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.

MONDAY DECEMBER 19, 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 regarding items listed on the agenda as allowed by the chair. You can also email your comments to <u>clerktreasurer@mesillanm.gov</u> 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: December 5, 2022, Regular Meeting Minutes

6. INFORMATION FOR ADMINISTRATIVE APPOVALS

- a. <u>PZHAC Case #061495</u> 1595 Paisano Rd, submitted by Frank and Chang Proctor to build a shed on the westside of property, not on a concrete pad. **Zoned: Rural Farm (RF)**
- b. <u>PZHAC Case #061496</u> 2600 Avenida de Mesilla, submitted by Gilbert Chavez for emergency repair of structural damage due to a car accident including framing, stucco, and plumbing work to restore as existing. Zoned Historical Commercial (HC)

7. NEW BUSINESS

- a. PZHAC Case #061493 2500 Calle de Colon, submitted by Maria Avalos, on SE side of property to remove dead tree, remove chain link fence, place culvert in ditch, and lay 4" base course on existing material (24' wide x 50' length on). Zoned: Historical Residential (HR)
- b. <u>PZHAC Case #061497</u> 2214 Calle de Guadalupe, submitted by Pat & Wendy Taylor for a 360 square foot addition of a kitchen and bath where there is an existing storage shed. Zoned: Historical Commercial (HC)
 - e. <u>PZHAC Case #061498</u> 2571 Calle de Guadalupe, submitted by Jeff McBride & Jane Mercer to replace evaporative cooler and gas furnace with ducted mini split HVAC unit. Zoned: Historical Residential (HR)
 - d. <u>PZHAC Case #061499</u> 2571 Calle de Guadalupe, submitted by Jeff McBride & Jane Mercer to raise the height of courtyard wall to 10 feet to match height of connected house. **Zoned:** Historical Residential (HR)
 - e. <u>STR #1036</u> 2832 Erminda, submitted by Cesareo Contreras for a short-term rental, **Zoned:** Historical Residential (HR)

8. COMMISSIONERS / STAFF COMMENTS

9. 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 12/16/2022 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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11		THE PLANNING, ZONING AND
12		HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)
13		MONDAY DECEMBER 5, 2022, 2:30 PM
14		
15		<u>MINUTES</u>
16		
17	1.	PLEDGE OF ALLEGIANCE
18		
19		Chairperson Yolanda Lucero led the Pledge of Allegiance.
20	_	
21	2.	ROLL CALL AND DETERMINATION OF QUORUM
22		
23		Mayor Nora L. Barraza took roll call.
24		Characteristics I and December 1997
25		Commissioner Jones – Present Commissioner Walkinshaw - Present
26		
27 28		Chairperson Lucero - Present Commissioner Salas- Not Present
28 29		Commissioner Nevarez – Present
30		Commissioner Medalez — Fresent American
31		Mayor Barraza declared a quorum.
32		Widyor Darraza decialed a quorum.
33	3.	CHANGES / APPROVAL OF AGENDA
34	٥.	CHARGES / ALT KOVAL OF AGERDA
35		Motion to approve the agenda with correction to Case #061493 (Araios to Avalos) was made
36		by Commissioner Nevarez and seconded by Commissioner Walkinshaw.
37		
38		Roll Call Vote:
39		Commissioner Jones - Yes
40		Commissioner Walkinshaw – Yes
41		Commissioner Nevarez – Yes
42		Chairperson Lucero - Yes
43		A
44		Motion passes.
45		
46	4.	PUBLIC INPUT
47		
48		None
49		
50	5.	APPROVAL OF CONSENT AGENDA
51		1. *PZHAC MINUTES: November 21, 2022, Regular Meeting Minutes
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53		Motion to approve the consent agenda and Case #061491 (which was administratively
54		approved) was made by Commissioner Jones and seconded by Commissioner Walkinshaw.
55 56		Roll Call Vote:
50 57		Commissioner Nevarez – Yes
58		Chairperson Lucero - Yes
59		Commissioner Walkinshaw - Yes
60		Commissioner Jones - Yes
61		
62		Motion passes.
63		*
64 65	6.	INFORMATION FOR ADMINISTRATIVE APPOVALS
66 67		a. <u>PZHAC Case #061491</u> – 2615 Calle de Guadalupe, submitted by Emily Coss to repaint exterior walls same color as existing. Zoned: Historical Residential (HR)
68		
69	7.	NEW BUSINESS
70 71 72		a. <u>PZHAC Case #061492</u> – 2869 Calle del Sur HSEG, submitted by Micaela Cadena to install an <u>additional</u> 9 solar system modules on the roof of the house. PZHAC previously approved 9 modules on 11/21/22 – Case #061484. Zoned: Rural Farm (RF)
73		Staff presented facts of the case.
74 75		Start presented facts of the case.
76		Motion to approve was presented by Commissioner Nevarez and seconded by
77		Commissioner Walkinshaw.
78		
79		Discussion followed.
80		
81		Roll Call Vote:
82		Commissioner Walkinshaw – Yes
83		Commissioner Jones – Yes
84		Commissioner Nevarez - Yes
85		Chairperson Lucero – Yes
86		
87 88		Motion passed.
89		b. PZHAC Case #061493 – 2500 Calle de Colon, submitted by Maria Avalos, on SE side of
90		property to remove dead tree, remove chain link fence, place culvert in ditch, and lay 4" base
91		course on existing material (24' wide x 50' length on). Zoned: Historical Residential (HR)
92		
93		Staff presented facts of the case.
94		
95		Motion to approve was presented by Commissioner Nevarez and seconded by
96		Commissioner Jones.
97		
98		Discussion followed. Commissioner Nevarez commented that he agrees with the notes sent
99		by Tom Maese regarding missing items in this application. Commissioners Walkinshaw and
100		Jones agreed.
101 102		Motion to table the original motion for more information was made by Commissioner
102		Nevarez and seconded by Commissioner Jones.
103		110141 02 and seconded by Commissioner cones.
105		
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106		Roll Call Vote:
107		Commissioner Jones – Yes
108		Commissioner Walkinshaw – Yes
109		Chairperson Lucero – Yes
110		Commissioner Nevarez - Yes
111		
112		Motion passed.
113		
114		c. PZHAC Case #061494 – 2970 Camino Castillo, submitted by Dino & Leslie Cervantes for a
115		full house renovation/additions. Zoned: Single Family Residential (R-1)
116		
117		Staff presented facts of the case.
118		
119		Motion to approve was presented by Commissioner Walkinshaw and seconded by
120		Commissioner Jones.
121		
122		Discussion followed.
123		
124		Roll Call Vote:
125		Commissioner Walkinshaw – Yes
126		Chairperson Lucero – Yes
127		Commissioner Nevarez - Yes
128		Commissioner Jones – Yes
129		
130		Motion passed.
131	_	
132	8.	COMMISSIONERS / STAFF COMMENTS
133		
134		Mayor Barraza commented that for the two rural farm applicants that passed today can pick up
135		their permits and pay their fees tomorrow.
136		
137		Commissioner Nevarez commented that he has not received any information about the cell tower
138		but has been asked about it by different constituents. He would like to receive a briefing about it.
139		He also commented that since we do not currently have a community development coordinator,
140		the Town could reach out to the University about interns.
141		
142		Mayor Barraza commented that the Town has reached out to the University in the past but have
143		gotten no results from it. There are currently a couple of people who have shown interest in the
144		position.
145		
146		Concerning the cell tower, she commented that the cell tower is not for the PZHAC at this time as
147		there is not an application before the Commission. It is a legal matter at this point. Please refer
148		any questions to the Town's attorney, Joseph Cervantes. She also reminded the commissioners
149		not to sign petitions as this would mean that they could not vote on this case if it came before the
150		PZHAC. Commissioner Nevarez will reach out to the University.
151		
152		Chairperson Lucero commented that that there are storage containers going up in areas that are
153		not allowed. There have also been complaints about the mobile homes that are at the corner of
154		Calle del Norte. Mayor Barraza will notify the town's new code enforcement officer to follow up
155		with these issues.
156		
157		Commissioner Nevarez commented about a short-term rental on Erminda. Mayor Barraza
158		commented that she did receive a letter about it from the homeowners' association (HOA). The

