



Town of Mesilla, New Mexico

PZHAC MEETING AGENDA APRIL 19, 2021

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, APRIL 19, 2021 AT 2:30 PM. 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 Meeting of MARCH 15, 2021.

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. **Case 061201** - 2650 Calle del Oeste, submitted by Henry Gil; a request for a zoning permit to allow the applicant to reroof a carport and repair trim that was damaged by wind on a dwelling at this address. Zoned: Historic Residential (HR)
2. **Case 061202**– 2149 Calle de Guadalupe, submitted by Andrea Schneider; a request for a zoning permit to replace four doors and repaint all exterior woodwork and trim to match the original color on a dwelling at this address. Zoned: Historic Residential (HR)
3. **Case 061206** – Snow Road (address to be assigned), submitted by Susan Krueger; a request for a zoning permit to allow the applicant to place T-posts along the property line abutting Snow Road. Zoned: Rural Farm (RF)

II. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

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

B. DECISIONS:

Zoning Permits

1. **Case 061203** – 2149 Calle de Guadalupe, submitted by Andrea Schneider; a request for a zoning permit to repair and repaint the stucco on a dwelling at this address. Zoned: Historic Residential (HR)
2. **Case 061204** – 2149 Calle de Guadalupe, submitted by Andrea Schneider; a request for a zoning permit to install a fence around the rear and sides of a residential property at this address. Zoned: Historic Residential (HR)
3. **Case 061205** – 2593 Calle de Cura, submitted by Gary Ramsey; a request for a zoning permit to re-stucco and repaint a secondary dwelling at this address. Zoned: Historic Residential (HR)

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 4/15/2021 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
APRIL 5, 2021
REGULAR MEETING
MINUTES**

[PART OF CONSENT AGENDA]



Town of Mesilla, New Mexico

PZHAC MEETING AGENDA MINUTES APRIL 5, 2021

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, APRIL 5, 2021 AT 2:30 PM. TO JOIN THE MEETING BY PHONE DIAL 1-346- 248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

All commissioners were present. There was a quorum.

Other attendees:

Larry Shannon (Mesilla Staff), Tom Maese (Chief Inspector-CID), Kevin Hoban (Mesilla Fire Chief), Elaine Harris (for Matt Abrams, resident), Juan Padilla (resident), Kevin McGinley (resident), Andrea Boni (applicant – case 061192), Judd Singer (Builder for Andrea Boni), Rusel Hernandez (Applicant – Case 061194), Susan Krueger (applicant – Cases 061195 and 061196)

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Agenda. Commissioner Nevarez made a motion to approve the Agenda, seconded by Commissioner Houston, and approved by the PZHAC by a vote of 5 – 0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

There were no changes to the Agenda. Commissioner Prieto made a motion to approve the Agenda, seconded by Commissioner Salas, and approved by the PZHAC by a vote of 5 – 0. (Commission Chair Lucero recused herself from voting on Case 061188 which was her case.)

A. *PZHAC MINUTES – PZHAC Meeting of MARCH 15, 2021.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. **Case 061187** – 2260 Calle de Santiago, submitted by Bill Cook; a request for a zoning permit to allow the applicant to repaint and refresh an existing sign for a business (“The Potteries”) at this address. Zoned: Historic Commercial (HC)

Approved as part of the Consent Agenda

2. **Case 061188** - 2392 Calle de Parian, submitted by Yolanda Lucero; a request for a zoning permit to allow the applicant to repair the exteriors of the dwellings on a residential property containing four dwelling units. Zoned: Historic Residential (HR)

Approved as part of the Consent Agenda

3. **Case 061189** – 2501 Calle del Norte, submitted by Neri Fietze; a request for a zoning permit to patch and repaint a damaged stucco wall on a dwelling at this address. Zoned: Historic Residential (HR)

Approved as part of the Consent Agenda

4. **Case 061190**– 1925 Snow Road, submitted by Kevin and Bertha McShea, a request for a zoning permit to allow the installation of photo-voltaic electric panels on the roof of a dwelling at this address. Zoned: Rural Farm (RF)
Approved as part of the Consent Agenda
5. **Case 061191** – 2920 Camino Castillo, submitted by Justin Bannister, a request for a zoning permit to allow the installation of photo-voltaic electric panels on the roof of a dwelling at this address. Zoned: Residential, one-acre minimum lot (R1).
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 at least one hour prior to the meeting and will be read into the record. You will also be given an opportunity to speak during this time by joining the meeting by phone and pressing *9 while in the teleconference. This will let the host know that you wish to speak. You will be prompted by the host or the Commission Chair when to begin speaking.

B. DECISIONS:

Zoning Permits

1. **Case 061177** – 2510 Calle de Parian, submitted by Stephen Carrasco, a request for an amendment to a previously approved permit to allow the addition of two wood gates to a property at this address. Zoned: Historic Residential (HR).
Staff provided a brief description of this request, explaining that this request was originally heard by the PZHAC on March 15, 2021 as a case for to approve a rock wall along with the gates. The wall was approved at that time, but a decision on the gates was postponed because a diagram of the gate had not been provided to the PZHAC. The applicant has now provided a diagram of the gates to the PZHAC. The PZHAC determined that the gates are appropriate for the Town. There was no further discussion. Commissioner Nevarez made a motion to recommend approval the gates to the BOT as requested, seconded by Commissioner Salas, and the APPROVED by the PZHAC by a vote of 5 – 0.
2. **Case 061192** – 2455 Camino del Rey, submitted by Villa Custom Homes Inc. for Andrea Boni and Kirsten Pierce; a request for a zoning permit to allow the applicant to construct a new dwelling and pool on a one acre property at this address. Zoned: Residential, one-acre minimum lot (R1).
Staff provided a brief description of this request, explaining that the dwelling will be similar in size and style to other dwellings approved in the subdivision. Staff also explained that initial drawings of the proposed dwelling showed an 1,100 square foot casita at the rear of the structure. The drawings were subsequently modified to show that what was originally shown as a casita was redesigned to be a part of the main dwelling that could not be used as a separate dwelling or casita. There was no further discussion. Commissioner Houston made a motion to approve the request, seconded by Commission Chair Lucero, and APPROVED by the PZHAC by a vote of 5 – 0.
3. **Case 061193** - 3150 McDowell, submitted by James Hansen; a request for a zoning permit to allow the construction of a three foot high rock wall to replace a block wall along the front property line of a residential property at this address. Zoned: Residential, one-acre minimum lot (R1).
Staff provided a brief description of this request, explaining that the applicant had already started work on the wall without getting a permit, and that Staff had told the applicant that all work had to stop until a Zoning Permit was approved by the PZHAC. Additionally, the applicant was charged for the offense. Staff explained that the applicant was replacing an existing block wall across the front of the property with a three foot high rock wall and that the wall would meet all the requirements of the Code for such walls. There were no other issues. Commissioner Nevarez made a motion to approve the request, seconded by Commissioner Salas, and APPROVED by the PZHAC by a vote of 5 – 0.
4. **Case 061194**– 2808 Snow Road, submitted by Russell Hernandez; a request for a zoning permit to allow the applicant to construct an addition connecting two living quarters to make one dwelling on a residential property at this address. Zoned: Rural/Agricultural (RA)
Staff provided a brief description of this request, explaining that the proposed addition to the dwelling was considered by the PZHAC to be an expansion of a legal non-conforming use due to the fact that the property is smaller than the three acres required by the RA zoning of the property. Staff also explained that the applicant obtained a variance to the lot size requirements from the Mesilla Board of Adjustment (V21-001)

in March of this year along with a variance to allow the requested setbacks. The proposed addition will combine the main dwelling on the property with an existing garage and guest house on the property to make one dwelling and garage. The guest house, which is currently used a short-term rental unit will now be used as part of the main dwelling and will no longer be a guest house. There were no issues with the proposed addition. Commissioner Nevarez made a motion to approve the request, seconded by Commissioner Prieto, and APPROVED by the PZHAC by a vote of 5 – 0.

