

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A <u>REGULAR MEETING</u> ON MONDAY, NOVEMBER 15, 2021, AT 2:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA. ****FOR THE HEALTH & SAFETY OF ALL PUBLIC, MASKS ARE REQUIRED TO ENTER****

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL AND DETERMINATION OF A QUORUM

- 3. CHANGES/APPROVAL OF THE AGENDA
- 4. **PUBLIC INPUT** The public is invited to address the Commission for up to 3 minutes. <u>Space is limited and may require persons giving public input *IN PERSON* to rotate if capacity of the room is exceeded.</u>
- 5. APPROVAL OF CONSENT AGENDA: (The Board will be asked to approve by one motion the following items of recurring or routine business. The Consent Agenda is marked with an asterisk *. These projects were approved in accordance with MTC 15.15.030 (B))
 - a) *PZHAC MINUTES: A Regular Meeting of November 1, 2021.
 - b) *PZHAC CASE #061304 2190 Avenida de Mesilla, submitted by Emilie Cano for the patching of her interior wall of her carport located at this address. Zoned: Historic Residential (HR).
- 6. OLD BUSINESS
 - a) PZHAC CASE #061301 2245 Calle de Colon, submitted by Roberto Garcia to remove and replace 8 windows with no changes to size of opening structure. Zoned: Historic Residential (HR).
- 7. **NEW BUSINESS**
 - a) <u>PZHAC Case #061305</u> 2451 Calle de San Albino, submitted by Rebecca Bird for the painting of her home from brown to white. **Zoned: Historic Residential (HR).**
 - b) <u>PZHAC CASE #061306</u> 2651 Calle de Guadalupe, submitted by Carmen Soltero for the installation of a brick sidewalk at the west side of the house on the Guadalupe side.

8. PCOMMISSION/STAFF COMMENTS

9. ADJOURNMENT

NOTICE

If you need an accommodation for a disability to enable you to full participate in the hearing or meeting, please contact us at 524.3262 at least 72 hours prior to the meeting. A copy of the agenda packet can be found online at www.mesillanm.gov.

Posted 11/12/2021 at the following locations: Town Clerk's Office 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, Ristramnn Chile Co., 2531 Avenida de Mesilla and the U.S. Post Office 2253 Calle de Parian.