term rentals. Mayor Barraza will follow up. Chairperson Lucero commented on the cell tower issue. Mayor Barraza reminded the commissioners that the issue is under litigation so there should be no discussion or comments about it at this point. Clerk-Treasurer Rani Bush explained that she would be sending all the commissioners' emails about their term of service. Three commissioners' (Lucero, Salas And Nevarez) terms will finish at the end of December. Mayor Barraza updated the Commission about the Lodgers' Tax Board. 9. ADJOURNMENT Motion to adjourn was made by Commissioner Nevarez and seconded by Commissioner Jones. Roll Call Vote: Commissioner Jones - Yes Commissioner Walkinshaw - Yes Chairperson Lucero - Yes Commissioner Nevarez - Yes Motion passes. Meeting was adjourned at 3:07 p.m. APPROVED THIS 19th DAY OF DECEMBER 2022.))		Since it is in the Historical Residencial zone, the owner can missioner Jones asked about Dona Ana County rules for short-
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BOARD ACTION FORM

AGENDA DATE:

PZHAC: December 19, 2022

BOT:

ITEM:

PZHAC Case #061493 – 2500 Calle de Colon, submitted by Maria Avalos, on SE side of property to remove dead tree, remove chain link fence, place culvert in ditch, and lay 4" base course on existing material (24' wide x 50' length on). Zoned: Historical Residential (HR)

BACKGROUND AND ANALYSIS:

It is determined that the proposed application is acceptable and meets all applicable Town codes, the application should continue based on finding stated below. Additional documents were added after the December 5, 2022 PZHAC meeting.

MUNICIPAL TOWN CODE:

This application falls under the ordinance MTC Chapter 18.35.

SUPPORTING INFORMATION:

- Application
- Site Plan w/ Dimensions
- Pictures

PZHAC ACTION:

The 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.

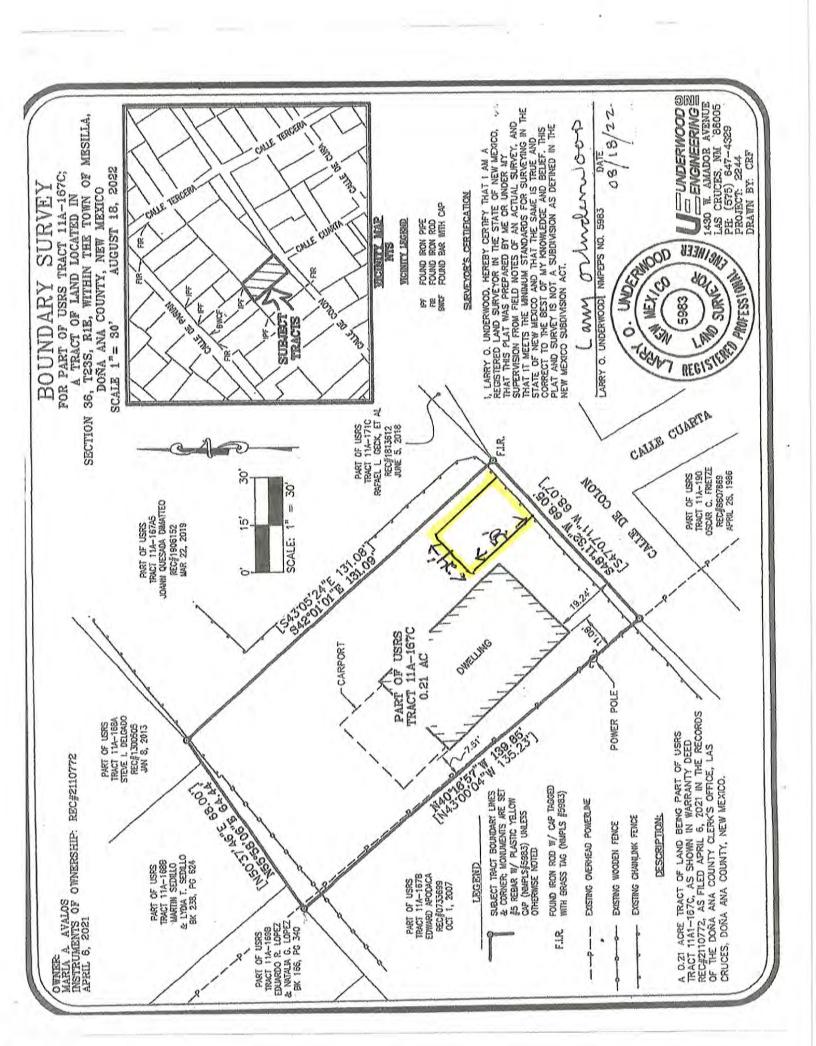
BOT OPTIONS:

