



THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A **REGULAR MEETING ON MONDAY, DECEMBER 20, 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.  
Space is limited and may require persons giving public input *IN PERSON* to rotate if capacity of the room is exceeded.
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 December 6, 2021.
  - b) **\*Renewal of PZHAC Case 061076** – 2755 Camino del Rey, Adam Perez, to complete the rock wall from his plans submitted and approved in July 2020 with the construction of their new home. **Zoned: Single-Family Residential (R1).**
  - c) **\*Renewal of PZHAC Case 069148** – 2130 Calle de Picacho, Neal McMillan, rehab home with firewall between the adjoining structures and build new single-family home on remaining property. Prior approval obtained December 2020. **Zoned: Historic Residential (HR).**
6. **OLD BUSINESS**
  - a) **PZHAC CASE #061306** – 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.
7. **NEW BUSINESS**
  - a) **PZHAC Case #061313** – 2581 Calle de Cura, submitted by Gary and Laura Ramsey, to remove rock wall and replace with corrugated metal/wooden fence with metal posts, landscaping, and new gate. **Zoned: Historic Residential (HR).**
  - b) **PZHAC CASE #061308** – 2385 Calle de Guadalupe #2, Wild West Express-O sign to be updated. **Zoned: Historic Commercial (HC).**
  - c) **PZHAC CASE #061311** – 1937 Calle de Parian, a sign permit for a second location for TruArt of the Earth. **Zoned: Historic Commercial (HC).**
  - d) **PZHAC CASE #061314** – Corner of Avenida de Mesilla and Calle de Alvarez, artwork to be approved for the sign approved by Variance in 2019. **Zoned: Commercial (C).**
  - e) **BL#0917** – 1937 Calle de Parian, a business registration for a second location for TruArt of the Earth. **Zoned: Historic Commercial (HC).**
8. **COMMISSION/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](http://www.mesillanm.gov). Posted 12/17/2021 online and 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, Ristrammn Chile Co., 2531 Avenida de Mesilla and the U.S. Post Office 2253 Calle de Parian



# Town of Mesilla, New Mexico

THE PLANNING, ZONING AND  
HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)  
MINUTES  
**MONDAY, DECEMBER 6, 2021**  
2:30 P.M.

1. PLEDGE OF ALLEGIANCE

Chairwoman Lucero lead the pledge of allegiance.

2. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Lucero, Commissioner Jones, Commissioner Nevarez, Commissioner Salas and Commissioner Walkinshaw were in attendance of this meeting.

3. CHANGES/APPROVAL OF THE AGENDA

Motion to approve the agenda was made by Commissioner Jones, Seconded by Commissioner Nevarez. (Vote = 5-0).

4. PUBLIC INPUT – The public is invited to address the Commission for up to 3 minutes. Space is limited and may require persons giving public input *IN PERSON* to rotate if capacity of the room is exceeded.

No public input was received.

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 15, 2021. *\*Approved by consent agenda*

Motion to approve the consent agenda was made by Commissioner Nevarez, Seconded by Commissioner Walkinshaw. (Vote = 5-0).

6. NEW BUSINESS

- a) PZHAC Case #061309 – 3037 Los Arenales, submitted by Window World on behalf of Ms. Elisa Rios, to replace windows. **Zoned: Single Family Residential (R-1).**

Staff presented the facts of the case. CID had reviewed the plans as well.

Motion to approve the consent agenda was made by Commissioner Salas, Seconded by Commissioner Jones. (Vote = 5-0).

- b) PZHAC CASE #061310 – 2687-2685 Calle de Parian, submitted by William McIlvaine, to erect a stone wall to match the current design with metal sections installed with two gates. **Zoned: Historic Residential (HR).**

Staff presented the facts of the case.

**Motion to approve the consent agenda was made by Commissioner Jones, Seconded by Commissioner Nevarez. (Vote = 5-0).**

**7. COMMISSION/STAFF COMMENTS**

Commissioner Nevarez asked for an update on the Community Development position, the iron fencing around the trees on the plaza.

Staff stated that we are still trying to hire for Community Development. The iron fencing around the trees on the plaza will stay and we will install on the remaining trees.

Commissioner Walkingshaw asked if we could share staff with other municipalities, as a solution.

Mr. Maese with CID gave an update on previous cases to the board including the Gandy Rd. improvements and greenhouse, Perez property on Rosita Ct., and sidewalks at Casa Blanca.

**8. ADJOURNMENT**

The meeting adjourned at 2:51 p.m.

**Motion to approve the consent agenda was made by Commissioner Lucero, Seconded by Commissioner Jones. (Vote = 5-0).**

**TOWN OF MESILLA  
ZONING APPROVAL**

OFFICIAL USE ONLY:  
Case # \_\_\_\_\_  
Fee \$ renewal

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

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

CASE NO. \_\_\_\_\_ ZONE: \_\_\_\_\_ CODE: \_\_\_\_\_ APPLICATION DATE: 12-2-21

Adam Perez \_\_\_\_\_ 575-635-9402 \_\_\_\_\_  
Name of Property Owner Property Owner's Telephone Number

2755 Camino Del Rey Las Cruces NM 88005 \_\_\_\_\_  
Property Owner's Mailing Address City State Zip Code

abundantvida@yahoo.com \_\_\_\_\_  
Property Owner's E-mail Address

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

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

Address of Proposed Work: 2755 Camino Del Rey

Description of Proposed Work: A rock wall for courtyard that was originally approved by Mesilla zoning in July 2020 from set of building plans. Commenced project but because of money issues project was delayed. Requesting Mesilla zoning to continue project until

Estimated Cost: \$2500.00 Signature of Applicant: \_\_\_\_\_ Date: 5/18/21 finished sorry for the inconvenience.  
Signature of property owner: Adam Perez

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

**FOR OFFICIAL USE ONLY**

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

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

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

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

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

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

renewal

TOWN OF MESILLA  
ZONING APPROVAL  
PERMISSION TO CONDUCT WORK

OFFICIAL USE  
Case # 061148  
Fee \$ 4,889.00 pd

OR  
OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 101

CASE NO. 061148 ZONE: HR CODE: NR APPLICATION DATE: 12/2/20

Renewal \$2,444.75

Name of Applicant/Owner Neal McMillan / Miguel Rincon Applicant's Telephone Number (575) 649-0573 (575) 635-9331  
Name of Applicant/Owner Neal McMillan Applicant's Telephone Number 2015 Huntington dr, L.C. 88011 Miguel Rincon P.O. Box 726 Mesquite N.M. 88048  
Applicant's/Owner's Mailing Address Neal McMillan nealmemillan@gmail.com City Miguel Rincon State N.M. Zip Code 88048  
Applicant's/Owner's E-mail Address Miguel Rincon, Hurlburt Construction hurlburtconstructionllc@gmail.com  
Contractor's Name & Address (if none, indicate Self) 575 635-9331

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

Address of Proposed Work: 2130 Calle de Picacho

Description of Proposed Work Rehab existing structure & separate by fire wall from rest of structure, Build new single family home on remaining property.

Estimated Cost \$300,000 Signature of Applicant M.S. McMillan Date 11/6/2020

Signature of property owner if applicant is not the property owner: [Signature]

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

FOR OFFICIAL USE ONLY

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

FIRE INSPECTION/APPROVAL REQUIRED:  YES  NO  SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED:  YES  NO  SEE CONDITIONS

CONDITIONS: PZHAC REVIEW ; BOT APPROVAL REQUIRED  
CID PERMITS REQUIRED

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 12/16/21

- This Application will include the following, if checked:
- Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was locally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
  - Site Plan with dimensions and details.
  - Proof of legal access to the property.
  - Drainage plan.
  - Architectural style and color scheme - diagrams or elevations (Historical and commercial zones only).
  - 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).
  - Other information as necessary or required by the City Code or Community Development:

Town of Mesilla  
PLAN APPROVED  
FOR COMPLIANCE WITH  
TOWN ZONING CODE

Date 12/16/21



# TOWN OF MESILLA RIGHT OF ENTRY AGREEMENT

RIGHT OF ENTRY AGREEMENT ZONE: \_\_\_\_\_ CASE: \_\_\_\_\_

Hurlburt Construction 223 W. Griggs Ave. Las Cruces NM 88005  
Mesilla  
 Applicant Name(s) Mailing Address City State Zip Code

2130 Calle de Picacho, Mesilla, NM 88046  
 Physical Property Address for Agreement

MARY Grace Quintero, 704 E. Hampton, Mesa, AZ 85204  
 Adjacent Property Owner(s) Mailing Address City State Zip Code

2174 Calle de Picacho, Mesilla, NM 88046  
 Adjacent Property Owner(s) Physical Address

**Right-of-Entry** – Permission is hereby granted to the applicant, or its authorized agents, to enter upon the adjacent property for the sole purpose of construction and/or maintenance of the structure(s). Original signatures only.

