



# Town of Mesilla, New Mexico

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) WILL HOLD A REGULAR MEETING AT THE MESILLA TOWN HALL, 2231  
AVENIDA DE MESILLA.  
TUESDAY, JUNE 21, 2022, AT 2:30 P.M  
AGENDA**

**1. PLEDGE OF ALLEGIANCE**

**2. ROLL CALL AND DETERMINATION OF A QUORUM**

**3. CHANGES / APPROVAL OF AGENDA**

**4. PUBLIC INPUT**

*The public is invited to address the commission for up to 3 minutes. You can also email your comments to [joep@mesillanm.gov](mailto:joep@mesillanm.gov) at least twenty-four (24) hours prior to the meeting.*

**5. APPROVAL OF CONSENT AGENDA**

*Note: Items on the Consent Agenda, indicated by an asterisk (\*), will be voted on with one motion unless a commissioner requests that a specific item be removed for discussion.*

**a. \*PZHAC MINUTES:** June 9, 2022, Regular Minutes

**b. \*PZACH Case #061388 – ADMINISTRATIVE APPROVAL** - 2134 Calle de Principal submitted by Eric Walkinshaw to construct shallow drain ditch to water retention swale, re-gravel the parking lot and refresh woodchips in landscaping. Zoned: Historical Residential (HR)

**6. NEW BUSINESS**

**a. PZHAC Case #061419** - 1395 Snow Road, submitted by Oscar Luevano. To remove and replace barn siding. Color to match existing dwelling. **Zoned: Rural Farm (RF)**

**b. PZHAC Case #061420**– 1395 Snow Road, submitted by Oscar Luevano. Erect perimeter fencing with fencing within for added security purposes. **Zoned: Rural Farm (RF).**

**7. COMMISSIONERS / STAFF COMMENTS**

**8. ADJOURNMENT**

**NOTICE**

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

Posted on 6/17 /2022 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristraman - 2531 Avenida de Mesilla, and the U.S. Post Office - 2253 Calle de Parian.



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**THE PLANNING, ZONING AND  
HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)  
THURSDAY, June 9, 2022, 2:30 PM**

**MINUTES**

**1. PLEDGE OF ALLEGIANCE**

Chair Lucero led the Pledge of Allegiance.

**2. ROLL CALL AND DETERMINATION OF QUORUM**

Commissioners Salas and Nevarez not present; Lucero, Walkinshaw, and Jones present. Mayor Baraza declared a quorum.

**3. CHANGES/APPROVAL OF THE AGENDA**

**Motion to approve agenda was made by Commissioner Jones and seconded by Commissioner Walkinshaw.**

**Roll Call Vote:**

Commissioner Jones - Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero - Yes  
Commissioner Salas- Absent  
Commissioner Nevarez- Absent

**Motioned passed**

**4. PUBLIC INPUT**

Susan Kreuger: Comment in reference to case #BLO986. She is asking the commission to consider setting a condition to sort out the water rights. On page 132 in the packet, the water rights summary on line 2 says it's an MUL, a multiple domestic household. This is a domestic water right and it can be used to grow cannabis. She spoke to Annabelle at the office of the state engineer and believes she would be an excellent source about the water rights, but it can be used to grow cannabis.

**5. APPROVAL OF CONSENT AGENDA**

- a. PZHAC MINUTES: May 16, 2022, Regular Minutes**

52 **Motion to approve the Consent Agenda was made by Commissioner Jones and seconded by**  
53 **Commissioner Walkinshaw**

54  
55 **Roll Call Vote:**

56 Commissioner Jones - Yes  
57 Commissioner Walkinshaw - Yes  
58 Commissioner Lucero - Yes  
59 Commissioner Salas – Absent  
60 Commissioner Nevarez – Absent

61  
62 **Motioned passed**

63  
64 **6. NEW BUSINESS**

- 65  
66 a. **PZHAC CASE #061342 Amendment** – 2912 Snow Road, submitted by Susan Krueger for a  
67 request to place temporary fencing along northeast to northwest of property-fencing to consist  
68 of 4’ posts placed at 10’ intervals, webbing used for traffic control. Amendment is to not use  
69 webbing and replace with berm and T-poles. **Zoned: Rural Farm (RF)**  
70

71 **Motion to approve was presented by Commissioner Jones and seconded by Commissioner**  
72 **Walkinshaw.**

73  
74 Staff presented facts of the case. Discussion followed.

75  
76 **Roll Call Vote:**

77 Commissioner Jones – Yes  
78 Commissioner Walkinshaw - Yes  
79 Commissioner Lucero - Yes  
80 Commissioner Salas – Absent  
81 Commissioner Nevarez – Absent

82  
83 **Motioned passed with condition**

- 84  
85 b. **PZHAC CASE #061376** – Pappas Williamson seeking for a summary subdivision a Replat of  
86 U.S.R.S Tract 11A-199 & 111A-198A within the Town of Mesilla, Dona Ana County, N.M. in  
87 section 25, T.23S R.1E of U.S.R.S Surveys (2532 Calle De Norte). **Zoned: Historical**  
88 **Residential (HR)**  
89

90 **Motion to approve was presented by Commissioner Jones and seconded by Commissioner**  
91 **Walkinshaw Jones.**

92  
93 Staff presented facts of the case. Discussion followed.

94  
95 **Roll Call Vote:**

96 Commissioner Walkinshaw – Yes  
97 Commissioner Jones - Yes  
98 Commissioner Lucero - Yes  
99 Commissioner Salas – Absent  
100 Commissioner Nevarez – Absent

101  
102 **Motion passed**

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- c. **PZHAC CASE #061384** – 2260 Calle de Santiago submitted by Bill & Janice Cook to install rooftop solar system not visible from the street and AC combine panel and data monitoring unit, production meter and customer generation fusible AC disconnect. **Zoned: Historical Residential (HR)**

**Motion to approve was presented by Commissioner Walkinshaw and seconded by Commissioner Jones.**

Staff presented the facts of the case. Discussion followed.

- Roll Call Vote:**  
Commissioner Walkinshaw – Yes  
Commissioner Jones - Yes  
Commissioner Lucero - Yes  
Commissioner Salas – Absent  
Commissioner Nevarez – Absent

**Motion passed**

- d. **PZHAC CASE #061385** – 2872 Calle San Albino submitted by Jeffrey & Amanda Buras to repaint house exterior a different color, current color is white. **Zoned: Historical Residential (HR)**

**Motion to approve was presented by Commissioner Jones and seconded by Commissioner Walkinshaw.**

Staff presented the facts of the case. Discussion followed.

- Roll Call Vote:**  
Commissioner Jones – Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero - Yes  
Commissioner Salas – Absent  
Commissioner Nevarez – Absent

**Motion passed**

- e. **PZHAC CASE #061386** – 1260 Rosita Ct. submitted by Fernando Chavez to construct a rock wall on property. **Zoned: R-1**

**Motion to approve was presented by Commissioner Walkinshaw and seconded by Commissioner Jones.**

Staff presented the facts of the case. Discussion followed.