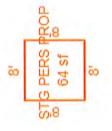
TOWN OF MESILLA

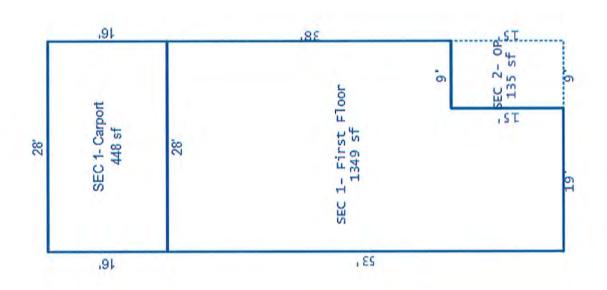
APPLICATION FOR BUILDING PERMIT

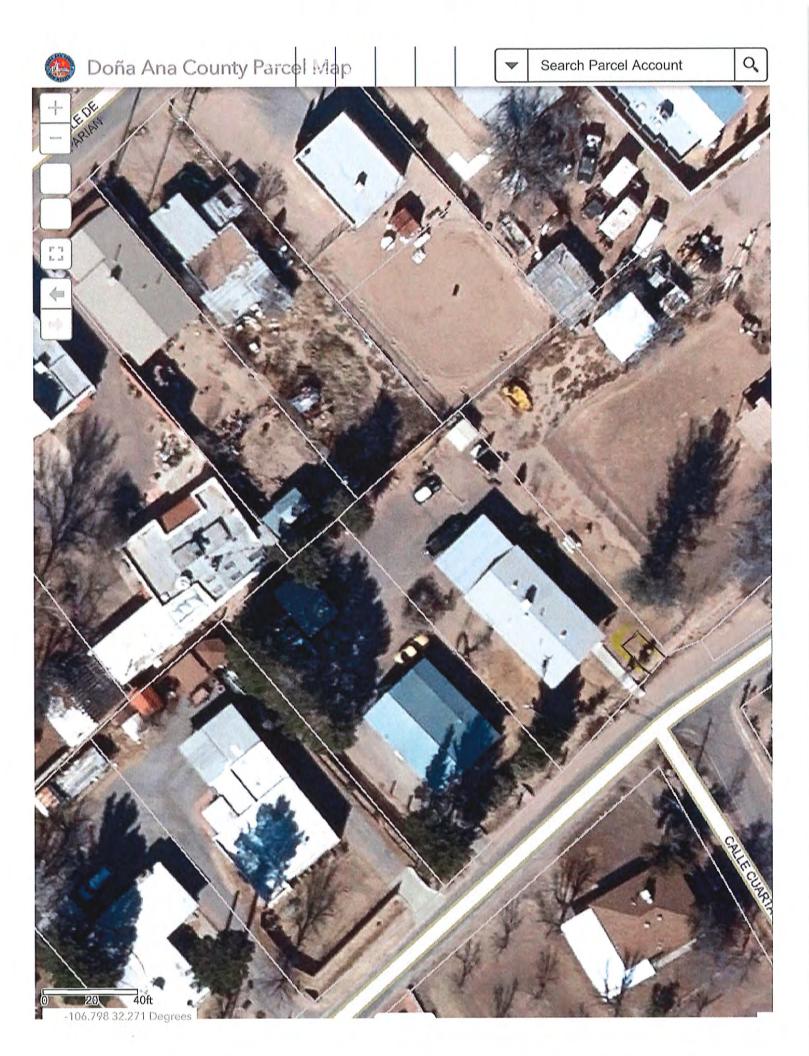
Permit Fee \$ 100 00 Review Fee \$ 1800 Total Fee \$ 11800

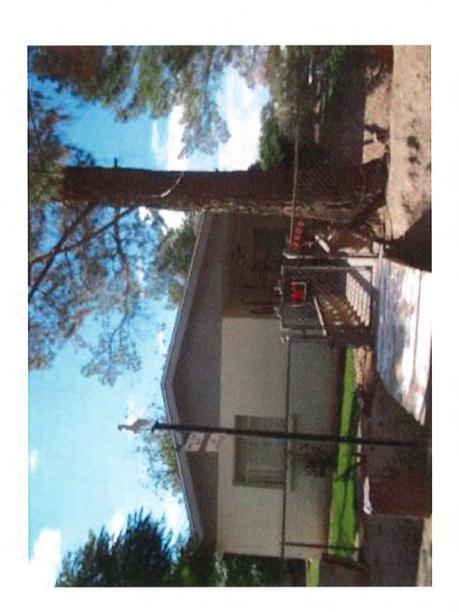
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ame of Property	AVAIOS			6006
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Place (Pulvert in d			ct existing Mat
tay 4 inc	hes of base Co	ourse Shape a	nd Compact	
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HIS APPLICATIO	N SHALL INCLUDE ALI	L OF THE FOLLOWING Plan	sheets are to be no lar	ger than 11 x 17 inches or
	The state of the s	a show existing structures	diolnino etropte del com	ay(s), improvements & setbacks
Verification	n shall show that the k	ot was LEGALLY subdivided	through the Town of M	esilla or that the lot has been in
existence	prior to February 1972.			or the the let had been in
	ith dimensions and detai	is,		
	plan with details. showing rooms, their use	s and dimensions		
NA Cross secti		o, and amenatoria.		
NA Roof and fle				
	al access to the property	<i>1</i> .		
MA Drainage pl	an, rehitectural style and cal-	or scheme (checklist included f	to a full at a standard and a standard at	and a first water
Proof of se	wer service or a copy	of septic tank permit: proof or	or Historical zones) – dia; f water service (well nerr	grams and elevations. nit or statement from the Public
Utility prov	iding water services).		man service (men peri	in or statement from the rubic
	al access to the property			Daniel Char
	nation as necessary or re	equired by the Town Code or C	community Development I	Department.
	/			
	Bay	well	_11/1	6/22
Other inform	Signature of Applic	ant		6/22
Other informs 4/600.00 stimated Cost	ue at time of submittal.	Apart from administrative app	rovals, all permit reques	s must undergo a review processer one year from date issued.
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BOARD ACTION FORM

AGENDA DATE:

PZHAC: December 19, 2022

BOT:

ITEM:

PZHAC Case #061497 - 2214 Calle de Guadalupe, submitted by Pat & Wendy Taylor for a 360 square foot addition of a kitchen and bath where there is an existing storage shed. Zoned: Historical Commercial (HC)

BACKGROUND AND ANALYSIS:

The existing storage shed to be demolished. It is determined that the proposed application is acceptable and meets all applicable Town codes, the application should continue.

