

Town of Mesilla, New Mexico

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL BE HAVING A WORK SESSION AT THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

MONDAY – JUNE 15, 2026 @ 5PM

(REVISED 6/12/2026 @ 3:30pm)

Work session to follow up on amendment(s) recommendations to the Board of Trustees. Proposed amendments listed on our town website @ <https://www.mesillanm.gov/residents/project-ordinance-updates/>

MTC 15.15.040 – Building permit fees - Amendments – Expirations of building permits

MTC 18.35.060(I)(7) – Historical Residential – Development Standards -RVs

MTC 18.15.030(B) – Uncertainty of Zone Boundaries

MTC 18.85.110 - Variances & Special Use Permits – Scheduled Hearings

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL BE HAVING A REGULAR MEETING AT THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

MONDAY – JUNE 15, 2026 @ IMMEDIATELY AFTER WORK SESSION

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 clerktreasurer@mesillanm.gov at least seventy-two (72) hours prior to the meeting. All comments/questions need to be in a professional and respectful by EVERYONE while quorum is established. The Chairperson has the authority to determine when matters are distasteful and he/she will address them accordingly.

5. APPROVAL OF CONSENT AGENDA

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

- a. ***June 1, 2026 PZHAC Work Session/Regular meeting minutes**

6. ACTION AND CONSIDERATION

- a. **PZHAC CASE# 062141** – 2231 Avenida de Mesilla, submitted by the Town of Mesilla. Requesting approval to architectural preliminary drawings of a multi-purpose addition to town hall. Presentation by *Peak Desert Architects*. ZONE: Historical Commercial (HC).

7. COMMISSIONERS / STAFF COMMENTS

8. ADJOURNMENT NOTICE

If you need any accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us on 524-3262 at least 48 hours prior to the meeting. Posted on 6/12/26 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Lucky's Food Mart 2290 Avenida de Mesilla; and the U.S. Post Office – 2253 Calle de Parian; 304 Bell Ave; Mesilla website <https://www.mesillanm.gov/minutes-agendas/>

BOARD ACTION FORM

APPROVAL DATE

6/15/2026

DAC ACCOUNT #R0400344

BLDG CODE: ACC

EVALUATION COST \$N/A

FEE \$ 0

PZHAC CASE# 062141 – 2231 Avenida de Mesilla, submitted by the Town of Mesilla. Requesting approval to architectural preliminary drawings of a multi-purpose addition to town hall. ZONE: Historical Commercial (HC).

BACKGROUND AND ANALYSIS:

A multi-purpose building is being proposed at town hall. Review to the preliminary architectural plans, created by Desert Peaks Architects, is requested. The plans include a preliminary site plan, elevations and preliminary floor plan. There was 2 public meetings held to receive public input. The proposed addition is approximately 3867 sq ft.

A rep from Desert Peak Architects will be at the meeting discussing further detail of the proposed project. A virtual tour of the addition is part of his presentation. The Commission is requested to approve conceptual plans of the exterior appearance in order to move further. Interior layout of the addition is still under public and board consideration.

SUPPORTING INFORMATION:

- Application
- Site Plan
- Floor Plan
- 3D renderings
- Elevations
- Aerial View pic



TOWN OF MESILLA

2231 AVENIDA DE MESILLA
 MESILLA, NM, 88046
 PO BOX 10
 575-524-3262

mesillaced@mesillanm.gov

2026 ZONING PERMIT APPLICATION

| | |
|---------------------|----------|
| Review Fee \$ | _____ |
| Permit Fee \$ | _____ |
| Penalty Fee \$ | _____ |
| Extension Fee \$ | _____ |
| TOTAL FEE \$ | 0 |

| | | | |
|--|---|--|--|
| Name of property owner TOWN OF MESILLA | | Worksite Address 2231 AVENIDA DE MESILLA | |
| ID/DL# | | Mailing Address PO BOX 10 | |
| Phone 575-524-3262 | | Email MESILLACED@MESILLANM.GOV | Dona Ana County Account # R0400344 |
| Contractor DESERT PEAK ARCHITECTS | Mailing Address 311 N MAIN ST LAS CRUCES NM 88001 | | Phone 575-528-0021 |
| License # | | | |
| Description of Proposed work CONSTRUCTION OF A MULTIPURPOSE ROOM ATTACHED TO MESILLA TOWN HALL | | | |

| | | |
|----------------------------------|--|--------------------------|
| Evaluation Cost \$ N/A | <i>Eddie Salazar</i> Signature of Applicant | 6/12/2026 Date |
|----------------------------------|--|--------------------------|

