



THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A **REGULAR MEETING ON MONDAY, DECEMBER 6, 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 November 15, 2021.
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).**
 - 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).**
7. COMMISSION/STAFF COMMENTS
8. 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 12/1/2021 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, Ristramn Chile Co., 2531 Avenida de Mesilla and the U.S. Post Office 2253 Calle de Parian.



PLANNING, ZONING AND
HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)
MINUTES

MONDAY, NOVEMBER 15, 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.

Staff read an email received from Ms. Susan Krueger into the record.

- 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. **Approved by consent agenda*

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).** **Approved by consent agenda*

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

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).

Staff presented the facts of the case. The structure was built in 2001 per county records. This case had been tabled until staff received photos of the current windows and the case had been reviewed by Architectural Styles Committee.

Motion to approve case 061301 was made by Commissioner Salas, Seconded by Commissioner Nevarez. (Vote = 5-0).

7. NEW BUSINESS

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

Staff presented the facts of the case. The property had been painted white for a film project and the owner would like to keep the white instead of brown. The color is an acceptable color and has no significance to the structure with is neutral on the registry. There are other white buildings within the development zone. Little maintenance has been one to the structure since 2009.

Motion to approve case 061305 was made by Commissioner Jones, Seconded by Commissioner Nevarez. (Vote = 5-0).

- b) **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.

Staff presented the facts of the case. The applicant proposes to install a red brick sidewalk on their property on the Calle de Guadalupe side. The Architectural Styles Committee had requested what type of brick would be installed from the applicant and staff had not received it as of the time of the meeting.

Motion to approve case 061306 was made by Commissioner Nevarez, Seconded by Commissioner Jones. (Vote = 0-5).

Motion to table case 061306 pending what type of brick they will install made by Commissioner Nevarez, Seconded by Commissioner. (Vote = 5-0).

8. COMMISSION/STAFF COMMENTS

Commissioner Nevarez asked what the status was of hiring for the vacancy. Wanted a synopsis of what was discussed by the Trustees on the filming process. Needing to develop a protocol for this. There are signs nailed to utility poles.

Commissioner Lucero stated that the shrubs are overgrown at the Cano property. Questioned what was going on with the Fristoe property.

Mr. Maese stated that all he can do is open a case against him civilly or against his contractor and the Town and the State could do dual citations if need be.

9. ADJOURNMENT

Motion to adjourn was made by Commissioner Lucero, Seconded by Commissioner Nevarez. (Vote = 5-0). Meeting was adjourned at 2:58 p.m.



**TOWN OF MESILLA
BOARD ACTION FORM**

AGENDA DATE:

PZHAC: December 6, 2021

ITEMS:

- 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).**

BACKGROUND AND ANALYSIS:

The applicant proposes to replace five new windows without changes to the openings. Three windows will be double hung.

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 18.30 R-1 – Single-Family Residential Zone.
- The replacement windows are like what is currently there (see photos).

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 061309.

SUPPORTING INFORMATION:

- Application
- Diagram of windows to be replaced.
- Parcel Map.
- Quote from Window World.
- Photos of Current windows.

3037 LOS ARENALES



ACCOUNTNUMBER:	R0400598	PARCELNUMBER:	4006138231231
OWNERNAME:	RIOS ELISA	MAILADDR1:	PO BOX 833
CITY:	MESILLA	STATE:	NM
ZIP:	88046-0833	LOT:	TR 6
BLOCK:		SUBNAME:	LOS ARENALES SUBDIVISION 721
TRS:	23S 1E 36	SITUSADDRS:	3037 LOS ARENALES ST
TOTALACRES:	0		

TOWN OF MESILLA
PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 061309

Fee \$ 89.20

76.00
13.20

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

CASE NO. _____ ZONE: R-1 CODE: _____ APPLICATION DATE: 12/1/21 *generalized*

Elisa Rios
 Name of Applicant/Owner

575-621-7578
 Applicant's Telephone Number

P.O. Box 833 Mesilla NM 88046
 Applicant's/Owner's Mailing Address City State Zip Code

Window World Las Cruces 250 N. Telsor Las Cruces, NM 88011
 Applicant's/Owner's E-mail Address Contractor's Name & Address (if none indicate Self)

575-532-9390 81-4803551 391055
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 3037 Las Arenales

Description of Proposed Work: Replace 5 windows; no openings will be changed 3 windows will be outside hung!

