with condition**

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

**FEE:** \_\_\_\_\_ **REVIEW:** \_\_\_\_\_ **ISSUE DATE:** \_\_\_\_\_

**PERMIT:** \_\_\_\_\_ **ISSUE DATE:** \_\_\_\_\_

**This application includes:**

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. Foundation Plan with details
3. Floor Plans showing rooms, their uses and dimensions
4. Cross Sections of walls.
5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan.
7. Architectural style and color scheme (Historical and commercial zones only.)
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from Public Utility providing water service.)



**PZHAC  
JANUARY 4, 2021  
WORK SESSION AND REGULAR MEETING  
MINUTES**

**[PART OF CONSENT AGENDA]**



# Town of Mesilla, New Mexico

## PZHAC WORK SESSION & MEETING AGENDA JANUARY 4, 2021

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON MONDAY, JANUARY 4, 2021 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 Samuel Kane; a request to discuss plans to construct a rock wall around a residential property at 2610 Calle Tercera (Case 061151) Zoned: Historic Residential (HR)  
*This discussion and case were removed from the agenda at the request of the applicant.*
- B. Submitted by Cesar Huizar for “Casa Blanca de Mesilla” a request to discuss plans to construct a commercial building and conduct a retail operation on two properties located at the southeast corner of Avenida de Mesilla and Tierra de Mesilla. Zoned: General Commercial (C)  
*The applicant and his contractor were present by zoom to discuss the request and answer any questions that might arise. Staff provided a brief review of this request, including the fact that the applicant would like to construct and operate a commercial retail business at this location. Issues discussed included the type of fence that would surround the property (the applicant originally requested chain link but agreed to hollow tubing similar to wrought iron); the type of building finish (stucco all around); location of access to the property (from Tierra de Mesilla); the height of the fence, and parking (to be based on the size of the building). There were no further issues. The PZHAC recommended that the applicant return to the PZHAC with new plans showing the requested changes.*
- C. Submitted by Kevin McGinley of McGinley Construction, Inc. for Matthew Abrams, a request to discuss plans to construct an addition on a dwelling located along an easement at 2852 Snow Road. Zoned: Single Family Residential (R-1)  
*The applicant and his contractor were present by zoom to discuss the request and answer any questions that might arise. Staff provided a brief review of this request, including the fact that the existing dwelling appeared to straddle the property line between two lots owned by the applicant. Another issue brought up was that the access to the property did not meet the Fire Code requirements for access by emergency vehicles because the two existing fifteen foot wide parallel easements adjacent to the south edge of the property were separated by a wire fence, severely limiting access to the property by emergency vehicles. Staff explained the ROW requirements of the Fire Code. (According to the applicant, the fence could be removed.) Commission Chair Lucero stated that she would like the Town Fire Chief, Kevin Hoban, to review the access available to the property. Kevin McGinley, contractor for the applicant, stated that he would be willing to meet with staff and the Fire Chief to discuss and resolve the access and platting issues. There were no further issues. The PZHAC recommended that the applicant return to the PZHAC with new plans showing the requested changes.*

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, JANUARY 4, 2021 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

*Commission Chairperson Lucero and Commissioners Salas, Prieto and Houston were present. Commissioner Nevarez was absent. There was a quorum.*

*Other attendees:*

*Tom Maese (Chief Inspector-CID); Larry Shannon (Mesilla Staff); Cesar Huizar (applicant-Casa Blanka); Al Medina (contractor for Casa Blanka); Matthew Abrams (applicant); Kevin McGinley (contractor for Matthew Abrams); Susan Krueger (Town resident)*

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

*The PZHAC determined that Discussion Items 2 and 3 were not ready for decisions at this time and decisions on these the items were to be postponed to a later date. Commissioner Houston made a motion to approve the agenda as amended, seconded by Commissioner Prieto, 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.*

*There were no changes to the Consent Agenda. A motion to approve the Consent Agenda was made by Commissioner Prieto, seconded by Commissioner Houston, and approved by a vote of 4 - 0.*