ALONG WITH this application, proof of property ownership and signed contractor/client contract agreement is required to include evaluation cost of project. Plans are to be no larger than 11"x 17" or submitted electronically.

1. Site 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 March 14, 1972.
2. Foundation Plan, new construction in full size drawings
3. Floor Plan, showing rooms, their uses and with dimensions
4. Cross section walls
5. Roof Plan and floor framing plan
6. Electrical Plans
7. Plumbing Plans
8. Elevations, details of architectural style and color scheme (checklist for Historic Zones)
9. Drainage plans (commercial)

Application is not considered to be submitted until ALL required documentation is submitted and application fee(s) are paid. Aside from administrative approvals, application process must undergo review by staff, PZHAC and/or BOT before permit is issued. All required NM CID permits must first obtain a zoning permit if work is to be performed in Mesilla. *****ALL permits must be displayed in clear view until final inspection*****

OFFICE USE ONLY

| | | |
|---------------------------|-------|------------|
| Reviewed by: Public Works | _____ | Date _____ |
| Fire Department | _____ | Date _____ |
| NM CID | _____ | Date _____ |
| Community Development | _____ | Date _____ |

Date(s) Approved: _____ Administrative _____ PZHAC _____ BOT _____ CID _____

COMMENT(S) _____



CALLE DE MEDANOS

1

2

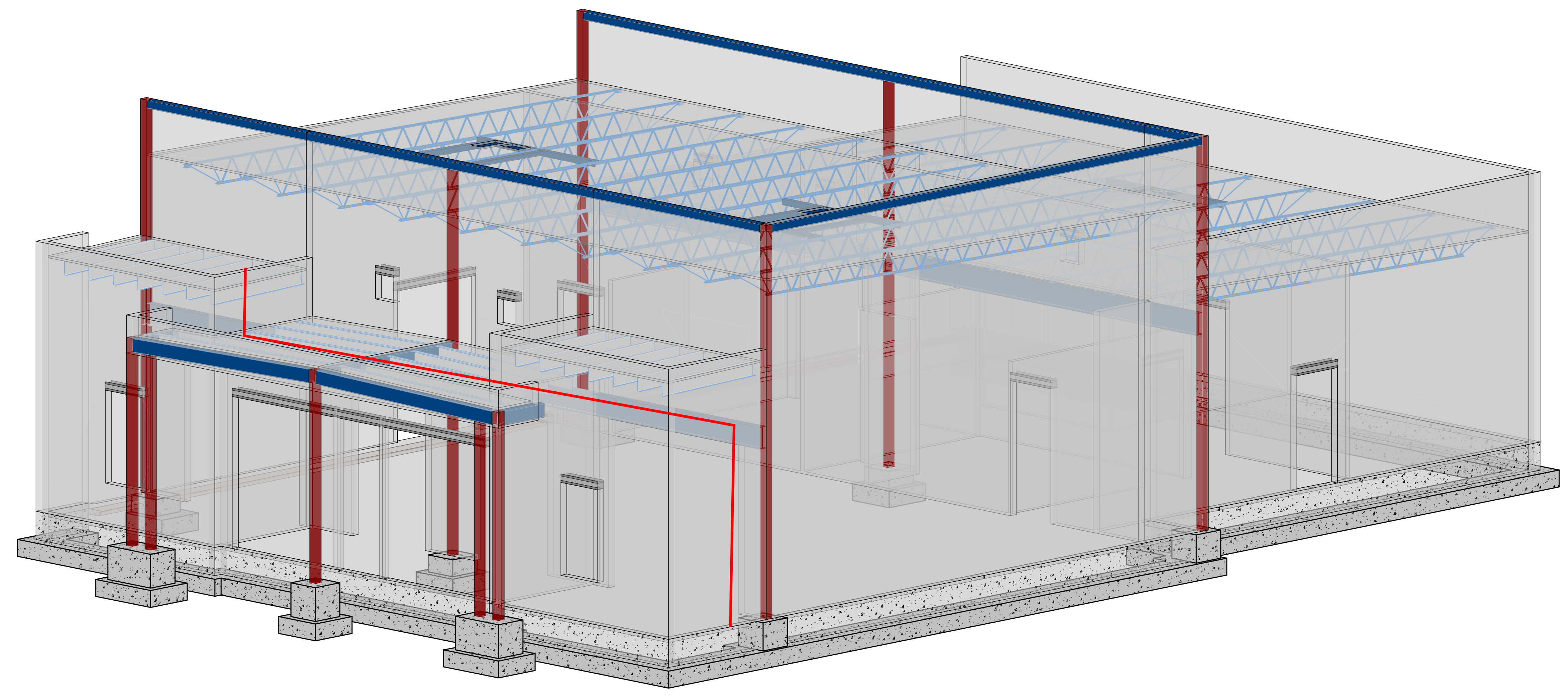
3

4

5

D

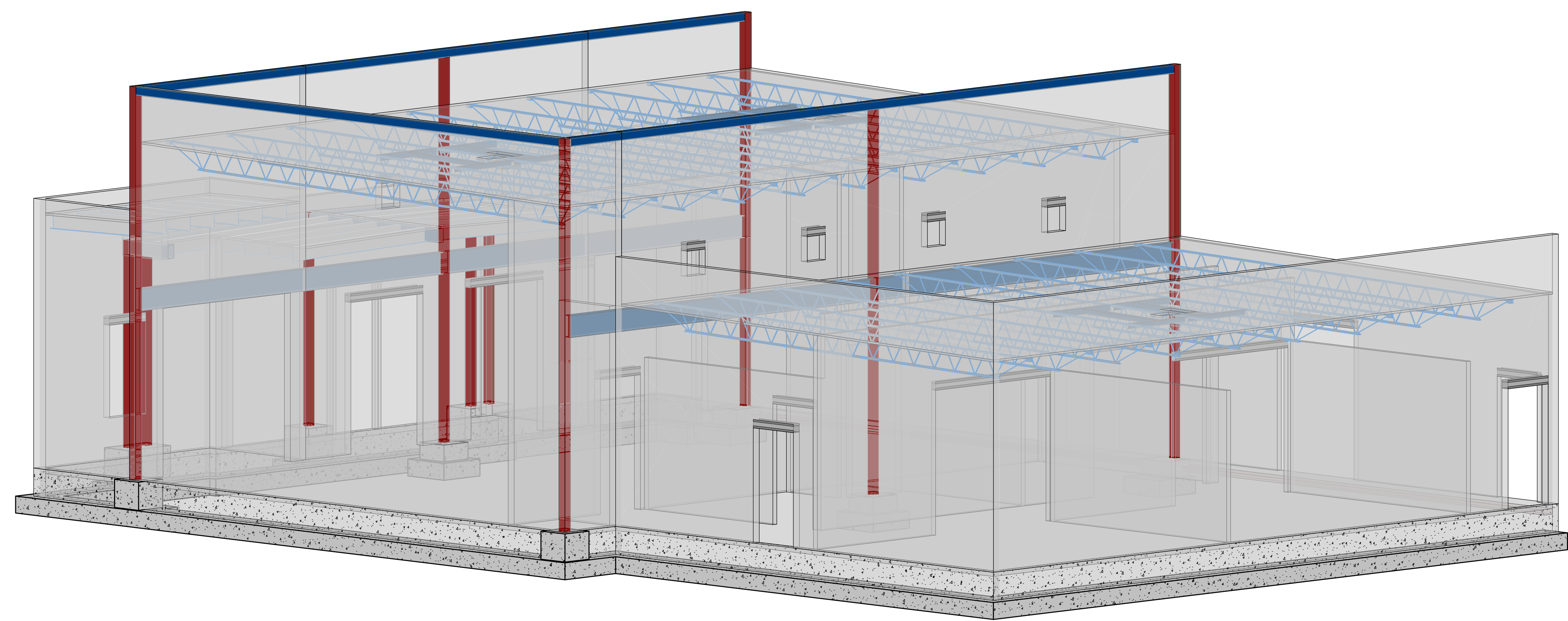
C



① ADDITION - 3D VIEW 1

B

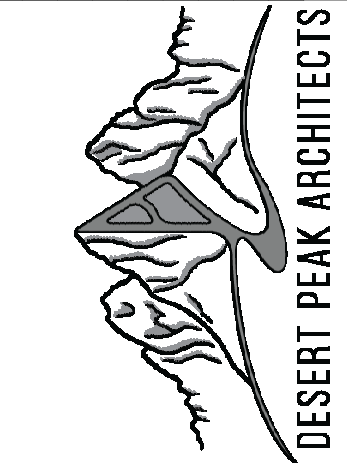
A



② ADDITION - 3D VIEW 2

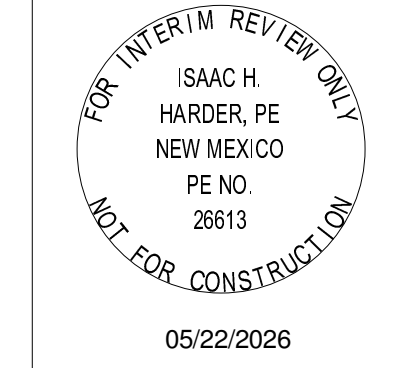
TOWN OF MESILLA
 2231 AVENIDA DE MESILLA
 MESILLA, NM 88046

| Mark | Date | Description |
|--------|------------|----------------|
| ISSUE: | 05/22/2026 | Project Status |



DESERT PEAK ARCHITECTS P.C.
 311 N MAIN STREET
 LAS CRUCES
 NEW MEXICO 88001
 P. 575.528.0022

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05/22/2026

PROJECT NO. 596-01

SHEET TITLE 3D VIEWS

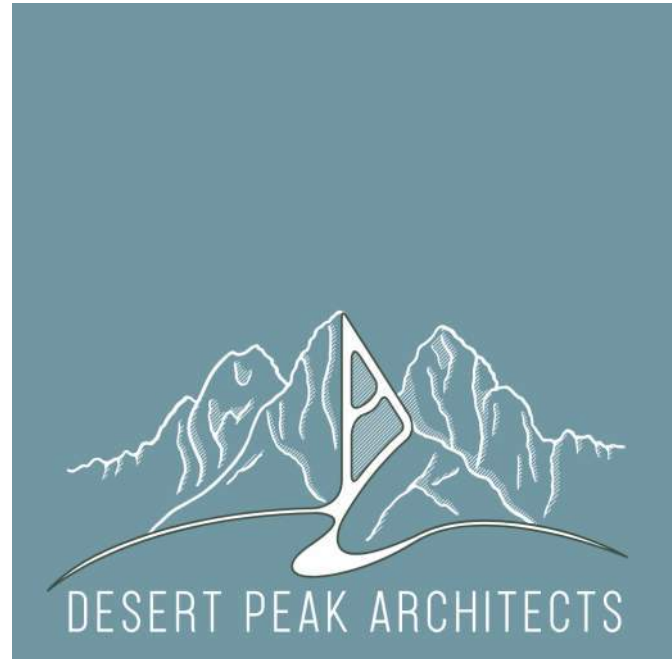
SHEET NO.