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6 7		PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)
8		MINUTES
9		MONDAY, NOVEMBER 1, 2021
10		2:30 P.M.
11	1.	PLEDGE OF ALLEGIANCE
12		Chairwoman Lucero lead the pledge of allegiance.
13	2.	ROLL CALL AND DETERMINATION OF A QUORUM
14		Commissioner Lucero, Commissioner Jones, Commissioner Salas, Commissioner Nevarez and
15		Commissioner Walkinshaw were in attendance of this meeting.
16	3.	CHANGES/APPROVAL OF THE AGENDA
17		Motion to approve the agenda was made by Commissioner Nevarez, Seconded by
18		Commissioner Jones. (Vote = 5-0).
19	4.	PUBLIC INPUT – The public is invited to address the Commission for up to 3 minutes.
20		Space is limited and may require persons giving public input IN PERSON to rotate if
21		<u>capacity of the room is exceeded.</u>
22		No public comments.
23	-	ADDONAL OF CONCENT ACENDA (TO DATE DATE DATE DATE DATE DATE DATE DATE
24 25	5.	APPROVAL OF CONSENT AGENDA: (The Board will be asked to approve by one motion the following items of recurring or routine business. The Consent Agenda is marked with an asterisk *.
26		These projects were approved in accordance with MTC 15.15.030 (B))
27		a) *PZHAC MINUTES: A Regular Meeting of October 18, 2021, *Approved by consent
28		agenda
29 30		b) *PZHAC CASE #061300 – 2520 Calle de Parian, submitted by Filbert S. Alatorre to replace
30 31		roofing paper on front porch. Zoned: Historic Residential (HR). *Approved by consent
32		agenda
33		uzennu
34		Motion to approve the consent agenda with the removal of PZHAC Case 061301 for
35		discussion was made by Commissioner Jones, Seconded by Commissioner Nevarez.
36		(Vote = 5-0).
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38		c) * PZHAC CASE #061301 – 2245 Calle de Colon, submitted by Roberto Garcia to remove
39		and replace 8 windows with no changes to size of opening structure. Zoned: Historic
40		Residential (HR).
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42		Staff presented the justification for administrative approval on this case.
43		Commissioner Salas questioned as to why this same didn't as the same hard its this to be
44 45		Commissioner Salas questioned as to why this case didn't go through Architectural Styles Committee or have pictures of what they were going to be replacing.
45 46		commutee of nave pictures of what they were going to be replacing.
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1 2 3		Staff stated that if they are replacing like for like, then an administrative approval can be done at the staff level and not have to go through the process.
5 4 5 6 7		Commissioner Nevarez stated that these cases with windows should go through Architectural Styles Committee for review instead of administrative approval for review of the style of window.
8 9		Mr. Maese stated that the change in the windows does not have an impact on the historical value of the structure.
10 11 12		Staff stated that at the request of the P&Z, they would take these cases through Architectural Styles from now on.
13 14 15		Motion to table PZHAC case 061301 was made by Commissioner Nevarez, Seconded by Commissioner Salas. (Vote = 5-0).
16 17 18 19 20 21	6.	 NEW BUSINESS A. <u>PZHAC Case #061302</u> – 2935 Estrada Rd., submitted by Dagmar Bausova for a re-roof, removing current roofing tiles and replacing with metal roof. Zoned: Residential Agricultural (RA). Staff presented a synopsis of the case. The applicant was not present at the meeting.
22		Mr. Maese stated that installation instructions would be needed to complete the permit for CID.
23 24		Staff stated that the style of the roof was impertinent as it is in the R-zone and not in the historic zones.
25 26		Motion to approve PZHAC case 061302 was made by Commissioner Nevarez, Seconded by Commissioner Jones. (Vote = 5-0).
27 28 29		Motion to approve PZHAC case 061302 with a condition that they provide the instructions for installation was made by Commissioner Nevarez, Seconded by Commissioner Salas. (Vote = $5-0$).
30 31 32 33 34		 B. <u>PZHAC CASE #061303</u> – 3116 Highway 28, submitted by Norm Fristoe of Lama Properties, LLC for the construction of an exterior wall. Zoned: Residential Agricultural (RA). Staff presented the synopsis of the case. Staff had a question as to whether the wall would be 6 ft vs the 8 ft. as the plans were unclear. Mr. Fristoe was present at the meeting.
35		Commission Chair Lucero questioned as to the status of Mr. Fristoe's other cases.
36		Mr. Maese stated that the other projects had not been inspected or completed.
37 38		Commissioner Nevarez and Salas had issues with the applicant not completing projects or getting inspections and asked why they should approve another application.
39 40 41		Commissioner Salas asked Mr. Maese if the board could approve this case and get Mr. Maese to work with Mr. Fristoe in order to get a checklist of what items he needs to get done to help him complete some of these items.
42 43 44		Mr. Maese stated that Mr. Fristoe would have to go back through the Zoning process with the Town as many of those outstanding permits are expired as well as his contractor has passed so those permits are no longer valid.

1 2		Motion to approve PZHAC case 061303 was made by Commissioner Salas, Seconded by Commissioner Nevarez. (Vote = 0-5). Motion failed.
3 4 5		Motion to table PZHAC case 061303 for Mr. Fristoe to provide a better illustrated plan set for his wall as well as a plan for corrective action on his open items was made by Commissioner Salas, Seconded by Commissioner Nevarez. (Vote = 5-0).
6		Business Registrations:
7 8 9 10 11		 C. BL#0908 – 1701 Calle De Mercado #5, a business registration for Enriquez – Sole Proprietor submitted by Nathan Enriquez for an investment advisory firm. Zoned: Commercial (C). Staff gave a synopsis of the registration. The applicant would be going in next to Salon de Mesilla where Carter Bain used to be.
12 13		Motion to approve BL0908 was made by Commissioner Jones, Seconded by Commissioner Salas. (Vote = 5-0).
14 15 16 17	7.	COMMISSION/STAFF COMMENTS Commissioner Nevarez questioned Netflix changing the appearance of historic buildings around the plaza. How were they allowed to do this?
18 19 20 21		Commissioner Salas also voiced concerns as to how do we do this with other applicants wanting to make changes and they must go through the process, yet we approve for Netflix to make all these changes.
22 23 24		Commission Chair Lucero stated that what happens if the businesses want to keep the new colors?
25 26 27 28		Staff stated that film permits are done administratively through the department heads. The changes are temporary, and everything will go back to how it was. If an individual wants to keep the color, they must go through the process for approval.
29 30 31 32		Commissioner Salas asked how they are allowed to be drilling into the adobe like that? Staff stated that they are not drilling into any adobe or brick, it is in the joints which can easily be refilled. Staff understands that there are concerns and will relay them up the chain of command.
33 34 35 36 37	8.	Mr. Maese commented that the greenhouse project on Gandy Lane has been stopped because they did not pull a permit from CID for the work. It is considered commercial, so they have to obtain a permit. The applicant is currently looking for a contractor to be able to pull the permits. The road project is awaiting final core samples and then would be good to go. ADJOURNMENT
38 39 40		Motion to adjourn the meeting at 3:25 PM was made by Commissioner Lucero, Seconded by Commissioner Salas. (Vote = 5-0).
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TOWN OF MESILLA BOARD ACTION FORM

AGENDA DATE: PZHAC: November 15, 2021

BOT: November 22, 2021

ITEMS: 6A)

a) PZHAC CASE #061301 – 2245 Calle de Colon, submitted by Roberto Garcia to remove and replace 8 windows with no changes to size of opening structure. Zoned: Historic Residential (HR).