5. **Case 061195** – Snow Road (address to be assigned), submitted by Susan Krueger; a request for a zoning permit to allow the applicant to place a T-post and wire fence along a property line between an easement on the neighbor’s property and a driveway on the applicant’s property. Zoned: Rural Farm (RF)
Staff provided a brief description of this request, explaining that the applicant intended to replace a fence that had been on the neighboring properties that had been removed. Staff also explained that the fence proposed by the applicant would be between a ROW easement on the neighboring properties and a driveway on the applicant’s property, creating a life/safety situation by hindering access by emergency vehicles to properties served by the driveway.
Commissioner Nevarez stated that there were two issues with the application. The first was that the application was incomplete in that there no Right-of-entry forms signed by the affected neighbors. The second issue was that the fence would negatively affect access by emergency vehicles. Chief Hoban stated that the proposed fence would violate Appendix D of the National Fire Code. He also stated that the addresses along the easement and the driveway will need to be changed to address the issue that the current addresses are confusing for emergency response personnel. Several neighbors stated that they did not want to see a fence along the easement. Susan Krueger stated that the fence was necessary for security purposes and to keep vehicles from using the private road and driveway to trespass on her and her neighbor’s properties. Further discussion centered around the need for legal access to the properties served by the driveway and easement, and the need presented by Ms. Krueger to limit access to the road by trespassers. Commissioner Prieto made a motion to approve the request, seconded by Commissioner Salas, and the motion FAILED by a vote of 5 – 0, therefore the permit was DENIED.
6. **Case 061196** - Snow Road (easement - address to be assigned), submitted by Susan Krueger; a request for a zoning permit to allow the applicant to place a T-post and wire fence along a property line between an easement on the neighbor’s property and a driveway on the applicant’s property. Zoned: Rural Farm (RF)
Staff provided a brief description of this request, explaining that this request was for a second property owned by Susan Krueger along the private driveway described in Case 061195, and that the request was identical to the request in Case 061195. There was no further discussion. Commissioner Prieto made a motion to approve the request, seconded by Commissioner Houston, and the motion FAILED by a vote of 5 – 0, therefore the permit was DENIED.
7. **Case 061197** - 2655 Camino del Reyes, submitted by Daren Loken, a request for a zoning permit to allow the applicant to construct a swimming pool on a one acre residential property containing a new dwelling. Zoned Residential, one-acre minimum lot size (R1).
Staff provided a brief description of this request, explaining that the proposed pool was to be part of the backyard to the dwelling that was under construction. There were no issues with the proposed pool. Commissioner Houston made a motion to approve the request, seconded by Commissioner Salas, and APPROVED by the PZHAC by a vote of 5 – 0.
8. **Case 061198** – Avenida de Mesilla (addresses to be assigned), submitted by Indalecio Prieto; a request for a zoning permit to allow a 195 foot long by four foot high single pipe fence to be installed along the front property lines of two adjacent properties containing a pecan grove to the north of a property at 3260 North Highway 28. Zoned: Rural/Agricultural (RA)
Staff provided a brief description of this request, explaining that the purpose of the proposed fence would be to keep trespassers from the pecan grove, and that the fence would not interfere with any rights-of-ways or clear-sight-triangles. Additionally, the Pastor of San Albino Church gave permission for a fence to be installed across the access road to the cemetery provided that the church would be provided with a key to any lock put on the gate. There was no further discussion. Commissioner Nevarez made a motion to approve the request, seconded by Commissioner Salas, and APPROVED by the PZHAC by a vote of 5 – 0.

9. **Case 061199** – 2100 West Union Avenue, submitted by Justin and Michelle Nunn, a request for a zoning permit to allow the installation of a fence and a gate across the front of a residential property at this address. Zoned: Rural Agricultural (RA)
Staff provided a brief description of this request, explaining that the proposed fence would be a pipe fence that would be very similar to fences on neighboring properties. Additionally, since the fence would be across the front of the property, right-of-entry agreements would not be needed. There were no issues with the proposed fence. Commissioner Nevarez made a motion to approve the request, seconded by Commissioner Prieto, and APPROVED by the PZHAC by a vote of 5 – 0.

Sign Permits

10. **Case 061200** -Submitted by Felix Armijo, a request for a sign permit to allow a sign to be placed on a business (Cafe Don Felix) at this address. Zoned: Historic Commercial (HC)
Staff provided a brief description of this request, explaining that the proposed sign would be a hanging sign and that hanging signs were not specifically addressed by the MTC. Issues that were discussed included the fact that the sign could be dangerous in windy situations, and that there already was a sign on the premises. Commissioner Prieto made a motion to postpone a decision on the request in order to allow the applicant to provide more information to the PZHAC, seconded by Commissioner Salas, and the case was POSTPONED by the PZHAC by a vote of 5 – 0.

VI. PZHAC/STAFF COMMENTS - None

VII. ADJOURNMENT – The meeting was adjourned at 3:44 pm.

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 4/1/2021 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
APRIL 19, 2021**

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

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST
[PZHAC CONSENT AGENDA – 4/19/2021]**

Item:

Case 061201 - 2650 Calle del Oeste, submitted by Henry Gil; a request for a zoning permit to allow the applicant to reroof a carport and repair trim that was damaged by wind on a dwelling at this address. Zoned: Historic Residential (HR)

Description of Work Done:

The applicant would like to replace a roof and repair trim on a porch that was heavily damaged by wind. The color will be the same as the original. There will be no other work done on the dwellings, or any other structures on the property. There will be no changes to the visual appearance of the property.

