



Town of Mesilla, New Mexico

PZHAC WORK SESSION

AGENDA

JANUARY 22, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, **TUESDAY, JANUARY 22, 2019 AT **5:00** P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

Item 1: Submitted by Albert and Dawn Stephans, a request to discuss plans to construct a work shed/storage building on a residential property at 207 Capri Arc (**Case 060833**) Zoned: Residential, Single Family (R-1)

Item 2: Submitted by Eric and Teresa Sanchez; a request to discuss the removal of a wooden porch and metal carport, along with plans to remodel part of the rear of a dwelling at 2231 Calle de Parian. (**Cases 060834 and 060835**) Zoned: Historical Residential (HR)

Item 3: Submitted by Michael R. Taylor; a request to discuss plans to replace a bedroom window on a dwelling at 2341 Calle de Arroyo. (**Case 060837**) Zoned: Historical Commercial (HC)

PZHAC REGULAR MEETING

AGENDA

JANUARY 22, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING **TUESDAY, JANUARY 22, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

Note: Items on the agenda indicated by an asterisk () are on the consent agenda and will be voted on with one motion unless a Commissioner requests that a specific item be removed for discussion.*

A. *PZHAC MINUTES – Meeting minutes of January 7, 2019.

B. *ADMINISTRATIVE APPROVAL

Zoning Permits:

1. **Case 060835** - 2290 Avenida de Mesilla, submitted by Emilie Cano; a request for a zoning permit to allow the repair and replacement of worn and damaged landscape timbers and landscaping along the Calle de Medanos side of the property at this address. Zoned: Historical Commercial (HC)
2. **Case 060838** – 403 Bason Drive, submitted by Legacy Construction for Ivy Turner, Carol Turner, and Miriam W. Walker; a request for a zoning permit to reroof a dwelling at this address. Zoned: Residential, Single Family (R-1)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

Zoning Permits

1. **Case 060831** – 291 Capri Road, submitted by Lucas and Godfrey Roofing for John B. Anderson, a request for a zoning permit to allow a dark brown shingle roof to be replaced with a shingle roof of a different color on a dwelling at this address. Zoned: Residential, Single Family (R-1)
2. **Case 060832** – 3000 Calle del Norte, submitted by DJ Walker Construction for Preston Mitchell; a request for a zoning permit to allow a shingle roof to be replaced with a metal roof on a dwelling at this address. Zoned: Rural Farm (RF)

3. **Case 060833** – 207 Capri Arc, submitted by Albert and Dawn Stephans, a request for a zoning permit to allow the construction of a work shed/storage building at this address. Zoned: Residential, Single Family (R-1) **(This case was heard during the Work Session – Item 1)**
4. **Case 060834** – 2231 Calle de Parian, submitted by Eric and Teresa Sanchez; a request for a demolition permit for the removal of a wooden porch and metal carport behind a dwelling at this address. Zoned: Historical Residential (HR) **(This case was heard during the Work Session – Part of Item 2)**
5. **Case 060835** – 2231 Calle de Parian, submitted by Eric and Teresa Sanchez; a request for a zoning permit to allow part of the rear of a dwelling at this address to be remodeled. Zoned: Historical Residential (HR) **(This case was heard during the Work Session – Item 2)**
6. **Case 060837** – **2341 Calle de Arroyo**, submitted by Michael R. Taylor; a request for a zoning permit to allow the replacement of a bedroom window on a dwelling at this address. Zoned: Historical Commercial (HC) **(This case was heard during the Work Session – Item 3)**

Business Permits

7. **0762** – 1368 Snow Road, submitted by John L. Boyer for “Las Cruces Horse Boarding and Farming, LLC”; a request for a business license to allow the applicant to continue a horse boarding operation as well as the sale of hay grown on the property at his address. Zoned: Rural Farm (RF)

VI. PUBLIC COMMENTS

VII. PZHAC/STAFF COMMENTS

VIII. 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 1/17/19 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; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

JANUARY 22, 2019

WORK SESSION

**PZHAC WORK SESSION
JANUARY 22, 2019
ITEM 1**

Submitted by Albert and Dawn Stephans, a request to discuss plans to construct a work shed/storage building on a residential property at 207 Capri Arc. (Case 060833) Zoned: Single Family Residential (R-1)

The applicants would like to construct a 12 foot by 24 foot (288 square feet) work shed/storage building near the eastern side of their residential property. This shed will replace several existing smaller existing storage sheds on the property. The proposed structure will be 5 feet from the side property line and 20 feet from the rear property line, and will be set between the property line and the existing dwelling. (Normally, the required setbacks for structures in the R-1 zoning district are 10 foot side setbacks and 30 foot rear setbacks. However, when the subdivision was annexed into the Town, the Town adopted the setbacks of 5 feet sides and rear found in the covenants for the subdivision (see attached). These setbacks appear to have been used by the Town several times in previous permit requests in the years since annexation to allow similar structures to be constructed with 5 foot setbacks throughout the subdivision.

The storage area will be used for household and garden items, as well as a small workshop for household projects. The structure will have electrical wiring for light and electrical outlets, but there will be no plumbing. The structure will be 7 feet from the dwelling.

Estimated Cost: @ 3235.00

Consistency with the Code:

The property is zoned Single Family Residential (R-1). The proposed work shed/storage building meets the requirements of the R-1 zone for this type of structure:

18.30.020 Uses permitted.

Buildings and premises on any lot in the R-1 zone shall be used for the following purposes only:

E. Accessory uses customarily incidental to a single-family dwelling.

The PZHAC will need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

The applicants or their representative will be present at the work session to provide further details about the proposed structure; and will be available to answer any questions that may arise.

PHOTO OF THE PROPERTY FROM CAPRI ARC



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

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: [R0400726](#)

Parcel Number: 4007137118420

Owner: STEPHENS ALBERT F & DAWN

C TRSTEE ALBERT F & DAWN C

STEPHENS TRUST

Mail Address: 207 CAPRI ARC

Subdivision: MESILLA PARK MANOR

PLAT 5 664

Property Address: 207 CAPRI ARC

Acres: 0



PHOTO OF THE PROPERTY FROM CAPRI ARC SHOWING PROPOSED LOCATION OF SHED



PHOTO OF NEARBY PROPERTY ON CAPRI ARC SHOWING APPROVED SETBACK



PROTECTIVE COVENANTS
MESILLA PARK MANOR #5 SUBDIVISION

TO WHOM IT MAY CONCERN:

Whereas, the undersigned are the owners in fee of all of the lots in Mesilla Park Manor #5, to the County of Dona Ana, New Mexico.

Now, therefore, for and in consideration of \$1.00 in hand paid to the undersigned, he hereby agrees to make the following Protective Covenants and Easements with reference to all of the lots embraced in said subdivision:

A - All lots shall be known and described as residential lots. No structure shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single family dwelling, not to exceed two story in height, and a private garage for not more than three (3) cars, and other outbuildings incidental to residential use of the plot.

B - No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision and as to location of the building with respect to topography and finished ground elevation, by a committee composed of three members named by the sponsor, or by a representative designated by a majority of the members of said committee. The members shall be Carroll Emerick, Sara Emerick and Lewis Emerick, Las Cruces, New Mexico. In the event of the death or resignation of any member of a said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, or in any event, if no suit to adjoin the erection of such building or the making of such alteration has been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for service performed pursuant to the Covenant. The powers and duties of such committee, and of its designated representative shall cease on January 1, 2005. Thereafter the approval described in this Covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative or representatives who shall exercise the same powers previously exercised by said committee.