**A. \*PZHAC MINUTES – PZHAC Work Session and Meeting of December 21, 2020.**

*Approved as part of the Consent Agenda*

**II. PZHAC NEW BUSINESS:**

**A. PUBLIC INPUT ON CASES**

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

*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 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) **Discussed during the Work Session**

*This case was removed from the agenda at the request of the applicant.*

**PZHAC Determinations:**

2. Submitted by Cesar Huizar for “Casa Blanka de Mesilla”, a request for a determination by the PZHAC as to what further information is necessary to allow the construction of a commercial building at the southeast corner of Avenida de Mesilla and Tierra de Mesilla. Zoned: General Commercial (C)

*This case was removed from the agenda in order to allow the applicant to bring the PZHAC further information about the proposal.*

3. Submitted by Kevin McGinley of McGinley Construction, Inc. for Matthew Abrams, a request for a determination by the PZHAC as to what further information is necessary to allow the construction of an addition to a dwelling located along an easement at 2852 Snow Road. Zoned: Single Family Residential (R-1)

*This case was removed from the agenda in order to allow the applicant to bring the PZHAC further information about the proposed addition.*

**VI. PZHAC/STAFF COMMENTS**

*Commission Chair Lucero stated that two windows had been replaced along Calle de Parian at Matteo’s in La Posta and that the new windows did not match the original windows, nor did they appear to be historical. She requested that staff have La Posta obtain a permit for the window replacements.*

**VII. ADJOURNMENT**

*The meeting was adjourned at 3:40 pm.*

**From:** [Susan krueger](#)  
**To:** [Lawrence Shannon](#)  
**Cc:** [abramsm@gmail.com](mailto:abramsm@gmail.com)  
**Subject:** Public input for PZHAC 1/4/2021  
**Date:** Monday, January 4, 2021 2:01:35 PM

---

Casa Blanka de Mesilla case, submitted by Cesar Huizar.  
Regarding further information necessary to allow the construction of this commercial building, please note Section 18.45.040 N. Perimeter Wall.

Matthew Abrams case, submitted by McGinley Construction.  
This property is zoned Rural Farm, not R-1, single family residential. The official town zoning map shows this lot as a four acre lot, located between two five acre lots.  
Further, this property has never been subdivided through the Town of Mesilla. The "Property Record Card" included in the paperwork does not match with the County mapping records, which don't show this lot subdivided into 4 acres. None of the subdivision attempts by either the Fresquez family or by John D. Smith, prior owner of this property, to subdivide what is a 14 acre tract (from east at Snow Rd. to west: a 5 acre lot, a 4 acre, and a 5 acre lot) were approved by the Town of Mesilla.  
Larry, please pull J.D. Smith's file to verify the acreage on which this house was built and review the material regarding the several subdivision attempts.

Thanks Susan

**PZHAC NEW BUSINESS  
JANUARY 19, 2021**

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

TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061152

Fee \$ 19.50

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. 061152 ZONE: R-1 CODE: RR APPLICATION DATE: 1/13/21

Nathan Dylan Burruss \_\_\_\_\_ 575-231-9052 \_\_\_\_\_  
Name of Property Owner Property Owner's Telephone Number  
3311 Gandy Lane Las Cruces NM 88005  
Property Owner's Mailing Address City State Zip Code  
DylanBurruss@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: 1530 W Union Avenue, Las Cruces, NM 88005

Description of Proposed Work: Remove the ornamental walls on roof and repair existing r-panel metal roof on the main house.  
Repair or replace fascia and soffit. Install flashing, install new vent pipe boots. Remove porch roof.  
Repair or replace damaged stucco in preparation for painting.

\$ 6000 \_\_\_\_\_ 1-January-2021 \_\_\_\_\_  
Estimated Cost Signature of Applicant Date

Signature of property owner: Dylan Burruss

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 OVERALL APPEARANCE OR STYLE OF STRUCTURE  
CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: Z. Shuman ISSUE DATE: 1/13/21

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.)

