

PZHAC MEETING AGENDA JUNE 7, 2021

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A <u>REGULAR MEETING</u> ON MONDAY, JUNE 7, 2021 AT 2:30 P.M. <u>IN PERSON IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA. (SPACE IS LIMITED) OR BY TELECONFERENCE AT 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.</u>

- 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 17, 2021.

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

- 1. Case 061221 2925 Snow Road, submitted by Benjamin Archuleta; a request for a zoning permit to allow the applicant to reroof a dwelling at this address. Zoned: Rural Farm (RF)
- 2. Case 061222 2220 Calle de Parian, submitted by Teresa Sanchez (property owner) for T.R. Frietze LLC, request for a zoning permit to allow the applicant to repair the canales and reroof a commercial structure at this address. Zoned: Historic Commercial (HC)

V. PZHAC NEW BUSINESS:

C. PUBLIC INPUT ON CASES

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

B. DECISIONS:

Zoning Permits

- 1. Case 061223 2220 Calle de Parian, submitted by Teresa Sanchez (property owner) for T.R. Frietze LLC; a request for a zoning permit to allow the applicant to replace deteriorated parking bumpers in a commercial parking lot at this address. Zoned: Historic Commercial (HC)
- 2. Case 061224- 2424 Calle de Parian, submitted by Cecelia Quintana; a request for a zoning permit to allow the replacement of an exterior bedroom door on a dwelling at this address. Zoned: Historic Residential (HR)
- 3. Case 061225 2557 Calle de Parian, submitted by Andrea Bryan; a request for a zoning permit to allow the installation of a shade structure at the rear of a dwelling at this address. Zoned: Historic Residential (HR)
- 4. Case 061226 1680 Calle de Alverez, submitted by Chris Schaefer; a request for a zoning permit to enclose a breezeway between two commercial buildings at this address. Zoned: General Commercial (C)

Business Permit

- 5. **Permit 0614** 2220 Calle de Parian, submitted by Donna M. Brown for "DNK Investments, LLC"; a request for a permit to allow the use of the temporary use of the building for an estate sale. Zoned: Historic Commercial (HC)
- 6. **Permit 0806 -** 1740 Calle de Mercado, submitted by Ryan Romero for "Topaz Beauty Company"; a request for a permit to allow the transfer of a beauty salon to this address from 2220 Calle de Parian. Zoned: General Commercial (C)

Sign Permit

7. Case 061227 - 1740 Calle de Mercado, submitted by Ryan Romero for "Topaz Beauty Company"; a request for a sign permit to allow a new sign for a business to be located at this address. Zoned: General Commercial (C)

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 6/3/2021 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.

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PZHAC MAY 17, 2021 REGULAR MEETING MINUTES

[PART OF CONSENT AGENDA]

Town of Mesilla, New Mexico

PZHAC MEETING MINUTES MAY 17, 2021

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A <u>REGULAR MEETING</u> 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

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), Eric Liefeld (Applicant – Case 061099), Anthony Lucero (Rep. for applicant – Case 061210) and Susan Krueger (Resident)

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Agenda. Commissioner Nevarez made a motion to approve the Consent Agenda, seconded by Commissioner Houston, 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 by the PZHAC by a vote of 4 - 0.

A. *PZHAC MINUTES – PZHAC Meeting and Work Session of MAY 3, 2021. Approved as part of the Consent Agenda.

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) *Approved as part of the Consent Agenda*.
- 2. Case 061217 2501 Calle del Norte, submitted by Neri Frietze; 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)
 - Approved as part of the Consent Agenda.

V. PZHAC NEW BUSINESS:

C. PUBLIC INPUT ON CASES

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

Staff received one e-mail from Susan Krueger. This was read into the record. (A copy of this e-mail is attached to the end of these minutes.) There was no other input.

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)

Staff gave a brief description of the case, explaining that the fences and wall were to be located on the north property line of the property and along Calle de Picacho and Calle de Santiago. Staff also included the fact that there will be two gates in the fence along Calle de Santiago. Staff stated that the fences and wall appeared to meet the requirements of the MTC for fences and walls in the HR zone, including clear-sight-triangle requirements for roads and driveways, but that the applicant had not provided a Right-of-Entry agreement for the property to the north.

Commissioner Nevarez questioned whether the two gates in the fence along Calle de Santiago met the clear-sight-triangle requirements of the MTC. The applicant, Eric Liefeld, was present and responded that the property line is 12 feet from the edge of the pavement which meets the requirement of MTC 18.60.340(G) that the fence be 10 feet from the pavement. Commissioner Nevarez also questioned the fact that a Right-of-Entry agreement with the property owner to the north was not submitted with the request and that the application was incomplete without this. Mr. Liefeld answered that since New Mexico is a "Common-law" state, the fence would be co-owned with the neighbor and therefore an entry agreement with the neighbor is not needed. According to Mr. Liefeld, the fact that he is being forced into a private agreement by the Town is actually a violation of his rights. Commission Chair Lucero stated that since the fence will be on the property line and entry onto the neighbor's property will be necessary to construct the fence, an agreement to enter the neighbor's property will be needed. Commissioner Salas made a motion to recommend approval of the request to the BOT, seconded by Commissioner Houston, and the motion failed by a vote of 0 – 4 of the PZHAC due to the fact that a Right-of-Entry agreement had not been submitted with the request as required by the Code, therefore the case was DENIED.

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)

Staff provided a brief description of this request, explaining that this case had been postponed at the May 3 PZHAC meeting to allow the applicant to address concerns that this property would somehow be part of a larger development with neighboring properties owned by members of the same family. Additionally, the applicant needed to return to the PZHAC with proof that the property is large enough to meet the latest requirements of MTC 18.35 (Historic Residential Zone) that require 8,000 square feet of land on a property for each residential dwelling unit to be constructed and that the request would meet the density limit of two

2. Case 061210 NE Corner of Calle de Segunda and Calle del Sur (address to be assigned), submitted by Ralph

for each residential dwelling unit to be constructed and that the request would meet the density limit of two dwelling units per property. Both Commission Chair Lucero and Commissioner Nevarez stated that they were either uncomfortable or unhappy with development zone, and that the multi-family aspect of the proposal was not compatible with the development zone. Commissioner Nevarez stated that he was concerned with the traffic impacts, lack of fire hydrants, and increase in density that would be created by the units.

Commissioner Salas made a motion to recommend approval of the request to the BOT, seconded by Commissioner Houston, and the motion failed by a vote of 0-4 of the PZHAC due to not being compatible with the development zone, therefore the case was DENIED.

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)

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. Staff also explained that this case had been postponed at the May 3 PZHAC meeting to allow the applicant to provide a site plan showing the location of the gazebo to the PZHAC, and that a site plan has now been provided. Commissioner Salas was still 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.

Commissioner Houston made a motion to recommend approval of the request to the BOT, seconded by Commissioner Nevarez, and the motion was APPROVED by the PZHAC by a vote of 3 – 1. (Commissioner Salas voted against the motion because he did not believe the use was allowed by the Code.)

4. **Case 061218 -** 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)

Staff provided a brief description of this request, explaining that the purpose of the request was to enable the applicant to install a retracting awning over a walkway to the restaurant entrance. The walkway itself is located on a neighboring property that is leased by the restaurant. The awning would be attached to the walk of the restaurant and would unfold out over the walkway.

Commission Chair Lucero stated that she was concerned with damage to the adobe of the restaurant that would be caused by attaching the awning to the adobe wall. Commissioner Nevarez expressed support for this concern. Commissioner Salas stated that he did not remember any of these concerns being brought up during the discussion of this case by the Architectural Styles Committee. Commission Chair Lucero also said that the awning does not fit the style of the Plaza, and that the weight of the awning would damage the wall. Commissioner Houston stated that only the framework of the awning is metal and that the awning itself is cloth. Commissioner Nevarez also stated that he is concerned that the awning would be susceptible to wind, which could be an issue to people and the structure. Tom Maese, Chief CID Inspector, stated that a structural engineer will need to ensure the structural integrity of the awning.

The PZHAC determined that the proposed awning could damage the adobe wall of the restaurant that it would be attached to and that the awning would also be out of character with the historical aspect of the Plaza, therefore the PZHAC failed to approve the request by a vote of 0 - 4, resulting in a DENIAL of the request.

Sign Permit

5. Case 061219 – 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).

Staff provided a brief description of this request, explaining that the purpose of the request was to allow the applicant to install a freestanding sign on a signpost that already contains a sign from another tenant in the structure. Commissioner Nevarez stated that the sign will be mismatched in size when compared to the other sign on the post. Commissioner Houston stated that she did not believe the difference is size would be a problem, the way the post is set it would look natural. There was no other discussion.

Commissioner Salas made a motion to recommend approval of the request to the BOT, seconded by Commissioner Nevarez, and the motion was APPROVED by the PZHAC by a vote of 4 - 0.

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).

Staff provided a brief description of this request, explaining that the Staff had approve this administratively based on the fact that the PCHAC has allowed this practice in the past when a business was coming into a commercial location as a replacement to another business that had recently been in the same location and there were to be no changes to the structure or occupancy classification. (Sign permits and changes to the structure have always come before the PZHAC.) Staff also explained that the Mayor disagreed with the practice of administrative approvals of businesses and that, from now on, all businesses would come before the PZHAC for approval. There was no other discussion.

Commissioner Salas made a motion to recommend approval of the request to the BOT, seconded by Commissioner Houston, and the motion was APPROVED by the PZHAC by a vote of 4 - 0.

VI. PZHAC/STAFF COMMENTS

Commission Chair Lucero brought up two Codes violations to be looked into:

- 1. The was painting without a permit being done at the Mercado.
- 2. The signs at Don Felix Café still have not been changed.

VII. ADJOURNMENT

The meeting was adjourned at 3:40 pm.

Public Input, PZHAC, 5/17/2021, Susan Krueger

A suggestion: please create an outline for what an applicant for a building and zoning permit can expect from CID and the Town, such as:

- 1. PZHAC follows the MTC,
- 2. CID follows Construction Industries Division's rules and regulations,
- 3. Architectural Styles Committee, at a minimum, follows Chapter 18.33, Historic Preservation.

Then consider that, as a learning experience with the opportunity to ask and answer questions, applicants should be present at 1 and 3. Having these committee meetings open to the public can be useful to the applicant, committee members, and the public.

Then, throughout to close information gaps, someone(s), needs to have the knowledge to cite information from the code, provide guidance on how to use it and then monitor what happens, requiring corrections and adjustments as needed as the project moves along.

As a possible example: regarding the fence on the Casa Blanka de Mesilla property, there is a height restriction; construction is carried out at ground surface level, etc.