BACKGROUND AND ANALYSIS:

The application was originally approved administratively by staff, however, at the PZHAC meeting on November 1st, the Commission voted to table it until it was reviewed by Architectural Styles Committee (ASC).

The ASC reviewed the case on November 10, 2021.

IMPACT:

Staff recommends the Planning, Zoning and Historical Appropriateness Commission (PZHAC) approve the application subject to the following findings:

- The PZHAC has jurisdiction to recommend approval of the applicant's request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- Due process was provided to the applicant.

Specific findings of fact:

- The proposed work meets the requirements of MTC 18.35 Historic Residential.
- The proposed work meets the requirements of MTC 18.33 Historic Preservation.
- The house was built in 2001 according to County records.
- The house has no historical significance.

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

- 1) Recommend approval of this case with findings stated above.
- 2) Recommend approval of this case with findings stated above and conditions.
- 3) Deny the application.

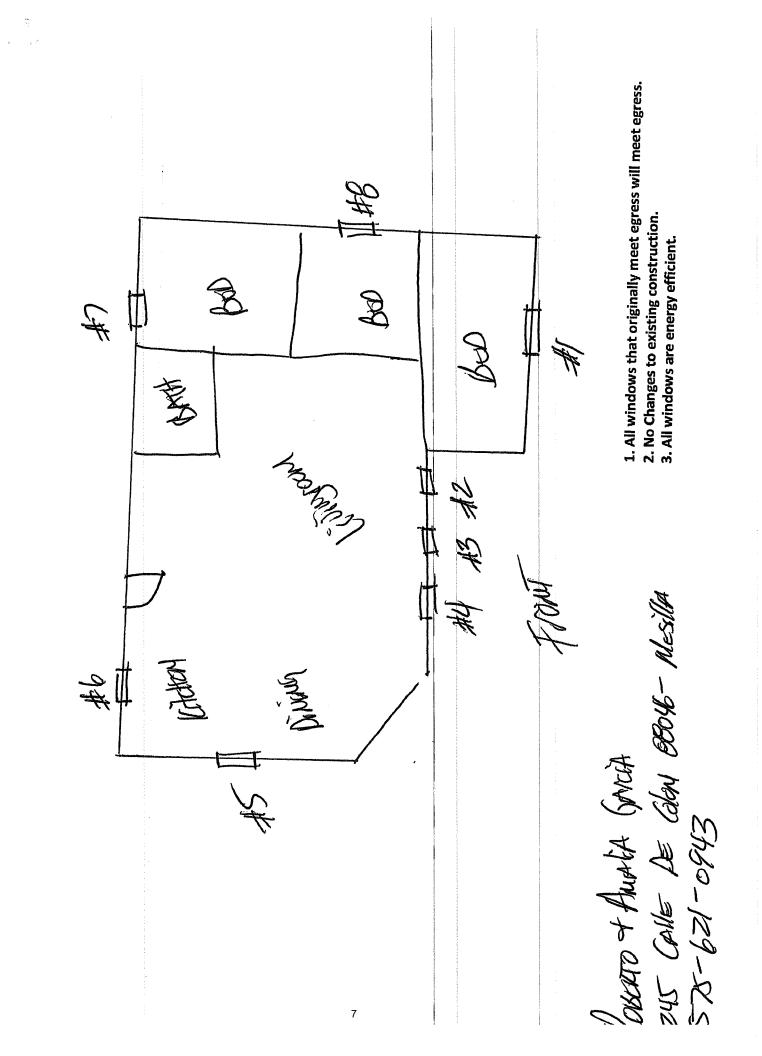
DEPARTMENT RECOMMENDATION:

Staff recommends the PZHAC approve case 061301.

SUPPORTING INFORMATION:

- Application
- Diagram of windows to be replaced.
- Photo of the structure.
- Parcel Map.
- Quote from Window World.

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QUOTE # and a second	RUSH	STATUS	
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Customer Notes:

ATTENTION

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Please note that all weights provided are estimates and subject to change based on actual order shipment. For Informational Purposes: All windows are viewed from the outside looking in.