NEAL MCMILLAN  
 Applicant(s)

10/4/21  
 Date

Mary Grace Quintero  
 Applicant(s)

10/4/2021  
 Date

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF DONA ANA )

The following was acknowledged before me this 4<sup>th</sup> day of Oct 2021, by Neal E. McMillan

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF DONA ANA )

The following was acknowledged before me this 4<sup>th</sup> day of Oct 2021, by Mary Grace Quintero

NOTARY PUBLIC

My Commission Expires: 03/04/2024

NOTARY PUBLIC

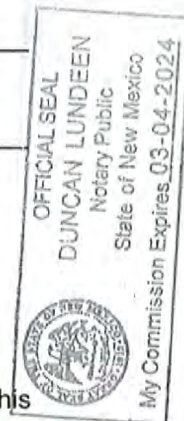
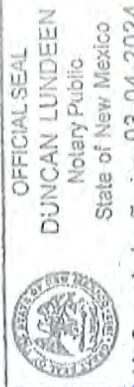
My Commission Expires: 03/04/2024

FOR OFFICIAL USE ONLY

Date received: 12/16/21

Community Development Coordinator

Date





**TOWN OF MESILLA  
BOARD ACTION FORM**

**AGENDA DATE:**

**PZHAC:** November 15, 2021(Postponed)

**PZHAC:** December 20, 2021 **BOT:** 12/27/2021

**ITEMS:**

- A. PZHAC CASE #061306** – 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

## Cynthia Stoechner-Hernandez

---

**From:** Nora L. Barraza <mayor@mesillanm.gov>  
**Sent:** Friday, December 10, 2021 5:17 PM  
**To:** Cynthia Stoechner-Hernandez  
**Subject:** Fwd: Carmen Soltero brick work

FYI for Soltero packet

----- Forwarded message -----

**From:** Silvia Dater <[silviadater@icloud.com](mailto:silviadater@icloud.com)>  
**Date:** Wed, Dec 8, 2021, 11:05 PM  
**Subject:** Re: Carmen Soltero brick work  
**To:** Nora L. Barraza <[mayor@mesillanm.gov](mailto:mayor@mesillanm.gov)>

Mayor Barraza,

My mother's brickwork isn't a sidewalk but rather something to cover an area between the street and existing original sidewalk that is prone to growing weeds. She thought it would help control them as well as make the house look nicer. She was thinking of using clay bricks in whatever color is allowed on her street because she realizes that she lives in a historical area with special codes we must follow. I will try to send a photo. Thank you!

Silvia (Soltero) Dater

Sent from my iPhone

On Nov 10, 2021, at 4:47 PM, Nora L. Barraza <[mayor@mesillanm.gov](mailto:mayor@mesillanm.gov)> wrote:

Silvia:

For your mother's brick sidewalk, is the brick clay or cement and is the brick red?

Mayor Barraza

On Fri, Oct 29, 2021 at 12:56 AM Silvia Dater <[silviadater@icloud.com](mailto:silviadater@icloud.com)> wrote:

Sent from my iPhone

--

**Nora L. Barraza**  
Mayor, Town of Mesilla  
☎ (575) 524-3262  
Fax: (575) 541-6327  
[mayor@mesillanm.gov](mailto:mayor@mesillanm.gov)

Check out our website!  
[www.mesillanm.gov](http://www.mesillanm.gov)



TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 01e13de

Fee \$ 50<sup>00</sup>

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

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

CASE NO. \_\_\_\_\_ ZONE: HK CODE: Mis APPLICATION DATE: \_\_\_\_\_

CARMEN SOTERO  
Name of Property Owner

575 523 1925 1983  
Property Owner's Telephone Number

Property Owner's Mailing Address \_\_\_\_\_ City MES State \_\_\_\_\_ Zip Code \_\_\_\_\_

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

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

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

Address of Proposed Work: 2651 CALLE GUADALUPE

Description of Proposed Work: INSTALL A BRICK SIDEWALK ON THE WEST SIDE OF THE HOUSE ON THE CALLE GUADALUPE SIDE