# Doña Ana County, NM

General Reference Maps

Map Help Doña Ana County Geospatial Committee 2013

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: [R0400890](#)  
 Parcel Number: 4007138166157  
 Owner: BURRUSS NATHAN DYLAN  
 Mail Address: 3311 GANDY LANE  
 Subdivision:  
 Property Address: 1530 W UNION AVE  
 Acres: 0



**larrys@mesillanm.gov**

---

**From:** Dylan Burruss <dylanburruss@gmail.com>  
**Sent:** Monday, January 4, 2021 10:23 AM  
**To:** Lawrence Shannon  
**Subject:** Re: Zoning Permit  
**Attachments:** Zoning Permit App - 10.22.19\_NDB010121.pdf

Goodmorning Mr. Shannon,

I have attached the permit request for our roof repair at 1530 W. Union. Please let me know if you have any questions or concerns. I've also attached photos of the house and a photo of what style the completed house will have. The style example is located directly across the street.

Sincere thanks,

Dylan







On Wed, Dec 30, 2020 at 11:41 AM Dylan Burruss <[dylanburruss@gmail.com](mailto:dylanburruss@gmail.com)> wrote:

TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061153

Fee \$ 13.50

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. 061153 ZONE: R-1 CODE: M1 APPLICATION DATE: 1/13/21

Nathan Dylan Burruss 575-231-9052  
Name of Property Owner Property Owner's Telephone Number  
3311 Gandy Lane Las Cruces NM 88005  
Property Owner's Mailing Address City State Zip Code  
DylanBurruss@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: 1530 W Union Avenue, Las Cruces, NM 88005

Description of Proposed Work: Replace existing exterior windows (6) with 3'0 x 5'0 double hung windows. Replace Kitchen window with 3'0 x 3'0 double hung window.

\$ 2000 Estimated Cost Signature of Applicant Dylan Burruss Date 30-December-2020

Signature of property owner: Dylan Burruss

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

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

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

CONDITIONS: NO CHANGE TO OVERALL STYLE OF STRUCTURE  
CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: Z. Shuman ISSUE DATE: 1/13/21

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- 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.
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General Reference Maps

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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: [R0400890](#)  
 Parcel Number: 4007138166157  
 Owner: BURRUSS NATHAN DYLAN  
 Mail Address: 3311 GANDY LANE  
 Subdivision:  
 Property Address: 1530 W UNION AVE  
 Acres: 0



**larrys@mesillanm.gov**

---

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**To:** Lawrence Shannon  
**Subject:** Re: Zoning Permit  
**Attachments:** Zoning Permit App - 10.22.19\_NDB010121.pdf

Goodmorning Mr. Shannon,

I have attached the permit request for our roof repair at 1530 W. Union. Please let me know if you have any questions or concerns. I've also attached photos of the house and a photo of what style the completed house will have. The style example is located directly across the street.

Sincere thanks,

Dylan



**TOWN OF MESILLA  
ZONING APPROVAL**

OFFICIAL USE ONLY  
Case # 061153  
Fee \$ 18.00

**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. 061153 ZONE: HR CODE: M1 APPLICATION DATE: 1/13/21

Name of Property Owner: Yolanda Lucero Property Owner's Telephone Number: 575 640-9133

Property Owner's Mailing Address: P.O. Box 25 Mesilla NM 88044  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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

Contractor's Name & Address (If none, indicate Self): Luis Lopez  
575 621-2206

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

Address of Proposed Work: 2392 Calle de Parian

Description of Proposed Work: Concrete drive way - 3000 psi fiber  
infused concrete plus wire mesh 1x1 footing on  
Botherts #4 rebar in footing 60' curb.

Estimated Cost: \$ 5000 Signature of Applicant: [Signature] Date: 1-13-21

Signature of property owner: [Signature]

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**FOR OFFICIAL USE ONLY**

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

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

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

CONDITIONS: FLATWORK - NO CHANGES OR IMPROVEMENTS

TO STRUCTURE ~~PERMIT REQUIRED~~  
CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 1/13/21

**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 city)



Price for concrete \$5000 with  
wall.\$4600 with out wall.