NOTICE: The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

In accordance with the state of California:

WARNING: Cancer and Reproductive Harm - www.p65Warnings.ca.gov

This order is subject to AMI's Standard Terms and Conditions, which can be found here: https://www.associatedmaterials.com/resources/

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

Bу

Authorized Representative

	WARRANTY DEED
	Naciencieno Garcia and Angelita Garcia, wife
to¥	, for consideration paid, grant
whose address is	*P.O. Box 1033, Mesilla, NM 88046
the following described	d real estate in Dona Ana County, New Mexico:
part of Serial Nos. 11- more particularly desc Beginning at the s being on the north lin Mesilla, identical to fu thence N. 33° 50' W. J point; thence N. 31° 51 line to an angle point; 54° 32' 50" E. 254.10 78.50 feet along a fen along said fonce line a	I situate in the Village of Mesilla, Dona Ana County, New Mexico, being designated as Serial Nos. 11-A-127 and 11-A99 and -A-125 and 11-A-126 as shown on the U.S.R.S. Property Maps, located in Sections 25 and 36, T 23 S, R 1 E, N.M.P.M. and crited as follows, to-wit: southwest corner of the tract herein described at the southwest corner of a concrete foundation of a cinder block wall, said point ne of Calle De Colon, whence a concrete monument at the northeast corner of Lot 1, Block C of the Southwest Addition to the southwest corner of the intersection of Calle De Colon and Calle Segunda bears S 22° 41' 30" W. a distance of 91.66 feet; 108.4 feet partly along the west side of a cinder block wall, thence N. 56° 22' 10" E. 70.74 feet along a fence line to an angle 59' 10" W. 120.36 feet along a fence line and along the west side of a asid community ditch to the northwest corner of this tract; thence S. 57° 24' 30" E. 58.02 feet along a fence line and along the south line of said community ditch to the northest corner of this tract; thence S. 58' 23' 50" W. 235.19 feet and along the west line of the Mesilla Lateral to the southeast corner of us tract; thence S. 54° 33' 20" W. 235.19 feet and along the north wide of said community ditch and Calle De Colon; thence S. 54° 33' 20" W. 131.79
Being the same November 8, 1929, a Records of said county in the office of the Co deed from Petra L. Vij in the office of the Co county, and in a warre	es of land, more or less. ne land described in a warranty deed from Santiago Gonzales and Colestina F. Gonzales, his wife, to lorenzo S. Frietze, dated and filed for record in the office of the County Clerk of Dona Ana County, New Mexico, in Book 88 at page 602 of the Deed ty; and in a quitclaim deed from Mary J. Cuniffe, a Feme Sole, to Lorenzo Freitze, dated February 13, 1930, and filed for record ounty Clerk of Dona Ana County, New Mexico, in Book 88 at page 583 of the Deed Records of said county; and in a warranty igil and Felipe Vigil, her husband, to Lorenzo S. Freitze and Maria D. Freitze, his wife, dated May 8, 1954, and filed for record ounty Clerk of Dona Ana County, New Mexico, in Book 141 at page 70 of the Deed Records of said county, New Mexico, in Book 121 at page 547 of the Deed Records of said county.
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THE NEW VALUANT COMPANY . ALBUQUERQUE, NEW MEXICO . 4/94

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TOWN OF MESILLA BOARD ACTION FORM

AGENDA DATE: PZHAC: November 15, 2021

BOT: November 22, 2021

ITEMS: 7

a) <u>PZHAC Case #061305</u> – 2451 Calle de San Albino, submitted by Rebecca Bird for the painting of her home from brown to white. **Zoned: Historic Residential (HR).**

BACKGROUND AND ANALYSIS:

The applicant would like to repaint her house from brown to white.

The home was first built in 1850 and rehabilitated in the 50s with some minor repairs in 2009.

The National Registry states:

48 – This stuccoed adobe residence has a flat roof, flat parapets, and aluminum frame windows. Est 1950. (N). It is listed as neutral in significance.

IMPACT:

Staff recommends the Planning, Zoning and Historical Appropriateness Commission (PZHAC) approve the application subject to the following findings:

- The PZHAC has jurisdiction to recommend approval of the applicant's request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- Due process was provided to the applicant.

Specific findings of fact:

- The proposed work meets the requirements of MTC 18.35 Historic Residential.
- The proposed work meets the requirements of MTC 18.33 Historic Preservation.
- Because the structure is listed as neutral, the board has the right to approve the change of color if it fits in with the development zone.