MUNICIPAL TOWN CODE:

This application falls under the ordinance MTC Chapter 18.40. Also must meet parking requirements.

SUPPORTING INFORMATION:

- Application
- Letter requiring resubmittal of Case # 061324
- Site Plans
- Right of Entry form

PZHAC ACTION:

The 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.

BOT OPTIONS:

TOWN OF MESILIA APPLICATION FOR BUILDING PERMIT

Permit Fee \$ 2.50
Review Fee \$ 40.50
Total Fee \$ 290.50

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Pat and Wendy Taylor PO Box 673 Mesilla, NM 88046 November 21, 2022

Yolanda Lucero, Chair Planning, Zoning and Historical Appropriateness Commission Town of Mesilla

Re: Resubmittal of Case #061324

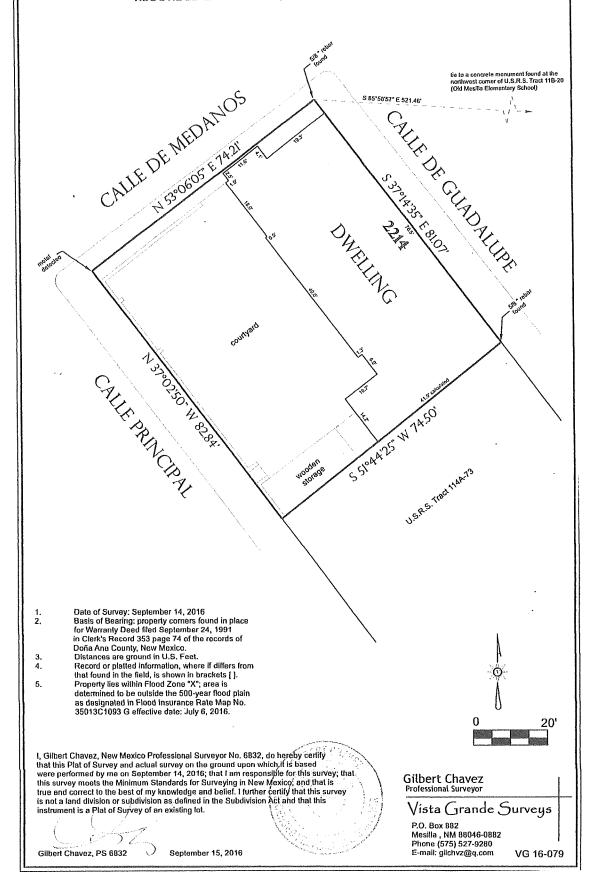
I am resubmitting case #061324 that had been tabled by the PZAHC on January 18, 2022. The case had been tabled citing that we couldn't have a second rental on our property at 2214 Calle de Guadalupe. I checked the ordinances and could find no reference to this. I also took an inventory of properties within the HC zone that had multiple rentals. They were several including my family's property on the west side of the plaza, the Double Eagle, La Posta and the Tafoya's on the east side of the plaza. There may be others but these are the ones that came to mind.

When my case is reviewed by the Architectural Styles Committee please let me know so I can attend, I would appreciate it.

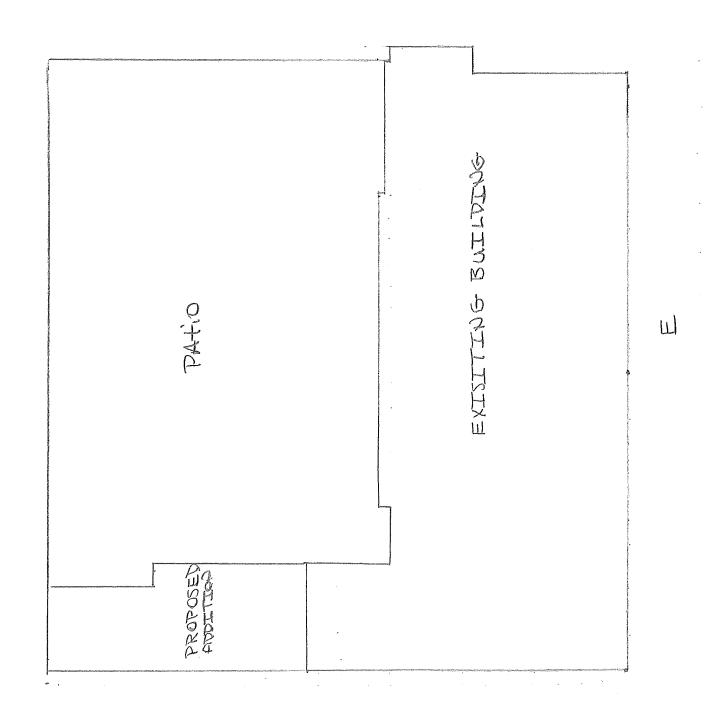
Sincerely.