PZHAC NEW BUSINESS JUNE 7, 2021

ADMINISTRATIVE APPROVALS [PART OF CONSENT AGENDA]

ADMINISTRATIVE APPROVAL BUILDING PERMIT REQUEST [PZHAC CONSENT AGENDA – 6/7/2021]

Item:

Case 061221 – 2925 Snow Road, submitted by Benjamin Archuleta; a request for a zoning permit to allow the applicant to reroof a dwelling at this address. Zoned: Rural Farm (RF)

Description of Work Done:

The applicant would like to reroof a dwelling at this address. This is a shingled pitched roof. The shingles will be replaced by identical shingles. 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

2014 Aerial

Addresses

County Address Points

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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

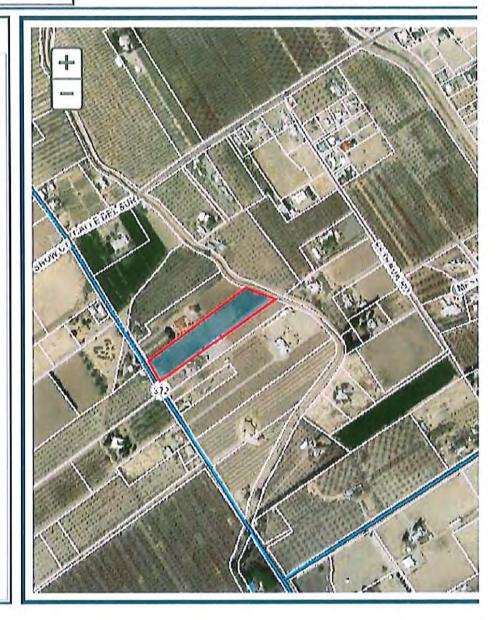
General Land Ownership

Account Number: R0400407 Parcel Number: 4006138020350 Owner: ARCHULETA BENJAMIN R Mail Address: PO BOX 754

Subdivision:

Property Address: 2925 SNOW RD

Acres: 3



TOWN OF MESILLA ZONING APPROVAL

OFFICIAL USE ONLY: Case # 06/22/ Fee \$ 40.50

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

CASE NO. 061221			s, NM 88046 (575) 524። R ቢ APPLIC	CATION DATE: 6/1/21
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Benjamin R Ar	chuleta			
Name of Property Owner	Mesi	11.	Property Owner's Tele	S 8046
Property Owner's Mailing Addres			State	Zip Code
Property Owner's Mailing Addres	s City		State	Zip code
Property Owner's E-mall Address	ACCOUNTS		J. D. S. E. 201	27.015.4 (2)
Varsity Roof inco	(7101 N. M	sa, St	e 622 El taso	TX 79912
Contractor's Name & Address (IF	hone, indicate Self)			
Contractor's Telephone Number	Cor	ntractor's Tax	ID Number C	ontractor's License Number
Address of Proposed Work:				111111111111111111111111111111111111111
Address of Proposed Work:	2 100 21100	, activity	COLLEGE TARRE	
Description of Proposed Work: _	re-root (replace	all shingle	5)
CONTRACTOR STATE			0	
	-		-	
\$ 19,500	Ignature of Applicant	Au	huleto	05/17/2021
Estimated Cost S	ignature of Applicant		D	ate
Signature of property owner:	Beriamin	R.A.	Khuloto.	
				propose from staff BZHAC and/or BC
With the exception of administration before issuance of a zoning period.	mit. Plan sheets are	to be no large	s must undergo a review er than 11 x 17 inches or s	process from staff, PZHAC and/or BC hall be submitted electronically.
DZIIAC TW Adminis	trative Approval	OFFICIA	L USE ONLY BOT	Approved Date:
				Disapproved Date:
60 mm. va. va.	d Date:			
	oved Date:		,	☐ Approved with Conditions
	d with conditions			S10113-114
PZHAC APPROVAL REQUIRED	:YES ✓NO	BOTA	PPROVAL REQUIRED:	YESNO
CID PERMIT/INSPECTION REC	QUIRED: VES	NO	SEE CONDITIONS	
CONDITIONS: No CI	ANNEES TO OF	VLE OR	APPEARANCE OF	TRUCTURE
CONDITIONS. 140 C.	110			ZL
	T. E.			
ERMISSION SSUED DENIE	DRY To C	hom		ISSUE DATE: 6/1/24
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HIS APPLICATION SHALL INCL	UDE ALL OF THE FO	LLOWING:		
Plot plan with legal de	escription to show ex	kisting struct	ures, adjoining streets, o	friveway(s), Improvements & setback
		GALLY sub	divided through the Town	of Mesilla or that the lot has been
existence prior to Febru				
Site Plan with dimension Foundation plan with de				
Floor plan showing roon	ns, their uses and dim	ensions.		
Cross section of walls				
Roof and floor framing p				
Proof of legal access to Drainage plan.	me property.			
Details of architectural s	lyle and color scheme	checklist in	cluded for Historical zone	s) – diagrams and elevations.
Proof of sewer service	e or a copy of sept	tic tank peri	mit; proof of water servi	ice (well permit or statement from t
Public Utility providing v				
Proof of legal access to		02.002.002.00	o Constitute and	and the feet of th
Other information as ne	cessary or required by	the City Coo	te or Community Develop	ment Department (See other side.)

ADMINISTRATIVE APPROVAL BUILDING PERMIT REQUEST [PZHAC CONSENT AGENDA – 6/7/2021]

Item:

Case 061222 - 2220 Calle de Parian, submitted by Teresa Sanchez (property owner) for T.R. Frietze LLC, request for a zoning permit to allow the applicant to repair the canales and reroof a commercial structure at this address. Zoned: Historic Commercial (HC)

Description of Work Done:

The applicant would like to repair the canales and reroof a small commercial structure at this address. The structure has a flat roof. The canales will be repaired to the original condition. 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."]

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2014 Aerial

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County Address Points

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Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

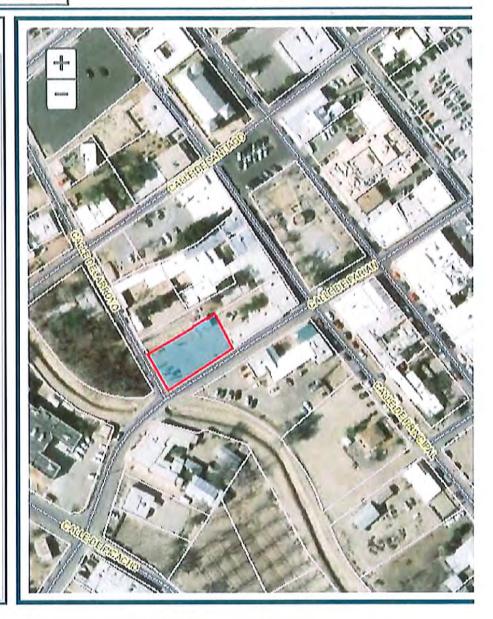
Account Number: R0401186 Parcel Number: 4006137212471 Owner: T R FRIETZE LLC Mail Address: PO BOX 358

Subdivision: FRIETZE TRACTS (BK 19

PG 123 - 9815662)

Property Address: CALLE DE PARIAN

Acres: 0



TOWN OF MESILLA ZONING APPROVAL

Case # 06(222 Fee \$ 15.00

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

2	231 Avenida d	le Mesilla, P.O. B	ox 10, Mesi	lla, NM 8804	6 (575) 524	-3262 ext. 104	
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	(N.	1	1 1			
Signature of prope	erty owner.	Jereson	· · · ·		anch		
With the exception before issuance of	n of administrati f a zoning permi	ve approvals, all j	permit reques	sts must unde	rgo a review	process from sta	aff, PZHAC and/or BOT
			Zarija v II. si				
PZHAG	Administra		R OFFICIA	AL USE ON BOT		☐ Approved Date	Y:
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PZHAC APPROVA	AL REQUIRED:	YESNO	BOT	APPROVAL F	REQUIRED:	YES / NO)
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ERMISSION ISS	UED DENIED	BY: X. 1	home			ISSUE DATE:	6/1/21
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					ng streets, d	riveway(s), impre	ovements & setbacks.
Verification	n shall show th	at the lot was LE					at the lot has been in
	prior to February with dimensions						
Foundation	n plan with detail	ls.	nanalana				
(C)(5)(2)(C)(7)(V)(C)	snowing rooms, tion of walls	their uses and din	nensions.				
Roof and f	loor framing plan						
	gal access to the	property.					
		e and color schem	e (checklist in	ncluded for HIs	storical zones	s) – diagrams and	J elevations.
Proof of a	sewer service of ty providing wate	or a copy of set er services).					or statement from the
WALLS AND STORY	gal access to the mation as neces	e property. ssary or required b	v the City Co	de or Commu	nity Develope	nent Denartment	(See other side)
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PZHAC NEW BUSINESS JUNE 7, 2021

DECISION ITEMS ZONING PERMITS

PZHAC ACTION FORM [PZHAC REVIEW – 6/7/2021] STAFF ANALYSIS

Item:

Case 061223 – 2220 Calle de Parian, submitted by Teresa Sanchez (property owner) for T.R. Frietze LLC; a request for a zoning permit to allow the applicant to replace deteriorated parking bumpers in a commercial parking lot at this address. Zoned: Historic Commercial (HC)

Staff Analysis:

The applicant would like to remove several deteriorated parking barriers (see attached photos) and replace them with single long poles. These will be similar to the poles used as parking barriers in the parking lot across the street at the rear parking area of 2410 Calle de Principal which is accessed from Calle de Parian (see attached photos). The existing barriers consist of a number of materials including deteriorated wood, rusted metal, and concrete. The barriers are no longer in their original positions and, for the most part, can no longer be safely anchored down. The proposed barriers will be located in a line parallel to the northern property line (see attached site diagram). This will keep people from interfering with the driveway on the adjacent property to the north. There will be no other improvements or changes to the subject property.

Estimated Cost: \$4,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed parking barriers 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.

(The proposed parking barriers are similar to parking barriers used across the street at 2410 Calle de Principal.)

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....

(Since the parking barriers do not constitute construction and will be dropped in place from the applicant's property without the need to enter the neighboring property, a right-of-entry agreement is not needed.)

- 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.

(These will be parking barriers that will rise only a few inches above the ground, therefore they will not interfere with any clear-sight-triangles on either the subject property or the neighboring property.