S500

HARDER
 STRUCTURAL ENGINEERING
 311 Montana Ave
 Suite# A2-3120
 El Paso, TX 79902
 915 787 0622
 TBPELS Firm Number: 22328
 HSE Project No.: D09-001

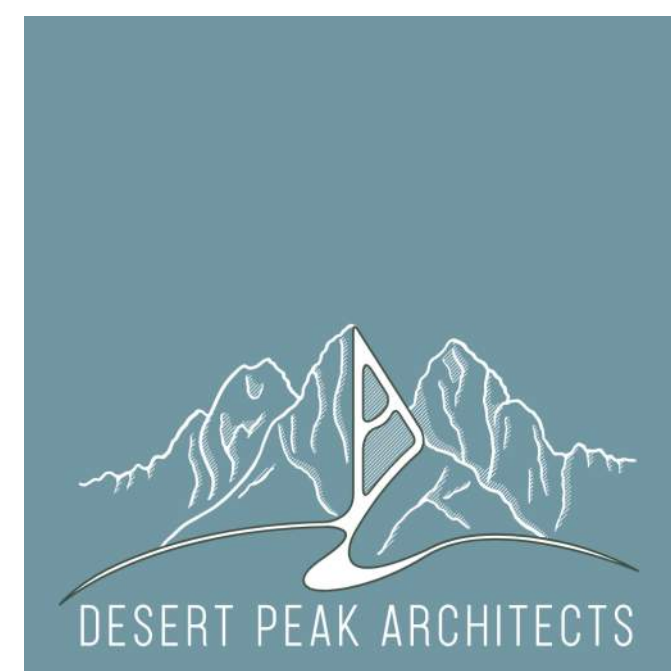


TOWN OF MESILLA
MULTI-PURPOSE ADDITION





TOWN OF MESILLA
MULTI-PURPOSE ADDITION



1

2

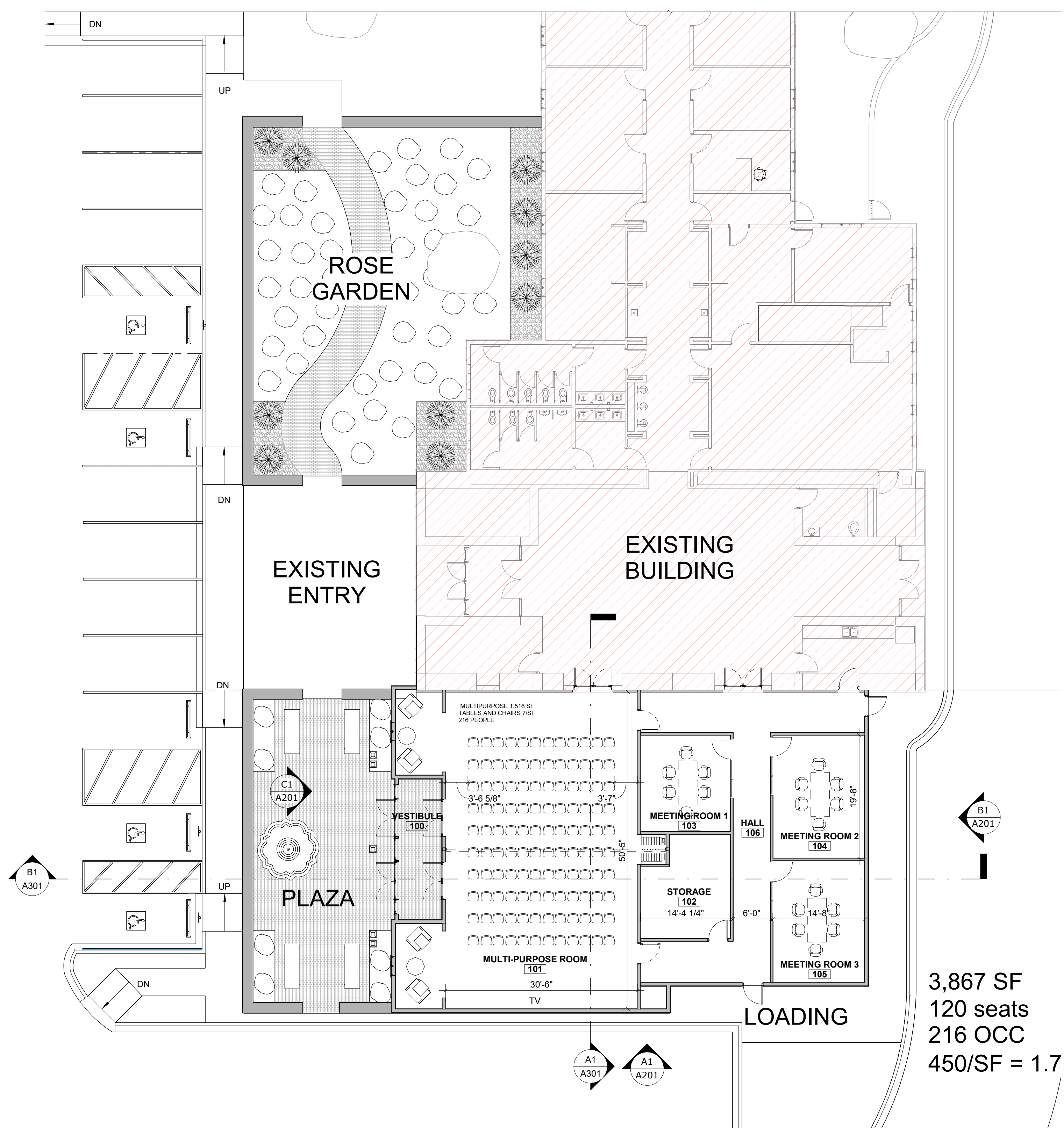
3

4

5

- GENERAL NOTES - FLOOR PLAN**
- A. PROVIDE WOOD BLOCKING BETWEEN STUDS AT ALL WALL MOUNTED EQUIPMENT, BOARDS, GRAB BARS, CASEWORK, ETC
 - B. REFER TO WALL PARTITION TYPES FOR GENERAL PARTITION NOTES
 - C. REFER TO REFLECTED CEILING PLAN SHEETS FOR CEILING-MOUNTED EQUIPMENT, CEILING TRANSITIONS AND DETAIL INFORMATION.
 - D. REFER TO WINDOW TYPE LEGEND FOR WINDOW SIZES.
 - E. REFER TO PLUMBING SHEETS FOR PLUMBING FIXTURE LOCATIONS AND SCHEDULES.