1861.50 Elisa Y Rios 7-29-21
 Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

PZHAC	<input type="checkbox"/> Administrative Approval	BOT	<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		

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

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

CONDITIONS: _____

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

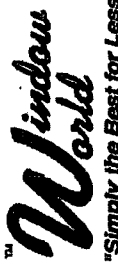
This Application will include the following, if checked:

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



Graciela Rios - Elsa Rios
 3037 Los Arroyales 88005
 575-644-5586

1. All windows that originally meet egress will meet egress.
2. No Changes to existing construction.
3. All windows are energy efficient.



WINDOW AND PATIO DOOR ORDER FORM

Phone: 866.716.5368 Fax: 866.618.2783

WEST COAST

Customer Name and Address:

Ship To: **Graciela Rios**
3037 Los Arenales 88025
 Contact Phone Number: **575-644-5596**

Be sure to note if non-muffled units require grid alignment or shape configurations require a continuous radius

Special Instructions

Sketches

Account # _____
 Sales Rep Name / # **MALLOP19**
 Date **7-29-2021**
 Customer P.O. # _____

Job Name: _____
 Job Name 2: _____
 Ordered By: _____

This entire order requires (where applicable):
 Head Expander Glass Breakage Warranty Foam Wrap

NOTE: Hinge Left (HL) or Hinge Right (HR) on all casement orders as viewed from the exterior. Add (E) for Egress Hinge

LINE	QTY	MODEL	VINYL COLOR	DIMENSIONS	WIDTH	HEIGHT	FRAME OPTIONS	MULL TYPE	ROOM LOCATION	6500 SASH STYLE 3", 5", or FRENCH	HINGE (L/R/H)	GLASS OPTION	IGESTC. OPTION	TINTS	OBSCURE	ORIEL	WIDGRN	GRID OPTION STYLE	PATTERN	SCREEN	FOAM ENHANCED	NAIL FIN	TEMP
1	1	PETZ 01			47	35 1/2	RP		FRONT BED		YO	LEE											
2	1	PETZ 01			47 1/4	35 1/2	RP		FRONT BED		YO	LEE											
3	1	PETZ 01			47 5/8	35 1/2	RP		LEFT BED		YO	LEE											
4	1	PETZ 01			47 5/8	35 1/2	RP		LEFT BED		YO	LEE											
5	1	PETZ 01			47 7/8	35 1/2	RP		LEFT BED		YO	LEE											
6																							
7																							
8																							
9																							
10																							
11																							
12																							
13																							
14																							
15																							
16																							
17																							

ALL PRODUCT CONFIGURATIONS MUST BE ORDERED AS VIEWED FROM THE EXTERIOR

FRAME OPTIONS	FRAMING AND FINISH	GLASS OPTIONS	SCREENS	GRID OPTIONS
RP = REPLACEMENT BOX FRAME/RP FIN FS = FLANGE FOR STUCCO APPLICATION JC = "J" CHANNEL (70'S ONLY) NF38 = 1 3/8" NAIL FIN SET BACK NF78 = 7/8" NAIL FIN SET BACK (70'S ONLY) NF18 = 1" NAIL FIN SET BACK (80'S ONLY) B1 = BRICK MOLD 1 1/2" B2 = BRICK MOLD 2"	2 = DOUBLE 3 = TRIPLE Q = 1/4, 1/2, 1/4 S = STACKED C = CUSTOM GT = GREY TINT BT = BRONZE TINT GL = GRAY/LITE AL = AZUR/LITE	LE = SOLARZONE LEE = SOLARZONE ELITE LER = SOLARZONE PLUS LES = SOLARZONE 2 LETE = SOLARZONE T62 LET = SOLARZONE T62 ELITE LT = LOW-END ARGON (7000 SERIES ONLY)	FS = FULL SCREEN (FIBERGLASS) FBS = FIBERGLASS 1/2 SCREENS ARE STANDARD	SEE BACK OF ORDER FORM FOR GRID OPTIONS