3000 psi fiber infused concrete plus wire mesh in driveway.  
1' X 1' footing on both ends  
of driveway with #4 rebar in footings. 60' feet of curb



French Drain →

25 →

French Drain →

1x4 decking →



**PZHAC NEW BUSINESS  
JANUARY 19, 2021**

**DECISION ITEMS  
ZONING PERMITS**

**PZHAC ACTION FORM  
BUILDING PERMIT 061151  
[PZHAC REVIEW – 1/19/2021]  
STAFF ANALYSIS**

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

**Item:**

**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)

**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 walls 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 walls 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: \$12,000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the repairs to the proposed 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 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 installing stone walls on two sides of the property at this address.
- 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:**

**PZHAC ACTION FORM**  
**DETERMINATION OF PZHAC REQUIREMENTS**  
**[PZHAC REVIEW – 1/19/21]**  
**STAFF ANALYSIS**

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

**Item:**

Submitted by Cesar Huizar for “Casa Blanca de Mesilla”, a request for a determination by the PZHAC as to what further information is necessary to allow the construction of a commercial building at the southeast corner of Avenida de Mesilla and Tierra de Mesilla. Zoned: General Commercial (C)

**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 commercial building and property improvements are 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.

If, on the other hand, it is determined that the proposed building and/or property improvements are 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: TBD**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed building and property improvements will be consistent with other similar structures 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 commercial building and property improvements on two properties at this location.
- The PZHAC has determined that the proposed commercial building and property improvements are not a violation of MTC 18-33.
- The PZHAC has determined that the proposed commercial building and property improvements 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  
DETERMINATION OF PZHAC REQUIREMENTS  
[PZHAC REVIEW – 1/19/21]  
STAFF ANALYSIS**

**(Decision to be based on information presented during the Work Session – Item 3)**

**Item:**

Submitted by Kevin McGinley of McGinley Construction, Inc. for Matthew Abrams, a request for a determination by the PZHAC as to what further information is necessary to allow the construction of an addition to a dwelling located along an easement at 2852 Snow Road. Zoned: Single Family Residential (R-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.)

**Before the following is determined, the PZHAC will first need to determine if the use of the property is considered legal non-conforming due to the fact that it may not have legal access under the current Code. If the property is determined to be legal non-conforming, the PZHAC will also need to determine if a legal non-conforming use can be expanded.**

**The PZHAC will also need to determine what will need to be required in order to recognize the easement as legal access to the property if it is determined that the easement does not meet the current requirements of the Code.**

If it is determined that the proposed addition is acceptable to the Town as proposed and meets all applicable codes, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed addition 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: \$140,000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed addition 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 an addition to a dwelling at this address.
- The PZHAC has determined that the proposed dwelling is not a violation of the MTC.
- The PZHAC has determined that the proposed addition meets all applicable Code requirements.

**PZHAC OPTIONS:**

1. Approve of 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:**

**PZHAC ACTION FORM  
BUILDING PERMIT 061156  
[PZHAC REVIEW – 1/19/2021]  
STAFF ANALYSIS**

**(Decision to be based on information presented during the Work Session – Item 4)**

**Item:**

**Case 061156** – 2725 Old Farm Road, submitted by Brad and Debbie Foreman, a request for a zoning permit to allow the construction of a residence and a structure with a 600 square foot casita, a pool, a workshop, and a studio. Zoned: Rural Farm (RF)

**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 structures 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 structures 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: \$12,000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the repairs to the proposed structures 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 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 installing a dwelling and an accessory structure containing a pool, an accessory dwelling, a workshop and a studio on a five acre property at this address.
- The PZHAC has determined that the proposed structures are not a violation of any MTC Codes.
- The PZHAC has determined that the proposed structures meet all applicable Code requirements.

**PZHAC OPTIONS:**

1. Approve this application.
2. Approve this application 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**  
**BUILDING PERMIT 061157**  
**[PZHAC REVIEW – 1/19/2021]**  
**STAFF ANALYSIS**

**Item:**

**Case 061157** – 2821 Cielo Grande, submitted by William Zachary Penn; a request for a zoning permit to allow the construction of an open pool cabana and a pool equipment room behind a dwelling on a five acre property at this address. Zoned: Rural Farm (RF)

**DESCRIPTION OF REQUEST:**

The applicant would like to install a 1050 square foot (30 feet by 35 feet) building on this property for use in conjunction with an inground pool that is under construction. The building will consist of a 300 square foot (10 feet by 30 feet) enclosed equipment room to house the filter equipment for the adjacent in-ground pool. The remainder of the structure will be open with a large build in barbeque for use as a cabana for the pool. (See attached floor plan end elevation.) The height of the structure to the peak of the roof will be about 21 feet. And the chimney for the barbeque will be about 24 feet in height. This will not be out of character with the dwelling on the property that was approved by the PZHAC in May of 2020.