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

- 1) Recommend approval of this case with findings stated above.
- 2) Recommend approval of this case with findings stated above and conditions.
- 3) Deny the application.

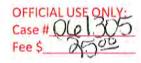
DEPARTMENT RECOMMENDATION:

If the board sees that the color change fits in with the development zone, then the board should approve of this application.

SUPPORTING INFORMATION:

- Application
- Photo
- Property Map

524.3262 Cynthic Hernandez town Clerk TOWN OF MESILLA ZONING APPROVAL



PERMISSION TO CONDUCT WORK

OR OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

Property Owner's E-mail Address NONE Contractor's Name & Address (If none, indicate Self) <u>SEIF</u> Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number Address of Proposed Work: <u>Q451 CALLE JE SAN ALBINO</u> Description of Proposed Work: <u>Change OF COLOR - HOUSE - My HOUSE</u> Addobe COLOR. The MOVIE WORKERS PRINTED Q WALLS (FA Unite. This is PRI Application FOR AppROVAL FOR A DERMIT to \$ COLOR AND PRINT THE DREMAING WALLS OF MY HOUSE Estimated Cost Signature of Applicant Date Signature of property owner: <u>Relucca Bind</u> With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC an 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:	Property Owner Property Owner's Telephone Number Owner's Mailing Address City State Zip Code Owner's Telephone Number NONE NONE State	Hame of Property Owner Property Owner's Telephone Number Property Owner's Mailing Address City State Zip Code Property Owner's E-mail Address NONE State \$8046-006 Property Owner's E-mail Address NONE State \$8046-006 Property Owner's E-mail Address NONE NONE State \$8046-006 Contractor's Telephone Number NONE Contractor's Tax ID Number Contractor's License Number Contractor's Tax ID Number Contractor's Tax ID Number Contractor's License Number Address of Proposed Work: Q451 CALLE JE SAN ALBINO Description of Proposed Work: Change OF COLOR - House _ may House in Address of Proposed Work: Q451 CALLE WORKERS painted 2 work is fraction State State Address of Proposed Work: Q451 CALLE WORKERS painted 2 work is fraction State State Color R And painter Korkers painted 2 work is fraction State State State Signature of Applicant Date Signature of Approved Nate: Date Signature of administrative approvals, all permit requests must undergo a review process from staff, P2HAC and/or is P2HAC Administrative Approval Bof	Name of Property Owner's Telephone Number Property Owner's Telephone Number Property Owner's Telephone Number Property Owner's E-mail Address NONE Contractor's Name & Address (If none, indicate Self) SETF Contractor's Telephone Number	CASE NO	ZONE:	CODE:	APPLI	CATION DATE: 11/8/2/
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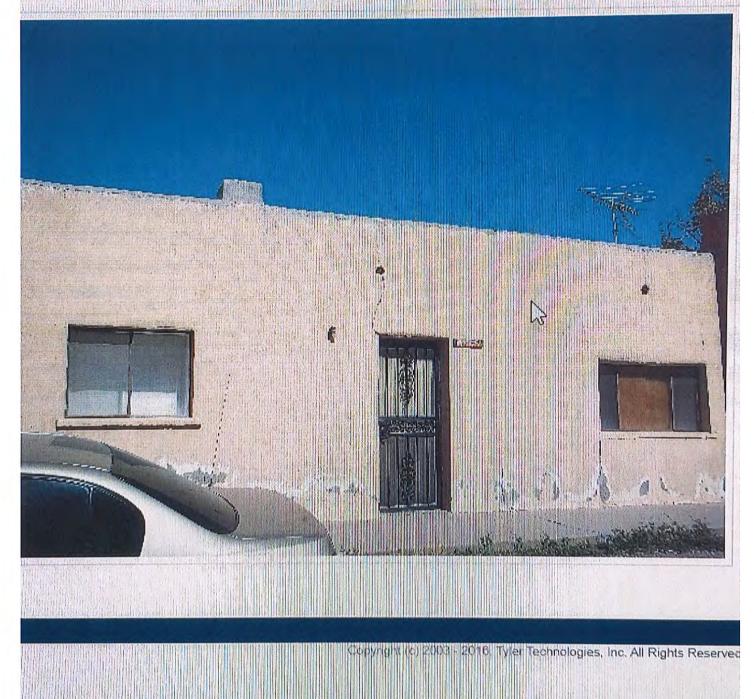
- 12.____ Proof of legal access to the property.
- 13.____ Other information as necessary or required by the City Code or Community Development Department (See other side.)