Estimated Cost \$ 3000 Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

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

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

FOR OFFICIAL USE ONLY

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

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

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

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

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

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

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

### BUILDING PERMIT REQUIREMENTS

A. Completed application, including:

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

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

C. Additional information required:

---

---

---

---

~~ALLE DE CURR~~

FORITA  
2683

CARMEN  
2657

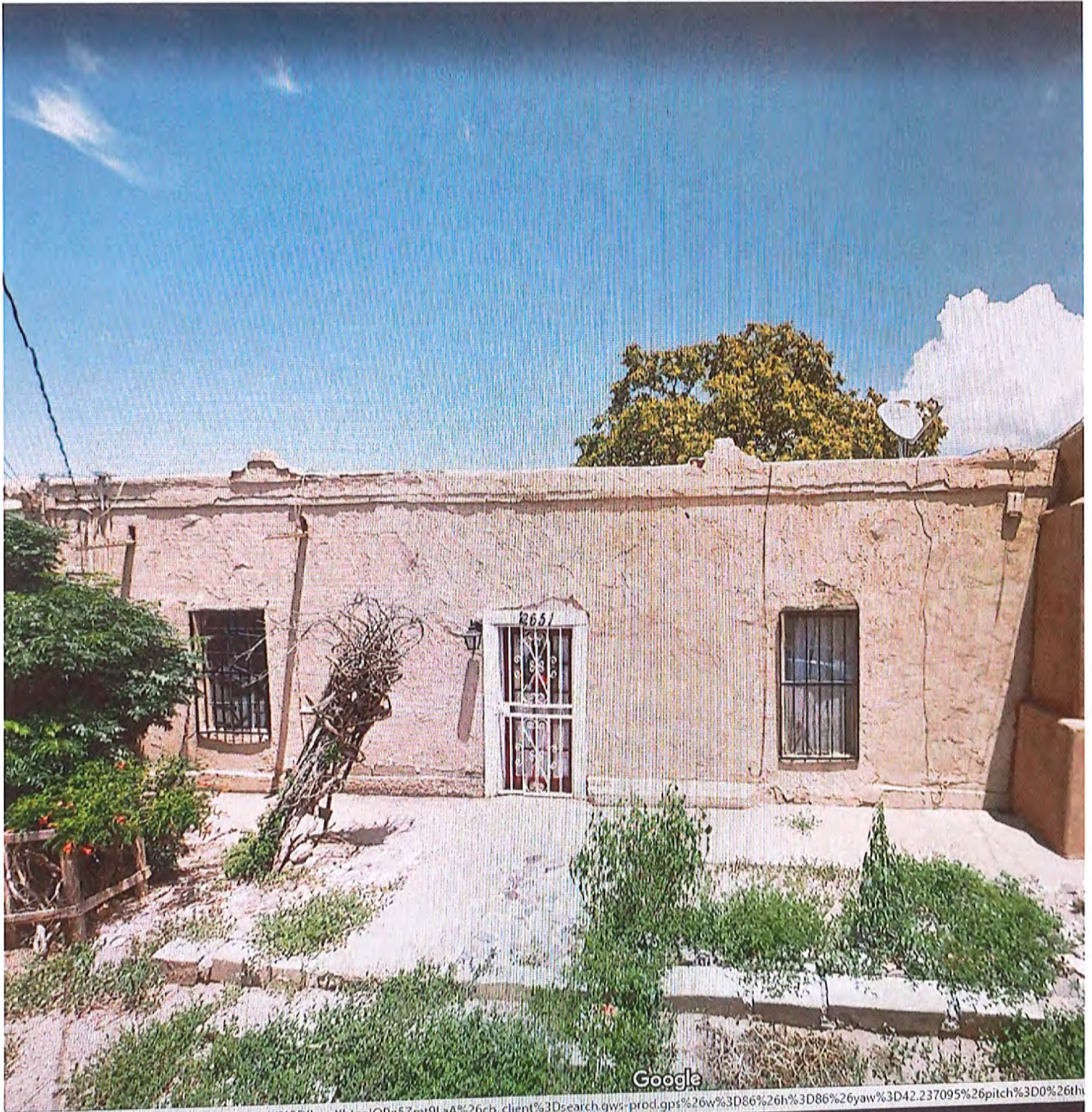
D. M. J.  
2641

HUIDA  
2615

47 X 9

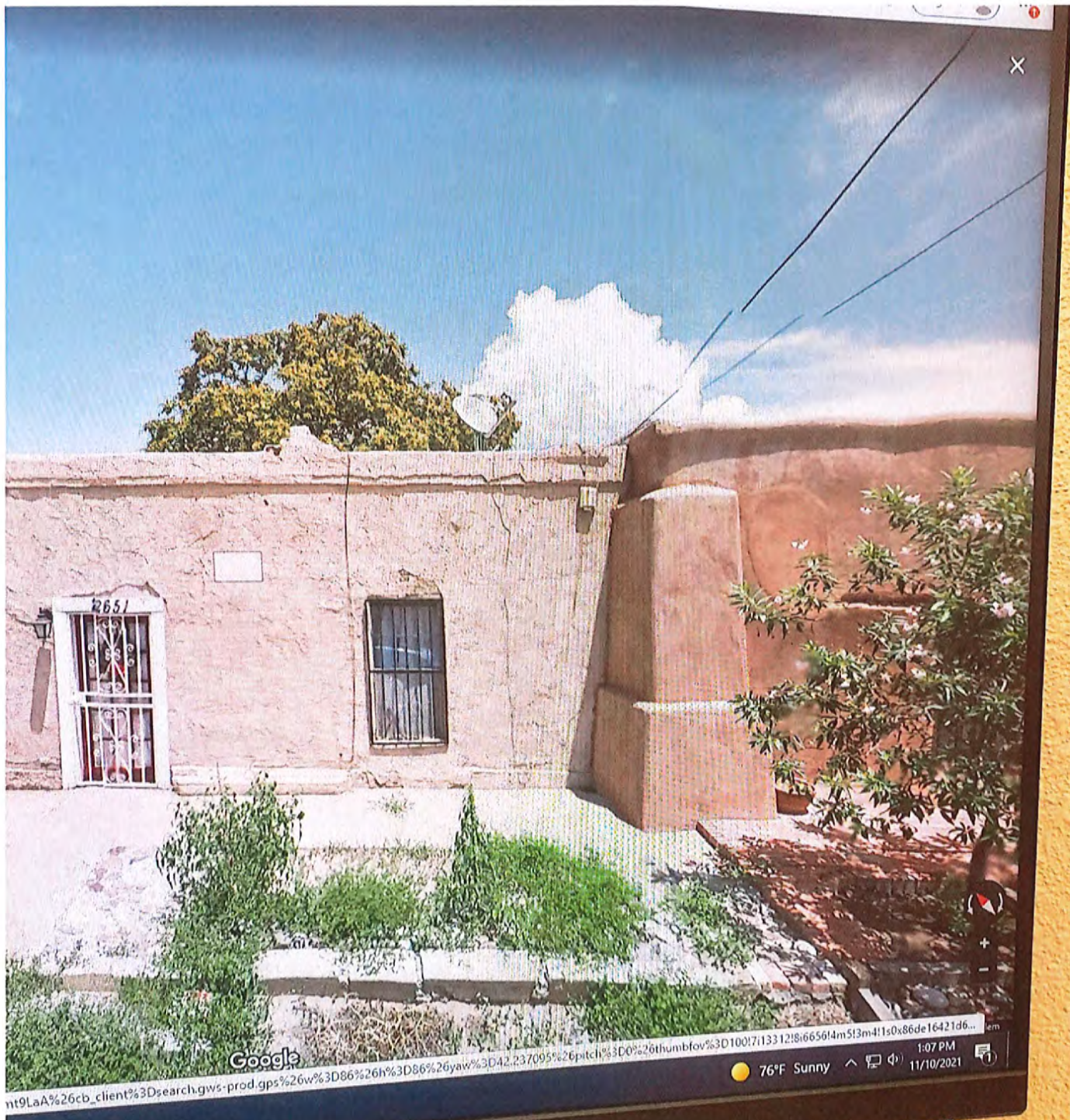
ALLE GUADALUPE

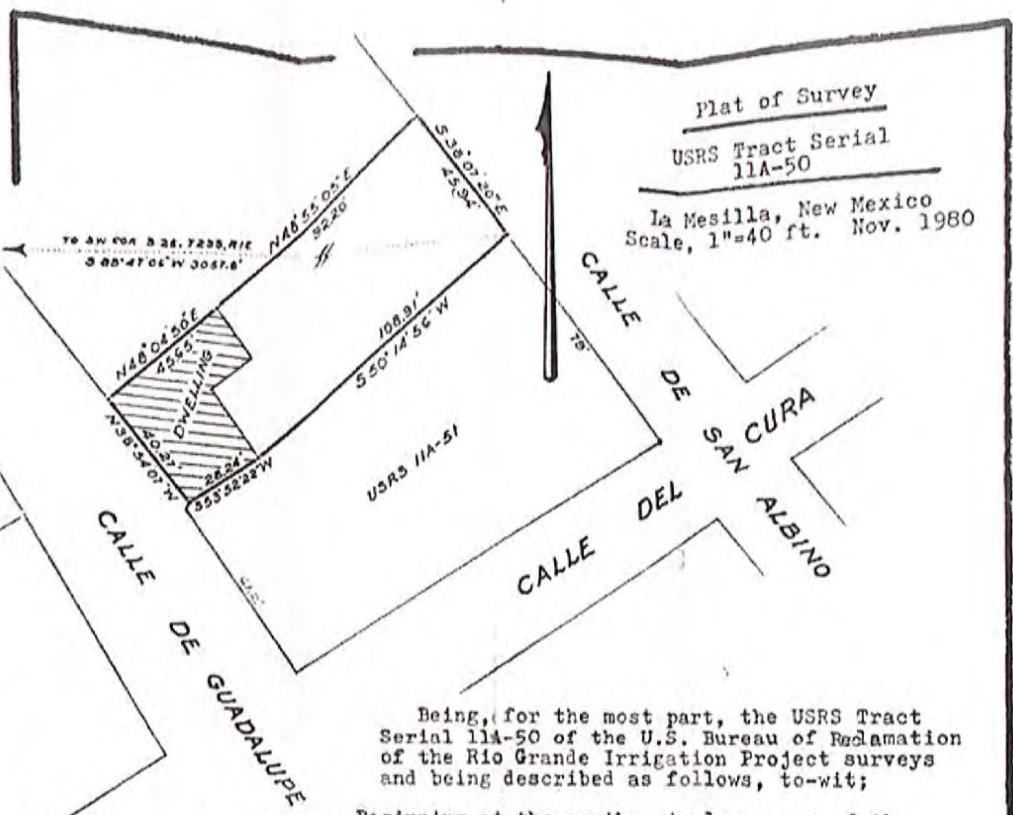
~~COZOK~~



ogleepis.com%2Fv1%2Fthumbnail%3Fpanoid%3DILzrnXbtcgIQPn5Zmt9LaA%26cb\_client%3Dsearch\_gws-prod.gps%26w%3D86%26h%3D86%26yaw%3D42.237095%26pitch%3D0%26th







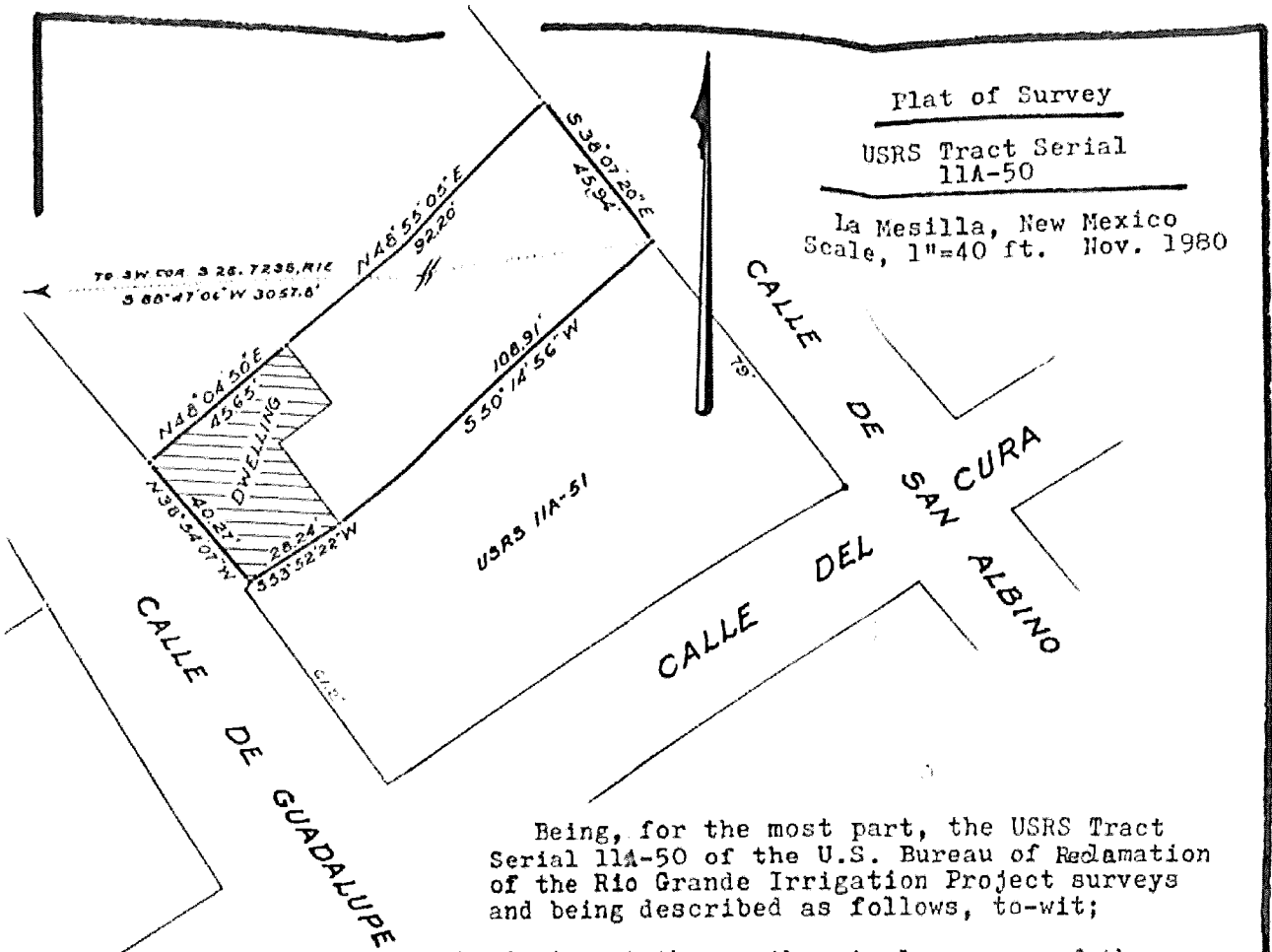
Being, for the most part, the USRS Tract Serial 11A-50 of the U.S. Bureau of Reclamation of the Rio Grande Irrigation Project surveys and being described as follows, to-wit;

Beginning at the southeasterly corner of the tract herein described, whence the southwest corner of section 25 of Twp. 23 South of Range 1 East of the N.M.P.M. bears, S 85 deg. 47' 06" W 3057.8 ft. and the northwesterly corner of the intersection of Calle Del Cura and Calle De San Albino bears S 38 deg. 07' 20" E 79 ft.; thence S 50 deg. 14' 56" W 108.91 ft.; thence, along the south face of an adobe wall, S 53 deg. 52' 22" W 28.24 ft. to the southwesterly corner of this tract; thence, along the east line of Calle De Guadalupe, N 38 deg. 54' 07" W 40.27 ft. to the northwesterly corner; thence, leaving the street line and along the north face of another adobe wall, N 48 deg. 04' 50" E 45.65 ft.; thence, leaving the wall and along an old fence line, N 48 deg. 55' 05" E 92.20 ft. to the northeasterly corner; thence, along the west line of Calle De San Albino, S 38 deg. 07' 20" E 45.94 ft. to the place of beginning.