- Roll Call Vote:**  
Commissioner Walkinshaw – Yes  
Commissioner Jones - Yes  
Commissioner Lucero - Yes  
Commissioner Salas – Absent

154 Commissioner Nevarez – Absent

155

156 **Motion passed**

157

158 f. **PZHAC CASE #061387** – 2060 Calle de Parian submitted by Julienne Hadfield to patch, repair  
159 and repaint windows and door, no color change. **Zoned: Historical Residential (HR)**

160

161 **Motion to approve was presented by Commissioner Jones and seconded by Commissioner**  
162 **Walkinshaw.**

163

164 Staff presented the facts of the case. Discussion followed.

165

166 **Roll Call Vote:**

167 Commissioner Walkinshaw – Yes

168 Commissioner Jones - Yes

169 Commissioner Lucero - Yes

170 Commissioner Salas – Absent

171 Commissioner Nevarez – Absent

172

173 **Motion passed**

174

175 g. **PZHAC CASE #061388** – 2134 Calle de Principal submitted by Eric Walkinshaw to construct  
176 shallow drain ditch to water retention swale, re-gravel the parking lot and refresh wood chips in  
177 landscaping. **Zoned: Historical Residential (HR)**

178

179 **Motion to postpone was presented by Commissioner Walkinshaw and seconded by**  
180 **Commissioner Lucero.**

181

182 Staff presented the facts of the case. Discussion followed.

183

184 **Roll Call Vote:**

185 Commissioner Lucero – Yes

186 Commissioner Jones - Yes

187 Commissioner Walkinshaw - Yes

188 Commissioner Salas – Absent

189 Commissioner Nevarez – Absent

190

191 **Motion passed**

192

193

194 h. **PZHAC CASE #061389** – 2935 Estrada Rd. submitted by Dagmar Bausova to re-stucco home  
195 with trim in elastomeric paint following existing color pattern. **Zoned: Residential Agriculture**  
196 **(RA)**

197

198 **Motion to approve was presented by Commissioner Walkinshaw and seconded by**  
199 **Commissioner Jones.**

200

201 Staff presented the facts of the case. Discussion followed.

202

203 **Roll Call Vote:**

204 Commissioner Walkinshaw – Yes

205 Commissioner Jones - Yes  
206 Commissioner Lucero - Yes  
207 Commissioner Salas – Absent  
208 Commissioner Nevarez – Absent

209  
210

**Motion passed with condition**

211

- i. **PZHAC CASE #061392** – 1508 N. Highway 28 submitted by Dorianne Kabo to recoat roof on two dwellings on the property. **Zoned: Commercial ( C )**

212

213

214

**Motion to approve was presented by Commissioner Jones and seconded by Commissioner Walkinshaw.**

215

216

217

Staff presented the facts of the case. Discussion followed.

218

219

**Roll Call Vote:**

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Commissioner Jones – Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero - Yes  
Commissioner Salas – Absent  
Commissioner Nevarez – Absent

227

**Motion passed**

228

- j. **BL # 0986-** 1395 Snow Rd. submitted by Eric Madrid of Highcienda Growers for a business license. **Zoned: Rural Farm (RF)**

229

230

231

**Motion to approve was presented by Commissioner Jones and seconded by Commissioner Walkinshaw.**

232

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234

Staff presented the facts of the case. Discussion followed.

235

236

**Roll Call Vote:**

237

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242

243

Commissioner Jones – Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero - Yes  
Commissioner Salas – Absent  
Commissioner Nevarez – Absent

244

**Motion passed with conditions**

245

- k. **BL # 0987-** 1395 Snow Rd. submitted by Eric Madrid of Highcienda Growers for a cannabis license. **Zoned: Rural Farm (RF)**

246

247

248

**Motion to approve was presented by Commissioner Walkinshaw and seconded by Commissioner Jones.**

249

250

251

Staff presented the facts of the case. Discussion followed.

252

253

**Roll Call Vote:**

254

255

Commissioner Jones – Yes

256 Commissioner Walkinshaw - Yes  
257 Commissioner Lucero - Yes  
258 Commissioner Salas – Absent  
259 Commissioner Nevarez – Absent

260  
261 **Motion passed**

262  
263 **i. BL # 0990- 2710 Boldt St. submitted by Charles McMahon of Chuck McMahon Consulting LLC**  
264 **for a business license. Zoned: Historical Residential (HR)**

265  
266 **Motion to approve was presented by Commissioner Jones and seconded by Commissioner**  
267 **Walkinshaw.**

268  
269 Staff presented the facts of the case. Discussion followed.

270  
271 **Roll Call Vote:**  
272 Commissioner Jones – Yes  
273 Commissioner Walkinshaw - Yes  
274 Commissioner Lucero - Yes  
275 Commissioner Salas – Absent  
276 Commissioner Nevarez – Absent

277  
278 **Motion passed**

279  
280 **m. Sign Permit #061391- 2101 Calle de Parian submitted by Valerie Segovia for Nambe sale sign.**  
281 **Zoned: Historical Commercial (HC)**

282  
283 **Motion to approve was presented by Commissioner Jones and seconded by Commissioner**  
284 **Walkinshaw.**

285  
286 Staff presented the facts of the case. Discussion followed.

287  
288 **Roll Call Vote:**  
289 Commissioner Jones – Yes  
290 Commissioner Walkinshaw – Yes  
291 Commissioner Lucero – Yes  
292 Commissioner Salas – Absent  
293 Commissioner Nevarez – Absent

294  
295 **Motion passed**

296  
297 **n. Sign Permit #061390- 2011 Avenida de Mesilla submitted by Mickey Balderas of The Bean to**  
298 **update logo sign design attached in packet. Zoned: Historical Commercial (HC)**

299  
300 **Motion to approve was presented by Commissioner Jones and seconded by Commissioner**  
301 **Walkinshaw.**

302  
303 Staff presented the facts of the case. Discussion followed.

304  
305 **Roll Call Vote:**  
306 Commissioner Walkinshaw – Yes

307 Commissioner Jones – Yes  
308 Commissioner Lucero – Yes  
309 Commissioner Salas – Absent  
310 Commissioner Nevarez – Absent

311

**Motion passed**

313

**Discussion:**

315 – Palacio Bar Plat of Survey showing location of improvements on 0.139 Acres in section 25,  
316 T.23S, R.1E, N.M.P.M., U.S.R.S. Surveys being U.S.R.S. Tracts 11A-10A1 & 11A-11B Mesilla,  
317 Dona Ana County New Mexico.

318

319 **7. COMMISSIONERS/STAFF COMMENTS**

320

None

321

322 **8. ADJOURNMENT**

323

Meeting adjourned at 3:50 p.m.

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**APPROVED THIS 9<sup>th</sup> DAY OF JUNE 2022.**

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\_\_\_\_\_  
**Yolanda Lucero**  
**Chair**

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**ATTEST:**

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\_\_\_\_\_  
**Joe Padilla**  
**Community Development Coordinator**

340

341



**TOWN OF MESILLA  
ZONING APPROVAL**

**OFFICIAL USE ONLY:**  
Case # 061388  
Fee \$ 90.00  
*Fee \$ 70.00  
Renew 313.00*

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

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

**RECEIVED**  
**5-24-22**

CASE NO. 061388 ZONE: HR CODE: MI APPLICATION DATE: 5-24-22

ERIC J. WALKINSHAW 575-932-8524  
Name of Property Owner Property Owner's Telephone Number

2134 Calle de Principal, Mesilla, NM 88046  
Property Owner's Mailing Address City State Zip Code

ej.walkinshaw65@gmail.com  
Property Owner's E-mail Address

MIKE GAGLIO 5404 FLEETWOOD Rd, EL PASO  
Contractor's Name & Address (If none, indicate Self)  
915-490-2601

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

Address of Proposed Work: 2134 Calle de Principal

Description of Proposed Work: CONSTRUCT WATER RETENTION SWALE;  
SHALLOW DRAINAGE DITCH - SPREAD 3/8" RED LANDSCAPE  
ROCK; AND GRAVEL FILLING AREA & REFRESH WOOD CHIPS

\$ 2000+ EST. [Signature] 5-24-22  
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**

<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.)