Pat Taylor

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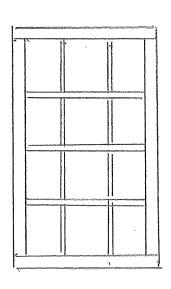
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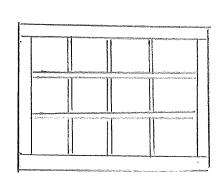
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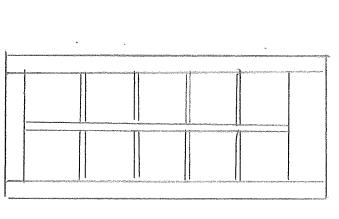




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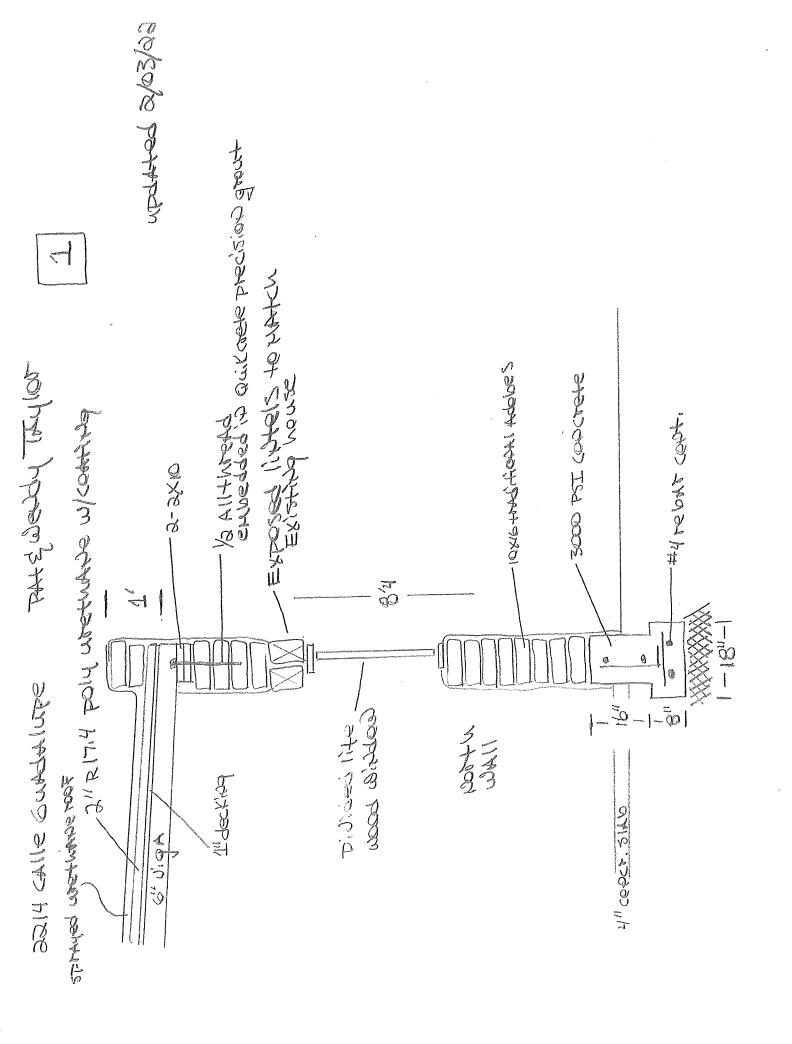
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Town of Mesilla, New Mexico

Phone (575) 524-3262

P.O. Box 10

2231 Avenida de Mesilla, Mesilla, NM 88046



RIGHT OF ENTRY AGREEMENT

Applicant Name(s): Pht Taylor Property Adress: 2214 calle 60	Adalaso
Adjacent property address: 2226 Calle de Guad	lalupe
Adjacent property owner(s): Nathan Smith	· ·
Right-of-Entry – Permission is hereby granted to agents, to enter upon the adjacent property for the maintenance of the structure(s).	
DOS My Pul	1-30-22
Applicant/Owner (original signature)	Date
Word	1-30-22
Adjacent Owner (original signature)	Date

BOARD ACTION FORM

AGENDA DATE:

PZHAC: December 19, 2022

BOT:

ITEM:

PZHAC Case #061498 – 2571 Calle de Guadalupe, submitted by Jeff McBride & Jane Mercer to replace evaporative cooler and gas furnace with ducted mini split HVAC unit. Zoned: Historical Residential (HR)

BACKGROUND AND ANALYSIS:

The evaporative cooler will be replaced with the condensing unit. The gas furnace is located in a metal box which will remain and house the new air handler units. All duct work for this project is located inside the ceiling, and none will be added to the roof. A new upgraded electrical run to the units will be installed.

It is determined that the proposed application is acceptable and meets all applicable Town codes, the application should continue.

MUNICIPAL TOWN CODE:

This application falls under the ordinance MTC Chapter 18.35.

SUPPORTING INFORMATION:

- Application
- Property Summary
- Site Plans
- Pictures

PZHAC ACTION:

The 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.

BOT OPTIONS:

TOWN OF MESILLA APPLICATION FOR BUILDING PERMIT

Permit Fee \$ 150
Review Fee \$ 25.50
Total Fee \$ 175.50

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shall be submitted elect X Plot plan with lead	ronically. agal description to so so show that the lot was personally and details. by February 1972. consions and details. with details. grooms, their uses, and walls. ming plan.	show existing structures subsection of the structure of t	tures, adjoining streets,	driveway(s), improvements & setback
10. Proof of sewer s Utility providing v 11. Proof of legal acc 12. Other information	service or a copy of water services). sess to the property.	septic tank permit;	proof of water service (wo	s) – diagrams and elevations. vell permit or statement from the Pub pment Department. cember 2nd, 2022
\$ 10,000	16000	700		
Estimated Cost	Signature of Applicar	nt	Da	ite
oplication Fee is due at om staff, PZHAC and/or	time of submittal. A BOT before issuance	of a building permi	ative approvals, all permit t. All Building permits ex AL USE ONLY	requests must undergo a review proc pire after one year from date issued.
PZHAC □	Administrative Approv		BOT	☐ Approved Date:
	Approved Date:		501	☐ Disapproved Date:
	A COLUMN TO THE REAL PROPERTY.			☐ Approved with Conditions
	Disapproved Date:			Approved with Conditions
	Approved with conditi		Service and the service service service	1221
	N REQUIRED:	YESNO	APPROVAL REQUIRED:SEE CONDITIONS	
				SUE DATE:

The Medina House

2571 Calle De Guadalupe, Mesilla, New Mexico For McMercer LLC, Owners Jeff McBride and Jane Mercer December 1st, 2022

History of Property

The subject property is known as the Medina House. The Medina House was designated a "building of significance designated worthy of preservation" by the Dona Ana County Historical Society in 1977. It is an 1865 Adobe, restored by the Medina family in the mid-late 20th Century prior to architectural oversight by the Town of Mesilla. However, the property still retains its original 3 foot adobe walls, interior vigas and kiva, and many other authentic features. We believe there may have been a zaguan which is now walled-in that led to an enclosed rear courtyard that exists today. The property is a single family home and is located several blocks south of the plaza and sits between the Calle de Colon, Calle de Correo, Calle de Guadalupe, and the Calle de San Albino. It is one block from the Fountain Theatre and the restored Vintage Wine building.