This is to certify that the above is a true and correct copy of the original of this plat.

*V. B. Magallanes*

V. B. MAGALLANES  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR  
 P. O. Box 21  
 Las Cruces, New Mexico  
 88001



Being, for the most part, the USRS Tract Serial 11A-50 of the U.S. Bureau of Reclamation of the Rio Grande Irrigation Project surveys and being described as follows, to-wit;

Beginning at the southeasterly corner of the tract herein described, whence the southwest corner of section 25 of Twp. 23 South of Range 1 East of the N.M.P.M. bears, S 85 deg. 47' 06" W 3057.8 ft. and the northwesterly corner of the intersection of Calle Del Cura and Calle De San Albino bears S 38 deg. 07' 20" E 79 ft.; thence S 50 deg. 14' 56" W 108.91 ft.; thence, along the south face of an adobe wall, S 53 deg. 52' 22" W 28.24 ft. to the southwesterly corner of this tract; thence, along the east line of Calle De Guadalupe, N 38 deg. 54' 07" W 40.27 ft. to the northwesterly corner; thence, leaving the street line and along the north face of another adobe wall, N 48 deg. 04' 50" E 45.65 ft.; thence, leaving the wall and along an old fence line, N 48 deg. 55' 05" E 92.20 ft. to the northeasterly corner; thence, along the west line of Calle De San Albino, S 38 deg. 07' 20" E 45.94 ft. to the place of beginning.

This plat was prepared by me in accordance with the provisions of the Act of Congress of March 3, 1878, and the Act of Congress of August 9, 1890, and the Act of Congress of March 3, 1909, and the Act of Congress of August 9, 1916, and the Act of Congress of March 3, 1933, and the Act of Congress of August 9, 1935, and the Act of Congress of March 3, 1941, and the Act of Congress of August 9, 1943, and the Act of Congress of March 3, 1949, and the Act of Congress of August 9, 1951, and the Act of Congress of March 3, 1957, and the Act of Congress of August 9, 1959, and the Act of Congress of March 3, 1965, and the Act of Congress of August 9, 1967, and the Act of Congress of March 3, 1973, and the Act of Congress of August 9, 1975, and the Act of Congress of March 3, 1981, and the Act of Congress of August 9, 1983, and the Act of Congress of March 3, 1989, and the Act of Congress of August 9, 1991, and the Act of Congress of March 3, 1997, and the Act of Congress of August 9, 1999, and the Act of Congress of March 3, 2005, and the Act of Congress of August 9, 2007, and the Act of Congress of March 3, 2013, and the Act of Congress of August 9, 2015, and the Act of Congress of March 3, 2021, and the Act of Congress of August 9, 2023.

*V. B. Magallanes*

V. B. MAGALLANES  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR  
 P. O. Box 21  
 Las Cruces, New Mexico  
 88001

# 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 ▼

Enter Value:

Search



Parcel ID

[R0400956](#)

Map Code

4005137300450

Name

DALLMAN JEFFREY J & MARI





**TOWN OF MESILLA  
BOARD ACTION FORM**

**AGENDA DATE:**

**PZHAC:** December 20, 2021

**BOT:** December 27, 2021

**ITEMS:**

**PZHAC Case #061313** – 2581 Calle de Cura, submitted by Gary and Laura Ramsey, to remove rock wall and replace with corrugated metal/wooden fence with metal posts, landscaping, and new gate. Zoned: Historic Residential (HR).

**BACKGROUND AND ANALYSIS:**

The applicant proposes to remove a deteriorating rock wall and replace with corrugated tin/wood fence with petal posts. Work will also include freshening up the landscape around the house and a wooden gate in the front part of the fence being replaced.

This case was reviewed by Architectural Styles Committee (ASC) on December 14, 2021, with recommendations for items. Staff emailed the applicant for answers (see attached).

“Q 1. Yes, the front fence that the gate will be attached to is 12 feet from the Property line.

Q 2. The gate will match the height of the fencing - 6 feet. See attached example corrugated tin with a wood gate (photo).

Q 3. Post will be 8 feet apart. One section will be Corrugated Tin 8 feet long 6 feet high. One section will be 1X6 Cedar wood 8 feet long 6 feet high. this pattern will alternate the entire distance of the fence.”

**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 18.33 Historic Preservation.
- The proposed work meets the requirements of MTC 18.35 Historic Residential Zone.
- The proposed work meets the requirements of MTC 18.60.340 Wall, Fence, or Hedge.

**ALTERNATIVES FOR PZHAC:**

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 this case

**SUPPORTING INFORMATION:**

- Application
- ROE agreement
- Photos of wall to be replaced

- Examples of fencing they want to do.
- Site Plan
- Plan with proposed work
- Footing Detail
- Email from Mr. Ramsey
- Photo of proposed gate

TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:  
Case # 061313  
Fee \$ \_\_\_\_\_

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

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

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

GARY & LAURA RAMSEY \_\_\_\_\_ 575-649-1489 \_\_\_\_\_  
Name of Property Owner Property Owner's Telephone Number

PO BOX 394 MESILLA NM 88046 \_\_\_\_\_  
Property Owner's Mailing Address City State Zip Code

gary.ramsey2@yahoo.com \_\_\_\_\_  
Property Owner's E-mail Address

RUDY ACOSTA \_\_\_\_\_  
Contractor's Name & Address (If none, indicate Self)

575 642 8686 \_\_\_\_\_ \_\_\_\_\_  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2581 CALLE DE CURA

Description of Proposed Work: REMOVE DETERIORATING ROCK WALL ON EAST PROPERTY LINE AND REPLACE IT WITH A 6 FOOT CORRUGATED TIN/WOOD FENCE WITH METAL POST. WORK WILL ALSO INCLUDE FRESHENING UP THE LANDSCAPE AROUND THE HOUSE. SEE ALL ATTACHED PAPERWORK.

\$18,000 \_\_\_\_\_ [Signature] \_\_\_\_\_ 12/13/2021 \_\_\_\_\_  
Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

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

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

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

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

**BUILDING PERMIT REQUIREMENTS**

A. Completed application, including:

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

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

C. Additional information required:

---

---

---

---

# Town of Mesilla, New Mexico

Phone (575) 524-3262

P.O. Box 10

2231 Avenida de Mesilla, Mesilla, NM 88046



---

## RIGHT OF ENTRY AGREEMENT

Applicant Name(s): GARY RAMSEY

Property Address: 2581 CALLE DE CURA

Adjacent property address: 2714 Calle Cuarta Mesilla, N.M.

Adjacent property owner(s): Reynia Palacios

**Right-of-Entry** – Permission is hereby granted to the applicant, or its authorized agents, to enter upon the adjacent property for the sole purpose of construction and/or maintenance of the structure(s).

*Gary Ramsey* 12/12/21  
Applicant/Owner (original signature) Date

*Reynia Palacios* 12/13/21  
Adjacent Owner (original signature) Date

# DEMO: Deteriorating Rock Wall and Sidewalk



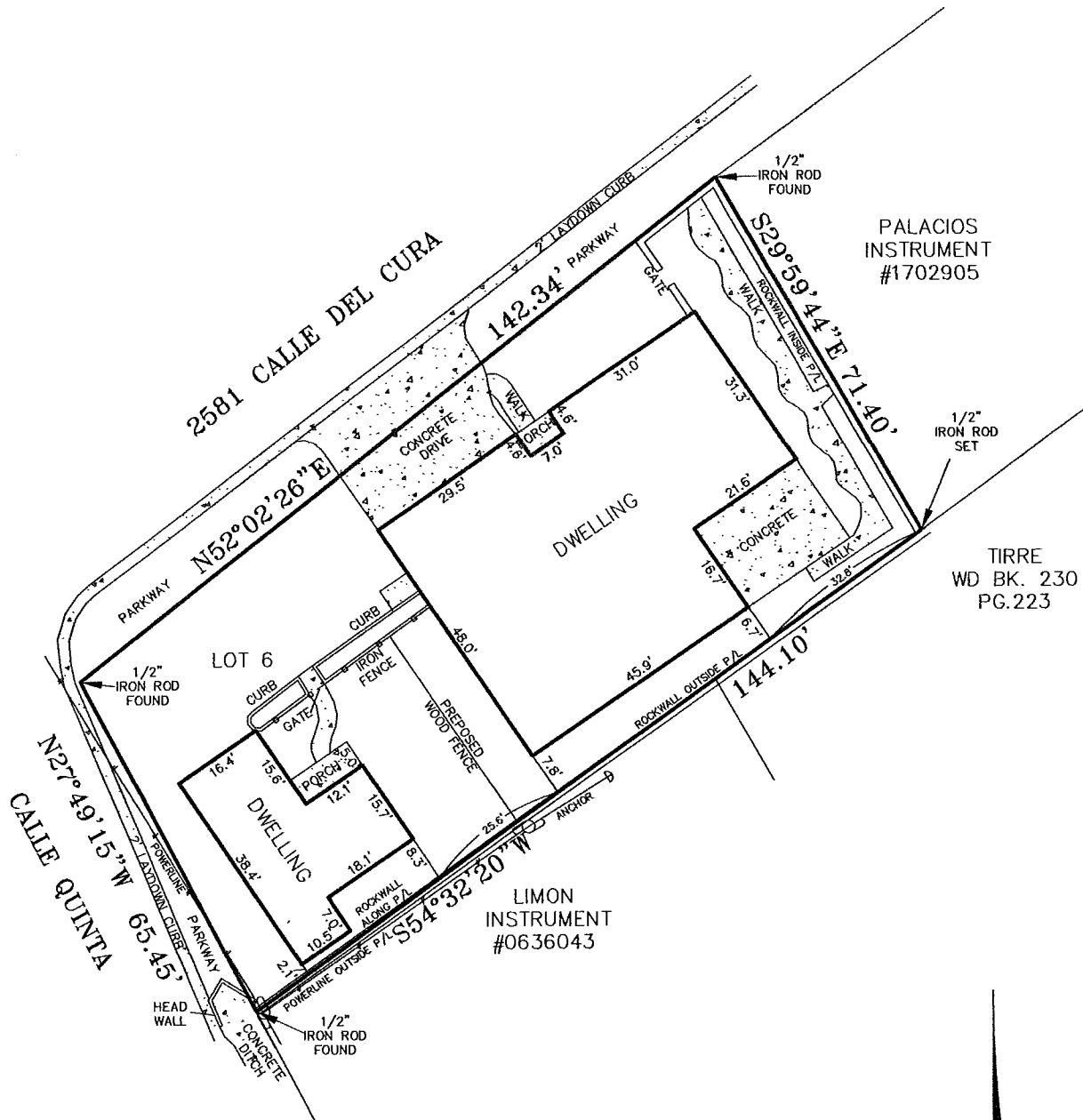
# DEMO: Deteriorating Rock Wall and Sidewalk