C - No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 feet and not more than 100 feet to the front lot line, nor nearer than 15 feet to any side street line. No building, except a detached garage or storeroom or other outbuilding located 100 feet or more from the front lot line, or 5 feet to rear lot line on interior lots, shall be located nearer than 5 feet to any side line.

D - No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7,000 square feet or width of less than 60 feet at the front building setback line.

E - No noxious or offensive trade activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F - No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

G - The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1100 square feet, in respect to all lots.

H - All easements on recorded plot must be respected by the Subdivision.

H1 - No fence or wall, except by special permission, shall be erected nearer the front street than the front building setback line. In no case shall the fence or wall be more than five (5) feet in height past the front setback line.

H2 - On corner lots, no side street fence or wall, except necessary retaining walls of minimum height, shall be erected or allowed to remain nearer to the front street than the front of the dwelling, nor nearer the side street than the property line. Existing buildings may remain if constructed before these covenants are filed.

H3 - Fences shall be all standard and alike throughout subdivision, unless special permission be given by said committee.

J - No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than three square feet advertising the property for sale or rent.

K - No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

L - No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. All pets must be confined to the owner's property.

M - No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

N - No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. Said committee shall determine these factors.

O - No building shall be placed nor shall any material or refuse be placed or stored on any lot within 30 feet of the property line of any part or edge of any open water course, except clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill.

P - These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2005, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

Q - Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

R - That a building once started shall be completed as to external appearance within a period of nine months.

WITNESS our hands and seals this 16 Day of June

Emerick Home Builders, Inc.

Lewis E. Emerick
Lewis E. Emerick, Pres.

Sara C. Emerick, Sec.

CORPORATE SEAL

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

SS: A C K N O W L E D G E M E N T

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF JUNE A. D. 1966 by Lewis E. Emerick, Pres. and Sara C. Emerick, Sec. of Emerick Home Builders, Inc.

(NOTARY SEAL)

Andy Cisneros, Jr.
NOTARY PUBLIC IN AND FOR
DONA ANA COUNTY, NEW MEXICO.

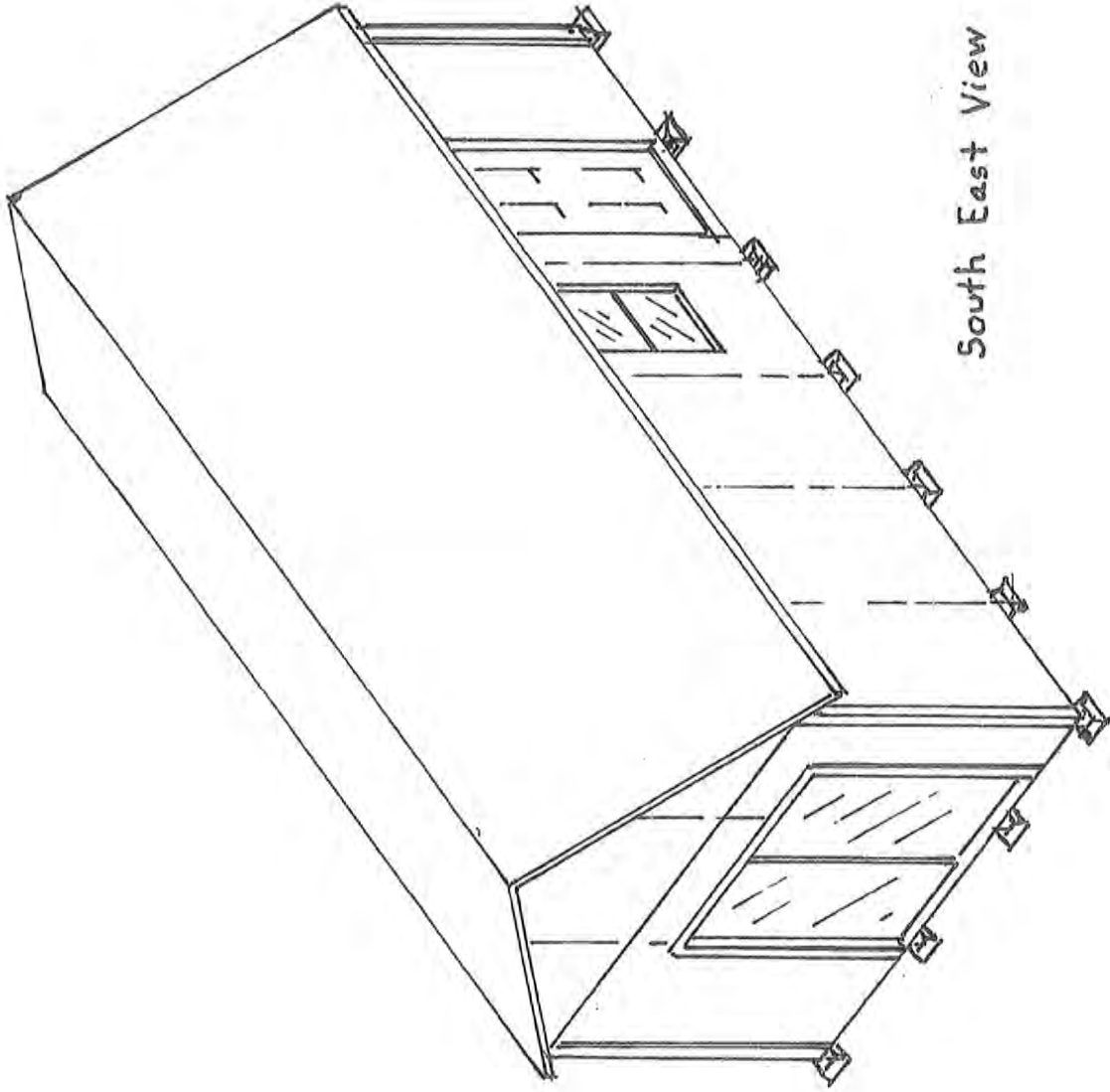
MY COMMISSION EXPIRES:
March 14th, 1970

RECEPTION NO. 793 STATE OF NEW MEXICO, COUNTY OF DONA ANA, ss.

I hereby certify that this instrument was filed for record on the 16th day of June 1966
at 11:44 o'clock A M. and duly recorded in Book 71 Page 121--122
of the Records of Miscellaneous of said county, on this 16th day of June 1966.