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:

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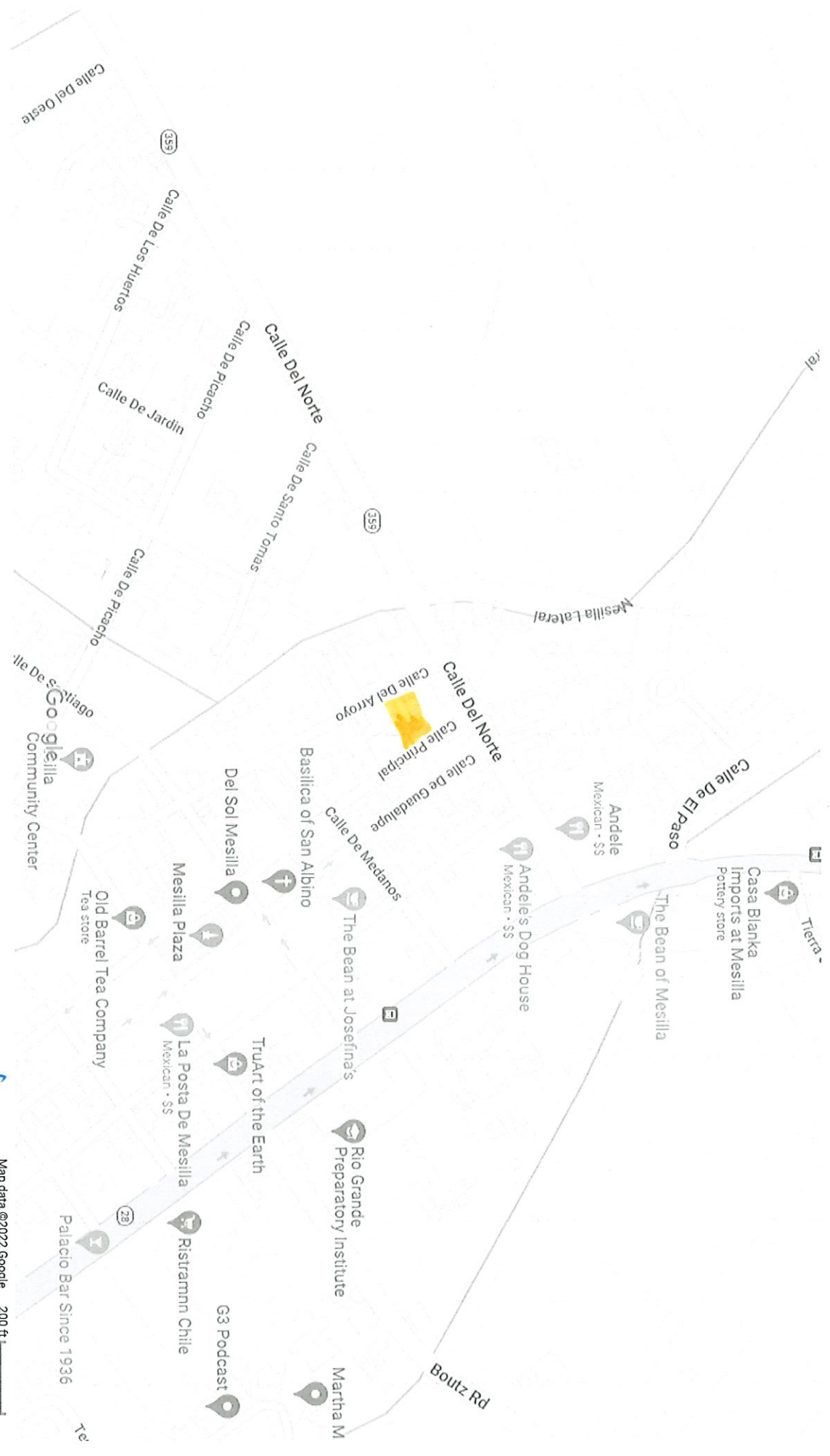
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# Landscape Project

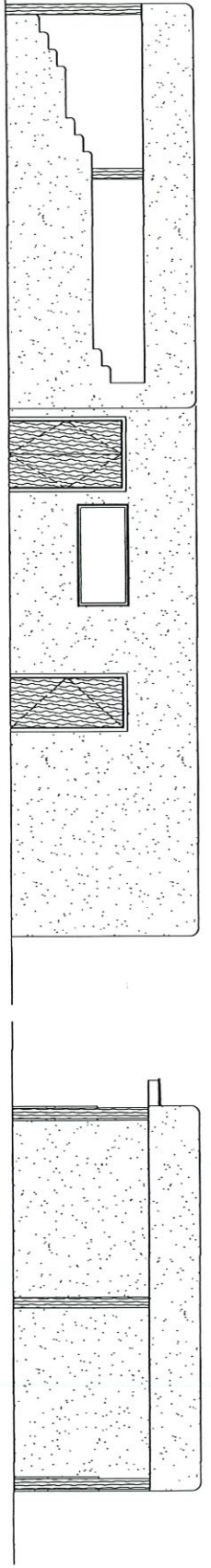
Walkinshaw 2134 Calle de Principal

- Add new water retention swale (like picture # 1) and plant 3 fruit trees in area (see picture #3)
- Construct shallow drainage ditch lined w/ 3" minus rock
- Remove cactus plants (see picture #2) and establish 9'x 10' graveled parking space for access to electric car charger (see picture #5)
- Gravel existing parking area (see picture #4)
- Spread additional 3/8" red gravel throughout compound and add more wood chips in existing and new water retention swales

Walkingway 2134 Calle de Principal

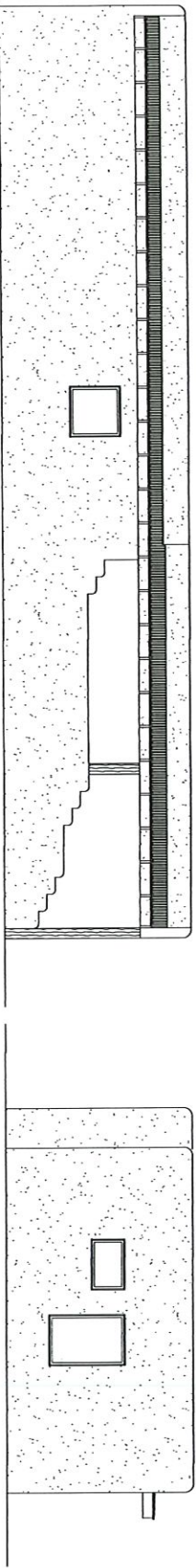


WALKINSAW 2134 CALLE PRINCIPAL



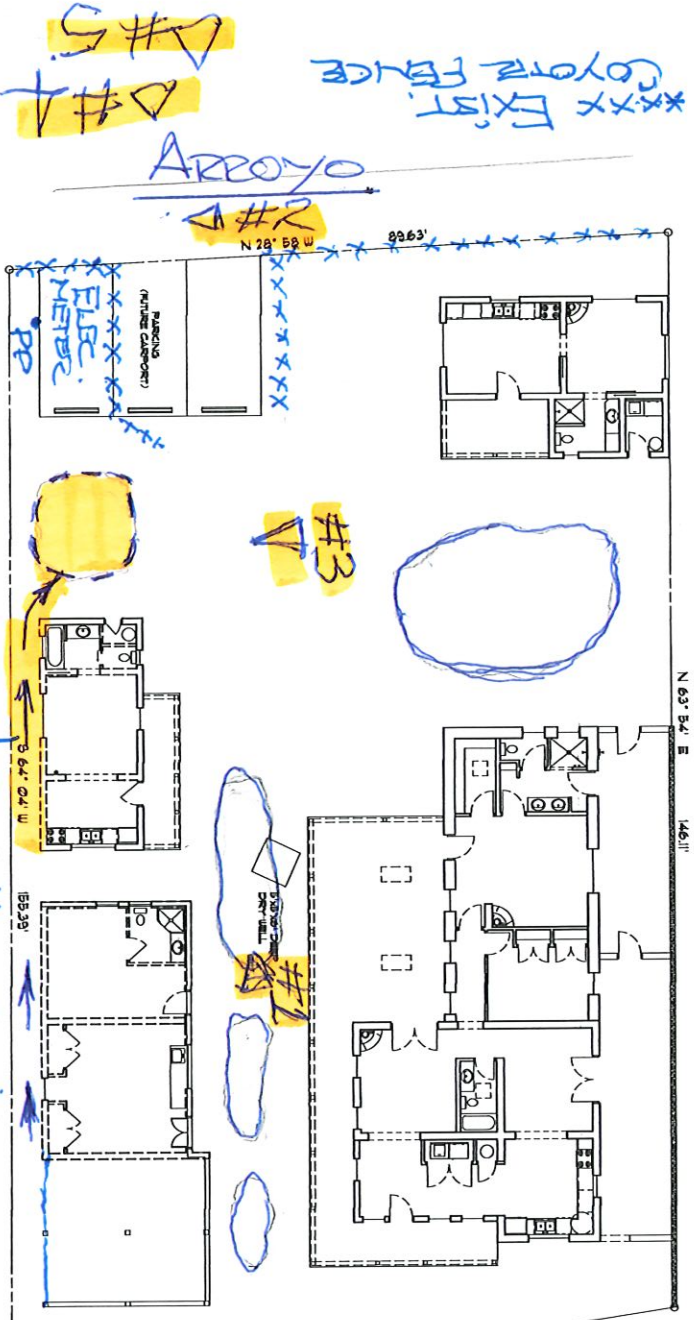
1 FRONT ELEVATION  
1/4" = 1'-0"