# Examples







PALACIOS  
INSTRUMENT  
#1702905

TIRRE  
WD BK. 230  
PG.223

LIMON  
INSTRUMENT  
#0636043



SCALE: 1"=30'



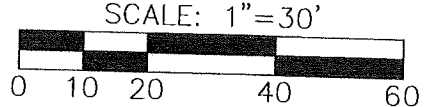
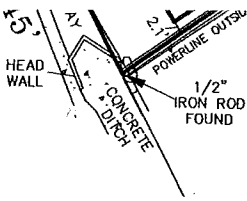
NOTE:

FLOOD ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. AS PER MAP NUMBER 35013C1093 G, EFFECTIVE JULY 6, 2016.

FIELD NOTES BY MOY SURVEYING INC., LICENSE #18078.  
ALL CORNERS SET ARE 1/2" IRON RODS WITH 1" PLASTIC CAPS STAMPED #18078. ALL IRON RODS OR MONUMENTS

"INDEXING INFORMATION FOR COUNTY CLERK"

PROPERTY OWNER: LIMON-RAMSEY  
PROPERTY LOCATION: TOWN OF MESILLA  
ACCOUNT NUMBER: R0400504



NOTE:  
 FLOOD ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. AS PER MAP NUMBER 35013C1093 G, EFFECTIVE JULY 6, 2016.

"INDEXING INFORMATION FOR COUNTY CLERK"  
 PROPERTY OWNER: LIMON-RAMSEY  
 PROPERTY LOCATION: TOWN OF MESILLA  
 ACCOUNT NUMBER: R0400504  
 PARCEL NUMBER: 4006138157107

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



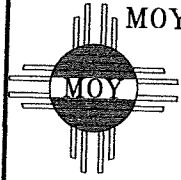
PLAT OF SURVEY  
 SHOWING THE LOCATION OF IMPROVEMENTS  
 ON LOT 6, BLOCK N  
 SOUTHWEST ADDITION TO THE TOWN OF MESILLA  
 FILED FEBRUARY 4, 1943, IN PLAT RECORD 9  
 PAGE 76, ALSO BEING U.S.R.S. TRACT 11A-186A  
 TOWN OF MESILLA  
 DONA ANA COUNTY, NEW MEXICO

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

*Henry Magallanez 18078*

DATE: 10/13/21  
 HENRY MAGALLANEZ LICENSE NO. 18078  
 414 N. DOWNTOWN MALL  
 LAS CRUCES, NEW MEXICO 88001

MOY SURVEYING INC.



1985 CALLE DE COLON  
 MESILLA, N.M. 88046  
 P.O. BOX 1570  
 MESILLA, N.M. 88046  
 info@moysurveying.com

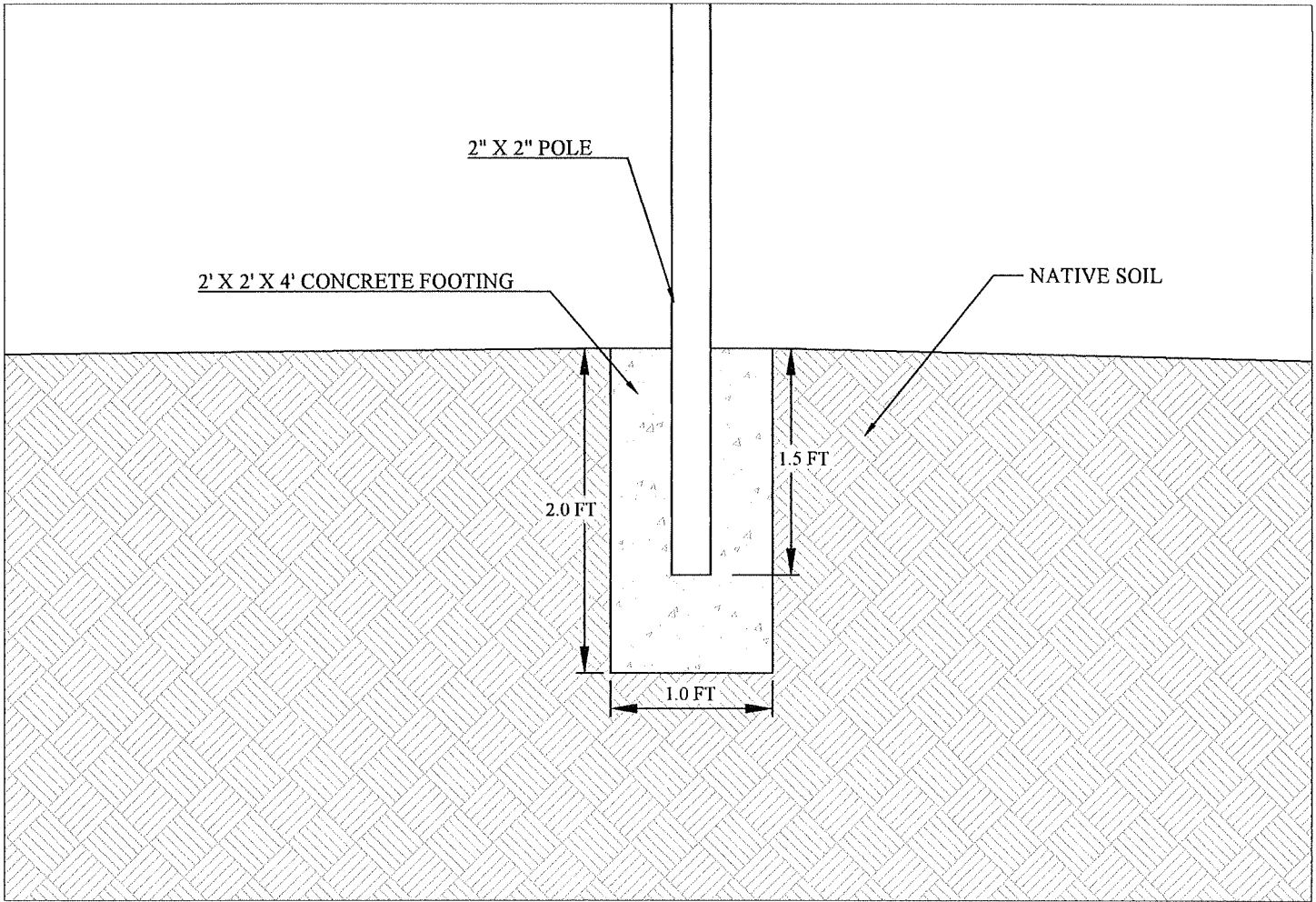
PHONE: (575) 525-9683

JOB NO. 21-0706  
 DRAWN BY ROBERT E. LAWS  
 FIELD BY KENNY & VICTOR  
 DATE 10/13/21 SCALE: 1"=30'

# 2581 CALLE DE CURA



## 2581 CALLE DE CURA- FOOTING DETAIL





## Cynthia Stoechner-Hernandez

---

**From:** Gary Ramsey <gary.ramsey2@yahoo.com>  
**Sent:** Wednesday, December 15, 2021 5:51 PM  
**To:** Cynthia Stoechner-Hernandez  
**Cc:** Nora L. Barraza  
**Subject:** Re: Application for 2581 cura  
**Attachments:** Gate Sample.docx

Q 1. Yes the front fence that the gate will be attached to is 12 feet from the Property line.

Q 2. The gate will match the height of the fencing 6 feet. See attached example corrugated tin with a wood gate.

Q 3. Post will be 8 foot apart. One section will be Corrugated Tin 8 feet long 6 feet high. One section will be 1X6 Cedar wood 8 feet long 6 feet high. this pattern will alternate the entire distance of the fence.

Thanks,

If you have any more questions give me a call  
575-649-1489

Gary Ramsey

On Wednesday, December 15, 2021, 10:04:14 AM MST, Cynthia Stoechner-Hernandez <cynthias-h@mesillanm.gov> wrote:

Hi Mr. Ramsey:

In order to complete your application I need to know the following:

- 1) Is the front fence 7 ft or more from the front property line?
- 2) I need a photo sample and the height of the gate to be installed on that side fence.
- 3) Which sample fence are you leaning more towards? Or is it a mix of both samples?

If you can get this information to me by 2pm today I can move this application forward. If not, it'll have to wait until the next meeting.