About Us

We are retired real-estate entrepreneurs with twenty five years of professional experience. Jane was born in the UK and is a naturalized US Citizen. She holds a BA from London University and an MBA from Pennsylvania State University. Jeff was born in California and holds a BA in History and a BS in Economics from UC San Diego. We retired in 2019 and now travel extensively while restoring historical properties. We have a passion for history and nature. We expect that this property will become our primary residence.

Property Objective

Our objective is to beautify this property and to continue the restoration started by the Medina family fifty+ years ago. We believe this property is representative of Mesilla's period of historic significance between 1849 and 1885 and should be preserved and restored as such. We also want to add to the cultural identity and architectural history of the Town of Mesilla. The block that the property sits on is generally run-down in appearance and we would like to lead local efforts to improve its overall appeal and restore its appearance to support the historical character of much of the rest of Mesilla.

Location of Property



Dona Ana County Historical Society Designation



Replace Evap Cooler / Furnace with HVAC Permit

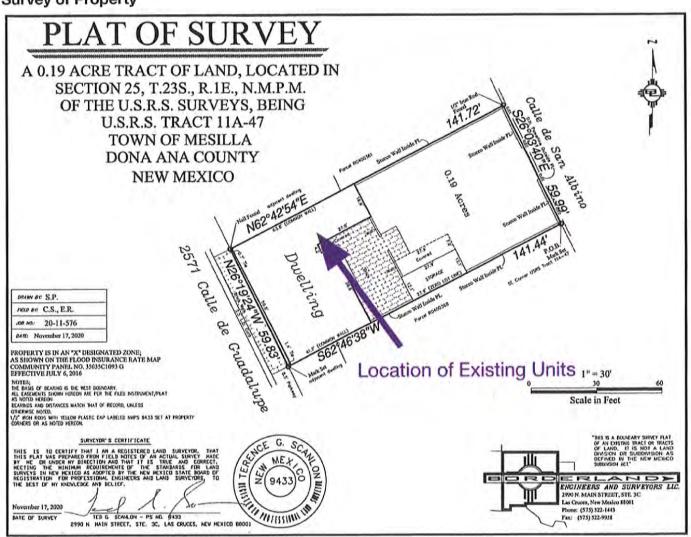
Objective of the Project

The objective of this project is to replace an evaporative cooler and gas furnace with a new ducted mini split HVAC unit. Both are located on the roof and the furnace is in a metal box. The new condensing unit will replace the existing evaporative cooler but is smaller in size overall and the same height. The evaporative cooler is 35 inches in height, 42 inches long and 43 inches wide. The new condensing unit is 35 inches in height, 38 inches long and 15 inches wide. The air handling units will replace the furnace in the metal box, so will not change exterior appearance. All ductwork is located in the ceiling, not on the roof, and no new ductwork will be installed on the roof. A new electrical circuit will need to be installed to handle the increased load.

Project Labor and Cost

The work will be completed by Mayer Custom Fab LLC with Federal Tax ID 47-5077630 and Contractor License Number 387071. The cost estimate of this project is approximately \$10,000.

Survey of Property



Picture of the Existing Evaporative Cooler and Metal Box Containing the Furnace

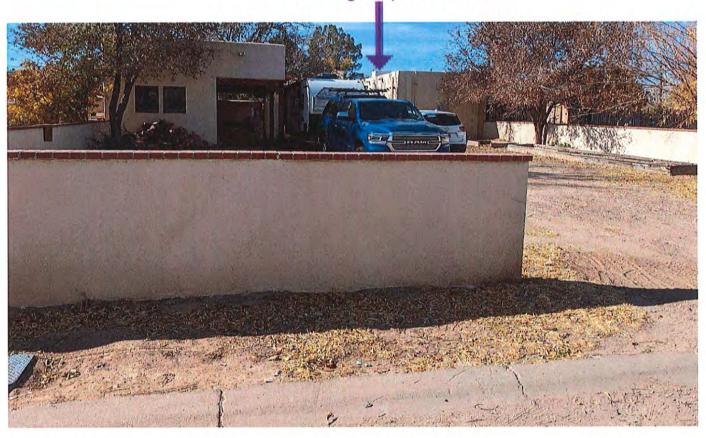


Picture of the Existing Furnace



Picture of the Roof Line from Ground Level on Calle de San Albino

Existing Evaporative Cooler



Picture of the Roof Line from Ground Level on Calle de Guadalupe



BOARD ACTION FORM

AGENDA DATE:

PZHAC: December 19, 2022

BOT:

ITEM:

PZHAC Case #061499 – 2571 Calle de Guadalupe, submitted by Jeff McBride & Jane Mercer to raise the height of courtyard wall to 10 feet to match height of connected house. Zoned: Historical Residential (HR)

BACKGROUND AND ANALYSIS:

It is determined that the proposed application is acceptable and meets all applicable Town codes, the application should continue.

MUNICIPAL TOWN CODE:

This application falls under the ordinance MTC Chapter 18.35 & 18.60.340, Wall, fence or hedge, Section H.

SUPPORTING INFORMATION:

- Application
- Property Summary
- Site Plans
- Pictures

PZHAC ACTION:

The 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.

