



# Town of Mesilla, New Mexico

## PZHAC MEETING AGENDA MAY 17, 2021

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A **REGULAR MEETING** VIA TELECONFERENCE ON MONDAY, MAY 17, 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.**

### 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 and Work Session of MAY 3, 2021.

B. \*ADMINISTRATIVE APPROVALS

#### **Zoning Permit:**

1. **Case 061216** – 1815 West Boutz Road, submitted by Eloy Zubia Roofing for Patricia Ramirez; a request for a zoning permit to repair and reroof a weather damaged garage at this address. Zoned: Historic Commercial (HC)
2. **Case 061217** – 2501 Calle del Norte, submitted by Neri Fietze; a request for a zoning permit to allow concrete pavers to be overlaid on a small porch at the rear of the dwelling at this address. Zoned: Historic Residential (HR)

### V. PZHAC NEW BUSINESS:

#### **C. PUBLIC INPUT ON CASES**

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

#### **B. DECISIONS:**

##### **Zoning Permits**

1. **Case 061099**– 23230 Calle de Santiago, submitted by Martha Liefeld; a request for a zoning permit to allow the installation of coyote fences and a stucco wall around a property at this address. Zoned: Historical Residential (HR)
2. **Case 061210**– NE Corner of Calle de Segunda and Calle del Sur (address to be assigned), submitted by Ralph Lucero; a request for a zoning permit to allow the construction of two detached dwelling units on a 16,114 square foot property at this location, Zoned: Historic Residential (HR)
3. **Case 061213** – 2391 Calle de Parian, submitted by Robert Reynolds, a request to install a gazebo type shade structure on a residential property at this address. Zoned: Historic Residential (HR)
4. **Case 061214** - 2355 Calle de Guadalupe, submitted by Buddy Ritter for the "Double Eagle Restaurant;" a request for a zoning permit to allow a retracting cloth awning to be installed over the entrance walkway to the Double Eagle Restaurant. Zoned: Historic Commercial (HC)

### **Sign Permit**

1. **Case 061215** – 2488 Calle de Guadalupe, submitted by Juan Albert for “Rincon de Mesilla”; a request for a sign permit to allow a twelve square foot (3 foot by 4 foot) metal sign to be installed next to a sign for another tenant located on the property. Zoned: Historic Commercial (HC).

### **Business Permit**

6. **Permit 0878** – 2488 Calle de Guadalupe, submitted by Juan Albert for “Rincon de Mesilla”; a request for a license to allow the applicant to operate a coffee and gift shop in a commercial building at this address. Zoned: Historic Commercial (HC).

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

## **VII. ADJOURNMENT**

### **NOTICE**

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

Posted on 5/13/2021 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  
MAY 17, 2021  
REGULAR MEETING AND WORK SESSION  
MINUTES**

**[PART OF CONSENT AGENDA]**



# Town of Mesilla, New Mexico

## PZHAC WORK SESSION & MEETING MINUTES MAY 3, 2021

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON MONDAY, MAY 3, 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 William B. McIlvaine; a request to discuss plans to repair and repaint the stucco and roof on a secondary dwelling to match the primary dwelling at 2685 Calle de Parian. (Case 061208) Zoned: Historic Residential (HR)  
*Staff provided a brief description of this request, explaining that the purpose of the request was to enable the applicant to change the appearance of the secondary dwelling to match the primary dwelling on the property. Commissioner Nevarez was concerned with the proposed color and the fact an example was not provided in the packet. Staff explained that the color to be used is to be the same as the existing color on the main dwelling, and that the color of the main dwelling was approved by the PZHAC in 2019. There were no other issues.*
- B. Submitted by Ralph Lucero; a request for two detached dwelling units on a 16,114 square foot property at the NE Corner of Calle de Segunda and Calle del Sur. (Case 061210) Zoned: Historic Residential (HR)  
*Staff provided a brief description of this request, explaining that the purpose of the request was to enable the applicant to build two dwelling units on this property, and that the property met all the requirements of MTC 18.35 for development density, including lot size and number of dwellings. Commission Chair Lucero and Commissioner Nevarez were both concerned that development of this property would result in too much development for the area, especially since neighboring properties owned by members of the same family could be developed to create a subdivision without having to go through the subdivision process. (Staff explained that the neighboring properties had already been developed and that any new development would have to meet the density requirements of MTC 18.35 which was amended in 2020.) Commission Chair Lucero also stated that she would like to see something from the Town Public Works department showing that water and sewer service is available to the property. There was no further discussion.*
- C. Submitted by Robert Reynolds, a request to discuss plans to install a gazebo type shade structure on a residential property at 2391 Calle de Parian. (Case 061213) Zoned: Historic Residential (HR)  
*Staff provided a brief description of this request, explaining that the purpose of the request was to enable the applicant to install a shade structure in the front yard of this property, and that a photo of the property with dimensions was provided by the applicant to show where the structure would be located. Commissioner Salas was concerned with the number of structures on the property (there are only two – a dwelling and a workshop, plus a small tool shed. This meets the density requirements of MTC 18.35.) Commissioner Nevarez was concerned with the location of the shade structure and stated that the Code requires a regular site plan. There was no other discussion.*

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, 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 Chair Lucero and Commissioners Houston, Nevarez and Salas were present. There was a quorum.*

*Other attendees:*

*Larry Shannon (Mesilla Staff), Tom Maese (Chief Inspector-CID), William McIlvaine (Applicant – Case 061208), Anthony Lucero (Rep. for applicant – Case 061210), Cesar Huizar (Applicant – Case 061212), Aleph Medina (Contractor for Casa Blanka, Case 061212), Shane Umphress (Designer for Casa Blanka, Case 061212), Jon Strain (Applicant – Case 061209) and Susan Krueger (Resident)*



### III. CHANGES/APPROVAL OF THE AGENDA

*Cases 061210 and 061213 were removed from the agenda to allow the applicants to provide additional information to the PZHAC. Commissioner Houston made a motion to approve the Agenda as amended, seconded by Commissioner Nevarez, and approved by the PZHAC 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. Commissioner Houston made a motion to approve the Consent Agenda, seconded by Commissioner Nevarez, and approved as amended by the PZHAC by a vote of 4 – 0.*

#### A. \*PZHAC MINUTES – PZHAC Meeting of APRIL 19 and APRIL 23, 2021.

*Approved as part of the Consent Agenda*

#### B. \*ADMINISTRATIVE APPROVALS

##### **Zoning Permit:**

1. **Case 061203** - 2210 Calle de Parian, submitted by Teresa Sanchez for Tiberio Friez, LLC; a request for a zoning permit to repair canales and reroof a commercial building at this address. Zoned: Historic Commercial (HC)  
*Approved as part of the Consent Agenda*
2. **Case 061204** - 2220 Calle de Parian, submitted by Teresa Sanchez for T.R. Friez, LLC; a request to replace an existing air conditioner and furnace with a new air conditioner and furnace in a commercial building at this address. Zoned: Historic Commercial (HC)  
*Approved as part of the Consent Agenda*
3. **Case 061207** – 2391 Calle de Parian, submitted by Robert Reynolds; a request for a zoning permit to allow the reroof of a dwelling at this address. Zoned: Historic Residential (HR)  
*Approved as part of the Consent Agenda*
4. **Case 061211** – 2640 Calle del Oeste, submitted by Gilbert Madrid; a request for a zoning permit to repair minor damage and cracks and paint the repairs to match the rest of the wall. Zoned: Historic Residential (HR)  
*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 received one e-mail from Susan Krueger concerning Case 061212. This was read into the record. (A copy of this e-mail is attached to the end of these minutes.)*

#### B. DECISIONS:

##### **Zoning Permits**

1. **Case 061208** – 2685 Calle de Parian, submitted by William B. McIlvaine, a request for a zoning permit to repair and repaint the stucco and roof on a secondary dwelling to match the primary dwelling at this address. Zoned: Historic Residential (HR) **(This case was heard during the Work Session.)**  
*Staff gave a brief description of the case, explaining that the case had been discussed during the Work Session. Commissioner Nevarez made a motion to approve the request, seconded by Commissioner Salas, and the motion was APPROVED by the PZHAC by a vote of 4 – 0.*
2. **Case 061209**– 1780 Calle de El Paso, submitted by Jon Strain, a request to construct for a shade shelter for horses on the property. Zoned: Residential/Agricultural (RA)  
*Staff provided a brief description of this request, explaining that the purpose of the request was to enable the applicant to provide a shade shelter for horses kept on the property and that the shade shelter was required*

*by the Code. There were no issues. Commissioner Salas made a motion to approve the request, seconded by Commissioner Houston, and the motion was APPROVED by the PZHAC by a vote of 4 – 0.*

3. **Case 061210**– NE Corner of Calle de Segunda and Calle del Sur (address to be assigned), submitted by Ralph Lucero; a request for a zoning permit to allow the construction of two detached dwelling units on a 16,114 square foot property at this location, Zoned: Historic Residential (HR) (**This case was heard during the Work Session.**)

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

4. **Case 061212**– 1755 Tierra de Mesilla, submitted by Blanca Huisar for Casa Blanca; a request for approval of a site plan and elevations for a commercial development on this property. Zoned: General Commercial (C)  
*Staff provided a brief description of this request, explaining that the purpose of the request was to enable the applicant to obtain final approval of the site plan for the property so he could proceed with providing final drawings necessary for obtaining the required building permits for the business. Tom Maese (Cid Inspector) stated that the parking shown is adequate, and that the final plans will need to be stamped by a licensed architect or engineer. There were no issues. Commissioner Salas made a motion to approve the site plans, seconded by Commissioner Nevarez, and the motion was APPROVED by the PZHAC by a vote of 4 – 0.*

5. **Case 061213** – 2391 Calle de Parian, submitted by Robert Reynolds, a request to install a gazebo type shade structure on a residential property at this address. Zoned: Historic Residential (HR) (**This case was heard during the Work Session.**)

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

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

*Commissioner Nevarez expressed concern that the clear-sight-triangle issue at the SE corner of Calle de Guadalupe and Calle del Sur had not been corrected when the property owner at that property had not fixed the problem when a portion of the wall was repaired.*

## **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 4/29/2021 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.

## **PUBLIC INPUT - MAY 3, 2021 PZHAC MEETING**

Reference: Case 061202, 1755 Tierra de Mesilla, Casa Blanka. 5/3/2021, comments submitted by Susan Krueger

Section 18.45.040, "Development standards in the C-Commercial Zone," provides the specific requirements for development of this property. Somehow, PZHAC member comments in the past regarding the lack of development guidelines for the Mercado, have failed to recognize this section, in spite of the fact that staff has used this section in preparing "staff analysis" materials for this property. Perhaps I have missed something along the way and for some reason Section 18.45.040 no longer applies to the Mercado area. If this is so, then what development guidelines are now in place?

What I can recall about the Mercado development is the following, in a shortened version:

The original zoning of what is now the Mercado was agriculture, farmed by the Alvarez family. That zoning was changed by the Town to general commercial with development standards worked out and adopted in Ordinance 94-06.

The first building in the Mercado was the Meson de Mesilla and the property owners requested a zone change to historical commercial, which went through the process and was granted. Mr. Benjamin Boldt had purchased the Mercado land and although he did not request that it all be rezoned to historical commercial, he did request that development in the C-Commercial Zone, the zoning for the Mercado, adhere to a set of requirements that included, for example, section 18.45.040 J. "Architectural Style and Design Standards." Further, each of the structures built in the Mercado after the Meson de Mesilla, have adhered to this section of the town Code which can be confirmed by a review of the building permits.

In support of the concern to preserve the history of Mesilla, please don't let this property slip by.

Mn

**PZHAC NEW BUSINESS  
MAY 17, 2021**

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

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST  
[PZHAC CONSENT AGENDA – 5/17/2021]**

**Item:**

**Case 061216** – 1815 West Boutz Road, submitted by Eloy Zubia Roofing for Patricia Ramirez; a request for a zoning permit to repair and reroof a weather damaged garage at this address. Zoned: Historic Commercial (HC)

**Description of Work Done:**

The applicant would like to repair a roof on an accessory building at this address. This is a flat roof and cannot be seen from the ground. There will be no other work done on the structure. 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 Ge

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Number ▾ Enter Value:

01227

[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:** [R0400396](#)**Parcel Number:** 4006137336411**Owner:** RAMIREZ HECTOR R &  
PATRICIA M**Mail Address:** 1815 W BOUTZ**Subdivision:****Property Address:** 1815 W BOUTZ #1**Acres:** 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: 2

Patricia Ramirez (575) 621-8392  
Name of Property Owner Property Owner's Telephone Number

1815 W. Route Los Cruces NM  
Property Owner's Mailing Address City State Zip Code

eloyzroofig@hotmail.com  
Property Owner's E-mail Address

Eloy Zubia Roofing 912 E Kansas Los Cruces NM 88001  
Contractor's Name & Address (If none, indicate Self)

(575) 649-9832 384392  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

1815 W. Route  
Address of Proposed Work:

Remove 1000 sq Feet of Damaged Roof  
Description of Proposed Work: to expose deck and replace Rained wood and g/ply  
Buildup Roof with Dot tar

\$4500 4/26/21  
Estimated Cost Signature of Applicant Date

Patricia Ramirez  
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**

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_

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.)



**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST  
[PZHAC CONSENT AGENDA – 5/17/2021]**

**Item:**

**Case 061217** – 2501 Calle del Norte, submitted by Neri Fietze; a request for a zoning permit to allow concrete pavers to be overlaid on a small parch at the rear of the dwelling at this address. Zoned: Historic Residential (HR)

**Description of Work Done:**

The applicant would like to install a layer of pavers over a small concrete patio behind the dwelling at this address in order to raise the level of the patio without creating a drainage problem. The pavers will not be anchored down. There will be no other work done on the building. 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 Ge

2014 Aerial Addresses County Address Points

Select Search Type: Account Number

Enter Value:

01227

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: [R0400170](#)

Parcel Number: 4006137021459

Owner: FRIETZE NERI G

Mail Address: PO BOX 301

Subdivision:

Property Address: 2501 CALLE DEL NORTE

Acres: 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: MR. Neri FRIETZE Property Owner's Telephone Number: 575-993-1300  
Property Owner's Mailing Address: 1368 Lisano Rd. LC. City: N. Mex. State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Owner's E-mail Address: \_\_\_\_\_

Contractor's Name & Address (If none, indicate Self): Dwelling Tenant (Occupant) 'SELF'

Contractor's Telephone Number: 575 649-9233

Contractor's Tax ID Number: N/A

Contractor's License Number: N/A

Address of Proposed Work: 2501 Calle del Norte

Description of Proposed Work: RE Laying of pavers in Porched area

Estimated Cost: \$ 295.00

Signature of Applicant: Janeiro Torres

Date: April 24, 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

**PZHAC NEW BUSINESS  
MAY 17, 2021**

**DECISION ITEMS  
ZONING PERMITS**



**PZHAC ACTION FORM**  
**[PZHAC REVIEW – 5/17/2021]**  
**STAFF ANALYSIS**

**Item:**

**Case 061099**– 23230 Calle de Santiago, submitted by Martha Liefeld; a request for a zoning permit to allow the installation of coyote fences and a stucco wall around a property at this address. Zoned: Historical Residential (HR)

**Staff Analysis:**

The applicant would like to remove a deteriorating low cinder block yard wall across the front of the property and replace it with an adobe wall that would extend to the property lines at the north and south of the property (see attached diagram). (The north property line borders an occupied property and the south property line borders Calle de Santiago.) The wall will be about five to six feet high with a wooden gate near the entrance to the dwelling, tapering to a height of three feet about thirty feet before either end of the wall, preserving the clear-sight-triangle at the north and south property lines.

The north property line will have a six foot high coyote fence along its length from an existing wall on the west property line to a short adobe wall that is part of the proposed adobe wall on the east property line.