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

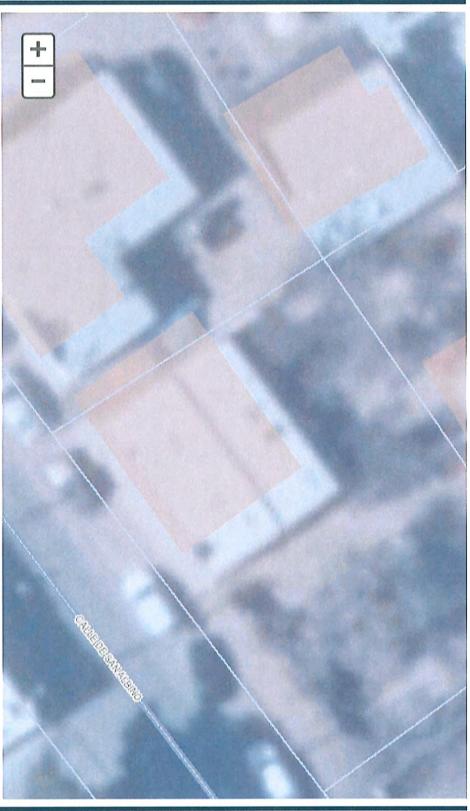
- A. Completed application, including:
 - 1. Applicant's name
 - 2. Applicant/property owners contact information
 - 3. Physical address of property
 - 4. Description of work to be done, including dimensions of any construction or repairs
 - 5. Value of work to be done
 - 6. Property owner's signature on the application
- B. Include all information required in the checklist at the bottom of the application.
- C. Additional information required:

*Mill Levy does not include Special District Rates such as: Lower Rio shed Levy.



Doña Ana County, NM Parcel Map Leticia Duarte Benavidez, County Assessor

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Parcel ID	Map Code	Name
<u>R0400586</u>	4006138218008	GARCIA ROBERTO E &



TOWN OF MESILLA BOARD ACTION FORM

AGENDA DATE:

PZHAC: November 15, 2021

BOT: November 22, 2021

ITEMS: 7.

A. <u>PZHAC CASE #061306</u> – 2651 Calle de Guadalupe, submitted by Carmen Soltero for the installation of a brick sidewalk at the west side of the house on the Guadalupe side.

BACKGROUND AND ANALYSIS:

This case was reviewed by the Architectural Styles Committee (ASC) on November 10, 2021.

The applicant proposes to install a brick sidewalk, similar to her neighbors, on the west side of the house on the Calle de Guadalupe side (see photos).

IMPACT:

Staff recommends the Planning, Zoning and Historical Appropriateness Commission (PZHAC) approve the application subject to the following findings:

- The PZHAC has jurisdiction to recommend approval of the applicant's request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- Due process was provided to the applicant.

Specific findings of fact:

- The proposed work meets the requirements of MTC 18.35 Historic Residential.
- The proposed work meets the requirements of MTC 18.33 Historic Preservation.
- The proposed work will not have an impact in the development zone as it is similar in nature to the neighbors.
- The proposed work is on the applicant's property and not in Town right-of-way.

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

- 1) Recommend approval of this case with findings stated above.
- 2) Recommend approval of this case with findings stated above and conditions.
- 3) Deny the application.

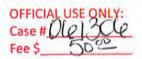
DEPARTMENT RECOMMENDATION:

Staff recommends the PZHAC approve case 061306.

SUPPORTING INFORMATION:

- Application
- Drawing of property location
- Photos of Property x 2
- Plat
- Property Mapp