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing new parking barriers in a parking lot on this property.
- The PZHAC has determined that the proposed parking barrier 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 parking barriers will 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

2014 Aerial Addresses

County Address Points

Select Search Type: | Account Numbe ▼ | Ente

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

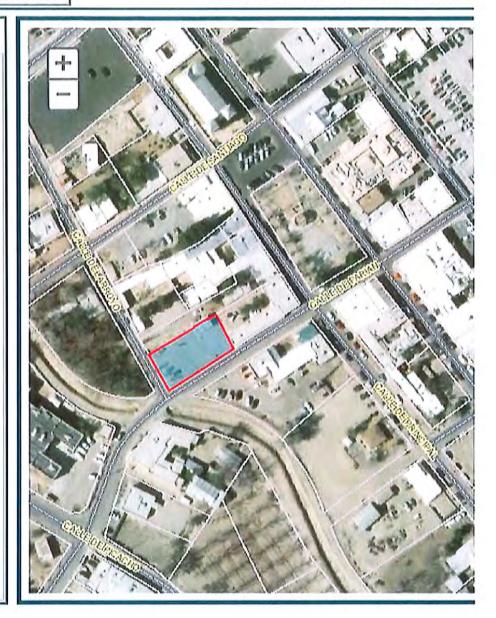
Account Number: R0401186 Parcel Number: 4006137212471 Owner: T R FRIETZE LLC Mail Address: PO BOX 358

Subdivision: FRIETZE TRACTS (BK 19

PG 123 - 9815662)

Property Address: CALLE DE PARIAN

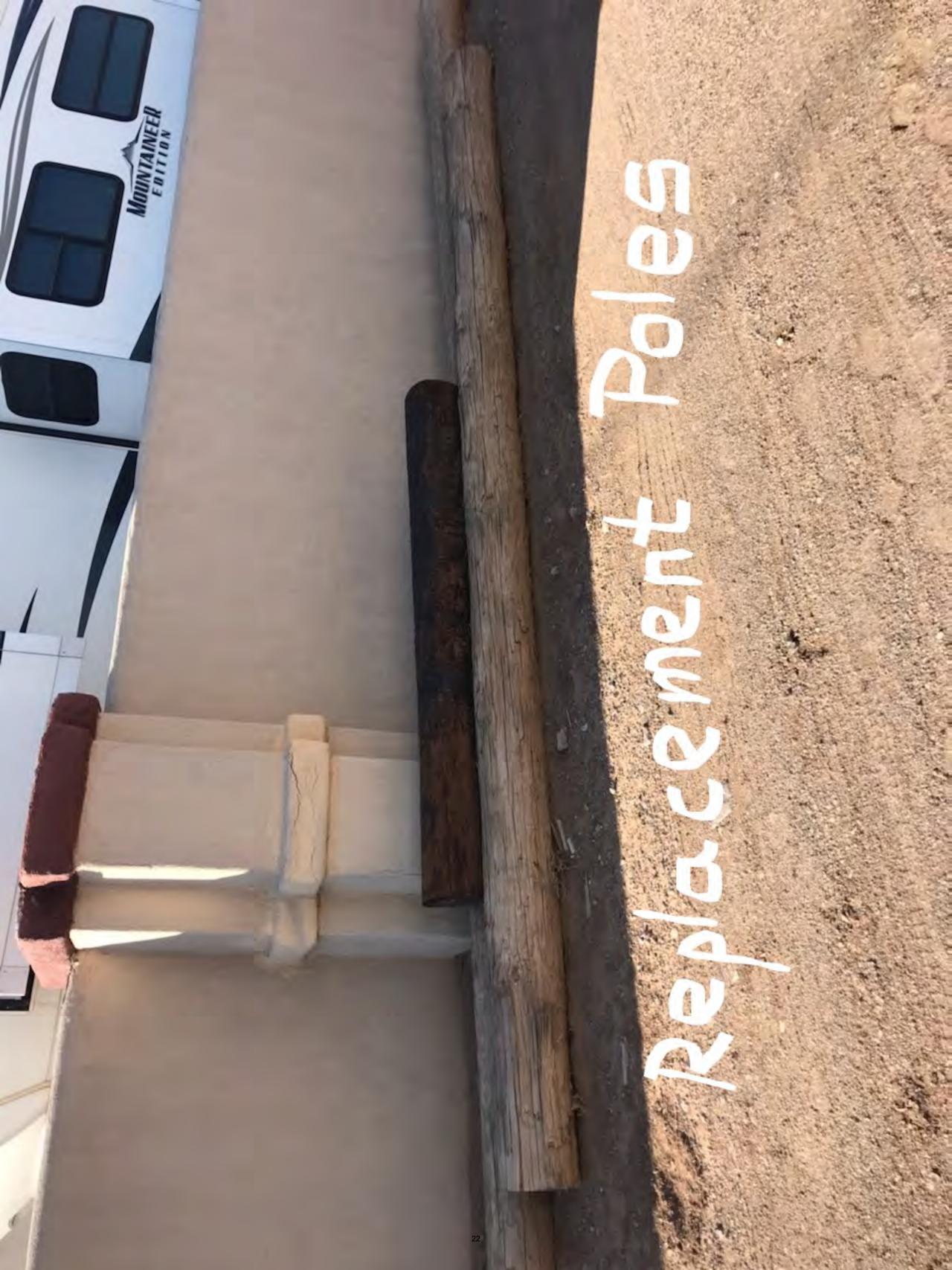
Acres: 0



PRINCIPAL STANKS TOWNOOT WY BASIS OF BEARING HEADEN FOOD OF BEARING HEADEN BOOK OF BEARING HEADEN FOR THE BOOK OF T LLE COMMERCIAL AID BRICK WALK 136.33 BUILDING "27, 81.05 42.88.08 ** OHMAG 3930 5 57°54.32" PARTAN SNIGHTDR MD BK. 16k. PG. 12 USRS TRACT TARY SAD USP-AIL AT SAS.U BAY 201 PGS. 1750-1754 0.193 AC. XIVIII 18:5 BUILDING -57-100 July CALLES DES STATES . USRS. TRACT 田 468-A11 29°58'16" POJACENT BUILDING 12.06 ET. 25.1 8 66 26°08'34" 13W TR. 11A-85C WEGRESS EASTMANT THIN TOOM 12. MOR MOREAS U.S.R.S. 100 x 100 (SOLA BLOC) CALLERY TRACT TAMPASS USRS. TRACT TIR-BABL BAY. 201 PCS: 1750-1754 USRS TR. INP. BABI SOLD WAR 45.8.5 POWERTINE ARROYO CHOR CALLE DEL

















TOWN OF MESILLA ZONING APPROVAL

OFFICIAL USE ONLY:

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

2231 Avenide	de Mesilla, P.O. Bo	ox 10, Mesill	a, NM 88046	(575) 524-3262 ext. 104	
CASE NO. 061223	ZONE: HC	CODE:	МІ	APPLICATION DATE:	6/1/21
TR Frietge, C	LLC		57.	5-649-6911	0
Name of Property Own H	Ne	silla	tark	wner's Telephone Number	88047
Property Owner's Mailing Addre	ss Cit	× 0 114	~1 00	State	vest a councast
Property Owner's E-mail Address		<u> </u>	<u>u, co</u>	m or ankin	vest a councast
Tom Stating	of Stet	ira L	andst	ape + Desis	\sim
Contractor's Name & Address (I	none, Indicate Self)	82-335	1071.7	39386	25
602-377-6136 Contractor's Telephone Number		ontractor's Ta	x ID Number	Contractor's Licen	
,	2220 Cal	10. De	Paria	w.J	
	\mathcal{D}_{α}	2	renjai	ement with	hou)
Description of Proposed Work:		MARK	Na	horms have	RoHed
and have &	Koosid m	etal	that i	dangerous	<u> </u>
\$ 350. Se	RA			5/7/2	
Estimated Cost	Signature of Applicant	t	0	Date	
Signature of property owner.	Jeresa z) - J-	Down	che/	
With the exception of administ	rative approvals, all p	permit reques	its must under	go a review process from st	aff, PZHAC and/or BOT
before issuance of a zoning per	rmit. Plan sheets are	e to be no larg	er than 11 x 17	inches or shall be submitte	d electronically.
	FO	R OFFICIA	L USE ONL		
	strative Approval		вот	• •	B:
	ed Date:			• •	Date:
• • •	roved Date:			☐ Approved with	Conditions
	ed with conditions			A COMPANIA NA	•
PZHAC APPROVAL REQUIRE					O
CID PERMIT/INSPECTION RE					
CONDITIONS: PLHA	C-REVIEW B	OT APPR	OVAL REG	ULRED	
			7	1.	
PERMISSION ISSUEDJUENI	FD BY: .		,	ISSUE DATE	
•			-		
THIS APPLICATION SHALL INC				g streets, driveway(s), Imp	rovamente & sethanke
1, Plot plan with legal of Verification <u>shall</u> shov	that the lot was <u>L</u>	EGALLY sub	divided throug	h the Town of Mesilla or the	hat the lot has been in
existence prior to Febr	uary 1972.				
2 Site Plan with dimension Foundation plan with d					
4 Floor plan showing roo		mensions.			
5 Cross section of walls	-1				
6 Roof and floor framing 8 Proof of legal access to					
9 Drainage plan.					
0 Details of architectural				torical zones) – diagrams ar	
1 Proof of sewer service Public Utility providing		puc tank pe	imit; proof of	water service (well permit	or statement from the
2 Proof of legal access to					
3 Other information as n	ecessary or required	by the City Co	ode or Commu	nity Development Departmer	t (See other side.)

PZHAC ACTION FORM [PZHAC REVIEW – 6/7/2021] STAFF ANALYSIS

Item:

Case 061224- 2424 Calle de Parian, submitted by Cecilia Quintana; a request for a zoning permit to allow the replacement of an exterior bedroom door on a dwelling at this address. Zoned: Historic Residential (HR)

Description of Request:

The applicant was in the process of replacing the door when a neighbor alerted Staff to the fact that a homeowner was conducting work on a property without a permit. By the time Staff had an opportunity to visit the property, the replacement had been completed. According to the applicant, this was a replacement of a deteriorating door and frame and that this was a necessary repair to the dwelling. The homeowner was informed that a permit would still be needed.

Since the work has been completed, the PZHAC can view the final results and determine if the new door meets the requirements of the Code (see Code excerpts below). There will be no other work done to the property at this time. (The applicant has been informed that any work done to the exterior of the dwelling in the future will need a zoning permit that is either approved administratively, or by the PZHAC.)

The dwelling was built after the inventory for the National Historic Register was completed, therefore the dwelling is not in the Historic Register for the Town. The dwelling did, however, receive an award from the Dona Ana Historical Society for being built in a style that was similar to the historic styles of other dwellings in the Town.

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 strugtures.

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 is 18,295 square feet in size, which meets the Code requirements for lots having two dwelling units, therefore this is not a non-conforming lot and work is allowed on the lot.