Consistency with the Code:

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

Doña Ana County, NM

General Reference Maps

Map Help

Doña Ana County Geospatial

2014 Aerial

Addresses

County Address Points

Select Search Type:

Owner Name

Enter Value:

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Search

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400445](#)

Parcel Number: 4006138100130

Owner: GIL HENRY DANIEL

Mail Address: PO BOX 1134

Subdivision:

Property Address: 2650 CALLE DEL OESTE

Acres: 0



Doña Ana County, Bureau of

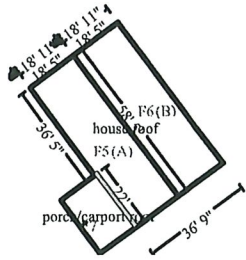
State Farm

GIL, HENRY

31-17L4-88G

Source - Eagle View

Source - Eagle View

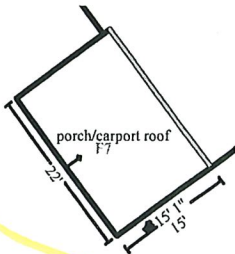


house roof

2,192.03 Surface Area
169.63 Total Perimeter Length

21.92 Number of Squares
58.41 Total Ridge Length

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
1. R&R Furnace vent - rain cap only, 8"						
1.00 EA	44.24	3.62	47.86	7/25 yrs Avg.	(13.39) 28.00%	34.47
replace furnace vent cap blown over top of pipe note-turtle vent and vent cap with hail damage not related to this storm.						
Totals: house roof		3.62	47.86		13.39	34.47



porch/carport roof

331.14 Surface Area
52.10 Total Perimeter Length

3.31 Number of Squares

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
7. Roofer - per hour						
3.00 HR	111.42	27.37	361.63			361.63
labor to clean up blown off debris and prep roof for replacement.						
9. Haul debris - per pickup truck load - including dump fees						
1.00 EA	128.35	10.51	138.86			138.86
haul off debris. note includes the vent cap on roof being replaced.						
11. Flashing, 14" wide						
22.00 LF	3.84	6.92	91.40			91.40
4. Modified bitumen roof						
3.31 SQ	317.63	86.09	1,137.45	7/20 yrs Avg.	(398.11) 35.00%	739.34
Totals: porch/carport roof		130.89	1,729.34		398.11	1,331.23

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:
Case # 061201
Fee \$ 12.00

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. 061201 ZONE: NR CODE: RR APPLICATION DATE: 3/7/21

HENRY GIL 575-642-9548
Name of Property Owner Property Owner's Telephone Number

PO Box 1134 Mesilla N.M. 88046
Property Owner's Mailing Address City State Zip Code

Henry Gil 1955@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: 2650 Calle del Oeste

Description of Proposed Work: INSTALL UNDERLAYMENT + 90 FEET BAR ROLLING PAPER,
MICA BOARD, 2" deep edge on porch due to wind damage,
currently NO COVERAGE, plywood exposed porch roof

Estimated Cost \$1465.00 Signature of Applicant [Signature] Date 3/22/21

Signature of property owner: [Signature]

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: REPAIRS TO ROOF AND TRIM, NO CHANGES TO STRUCTURE
CID PERMIT MAY BE REQUIRED FOR ROOF
LL

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 4/8/21

- 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.)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST
[PZHAC CONSENT AGENDA – 4/19/2021]**

Item:

Case 061202– 2149 Calle de Guadalupe, submitted by Andrea Schneider; a request for a zoning permit to replace four doors and repaint all exterior woodwork and trim to match the original color on a dwelling at this address. Zoned: Historic Residential (HR)

Description of Work Done:

The applicant would like to repair and repaint the trim and replace four doors on a dwelling on the property. The color will be the same as the original. These repairs will be part of an upgrade to the property.

Consistency with the Code:

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

Doña Ana County, NM

General Reference Maps

Map Help

Doña Ana County Geospatial

2014 Aerial

Addresses

County Address Points

Select Search Type:

Owner Name

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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: [R0400278](#)

Parcel Number: 4006137202391

Owner: SCHNEIDER ANDREA L

Mail Address: PO BOX 567

Subdivision:

Property Address: 2149 CALLE DE GUADALUPE

Acres: 0



Doña Ana County Assessor

Property Owner:
Andrea Schneider

Project Address:
2149 Calle de Guadalupe
Las Cruces, NM 88005

Project Contractor:
Quinones Design/Build
9201 Dripping Springs Rd.
Las Cruces, NM 88011
Office Phone – 575-524-4646

Project Contact: Jake Quinones 575-202-4981 jake@quinoneshomes.com

Permit C - Project/s Scope of Work

Exterior Paintwork (for all exterior woodwork, soffit/facia, and metal currently painted white)

Items Included – Scope of Work

- Minor repairs and patchwork will be made to all exterior woodwork, soffit/facia, and metal. Includes minor repairs of gutters/downspouts.
- All exterior woodwork, soffit/facia, and metal (currently painted white) will be power washed and prepared for priming and painting.
- All exterior woodwork, soffit/facia, and metal (currently painted white including gutters/downspouts) will be primed and painted white.
- Jobsite will be cleaned daily and left free of construction hazards.

C

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:
Case # 061202
Fee \$ 90.00

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

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

CASE NO. 061202 ZONE: HR CODE: M1 APPLICATION DATE: 4/12/21

Andrea Schneider 575-650-6673
Name of Property Owner Property Owner's Telephone Number

2149 Calle de Guadalupe Las Cruces NM 88005
Property Owner's Mailing Address City State Zip Code

andrea@andlersrestaurant.com
Property Owner's E-mail Address

Chimpones design/build
Contractor's Name & Address (if none, indicate Self)

575-524-4646 85-0413497 54879
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

2149 Calle de Guadalupe Mesilla NM 88046
Address of Proposed Work:

PLEASE see Attached scope of work
Description of Proposed Work:

\$ 3,357 [Signature] 4-12-21
Estimated Cost Signature of Applicant Date

Signature of property owner: _____

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: ALL PAINTING TO MATCH ORIGINAL COLOR, NO CHANGES TO APPEARANCE OF STRUCTURE.

PERMISSION ISSUED/DENIED BY: Z. Shum ISSUE DATE: 4/12/21

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 side.)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST
[PZHAC CONSENT AGENDA – 4/19/2021]**

Item:

Case 061195 – Snow Road (address to be assigned), submitted by Susan Krueger; a request for a zoning permit to allow the applicant to place T-posts along the property line abutting Snow Road. Zoned: Rural Farm (RF)

Description of Work Done:

The applicant would like to install T-posts along her property line adjacent to Snow Road, a NMDOT road. The T-posts will not interfere with the ROW or any clear-sight-triangles. (This is part of a permit that also requested a T-post and wire fence along a property line between the applicant’s driveway and a neighboring ROW easement. That part of the request was denied by the PZHAC on April 5, 2021.)

Consistency with the Code:

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

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number

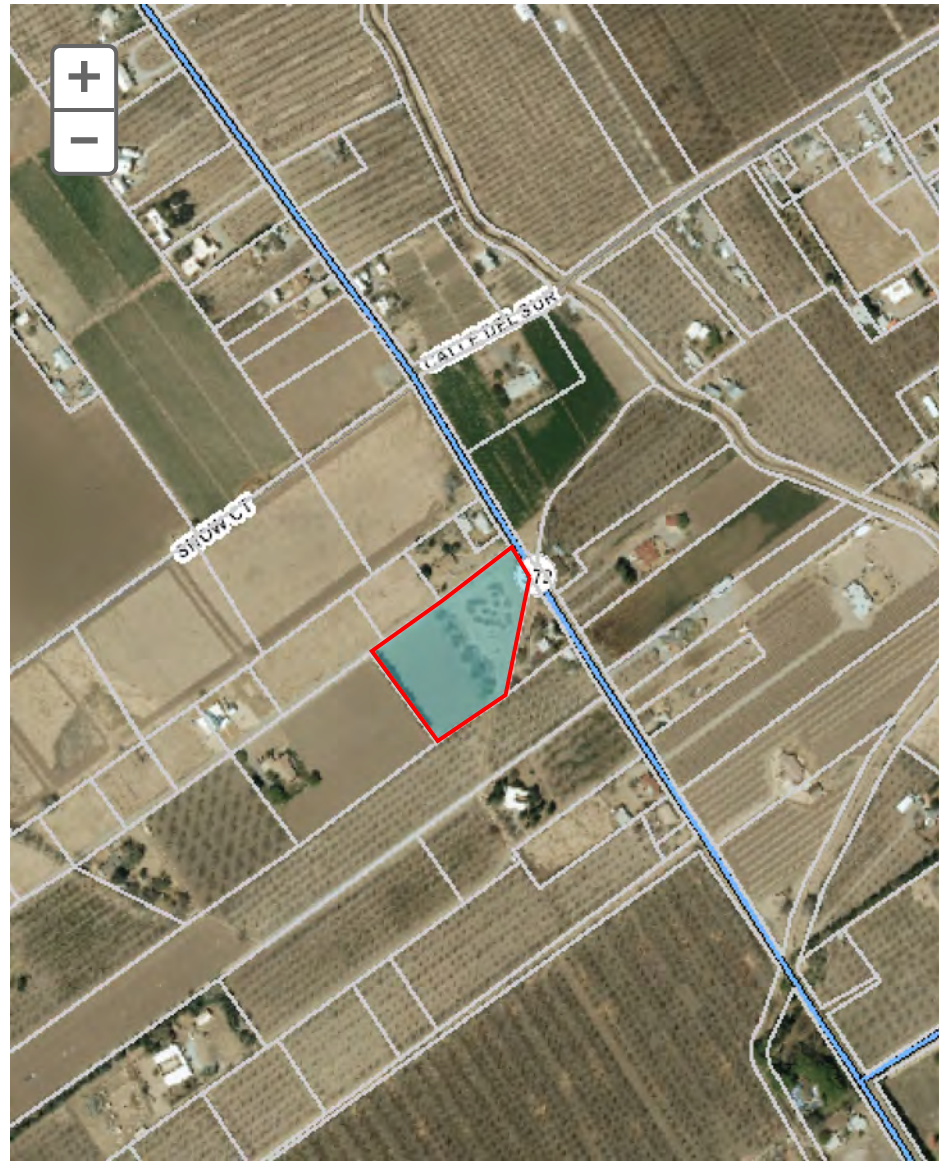
Maps

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: [R0400127](#)
 Parcel Number: 4005138454395
 Owner: KRUEGER SUSAN A
 Mail Address: PO BOX 1143
 Subdivision:
 Property Address: SNOW RD
 Acres: 4.26



From: [Susan krueger](#)
To: [Larry Shannon](#)
Cc: yolandaglucero@gmail.com; [Susan krueger](#)
Subject: Permit for T posts along Snow Rd.
Date: Tuesday, April 13, 2021 3:37:40 PM

Larry,

Please put the request for 100' of five-foot T posts along Snow Rd. with 10-15' spacing and no wires on the next PZHAC agenda and let me know if the request can be approved administratively. It was originally submitted as the "First" part of Case 061195, using Acct # 04-400127 and 2804 Snow Rd as address or proposed work.

The fence is like the fence at 2808 Calle del Sur and is needed to protect farmland.

If you need additional information, let me know and I will supply it.

Thanks, Susan

**TOWN OF MESILLA
ZONING APPROVAL**

PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 061206

Fee \$ 0.00

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

CASE NO. 061206 ZONE: RA CODE: M1 APPLICATION DATE: 4/14/2021

SUSAN KRAEGER 575 640-4266
Name of Applicant/Owner Applicant's Telephone Number

PO Box 1143 Mesilla NM 88046
Applicant's/Owner's Mailing Address City State Zip Code

skraeger575@gmail.com
Applicant's/Owner's E-mail Address

SKR
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: "2804" S.W. Rd. (04-00127)

Description of Proposed Work: White Tipped Posts, 5' high, placed along S.W. Rd (M15) at 10' intervals on property line. Fence is needed to protect farm land.

\$40.00 AKraeger 4/14/2021
Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: _____

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

FOR OFFICIAL USE ONLY

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

FIRE INSPECTION/APPROVAL REQUIRED: ___ YES ___ NO ___ SEE CONDITIONS

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

CONDITIONS: POSTS TO BE ALONG STATE ROAD ONLY, NOT ALONG DRIVEWAY

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 4/14/21

This Application will include the following, if checked:

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

**PZHAC NEW BUSINESS
APRIL 19, 2021**

**DECISION ITEMS
ZONING PERMITS**

PZHAC ACTION FORM
[PZHAC REVIEW – 4/19/2021]
STAFF ANALYSIS

Item:

Case 061203 – 2149 Calle de Guadalupe, submitted by Andrea Schneider; a request for a zoning permit to repair and repaint the stucco on a dwelling at this address. Zoned: Historic Residential (HR)

Staff Analysis:

The applicant is in the process of renovating and repairing the exterior of her dwelling. This includes repairing the and replacing the plaster and the stucco on the dwelling (see attached scope of work) The dwelling will be painted a new color (Adobe Brown). The proposed color is an acceptable color in the Historic portion of Mesilla. There will be no structural or architectural changes to the structure, and the overall appearance will not be changed. There will be no changes to the existing style or historical character of the structure.

Estimated Cost: \$31,807.00

Consistency with the Code:

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

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

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

B. In reviewing an application, the planning, zoning and historical appropriateness commission shall consider in addition to this chapter:

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

8.33.060 Development zone.

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

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of repairing and renovating the exterior of the dwelling at this address.
- There will be no changes to the style or character of the structure.
- The PZHAC has determined that the proposed repairs will meet all applicable Code requirements.

PZHAC OPTIONS:

1. **Recommend approval of the zoning permit to the BOT.**
2. **Recommend approval of the zoning permit to the BOT with conditions.**
3. **Postpone a decision on the zoning permit to allow the applicant to provide additional information.**
4. **Reject the zoning permit.**

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

Map Help

Doña Ana County Geospatial

2014 Aerial

Addresses

County Address Points

Select Search Type:

Owner Name

Enter Value:

edinda Lujan

Search

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400278](#)

Parcel Number: 4006137202391

Owner: SCHNEIDER ANDREA L

Mail Address: PO BOX 567

Subdivision:

Property Address: 2149 CALLE DE GUADALUPE

Acres: 0



Doña Ana County Assessor

Property Owner:
Andrea Schneider

Project Address:
2149 Calle de Guadalupe
Las Cruces, NM 88005

Project Contractor:
Quinones Design/Build
9201 Dripping Springs Rd.
Las Cruces, NM 88011
Office Phone – 575-524-4646

Project Contact: Jake Quinones 575-202-4981 jake@quinoneshomes.com

Permit A - Project/s Scope of Work

Task A - Exterior Re-Plaster (includes home, front planters, and storage building)

Items Included – Scope of Work

- All plaster surfaces will be power washed prior to plaster work. Sloughing or loose plaster will be removed prior to plaster work
- Damaged/cracked plaster areas will be patched and repaired with plaster masonry material (base coat & bonder) as necessary.
- High impact fiberglass fabric mesh will be embedded in a skim coat of masonry adhesive over all plaster surfaces. Includes all labor and materials to complete work as described
- Colored (sand texture finish) plaster masonry/elastomeric final coat (STO) will be applied (floated) over all plaster surfaces. STO color selection: Adobe Brown.
- Jobsite will be cleaned daily and left free of construction hazards.