Sales Person:
19 - MARCO SAUCEDO



Customer Acknowledgement
Quote Date 11/10/2021
Date Ordered 11/10/2021

Dealer Name:
765480 WINDOW WORLD OF LAS CRUCES

Bill To:
WINDOW WORLD OF LAS CRUCES
250 N TELSHOR BLVD
LAS CRUCES NM 88011

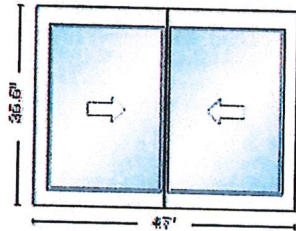
Ship To:
WINDOW WORLD OF LAS CRUCES
250 N TELSHOR BLVD
LAS CRUCES NM 88011

Job Info

Order Notes: Phone: (575) 532-9390 Fax: Delivery Notes: Quote Name: Project Name:
Rios, Graciela Rios, Graciela

QUOTE #	RUSH	STATUS	PO#
3208047	No	Ordered	213-3003-4

Line Item #	Qty	Width x Height	UI	Description
1	1	47" X 35.5"	83	

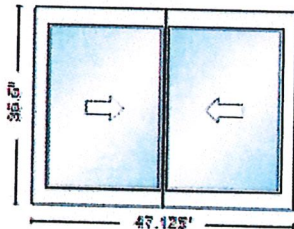


3A02-New 4000 Series XX 47 x 35 1/2
Frame Width = 47, Frame Height = 35.5, Sash Split = Even
Operation / Venting = XX
Frame Option = Standard Block Frame, Composite Reinforcement
Frame Color = White, Exterior Finish = No Exterior Finish
SolarZone Elite, Double Strength, Glass Breakage Warranty
Lock Height = Standard Lock Height
Standard Screen
U-Factor = 0.28, CR = 59, SHGC = 0.21, VT = 0.49, CPD = ASO-A-90-55408-00001
Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

redo 1

Line Item #	Qty	Width x Height	UI	Description
2	1	47.125" X 35.5"	84	

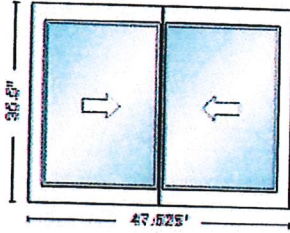


3A02-New 4000 Series XX 47 1/8 x 35 1/2
Frame Width = 47.125, Frame Height = 35.5, Sash Split = Even
Operation / Venting = XX
Frame Option = Standard Block Frame, Composite Reinforcement
Frame Color = White, Exterior Finish = No Exterior Finish
SolarZone Elite, Double Strength, Glass Breakage Warranty
Lock Height = Standard Lock Height
Standard Screen
U-Factor = 0.28, CR = 59, SHGC = 0.21, VT = 0.49, CPD = ASO-A-90-55408-00001
Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

redo 2

QUOTE #		RUSH		STATUS		PO#	
3208047		No		Ordered		213-3003-4	
Line Item #	Qty	Width x Height	UI	Description			
3	1	47.625" X 35.5"	84				



3A02-New 4000 Series XX 47 5/8 x 35 1/2
 Frame Width = 47.625, Frame Height = 35.5, Sash Split = Even
 Operation / Venting = XX
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Glass Breakage Warranty
 Lock Height = Standard Lock Height
 Standard Screen
 U-Factor = 0.28, CR = 59, SHGC = 0.21, VT = 0.49, CPD = ASO-A-90-55408-00001
 Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

redo 3

Customer Notes:

Total Unit Count	3
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ATTENTION

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.

By _____ Authorized Representative











**TOWN OF MESILLA
BOARD ACTION FORM**

AGENDA DATE:

PZHAC: December 6, 2021

BOT: December 13, 2021

ITEMS:

- 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.

BACKGROUND AND ANALYSIS:

The applicant proposes to erect a stone wall to match his current design. I've attached what was submitted with his last application. He will use metal sections between the 5 ft pillars with two gates.

The ASC reviewed the case on November 30, 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.

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 061310.