Thank you,

Cynthia Stoechner-Hernandez  
Clerk/Treasurer

TOWN OF MESILLA

PO Box 10 | Mesilla, NM 88046  
t 575.524.3262 direct 575.800.4948  
[CynthiaS-H@mesillanm.gov](mailto:CynthiaS-H@mesillanm.gov) | [mesillanm.gov](http://mesillanm.gov)

Follow us: [Facebook.com/OldMesilla](https://www.facebook.com/OldMesilla)  
| [twitter.com/OldMesilla](https://twitter.com/OldMesilla)



**TOWN OF MESILLA  
BOARD ACTION FORM**

**AGENDA DATE:**

**PZHAC:** December 20, 2021

**BOT:** December 27, 2021

**ITEMS:**

**PZHAC CASE #061308** – 2385 Calle de Guadalupe #2, Wild West Express-O sign to be updated. **Zoned: Historic Commercial (HC).**

**P**

**BACKGROUND AND ANALYSIS:**

The applicant proposes to install an updated 12 sq. ft. sign for the Wild Express-O.

This case was reviewed by Architectural Styles Committee (ASC) on December 14, 2021 with no recommendations.

**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 18.33 Historic Preservation.
- The proposed work meets the requirements of MTC 18.45 Historic Commercial Zone.
- The proposed work meets the requirements of MTC 18.65 Signs.

**ALTERNATIVES FOR PZHAC:**

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 this case.

**SUPPORTING INFORMATION:**

- Application
- Sample drawing of the sign



061308

Town of Mesilla  
P.O. BOX 10  
MESILLA, NM 88046  
PHONE: (575) 524-3262 FAX (575) 541-6327

## SIGN PERMIT

Application Date: 11/17/2001

The Silversmith Inc. dba Wild West Express-o  
**Name of Business**

Charles Rogers  
**Name of Applicant**

2385 Calle de Guadalupe # 2  
**Address of Business**

PO Box 531  
**Address of Applicant**

Mesilla NM 88046  
**City State Zip**

Mesilla NM 88046  
**City State Zip**

575-523-5561  
**Telephone Number**

575-523-5562  
**Alternate Telephone Number**

**Location and description of Sign:**

(include dimensions, lettering, shape, material, texture, colors, and/or finish to be used. Attach a drawing of the location of the sign, including any other advertising structures on the building or lot.)

3' x 4' Sign to Replace in  
Same location. Using similar fonts.

12 SQ FT.

**For Office Use Only**

Administrative Approval: \_\_\_\_\_  
PZHAC Approval: \_\_\_\_\_  
BOT Approval: \_\_\_\_\_

Permit Fee: 24<sup>00</sup>  
Date of Payment: \_\_\_\_\_  
CASE NUMBER: \_\_\_\_\_









**TOWN OF MESILLA  
BOARD ACTION FORM**

**AGENDA DATE:**

**PZHAC:** December 20, 2021

**BOT:** December 27, 2021

**ITEMS:**

**PZHAC CASE #061311** – 1937 Calle de Parian, a sign permit for a second location for TruArt of the Earth. **Zoned: Historic Commercial (HC).**

**BACKGROUND AND ANALYSIS:**

The applicant proposes to install a 38” X 30” sign where “My Rich Sister’s Closet” sign used to be on the front of the building. They are adding this as a second location. P&Z will also consider their registration for this location today. The sign will be wood grain with the logo on it.

This case was reviewed by Architectural Styles Committee (ASC) on December 14, 2021 with no recommendations.

**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 18.33 Historic Preservation.
- The proposed work meets the requirements of MTC 18.45 Historic Commercial Zone.
- The proposed work meets the requirements of MTC 18.65 Signs.

**ALTERNATIVES FOR PZHAC:**

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 this case.

**SUPPORTING INFORMATION:**

- Application
- Sample drawing of the sign



Town of Mesilla  
 P.O. BOX 10  
 MESILLA, NM 88046  
 PHONE: (575) 524-3262 FAX (575) 541-6327

061311

## SIGN PERMIT

Application Date: 12/10/2021

TruArt of the Earth  
 Name of Business

TruArt of the Earth  
 Name of Applicant

1937 Calle de Paciam  
 Address of Business

2411 Calle de San Albino  
 Address of Applicant

Mesilla  
 City State Zip

Mesilla  
 City State Zip

505-720-4288  
 Telephone Number

505-620-5129  
 Alternate Telephone Number

**Location and description of Sign:**

(include dimensions, lettering, shape, material, texture, colors, and/or finish to be used. Attach a drawing of the location of the sign, including any other advertising structures on the building or lot.)

Front of building, to the left of the door. Replacing existing sign, same dimensions. Sign will appear same as on Calle de San Albino  
38" x 30"

**For Office Use Only**

Administrative Approval: \_\_\_\_\_  
 PZHAC Approval: \_\_\_\_\_  
 BOT Approval: \_\_\_\_\_

Permit Fee: 10<sup>00</sup>  
 Date of Payment: 12.13.21  
 CASE NUMBER: 061311



# TruVAirt of the Earth Crystals Minerals & Gifts

*Wood Grain  
Background*

# 1937 PARIAN

**Layer Visibility:**

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



<b>ACCOUNTNUMBER:</b>	R0401322	<b>PARCELNUMBER:</b>	4006137263424
<b>OWNERNAME:</b>	CHAVEZ VELLA S TRUSTEE	<b>MAILADDR1:</b>	1330 S CHAPARRO STREET
<b>CITY:</b>	LAS CRUCES	<b>STATE:</b>	NM
<b>ZIP:</b>	88001	<b>LOT:</b>	
<b>BLOCK:</b>		<b>SUBNAME:</b>	
<b>TRS:</b>	235 1E 25	<b>SITUSADDRS:</b>	CALLE DE PARIAN



**TOWN OF MESILLA  
BOARD ACTION FORM**

**AGENDA DATE:**

**PZHAC:** December 20, 2021

**BOT:** December 27, 2021

**ITEMS:**

**PZHAC CASE #061314** – Corner of Avenida de Mesilla and Calle de Alvarez, artwork to be approved for the sign approved by Variance 2019-02. **Zoned: Commercial (C).**

**BACKGROUND AND ANALYSIS:**

The applicant proposes to add artwork to a sign that was approved by Board of Adjustments followed by Board of Trustees in 2019 (minutes attached).

The letter from the applicant states that the colors will be yellow, orange, red and black. The metal signs that are currently there for Dry Point and Health Care Solutions. In conversations with Chris Schaefer, they are still trying to get the other businesses in that plaza to add their name, but the metal is too expensive, so they are looking at other alternatives.

This case was reviewed by Architectural Styles Committee (ASC) on December 14, 2021, with discussions on what type of artwork was approved at the time and discussions that took place, thus the reasoning as to why the minutes are attached.

**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 18.33 Historic Preservation.
- The proposed work meets the requirements of MTC 18.45 Historic Commercial Zone.
- The proposed work meets the requirements of MTC 18.65 Signs.

**ALTERNATIVES FOR PZHAC:**

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:**

We have allowed murals and artwork at several locations within the Commercial and Historical Commercial zones in the past. Does the board want the whole sign wrapped or just the front façade painted? Other signs in the area have been limited in area with artwork (example: Hacienda de Mesilla).

**SUPPORTING INFORMATION:**

- Application
- Sample drawing of the sign

- Letter from Chris Schaefer
- Minutes from BOT Meeting
- Resolution from Board of Adjustments





OFFICIAL USE ONLY:

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

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

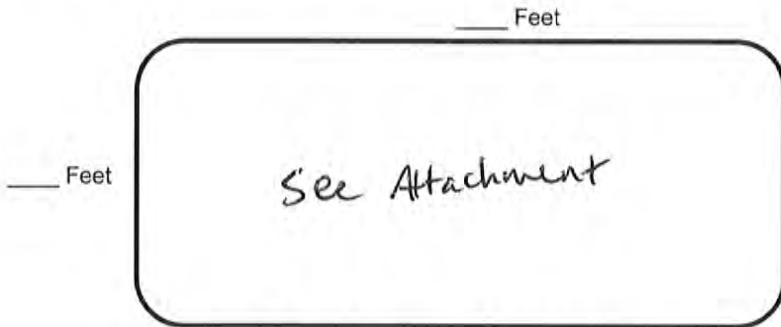
CASE NO. \_\_\_\_\_ ZONE: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

Dry Point Distillers Business Name
1680 Calle de Alvarez Las Cruces Business Address
575 636 3856 Business Telephone Number
NM 88005 State Zip Code

Chris Schaefer Applicant Name
704 Carver RD Las Cruces NM 88005 Mailing Address City State Zip Code

Description of sign: Existing sign, requesting permission for Ray Archuleta to paint a mural on it.

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



Colors: yellow, orange, red, black

FOR OFFICIAL USE ONLY

- PZHAC [ ] Administrative Approval [ ] Approved Date: [ ] Disapproved Date: [ ] Approved with conditions
BOT [ ] Approved Date: [ ] Disapproved Date: [ ] Approved with Conditions

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

PERMIT ISSUED BY: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_



To whom it may concern,

This is a artist sketch of a mural proposed on the existing monument sign for the Mesilla Mercado business area on the corner of Calle de Alvarez and Avenida de Mesilla. The artist, Ray Archuleta, has designed a mural to include a flower pattern at the top of the sign with fading colors of red, yellow, orange. At bottom of the sign there will be a desert scene to include yuccas, rocks and a river. The artist sketch shows actual signage (Business name) that is not to scale but simply shows the area where actual signage will appear. The proposed mural will appear on the front of the monument sign only but ultimately we would like the mural to cover all sides of the monument sign. Additional artwork will be submitted for Town approval before the mural will be expanded beyond what is currently proposed.