The proposed adobe wall will extend along at least seventy feet of the south property line along Calle de Santiago. The wall will be three feet in height for at least thirty feet of its length in order to preserve the clear-sight-triangle at the Corner of Calle de Santiago and Calle de Picacho. The wall will then increase to six feet in height, and be continued as a coyote fence to the existing wall on the west property line. There will be two ten foot wide gates in the coyote fence to allow access to the rear of the property (see attached site diagram and diagrams of fences/walls.)

The materials used for the fence and wall are materials that are allowed by the code for fences and walls that are in setbacks along roads in Town. It appears that clear-sight-triangle requirements will be met where there are existing streets or driveways, except for the two ten foot wide gates in the coyote fence along Calle de Santiago. Also, the vegetation near the corner of Calle de Santiago and Calle de Picacho will need to be trimmed to meet clear-sight-triangle requirements.

This case was reviewed by the Architectural Review Committee and the applicant was informed that a Right-of-Entry Agreement was needed with the property owner to the north. The applicant felt that this requirement was a violation of his property and other rights. The Architectural Review Committee determined that a legal opinion on this should be obtained by the Town, and the case was to be postponed until the legal opinion was obtained.

The applicant felt that this could take an extended period of time and has requested that the case be heard anyway in order to obtain an opinion from the PZHAC that could be appealed if necessary. That is why the case is part of this packet.

**Estimated Cost: \$4,000.00**

**Consistency with the Code:**

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

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

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

5. The commission shall also consider the applicable zoning and other laws of the town.

#### **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.

#### **18.35.040 Development standards.**

- D. Yards. For all new buildings, front, side and rear yard must be at least seven feet.

1. Any repairs of structures that have been legally built on a property line or new construction of fences shall require a right-of-entry agreement signed by all property owners of all applicable properties for construction and maintenance that is recorded in Dona Ana County records and filed with the town clerk;

#### **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 be built of wood or adobe in the front setbacks.)*

- 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.

*(The fence will be three feet high from the intersection of Calle de Santiago and Calle de Picacho to a point thirty feet from the intersection in either direction.)*

#### **Findings that need to be made:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of building coyote fences and an adobe wall on this property.
- The PZHAC has determined that the proposed fences and wall will not be in violation of MTC 18.06, MTC 18.33, MTC 18.35 or MTC 18.60
- The PZHAC has determined that the proposed fences and 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 Ge

2014 Aerial

Addresses

County Address Points

Select Search Type:

Account Numbe ▼

Enter Value:

01227

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: [R0400228](#)

Parcel Number: 4006137154481

Owner: LIEFELD MARTHA L

Mail Address: PO BOX 634

Subdivision:

Property Address: 2320 CALLE DE SANTIAGO

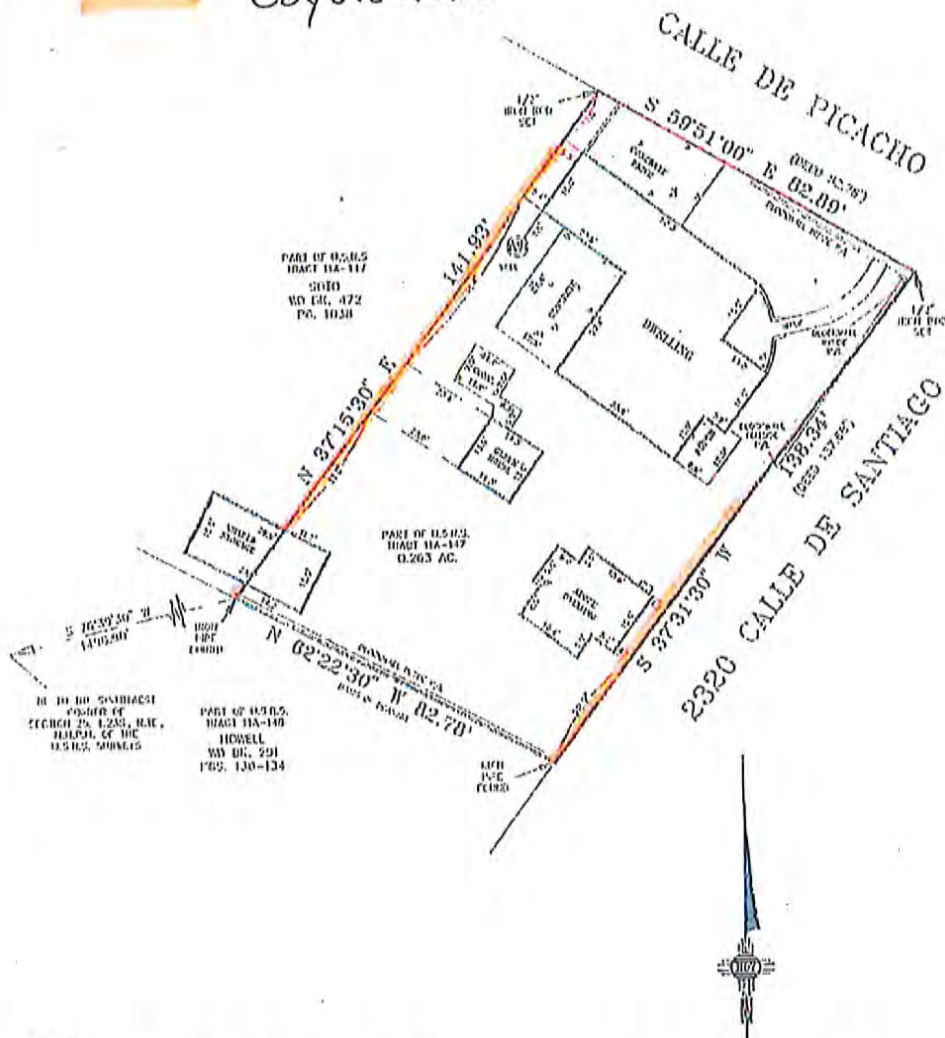
Acres: 0





- Adobe Wall

- Coyote fence



**NOTES:**

FLOOD ZONE "X": AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, IN MAP NO. 35013C0633 E, EFFECTIVE SEPTEMBER 27, 1991.

THIS SURVEY MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.L.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

INFORMATION IN THE PREPARATION OF THIS PLAN DERIVES FROM WARRANTY DEED FILED OCTOBER 23, 2003, IN CLERKS BOOK 472, PAGE 1037, DONA ANA COUNTY RECORDS.

SCALE: 1"=30'

"RECORDING INFORMATION FOR CREDIT CLERK"

PROPERTY OWNER:  
SOTO

PROPERTY LOCATION:  
TOWN OF MESILLA



PLAT OF SURVEY  
SHOWING THE LOCATION OF IMPROVEMENTS  
ON A 0.263 ACRE TRACT  
IN SECTION 25, T.23S., R.1E., N.M.P.M.  
OF THE U.S.R.S. SURVEYS BEING PART OF  
U.S.R.S. TRACT 11A-147  
TOWN OF MESILLA  
DONA ANA COUNTY, NEW MEXICO

I, JORGE MOY, A NEW MEXICO PROFESSIONAL SURVEYOR CERTIFY  
THAT I CONDUCTED THIS SURVEY, THAT THIS SURVEY IS TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT  
THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR  
SURVEYING IN NEW MEXICO.

JORGE MOY  
D.L.P.S.



MOY SURVEYING INC.

111 N. DOWNTOWN BLVD.  
LAS CRUCES, NEW MEXICO  
88001

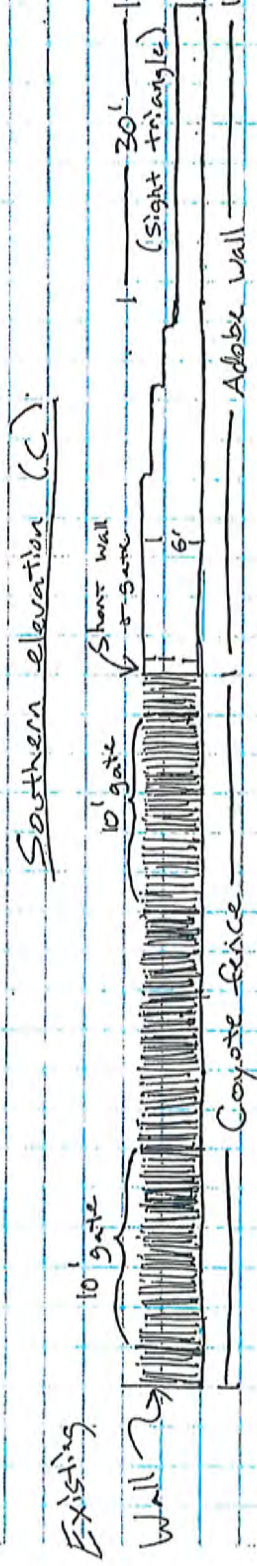
PHONE: (505) 525-0603  
FAX: (505) 524-3230

JOB NO. 07-0037

DRAWN BY ROBERT E. LAWS

FIELD BY PETE & JERRY

DATE 1/10/07 SCALE: 1"=30'





**TOWN OF MESILLA  
ZONING APPROVAL**

**OFFICIAL USE ONLY:**

Case # 061099

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. 061099 ZONE: HR CODE: M1 APPLICATION DATE: 8/10/20

Name of Property Owner Martha Liefeld Property Owner's Telephone Number 575-571-5642

P.O. Box 634 Mesilla NM 88046  
Property Owner's Mailing Address City State Zip Code

eric.liefeld@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: 2320 Calle de Santiago

Description of Proposed Work: - Demolish degraded cinder block yard wall  
- Build adobe + coyote fence as per attached

Estimated Cost \$ 4,000 Signature of Applicant [Signature] (PoA for Martha) Date 7/28/2020

Signature of property owner: [Signature] (PoA for Martha)

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

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:

- Site triangle at corner will be preserved
- Existing cinder block yard wall is degraded and partially outside the property line
- See drawing & site plan for details

**PZHAC ACTION FORM**  
**[PZHAC REVIEW – 5/17/2021]**  
**STAFF ANALYSIS**

**Item:**

**Case 061210**– NE Corner of Calle de Segunda and Calle del Sur (address to be assigned), submitted by Ralph Lucero; a request for a zoning permit to allow the construction of two detached dwelling units on a 16,114 square foot property at this location, Zoned: Historic Residential (HR)

**Description of Request:**

The applicant would like to build two Pueblo style dwelling units on a 16,114 square foot property that currently contains a small pecan grove. The units will each have 1,072 square feet of heated and cooled area, and 186 square feet of covered porches. The maximum height of the structures will be about twelve feet. According to the applicant, there will be no garages, although there will be room for three off-street parking spaces for each dwelling. (The original drawings indicated two spaces per dwelling. The drawings have been changed by the applicant to show that the area available for parking will be enough for three or more spaces for each unit. (The applicant had been made aware the correct amount of required parking would need to be shown on the drawings provided to CID.)

Each unit will be setback at least 15 feet from the front and rear property lines, and at least 28 feet from the side property lines (including Calle del Sur). A fence will run down the middle of the property between the two units. (This fence is not on a property line.) Water and sewer will be provided by the Town.

**This case was originally heard by the PZHAC at their Work-Session and Regular Meeting held on May 3, 2021. The main issues that were discussed include the overall density of development that the proposal would create, especially since the neighboring properties were owned by family members and these two units could result in a subdivision-like development of the area, according to the PZHAC. Additionally, there were concerns with the availability of water and sewer services from the Town. A decision on the request was postponed by the PZHAC in order to allow the applicant to address these issues.**

According to the applicant's representative (Anthony Lucero, who is also acting as general contractor for the applicant), the three properties to the east of the subject property are each owned by a different family member and are occupied by existing duplexes. These cannot be further developed or subdivided due to current regulations on the property. Further to the east is a 0.9 acre parcel owned by the applicant's brother. This parcel could possibly be split through the summary subdivision process to allow a total of four dwellings, but this would need to be approved by the PZHAC and the BOT. Additionally, the PZHAC addressed the density issue in the Historic District in an amendment to MTC 18.35 passed last May that increased the size requirement for the development of property from 4000 square feet of property per dwelling to 8,000 square feet of property, and the maximum number of dwellings on a property was limited to two. (The subject property meets the development requirements of the amended code.)

In response to the questions about the availability of water and sewer from the Town, the applicant's representative spoke with Rod McGillivray, Public Works Director for the Town. He was told to fill out the necessary applications (attached) and service would be provided. (This was confirmed by Staff.)

**Consistency with the Code:**

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

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

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

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

#### **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.

#### **18.35.040 Development standards.**

- A. Lot Area. Each lot or parcel to be developed in the H-R zone shall have a minimum of 80 feet of frontage on a public street and a minimum of 8,000 square feet of area.

*The lot has over 80 feet of frontage and is 16,114 square feet in size.*

- B. Population Density. When lots or parcels in the H-R zone are to be developed to single-family or multiple single-family dwellings, each lot or parcel shall have sufficient area to provide 8,000 square feet of area for each family unit to be built. The maximum number of dwellings allowed on any property shall be two, providing density and parking requirements are met. A maximum of 40 percent impervious and 60 percent pervious shall be required unless otherwise noted by the development zone requirements of Chapter [18.33](#) MTC (Historic Preservation).

*The property has over 8,000 square feet per dwelling unit (16,114 square feet). Additionally, there will only be two dwelling units on the property, and these will meet density and parking requirements.*

**Estimated Cost: \$195,000.00**

#### **Findings that need to be made:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of building two new dwellings on this property.
- The PZHAC has determined that the proposed dwellings will not be in violation of MTC 18.06, MTC 18.33 or MTC 18.35
- The PZHAC has determined that the proposed dwellings meet all applicable Code requirements.

#### **PZHAC OPTIONS:**

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

#### **PZHAC ACTION:**



# Doña Ana County, NM

General Reference Maps

[Map Help](#)

Doña Ana County Ge

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Number ▾ Enter Value:

01227

[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: [R0400610](#)

Parcel Number: 4006138255088

Owner: LUCERO RALPH JR ATTN:

JULIE LUCERO

Mail Address: PO BOX 753

Subdivision:

Property Address: CALLE SEGUNDA

Acres: 0.37



Doña Ana County, NM





Calle Segunda

Calle Del Sur





PLANS FOR THE CONSTRUCTION OF:

# NEW CONSTRUCTION

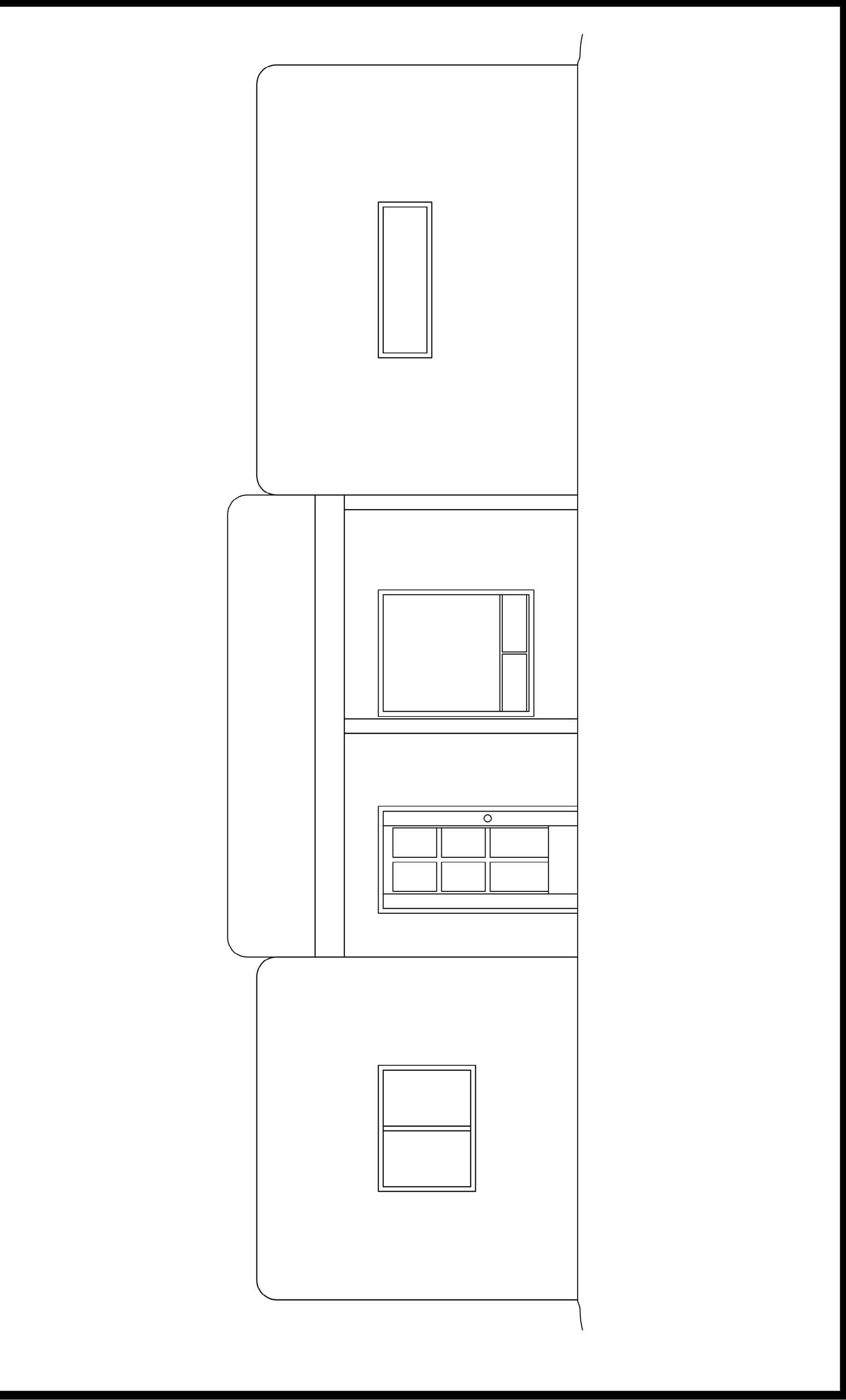
## GENERAL STRUCTURAL NOTES

- ALL DIMENSIONS, SPECIFICATIONS AND MEASUREMENTS, INCLUDING ALL BUILDING ALL BUILDING MATERIALS ARE TO BE CHECKED BY THE OWNER/CONTRACTOR THE STRUCTURAL INTEGRITY IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. MV DESIGNS ASSUMES NO RESPONSABILITY FOR ANY OF THE PRECEDING.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH@ 28 DAYS OF F'c = 3000 PSI.
- ALL REINFORCING STEEL SHALL BE ASTM 4-615, GRADE 40, HAVING A YIELD STRENGTH OF 40,000 PSI
- ALL REINFORCING STEEL SHALL BE FABRICATED AND PLACED IN ACCORDANCE WITH THE ACI. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-71) AND THE ACI STANDARD DETAILING MANUAL (ACI 315-65).
- WHERE LAPPED SPLICES IN REINFORCING OCCUR, THE MINIMUM LAP SHALL BE 40 BAR DIAMETERS OR 12" MINIMUM.
- PROVIDE BAR SUPPORTS AND SPACERS FOR REBAR IN ACCORDANCE WITH ACI 615-65.
- CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS;
  - FOOTINGS - 3" FROM BOTTOMS AND SIDES
  - PROJECTED -  $1\frac{1}{2}$ " FROM BOTTOMS AND SIDES
- ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL, OR EXISTING SOIL COMPACTED FILL TO 95% OF STANDARD PROCTOR AT OPTIMUM MOISTURE CONTENT. (ALLOW 12" PRE-ENGINEERED FILL AS REQ'D)(SITE CONDITION DETERMINANT).
- ALL STRUCTURAL AND MISCELLANEOUS STEEL MEMBERS, SHAPES AND CONNECTIONS SHALL BE ASTM A-36, HAVING A YIELD STRENGTH OF 36,000 PSI.
- AL STRUCTURAL LUMBER TO HAVE A MINIMUM BENDING STRESS OF Fb=12,000 PSI
  - LOADS
    - ROOF
      - LIVE LOADS 20 PSF
      - DEAD LOADS 25 PSF
    - WALLS 25 PSF WIND LOADS 40PSF
    - FLOORS 15 PSFASSUME SOIL BEARING CAPACITY IS 12,000 PSF.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE SHORING FOR ALL PARTS OF THE STRUCTURE DURING THE CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
- ALL PREFABRICATED WOOD TRUSS SHALL MEET THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS. BY NATIONAL FOREST PRODUCTS ASSOCIATION (LATEST EDITION) AND DESIGN SPECIFICATIONS FOR LIGHT METAL PLATED CONNECTED WOOD TRUSSES, BY THE TRUSS PLATE INSTITUTE (LATEST EDITION). ALL TRUSS DESIGNS SHALL CONTAIN THE FOLLOWING DESIGN AND FABRICATION DATA: METAL CONNECTORS, THEIR GAGE AND THICKNESS, NOMINAL SIZES AND LOCATIONS AT ALL JOINTS, LUMBAR SPECIFICATIONS SUCH AS PITCH, SPAN, SPACING OF TRUSSES AND THE SPECIES AND STRESS GRADE OF LUMBER TO BE USED AS MEMBERS, DESIGN LOAD OF TRUSSES AND ALLOWABLE STRESS INCREASE, CAMBER AND PERMANENT BRACING REQUIRED TO PREVENT COMPRESSION BUCKLING OF INDIVIDUAL TRUSS MEMBERS. ALL TRUSS DRAWINGS SHALL BE FURNISHED BY THE TRUSS MANUFACTURER.
- USE PORTLAND CEMENT MORTAR ASTM C 150 TYPE I - HYDRATED LIME: ASTM C 207 TYPE S AND SAND: ASTM C 144.
- CONTRACTOR SHALL INCLUDE NECESSARY REINFORCEMENT IF FOUNDATION IS TO BE PLACED ON UNSTABLE SOIL. I.E. CLAY. PIERS OR APPROVED EQUIVALENT.

- ### SHEET INDEX
- A-1 COVER SHEET
  - A-2 SITE PLAN
  - A-3 FLOOR PLANS
  - A-4 ELEVATIONS

### CODE REVIEW

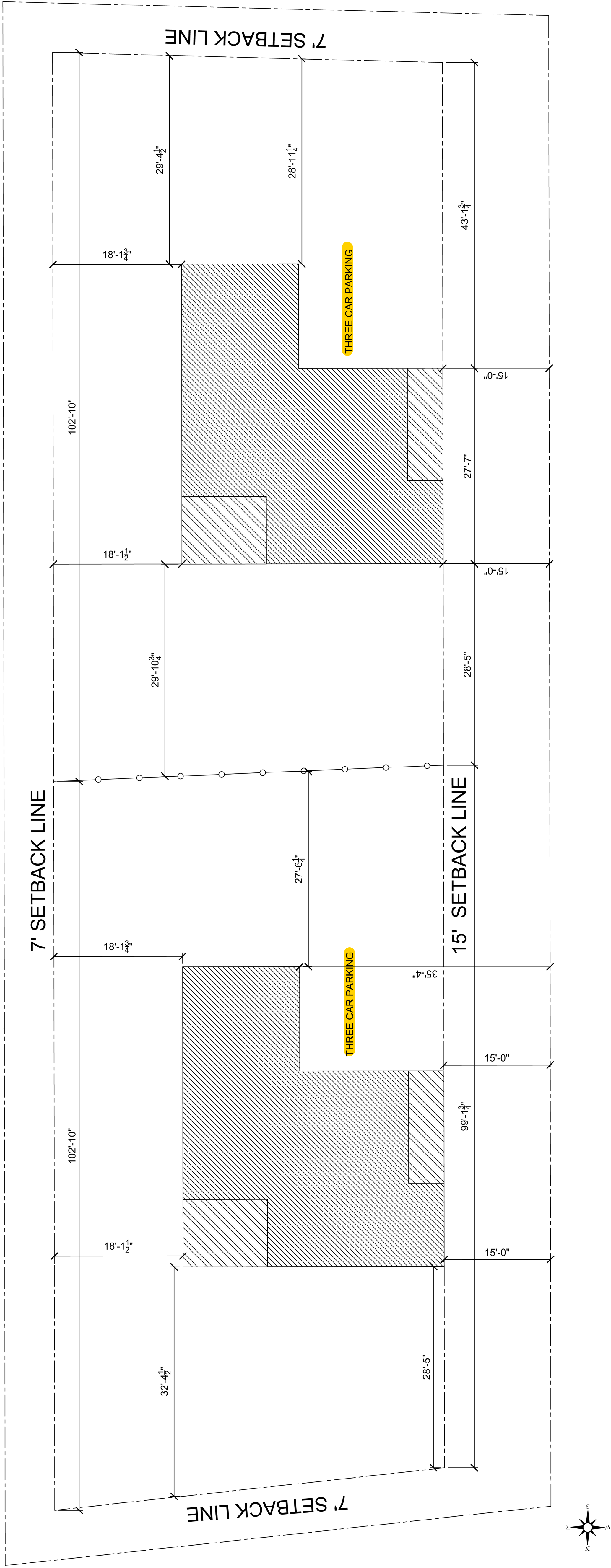
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TOTAL SQ. FT. = 1,259  
TOTAL STORIES: 1



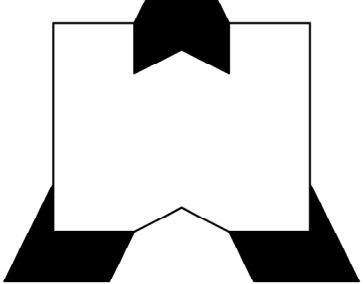
COVER SHEET		PROJECT
ADDRESS	CALLE SEGUNDA MESILLA, NM 88046	SHEET
NEW CONSTRUCTION		A - 1

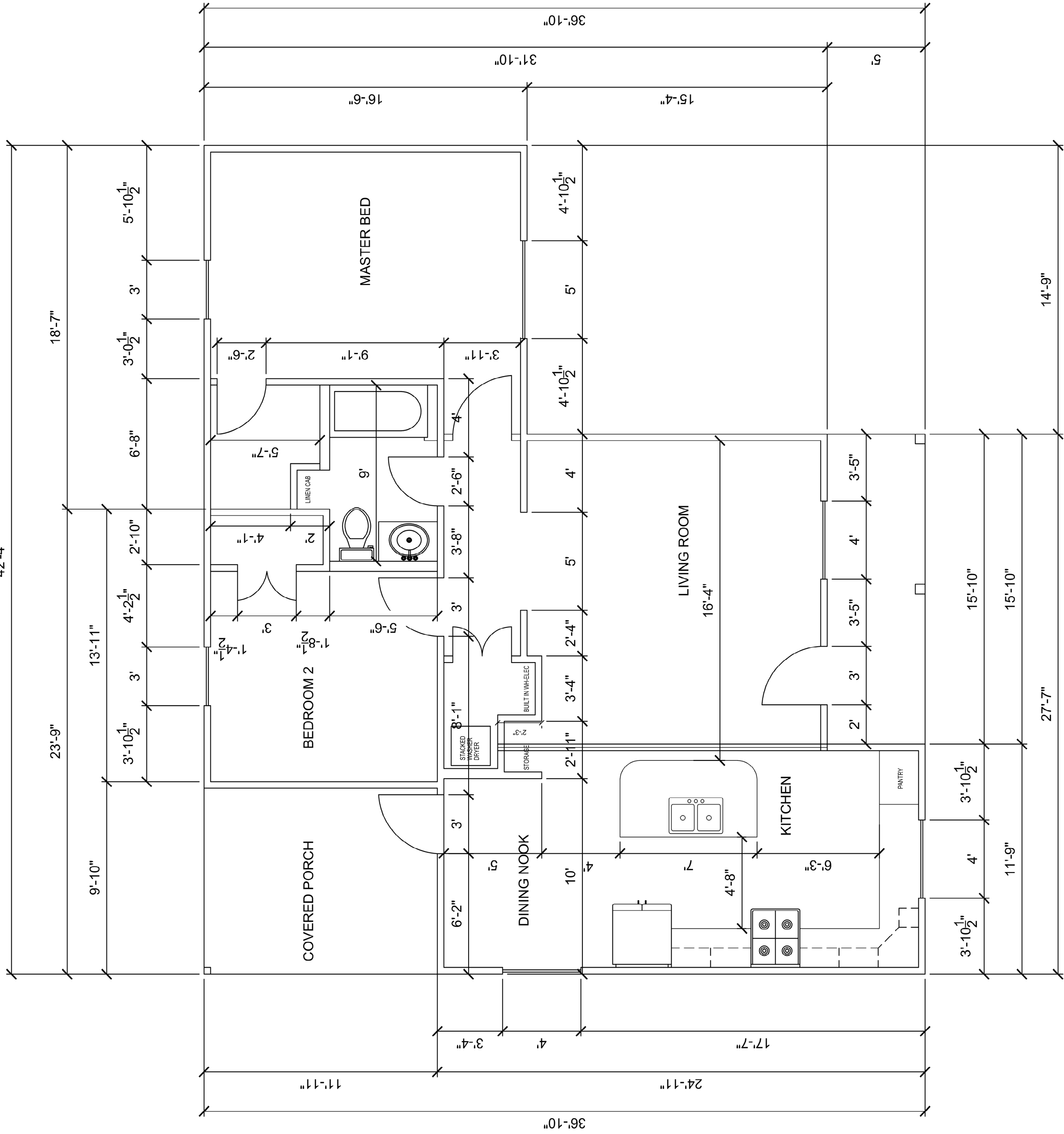
MV Designs  
PH (915) 346-4075  
martinv1018@gmail.com