BOT OPTIONS:

TOWN OF MESILIA APPLICATION FOR BUILDING PERMIT

Permit Fee \$ <u>58</u>
Review Fee \$ <u>(0.50</u>
Total Fee \$ <u>68.50</u>

CASE NO. 06	1499 ZONE: <u>/</u>	CODE:	HR. APPLICA	TION DATE: 12/2/22
McMercer LLC (Jef	f McBride and Jane Me	ercer)	Jeff 727-512-6299	Jane 727-410-1895
Name of Property Ow	ner		Property Owner's Teleph	
	e, Ste 110, Box 147	Las Cruces	New Mexico	
Property Owner's Ma	- V	City	State	Zip Code
wners@mcmercer Property Owner's E-n				
Self	iali Address			
	Address (If none, indicate	e Self)		
7. 7. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	Acces (Fig. 5)			
Contractor's Telepho	ne Number	Contractor's Tax	ID Number Cor	tractor's License Number
Address of Proposed	Work: 2571 Calle de	Guadalupe, Mesilla	a, New Mexico, 88046	
				of connected house. This is
keeping with Toy	vn of Mesilla code 18.6	30.340 Wall, fence	or hedge Section H. Sec	e attached document for details.
THIS APPLICATION		OF THE FOLLOWIN	G Plan sheets are to be no	larger than 11 x 17 inches or
		show existing struc	tures adjoining streets dri	veway(s), improvements & setbac
Verification	shall show that the lot	was LEGALLY sub	divided through the Town	of Mesilla or that the lot has been
	rior to February 1972.		Annual State of the State of th	
	h dimensions and details			
	olan with details.	and dimensions		
 Floor plan st Cross section 	nowing rooms, their uses,	and dimensions.		
	or framing plan.			
	al access to the property.			
8 Drainage pla	ın.			1950 05.004 10.705
9 Details of an	chitectural style and color	scheme (checklist in	ncluded for Historical zones) -	 diagrams and elevations. permit or statement from the Pul
	ding water services).	septic tank permit,	proof of water service (well	permit of statement from the re-
Proof of legs	al access to the property.			
12 Other inform	ation as necessary or rec	quired by the Town C	ode or Community Developm	nent Department.
\$ 1,000	Kdn	- (m	2. Dece	mber 2nd, 2022
Estimated Cost	Signature of Applica	int	Date	
Louis and	The state of the state of the state of		ethic approvals all permit re	augete muet undargo a review proc
wallandan Par In M.	le at time of submittal.	Apart from auministra	ative approvais, all permit re	quests must undergo a review proc
pplication Fee is du om staff, PZHAC an	d/or BOT before issuance	e of a building permi	t. All Building permits expi	re after one year from date issued
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The Medina House

2571 Calle De Guadalupe, Mesilla, New Mexico For McMercer LLC, Owners Jeff McBride and Jane Mercer December 1st, 2022

History of Property

The subject property is known as the Medina House. The Medina House was designated a "building of significance designated worthy of preservation" by the Dona Ana County Historical Society in 1977. It is an 1865 Adobe, restored by the Medina family in the mid-late 20th Century prior to architectural oversight by the Town of Mesilla. However, the property still retains its original 3 foot adobe walls, interior vigas and kiva, and many other authentic features. We believe there may have been a zaguan which is now walled-in that led to an enclosed rear courtyard that exists today. The property is a single family home and is located several blocks south of the plaza and sits between the Calle de Colon, Calle de Correo, Calle de Guadalupe, and the Calle de San Albino. It is one block from the Fountain Theatre and the restored Vintage Wine building.

About Us

We are retired real-estate entrepreneurs with twenty five years of professional experience. Jane was born in the UK and is a naturalized US Citizen. She holds a BA from London University and an MBA from Pennsylvania State University. Jeff was born in California and holds a BA in History and a BS in Economics from UC San Diego. We retired in 2019 and now travel extensively while restoring historical properties. We have a passion for history and nature. We expect that this property will become our primary residence.

Property Objective

Our objective is to beautify this property and to continue the restoration started by the Medina family fifty+ years ago. We believe this property is representative of Mesilla's period of historic significance between 1849 and 1885 and should be preserved and restored as such. We also want to add to the cultural identity and architectural history of the Town of Mesilla. The block that the property sits on is generally run-down in appearance and we would like to lead local efforts to improve its overall appeal and restore its appearance to support the historical character of much of the rest of Mesilla.

Location of Property



Dona Ana County Historical Society Designation



Raise Courtyard Wall Permit

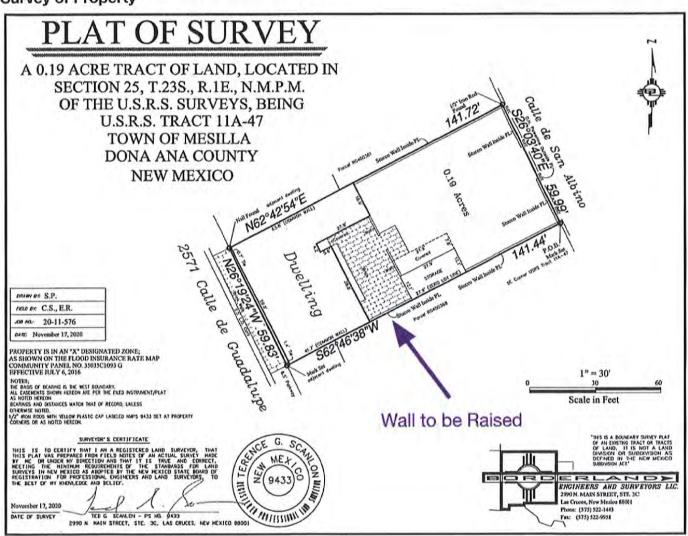
Scope and Objective of the Project

The scope of this project is limited to the wall of the exterior courtyard. This stucco wall is on the southern border of the property and separates the courtyard from the adjacent property owned by Ruben Rivera. It is 22 feet long, 6 feet tall, 12 inches thick and connects the house which is 10 feet in height to the workshop which is 12 feet in height. The objective of this project is to raise the height of the wall to match the lower building height of 10 feet according to the following Mesilla Town Code:

18.60.340 Wall, fence, or hedge

H. A wall may exceed six feet if it is compatible with the development zone, as defined in the Guidelines and Criteria for Preservation and Development manual (YGUADO Plan), and is connected to the building where it surrounds a courtyard, patio, or open room and the height of the wall is to provide privacy and/or environmental protection. The wall shall not exceed the height of the corresponding building nor at any time exceed 10 feet. This criterion shall not be considered for a perimeter wall (property line fence). [Ord. 2006-10 § 1; Ord. 2001-09 § 1; Ord. 94-06 § 1; Ord. 93-08; prior code § 11-2-5.34]

Survey of Property



Pictures of the Wall to be Raised



The adjacent Rivera property has a shed built up against the wall which is unsightly. Below is a photo of the shed as seen from the interior of the courtyard:



Project Labor and Cost

The work will be completed by ourselves with the help of a handyman. The cost estimate of this project is approximately \$1,000.