In addition to the dwelling that is under construction, there is a large storage building and an in-ground pool currently under construction on the property. Since the property is in a Residential/Farm (RF) zoning district, there are no architectural or historical guidelines that need to be met for the structure. The proposed structure does appear to be similar in style and construction with the other structures on the property or that have been built in the RF zone in the area.

**ESTIMATED COST: @ \$50,000.00**

**CONSISTENCY WITH THE CODE:**

The PZHAC will need to determine that the proposed structure will be compatible with the RF Zoning of the property. (Detached garages and large storage sheds are generally considered to be an ancillary or subordinate use to the agricultural/residential use of a property in the RF zone.)

**Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing an open pool cabana and equipment room adjacent to an in-ground pool being installed on a residential property at this address.
- The PZHAC has determined that the proposed structure 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 permit.

**PZHAC ACTION:**

# Doña Ana County, NM

General Reference Maps

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## Maps

## Legend

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

Account Number: **R0401099**  
 Parcel Number: 4005137354487  
 Owner: PENN WILLIAM ZACHARY  
 Mail Address: 3495 HONDALE ROAD  
 SOUTHWEST  
 Subdivision: BUENA TIERRA  
 SUBDIVISION (BK 17 PG 5-7 - 914950)  
 Property Address: 2821 CIELO  
 GRANDE CT  
 Acres: 5.07



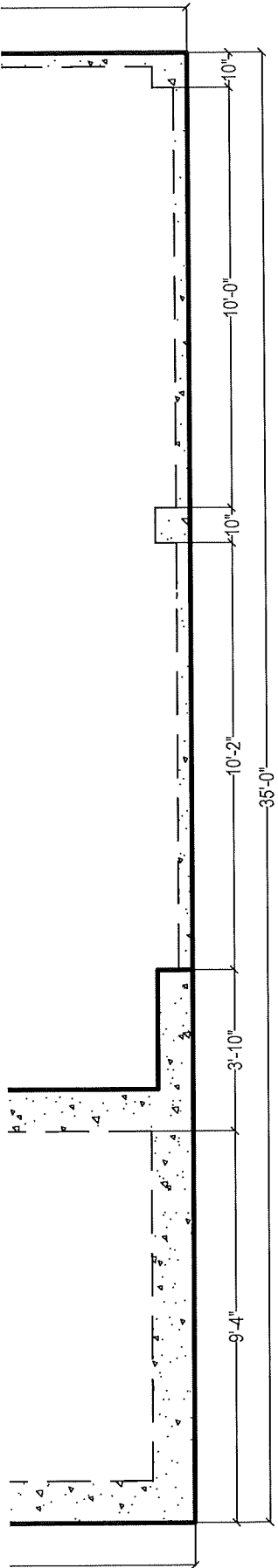
**PHOTOS OF THE DWELLING AND POOL ON THE PROPERTY**