COUNTY CLERK SEAL

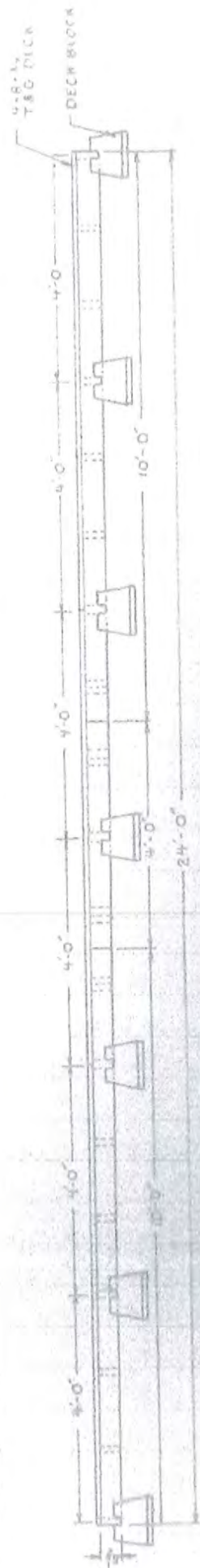
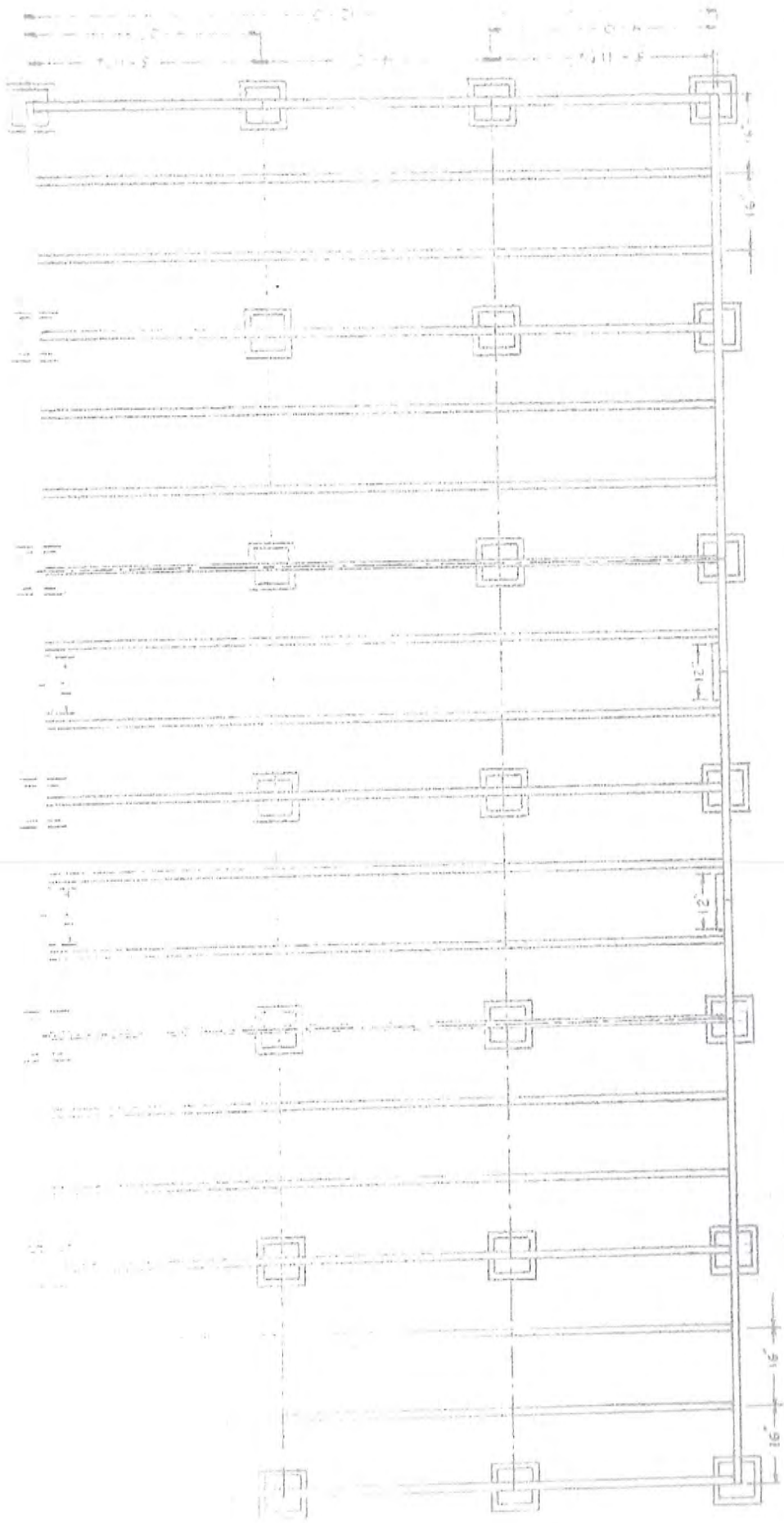
122
LORRAINE R. GUIERREZ, County Clerk.
By Lucilla J. Mendoza Deputy.



South East View

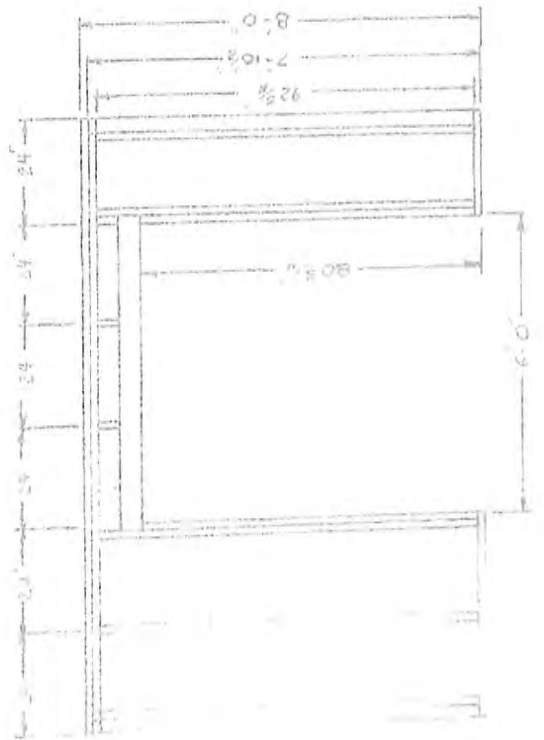
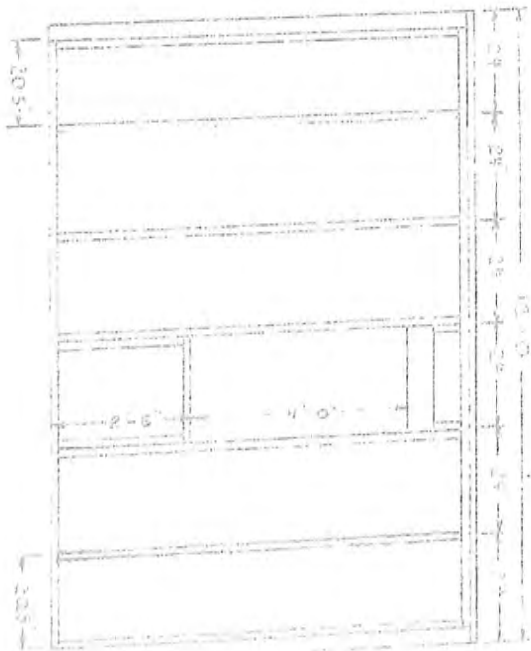
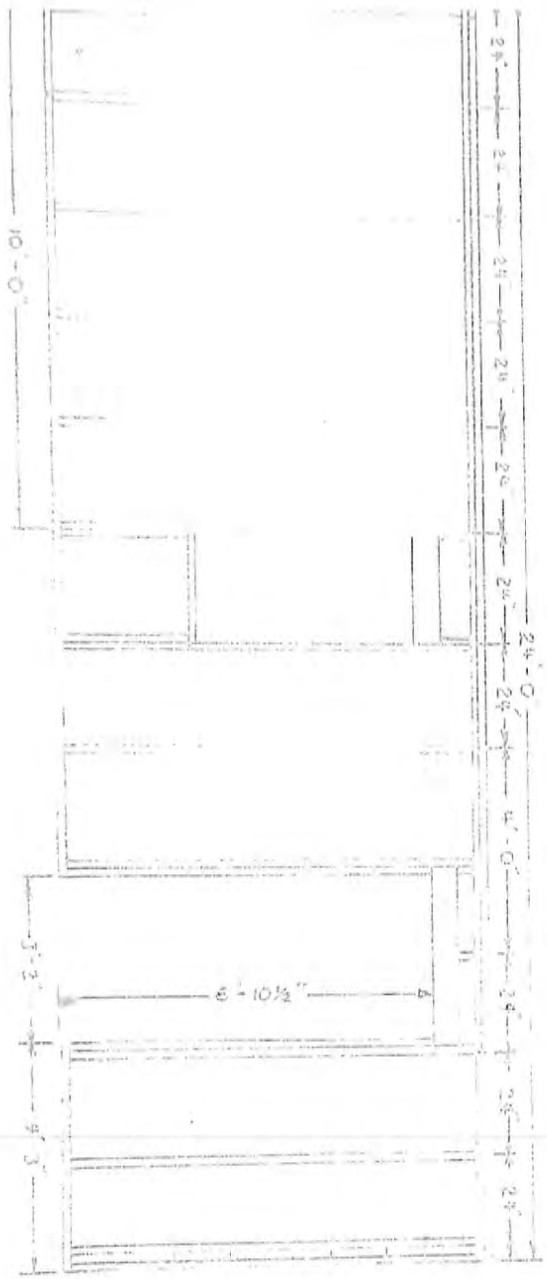
207 CAPRI ARC