Above: Adobe Brown Color Sample

Task B - Exterior Paintwork (for all exterior woodwork, soffit/facia, and metal currently painted white)

Items Included – Scope of Work

- Minor repairs and patchwork will be made to all exterior woodwork, soffit/facia, and metal. Includes minor repairs of gutters/downspouts.
- All exterior woodwork, soffit/facia, and metal (currently painted white) will be power washed and prepared for priming and painting.
- All exterior woodwork, soffit/facia, and metal (currently painted white including gutters/downspouts) will be primed and painted white.
- Jobsite will be cleaned daily and left free of construction hazards.

Task C – Home Exterior Door Replacement

Items Included – Scope of Work

- (4) Exterior doors and door jambs will be removed. Includes demolition waste haul-away to dump
- (4) New exterior doors and jambs will be installed. New door styles to match existing doors or as close as possible. Front door will be insulated steel with wood door jamb.

Existing front door's glass/ornamental design will be re-installed in new front door. All other doors will be insulated fiberglass with glass panel and wood jambs. All new doors dimensions and operation direction/handing to match existing.

- New doors and door jambs will be primed and painted white to match existing.
- Jobsite will be cleaned daily and left free of construction hazards.

A

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061203

Fee \$ ~~4000~~ 21.00

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. 061203 ZONE: HR CODE: M1 APPLICATION DATE: 4/6/21

Andrea Schneider Name of Property Owner
575-650-6673 Property Owner's Telephone Number

2149 Calle de Guadalupe City Sas Cruces, NM State 88005 Zip Code

andrea@andalarestaurant.com Property Owner's E-mail Address

Quinones Design Build, Inc. Contractor's Name & Address (If none, indicate Self)

575-524-4646 Contractor's Telephone Number
85-0413497 Contractor's Tax ID Number
54879 Contractor's License Number

Address of Proposed Work: 2149 Calle de Guadalupe, Mesilla, NM 88046

Description of Proposed Work: Please see attached Project/Scope of Work

\$31,807.00 Estimated Cost
[Signature] Signature of Applicant
4/6/2021 Date

Signature of property owner: [Signature]

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval 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 INSP. MAY BE REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

PZHAC ACTION FORM
[PZHAC REVIEW – 4/19/2021]
STAFF ANALYSIS

Item:

Case 061204 – 2149 Calle de Guadalupe, submitted by Andrea Schneider; a request for a zoning permit to install a fence around the rear and sides of a residential property at this address. Zoned: Historic Residential (HR)

Staff Analysis:

The applicant would like to build a metal fence around the sides and rear of her residential property (see attached scope of work). The fence will consist of galvanized metal panels between metal uprights painted to match the dwelling (see attached picture) and will be 4½ feet tall along the side property lines and 6 feet along the rear property lines. (Right-of-entry agreements have been obtained from all affected property owners and are attached.) There will be three gates (two drive through and one walk through that will be 4½ feet tall that will match the style of the wall (see attached site plan and drawings). The fence will not interfere with any clear-sight-triangles. The fence will replace an existing chain link fence around the property.

Estimated Cost: \$24,812.00

Consistency with the Code:

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

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

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

18.33.060 Development zone.

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

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

18.60.340 Wall, fence, or hedge.

- 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.

(The fence will not be in a front setback.)

PZHAC OPTIONS:

1. **Approve the zoning permit.**
2. **Approve the zoning permit with conditions.**
3. **Postpone a decision on the zoning permit to allow the applicant to provide additional information.**
4. **Reject the zoning permit.**

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

Map Help

Doña Ana County Geospatial

2014 Aerial

Addresses

County Address Points

Select Search Type:

Owner Name

Enter Value:

edinda Lujan

Search

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400278](#)

Parcel Number: 4006137202391

Owner: SCHNEIDER ANDREA L

Mail Address: PO BOX 567

Subdivision:

Property Address: 2149 CALLE DE GUADALUPE

Acres: 0



Doña Ana County Assessor

Property Owner:
Andrea Schneider

Project Address:
2149 Calle de Guadalupe
Las Cruces, NM 88005

Project Contractor:
Quinones Design/Build
9201 Dripping Springs Rd.
Las Cruces, NM 88011
Office Phone – 575-524-4646

Project Contact: Jake Quinones 575-202-4981 jake@quinoneshomes.com

Permit B - Project/s Scope of Work

Fence and Gate Replacement

Please note: New fencing and gates will replace existing fencing and gates. No new fencing and/or gates will be added

Items Included in Scope of Work

- All existing fencing, (3) gates and fence posts will be removed. Includes demolition waste haul-away to dump
- New metal fencing will be installed around property perimeter and where existing fencing connects to home on north side. Fence will be constructed of 2X2-inch square (1/8- inch wall thickness) for both posts and framework. Fence will be approximately 4.5-feet tall in all areas except for east side where fence will be approximately 6-feet in height. Galvanized corrugated metal sheets will be installed between fence posts. (2) Drive-through gates and (1) walk-through gate will be constructed at existing gate locations. Gates will be approximately 4.5-feet tall. Gate design to mimic fence design (square tube framework and corrugated metal sheet panels).
- Fencing and gate framework will be cleaned/prepared, primed, and painted to match home exterior (color: Adobe Brown). Galvanized corrugated metal panels will not be painted.
- Jobsite will be cleaned daily and left free of construction hazards.

PROJECT #210308

LEGAL DESCRIPTION:

A 0.128 ACRE TRACT OF LAND SITUATE IN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 1 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, OF THE U.S.R.S. SURVEYS, BEING U.S.R.S. TRACT 11A-29A1, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH NO CAP FOUND ON THE EASTERLY LINE OF A CALLE DE GUADALUPE FOR THE SOUTHWEST CORNER OF SAID 0.128 TRACT, HAVING A NEW MEXICO STATE PLANE COORDINATES OF 1983, CENTRAL ZONE (3002), VALUE OF N:464486.87, E:1471527.14 FEET FOR REFERENCE;

THENCE FROM THE POINT OF BEGINNING, ALONG THE EASTERLY LINE OF CALLE DE GUADALUPE, N 36°02'08" W, A DISTANCE OF 69.37 FEET TO A 1/2" IRON ROD WITH NO CAP FOUND ON THE EASTERLY LINE OF CALLE DE GUADALUPE FOR THE NORTHWEST CORNER OF SAID 0.128 ACRE TRACT;

THENCE DEPARTING THE EASTERLY LINE OF CALLE DE GUADALUPE, N 48°22'11" E, A DISTANCE OF 82.51 FEET TO FENCE POST FOUND FOR THE NORTHEAST CORNER OF SAID 0.128 ACRE TRACT;

THENCE S 35°46'57" E, A DISTANCE OF 70.81 FEET TO A FENCE POST FOUND FOR THE SOUTHEAST CORNER OF SAID 0.128 ACRE TRACT;

THENCE S 52°08'21" W, A DISTANCE OF 81.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.128 ACRES OF LAND MORE OR LESS.