 - F. SEAL ALL PENETRATIONS AT EXTERIOR WALLS WITH CLOSED CELL MEDIUM DENSITY FOAM INSULATION.
 - G. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY U.N.O. COLUMNS ARE TO CENTERLINE OF COLUMN. WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING IN STUD WALLS.
 - H. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS WITH FIRE STOPPING THAT MEETS OR EXCEEDS THE FIRE RATING OF THE WALLS.

D
C
B
A

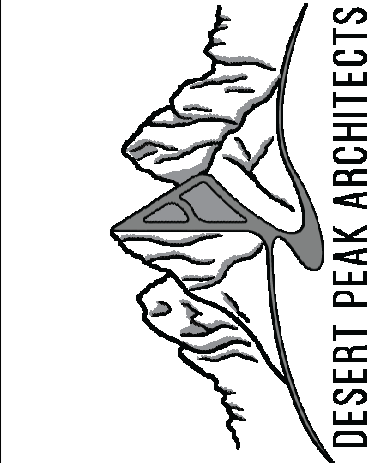


3,867 SF
120 seats
216 OCC
450/SF = 1.7M

A1
A101 FIRST FLOOR PLAN
3/32" = 1'-0"

TOWN OF MESILLA
2231 AVENIDA DE MESILLA
MESILLA, NM 88046

| Mark | Date | Description |
|------|------|----------------------|
| | | NOT FOR CONSTRUCTION |



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PROJECT NO.
596-01

SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.

A101