FLOOR PLAN

SCALE 3/8" = 1'-0"



12'x24' Storage Buld. Cost estimate

ITEM	QUTY.	PRICE EA.	TOTAL
2x4x12'	15	5.50	83.00
2x4x92 5/8"	50	2.60	130.00
2x4x10'	7	4.64	33.00
2x6x10'	26	4.65	121.00
2x6x12'	26	7.98	208.00
36" metal door	1	170.00	170.00
1x6x8'	20	10.62	106.00
Siding	18	32.67	590.00
Deck 3/4 tg	9	34.00	306.00
1/2 ply-wood Pressure treated	22	13.00	286.00
3/4 ply-wood Pressure treated	14	19.00	266.00
Roofing underlayment (ap. 432 sq. ft.)	1	18.42	19.00
Roofing shingles	14	44.50	623.00

Sub total 2935.00

concrete Blocks

28

300.00
3235.00

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR
 OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060833

Fee \$ 16.50

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

CASE NO. 060833 ZONE: R-1 CODE: ACC APPLICATION DATE: 1/11/19

Name of Applicant/Owner: Albert, Dawn Stephens Applicant's Telephone Number: (575) 523-7848

Applicant's/Owner's Mailing Address: 207 Capri Arc City: Las Cruces State: NM Zip Code: 88005

Applicant's/Owner's E-mail Address: adstephens@comcast.net

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

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

Address of Proposed Work: 207 Capri Arc

Description of Proposed Work: work shed

Estimated Cost: \$ 3,235.00 Signature of Applicant: [Signature] Date: 1-11-19

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 Administrative Approval **BOT** Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & APPROVAL REQ'D
CID PERMIT REQUIRED
[Signature]

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. N/A Proof of legal access to the property.
4. N/A Drainage plan.
5. Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
6. N/A 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:

**PZHAC WORK SESSION
JANUARY 22, 2019
ITEM 2**

Submitted by Eric and Teresa Sanchez; a request to discuss the removal of a wooden porch and metal carport, along with plans to remodel part of the rear of a dwelling at 2231 Calle de Parian. (Cases 060834 and 060835) Zoned: Historical Residential (HR)

The contractor (Gilbert Madrid) originally obtained a permit from staff to conduct work inside the dwelling at this address. Staff informed Mr. Madrid that although a permit for the work was required by the Code, the Code allowed the permit to be issued administratively because the PZHAC does not have jurisdiction over what can be done to the inside of a structure. Mr. Madrid was informed, however, that a permit would be required from CID if the work involved any electrical, plumbing, or structural changes. Mr. Madrid was also informed that if the work to be done only involved the removal of cabinets or minor changes to partition walls, a demolition permit would not be necessary. Staff was not aware that there would be any changes to an exterior wall, or any removal of outside structures.

Staff was also not made aware that the exterior of the structure would be altered (an opening was made in the structure and an awning was removed) in order to allow a tractor to enter the building to demolish the interior (see attached photos). It is a requirement of the Code that any alterations to the exterior of a building in a Historic District require review by the PZHAC and final approval by the BOT. Such alterations typically also require a permit from CID, since such openings could affect the load bearing capabilities of the wall. Additionally, any alterations or demolition that affects electrical lines (see attached photos) also requires a CID permit.

The applicants are requesting two permits. The first (Case 060834) is a demolition permit for part of the covered porch at the westernmost part of the rear of the structure. This is both to allow a rear door to be removed to allow a small tractor to be brought into the dwelling, and to allow an extension to be added to the dwelling at this location to allow for a hallway between the residential part of the structure and the part of the building that was used as a store. (Currently there is no way to go from one part of the building to the other internally.) Additionally, an old metal carport near the rear of the structure and blocking the garage has been removed.

The second application (Case 060835) is being requested to allow a new exterior wall to be built to allow an internal hallway between the two parts of the building (see attached plans and photos). According to the applicants, the exterior of the wall will be completed to match the existing walls at the rear of the structure, and will retain the historic character and flavor of the easternmost portion of the rear wall that will not be affected by the proposed work. (See attached elevations.)

Although the property has been used for residential and commercial in the past (it was a market at one time known as “the Freitz Store”), the owners intend to use it now solely as a residence. The purpose of this work is to combine the two parts of the building by providing internal access between them.

Other changes that will need to be done are listed in an attached e-mail. These include changing existing portals and the roof line to match the rest of the dwelling; the addition of a gate between the garage and the dwelling; the relocation of a gas meter; and the addition of a water meter and front door lighting.

The following is the portion of the MTC that applies to building permits in the Town.

15.15.030 Application for building permit.

A. Procedure. Any person desiring to construct any residence or business or other structure in the town or to make any alteration or improvement to existing buildings or structures shall make a written application, on the prescribed form being used by the town of Mesilla....

1. Types of Building Permit Processes.

a. Administrative approval permit.

b. Historic zone or commercial zone permit.

c. Nonhistoric zone permit.

B. Administrative Approval Permit. Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff... Applications for administrative approval permits require, at a minimum, a completed building permit application including a description of proposed work, cost of proposed work and all information required on the application form. Community development staff may require additional information as necessary. Once all required information is provided, the community development staff may approve and issue the permit. **(The original application appeared to meet these requirements until changes were made to the exterior of the dwelling.)**

C. Historic Zone or Commercial Zone Permit.

1. Applications for all proposed work except for work described in subsection (B) of this section, and shall be required to submit the following information: **(Required information is listed in Code and does not need to be repeated here at this time.)**

3. The application shall be required to go through a formal approval process which includes:

a. Obtaining a Certificate of Historical Appropriateness Permit. All applications for a permit must first be reviewed for historical appropriateness and compliance with Chapter 18.33 MTC as per the process described in MTC 18.33.060. **Once the application has completed the process of obtaining an historical appropriateness permit from the PZHAC the application shall be placed on the regular agenda of the PZHAC for consideration of recommendation of approval of the building permit.**

b. **Board of Trustees.** The plans and application will be forwarded to the next regularly scheduled meeting of the board of trustees of the town of Mesilla. The board of trustees (BOT) shall make the final decision regarding the building permit application. The BOT will review the application, plans, any relevant town codes and the recommendations from the PZHAC in order to determine whether or not to approve or deny a permit application. If approved, the community development staff shall issue the building permit.