TOWN OF MESILLA ZONING APPROVAL



PERMISSION TO CONDUCT WORK

OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

CASE NO Name of Property Owner's M	ZONE: SOHERO Dwner	HC CODE:	Mis APPL	
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before issuance of	a zoning permit. Plan s	heets are to be no la	rger than 11 x 17 inches or	shall be submitted electronically.
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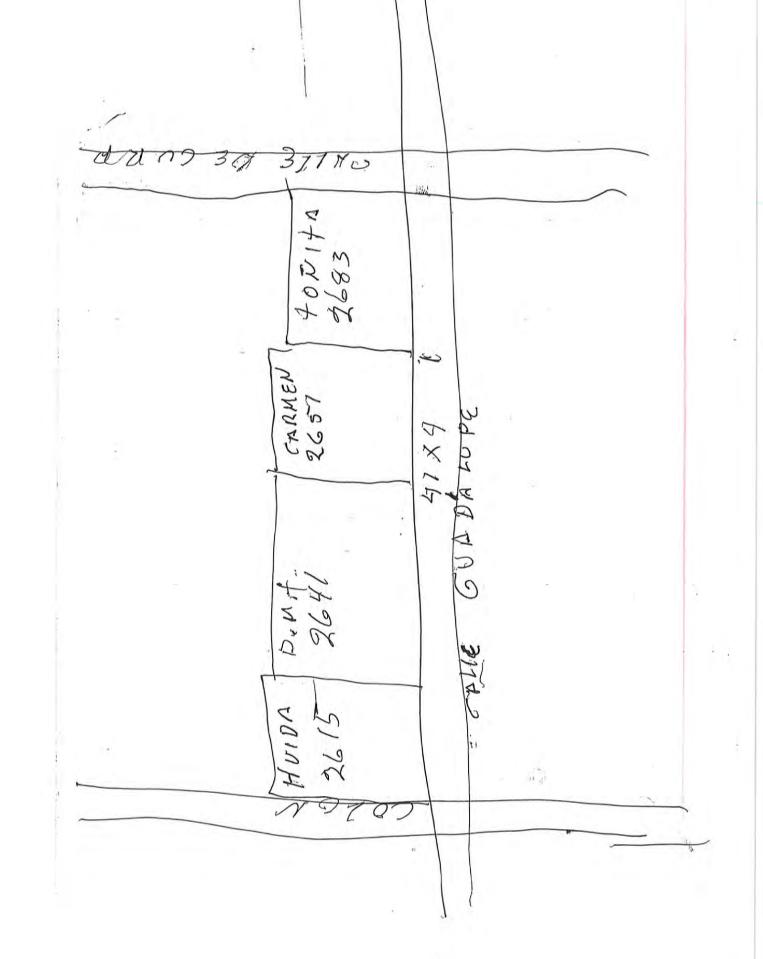
- 11. ____ Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
- 12.____ Proof of legal access to the property.
- 13._____ Other information as necessary or required by the City Code or Community Development Department (See other side.)