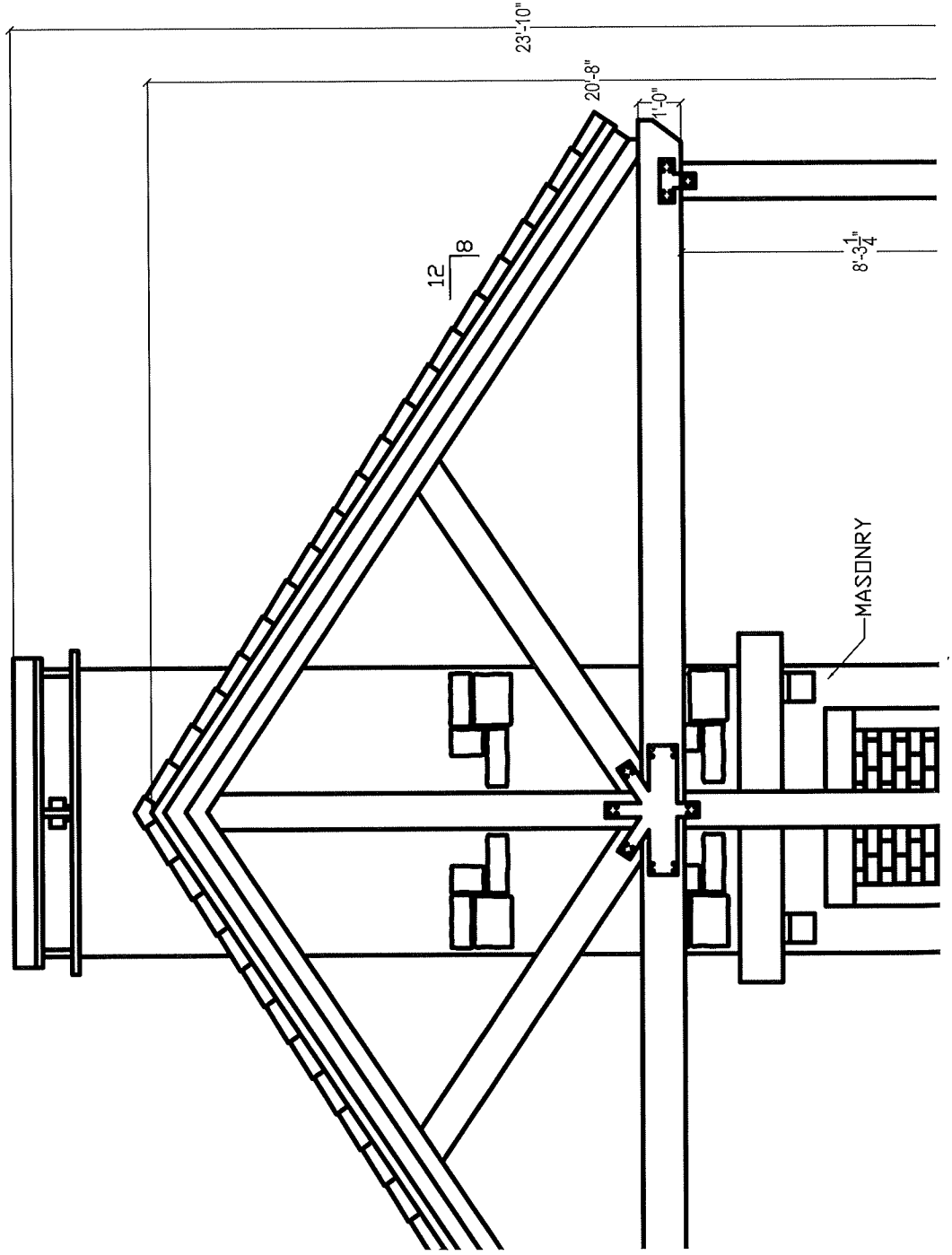






FOUNDATION PLAN

1/4" = 1'-0"



TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY.

Case # \_\_\_\_\_

Fee \$ \_\_\_\_\_

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. \_\_\_\_\_ ZONE: \_\_\_\_\_ CODE: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

Name of Property Owner William Zachery Perin Property Owner's Telephone Number 575-494-0125

Property Owner's Mailing Address 2821 Cielo Grande CT Las Cruces City NM State 88005 Zip Code

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

Contractor's Name & Address (If none, indicate Sell) Planet Development Co Inc PO Box 598 Fairacres NM 88033

Contractor's Telephone Number 575-649-6500 Contractor's Tax ID Number \_\_\_\_\_ Contractor's License Number 93348

Address of Proposed Work: Add Pool Cabana & Pool Rm

Description of Proposed Work: Add Pool Cabana & BBR and Pool Equipment and Storage

Estimated Cost \$ 50,000 Signature of Applicant [Signature] Date 1/12/21

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

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

BOT  Approved Date \_\_\_\_\_  
 Disapproved Date: \_\_\_\_\_  
 Approved with Conditions

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

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

CONDITIONS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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9. Drainage plan.
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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.)