The property is listed in the Historic Register for the Town (see attached) and the existing building is considered one of the most historically significant buildings in Town. According to the description of the property in the Register, the structure was built in the 1850's and was once used to garrison Mexican troops. Much of that historic flavor is still retained today in the eastern part of the rear courtyard (see attached photos). The property also contains a concrete block structure that appears to have been built in the 1960's as a pool house that has been converted into a garage and work shop (see attached photos). The store portion of the structure (the old "Reynolds Store") has most recently been used as a small office for a real estate management operation, but will be used as part of the residence in the future.

The applicants will be present to provide further details of the proposed work, as well as to answer any questions that may arise.

PHOTO OF REAR OF DWELLING SHOWING DIRT (ADOBE) REMOVED FROM INTERIOR (Taken 12/27/18)



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

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: [R0400299](#)

Parcel Number: 4006137219509

Owner: SANCHEZ ERIC L TRUSTEE

Mail Address: PO BOX 358

Subdivision:

Property Address: 2231 CALLE DE
PARIAN

Acres: 0



Larry Shannon

From: etmss@aol.com
Sent: Friday, January 11, 2019 12:13 PM
To: larrys@mesillanm.gov
Cc: maggieomadrid21@yahoo.com; etmss@aol.com
Subject: 2231 Calle de Parian Sanchez
Attachments: Front door lighting.jpg; Casa Sanchez - Renderings 2019 v.2.pdf

Larry,
I am re-sending the email. Please let us know you received it. Thank you, Teresa

Larry,
Attached are the renderings that represent the proposed plans needed for approval. We are including everything we believe needs approval at some level. Want to ensure we provide everything so there are no surprises. You will see the rendering have been named, so I am using the naming to attempt to make it more understandable.

Interior Patio 1: This rendering shows the elevation changes to bring the back of the house more inline with the rest of the structure. The existing portal is an addition and the current roof lines don't match the rest of the dwelling. Additionally, you can see the extension of the existing wall to provide an internal connection of the dwelling between the current home and store. You will also see the addition of windows to the patio to provide a view to the Placita, per the recommendation from SHPO and the outdoor BBQ area. Finally, the addition of 10 pane French Doors between the patio and portal. These doors replace the current single pane windows. There will be an outdoor BBQ area in this area as well.

Interior Patio 2: This rendering provides an additional view of the areas. You will see the roof line will now match the rest of the dwelling.

North Perspective: This rendering shows the addition of a single-man gate that matches the gate on the east side of the property (already approved) near the irrigation ditch. This gate provides security for the property and ties the garage to the house. Also, it includes a landscape barrier, made of double stacked railroad ties (14 inches).

Gas Meter: Need approval to move the gas meter from the existing location (near front door) to the west side of the structure. The new location would be behind the first buttress from the street.

Front Door Lighting: Need approval to put a light on the front door. Picture to be provided.

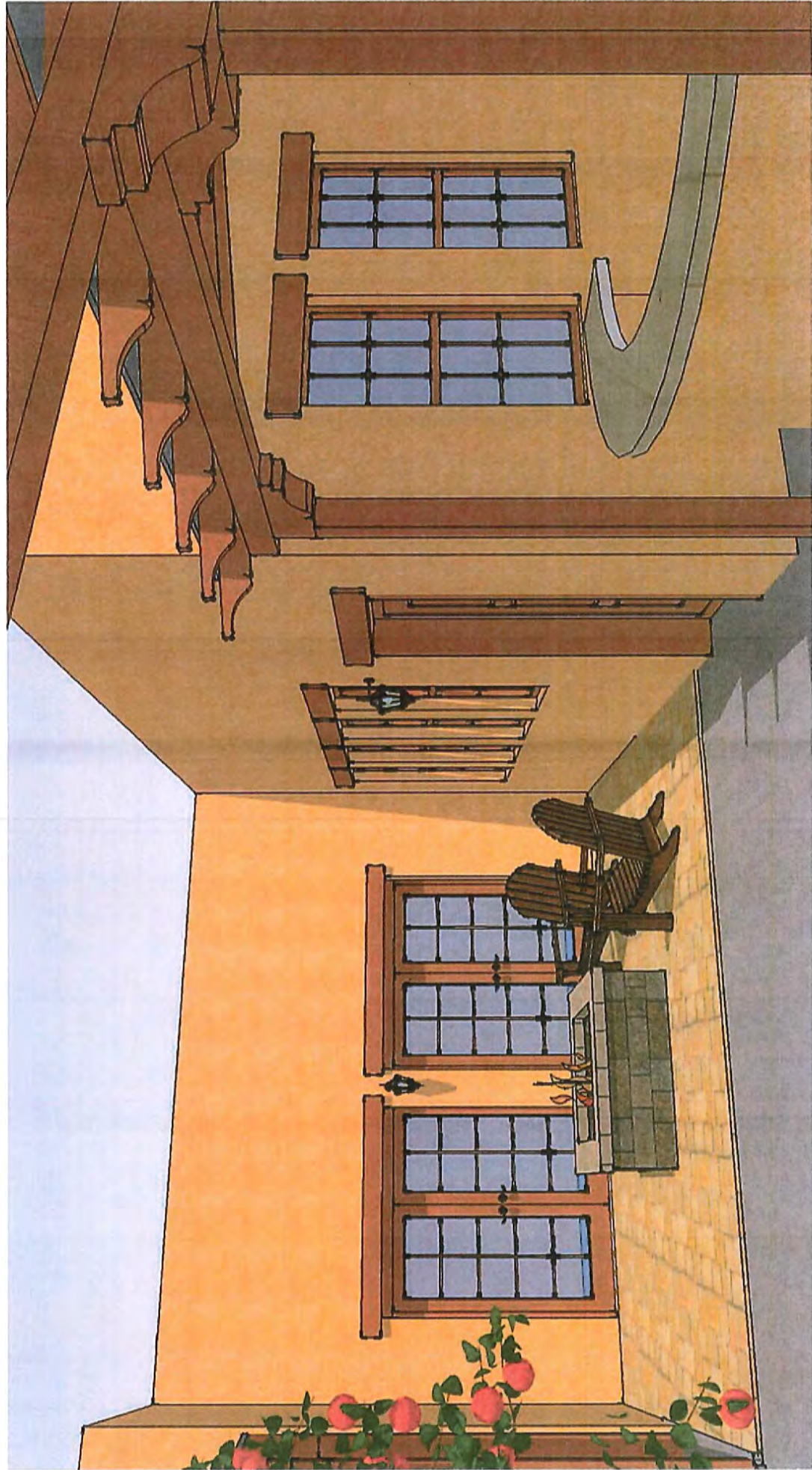
Water Meter: Need approval to add a water meter for the structure as it is currently shared with the Post Office.