Estimated Cost: \$1,850.00

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of replacing an exterior bedroom door on a dwelling on this property.
- The PZHAC has determined that the replacement door is not in violation of MTC 18.06, MTC 18.33 or MTC 18.35
- The PZHAC has determined that the replacement door meets 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

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Numbe ➤ Ente

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: R0400480 Parcel Number: 4006138147015

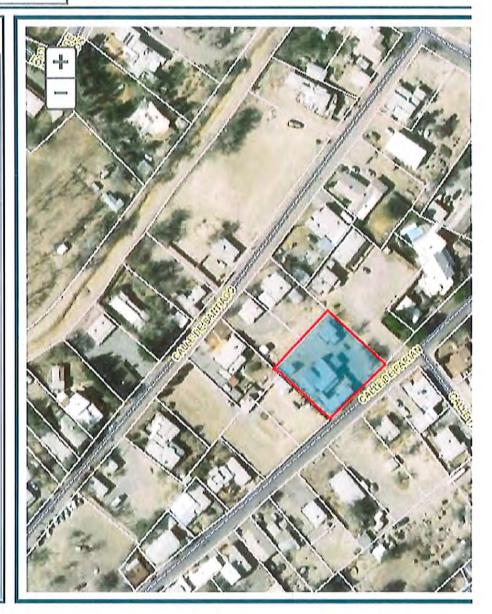
Owner: COLEMAN PAGE Mail Address: PO BOX 1390

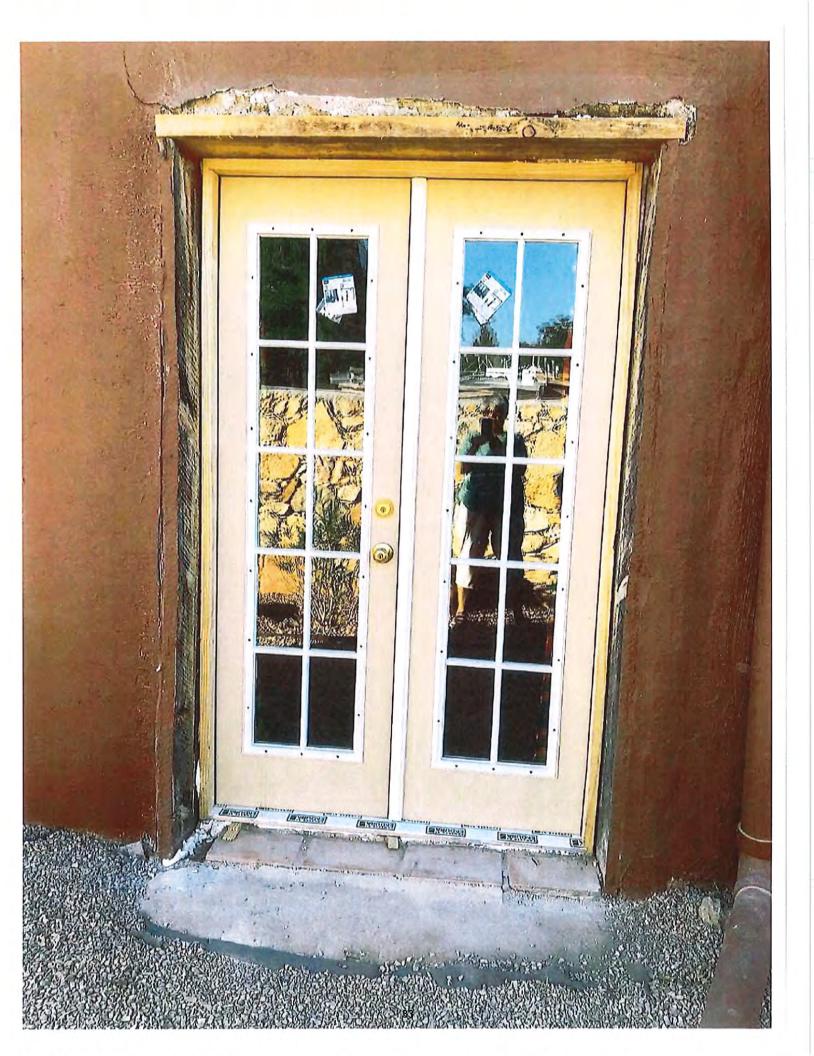
Subdivision: CARREON TRACTS (BK

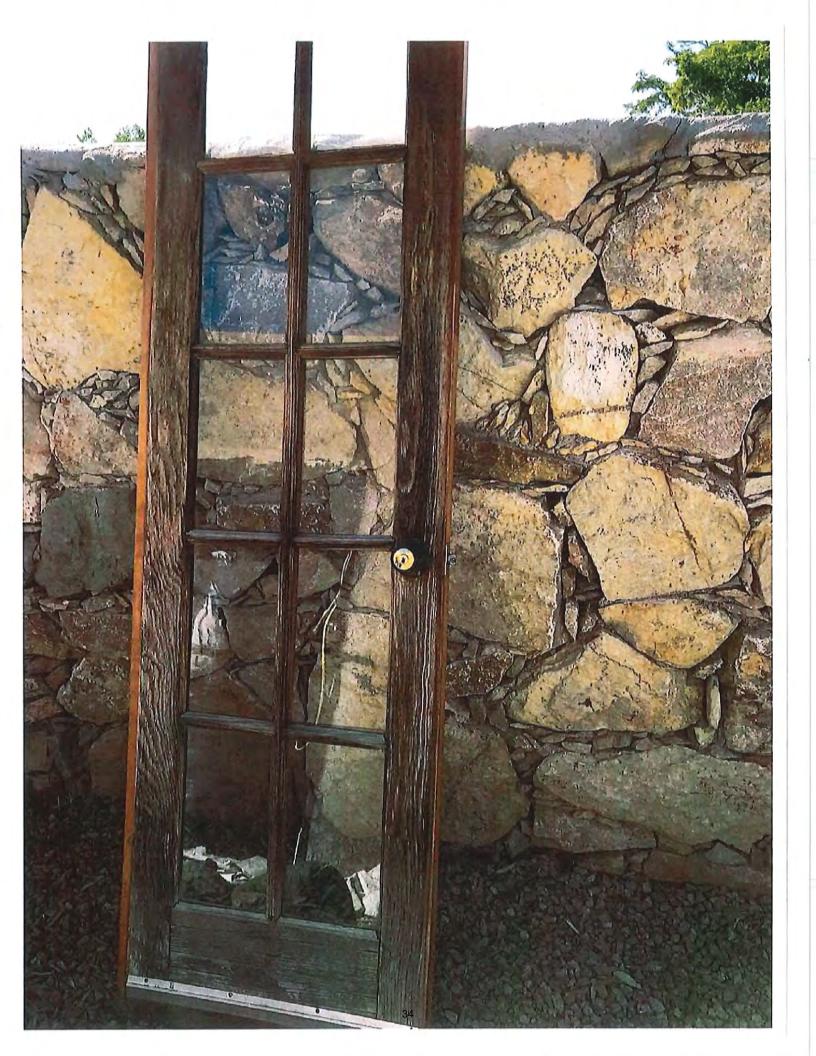
18 PG 89 - 9413667)