SUPPORTING INFORMATION:

- Application
- Parcel Map.
- Design of gate/wall.
- Photos of rock wall and old wood that was in between prior to the metal being installed

**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:
Case # 061310
Fee \$ 175.00

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

*need site plan
location of
fencing*

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

CASE NO. _____ ZONE: _____ CODE: _____ APPLICATION DATE: _____

WILLIAM + STEPHAN MCILVAINE 370 990 9896
 Name of Property Owner Property Owner's Telephone Number
PO BOX 360 MESILLA NM 88046
 Property Owner's Mailing Address City State Zip Code
WBMCILVAINE@MAC.COM
 Property Owner's E-mail Address
GONZALES LANDSCAPING
 Contractor's Name & Address (If none, indicate Self)
575 680 0447
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number
 Address of Proposed Work: 2687 - 2685 CALLE DE PARIAN MESILLA
 Description of Proposed Work: ERECT STONE WALL BETWEEN 2 PROPERTIES TO MATCH
CURRENT DESIGN USING CORRENT METAL SECTIONS BETWEEN 5 FOOT TALL
PILLARS WITH 2 GAUGES. TOTAL LENGTH 116 FEET. WALL DESIGNED PREV. APPROVAL
\$ 9500.00 W McIlvaine 29 Nov 2021
 Estimated Cost Signature of Applicant Date
 Signature of property owner: W McIlvaine

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.)

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Enter

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: [R0400441](#)

Parcel Number: 4006138096083

Owner: MCILVAINE WILLIAM

Mail Address: 7101 NORTH MESA #370

Subdivision:

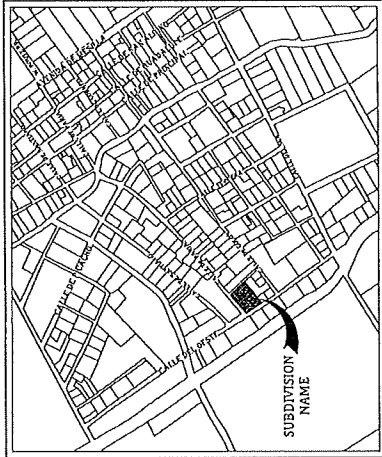
Property Address: 2685 CALLE DE PARIAN #2

Acres: 0.93000001



OLD MESILLA FARMS

A 0.910 ACRE REPLAT OF U.S.R.S. TRACTS 11A-208A, 11A-208A2 AND 11A-209
 LOCATED IN WITHIN SECTION 36, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS
 TOWN OF MESILLA, DOÑA ANA COUNTY, NEW MEXICO
 JUNE 2, 2021



VICINITY MAP
 NTS

DEDICATION

THE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS "OLD MESILLA FARMS", AND CONTAINS 0.910 ACRES OF LAND, MORE OR LESS.

ALL RIGHTS OF WAY SHOWN HEREON ARE DEDICATED TO THE TOWN OF MESILLA. UTILITY EASEMENTS ARE GRANTED TO THE TOWN OF MESILLA FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND STRUCTURES. ALL RULES AND REGULATIONS OF THE TOWN OF MESILLA AND SAID UTILITY COMPANIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAN IS ALLOWED.

THE SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON.

I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS _____ DAY OF _____, 2021.

WILLIAM P MCLIVANE
 PO BOX 246
 MESILLA, NM 88046

INSTRUMENT OF TITLE: INSTRUMENT NO. 181225 FILED ON MAY 21, 2021
 (COUNTY OF DOÑA ANA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021
 BY WILLIAM MCLIVANE AND STEPHAN P MCLIVANE.

UTILITY APPROVALS

THIS PLAT SHOWS UTILITY LINES FOR CONDUIT SERVICES ONLY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING UTILITY STANDARDS AND SPECIFICATIONS TO THE TOWN OF MESILLA. UTILITY SERVICE BY THE UNDERSIGNED COMPANIES TO THE SUBDIVISION.

EL PASO ELECTRIC COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND), (OVERHEAD), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) CABLE UTILITIES.

BY: _____ DATE: _____

COMCAST

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST, AS A TELEFACTORY (UNDERGROUND), (OVERGROUND AND DESIGNATED OVERHEAD FEEDER) CABLE UTILITIES.

BY: _____ DATE: _____

QUEST COMMUNICATIONS (DBA CENTURY LINK)

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QUEST COMMUNICATIONS COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND), (OVERHEAD), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) TELEPHONE UTILITIES.

BY: _____ DATE: _____

TOWN OF MESILLA PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAN HAS BEEN SUBMITTED TO AND HAS BEEN CHECKED BY THE TOWN OF MESILLA PLANNING AND ZONING COMMISSION AND IS HEREBY RECOMMENDED FOR APPROVAL BY HAVING MET THE REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE TOWN OF MESILLA.