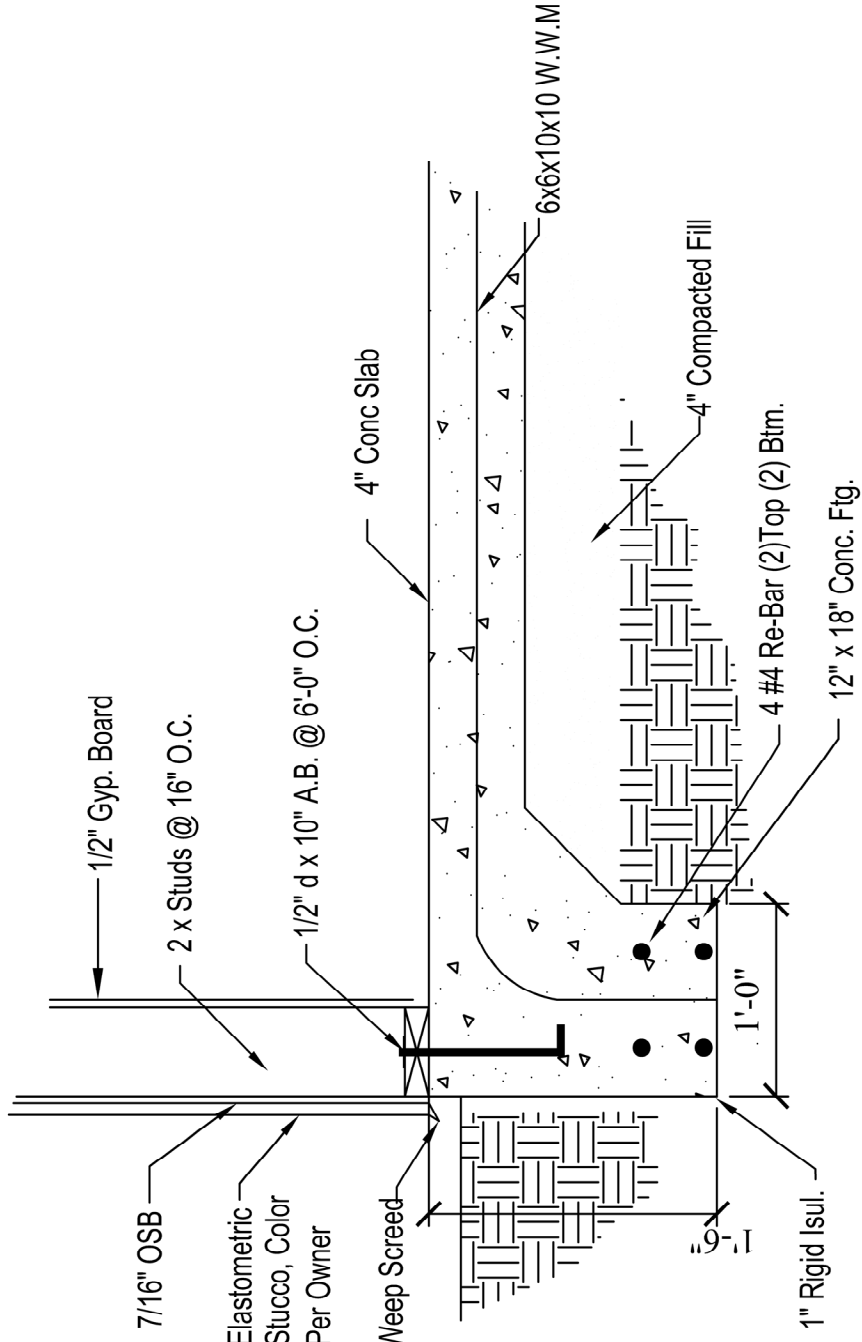


**Site Plan**  
SCALE: 1/8"=1'-0"

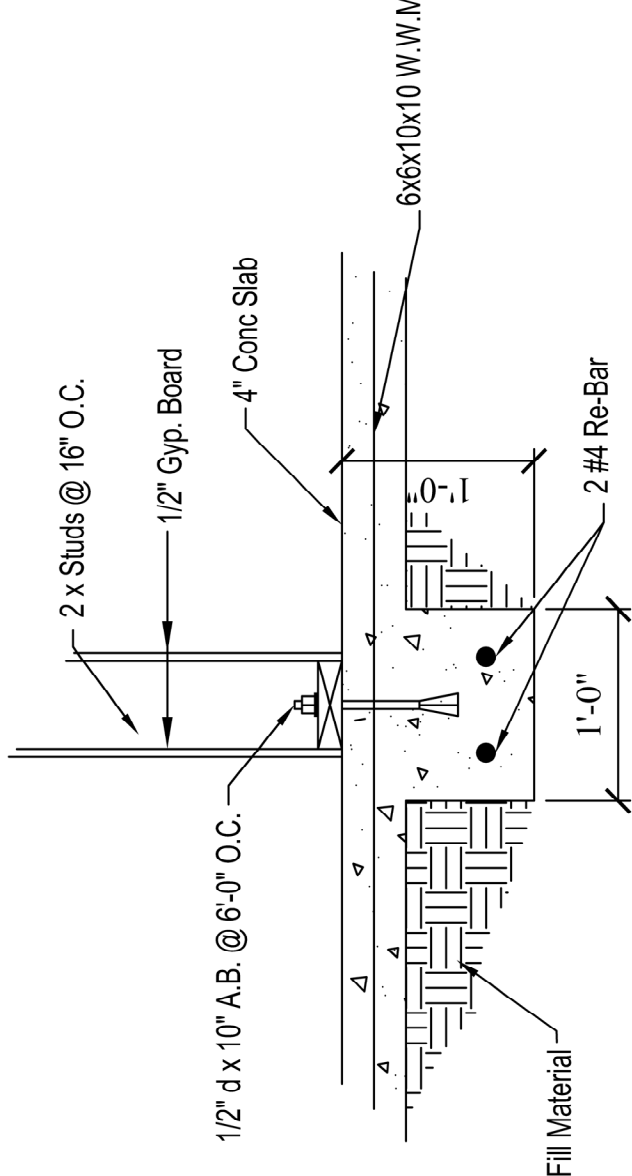




FLOOR PLAN  
SCALE: 1/4"=1'-0"

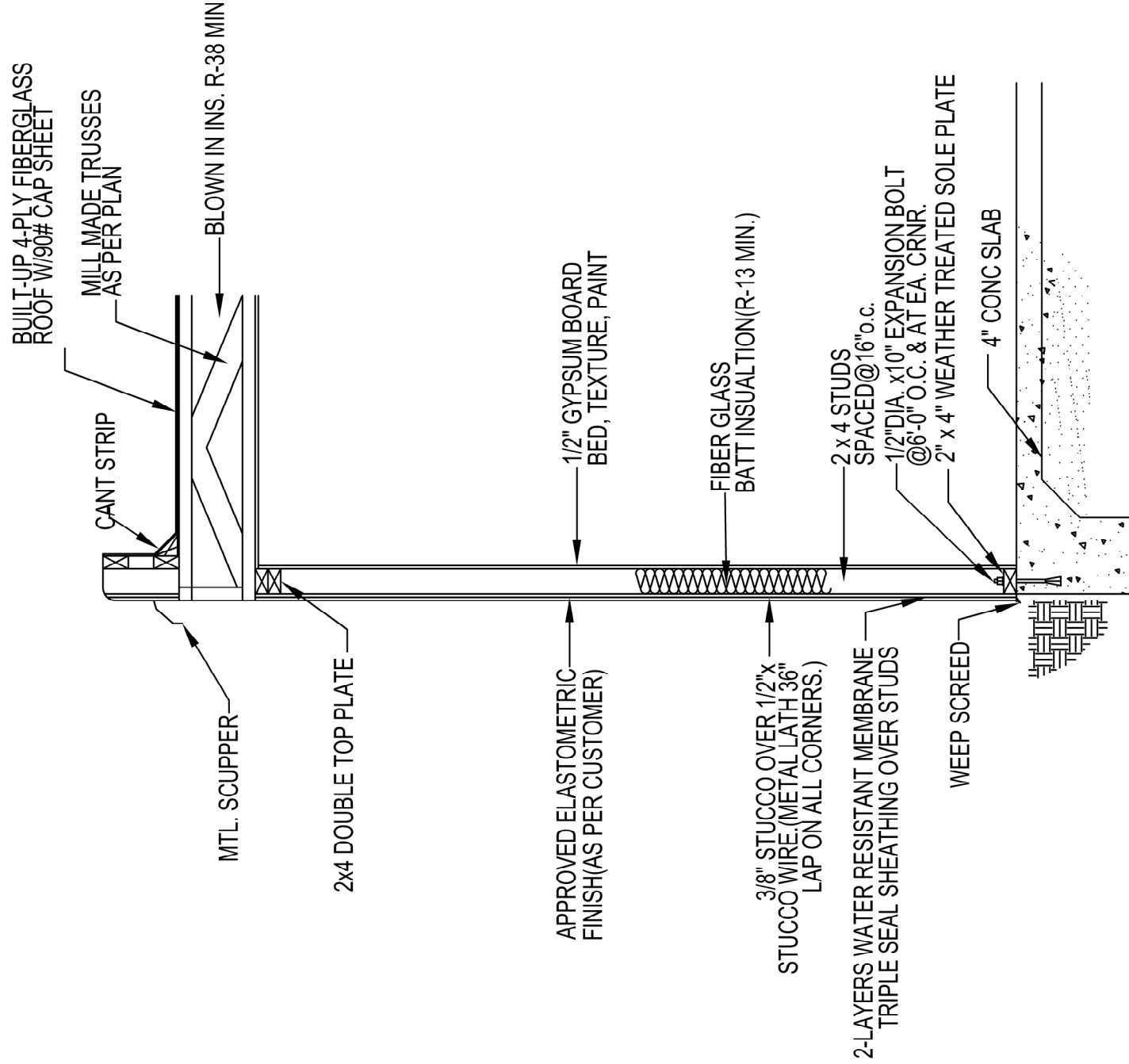


A EXTERIOR WALL FOOTING  
SCALE: 1"=1'-0"



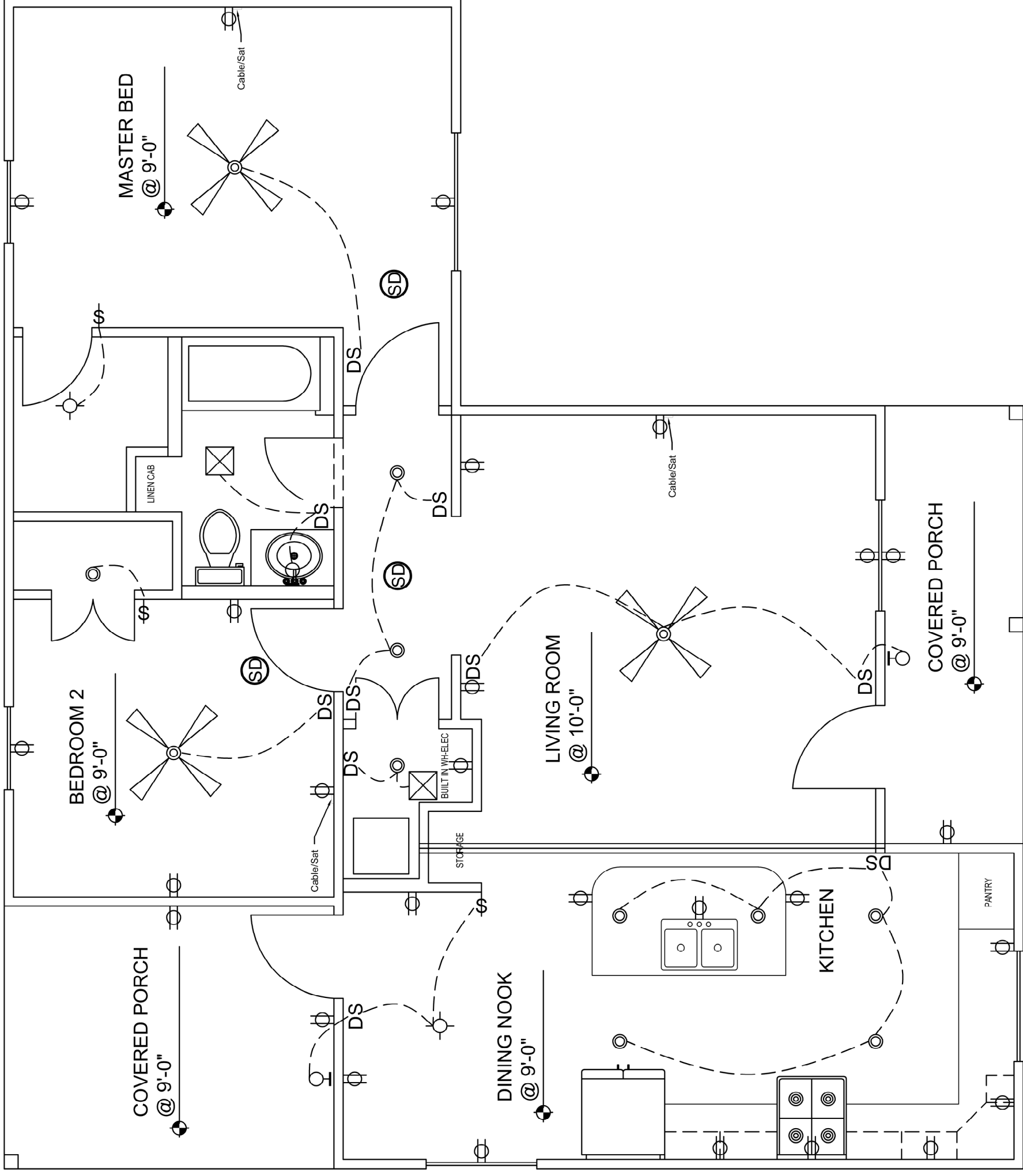
B INTERIOR LOAD BEARING FOOTING  
SCALE: 1"=1'-0"

A WALL SECTION  
SCALE: 1/2"=1'-0"



GENERAL SPECIFICATIONS

- AREAS:  
HOUSE: 1,072 SQ  
GARAGE: NONE  
PORCHES:  
FRONT: 79 SQ  
SOUTH SIDE: 107 SQ
- CONSTRUCTION:  
STYLE: CONTEMPORARY SOUTHWEST PUEBLO  
HOUSE: 2x4 16" OC: 2x6 WHERE NEEDED  
GARAGE: 2x4 FRAME 16" OC  
PORCHES: POST AND BEAM  
ROOF: PRE-FABRICATED ROOF TRUSSES-FRAME OVER EXPOSED BEAMS AND DECK 4 PLY BUILT UP ROOF
- WINDOWS: SIZES AS PER PLAN-VINYL SASH-AS PER WINDOW SCHEDULE  
MAX. SHG. 24 AND U-VALUE .30  
EXTERIOR DOORS: SIZES AS PER PLAN  
STUCCO: ULTRA FLEX ELASTOMETRIC  
INSULATION:  
HOUSE:  
CEILINGS: R-38 BLOWN IN BRD  
WALLS: R-27 (R-23 BLOWN IN BATTS+ 1" FF INS.  
GARAGE:  
CEILINGS-R30 BATTS  
WALLS: R-19 BATTS
- INTERIOR FINISH:  
DRYWALL: HAND TEXTURE-ROUNDED CORNERS  
WINDOWS: 3 SIDES WITH SILL  
INTERIOR DOORS: AS PER PLAN  
CASING: STAIN GRADE 5/8" X 2 1/4" SMOOTH PAINT  
GRADE PINE  
BASE BOARD: STAIN GRADE 5/8" X 2 1/4" SMOOTH PAINT GRADE  
WINDOW SILLS: 1/2" SUGAR PINE STAINED OR PAINTED  
PAINT: SATIN FINISH ENAMELS COLOR BY OWNER
- PLUMBING:  
KITCHEN: STAINLESS STEEL UNDER MOUNT  
1 EA DISHWASHER HOOK UP  
1 EA GARBAGE DISPOSAL  
REFRIGERATOR ICE MAKER HOOK UP  
TRIM DELTA SINGLE LEVER SATIN NICKEL
- OTHER:  
1 EA ELECTRIC TANKLESS WATER HEATER RHEEM 18 KW OR EQUAL GAS STUB OUTS TO : STOVE AND HVAC  
4 JOSE BIBS



Reflected Ceiling Plan Symbols	
SYM.	DECRPTION
⊙	Recessed Can Fixtures
⊙	Wall Mounted Light Fixtures
⊗	Exhaust Vent/Fan
CEILING FAN W/ LIGHT	

Electrical Symbols & Switching	
SYM.	DECRPTION
⊙	Recessed Can Fixtures
⊙	Surface Mounted Fixture
⊙	Single Pole Switch
⊙	Double Pole Dimer/Switch
⊙	Double Pole Switch
⊙	Smoke Detector
⊙	Duplex Outlet
⊙	WaterProof Duplex Outlet
⊙	Ground Fult Duplex