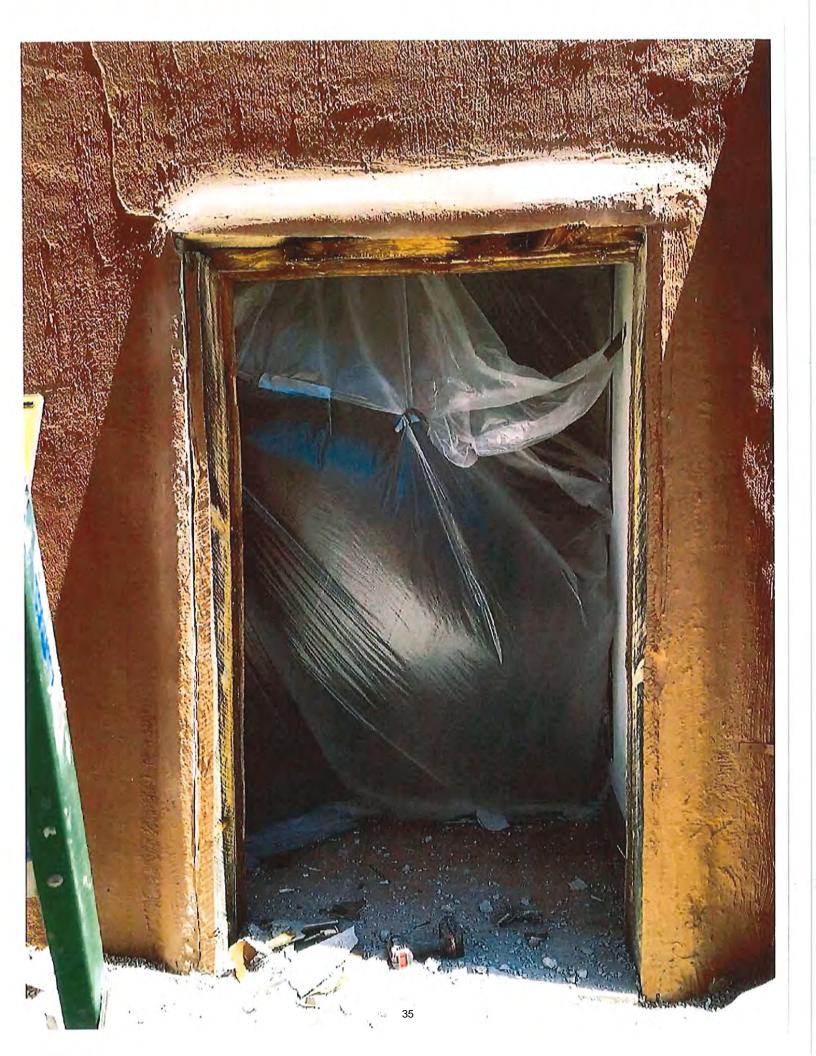
Property Address: 2424 CALLE DE

PARIAN Acres: 0









TOWN OF MESILLA ZONING APPROVAL

Case # o6 12.24
Fee \$ 1 52.00

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

2231 Avenida de	Mesilla, P.O. Box 10, Mesill	la, NM 88046 (575) 5	24-3262 ext. 104
CASE NO. 061224 Z	ONE: HR CODE:	M1 APE	PLICATION DATE: 6/1/21
	e Coleman	Printer St. Land Co. Berlin St. Land	80-0084
Name of Property Owner P.O. Box 1390	mesilla	Property Owner's	Telephone Number SISO4-6
	a concast o		Zip Code
Property Owner's E-mail Address Contractor's Name & Address (If nor	berty General	Contracte	500
575 - 644-5/6	ne, indicate Self)	-009	90124
Contractor's Telephone Number	Contractor's Ta	x ID Number	GO134 Contractor's License Number
Address of Proposed Work:2	424 Calledota	erion	The state of the s
Description of Proposed Work:	Peplace Bedire	in Franch 7)ees -
\$ 1850 (vale intare		5-19-2021
Estimated Cost Signa	iture of Applicant	/	Date
Signature of property owner:	ealer Dust	ane-	<u> </u>
With the exception of administrative before Issuance of a zoning permit.	approvals, all permit reques Plan sheets are to be no larg	ts must undergo a revi er than 11 x 17 inches o	ew process from staff, PZHAC and/or BO or shall be submitted electronically.
	FOR OFFICIA	L USE ONLY	
PZHAC		вот	☐ Approved Date:
	ate:		Disapproved Date:
	I Date:		□ Approved with Conditions
☐ Approved wi			HI A COMMITTED THE
PZHAC APPROVAL REQUIRED			2 7 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
CID PERMIT/INSPECTION REQUIR			
CONDITIONS: PRHAC	REVIEW . BOT DA	PROVAL REQUI	ng D
CID REV	NEW MAY BE RECU	ured Carri	U/I
	1000		Marin Carrier and Transport
ERMISSION(ISSUED)DENIED B	Y:	_	ISSUE DATE:
HIS APPLICATION SHALL INCLUDE	ALL OF THE FOLLOWING:		
Plot plan with legal descrip	ption to show existing struct the lot was <u>LEGALLY</u> sub-	ures, adjoining streets divided through the To	, driveway(s), improvements & setbacks own of Mesilla or that the lot has been i
Site Plan with dimensions ar	nd details.		
Foundation plan with details Floor plan showing rooms, the			
Cross section of walls			
Roof and floor framing plan Proof of legal access to the p	property		
Drainage plan.	3333		
	a copy of septic tank perr		nes) – diagrams and elevations. ervice (well permit or statement from the
Proof of legal access to the p	70 Tel 10 10 Tel 10		
Other information as necess	ary or required by the City Cod	te or Community Devel	opment Department (See other side.)

PZHAC ACTION FORM [PZHAC REVIEW – 6/7/2021] STAFF ANALYSIS

Item:

Case 061225 – 2557 Calle de Parian, submitted by Andrea Bryan; a request for a zoning permit to allow the installation of a shade structure at the rear of a dwelling 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 15,904 square feet in size and contains only one dwelling unit, therefore it meets the size requirements of the Code and the property is not a non-conforming property. (Although the applicant had previously discussed converting the garage behind the house into an apartment, the work was never started and the garage remained a garage and storage structure. The existing dwelling and the garage constitute the only two structures on the property.)

According to the applicant, the gazebo will be a shade structure 12 feet by 14 feet (168 square feet) in area and under 10 feet tall. It will be set up over half of an existing concrete garage apron at the rear of the dwelling. The gazebo will not be near a property line and will not interfere with any clear-sight-triangles or encroach on any setbacks. Additionally, because the gazebo will be over an existing concrete apron, the proposed gazebo will not result in an increase in the impervious area on the property.

Consistency with the Code:

The PZHAC will need to determine that the proposed gazebo 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.

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).

(There is only one dwelling on the property and the gazebo will not be a dwelling nor increase the impervious area on the property, therefore the development density of the property will not be increased.)

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.

Doña Ana County, NM General Reference Maps

2014 Aerial Addresses

County Address Points

Select Search Type: Account Numbe ∨ Ente

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: R0400461 Parcel Number: 4006138113068

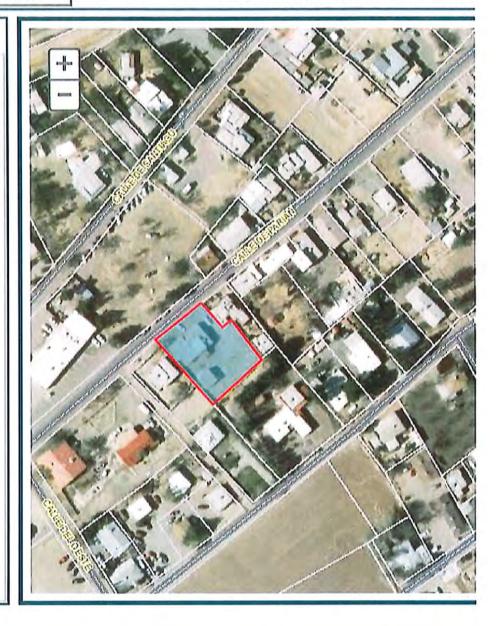
Owner: BRYAN ANDREA

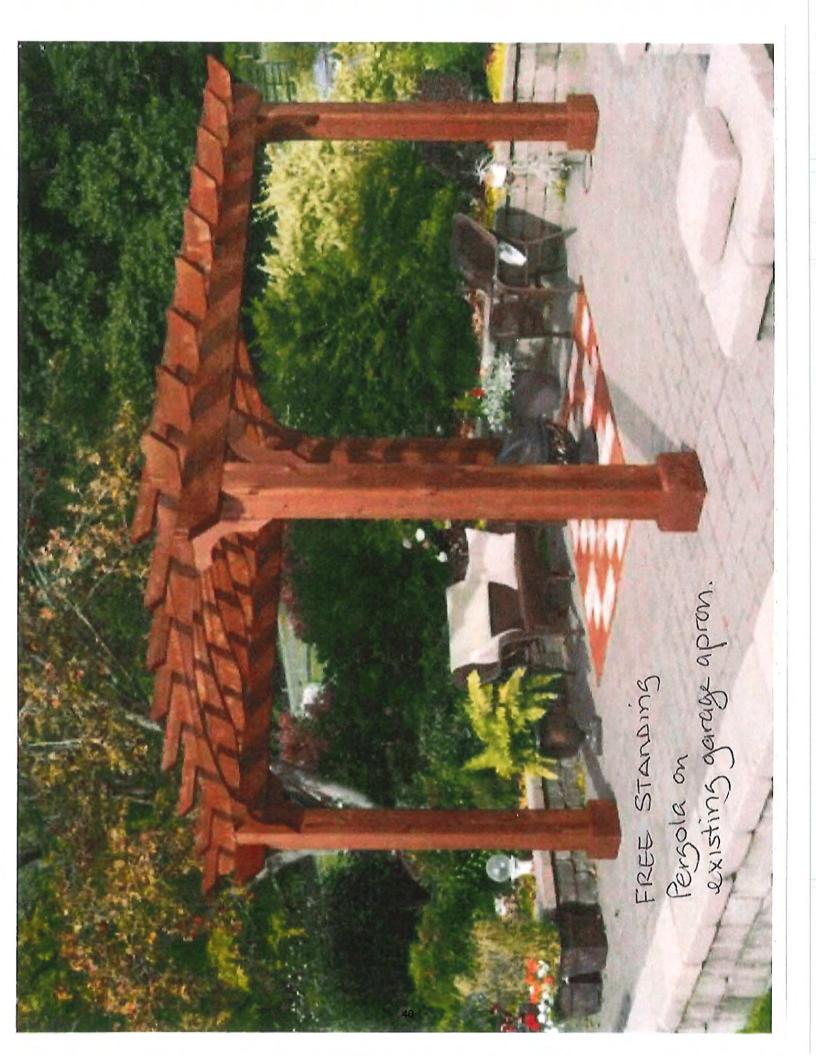
Mail Address: 3224 NE 18TH AVE

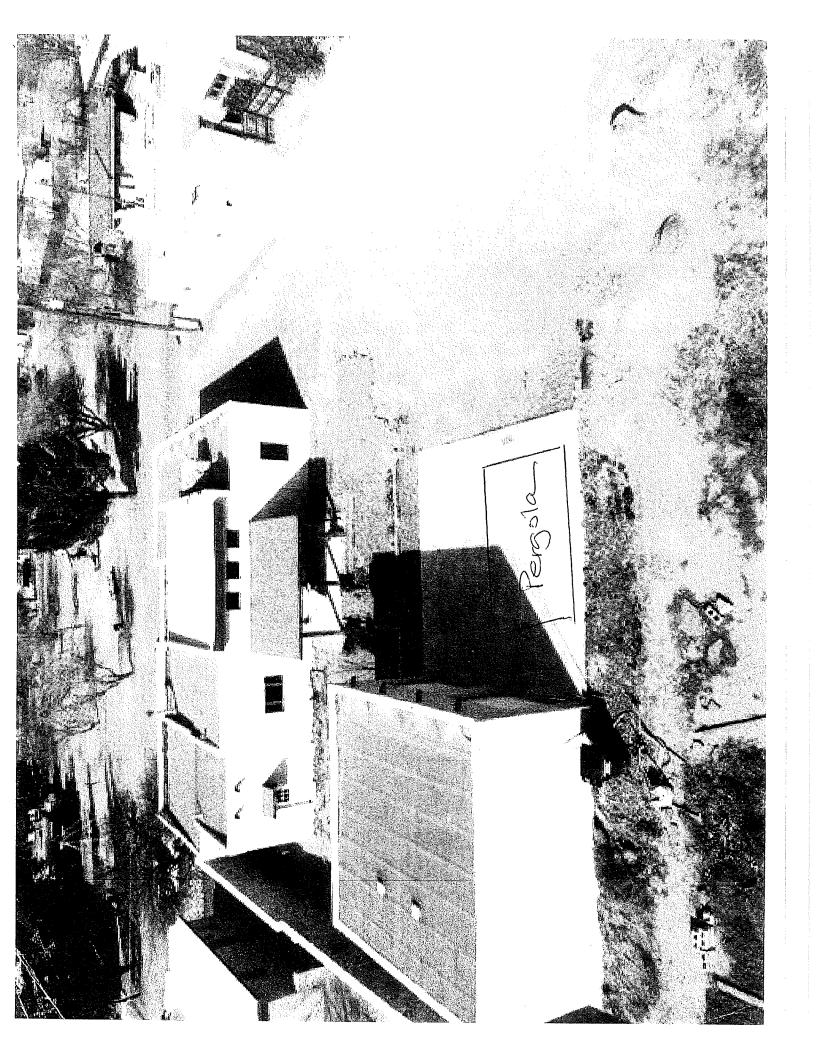
Subdivision:

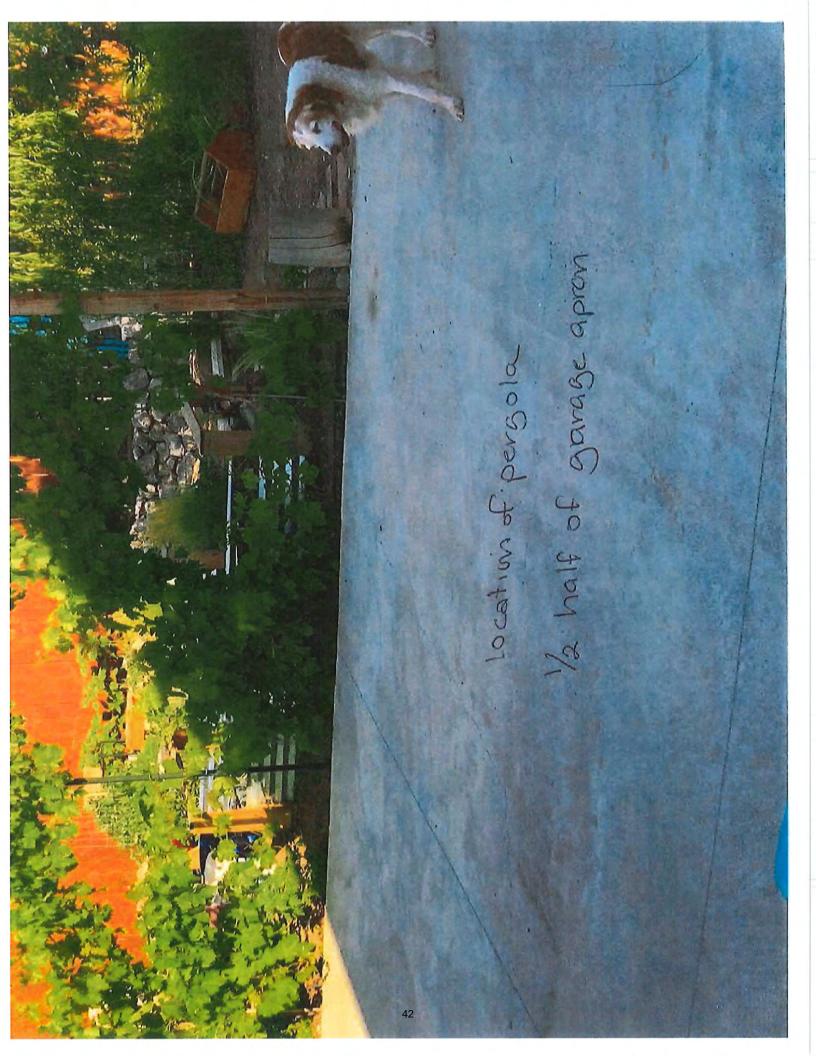
Property Address: 2557 CALLE DE

PARIAN Acres: 0









TOWN OF MESILLA ZONING APPROVAL

OFFICIAL USE ONLY: Case # 061225 Fee \$ 12.00

PERMISSION TO CONDUCT WORK

OR OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

2231 Avenida de Mesilla, P.O. Box 10, Mesilla, N	M 88046 (575) 524-3262 ext. 104
CASE NO. O 61225 ZONE: HR CODE: MI	APPLICATION DATE: 6!121
Andrea Bryan	503.975.7436
Name of Property Owner PO BOX 1246 Mesilla	Property Owner's Telephone Number 88046
Property Owner's Mailling Address City	State Zip Code
andrea97-212@49hoo, com	
Property Owner's E-mail Address	
SELF Contractor's Name & Address (If none, indicate Self)	
Contractor's realite & Address (if Horie, indicate cell)	
Contractor's Telephone Number Contractor's Tax ID	Number Contractor's License Number
Address of Proposed Work: 2557 Calle de	Parian, MESILLA, NM 88046
Description of Proposed Work: Build a 12×14 per	gola on 12 the garage apron
free standing with doug fire	
approved hardisare. Cannot be	VIEWED from Street (SEE Attac
\$ 1475 - Only	5/13/21
Estimated Cost Signature of Applicant	Date
Signature of property owner:	
With the exception of administrative approvals, all permit(requests m before issuance of a zoning permit. Plan sheets are to be no larger th	oust undergo a review process from staff, PZHAC and/or BOT than 11 x 17 inches or shall be submitted electronically.
FOR OFFICIAL U	JSE ONLY
PZHAC Administrative Approval	BOT
☐ Approved Date:	☐ Disapproved Date:
☐ Disapproved Date:	☐ Approved with Conditions
☐ Approved with conditions	
PZHAC APPROVAL REQUIRED: ✓ YES NO BOT APP	ROVAL REQUIRED:NO
CID PERMIT/INSPECTION REQUIRED: 💆 YESNO	_SEE CONDITIONS
CONDITIONS: PRIME REVIEW BOT APPR	payor regulation
CID REVIEW REGULATO	
1/2	
· · · · · · · · · · · · · · · · · · ·	
ERMISSION ISSUED DENIED BY:	ISSUE DATE:
HIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:	
. Plot plan with legal description to show existing structures	s, adjoining streets, driveway(s), improvements & setbacks. ded through the Town of Mesilla or that the lot has been in
Site Plan with dimensions and details.	
Foundation plan with details.	
Floor plan showing rooms, their uses and dimensions. Cross section of walls	
Roof and floor framing plan	
Proof of legal access to the property Drainage plan.	
. Details of architectural style and color scheme (checklist include	ded for Historical zones) – diagrams and elevations.
Proof of sewer service or a copy of septic tank permit; Public Utility providing water services).	proof of water service (well permit or statement from the
Proof of legal access to the property.	
Other information as necessary or required by the City Code of	or Community Development Department (See other side)

PZHAC ACTION FORM [PZHAC REVIEW – 6/7/2021] STAFF ANALYSIS

Item:

Case 061226 – 1680 Calle de Alverez, submitted by Chris Schaefer; a request for a zoning permit to enclose a breezeway between two commercial buildings at this address. Zoned: General Commercial (C)

Description of Request:

The purpose of the enclosure is to use the enclosed space as a storage area for the distillery that is in the structure. According to the plans that were submitted, the breezeway would be closed off by walls at either end of the breezeway that would extend across the breezeway from the adjacent wall of each building. A roof will cover the walls and will be lower than the existing roofs. There will be a door at each end. The door at the rear end of the structure will be a garage door. There will be no direct access from the new storage area to either of the two existing buildings, therefore the storage area will not be sprinklered.

Originally, the Architectural Review Committee decided that more detailed construction plans would be needed to be submitted to CID, and the applicant was instructed to contact CID for these requirements. The applicant contacted CID and provided CID with a larger set of plans. As a result of review of the plans, CID determined that the plans were adequate.

Since the enclosure will be used for storage, the changes to the building will not result in a need for additional parking. Also, according to the applicant, since the parking at the rear of the building is for employees who have access to entrances at the rear of the rear of the building and customers park at the front of the structure, the enclosure will not hinder customer parking.

Consistency with the Code:

The PZHAC will need to determine that the proposed enclosure 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.

44

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: \$26,000.00

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of enclosing a breezeway between two existing commercial buildings.
- The PZHAC has determined that the proposed enclosure will not be in violation of MTC 18.06, MTC 18.33 or MTC 18.40
- The PZHAC has determined that the proposed enclosure meets 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.

Doña Ana County, NM General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Numbe ∨ Ente

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: R0401622

Parcel Number: 4006137268014 Owner: UNIT OWNERS OF MESILLA

MERCADO PROFESSIONAL PLAZA

CONDOMINIUM ASSN

Mail Address: 1680 CALLE DE

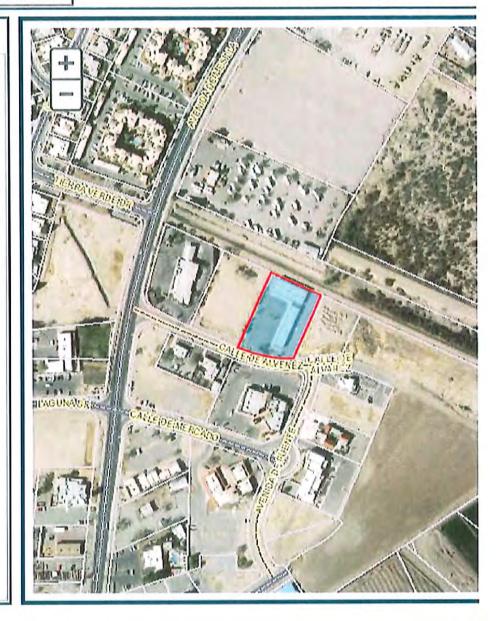
ALVAREZ STE B

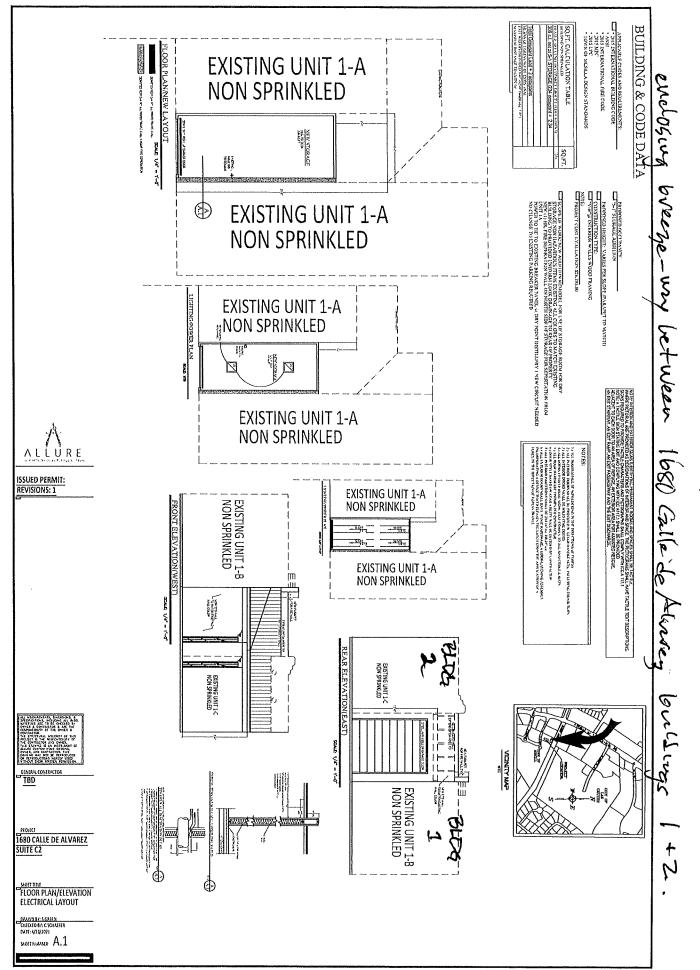
Subdivision: MERCADO DE LA MESILLA PHASE 3A REPLAT NO 1 (BK