3 LEFT ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"

4 RIGHT ELEVATION  
1/4" = 1'-0"

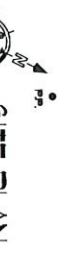


PRINCIPAL

EXIST RETENSION SWALES  
PROPOSED RETENSION SWALES

\*\*\*EXIST COYOTE FENCE  
ARROYO  
#1  
#2  
#3

SHALLOW DITCH w/ 3" MIN. ROCK



PROJECT NO.	2134
CLIENT	WALKINSAW
DATE	10/15/11
DESIGNER	ERIC MESSILA
DATE	10/15/11
PROJECT NO.	2134
CLIENT	WALKINSAW
DATE	10/15/11
DESIGNER	ERIC MESSILA
DATE	10/15/11

ELEVAT GARAG

Google Maps

WALKINSHAW 2134 Calle de Principial



WALKINSHAW 2134 CALLE DEL PRINCIPAL

20220523\_191745.jpg



PC #1

WALKERSTAN 2134 CALVERT PRINCIPAL

20220523 191905 JPE



Pic #2



WALKERSTOWN 2134 CALTECH PRINCIPAL

20220523\_192146.jpg



Pic #3

WALKINSHAW 2184 CALE DE PRINCIPAL

20230523 19473198



Pic # 4



## BOARD ACTION FORM

### AGENDA DATE

**PZHAC:** June 21, 2022,

**BOT:**

**ITEM:** PZHAC Case #061419 - 1395 Snow Road, submitted by Oscar Luevano. To remove and replace barn siding. Color to match existing dwelling. **Zoned: Rural Farm (RF)**

**BACKGROUND AND ANALYSIS :** Proposed work to replace warped existing wood siding with metal siding and change color to match the dwelling, color match is similar to Warm Sand in the color chart.

### IMPACT:

- 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 is on applicant's property and not in Town of Mesilla 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 RECOMMENDATIONS:

### SUPPORTING INFORMATION:

- Application
- Plans

**TOWN OF MESILLA**  
**APPLICATION FOR BUILDING PERMIT**

Permit Fee \$ 130.00  
 Review Fee \$ 22.00  
 Total Fee \$ 152.00

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

**CASE NO.** 061419 **ZONE:** RF **CODE:** AC **APPLICATION DATE:** 6-3-22



Oscar Luevano		575 373 5269	
Name of Property Owner		Property Owner's Telephone Number	
1395 Snow Rd	Las Cruces	NM	88005
Property Owner's Mailing Address		City	State
1395 Snow Rd	Las Cruces	NM	88005
Property Owner's E-mail Address			
Self			
Contractor's Name & Address (If none, indicate Self)			
N/A		N/A	
Contractor's Telephone Number		Contractor's Tax ID Number	
		Contractor's License Number	

Address of Proposed Work: 1395 Snow Rd. Las Cruces NM 88005

Description of Proposed Work: Remove and replace existing siding on two barns.

The wood siding in the two barns is dilapidated and beyond repair due to warping.

Both Barns are prefabricated and have a metal frame. The siding is non-structural and can be removed by lifting it into opening at the top of the walls. The new siding will be metal ribbed siding in a stonewash color to match the main dwelling.

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING **Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.**

- 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.
- Site Plan with dimensions and details.
- Foundation plan with details.
- Floor plan showing rooms, their uses, and dimensions.
- Cross section of walls.
- Roof and floor framing plan.
- Proof of legal access to the property.
- Drainage plan.
- Details of architectural style and color scheme (checklist included for Historical zones) – diagrams and elevations.
- 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).
- Proof of legal access to the property.
- Other information as necessary or required by the Town Code or Community Development Department.

\$5000.00 Estimated Cost      [Signature] Signature of Applicant      06/08/2022 Date

**Application Fee is due at time of submittal. Apart from administrative approvals, all permit requests must undergo a review process from staff, PZHAC and/or BOT before issuance of a building permit. All Building permits expire after one year from date issued.**

**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: \_\_\_\_\_

TOWN OF MESILLA  
575-524-8262

REC#: 00182238 6/16/2022 4:42 PM  
OPER: UTCLK TERM: 001  
REF#: DMS

ACCT #: XXXXXXXXXXXXXXXXXXXX  
AUTH #: 00402D  
TRAN #: 000000182238  
TYPE: PURCHASE  
ENTRY MODE: MANUAL

TRAN: 110.0000 PERMITS/INSPECTIONS  
061420 152.00CR  
LUEVANO, OSCAR  
1395 SNOW ROAD  
UNAPPLIED 152.00CR

TRAN: 110.0000 PERMITS/INSPECTIONS  
061420 475.00CR  
LUEVANO, OSCAR  
1395 SNOW ROAD  
UNAPPLIED 475.00CR

TENDERED: 627.00 CREDIT CARD  
APPLIED: 627.00-

CHANGE: 0.00

Pay Online: [www.mesillanm.gov](http://www.mesillanm.gov)

Return to Dona Ana Title Company  
File No. 2517309-DA06 SML

**WARRANTY DEED (Joint Tenants)**



Daniel A. Romanelli and Laura C. Romanelli, husband and wife, for consideration paid, grant(s) to Oscar A. Luevano and Mary Ann Luevano, husband and wife as joint tenants with right of survivorship whose address is 1395 Snow Rd, Mesilla, NM 88046 as joint tenants the following described real estate in Dona Ana County New Mexico:

LOT 1, WIDMOYER TRACTS, IN DONA ANA COUNTY, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY ON DECEMBER 18, 1997, IN BOOK 19 PAGE(S) 35 OF PLAT RECORDS.

Subject to patent reservations, restrictions, and easements of record and taxes for the year 2020 and subsequent years.

with warranty covenants.

WITNESS my/our hand(s) and seal(s) this 13 day of August, 2020.