BOARD ACTION FORM

AGENDA DATE:

PZHAC: December 19, 2022

BOT:

ITEM:

STR #1036 - 2832 Erminda, submitted by Cesareo Contreras for a short-term rental, Zoned: Historical Residential (HR)

BACKGROUND AND ANALYSIS:

The applicant proposes the property at above address as a Short-Term Rental (STR). It is determined that the proposed application is acceptable and meets all applicable Town codes, the application should continue.

MUNICIPAL TOWN CODE:

This application falls under the ordinance MTC Chapter 18.35.

SUPPORTING INFORMATION:

- Application
- Letter from Mesilla Farm Home Owner's Association
- Letter from Cesareo Contreras

PZHAC ACTION:

The 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.

BOT OPTIONS:



ate:			
144			

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

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

Reg. No.: 1036

SHORT TERM RENTAL (STR) REGISTRATION

Note: Any changes to property owner information; additions or alterations to rental units; changes in number or type of rental units; parking; or any other changes to information listed on this form will require a change to the information on file with the Town.

require a chan	ge to the information	on file with the Town.	
N	lew X Renew	al	
	PLEASE PRI	NT	
RENTAL INFORMATION			
Name of Rental: Casa de Mesilla			
Street Address of Unit: 2832 Erminda	St.		
Zone: Res DAC Parcel #: 04-	DAC Parcel #: 4-0	06-137-386-500	
Square Footage of Rental Unit; 2,278		No. of Bathrooms: 2	
Number of Off-street Parking Spaces: 4	A STATE OF THE STA	= 1744 A 2614 1015 1015 1	
Current New Mexico Revenue Division II)#: 03606161001		
(The location code for reporting earnings	received in the Town o	Mesma is 07-303.)	
PROPERTY OWNER INFORMATION Name of Owner/Applicant: Cesareo Co Mailing Address: 2832 Erminda St.			
City: Las Cruces	State: NM	Zip Code: 88005	
E-Mail Address: cesareo.contrerasnm@	gmail.com		
Phone #1:575-652-2553	Phone #2:575-65	2-2554	
Emergency Phone #: 575-652-2553			
Property Owner's Physical Address: Street 2832 Erminda St.			
City: Las Cruces	State: NM	Zip Code: 88005	
PROPERTY MANAGEMENT/AUTHOR	RIZED RENTAL AGE		
Authorized Rental Agent: N/A			
Contact/Phone #: N/A	E-mail: N/	A	
(Please complete other side.)	0195075		

EMERGENCY CONTACT INFORMAT Responsible party to be called in case of emer		ntact (please print):
24 HOUR EMERGENCY PHONE #: 575-652	-2553	
Name A 1_Cesares Contreras, 4218 Cymbeline Ct. Las Cruces NM t	ddress 88011, 575-652-2653	Telephone #
2 Ryan Hefley, 2508 Candlewood Cir. La	as Crucs NM 88011, 575-312	-6371
3.		
Do you have an alarm system? Yes No No	and the same of th	
What Type? Home security system		
Which Company, if any, Responds to Alarms?	ADT	
Compliance with Fire Codes and Occupancy	Requirements: All residential sl	hort-term rentals are subject to t
applicable fire codes, and occupancy must be	reviewed and approved for comp	pliance with the Codes by the Tow
Fire Chief. An on-site inspection may be requi	red.	
APPLICANT HEREBY STATES UNDER C	ATH THAT ALL STATEMEN	TS AND REPRESENTATIONS
MADE IN THIS APPLICATION ARE TRU		
1/1/)	12/05/2022	
Signature of Rental Owner	Date	
ngnature of Rental Owner	17410	
Cesareo Contreras		
Name (Printed)		
ECAD MEN	Office Use W OR MODIFIED RENTALS	
FORNE	W OR MODIFIED REALARS	
		IONIE DATE
PERMISSION ISSUED/DENIED BY:		ISSUE DATE:
NOTES/ISSUES:		
CONDITIONS:		
CONDITIONS.		
Reg. Number:	Zone:	
Bananal Datas	Date of Paymen	4.

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Mesilla Farms Home Owner's Association P.O. Box 1245 Mesilla, New Mexico 88046

November 26, 2022

Mayor Nora Barraza Mesilla Board of Trustees Mesilla Planning and Zoning Commission 2231 Avenida de Mesilla Mesilla, New Mexico, 88046

RE: Cesar Contreras 575-652-2553 Ary Contreras 575-652-2554 Ryan Hefley 575-312-6371 4218 Cymbeline Court Las Cruces, New Mexico 88011

Dear Madam and Sirs.

Recently a home at 2832 Erminda Street was purchased by the individuals listed above. We anticipated welcoming this young family to our neighborhood, but instead were shocked to see they had listed the home as "Casa de Mesilla" on the Airbnb website.

After a phone call to Cesar on November 11, we sent a certified letter to them stating this is not approved in Mesilla Farms, but yesterday, November 25, the first paying guest arrived at the house. Short term vacation rental business is not wanted here, and to our knowledge there are no permits or licensing of any kind from the town of Mesilla, Dona Ana County, or the state of New Mexico which clearly violates code restrictions.

Please intervene on behalf of Mesilla Farms and the town to prevent this unauthorized activity.

Sincerely,

Board of Directors, Mesilla Farms HOA

Marcy Toomey, President

Marcy Normey

Marcy Toomey & Mesilla Farms Home Owner's Association P.O. Box 1245 Mesilla, New Mexico 88046

Dear Marcy & MFHOA,

In response to the letter sent November 23, 2022 by MFHOA. We appreciate MFHOA looking into the matter of property rentals. Prior to purchasing our home we read through the "General Declaration of Covenants and Restrictions" – Final Copy Feb. 11, 2014 document and we did not find restrictions pertaining to short term or long term rentals. Furthermore, we do not own Airbnb, Inc., it is the third-party platform we use to manage potential short term or long term tenants. Nor do we operate a business out of our home, rental request are managed from a different location and the home is only for tenants to stay in.

Sincerely,

Cesareo Contreras 14/4/22

2832 Erminda St.

Las Cruces, New Mexico 88005