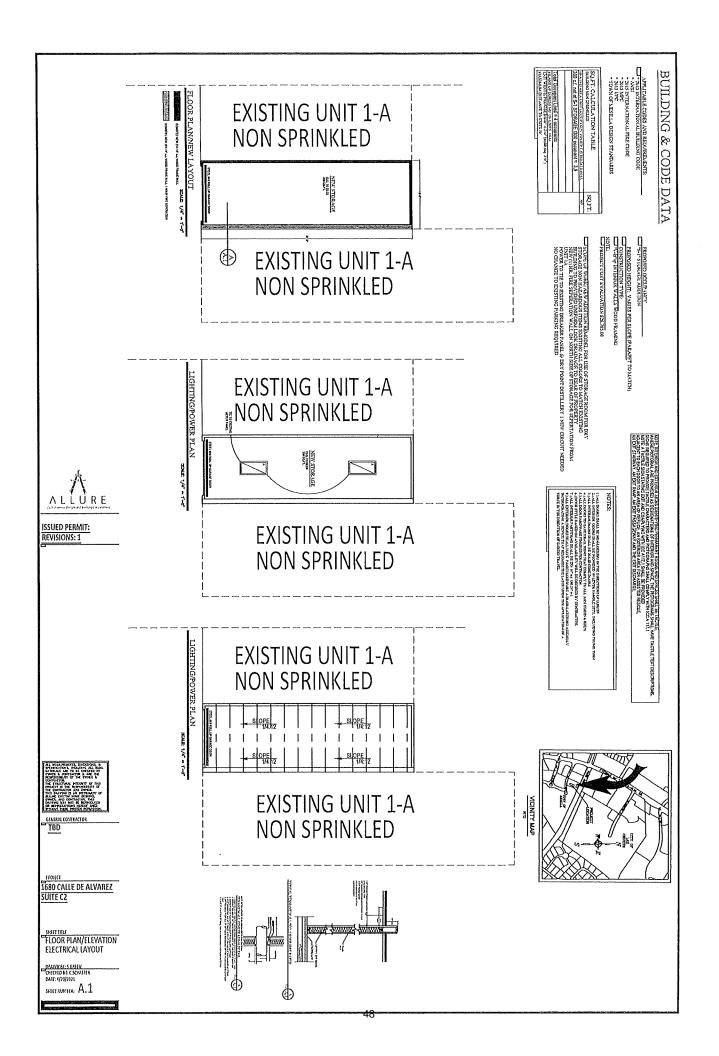
23 PG 145 - 1035564)

Property Address: 1680 CALLE DE

ALVAREZ #B Acres: 0







TOWN OF MESILLA ZONING APPROVAL

OFFICIAL USE ONLY: Case # **061226** Fee \$ **49**, 50

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

2231 /	Avenida de Mesilla	a, P.O. Box 10, Me	silla, NM 8804	6 (575) 524-3262 ex	t, 104
CASE NO. 461					1 DATE: 6/1/2/
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		S-nm.com	Ч	otate	zip code
roperty Owner's E-mail	Address				
Ontractor's Name & Ad	tor			1	
575 - 644 -	idress (if none, india ・ひろ スス	cate Self)		91	476
ontractor's Telephone			Tax ID Number		r's License Number
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2 walls and	a roof to	exasting str	referes. 1	ia.	J 7
		11			
2(2.000	m	Jun		5/10	1/21
stimated Cost	Signature of	Applicant		Date	
Signature of property or	wner: M	-Mu-			
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efore issuance of a zo	ning permit. Plan	sheets are to be no l	arger than 11 x	17 inches or shall be s	ubmitted electronically.
		FOR OFFIC	IAL USE ON	ILY	
ZHAC 🗆	Administrative Appr		вот		ved Date:
	Approved Date:			□ Disap	proved Date:
	Disapproved Date:		.	☐ Appro	ved with Conditions
	Approved with cond	ditions			
ZHAC APPROVAL RE	:QUIRED: 🟒 YES	NO BO	T APPROVAL F	REQUIRED: 🛂 YES	NO
ID PERMIT/INSPECTI	ION REQUIRED:	✓YES NO	SEE C	ONDITIONS	
ONDITIONS:	PZHAC REV	HEW & BOT	APPROVA	LREGULARD	
TOTAL TOTAL		LHWS REGU			
RMISSION ISSUED	/DENIED BY:			ISSUE	DATE
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IS APPLICATION SHA Plot plan with				na streets, driveway/	(s), improvements & setbac
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existence prior	to February 1972.				
Site Plan with d	imensions and deta i with details.	ills.			
Floor plan show	ring rooms, their use	es and dimensions.			
Cross section o Roof and floor f	f walls				
Proof of legal a		ty.			
Drainage plan.			d bankunder die eine Fil	, 	rama and aloughtens
Public Utility pro	r service or a cop oviding water servic	py of septic tank pees).	stinchided for Hi dermit; proof o	istoncal zones) – diag f water service (well	rams and elevations. permit or statement from t
Proof of legal a			0.4 0	with Davids	nadanan (Dan albar alda)
Other information	on as necessary or	required by the Clty	Code or Commu	Inity Development De	partment (See other side.)

PZHAC NEW BUSINESS JUNE 7, 2021

DECISION ITEMS BUSINESS REGISTRATIONS

PZHAC ACTION FORM BUSINESS REGISTRATION REQUEST [PZHAC REVIEW -6/7/2021]

Item:

Permit 0614 – 2220 Calle de Parian, submitted by Donna M. Brown for "DNK Investments, LLC"; a request for a permit to allow the use of the temporary use of the building for an estate sale. Zoned: Historic Commercial (HC)

Description of Business:

The applicant is the property manager for this property. The purpose of the application is to allow the applicant to use the commercial building on this property for a temporary estate sale that will last from June to August of this year. The structure was designed for and has been used by commercial retail operations continuously in the past. There will be no changes to the interior or the exterior of the structure. The proposed use will not result in any changes to the commercial or architectural character of the structure or property or change the character of the area. There is adequate parking for the proposed use. (This property was the subject of Permit 061223 to improve the parking area earlier in this meeting.)

Consistency with the Code:

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

Chapter 18.40 H-C – HISTORICAL COMMERCIAL ZONE 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]

Chapter 18.45 – COMMERCIAL ZONE (C)

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

Auction houses (not including animal auctions), notions stores, gift shops, jewelry 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 use of the structure will not result in any changes to the commercial or architectural 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.

PZHAC OPTIONS:

- Approve the requested use of the structure.
- Approve the requested use of the structure with conditions.
- Postpone a decision on the requested use of the structure to allow the applicant to provide additional information.
- Reject the requested use of the structure.

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nun

Maps L

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

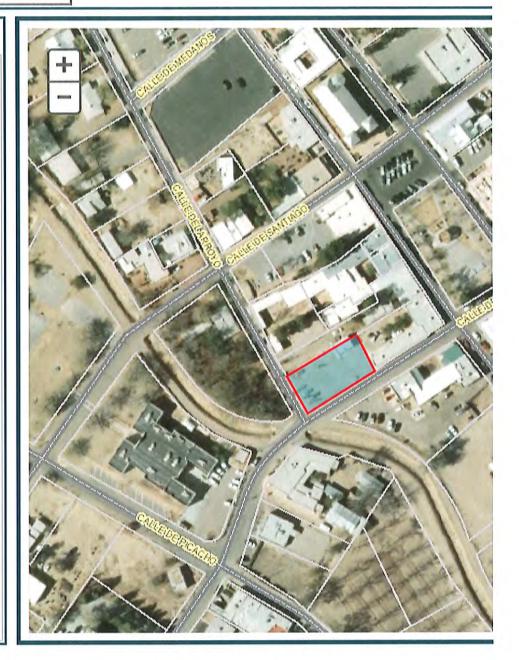
Account Number: R0401186
Parcel Number: 4006137212471
Owner: T R FRIETZE LLC
Mail Address: PO BOX 358

Subdivision: FRIETZE TRACTS (BK 19

PG 123 - 9815662)

Property Address: CALLE DE PARIAN

Acres: 0





Date: 5 19 21

(Please complete other side)

2231 Avenida de Mesilla P.O. Box 10, Mesilla, NM 88046

Phone: (505) 524-3262

Fax: (505) 541-6327

Permit No.: 06 14

Business Registration Application
A separate business registration application form should be completed for each business location. New Renewal Transfer
PLEASE PRINT BUSINESS INFORMATION
Business Name: DNK Investments, LLC
Business Address: 2220 Calle de Parian Mailing Address: P.O. BOX 358 Nesilla, NM 88046 * Temporary location for June end of August 2021.) ** ** ** ** ** ** ** ** **
Total Area of Business: 550 No. of Employees: 1 No. of Parking Spaces: 212 Zoning: Commercial
e-Mail Address: dnkinvest@ comcast. net Business Phone #: 575-649-6916
Type of business (Please describe product(s) and/or service(s): Provide Consulting and financial management services fo real estate investors; Administer estates and trusts including sale of estate assets Business Owner Is: Sole Proprietorship Partnership Corporation Other LLC taxed as partnership
Current New Mexico Revenue Division ID #: 03 - 2 19 03 2 - 00 -8
(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): Donna M. BROWN
Home Address: 1987 Ovescent Drive Mailing Address: 70 Box 91
LOS Couces, NM 88005 Mesilia PARK, NM 88047
Business Owner's/ Applicant's Phone #: 575-649-6916

Is property: owned leasedX
Property Owner: TR Frietze, LLC
Property Owner Address: PO BOX 358 Wesilus Park, NM 88047
Property Owner Phone #: 915-313-1973
EMERGENCY CONTACT INFORMATION Responsible party to be called in case of emergency. Enter name in order of contact (please print):
24 HOUR EMERGENCY PHONE #: 575-649-6916
Name 1. Donna Brown PoBox 91, Mesicia Park, NM 575-649-6916 2. Teresa Sanchez PoBox 32, Mesicia, NM 88046 915-313-1973
3.
Do you have an alarm system? Yes NoX What Type? Which Company, if any, Responds to Alarms?
APPLICANT HEREBY STATES UNDER OATH THAT ALL STATEMENTS ANI REPRESENTATIONS MADE IN THIS APPLICATION ARE TRUE AND VALID Signature of Applicant/Title Signature of Building Owner APPLICANT HEREBY STATES UNDER OATH THAT ALL STATEMENTS ANI REPRESENTATIONS MADE IN THIS APPLICATION ARE TRUE AND VALID Date 5/19/21 Date
Office Use
Receipt Number: Date of Payment: Permit Number: Zone:
Approval Date: Bus. Type:
Sign Permit Case #: Renewal Date:
Fire Department Inspection Verification
Fire Department Representative Signature: Fire Inspection Date: Approved: Yes No

PZHAC ACTION FORM BUSINESS REGISTRATION REQUEST [PZHAC REVIEW -6/7/2021]

Item: Permit 0806 - 1740 Calle de Mercado, submitted by Ryan Romero for "Topaz Beauty Company"; a request for a permit to allow the transfer of a beauty salon to this address from 2220 Calle de Parian. Zoned: General Commercial (C)

Description of Business:

The purpose of the application is to allow the applicant to transfer an existing beauty shop from a small commercial structure in the Historic Commercial (HC) zone to a larger commercial structure in the General Commercial (C) zone. The new structure was designed for and has been used by commercial operations continuously in the past. There will be some 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 commercial or architectural character of the structure or property or change the character of the area. There are several 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 18.45 – COMMERCIAL ZONE (C)

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

Barber shops, notions stores, gift shops, 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 or architectural 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.