Plumbing Fixtures	
SYM.	DECRPTION
⊙	Hose Bib

FLOOR/ELEC/WALL  
SEC/FOOTING PLANS

ADDRESS

CALLE SEGUNDA MESILLA,  
NM 88046

NEW CONSTRUCTION

TITLE

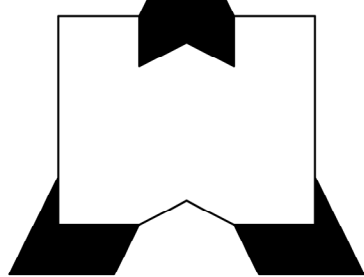
SHEET

A - 3

SCALE

APRIL 20, 2021

AS NOTED



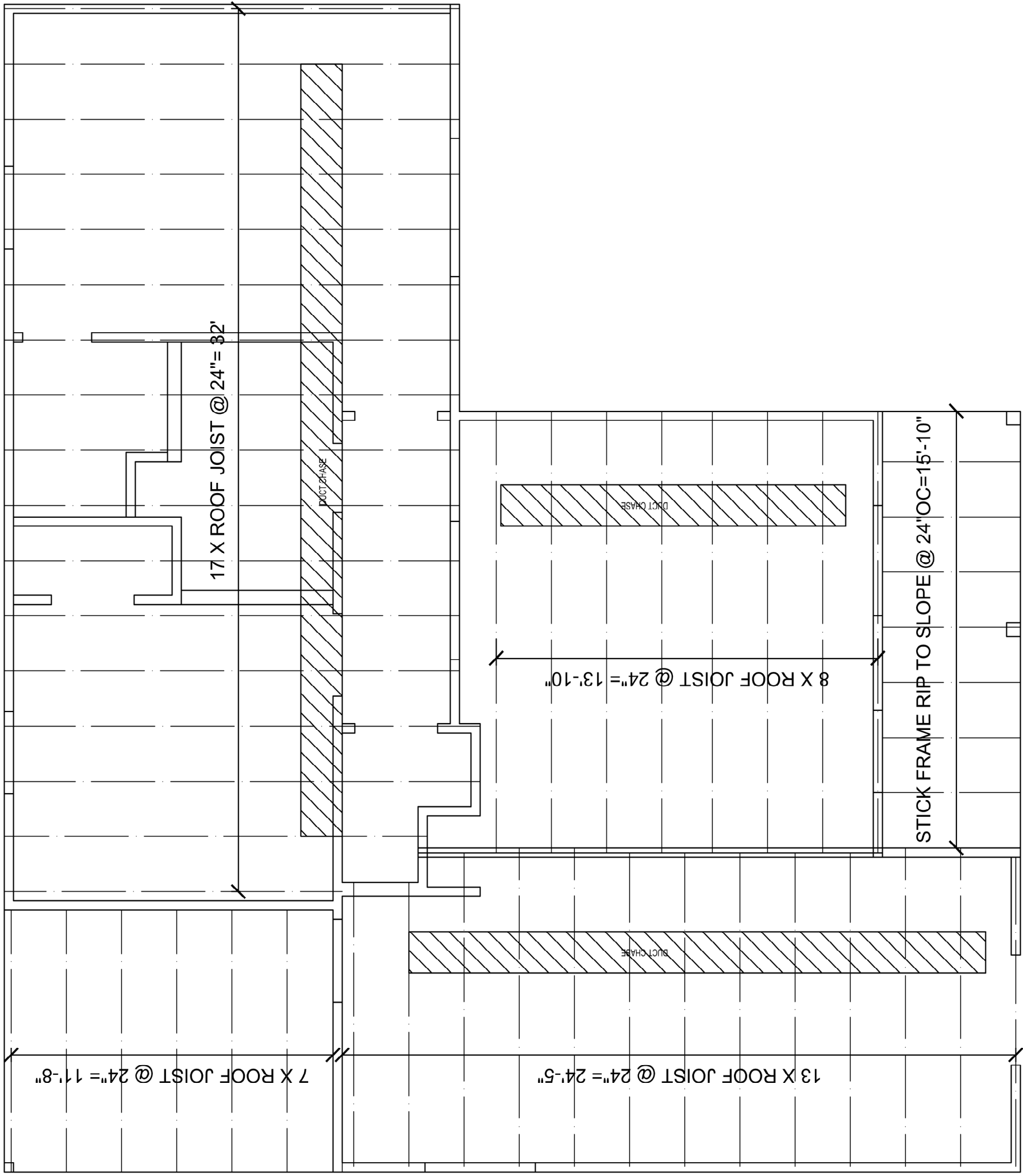
MV Designs

PH (915) 346-4075

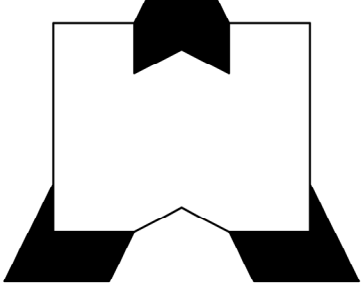
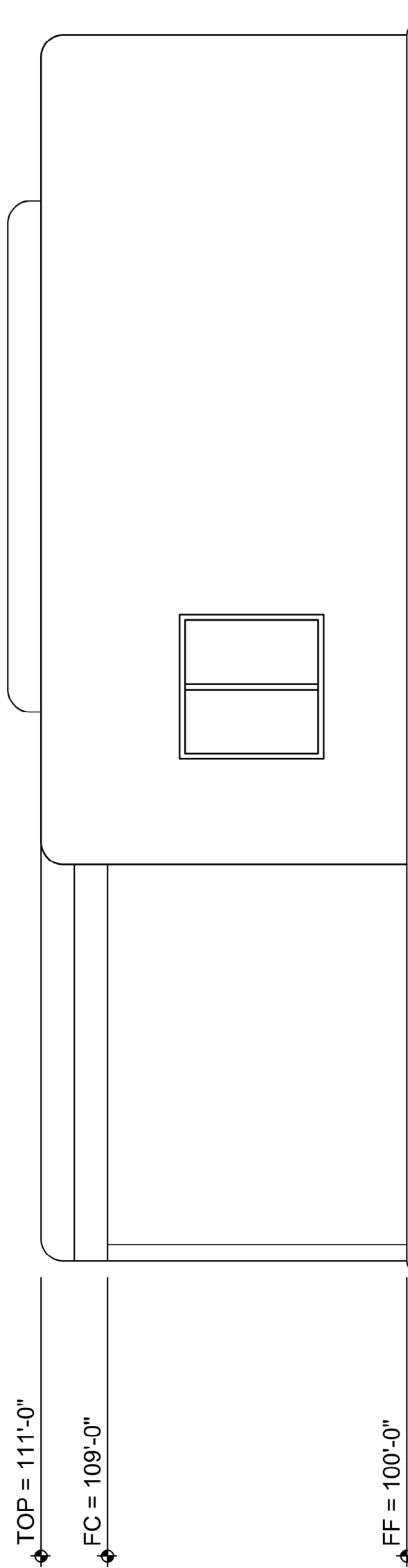
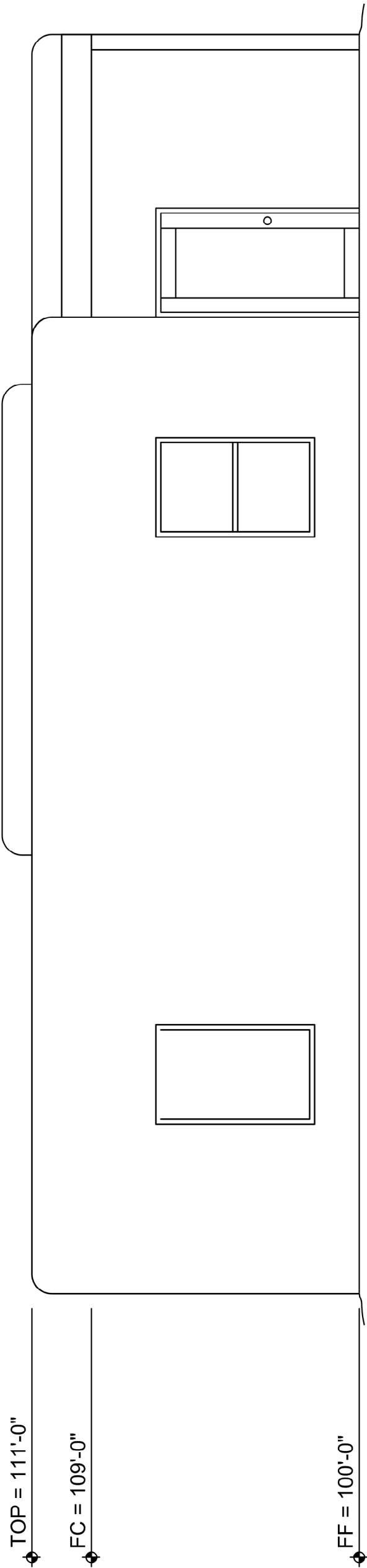
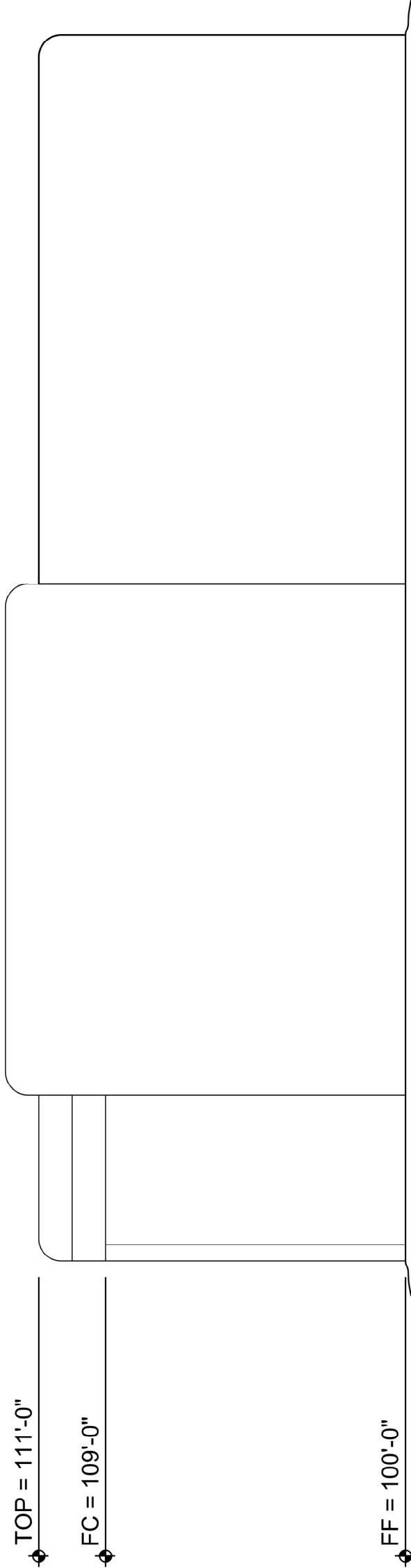
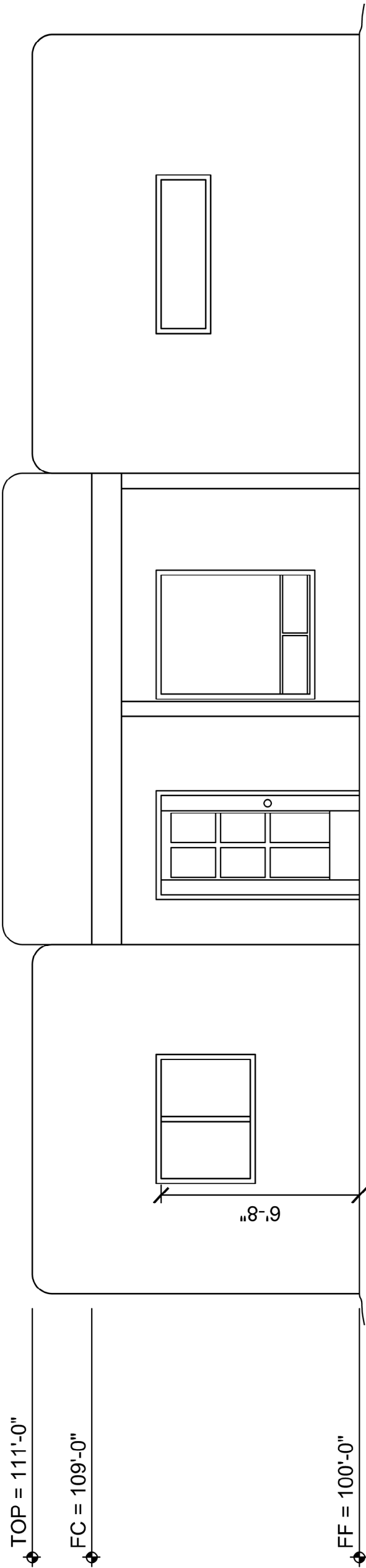
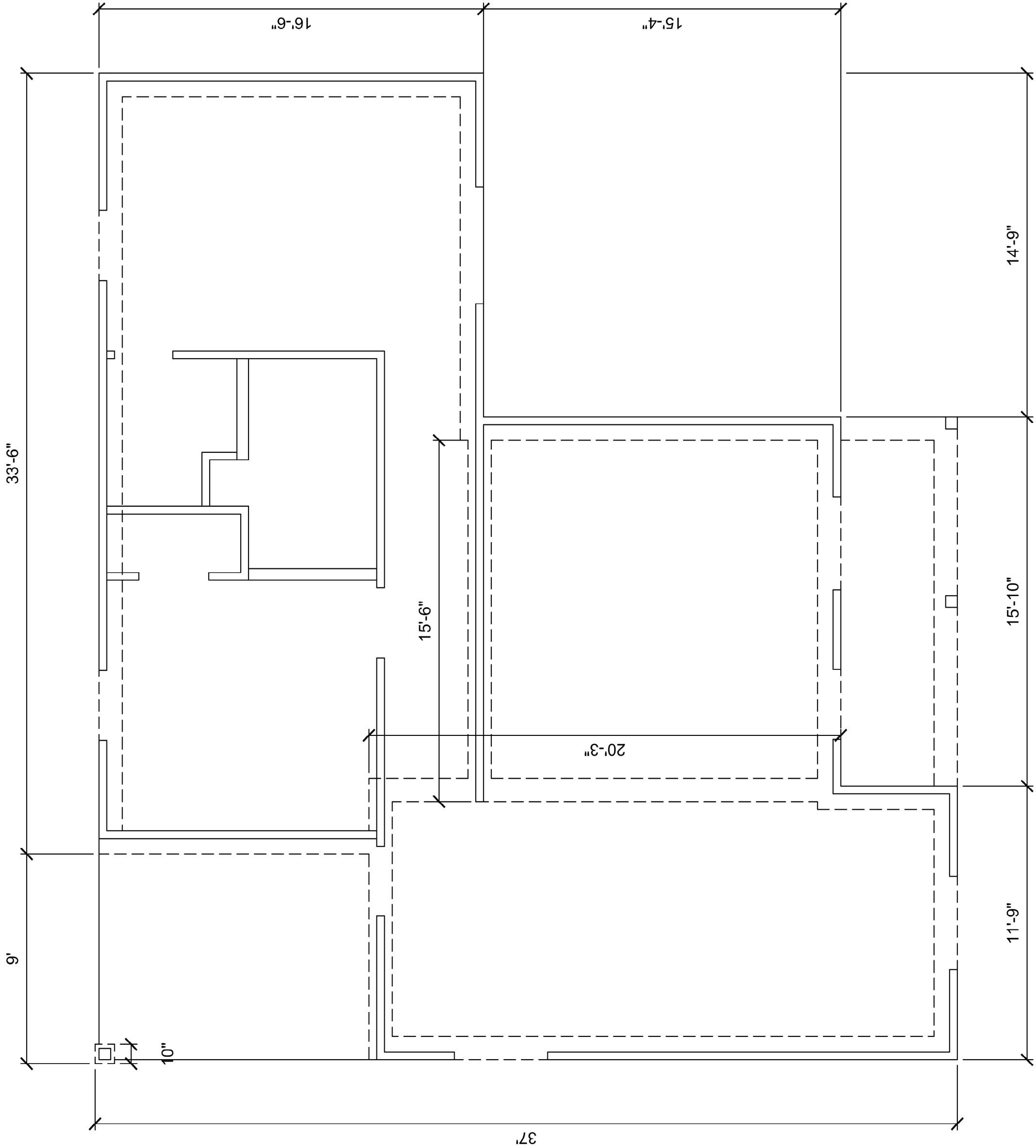
martinv1018@gmail.com

PROJECT		NEW CONSTRUCTION	
TITLE		ELEVATION/FOUNDATION TRUSS PLANS	
ADDRESS		CALLE SEGUNDA MESILLA, NM 88046	

DATE	APRIL 20, 2021
SCALE	AS NOTED



FOUNDATION PLAN  
SCALE: 1/4"=1'-0"



MV Designs  
PH (915) 346-4075  
martinv1018@gmail.com

## ARCHITECTURAL STYLES AND STANDARDS

### 18.33.170 Appendix A – Design standards with compliance checklist for the following architectural styles: Spanish Pueblo, Territorial, Spanish Mission, Northern New Mexico and Ranch Style.