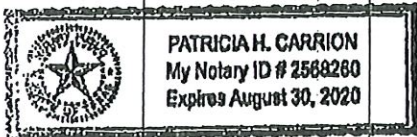
  
\_\_\_\_\_  
Daniel A. Romanelli  
  
\_\_\_\_\_  
Laura C. Romanelli

**Individual Capacity**

State of TEXAS )  
County of Bidalgo ) §

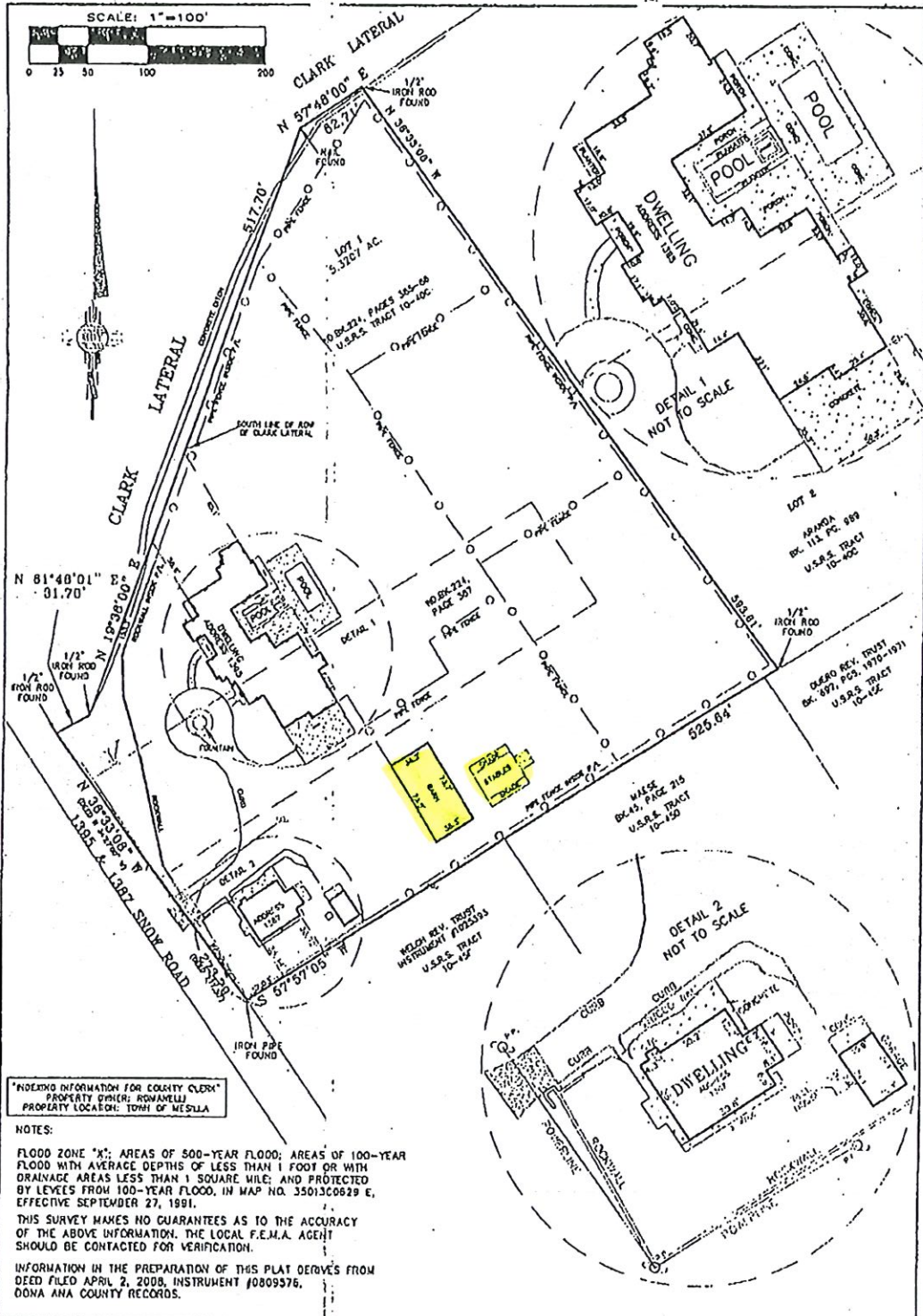
This instrument was acknowledged before me on the 13<sup>th</sup> day of August, 2020, by Daniel A. Romanelli and Laura C. Romanelli.

My commission expires: 8/30/2020   
Notary Public



2020083 AUG 18, 2020 10:42:06 AM PAGES: 1  
WARRANTY DEED Deputy: Teresa S  
Amanda López Askin, County Clerk, Dona Ana, NM





\*INDICATES INFORMATION FOR COUNTY CLERK  
PROPERTY OWNER: ROMANELLI  
PROPERTY LOCATION: TOWN OF MESILLA

NOTES:  
FLOOD ZONE "X": AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND PROTECTED BY LEVEES FROM 100-YEAR FLOOD, IN MAP NO. 35013C0629 E, EFFECTIVE SEPTEMBER 27, 1991.  
THIS SURVEY MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.  
INFORMATION IN THE PREPARATION OF THIS PLAT DERIVES FROM DEED FILED APRIL 2, 2008, INSTRUMENT #0809376, DONA ANA COUNTY RECORDS.



PLAT OF SURVEY  
SHOWING THE LOCATION OF IMPROVEMENTS  
ON LOT 1,  
WIDMOYER TRACTS  
FILED DECEMBER 18, 1997, IN BOOK 19, PAGE 35  
DONA ANA COUNTY RECORDS  
TOWN OF MESILLA  
DONA ANA COUNTY, NEW MEXICO

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

*Jorge Moy*

**MOY SURVEYING INC.**  
414 N. DOWNTOWN MALL  
LAS CRUCES, NEW MEXICO  
88001  
PHONE: (575) 525-9883  
FAX: (575) 524-3238

JOB NO. 11-0283 (OR 0256)  
DRAWN BY: KIMBERLY (JUAN)  
FIELD BY: PFC  
DATE 5/16/11 SCALE: 1"=100'