Thank you,

Eric and Teresa Sanchez

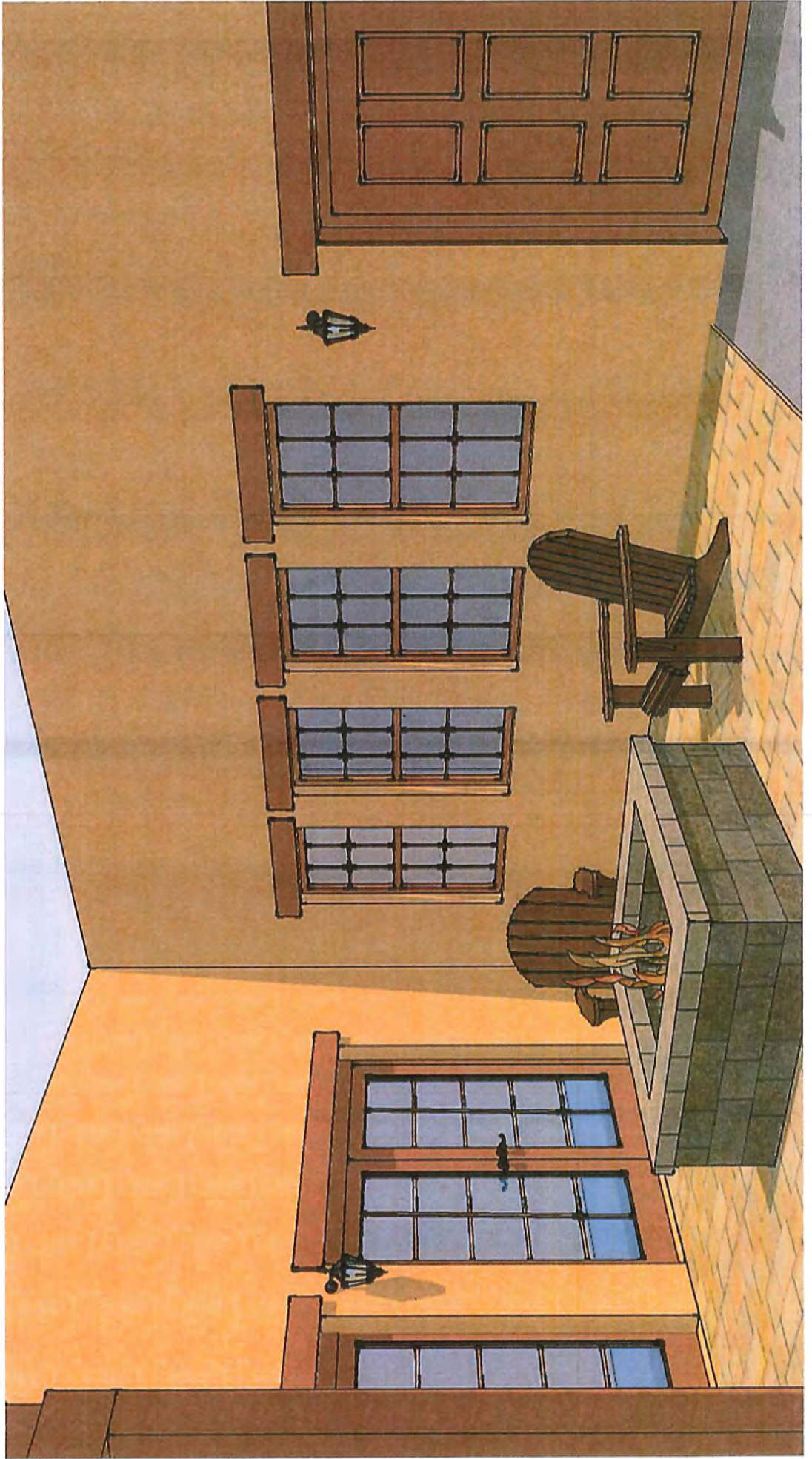
Casa Sanchez

Interior Patio 1

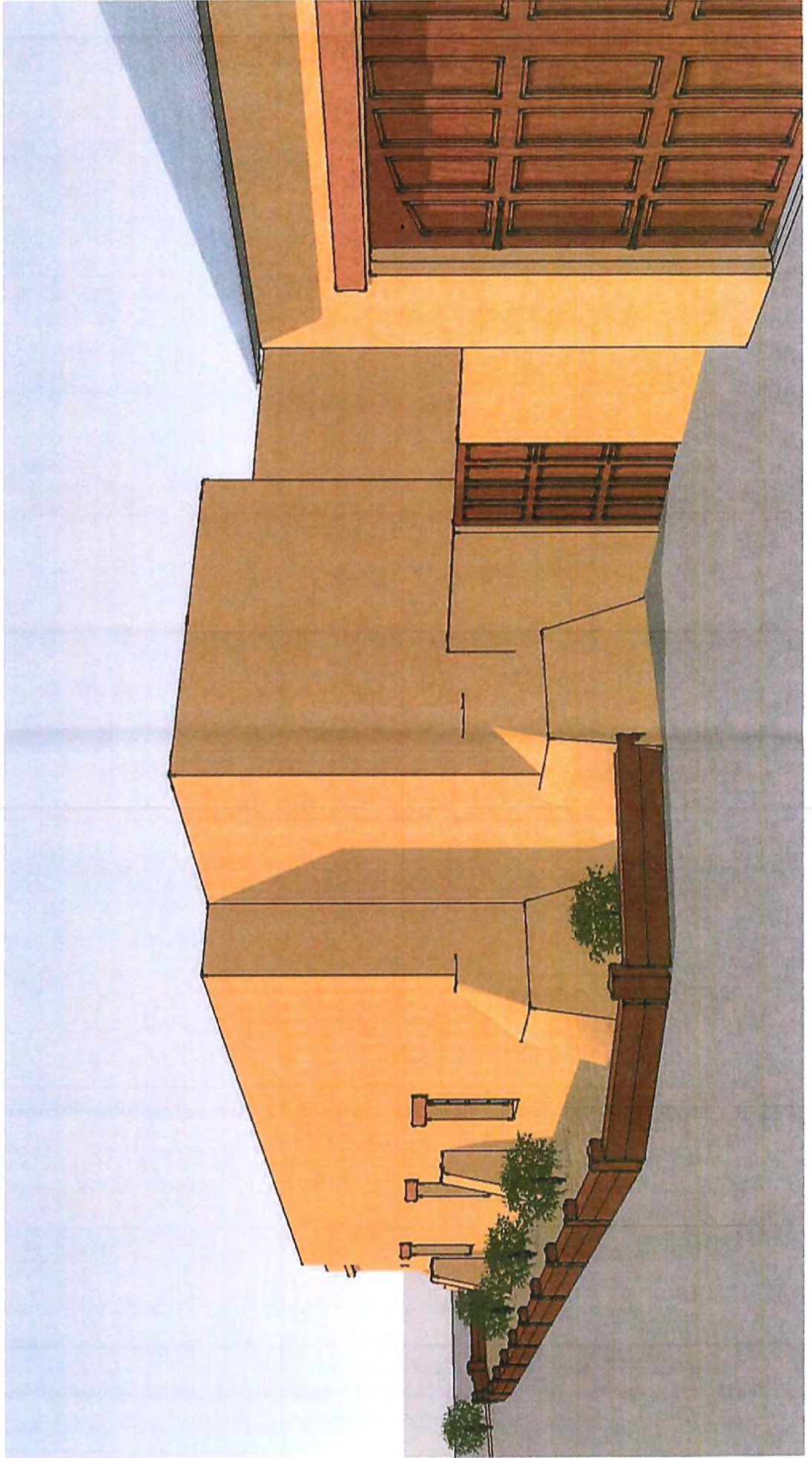


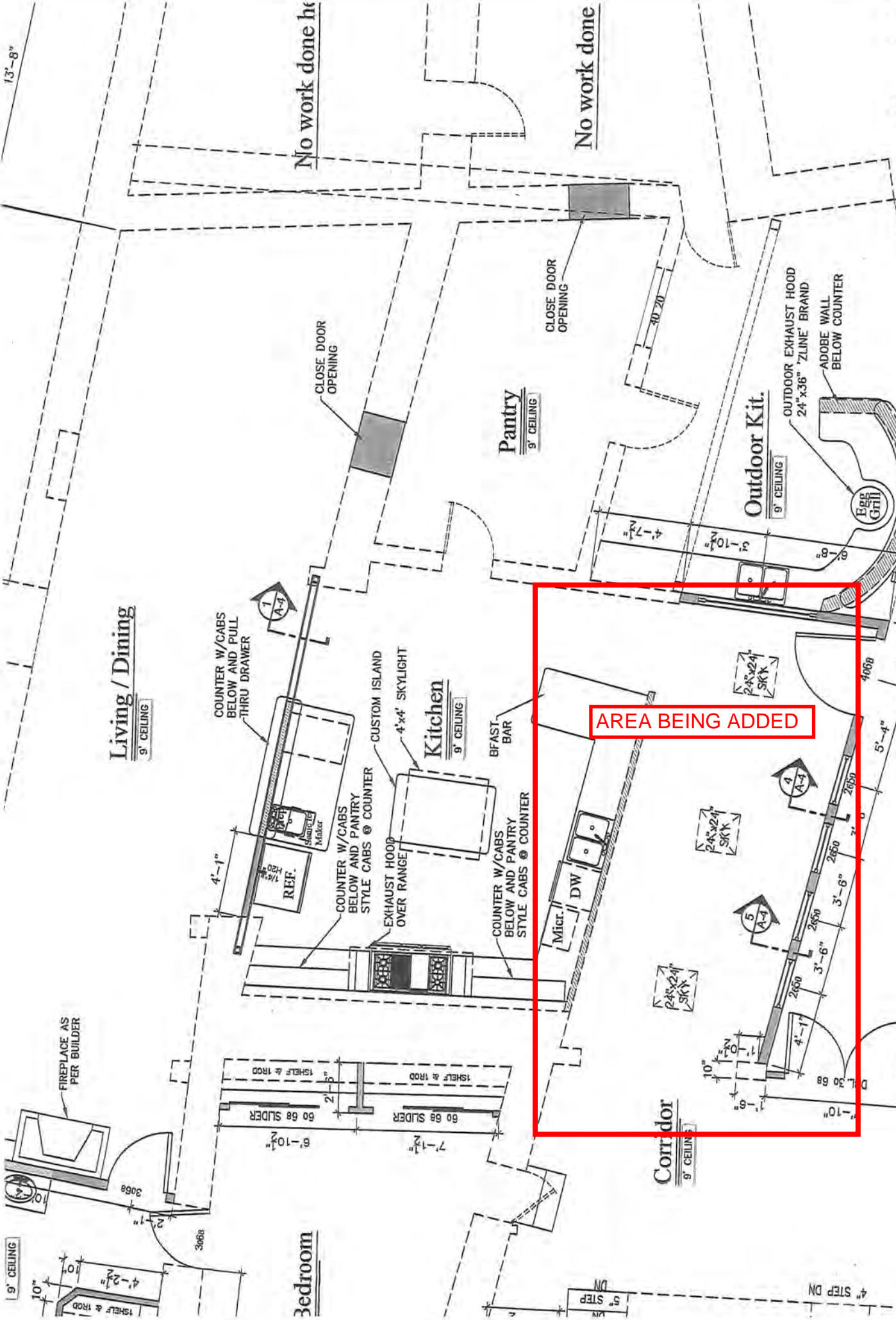
Casa Sanchez

Interior Patio 2



Casa Sanchez
North Perspective





AREA BEING ADDED

No work done here

No work done

Living / Dining
9' CEILING

Kitchen
9' CEILING

Outdoor Kit.
9' CEILING

Corridor
9' CEILING

Bedroom

9' CEILING

5" STEP DN

4" STEP DN

PHOTO OF REAR OF DWELLING (Taken 12/27/18)



PHOTO OF REAR OF DWELLING (Taken 10/19/17)



PHOTO OF REAR OF DWELLING (Taken 12/27/18)



PHOTO OF REAR OF DWELLING (Taken 10/19/17)



PHOTOS OF REAR OF DWELLING SHOWING HANGING ELECTRIC LINE (Taken 12/27/18)



PHOTO OF REAR OF DWELLING SHOWING EXTERIOR WORK (Taken 12/27/18)



PHOTO OF REAR OF DWELLING FROM CARPORT THAT WAS REMOVED (Taken 10/19/17)



LIGHTING STYLE TO BE INSTALLED NEAR FRONT ENTRY



TOWN OF MESILLA
DEMOLITION PERMIT APPLICATION



OFFICIAL USE ONLY:

Case # 060834

Fee \$ 10.50

CASE NO. 060834 ZONE: HR APPLICATION DATE: 1/7/19

FRANCIS TERESA SANCHEZ 1-915-313-1973
Name of Applicant & Business Name Applicant's Telephone/Cell Number

P.O. BOX 32 MESILLA N.M. 88046
Mailing Address City State Zip Code

SUNWESTA CONST INC
Contractor's Name & Address (If none, indicate Self)

575 650-7963 _____ 60731
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

ADDRESS OF PROPOSED WORK: 2231 CALLE DE PARIAN

DESCRIPTION OF PROPOSED WORK: _____

1. WOODEN PORCH

2. METAL CARPORT

I have attached the following: photos of the building to be demolished, sketch plans and a brief historical description (if any) as required by MTC 18.33.090.

\$ 975.00 Francis Sanchez 1/7/19
Estimated Cost Signature of Applicant Date

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval (non-historic zones only) BOT Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED.
CID PERMIT REQUIRED IL

HISTORIC ZONES ONLY: IS LOCATED ON NATIONAL REGISTRY MAP REGISTRY MAP NUMBER: _____

IS THE PROPERTY: CONTRIBUTING (C) NON-CONTRIBUTING (N) INSIGNIFICANT (I)

REQUIRES ENGINEER/ARCHITECT CERTIFICATION BEFORE PERMIT CAN BE ISSUED

CONTRACTOR VERIFIED? YES NO STATUS: ACTIVE INACTIVE

REVIEW ISSUED BY: _____ ISSUE DATE: _____

PERMIT ISSUED BY: _____ ISSUE DATE: _____