Sincerely  
Chris Schaefer

**BOARD OF ADJUSTMENTS RESOLUTION NO. 2019-02**

**A RESOLUTION RECOMMENDING TO THE BOARD OF TRUSTEES APPROVAL OF A VARIANCE PER ORDINANCE REGULATIONS OF THE MESILLA TOWN CODE.**

**WHEREAS**, the BOARD OF ADJUSTMENTS held a Public Hearing on July 2, 2019, to receive public input on a proposed Variance to Chapter 18.65 (Signs) of the Mesilla Town Code to allow an off premises directory sign on a commercial property at the SE corner of Calle de Alvarez and Avenida de Mesilla (address to be assigned); and

**WHEREAS**, staff sent certified notifications of the Variance request to the property owners within 100 feet of the property; and

**WHEREAS**, staff posted an orange public notice sign for the Variance request on the property as required per MTC Section 18.85.160; and

**WHEREAS**, the BOARD OF ADJUSTMENTS took input from the public about the proposed Variance at the Public Hearing held July 2, 2019; and

**WHEREAS**, the applicant, Chris Schaefer acting on behalf of Paul D.G. Miller, would like to install an off premises directory sign on the above listed property; and

**WHEREAS**, Section 18.65.165(C) of the MTC requires that all directory signs shall be located on the premises where the businesses are located; and

**WHEREAS**, the BOARD OF ADJUSTMENTS found that the strict interpretation of the Sign Code would not be in the best interest of the Town; and


**WHEREAS**, a member of the public stated that they did not believe that a Variance could be allowed to override the Code; and

**WHEREAS**, the commercial use of the property, which is currently vacant, will not be changed; and


**WHEREAS**, the BOARD OF ADJUSTMENTS found that the proposed Variance is not detrimental to the Town of Mesilla;

**NOW THEREFORE, BE IT RESOLVED** by the BOARD OF ADJUSTMENTS for the Town of Mesilla that the recommendation is made to the Board of Trustees for approval of the requested Variance for an off premises directory sign to be installed on a commercial property at the SE corner of Calle de Alvarez and Avenida de Mesilla in the Town of Mesilla.

**PASSED, ADOPTED AND APPROVED** on this 2nd day of July 2019.

  
\_\_\_\_\_  
Carlos Arzabal, Chairman  
TOWN OF MESILLA  
BOARD OF ADJUSTMENTS

**ATTEST:**

  
\_\_\_\_\_  
Larry Shannon  
Community Development Coordinator

1 motion the following items of recurring or routine business. The Consent Agenda is  
2 marked with an asterisk \*):

3 **Original Motion:** To approve consent agenda, **Moved by Trustee Arzabal, Seconded by Mayor Pro**  
4 **Tem Johnson-Burick.**

5  
6 Mayor Barraza stated Dr. Schaefer needs to provide the artwork being proposed for the directory sign to  
7 insure it follows the ordinance.

8  
9 **Amended Motion:** To approve consent agenda with the condition placed on Case #060896, **Moved by**  
10 **Mayor Pro Tem Johnson-Burick, Seconded by Trustee Arzabal.**

11  
12 **Amended Motion Roll Call Vote:** Motion passed (summary: Yes =3).

13 Mayor Pro Tem Johnson-Burick Yes  
14 Trustee Arzabal Yes  
15 Trustee Caro Yes

16  
17 **Original Motion Roll Call Vote:** Motion passed (summary: Yes =3).

18 Mayor Pro Tem Johnson-Burick Yes  
19 Trustee Arzabal Yes  
20 Trustee Caro Yes

21  
22 a) \* **BOT Minutes** – Minutes of a Work Session & Regular Meeting on November 25, 2019.  
23 *Approved by consent agenda*

24 b) \***PZHAC CASE 060896** – 1680 Calle de Alvarez, submitted by Chris Schaefer; a request  
25 for a zoning permit to construct a freestanding directory sign on a commercial property at  
26 this address. Zoned: General Commercial (C). *Approved by consent agenda with condition*  
27 *that sign graphic is submitted prior to adding to freestanding directory sign and meets the*  
28 *ordinance requirements.*

29 Dr. Shaefer stated nothing has been designed yet but would like to build the monument. He will approach  
30 the businesses to see who will be advertising on the sign.

31  
32 Mayor Barraza responded the monument foundation can be built but he must provide the artwork that will  
33 be on the sign for approval.

34  
35 Dr. Schaefer stated it will have the names of the businesses. It will depend on the cost of what artwork  
36 will be on the directory and will be added later. We will follow the ordinance.

37  
38 Mayor Barraza reiterated the monument foundation can be built now; the board will need to approve the  
39 final artwork.

40  
41 Dr. Schaefer responded he objects to that and is against bring everything to the board.

42  
43 Mayor Barraza stated the foundation is approved. The board will need to approve the final artwork and  
44 what is being put on the directory sign.

45

1 Dr. Schaefer stated this puts us in jeopardy. This application was approved on May 28<sup>th</sup> and there have  
2 been no changes made.

3  
4 Mayor Barraza responded he can move forward with the monument if it is approved by the board tonight.  
5 The content of the directory sign still needs to be approved by the board; plans are required to be  
6 submitted.

7  
8 Dr. Schaefer asked if it is mandated that the artwork be brought for approval.

9  
10 Mayor Barraza responded yes; it is mandated that the artwork be brought forth for approval.

11  
12 c) \* **PZHAC CASE 060987** – 2685 Calle de Parian, submitted by William McIlvaine; a  
13 request for a zoning permit to replace or install new posts on an existing porch as part of a  
14 renovation of a dwelling at this address. Zoned: Historic Residential (HR). **Approved by**  
15 **consent agenda**

16 d) \* **PZHAC CASE 060991** – 2214 Calle de Guadalupe, submitted by Pat Taylor; a request  
17 for a zoning permit to allow additional renovations on a commercial building this address.  
18 Zoned: Historical Commercial (HC). **Approved by consent agenda**

19  
20 **8. NEW BUSINESS:**

21 a) **Discussion:** submittal of a Letter of Interest to the Paso del Norte Health Foundation for  
22 active living classes at the Community Center.

23 Mayor Barraza stated she would like to move forward in submitting a Letter of Intent to the Paso del  
24 North Health Foundation for funding for the living classes held at the Community Center.

25  
26 Ms. Stoechner-Hernandez stated deadline for submitting Letter of Intent is December 18<sup>th</sup>; invitations for  
27 full proposals will be sent out afterward and we will see them if we can move forward.

28  
29 **9. OLD BUSINESS:**

30 **Motion:** Mayor Barraza requested a 10-minute break for Mr. Cervantes to be present, **Moved by Trustee**  
31 **Arzabal, Seconded by Mayor Pro Tem Johnson-Burick.**

32  
33 **Roll Call Vote:** Motion passed (**summary:** Yes =3).

34 Mayor Pro Tem Johnson-Burick Yes

35 Trustee Arzabal Yes

36 Trustee Caro Yes

37  
38 Break at 6:43 p.m.

39  
40 Mayor Barraza reconvened at 7:00 p.m.

41  
42 **Motion:** Approval to reconvene regular meeting after break, **Moved by Trustee Arzabal, Seconded by**  
43 **Mayor Pro Tem Johnson-Burick.**

# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account N

Maps

Legend

## Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

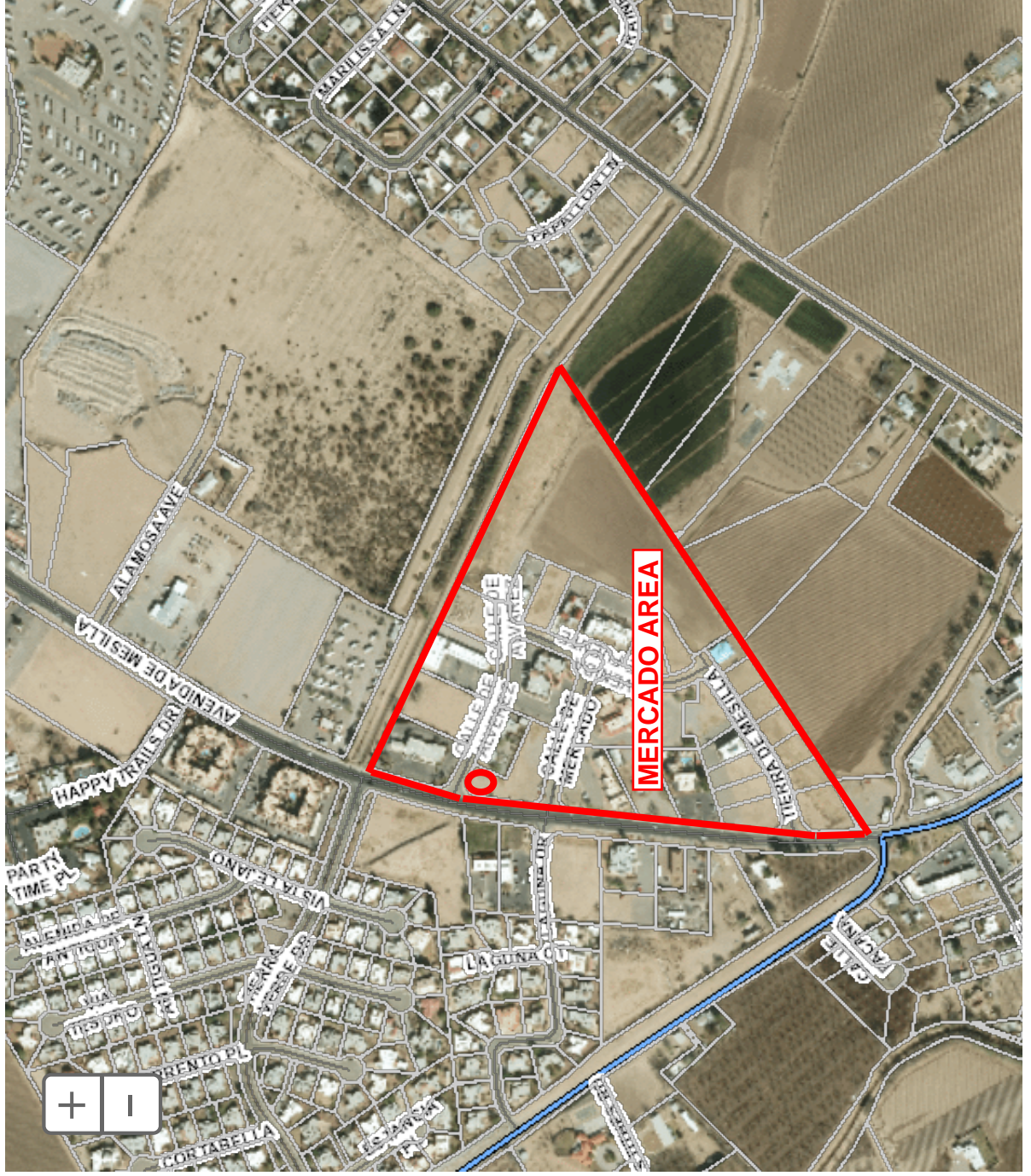
NM Senate Districts

County Commission Districts

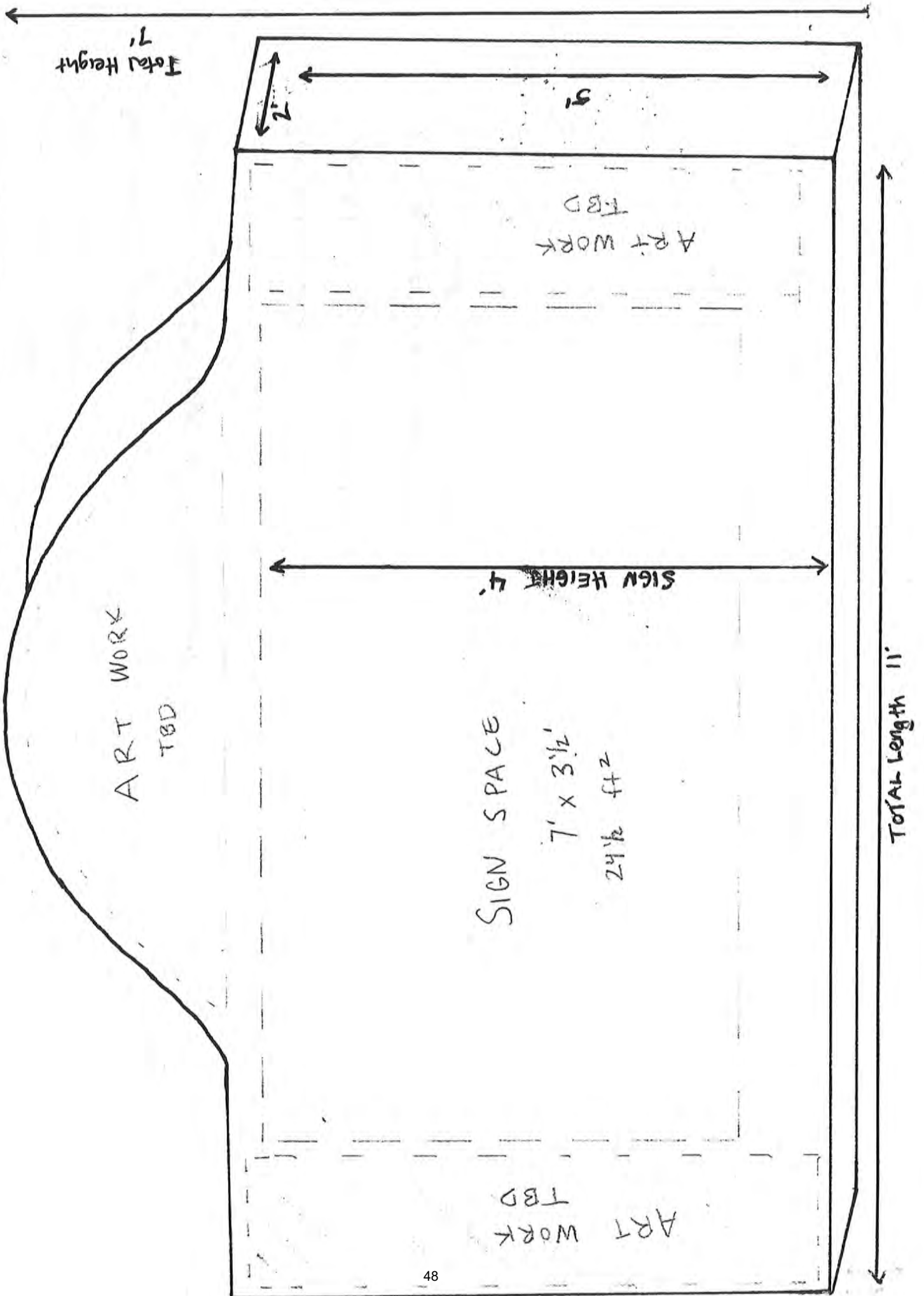
City Council Districts

Median Household Income

General Land Ownership



\* See Back





Total height 7 feet  
Total length 11 feet  
Total width 2 feet  
Sign height 4 feet

Sign space  $7 \times 3\frac{1}{2}$  feet =  $24\frac{1}{2}$  feet squared

- Tan stucco finish
- Rounded adobe-like construction
- All art work to be determined and approved by Town of Mesilla



**TOWN OF MESILLA  
BOARD ACTION FORM**

**AGENDA DATE:**

**PZHAC:** December 20, 2021

**ITEMS:**

**BL#0917** – 1937 Calle de Parian, a business registration for a second location for TruArt of the Earth. **Zoned: Historic Commercial (HC).**

**BACKGROUND AND ANALYSIS:**

The applicant proposes to add a second location at the above reference address.

**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 18.45 Historic Commercial Zone uses permitted.

**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:**

Approve business registration for 0917.

**SUPPORTING INFORMATION:**

- Application



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

No.: 0917

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

### **Business Registration Application**

Please fill out all the information on this form by typing or using blue or black ink. Return update form to the Community Development's Office in person, by email, fax or mail. Please contact us at (575) 524-3262 with any questions. **Note:** A separate business registration application form should be completed for each business location.

Please check one: Business Registration Application Is: New  Renewal

Name of Business: TruArt of the Earth, LLC

Name of Applicant: Shauna Martinez

Business Location: 1937 Calle De Parian

Mailing Address (Street # or P.O. Box): 2050 Turrentine Dr

E-Mail Address: TruArtoftheEarth@gmail.com

City: Las Cruces State: NM Zip Code: 88005

Phone # of Business: 505 720 4288

Location of Business: Street 1937 Calle De Parian

City: Mesilla State: NM Zip Code: 88046

### **PROPERTY INFORMATION**

Is property: owned  leased

Property Owner: Velia Chavez

Property Owner Address: 2600 Avenida de Mesilla  
Mesilla, NM

Property Owner Phone #: 575-525-2910

### **Additional Information**

Square Footage of Business: 800

Number of Employees: 2

Number of Parking Spaces: 5

Zoning Code: HC

*Continue to next page>>>>*

**State or Federal Licensing Information:**

If your business requires one of the following Licenses/Permits, you **MUST** submit a copy with your application.

- NM Environment Department Food Permit
- Federal Environmental Protection Agency Permit(s)
- NM Contractor's License
- NM Medical/Pharmaceutical License(s)
- NM Cosmetology/ Barbers License
- NM Real Estate/Broker License
- Well Drillers
- NM Veterinary Medicine
- Federal Firearms License
- Any other License(s)

*NA*

License # \_\_\_\_\_ Expiration Date \_\_\_\_\_

Type of business (Please describe product(s) and/or service(s) IF they have changed):  
*Retail gift shop - candles, sage, posters, jewelry, etc.*

Business Owner Is: Sole Proprietorship  Partnership \_\_\_\_\_ Corporation \_\_\_\_\_ Other \_\_\_\_\_

You **MUST** submit a copy of your New Mexico BTIN with your application.

Current New Mexico BTIN #: *03344411000*

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

**EMERGENCY CONTACT INFORMATION**

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

24 HOUR EMERGENCY PHONE #: *505-620-5129*

- |                |                     |
|----------------|---------------------|
| Name           | Telephone #         |
| 1. <i>Jose</i> | <i>505-720-4288</i> |
| 2. _____       | _____               |
| 3. _____       | _____               |

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

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

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

By signing this form, I attest that the information I have provided herein is true and accurate to the best of my knowledge. I certify that I am authorized to sign the same as an agent on behalf of the above stated business. I agree to pay all associated fees including: the annual business registration fee and other permit fees as required by the Town of Mesilla. I understand that I must file any changes to my business status, operations, and/or contact information with the Community Development office in a timely manner.

*Shauna Martinez*

Printed Name: \_\_\_\_\_

*Smarter*

Signature: \_\_\_\_\_

*12/10/2021*

Date: \_\_\_\_\_

*owner*

Title: \_\_\_\_\_

**Fire Department Inspection Verification**

Schedule fire and building inspections AFTER Town staff provides approved application back to you in the following order: 1) Mesilla Fire Marshall's Office (FMO) 575-523-1311. Please retain the Yellow Fire Inspection Report issued by FMO.

**A legible copy of the YELLOW Fire Inspection Report issued by FMO, must be returned by the applicant to the Community Development office.**

**Fire Department Representative Verification:** \_\_\_\_\_

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

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