*MAL*

*ce*

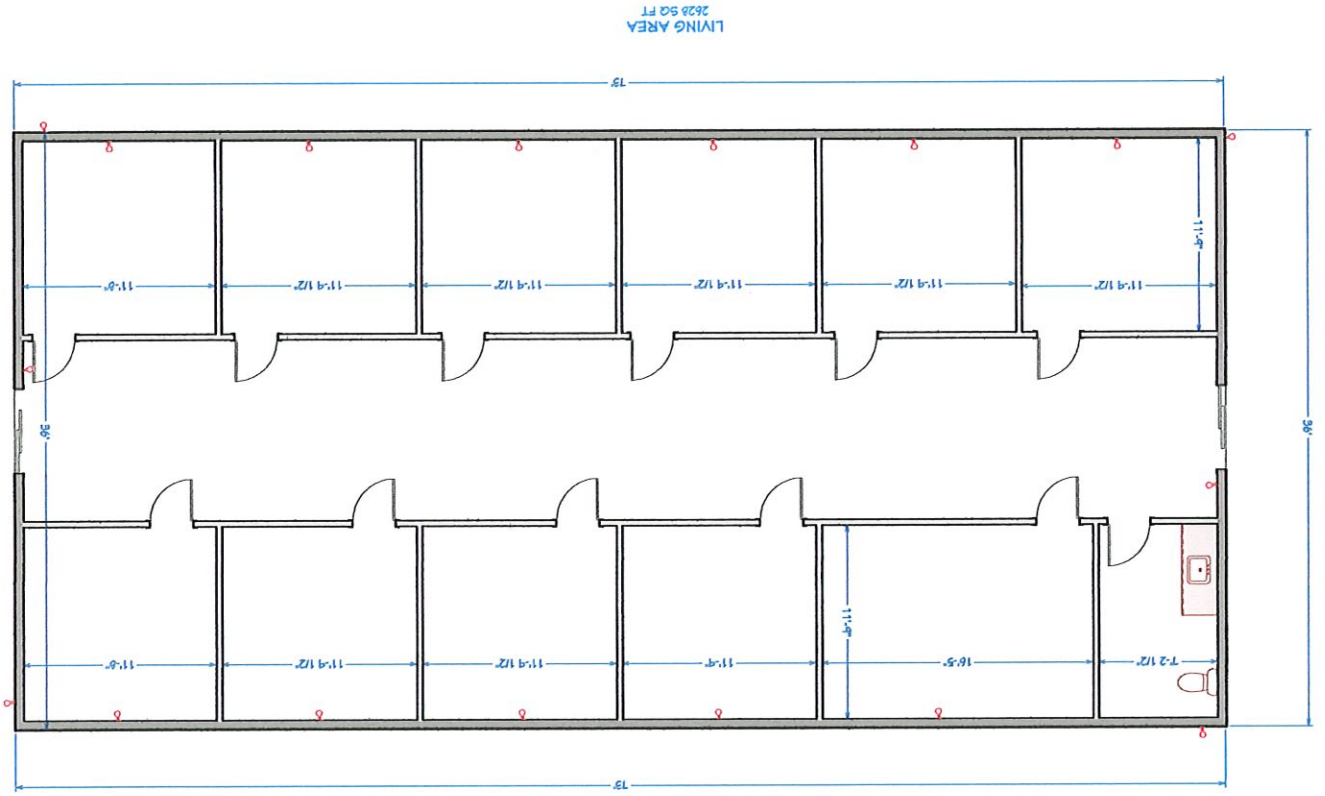




Doña Ana County Flood Commissioner / Doña Ana County Assessors Office



Barn 1



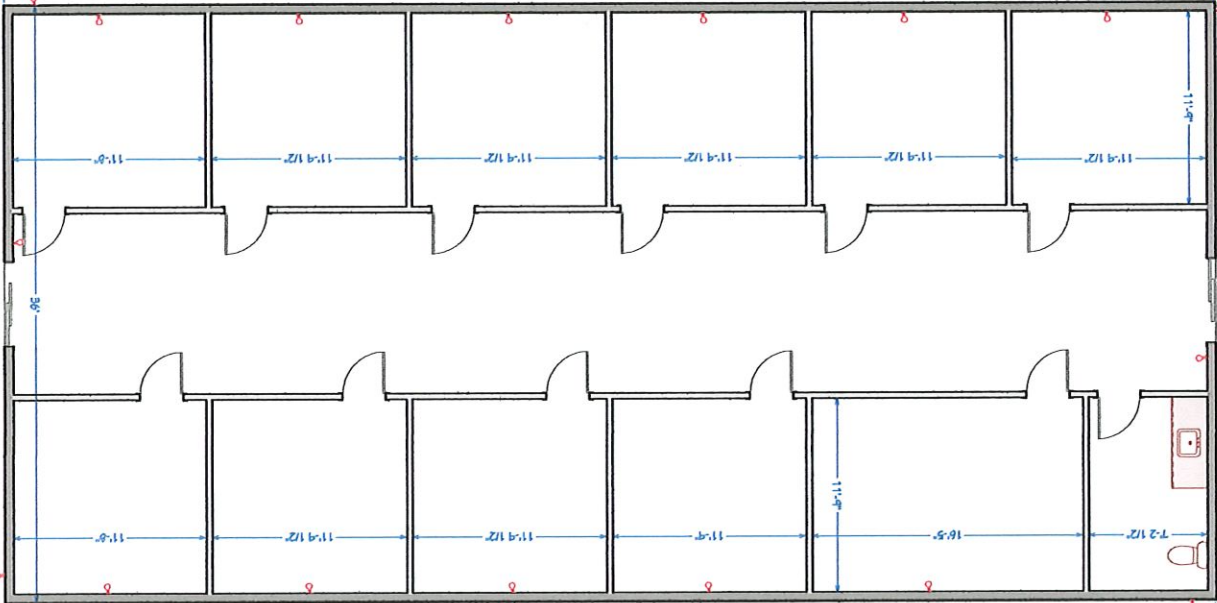
LIVING AREA  
2628 SQ FT

73'

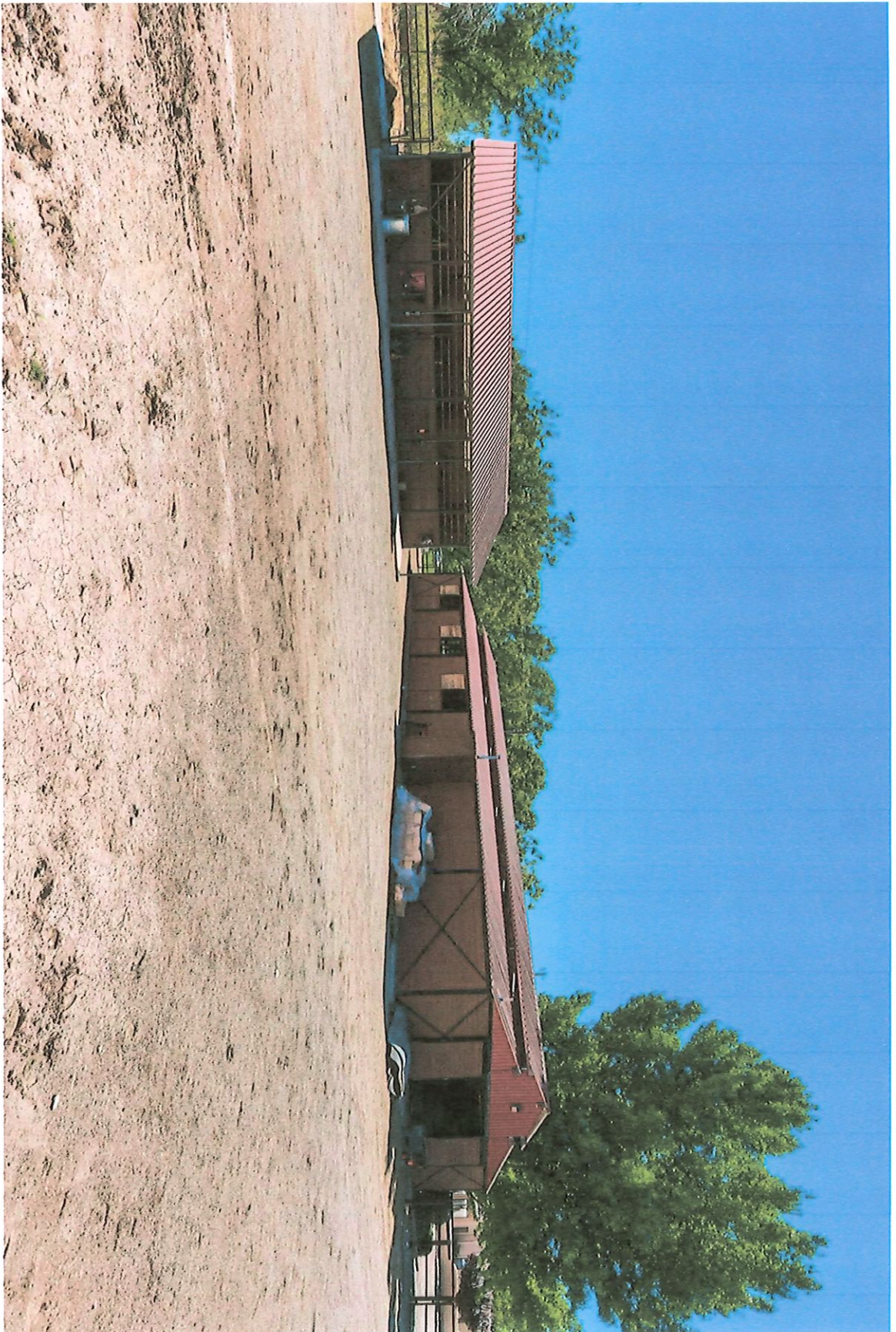
36'

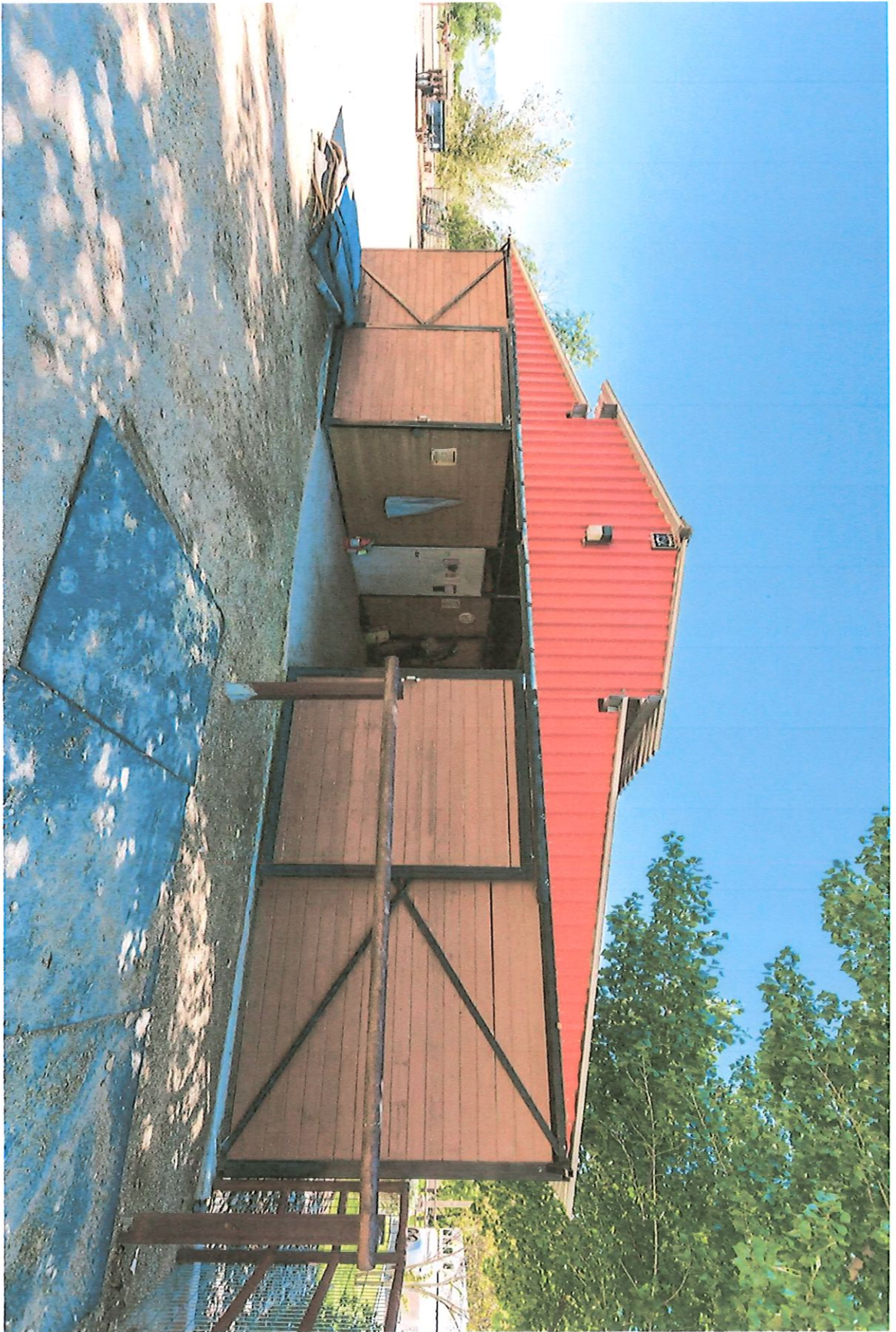
36'