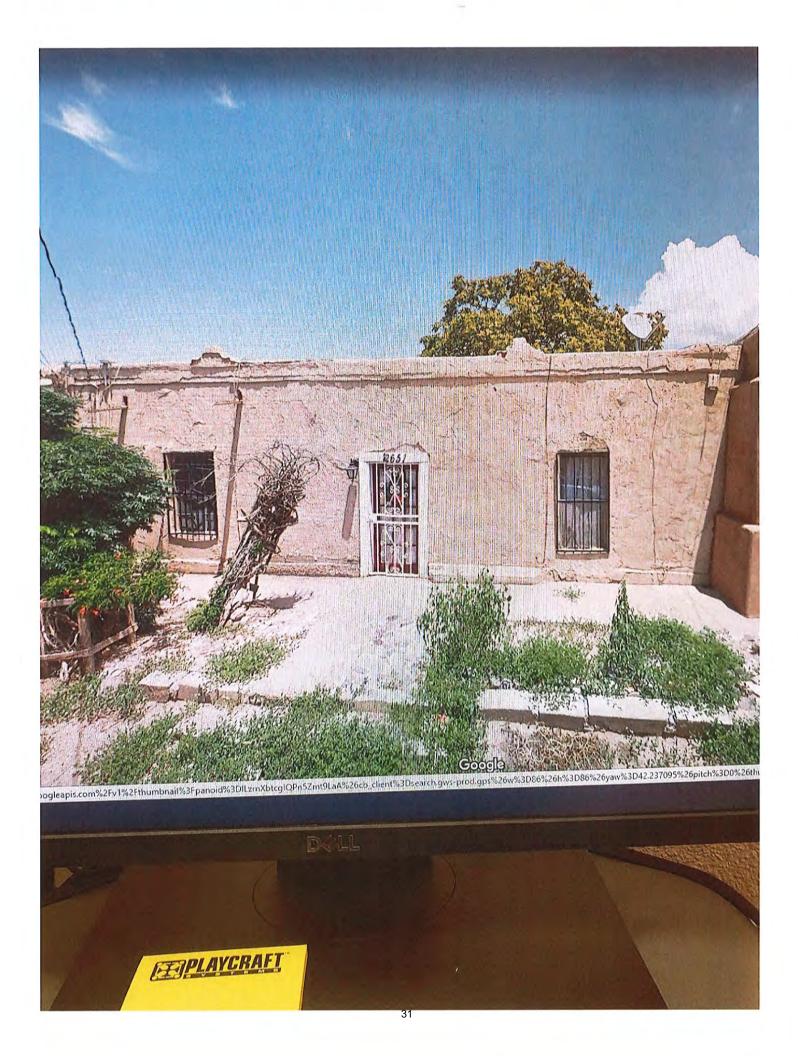
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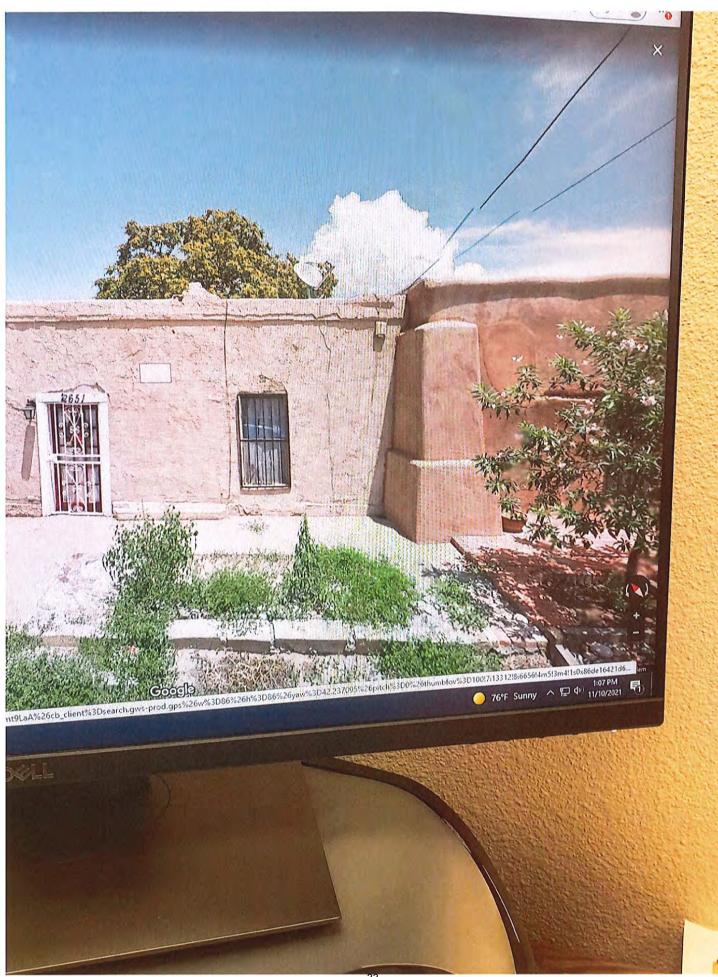
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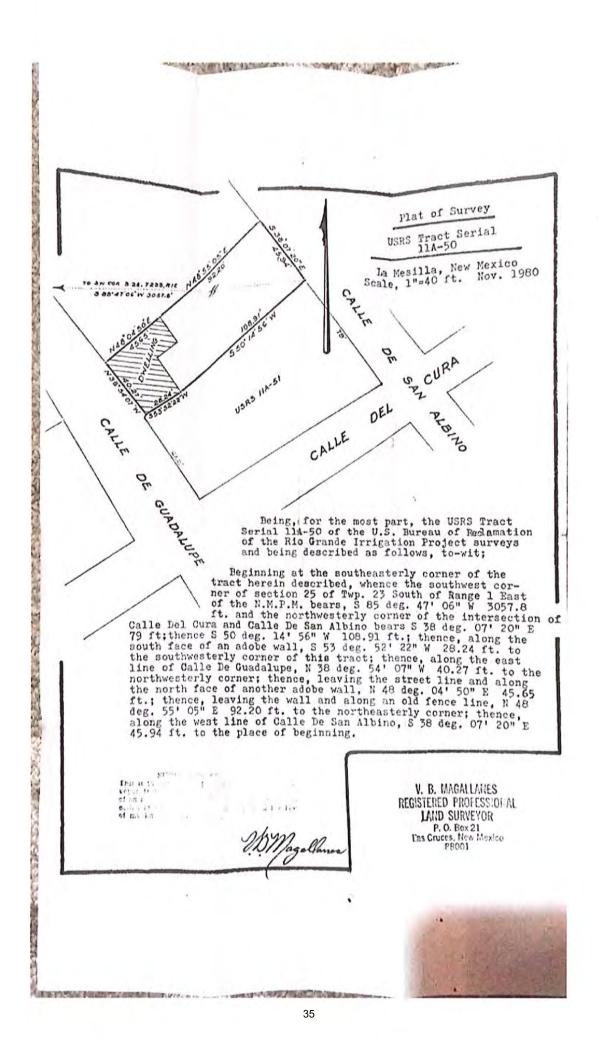
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- C. Additional information required:







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Doña Ana County, NM Parcel Map Leticia Duarte Benavidez, County Assessor

Map Legend	
Map Layers	
Layer Visibility: Roads Buildings City Limits MLS Zones Address Labels 2014 Aerial Photo Parcels	
Select Search Type: Account Number	
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