Each style and its design standards with compliance checklist are listed below with instructions for completing the checklist. The styles appear on separate pages for ease in copying for individual use.

### SPANISH PUEBLO

Design standards with compliance checklist for the Spanish Pueblo architectural style.

When completing a checklist, applicants shall circle all the components within individual items that apply to their application and annotate their responses as needed. If a component is not required and does not apply to the application, it should be marked "n/a."

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

#### COMPLIANCE

YES      NO

#### Design Components

Building Height: One or two stories, to be determined by development zone. \_\_\_X\_\_\_

Setback: For commercial usage, can be built to property line;  
for residential, meets prevailing setback in the development zone. \_\_\_X\_\_\_

Proportion, relationship of height to length: Buildings are long and low (1). \_\_\_X\_\_\_

In the case of a two-story application of this style, the second level occurs over only a portion of the lower level. \_\_\_X\_\_\_

The overall proportion of the building is dependent in part on the height of the firewall or parapet which is a continuation of the exterior walls extending beyond the roof line on three or more sides (1). \_\_\_X\_\_\_

Walls, historically, are reduced in thickness towards the top to form a battered silhouette. \_\_\_X\_\_\_

Portales or porches, if used, create a lower profile than the basic building (1). \_\_\_X\_\_\_

The character of the building's shapes is rounded or softened without sharp lines. \_\_\_X\_\_\_

#### Pattern and Rhythm

Solid wall space is greater in any facade than window and door space combined (1). \_\_\_X\_\_\_

Window and door openings are small and randomly, not symmetrically, placed on the facades. \_\_\_X\_\_\_

Window heights from grade are uneven. \_\_\_X\_\_\_

Canales, or drainspouts, pierce the parapet and are spaced in an uneven pattern as required for drainage. \_\_\_X\_\_\_

	Number	Proportion	Size
Doors	2		30x70
Windows	6		Various
Gates			
Walls			



## SPANISH PUEBLO (CON'T.)

### Roof Type

Flat with a slight slope for drainage.

  X         

Parapet or firewall: roofs are surrounded on at least three sides by a parapet or firewall.

  X         

### Surface Texture of Walls

Mud plaster. Hard plaster, smoothly applied, is acceptable.

  X         

### Color

Exterior walls must be of a same single color. Acceptable colors are those of natural adobe, ranging from a light earth color to a dark earth color. Flat white is also acceptable. (See color charts)

  X         

The protected space under portales may be painted white or a contrasting color or a mural may be used.

### Site Utilization

Follows development zone. Historically, examples of this style are seen most often in a rural setting or with setbacks if sited in an urban location.

  X         

### Projections and Cavities

Historically, windows are usually deep set defining, from the exterior, the wall thickness.

  X         

Wall heights vary according to room shapes or additions.

  X         

Buttresses, fireplace outlines and chimneys are massive and important facade elements.

  X         

Vigas, or beams, round or rectilinear, sometimes project through exterior walls or are sometimes cut flush with the unplastered adobe walls and plastered over for protection.

  X         

### Architectural Details

Wood trim is minimal around window and door openings with a rounding of the wall creating a transition from wall surface to window surface.

  X         

Canales are built up of saw timber, hollowed out from logs, or sheet metal bent to shape, or ceramic pipe sections or other materials as long as they are encased in one of the above materials.

  X         

Lintels above windows and door openings are exposed wood.

  X         

Portales or covered porches, either inset or projecting, have posts of round logs capped with a corbel and square beams.

  X         

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# TOWN OF MESILLA

UNIT A

P.O. BOX 10/2231 AVENIDA DE MESILLA MESILLA, NEW MEXICO 88046 PHONE: 524-3262 FAX: 541-6327

## APPLICATION FOR SERVICES

### BILLING INFORMATION

Owner's / Renter's Name Ralph Lucero  
Mailing Address PO Box 753  
City, State, Zip Mesilla Park NM 88047  
Driver's License 106803994 NM

Physical Address Calle Segunda 475 Shiloh Road  
Telephone 575-644-3254 (cell)  
Birth Date 4-19-77  
Last four (4) digits of Social Security 0564  
NO LAND LINE

### TYPE OF OCCUPANCY

Single Residence ☐ Duplex ☐ Apartment House ☒ Store ☐  
Commercial ☐ Other ☐ # of Dwellings 2

Date of Service \_\_\_\_\_

### SERVICE DESIRED

**WATER** 1. Residential ☒ 2. Commercial ☐ 3. Hydrant ☐ 4. Other ☐  
\*\*\$50 One time fee for installation of hydrant meter and use  
\*\*Deposit: owner \$50/renter \$150, hydrant meter \$250  
\* Fire Hydrant at corner of Calle Segunda & Calle De Santa Ana

**SEWER** 1. Residential ☒ 2. Commercial ☐ 3. Other ☐ \* Another Hydrant by School

**GARBAGE** # of Polycarts Desired 2 Recycling Bin 1 (charges WILL apply for more than one polycart)  
\*\*Deposit: owner \$50/renter \$150

Applicant's Signature Ralph Lucero Jr. Date 5/3/21

### BILLING OFFICE

New Account Yes ☐ No ☐ # of units on file (past or present) \_\_\_\_\_  
1. Deposit Charges \$ \_\_\_\_\_ 2. Additional Charges (specify) \$ \_\_\_\_\_  
Deposit Paid \_\_\_\_\_ Check # \_\_\_\_\_ Charges Paid \_\_\_\_\_ Check # \_\_\_\_\_

Comments: \_\_\_\_\_

### \*\*\*ESTIMATED COST\*\*\*

### \*\*\*ESTIMATED COST\*\*\*

#### PUBLIC WORKS DEPARTMENT

Size of meter requested 5/8" or 3/4"  
Connection \$ 500.00  
Water Development Fee \$ 1200.00  
Water Rights Acquisition Fee \$ 383.00  
Other (METER) \$ 75.00  
Deposit \$ 50.00  
Sub TOTAL \$ 2208  
Water & Sewer Total \$ 5501.00  
Paid \_\_\_\_\_ Check # \_\_\_\_\_

Sewer Connection \$ 750.00 Water  
\*Sewer DF to CLC \$ 1943.00 24-510-2326  
Insp. Fee \$ 0  
Other \$ 600.00 EXCAVATION

Sub TOTAL \$ 3293.00

UNIT A 5501.00  
UNIT B 1008.00

[6509.00] TOTAL

\*Development Fee To The City of Las Cruces

Comments\*\*CUSTOMER MUST ALSO HAVE A SEPARATE TRASH BIN AND WILL NEED TO HIRE A PLUMBER TO CONNECT FROM PROPERTY TO TOWN METER. ADDITIONAL COST WILL BE ADDED FOR A BORING/EXCAVATION PERMIT (DIRT ROAD \$300/PAVED ROAD \$600).  
\*\*\*APPLICANT MUST SIGN THE BACK OF THE FORM BEFORE APPROVAL IS GRANTED

Approved by [Signature] Date 5-5-21

# TOWN OF MESILLA

UNIT B

P.O. BOX 10/2231 AVENIDA DE MESILLA MESILLA, NEW MEXICO 88046 PHONE: 524-3262 FAX: 541-6327

## APPLICATION FOR SERVICES

### BILLING INFORMATION

Owner's /Renter's Name Ralph Lucero  
Mailing Address PO Box 753  
City, State, Zip Mesilla Park NM 88047  
Driver's License 106803994  
NM

Physical Address 475 ~~Shelton Road~~ Calle Segunda  
Telephone 575-644-3254 (cell) NO LAND line  
Birth Date 4-19-77  
Last four (4) digits of Social Security 0564

### TYPE OF OCCUPANCY

Single Residence ☐ Duplex ☐ Apartment House ☒ Store ☐  
Commercial ☐ Other ☐ # of Dwellings 2

Date of Service \_\_\_\_\_

### SERVICE DESIRED

WATER 1. Residential ☒ 2. Commercial ☐ \*3. Hydrant ☐ 4. Other ☐

\*\*\$50 One time fee for installation of hydrant meter and use

\*\*Deposit: owner \$50/renter \$150, hydrant meter \$250

\* Fire Hydrant at corner of Calle Segunda & Calle De Santa Ana

SEWER 1. Residential ☒ 2. Commercial ☐ 3. Other ☐

\* Another Hydrant by School

GARBAGE # of Polycarts Desired 2 Recycling Bin 1 (charges WILL apply for more than one polycart)

\*\*Deposit: owner \$50/renter \$150

Applicant's Signature Ralph Lucero Jr. Date 5/3/21

### BILLING OFFICE

New Account Yes ☐ No ☐

# of units on file (past or present) \_\_\_\_\_

1. Deposit Charges \$ \_\_\_\_\_

2. Additional Charges (specify) \$ \_\_\_\_\_

Deposit Paid \_\_\_\_\_ Check # \_\_\_\_\_

Charges Paid \_\_\_\_\_ Check # \_\_\_\_\_

Comments: \_\_\_\_\_

### \*\*\*ESTIMATED COST\*\*\*

### \*\*\*ESTIMATED COST\*\*\*

Size of meter requested 5/8" OR 3/4"  
Connection \$ 500.00  
Water Development Fee \$ \_\_\_\_\_  
Water Rights Acquisition Fee \$ 383.00  
Other (METER) \$ 75.00  
Deposit \$ 50.00  
Sub TOTAL \$ 1008.00  
Water & Sewer Total \$ \_\_\_\_\_  
aid \_\_\_\_\_ Check # \_\_\_\_\_

### PUBLIC WORKS DEPARTMENT

Sewer Connection \$ \_\_\_\_\_  
\*Sewer DF to CLC \$ \_\_\_\_\_  
Insp. Fee \$ \_\_\_\_\_  
Other \$ \_\_\_\_\_  
Sub TOTAL \$ \_\_\_\_\_

Water

24-510-2326

Development Fee To The City of Las Cruces

Comments\*\*CUSTOMER MUST ALSO HAVE A SEPARATE TRASH BIN AND WILL NEED TO HIRE A PLUMBER TO CONNECT FROM PROPERTY TO TOWN METER. ADDITIONAL COST WILL BE ADDED FOR A BORING/EXCAVATION PERMIT (DIRT ROAD \$300/PAVED ROAD \$600).  
\*\*APPLICANT MUST SIGN THE BACK OF THE FORM BEFORE APPROVAL IS GRANTED

Approved by [Signature] Date 5-5-21



**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: 02/25/2021

Ralph Lucero (575) 644-3254  
Name of Property Owner Property Owner's Telephone Number

PO Box 753 Mesilla Park NM 88047  
Property Owner's Mailing Address City State Zip Code

anthonylucero@comcast.net  
Property Owner's E-mail Address

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

(575) 571-7999 03-529160-00-5 402552  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 536 T23S R1E Calle Segunda Parcel ID R0400610

Description of Proposed Work: Planning, design & construction of two (2) single story single family apartment units.

\$195,000.00 [Signature] 02/25/2021  
Estimated Cost Signature of Applicant Date

Signature of property owner: [Signature]

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

**FOR OFFICIAL USE ONLY**

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 – 5/17/2021]**  
**STAFF ANALYSIS**

**Item:**

**Case 061213** – 2391 Calle de Parian, submitted by Robert Reynolds, a request to install a gazebo type shade structure on a residential property at this address. Zoned: Historic Residential (HR)

**Description of Request:**

The Historical Residential (HR) zoning of the property requires 8,000 square feet of land for each property in the Historic Residential (HR) zoning district having one dwelling unit, according to MTC 18.35.040(B). This property is 14,810 square feet in size and contains only one dwelling unit, therefore it meets the size requirements of the Code for new structures.

According to the applicant, the gazebo will be a store-bought kit that will be a square shade structure 11 feet by 11 feet (121 square feet) in size. It will be set up over an existing concrete patio at the front of the property (see attached photo with dimensions). The gazebo will be eight feet from the front property line and will be about eleven high. In addition to meeting the required setbacks, the structure will not interfere with any clear-sight-triangles. Additionally, because the gazebo will be over an existing concrete patio, the proposed gazebo will not result in an increase in the impervious area on the property.

**This case was originally heard by the PZHAC at their Work-Session and Regular Meeting held on May 3, 2021 and was postponed in order for the applicant to provide the PZHAC with a site plan showing the exact location of the gazebo on the property with respect to the dwelling on the property. (The applicant had provided a photo of the property with dimensions added showing where the gazebo would be located, but this did not show the dwelling.) A site plan showing the necessary dimensions has now been provided and is included in this packet.)**

**Consistency with the Code:**

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

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

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

### **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.

### **18.35.040 Development standards.**

- B. Population Density. When lots or parcels in the H-R zone are to be developed to single-family or multiple single-family dwellings, each lot or parcel shall have sufficient area to provide 8,000 square feet of area for each family unit to be built. The maximum number of dwellings allowed on any property shall be two, providing density and parking requirements are met. A maximum of 40 percent impervious and 60 percent pervious shall be required unless otherwise noted by the development zone requirements of Chapter [18.33](#) MTC (Historic Preservation).

**Estimated Cost: \$1500.00**

### **Findings that need to be made:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a gazebo on this property.
- The PZHAC has determined that the proposed gazebo will not be in violation of MTC 18.06, MTC 18.33 or MTC 18.35
- The PZHAC has determined that the proposed gazebo will meet all applicable Code requirements.

### **PZHAC OPTIONS:**

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

### **PZHAC ACTION:**

# Doña Ana County, NM

General Reference Maps

Map Help

Doña Ana County Ge

2014 Aerial Addresses County Address Points

Select Search Type: Account Number

Enter Value:

01227

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: [R0400521](#)

Parcel Number: 4006138172012

Owner: REYNOLDS ROBERT G &  
ROSEMARIE

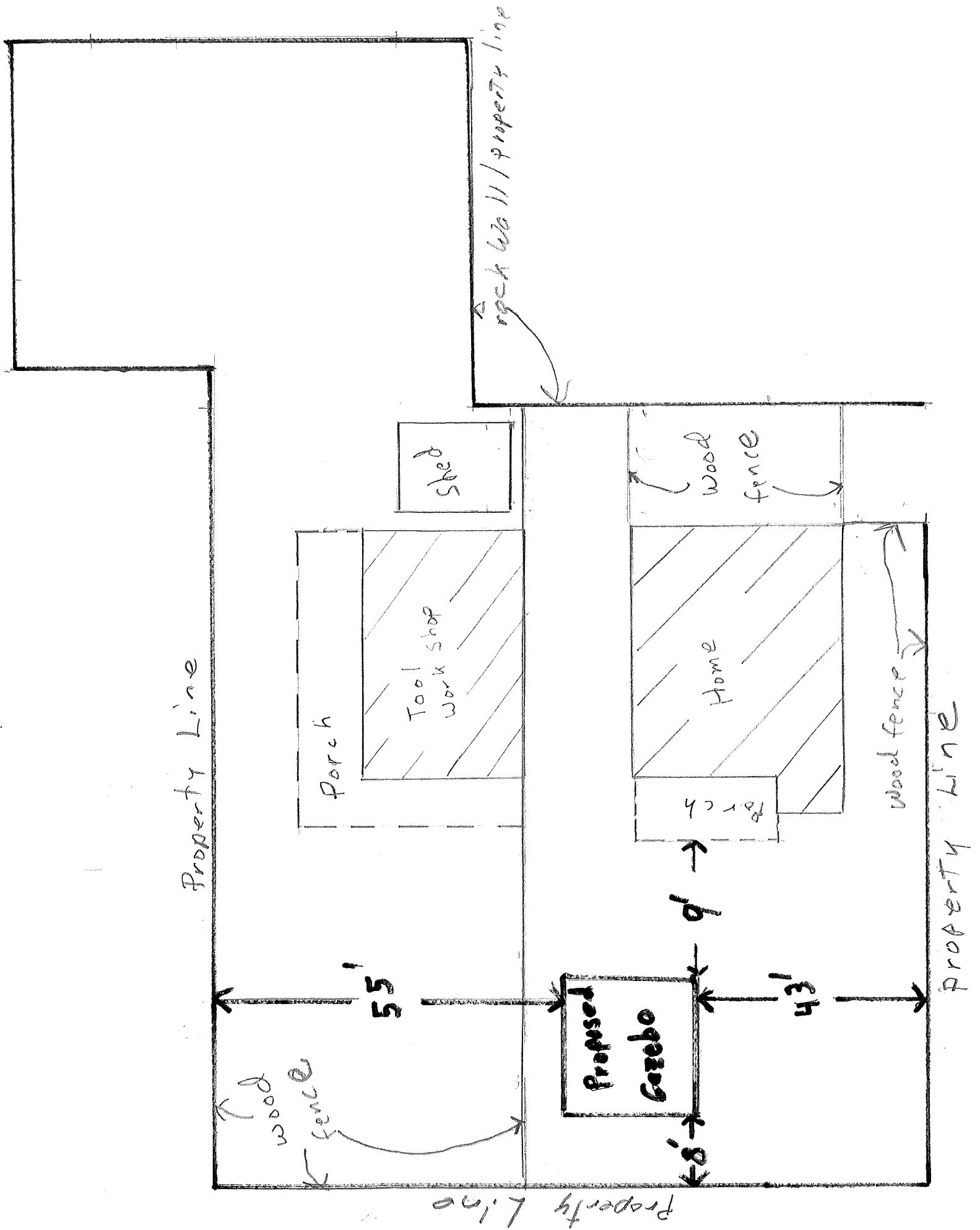
Mail Address: PO BOX 1000

Subdivision:

Property Address: 2391 CALLE DE  
PARIAN

Acres: 0









NOT  
property line

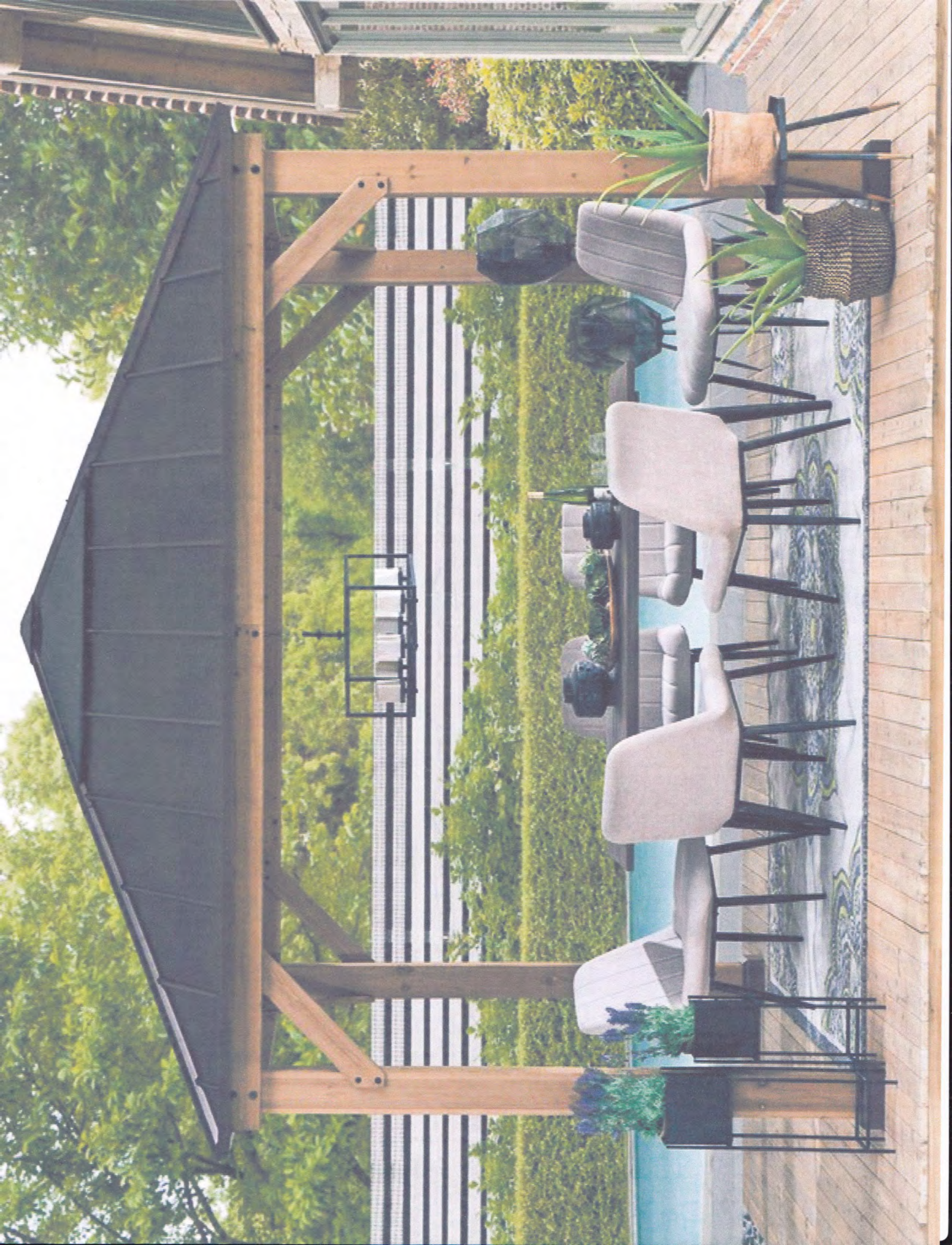
along property line  
on Calle de Parí. 4n

11 x 11 Gazebo

columns

8







**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: 12 Apr 2021**

**Robert Reynolds**

**5756440829**

**Name of Applicant**

**Telephone Number**

**2391 Calle de Parian**

**Mesilla**

**NM 88046**

**Address**

**City**

**State Zip Code**

**Proposed Use or Occupancy: \_\_\_\_\_ Zone: \_\_\_\_\_**

**Contractor Name**

**Address**

**Telephone Number**

**Contractor Tax I.D. #**

**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:**

Install a 11 x 11 Gazebo (see picture) on existing concrete pad on the north side of the house.

**Estimated Cost:** 1500

**Material:**

**Labor:**



Signature of Applicant

**Required Setbacks:** Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_

**PZHAC** \_\_\_\_\_ **Administrative Approval**

**BOT** \_\_\_\_\_ **Approved**

\_\_\_\_\_ **Approved**

\_\_\_\_\_ **Disapproved**

\_\_\_\_\_ **Approved with Conditions** \_\_\_\_\_ **Date** \_\_\_\_\_ **Approved w/ Cond.**

**FEE:** \_\_\_\_\_ **RECEIPT #:** \_\_\_\_\_ **ISSUE DATE:** \_\_\_\_\_

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

**CASE NO.** \_\_\_\_\_

**Date Received:** \_\_\_\_\_



**PZHAC ACTION FORM**  
**[PZHAC REVIEW – 5/17/2021]**  
**STAFF ANALYSIS**

**Item:**

**Case 061214** – 2355 Calle de Guadalupe, submitted by Buddy Ritter for the "Double Eagle Restaurant"; a request for a zoning permit to allow a retracting cloth awning to be installed over the entrance walkway to the Double Eagle Restaurant. Zoned: Historic Commercial (HC)

**Description of Request:**

The purpose of the awning is to provide shade to waiting patrons of the restaurant. The awning will be located over the walkway at the north side of the restaurant between the wall of the restaurant and the wall along the parking area. The awning will consist of two overlapping 16 foot long awnings that will have final dimensions will of 13 feet 6 inches (the width of the walkway) by about 30 feet (the distance between the walkway gates and the entrance to the restaurant.)

Since the walkway and the low wall alongside the parking area are actually on the adjacent property to the north that contains the parking lot and the walkway and this part of the adjacent property has been leased by the applicant or his predecessor for many years, permission for the awnings is required from the adjacent property owner. (This permission is attached.) This is not a right-of-entry form, but an actual legal agreement as part of the lease on the property that has been in place for years.

Additionally, run-off from the awning should not be allowed to impact the top of the low wall in order to keep the wall from being damaged by the run-off.

**Consistency with the Code:**

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

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

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

**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.

#### **18.40.030 Exterior appearance.**

An application for a permit for erection, construction, modification of, moving or destruction which would affect the exterior appearance of any structure, sign, or any other improvement affecting use or function must first be approved by the commission. [Ord. 94-06 § 1; prior code § 11-2-11.5.C]

**Estimated Cost: \$4,000.00**

#### **Findings that need to be made:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing two overlapping awnings that will be 13.5 feet wide by a total of about 30 feet long over a walkway to a restaurant at this address.
- The PZHAC has determined that the proposed awning will not be in violation of MTC 18.06, MTC 18.33 or MTC 18.40
- The PZHAC has determined that the proposed awning meet all applicable Code requirements.

#### **PZHAC OPTIONS:**

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

#### **PZHAC ACTION:**

# Doña Ana County, NM

General Reference Maps

Map Help

Doña Ana County Ge

2014 Aerial Addresses County Address Points

Select Search Type: Account Number

Enter Value:

01227

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: [R0400321](#)

Parcel Number: 4006137239434

Owner: SANCHEZ ERIC L TRUSTEE

Mail Address: PO BOX 32

Subdivision:

Property Address: 2337 CALLE DE GUADALUPE

Acres: 0



## E&T Management, LLC

P.O. Box 358  
Mesilla Park, NM 88047



(575) 323-1383  
eandtmanagementllc@gmail.com

May 10, 2021

ATTN: Larry Shannon  
Town of Mesilla  
2231 Avenida de Mesilla  
PO Box 10  
Mesilla, NM 88046

**REF: Request by the Double Eagle to put on Awning**

Dear Mr. Shannon:

This letter is a formal notification to the Town of Mesilla that Buddy and Margaret Ritter, as owners of The Double Eagle, have discussed with us that they would like to put up two awnings, in approximate size of 15' x 13.5' feet each, across the entrance to the Double Eagle restaurant. These awnings will extend over the portion of the property that they are currently leasing from our company, Butcho Fietze, LLC.

We have reached an agreement with The Double Eagle concerning these awnings and would like to offer this letter of support on behalf of The Double Eagle so they may obtain the necessary permit and permissions from the Town of Mesilla.

Please feel free to call our financial manager, Donna Brown at 575-649-6916, if you have any questions or need additional information.

Sincerely,

Teresa V-F Sanchez, Owner  
Butcho Fietze, LLC





SunSetter  
AMERICA'S #1 AWNING

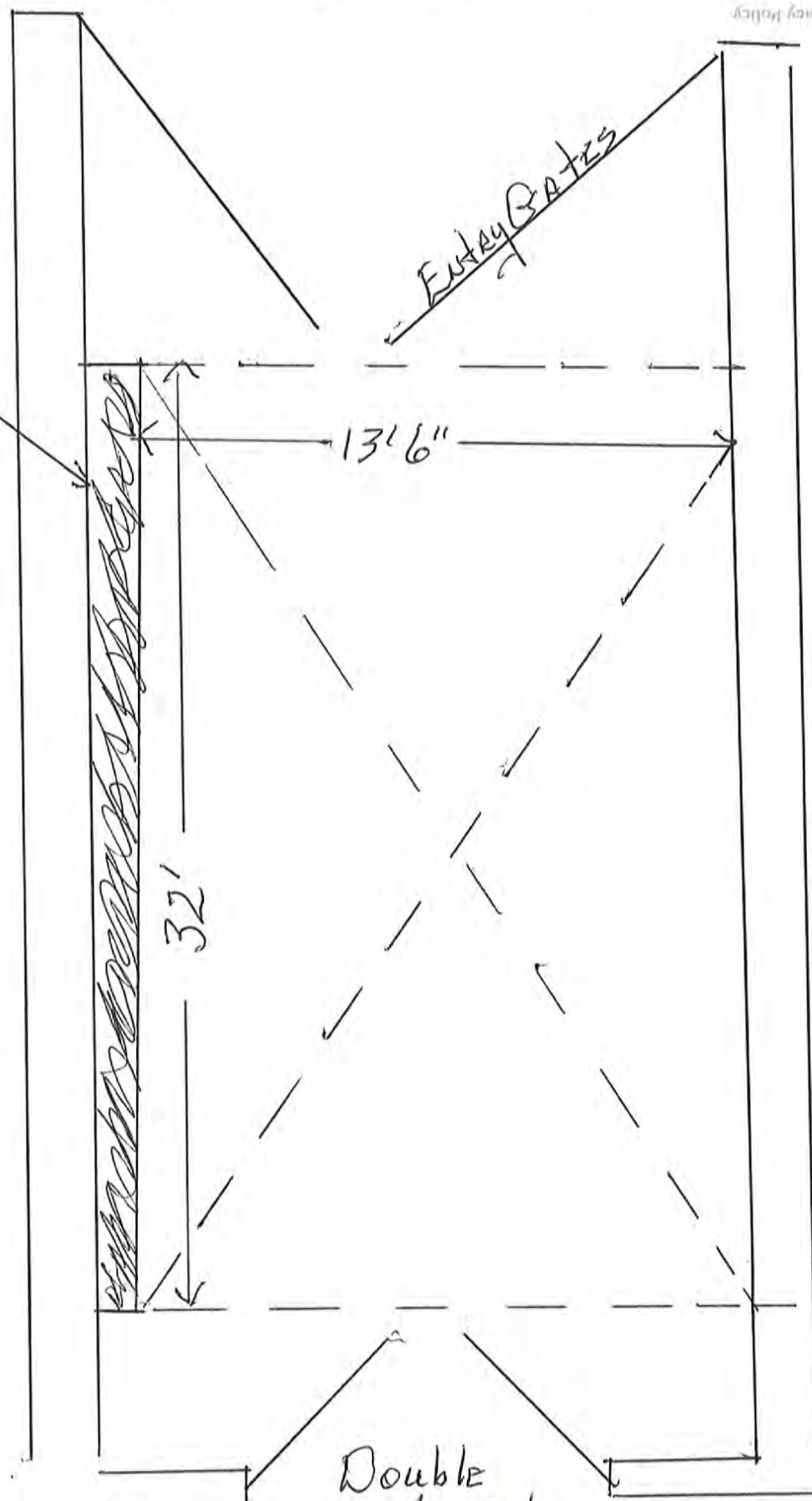
Order Now!