NOTES:

1. THE PARCEL OF LAND IS IN FLOOD ZONE 'X' OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP #95013C1114G DATED 7/06/2016.
2. BEARINGS, DISTANCES, AREA AND COORDINATES SHOWN HEREON ARE GROUND BASED ON THE "NEW MEXICO STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (3002)" AS DETERMINED BY GPS OBSERVATIONS REFERENCED TO A 1/2" IRON ROD WITH NO CAP FOUND FOR THE POINT OF BEGINNING (N: 464486.87, E: 1471527.14, EL: 3886.3') WHERE THE CONVERGENCE ANGLE IS -0° 17' 30.55" AND THE SCALE FACTOR IS 0.999993267. ELEVATIONS ARE NAVD88 (GEOID 12B) ESTABLISHED USING THE DONA ANA COUNTY VRS NETWORK.
3. INSTRUMENT OF OWNERSHIP WARRANTY DEED FILED ON SEPTEMBER 5, 2019 AS INSTRUMENT #1919595 IN THE DONA ANA COUNTY RECORDS.
4. THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY THE CLIENT. SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.

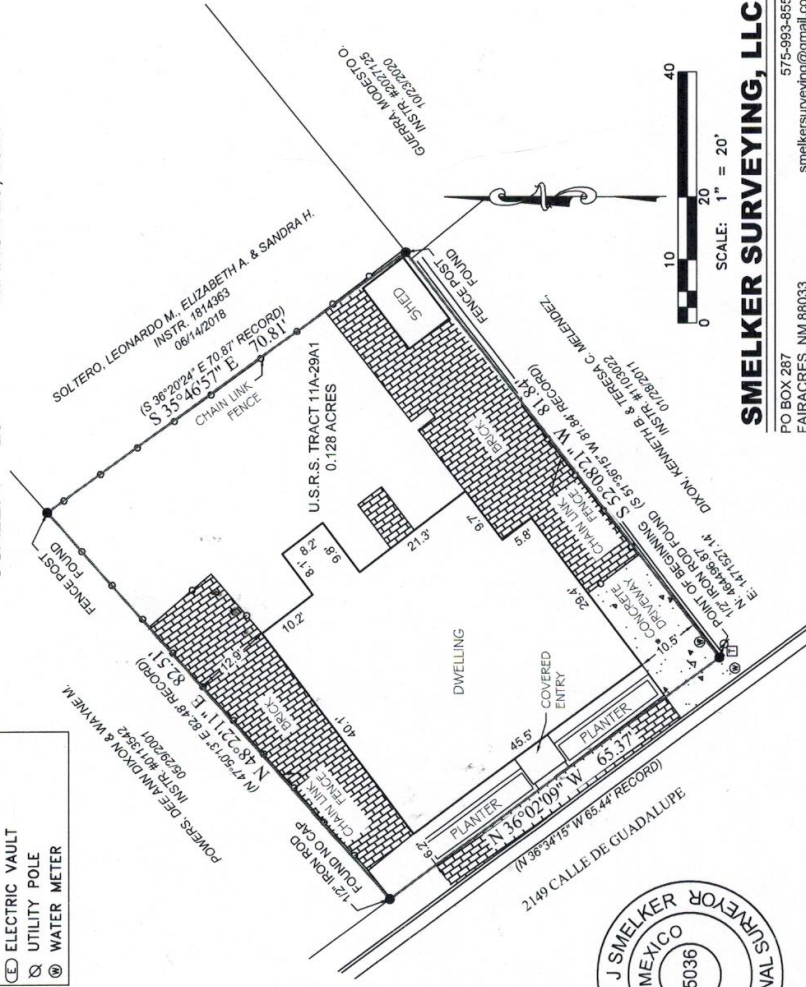
SURVEYOR'S CERTIFICATION

I, GARRETT J. SMELKER, A NEW MEXICO PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAN MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAN OF AN EXISTING TRACT OR TRACTS.

GARRETT J. SMELKER, PLS 25036
03/23/2021
DATE

LEGEND	
●	FOUND MONUMENT AS DESCRIBED
○	1/2" IRON ROD SET PLASTIC CAP NO. 25036
⊕	COMMUNICATION PEDESTAL
⊖	ELECTRIC VAULT
⊙	UTILITY POLE
⊗	WATER METER

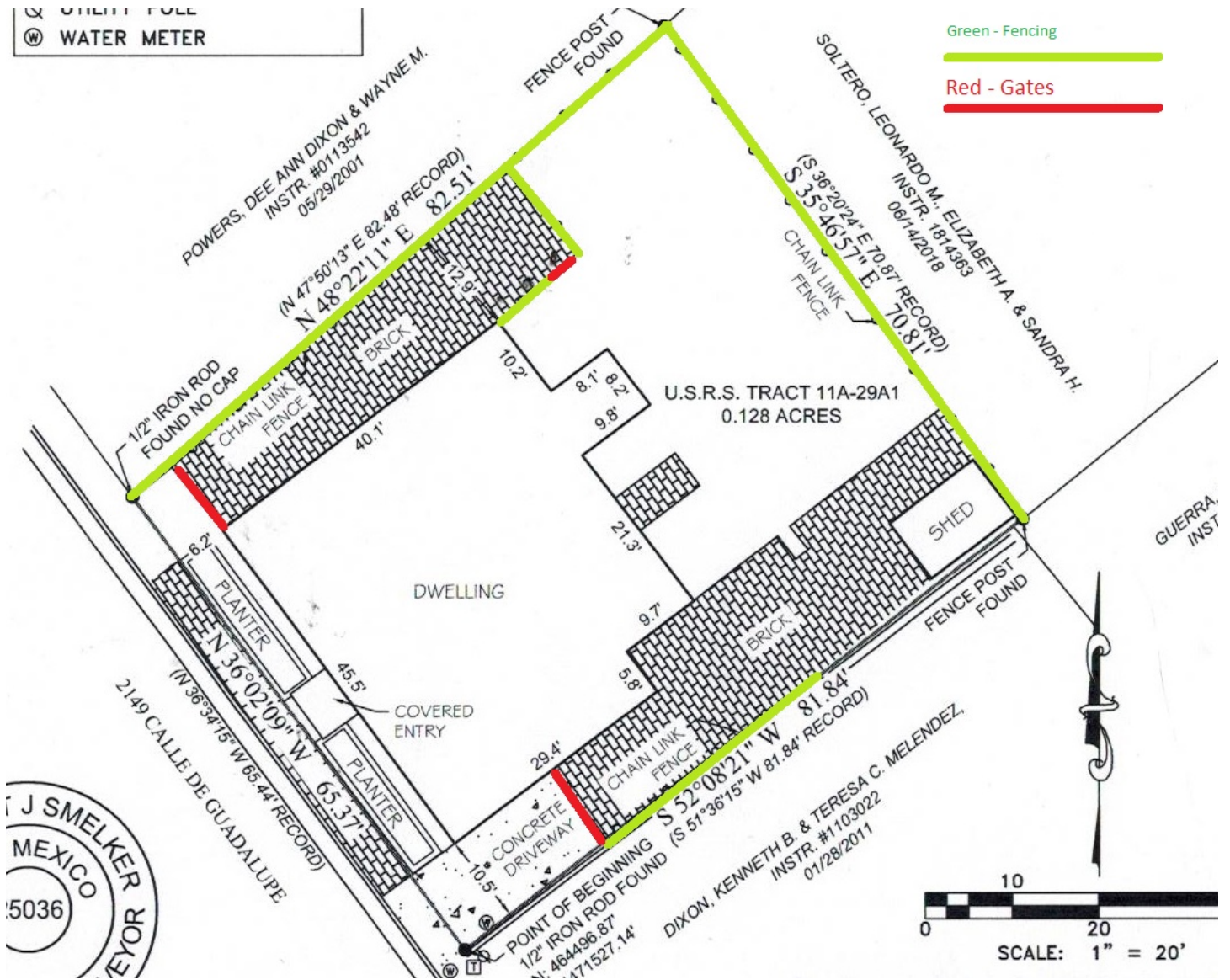
PLAT OF SURVEY OF A 0.128 ACRE TRACT,
BEING U.S.R.S. TRACT 11A-29A1,
SITUATE IN SECTION 25, TOWNSHIP 23S, RANGE 1 EAST,
OF THE NEW MEXICO PRINCIPAL MERIDIAN, U.S.R.S. SURVEYS
TOWN OF MESILLA, DOÑA ANA COUNTY, NEW MEXICO
MARCH 23, 2021
SCALE: 1" = 20'