73'



THIS SIDE





FREE Shipping on eligible items. [View Details](#)

Checkout

**Quick Add** | Add items to your cart using the SKU, Item or Model number

[Save All to List](#) | [Remove All Items](#)

**Minimum 10 per Order**



**Gibraltar Building Products 16 ft. SM-Rib Galvalume Steel 29-Gauge Roof/Siding Panel**

Approximate Length (ft.): 16  
Color Family: Stainless Steel

**\$7,272.78**  
(\$77.37/item)

94

**Ship To Store**  
Jul. 15–Jul. 20  
Las Cruces  
88011 | [Change](#)

**FREE**

Ship To Home

**Scheduled Delivery**  
Not Available for this item

Curbside Available

[Save for Later](#) | [Save to List](#) | [Remove](#)

<b>Subtotal</b>	<b>\$7,272.78</b>
Pick Up In Store	FREE
Sales Tax (determined in later step)	---

**Total** **\$7,272<sup>78</sup>**

[Have a promo code?](#)

PO/Job Name (Optional)

Apply

Create a Quote

Quote Name

Save

Checkout

— or —



**Easy In-Store and Online Returns**  
Read our [Return Policy](#)

## BOARD ACTION FORM

### AGENDA DATE

PZHAC: June 21, 2022,

BOT:

**ITEM:** PZHAC Case #061420 - 1395 Snow Road, submitted by Oscar Luevano. Erect perimeter fencing with fencing within for added security purposes. **Zoned: Rural Farm (RF).**

**BACKGROUND AND ANALYSIS:** To add perimeter fencing inside existing fence for added security, fencing material will be metal posts and panels.

### IMPACT:

- 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 is on applicant's property and not in Town of Mesilla 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 RECOMMENDATIONS:

### SUPPORTING INFORMATION:

- Application
- Plans

**TOWN OF MESILLA**  
**APPLICATION FOR BUILDING PERMIT**

Permit Fee \$ 415.00  
 Review Fee \$ 60.00  
 Total Fee \$ 475.00

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

**CASE NO.** 161420 **ZONE:** RF **CODE:** AC **APPLICATION DATE:** 6-15-22



Oscar Luevano and Mary Ann Luevano 575-680-0303  
 Name of Property Owner Property Owner's Telephone Number  
1395 Snow Rd, Mesilla NM 88005  
 Property Owner's Mailing Address City State Zip Code  
Oscar@glitz.edu  
 Property Owner's E-mail Address  
LD Builders and Consultants, 3020 Mesilla Verde Terrace, Las Cruces NM 88001  
 Contractor's Name & Address (If none, indicate Self)  
575-373-5269 389528  
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number  
 Address of Proposed Work: 1395 Snow Rd, Mesilla NM 88005  
 Description of Proposed Work: Install metal posts and panels to increase existing fence height to 6'

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING **Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.**

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

\$32,529.60 [Signature] 06/15/2022  
 Estimated Cost Signature of Applicant Date

**Application Fee is due at time of submittal.** Apart from administrative approvals, all permit requests must undergo a review process from staff, PZHAC and/or BOT before issuance of a building permit. **All Building permits expire after one year from date issued.**

**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: \_\_\_\_\_



TOWN OF MESILLA  
575-524-3262

REC#: 00182238 6/16/2022 4:42 PM  
OPER: UTCLK TERM: 001  
REF#: DMS

ACCT #: XXXXXXXXXXXXXXXXXXXX  
AUTH #: 00402D  
TRAN #: 000000182238  
TYPE: PURCHASE  
ENTRY MODE: MANUAL

TRAN: 110.0000 PERMITS/INSPECTIONS  
061420 152.00CR  
LUEVANO, OSCAR  
1395 SNOW ROAD  
UNAPPLIED 152.00CR

TRAN: 110.0000 PERMITS/INSPECTIONS  
061420 475.00CR  
LUEVANO, OSCAR  
1395 SNOW ROAD  
UNAPPLIED 475.00CR

TENDERED: 627.00 CREDIT CARD  
APPLIED: 627.00-

CHANGE: 0.00

Pay Online: [www.mesillanm.gov](http://www.mesillanm.gov)

Return to Dona Ana Title Company  
File No. 2517309-DA06 SML

**WARRANTY DEED (Joint Tenants)**

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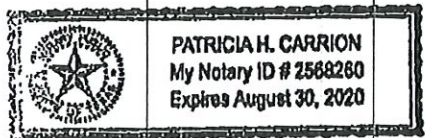
*[Signature]*  
Daniel A. Romanelli  
*[Signature]*  
Laura C. Romanelli

**Individual Capacity**

State of TEXAS )  
County of Bidalgo ) §

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My commission expires: 8/30/2020 *[Signature]*  
Notary Public