BY: _____ DATE: _____

BY: _____ DATE: _____

BY: _____ DATE: _____

BY: _____ DATE: _____

TOWN OF MESILLA BOARD OF TRUSTEES APPROVAL

THE ACCOMPANYING SUBDIVISION, BEING WITHIN THE CORPORATE LIMITS OF THE TOWN OF MESILLA, HAS BEEN PRESENTED TO AND APPROVED FOR FILING BY THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA.

BY: _____ DATE: _____

BY: _____ DATE: _____

BY: _____ DATE: _____

NOTES:

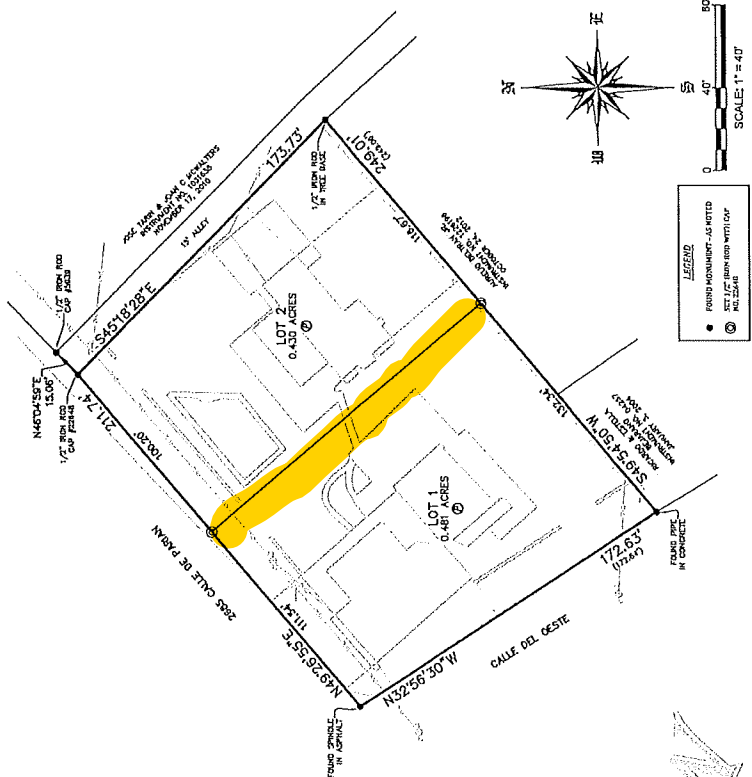
1. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING UTILITY STANDARDS AND SPECIFICATIONS TO THE TOWN OF MESILLA NECESSARY TO PROVIDE UTILITY SERVICES TO THE LOTS CONTAINED HEREIN.
2. BASIS OF BEARINGS IS BETWEEN MONUMENTS FOUND ALONG THE SOUTH LINE OF THIS TRACT AS SHOWN (SPP 95-517).
3. THIS PARCEL OF LAND IS IN FLOOD ZONE "X" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS (FIRM 58034C1930) DATED 7/6/2014.
4. EXCESS STORM DRAINAGE IS TO BE RETAINED ON LOTS WITH THE FINDING SYMBOL (F), MAINTENANCE OF FLOOD CONTROL IS THE RESPONSIBILITY OF THE LOT OWNER.

CARTER SURVEYING AND MAPPING
 3267 View Drive Las Cruces, New Mexico 88011
 Phone (575) 313-2638
 Carter.Surveying1@gmail.com