SMELKER SURVEYING, LLC

PO BOX 287
FAIRCRES, NM 88033
575-993-8552
smelkersurveying@gmail.com

Fence and Gate Replacement only. New fencing and gates will be installed only in existing fencing and gate locations.



Above survey image shows fencing in green and gates in red



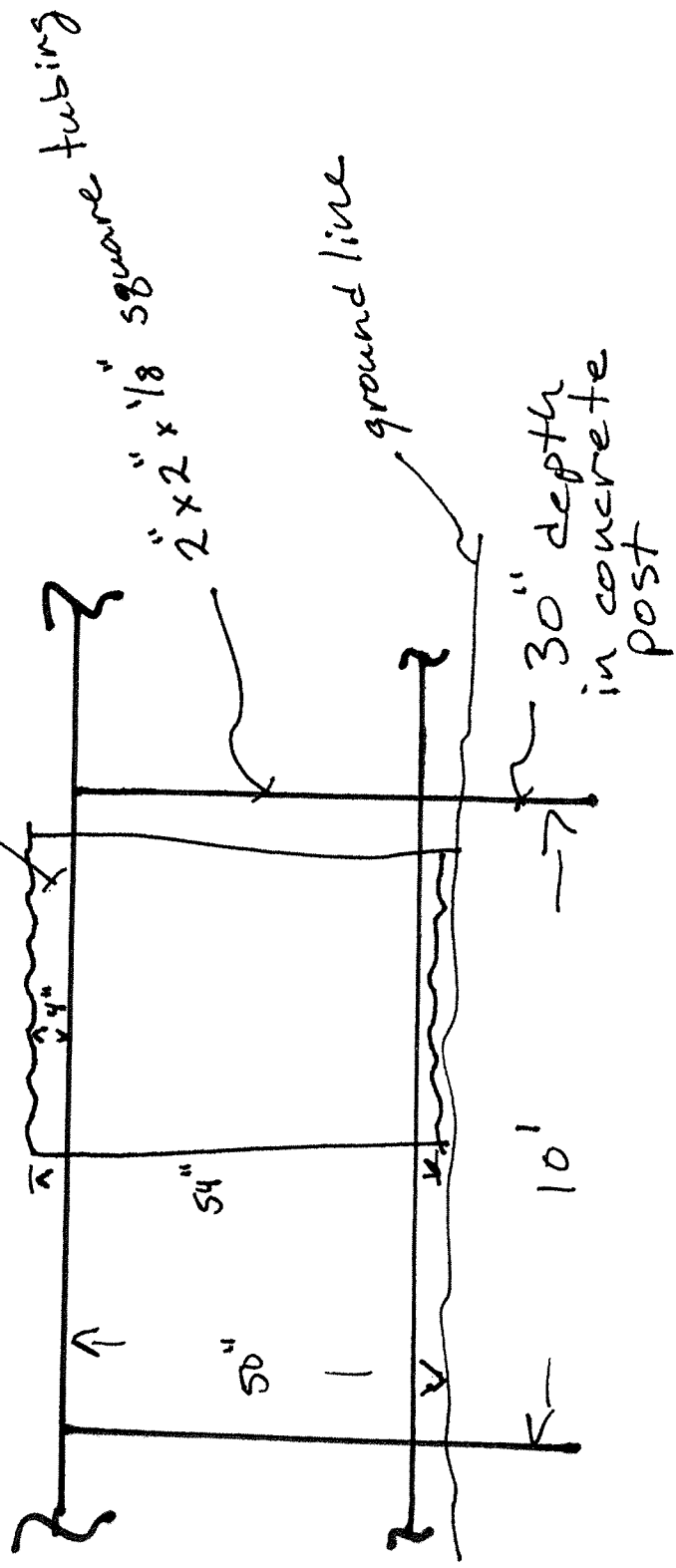
Above image shows similar example of fence design/style/construction.



Adobe Brown Color Sample for metal framework paint. Galvanized corrugated metal panels will not be painted.

PERMIT - B DRAWING

54" Tall galvanized steel sheet



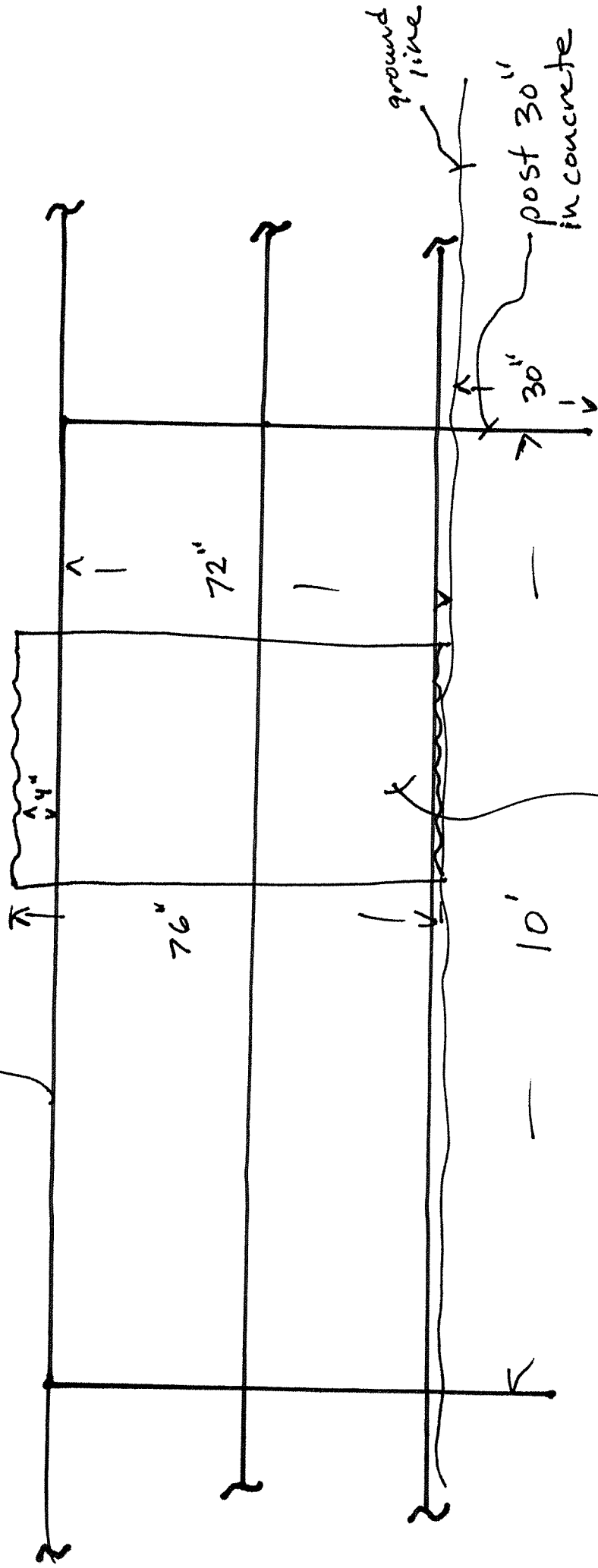
Note: All structural Steel is

2" x 2" x 1/8" mild steel tubing

* This detail shows the 54" Tall section of structural tubing and galvanized sheet *