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR
 OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:
 Case # 060835
 Fee \$ 523.00

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

CASE NO. 060835 ZONE: HR CODE: ACM APPLICATION DATE: 1/10/19

ERIC & TERESA SANCHEZ 915-313-1973
 Name of Applicant/Owner Applicant's Telephone Number

PO Box 32 MESILLA NM 88046
 Applicant's/Owner's Mailing Address City State Zip Code

etmss@aol.com
 Applicant's/Owner's E-mail Address

Sun Vista Construction
 Contractor's Name & Address (If none, indicate Self)

575-650-7463 60731
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

2231 Calle de Parian
 Address of Proposed Work:

See Attachment
 Description of Proposed Work:

\$375,000 [Signature] 1/10/19
 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 Administrative Approval **BOT** Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

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

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

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED
CID PERMIT (INC. FIRE INSP.) REQUIRED
ZL

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:

**PZHAC WORK SESSION
JANUARY 22, 2019
ITEM 3**

Submitted by Michael R. Taylor; a request to discuss plans to replace a bedroom window on a dwelling at 2341 Calle de Arroyo. (Case 060837) Zoned: Historical Commercial (HC)

The applicant would like to remove a window at the front of the dwelling that does not meet current fire or building codes for a bedroom window and replace it with a window having a similar style that does meet the codes (see attached photo). The current window is about 4 feet wide by 1 foot tall and does not meet code requirements for emergency egress from a bedroom. The proposed window will be about 3' wide by 5' tall will does meet code requirements for egress. According to the applicant, the style of the replacement window will be the same as that of the window being replaced. The replacement window will be installed in the area below the current window, and the wall where the current window is located will be filled in. Then applicant will then conduct any repairs that are necessary to the adobe of the structure around the new window and will refinish and repaint the repairs to match the existing color of the structure.