PROJECT NAME: OLD MESILLA FARMS

DATE: 6/2/2021 PROJECT NUMBER: 21178

SHEET 1 OF 2

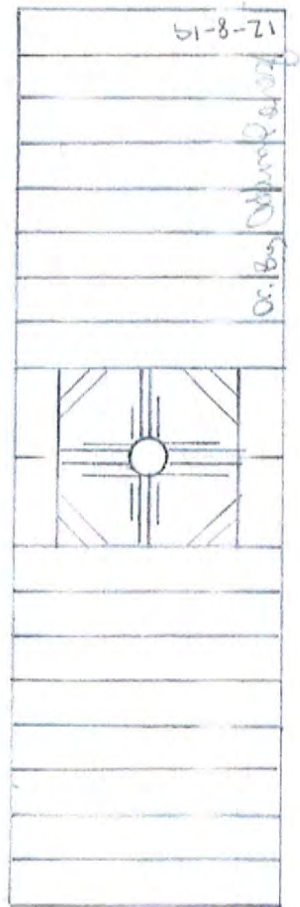
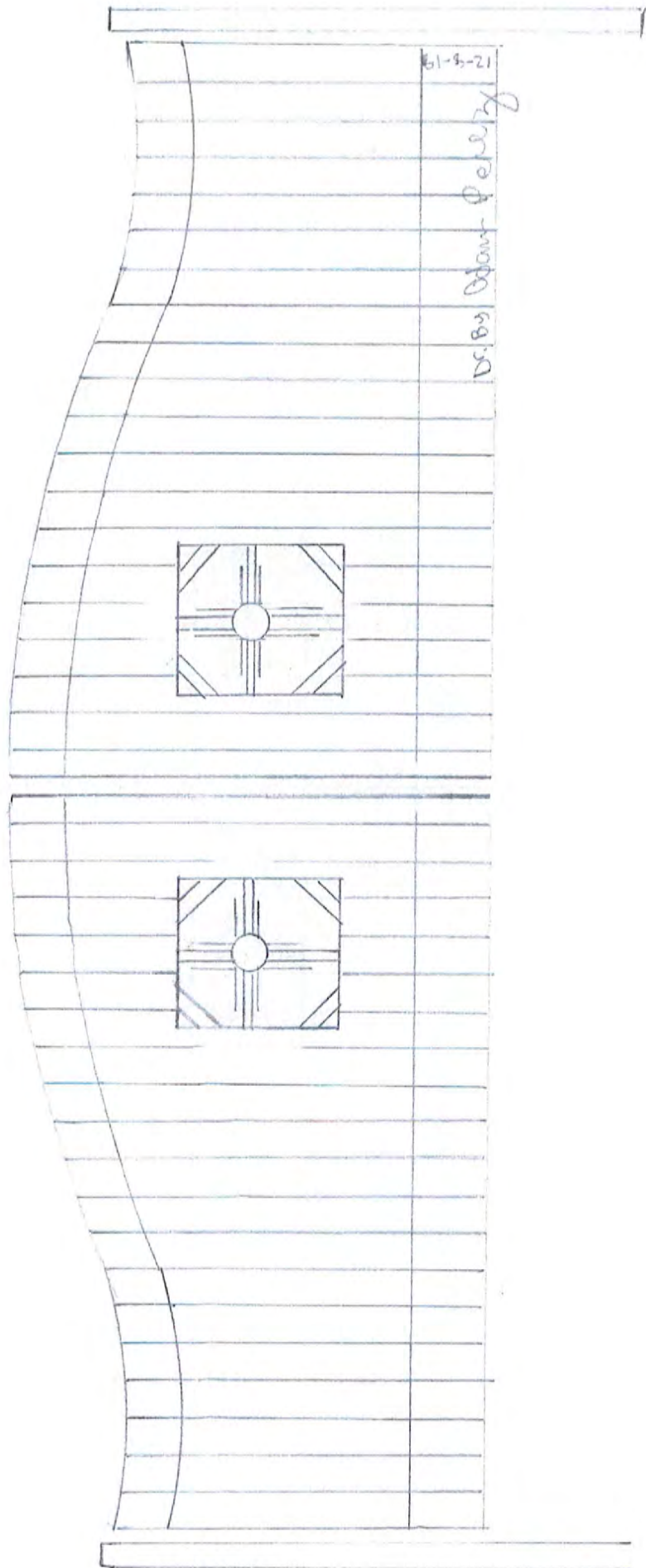


SURVEYOR'S CERTIFICATION

I, BENJAMIN L. CARTER, A NEW MEXICO PROFESSIONAL SURVEYOR, CERTIFY THAT THE SURVEY PLAT AND THE FIELD SURVEY UPON WHICH THIS PLAN IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.



BENJAMIN L. CARTER, PS 22648



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): WILLIAM + STEPHAN MCILVAINE

Property Address: 2687 CALLE DE PARIAN MESILLA

Adjacent property address: 2685 CALLE DE PARIAN, MESILLA

Adjacent property owner(s): WILLIAM + STEPHAN MCILVAINE

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).

William McIlvaine Stephan McIlvaine 29 NOV 2021
Applicant/Owner (original signature) Date

William McIlvaine Stephan McIlvaine 29 NOV 2021
Adjacent Owner (original signature) Date

SONBALES LANDSCAPING