PERMIT - B DRAWING

All structural steel is
2" x 2" x 1/8" square tubing



76" Tall galvanized steel sheet

* This detail shows the 76" Tall section of structural steel and galvanized steel sheet fence.*

B

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061204

Fee \$ 300.00

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. 061204 ZONE: R1R CODE: M1 APPLICATION DATE: _____

Andrea Schneider _____
Name of Property Owner Property Owner's Telephone Number 575-1250-6673

2149 Calle de Guadalupe, Las Cruces, NM 88005
Property Owner's Mailing Address City State Zip Code

andrea@andreaschneider.com
Property Owner's E-mail Address

Quinones Design Build, Inc.
Contractor's Name & Address (If none, indicate Self)

575-524-4646 85-043497 54879
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2149 Calle de Guadalupe, Mesilla, NM 88046

Description of Proposed Work: Please see attached Projects/Scope of Work

\$24,812.00 _____
Estimated Cost Signature of Applicant Date 4/6/2021

Signature of property owner: Andrea Schneider

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 PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

PZHAC ACTION FORM
[PZHAC REVIEW – 4/5/2021]
STAFF ANALYSIS

Item:

Case 061205 – 2593 Calle de Cura, submitted by Gary Ramsey; a request for a zoning permit to re-stucco and repaint a secondary dwelling at this address. Zoned: Historic Residential (HR)

Staff Analysis:

The applicant would like to repair and replace the plaster and the stucco on a secondary dwelling on a 9583 square foot residential property at this address. The dwelling will be painted to match the primary dwelling which has recently had extensive renovation work done to it (Permit 061054 approved by the PZHAC on 6/2/20). The dwelling will be painted “Spare White” with the fascia/soffit color to be “Enduring Bronze” (see attached color chart). Both these colors were approved by the PZHAC for the primary dwelling. The proposed colors is an acceptable color in the Historic portion of Mesilla. There will be no structural or architectural changes to the structure, and the overall appearance other than color will not be changed.

Estimated Cost: \$5,000.00

Consistency with the Code:

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing a rock wall around an existing dwelling at this address.
- The applicant has provided a “Right-of-Entry” agreement for each of the properties that will be adjacent to the wall.
- The PZHAC has determined that the proposed wall meet all applicable Code requirements.

PZHAC OPTIONS:

1. **Approve the zoning permit.**
2. **Approve the zoning permit with conditions.**
3. **Postpone a decision on the zoning permit to allow the applicant to provide additional information.**
4. **Reject the zoning permit.**

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

Map Help

Doña Ana County Geospatial

2014 Aerial

Addresses

County Address Points

Select Search Type:

Owner Name

Enter Value:

edinda Lujan

Search



Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400504](#)

Parcel Number: 4006138157107

Owner: LIMON-RAMSEY LAURA

Mail Address: PO BOX 394

Subdivision: SOUTHWEST ADDITION TO MESILLA 201

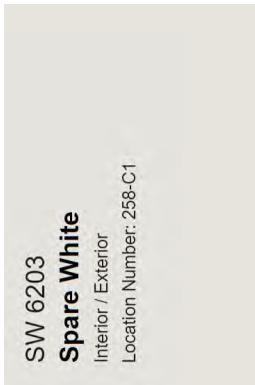
Property Address: 2581 CALLE DE CURA

Acres: 0

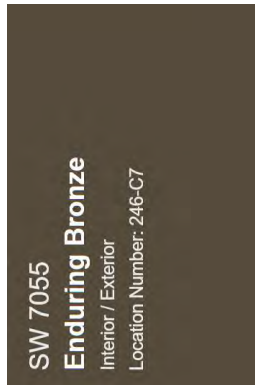


Doña Ana County Assessor

PRELIMINARY EXTERIOR COLORS



STUCCO COLOR



FASCIA/ SOFFIT COLOR



EXISTING ROOF TO REMAIN



WINDOW TRIM from JELD-WEN Vinyl Window System

*Colors are subject to change with product availability and will be in accordance with City of Mesilla Guidelines.

RAMSEY RESIDENCE

2581 CALLE DE CURA

MESILLA, NM 88005

061205
100.00



Town of Mesilla
P.O. BOX 10
MESILLA, NM 88046

PHONE: (575) 524-3262

FAX (575) 541-6327

Application for Building Permit

Certificate of Occupancy, Use and Historic Appropriateness

Application is hereby for the issuance of a Certificate of Occupancy, Use, and when applicable, a Certificate of Historical Appropriateness.

Application Date: 4-1-2021

GARY Ramsey
Name of Applicant

575 649 1489
Telephone Number

2593 Calle de Cura
Address

MESILLA NM 88046
City State Zip Code

Proposed Use or Occupancy: RESIDENT Zone: _____

GARY OR LAURA LIMON-RAMSEY
Contractor Name

2581 Calle de Cura
Address

575 649 1489
575 649 0045
Telephone Number

N/A
Contractor Tax I.D. #

N/A
Contractor License #

This application includes:

1. Plot plan with legal description to show existing structures, adjoining, streets, driveway(s), improvements & setbacks.
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 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.
9. Recorded proof of ownership with legal description of property (deed or current tax bill)

All applications for electrical, mechanical/plumbing installations are made at the construction industries division

Location & Description of Proposed Work:

2593 CALLE de CURA
RE-STUCCO AND PAINT THE EXTERIOR OF THE EXISTING HOME TO
MATCH 2581 CALLE de CURA. REPAINT AND CLEAN UP INTERIOR
OF THE HOME. CLEAN UP EXISTING LANDSCAPE.
NO MAJOR WORK NEEDED. JUST A REVITALIZATION OF EXISTING HOME

Estimated Cost: 5,000
Material: _____
Labor: _____

Ray Murray
Signature of Applicant

Required Setbacks: Front — Rear — Side —

PZHAC _____ Administrative Approval BOT _____ Approved
_____ Approved _____ Disapproved
_____ Approved with Conditions _____ Date _____ Approved w/ Cond.

FEE: 100.00 RECEIPT #: _____ ISSUE DATE: _____

THERE IS A TEN (10) DAY MINIMUM REVIEW PERIOD ON ALL APPLICATIONS (with the exception of administrative approvals)

CASE NO. 061205 Date Received: _____