PZHAC OPTIONS:

- Approve the requested transfer of the business.
- Approve the requested transfer of the business with conditions.
- Postpone a decision on the requested transfer of the business to allow the applicant to provide additional information.
- Reject the requested transfer of the business.

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nun

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: <u>R0400349</u> Parcel Number: 4006137269196

Owner: BINNS LTD #2

Mail Address: 2700 E MISSOURI STE 1 Subdivision: MERCADO DE LA MESILLA PHASE 1 (BK 19 PG 87-88 -

989472)

Property Address: 1740 CALLE DE

MERCADO Acres: 0



Town of Mesilla

Business Registration Application

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



OFFICIAL USE ONLY:

Business License #: 000

PLEASE TYPE OR PRINT || Renewal Business Registration Application is: New Name of Business COMPONIA Paint Name of Applicant mantana MAILING Address 80005 City State (UCRS PHYSICAL Address of Business Calle Do Mercado Suile 2144114 575 520-3889 **Business Phone** Alternate Phone E-mail Address (yan tyle) (onerold a mail Please include a valid E-mail address, which will be used for information and updates about special events, street closures, and other important town information. If you would like your business included on the Town's tourism website, please visit www.mesillanm.gov and fill out the Business Information Update Request Form, or contact the special events coordinator at irenep@mesillanm.gov. Property Owner Name mike bonns ION 5 Property Owner Addresss 700 Missour City | State \ (asCrucos Property Owner Phone The Location code for reporting earnings received in the Town of Mesilla is 07-303 Business Applicant Is: Square Footage of Business]S6le Proprietorship Number of Employees Partnership Corporation [Number of Parking Spaces Communia Communia Current NM CRS Tax ID 032848 31006 Zoning Code Type of Business - Please describe the product(s) and/or service(s)

2231 Avenida de Mesilla P.O. Box 10 Mesilla, NM 88046

Phone: (575) 524-3262 Fax: (575) 541-6327

	Contact Information gency. Enter information in order of requested contact.
Contact 1 Danny A podoca	Phone Number 575 (21 -900)
Address 1776 vista montan (cr	n 8800)
Contact 2 Laura Ramero	Phone Number 575 (021-1937)
Address	
Contact 3	Phone Number
Address	
·	
Do you have an alarm system? Yes	_]No
If yes, what kind? ADT W	hat company responds?
	th that all statements and representations ication are true and valid. Date Date
• OFFIC	CE USE ONLY
Receipt Number D	ate of Payment Utility service
Case Number PZH	AC Approval Date Utility
Sign Permit Case # BOT	Approval Date department
Zone	Renewal Date Submit by E-mail
Fire Departmen	t Inspection Verification
Fire Department Signature	
Inspection Date	Approved Tyes No
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Doña Ana County, NM General Reference Maps

2014 Aerial Addresses

County Address Points

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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: R0400349 Parcel Number: 4006137269196

Owner: BINNS LTD #2

Mail Address: 2700 E MISSOURI STE 1 Subdivision: MERCADO DE LA

MESILLA PHASE 1 (BK 19 PG 87-88 -

989472)

Property Address: 1740 CALLE DE

MERCADO Acres: 0



PZHAC NEW BUSINESS JUNE 7, 2021

DECISION ITEMS SIGN PERMITS

PZHAC ACTION FORM [PZHAC REVIEW – 6/7/2021] STAFF ANALYSIS

Item:

Case 061227 - 1740 Calle de Mercado, a request for a sign permit to allow a new sign for a business to be located at this address. Zoned: General Commercial (C)

Description of Request:

The applicant would like to replace an existing wall sign for a business that is no longer at this location (see attached photo) with a wall sign for his own business ("Topaz Beauty Company") that will be at this location (see attached diagram of proposed sign). The proposed sign will be about three feet by four feet (twelve square feet) and will be installed in place of the existing sign for "Simply Posh". This will be near the door to the applicant's business. (The applicant is currently transferring his business from 2220 Calle de Parian to this location because the business has outgrown the previous location.)

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.

18.40.030 Historical Commercia 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]

18.65.140 Wall signs.

- A. Wall Sign Area.
 - 1. Within the Historical Commercial (H-C) zone, the wall sign area, on any given house or building, shall in no case exceed 10 percent of any wall area including apertures or 15 square feet, whichever is less. Dimensions of painted signs or graphics with no frame shall be determined by measuring the extent of the painted sign or graphic horizontally and vertically and calculating the area.
 - 2. Within the Commercial (C) zone, the wall sign area on any given house or building shall in no case exceed 10 percent of any wall area including apertures or 25 square feet, whichever is less.

- Dimensions of painted signs or graphics with no frame shall be determined by measuring the extent of the painted sign or graphic horizontally and vertically and calculating the area.
- B. No wall sign shall be permitted to be more than six inches thick. All wall signs shall be safely and securely attached to the building wall. [Ord. 2008-04 § 9; Ord. 2003-05 § 3; Ord. 2000-02 § 1; Ord. 94-08; prior code § 11-3-14]

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 wall sign on this property.
- The PZHAC has determined that the proposed sign will not be in violation of MTC 18.06, 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.

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nun

Maps

Legend

Map Themes

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UDC Zoning

Roads and Transportation

NM House Districts

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Median Household Income

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Account Number: <u>R0400349</u> Parcel Number: 4006137269196

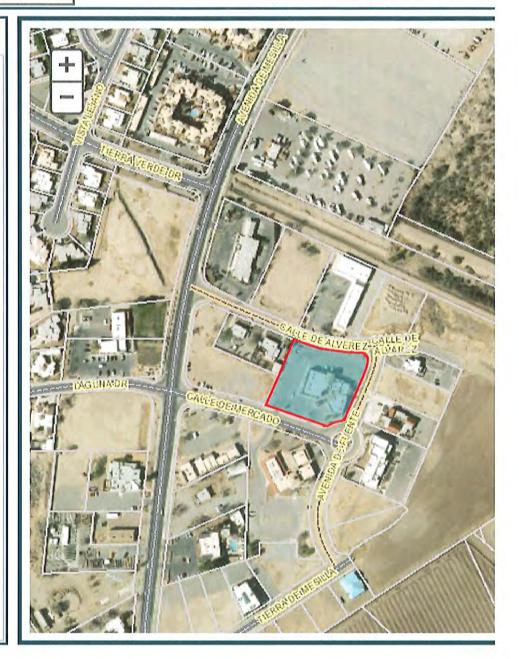
Owner: BINNS LTD #2

Mail Address: 2700 E MISSOURI STE 1 Subdivision: MERCADO DE LA MESILLA PHASE 1 (BK 19 PG 87-88 -

989472)

Property Address: 1740 CALLE DE

MERCADO Acres: 0

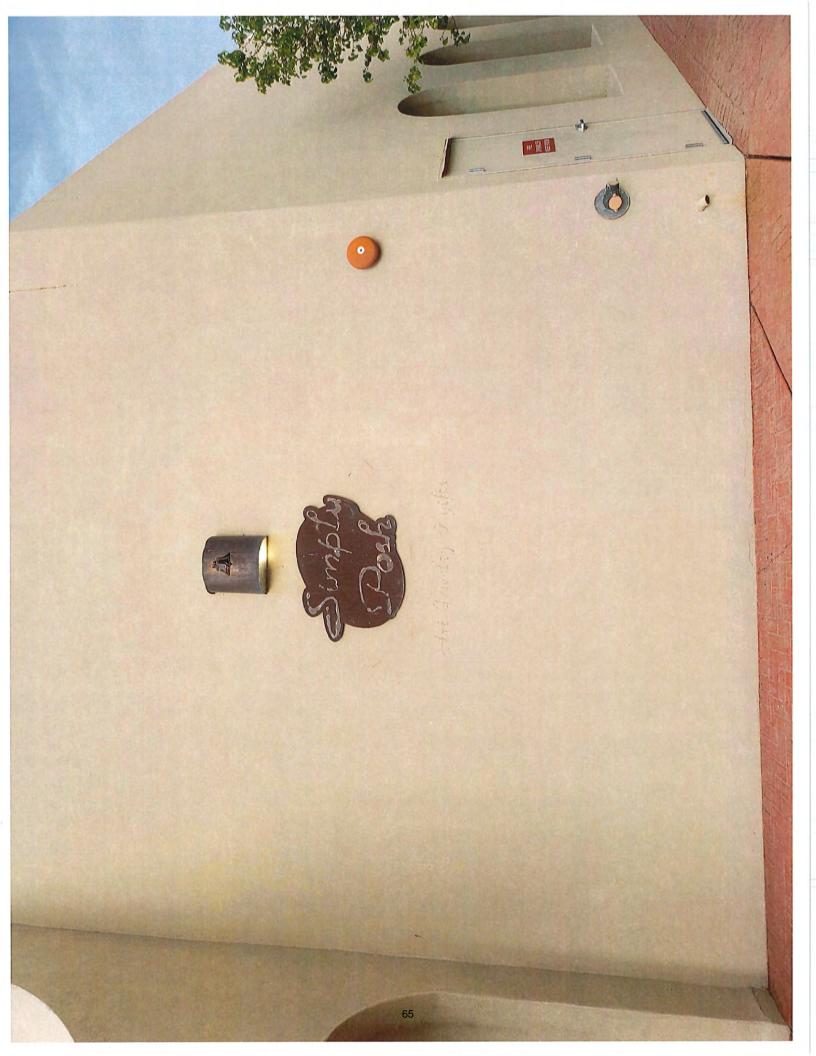




OFFICIAL USE ONLY: Case # 06/227 Fee \$_____

Topuz Rea Business Name Business Address Pula Name Applicant Name Address Please include of	MoNana Lc	Mosilla city	State State	ricess Telephone Num 3	Zip Code Zip Code Number
Business Address Applicant Name Applicant Name Address Address Description of sign:	MoNana Lc	City N/W	State State	3 75 - SAO - icant Telephone/Cell 86005 Zip Coc	Zip Code Zip Code Number
Applicant Name 1776 VISM Allling Address Description of sign:	MONGRA 1 c		Appl State	75 - SØO - icant Telephone/Cell 880S Zip Cod	3889 Number
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	proved with condition	S	REQUINT	☐ Approved with	Conditions

Community Development Department 2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104 www.mesilla-nm.gov



BEAUTY CO.