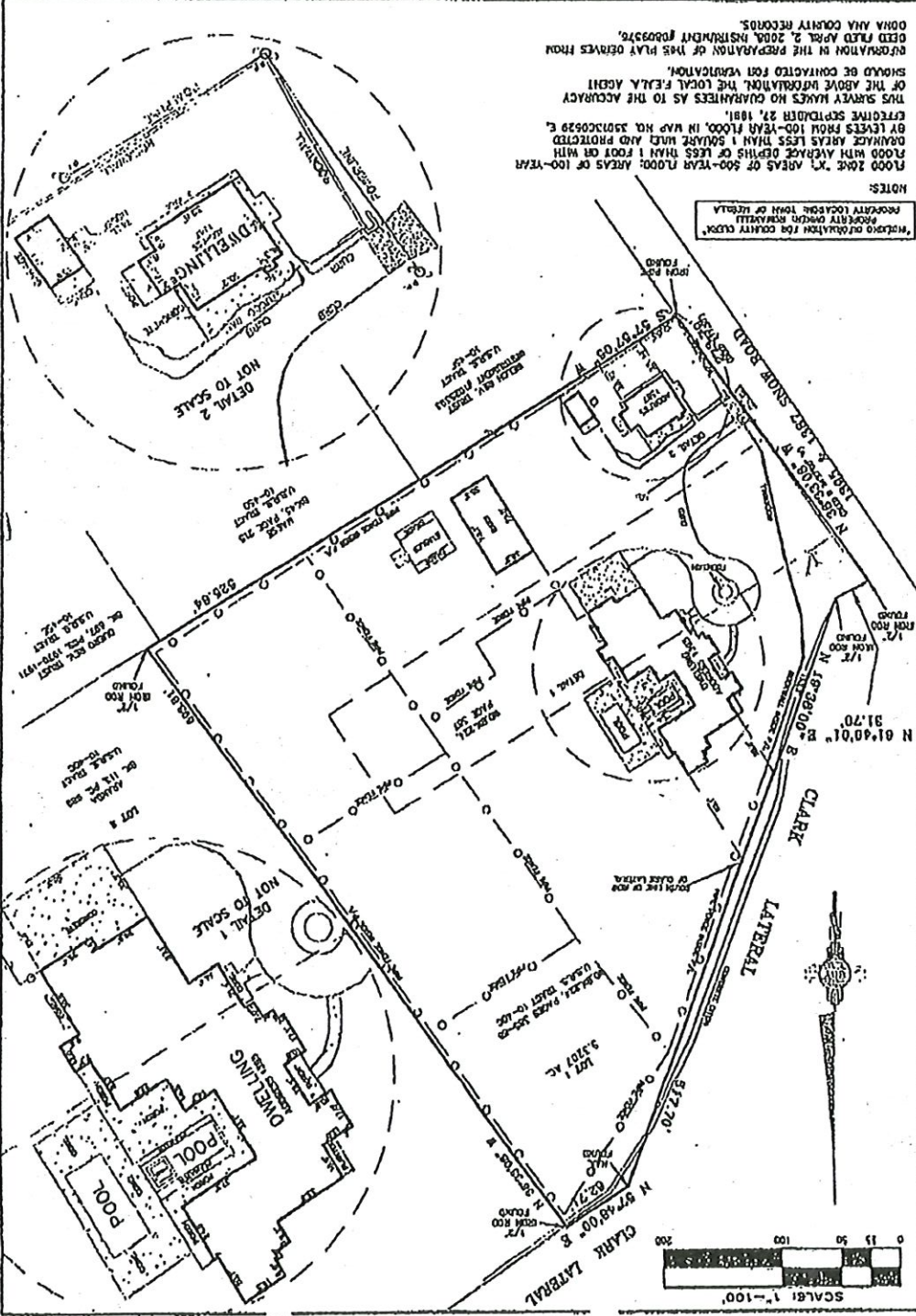


2020083 AUG 18, 2020 10:42:06 AM PAGES: 1  
WARRANTY DEED Deputy: Teresa S  
Amanda López Askin, County Clerk, Dona Ana, NM



DATE: 2/16/11 SCALE: 1"=100'  
 FIELD BY: W.F.  
 DRAWN BY: W.F. (JMM)  
 JOB NO. 11-0282 (R-0250)  
 PHONE: (575) 525-9683  
 FAX: (575) 524-3238  
 414 N. DORTON HALL  
 LAS CRUCES, NEW MEXICO 88001  
**MOY SURVEYING INC.**

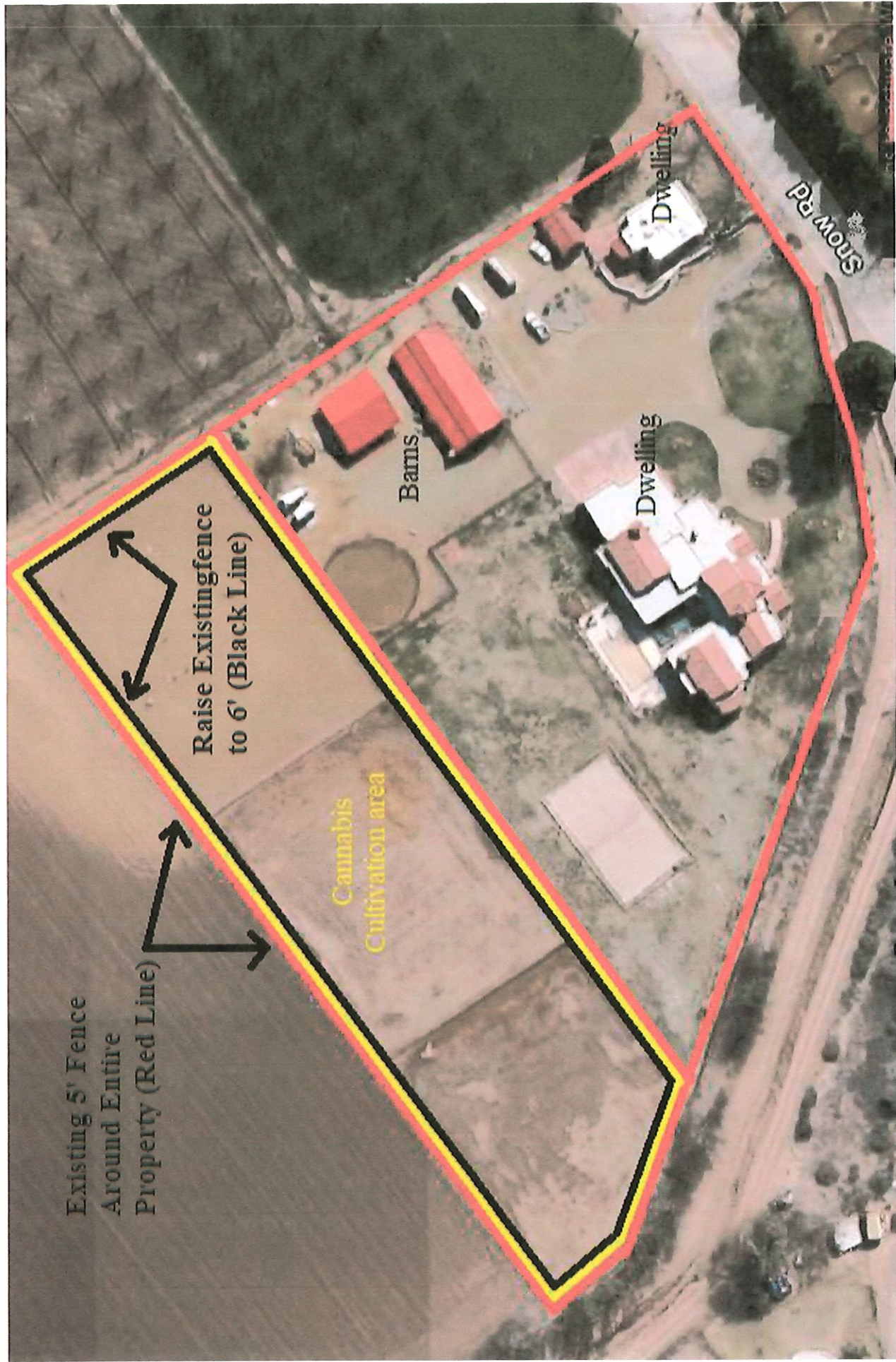
*Jorge Moy*  
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 AND I CONDUCTED THIS SURVEY, THAT THIS SURVEY IS TRUE  
 AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF  
 FOR SURVEYING IN NEW MEXICO.  
 SHOWING THE LOCATION OF IMPROVEMENTS  
 ON LOT 1,  
 MIDWAYER TRACTS  
 DONA ANA COUNTY RECORDS  
 TOWN OF MEXITLA  
 DONA ANA COUNTY, NEW MEXICO  
 FILED DECEMBER 10, 1987, IN BOOK 19, PAGE 35



NOTES:  
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 DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND PROTECTED  
 BY LEVEES FROM 100-YEAR FLOOD. IN MAP NO. 250105029 E  
 ERECTED SEPTEMBER 27, 1981.  
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 OF THE ABOVE DETERMINATION, THE LOCAL FEELING  
 DETERMINATION IN THE PREPARATION OF THIS PLAT DERIVES FROM  
 DATA FILED APRIL 2, 2004, INSTRUMENT 0809376,  
 DONA ANA COUNTY RECORDS.

"Where no indication for county clerk  
 property location, town or lot/BLA  
 is shown."

*JMM*



Existing 5' Fence  
Around Entire  
Property (Red Line)

Raise Existing fence  
to 6' (Black Line)

Cannabis  
Cultivation area

Barns

Dwelling

Dwelling

SNOW BL



Fence Material: Square tubing with metal panels  
Fence height: 6' 0"  
Color: Light Stone (Same as proposed for barns)