Double  
Eagle Entry

Parking  
Lot

Double  
Eagle  
Restaurant

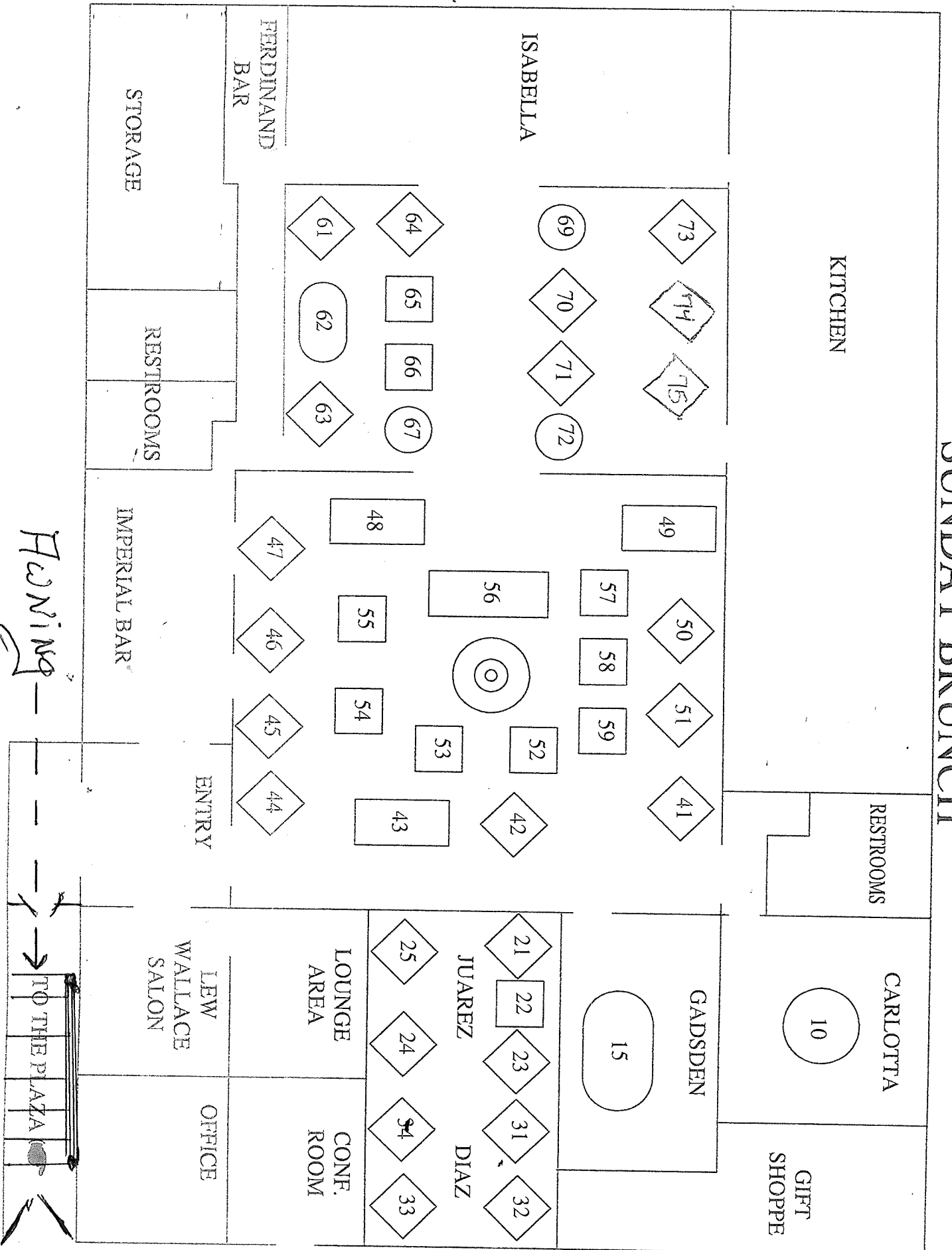
Awning



OK

This site uses cookies and other tracking technologies to track and enhance your online experience. Please see our Privacy Policy for additional information.

DOUBLET DOUBLET  
SUNDAY BRUNCH



**Buddy Ritter**

---

**From:** "SunSetter Awnings" <awnings@sunsetter.com>  
**Date:** Thursday, May 06, 2021 7:00 AM  
**To:** <buddyritter@zianet.com>  
**Subject:** \$350 off any awning



Have Questions?  
Call: 1-800-876-2340

*Enjoy Outdoor Living More Than Ever Before!*

**TAKE \$350 OFF**

**Any SunSetter Awning**

**LIMITED  
TIME  
OFFER!**

**SAVE NOW >**



**HURRY! OFFER ENDS IN 7 DAYS!**

Your Special Discount Code is: W350

5/6/2021





## BUILD YOUR AWNING » STEP 1: Select which Awning Series you'd like to order.

Simply click one of the images below.



The SunSetter Series includes all of the models SunSetter has been selling for over 30 years and features our most popular model, the SunSetter Motorized Model. The SunSetter Series features 100% waterproof Traditional Laminated Fabric or 100% solution-dyed SunSetter exclusive water repellant woven acrylic fabric and a 5-year limited warranty.

### STEP 2: Please select your SunSetter Series model:

- ☐ Motorized
- ☐ Motorized XL
- ☐ PRO (Motorized)
- ☐ PRO XL (Motorized)
- ☐ Manual Lateral
- ☐ 1000XT Manual
- ☐ Oasis Motorized
- ☐ Oasis Manual



[CONTINUE](#)



#### PRODUCTS

[Awnings](#)  
[EasyShades](#)  
[Outdoor Mats](#)  
[Flagpole](#)

#### CUSTOMER SERVICE

[Order Status](#)  
[Contact Us](#)

#### LEARN MORE

[View Awning On Your Home](#)  
[Video Gallery](#)  
[Why Own a SunSetter](#)  
[Owner Database](#)

#### POLICIES

[Warranty/Home Trial](#)  
[Privacy & Security](#)  
[Payment Plans](#)

#### Privacy Policy

This site uses cookies and other similar technologies to track and optimize your online experience. Please see our Privacy Policy for additional information.

OK



**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 C. W. Ritter Property Owner's Telephone Number 575 523-6700

Property Owner's Mailing Address PO Box 905 Las Cruces City NM State 88004 Zip Code

Property Owner's E-mail Address buddyritter@zianet.com

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

Contractor's Telephone Number 915 549-2012 Contractor's Tax ID Number \_\_\_\_\_ Contractor's License Number \_\_\_\_\_

Address of Proposed Work: 2355 CALLE DE GUADALUPE

Description of Proposed Work: INSTALL AWNING

Estimated Cost \$ 4,000 Signature of Applicant C. W. Ritter Date May 6, 2021

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

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

**FOR OFFICIAL USE ONLY**

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

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

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

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

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.)

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:

Install/mount Awning (RETRACTABLE) to  
DOUBLE EAGLE North side of the outside  
entry - burgundy stripes in color

**PZHAC ACTION FORM**  
**[PZHAC REVIEW – 5/17/2021]**  
**STAFF ANALYSIS**

**Item:**

**Case 061215** – 2488 Calle de Guadalupe, submitted by Juan Albert for “Rincon de Mesilla”; a request for a sign permit to allow a twelve square foot (3 foot by 4 foot) metal sign to be installed next to a sign for another tenant located on the property. Zoned: Historic Commercial (HC).

**Description of Request:**

The applicant would like to install a four foot long by three foot wide free standing sign next to a similar sign for another tenant of the structure that is in a pole in front of the building (see attached photo). The building is about forty feet from the property line at this point, and the post for the sign appears to be adjacent to the property line. The bottom of the existing sign appears to be about seven feet from the ground. (The proposed sign may hang lower, but this part of the sign is over a garden area and does not have a walkway under it.

The existing sign is on a sign post that has been on the property since before the current sign code requirements and has been used continuously as a sign post for businesses that have used the building. Neither sign is over a walkway or other pedestrian area.

**Consistency with the Code:**

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

**18.06.110 Planning, Zoning and Historical Appropriateness Commission - 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 Historic Preservation - 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.

- B. 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.

**18.40.030 Historical Commercial Zone - Exterior appearance.**

An application for a permit for erection, construction, modification of, moving or destruction which would affect the exterior appearance of any structure, sign, or any other improvement affecting use or function must first be approved by the commission. [Ord. 94-06 § 1; prior code § 11-2-11.5.C]



#### **18.65.160 Signs - Freestanding signs.**

- A. A freestanding sign (ground-based or post) may be permitted where a business establishment is set back from a street alignment of building facades more than 10 feet. A business establishment thus set back, in addition to the signs permitted upon the building itself, may maintain a freestanding sign of not more than 15 square feet in area including the frame but not the supports, and such sign must relate to the conduct of the business within. If a building has an unencumbered front setback of at least 25 feet, a two-face freestanding sign with a maximum of 15 square feet of area on each face, sign dimensions no greater than six feet in any dimension will be permitted; provided, it relates to the business conducted on the premises. **(The building is setback from the street at least 25 feet.)**
- B. The bottom of freestanding signs supported by posts, which are not within two feet of the ground shall not be less than seven feet above the ground level.
- C. For freestanding ground-based signs, the wall of a freestanding ground-based sign shall have a maximum square footage of 15 square feet for the Historical Commercial (H-C) zone and 25 square feet for the General Commercial (GC) zone. The height of a ground-based sign will be no more than four feet high. The ground-based signs shall also be required to have building permits for the structure complying with any building code requirements, clear sight triangle requirements or any other applicable codes or regulations. **(Based on the description provided here, the proposed sign is not a ground-based sign.)**
- D. All freestanding signs with posts shall be securely constructed and erected upon posts extending at least three feet below the surface of the ground. All wood post parts below ground level shall be treated to protect them from moisture by an approved method. **(The post is pre-existing and has been approved as part of the reconstruction of this property.)**
- E. No freestanding sign or any part thereof shall be more than 15 feet above the level of the street which the sign faces, or above the adjoining ground level, if such ground is higher than the street level. **(The proposed sign will be less than 15 feet high.)**
- F. All parts of a freestanding sign shall be two feet inside the property line. **(The proposed sign will be within two feet of the property line.)** [Ord. 2006-01 § 1; Ord. 2003-05 § 4; Ord. 94-08; prior code § 11-3-16]

#### **18.65.220 Number of permitted signs.**

- A. A total of two exterior signs may be allowed to each store or bona fide place of business.
- B. **When more than one business occupies a single building each business will be limited to one sign plus a space on a directory sign at each entrance.** [Ord. 2008-04 § 11; Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-22]

#### **Findings that need to be made:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a freestanding sign on this property.
- The PZHAC has determined that the proposed sign will not be in violation of MTC 18.06, MTC 18.33, MTC 18.40 or MTC 18.65.
- The PZHAC has determined that the proposed sign will meet all other applicable Code requirements.

#### **PZHAC OPTIONS:**

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

#### **PZHAC ACTION:**

## General Reference Maps

Doña Ana County Geospatial

Search





Wood

A stylized graphic of a coffee bag in orange and yellow, featuring three white circular details and a black coffee bean icon.

# **Rincon**

**DE MESILLA**  
**Café & Mercado**

**Coffee Shop**  
**&**  
**Artisan Market**



Psychologist



Dr. Elaine Foster







Psychologist



Dr. Elaine Foster





OFFICIAL USE ONLY:

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

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

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

Rincon de Mesilla

Business Name

575-323-4413

Business Telephone Number

4108 Mission Bell Ave. Las Cruces NM 88011

Business Address

City

State

Zip Code

Juan Albert

Applicant Name

575-323-4413

Applicant Telephone/Cell Number

4108 Mission Bell Ave. Las Cruces NM 88011

Mailing Address

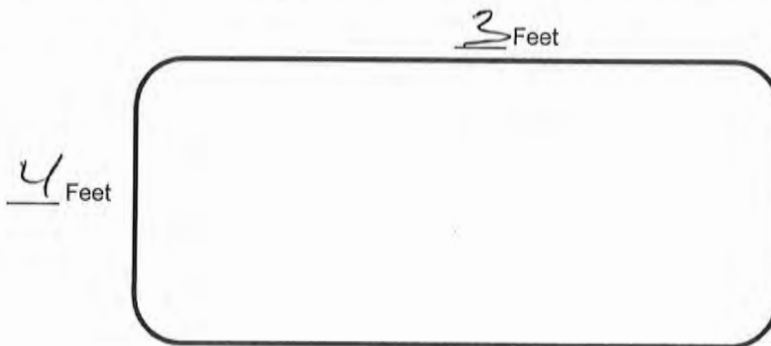
City

State

Zip Code

Description of sign: Black Metal (you have a copy)

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



Colors: Tug-ose, brown, Black

FOR OFFICIAL USE ONLY

PZHAC

☐ Administrative Approval

☐ Approved Date: \_\_\_\_\_

☐ Disapproved Date: \_\_\_\_\_

☐ Approved with conditions

BOT

☐ Approved Date: \_\_\_\_\_

☐ Disapproved Date: \_\_\_\_\_

☐ Approved with Conditions

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

PERMIT ISSUED BY: \_\_\_\_\_

ISSUE DATE: \_\_\_\_\_



**PZHAC ACTION FORM**  
**BUSINESS REGISTRATION REQUEST**  
**[PZHAC REVIEW –5/17/2021]**

**Item:**

**Permit 0878** – 2488 Calle de Guadalupe, submitted by Juan Albert for “Rincon de Mesilla”; a request for a license to allow the applicant to operate a coffee and gift shop in a commercial building at this address. Zoned: Historic Commercial (HC).

**Description of Business:**

The purpose of the application is to allow the applicant to use 500 square feet of an existing commercial building as a coffee and gift shop selling artisan products. There will be cosmetic changes to the interior of the structure, but no changes to the exterior of the structure. The proposed use will not result in any changes to the historic character of the structure or property or change the character of the area. There are two parking spaces on this property that have been set aside for this use.

**Consistency with the Code:**

The proposed use will be consistent with the following sections of the Code:  
Chapter 18.40 – HISTORICAL COMMERCIAL ZONE (HC)

**18.40.020 – Uses Permitted**

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

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

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

Restaurants and other eating establishments, bakery goods shops, gift shops, notions stores, and several other operations that could be considered very similar to the proposed use.

**Findings of Fact:**

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

**This request was approved administratively by staff on April 6, 2021 under an agreement with the PZHAC in 2019 that businesses that were to be located in an existing commercial building that was up to code in the Historical Commercial zone, and that were an allowed use in the Historical Commercial zone, could be approved administratively if there were to be no changes to the building that would require PZHAC approval and the occupancy classification of the building was correct for the use.**

**Staff will no longer abide by this and will bring all business licenses to the PZHAC for approval by direction of their supervisor.**

**PZHAC OPTIONS:**

- Approve.
- Deny.

**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 Juon

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: [R0401209](#)

Parcel Number: 4006137253477

Owner: FOSTER JOSEPH W

Mail Address: 10090 BLACK HILLS ROAD

Subdivision: FOUNTAIN ACRES SUBDIVISION (BK 24 PG 283 - 1730368)

Property Address: 2489 CALLE DE PRINCIPAL

Acres: 0





Date: 4/1/01

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

Permit No.: 0378

## **Business Registration Application**

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

New ☒ Renewal ☐

### **PLEASE PRINT**

#### **BUSINESS INFORMATION**

Business Address: 2488 Calle de  
Guadalupe  
Mesilla, NM  
88046

Mailing Address: 4108 Mission  
Bell Ave. Las  
Crucis NM  
88011

Total Area of Business: 1500 No. of Employees: 3 No. of Parking Spaces: 2 Zoning:

e-Mail Address: jalbertm@gmail.com Business Phone #: 575-323-4413

Type of business (Please describe product(s) and/or service(s):

Coffee to be served and possibly pastries brought  
in not made in house. In addition gift shop  
to include artisan products

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

Current New Mexico Revenue Division ID #:

(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

#### **BUSINESS OWNER/APPLICANT INFORMATION**

Business Owner's/Applicant's Name (s): Don Albert and Claudia Guadalupe  
Aslorge

Home Address:

4108 Mission Bell Ave.  
Las Crucis NM  
88011

Mailing Address:

Same address

Business Owner's/ Applicant's Phone #: 575-323-4413

(Please complete other side)



**PROPERTY INFORMATION**

Is property: owned \_\_\_\_\_ leased ☒

Property Owner: Joseph Foster Puy Conges Publishing

Property Owner Address: 2488 Calle de Guadalupe  
Mesilla, NM 88046

Property Owner Phone #: (850) 502-9237

**EMERGENCY CONTACT INFORMATION**

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

24 HOUR EMERGENCY PHONE #: 575-323-4413

Name	Address	Telephone #
1. <u>Don Albert</u>	<u>7108 Mission Bell Ave</u>	<u>575-323-4413</u>
2. _____	_____	_____
3. _____	_____	_____

Do you have an alarm system? Yes \_\_\_\_\_ No \_\_\_\_\_

What Type? \_\_\_\_\_

Which Company, if any, Responds to Alarms? \_\_\_\_\_

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

[Signature] / owners  
Signature of Applicant/Title

4/1/21  
Date

[Signature]  
Signature of Building Owner

4/06/21  
Date

Receipt Number: \_\_\_\_\_  
Permit Number: 0878  
Approval Date: 4/8/21  
Sign Permit Case #: N/A

Office Use  
Date of Payment: \_\_\_\_\_  
Zone: HC  
Bus. Type: RETAIL  
Renewal Date: 3/15/22

**Fire Department Inspection Verification**

Fire Department Representative Signature: \_\_\_\_\_

Fire Inspection Date: \_\_\_\_\_

Approved: Yes \_\_\_\_\_ No \_\_\_\_\_