The building, which is adobe, is on a property is on a property that was at one time part of a larger property, once owned by Edgar Griggs, that contained the Reynolds/Griggs Store on the Plaza (see attached Historical Description). The buildings associated with this property are in the Historic Register (see attached). The Historical Register considers the buildings "significant" in that they are "...architecturally outstanding and important in the history of the community...".

The PZHAC will need to determine that the proposed work will not result in any changes to the structure that will affect its Historical character, and that the work will be consistent with the following sections of the Code:

Chapter 18.35 HR – Historical Residential Zone

The repairs could be compatible with the HR zoning of the property if there are no changes to the wood work is finished in the same style as the original woodwork, or it is repaired in place.

Chapter 18.33 – Historic Preservation

18.33.040 Declaration of purpose and statement of public policy.

A. The board of trustees declares that the historical heritage of Mesilla and its historic buildings and its historic districts are among its most valued and important assets. The board finds that some buildings having historical, architectural, aesthetic and cultural value have been neglected, altered or destroyed notwithstanding the feasibility of preserving and continuing the use of such buildings and without adequate consideration of the irreplaceable loss to the public and the town. The board finds that the historic character of Mesilla is of vital importance in maintaining the economy of the town and that its historic landmarks and the buildings in its historic district can be preserved, rehabilitated and used. The board finds that this chapter benefits all the residents of Mesilla and all the owners of property.

B. The board of trustees declares as a matter of public policy that the preservation, protection and use of historic landmarks and buildings in the historic districts are a public necessity because they have a special character or a special historic, architectural, aesthetic or cultural value and thus serve as visible reminders of the history and heritage of this town, state and nation. The board declares as a matter of public policy that this chapter is required in the interest of the health, safety, welfare and economic well-being of the public. The board declares as a matter of public policy that the identification and designation of historic landmarks and historic districts and the approval or disapproval of exterior changes to designated property or their demolition or relocation or new construction on the site are stated to be a public purpose. [Ord. 2011-03]

Since the proposed work will not change the use or style of the structure, and since the work will need to address the guidelines set forth by the Secretary of the Interior for Historic structures as well as the requirements of Section 18.33 – Historic Preservation of the Code, the PZHAC will need to determine that the proposed work will meet these requirements. Also, the proposed work will need to meet the requirements of the Building code where applicable.

A representative for the applicant will be present at the work session to provide further details about the proposed replacements and will be available to answer any questions that may arise.

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

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: [R0401272](#)

Parcel Number: 4006137216443

Owner: TAYLOR J PAUL TRUSTEE J
PAUL & MARY H D TAYLOR REV
TRUST

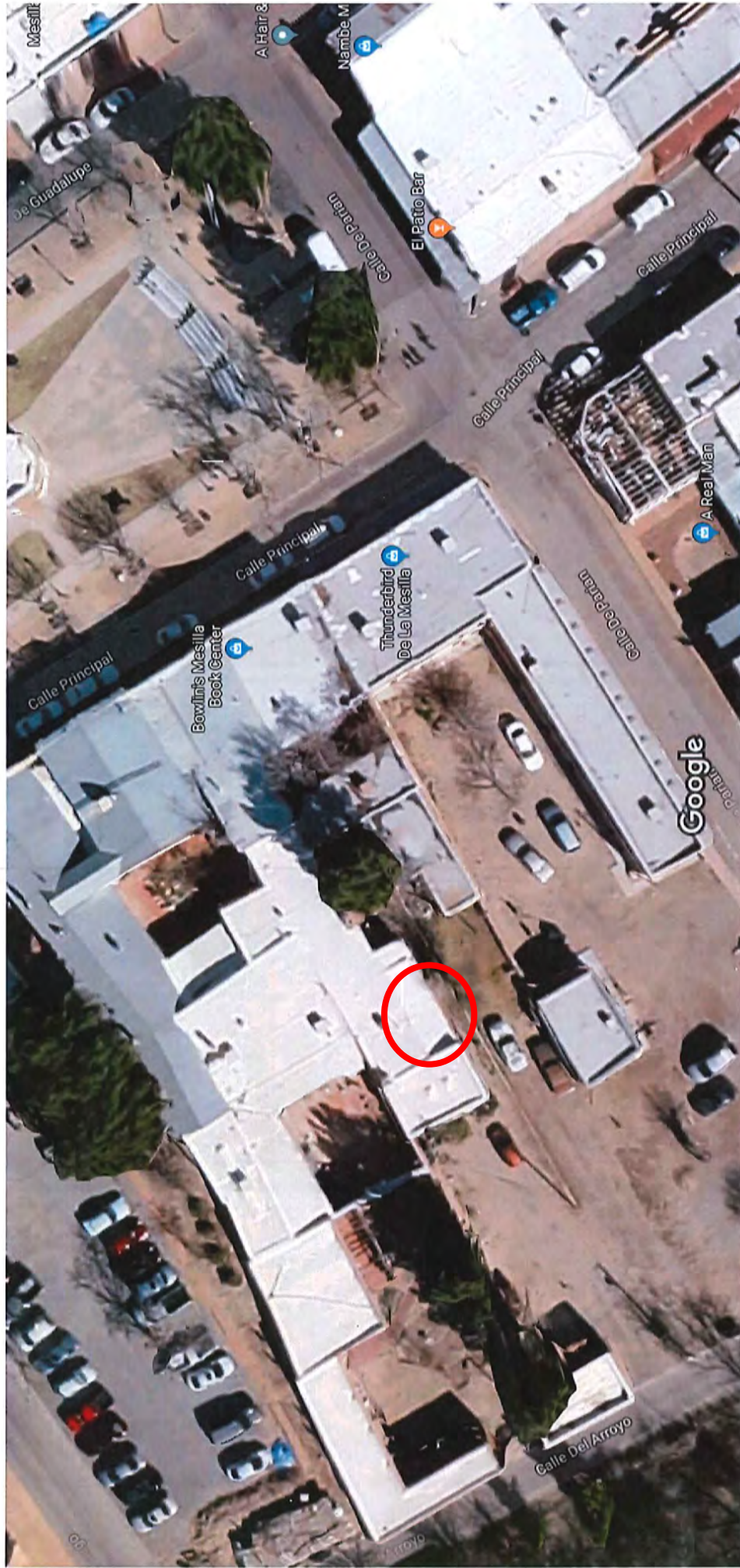
Mail Address: PO BOX 133

Subdivision:

Property Address: CALLE DE
ARROYO

Acres: 0





Imagery ©2019 Google, Map data ©2019 Google 20 ft

Larry Shannon

From: Michael Taylor <adobechaco1@gmail.com>
Sent: Tuesday, January 08, 2019 2:43 PM
To: larrys@mesillanm.gov
Subject: proposed new window at 2341 Calle de Arroyo
Attachments: 2341 Calle de Arroyo.ENE.jpg; Inked2341 Calle de Arroyo.N[2305843009219813610]_LI.jpg

Larry,

Thank you for taking the time to talk with me by phone a few days ago regarding a proposed new exterior window at an apartment owned by the Taylor Family Trust at 2341 Calle de Arroyo in Mesilla. I am one of the members of the Taylor Family Trust.

The proposed new window location is under a porch and faces the Blevin/Bowlin property. The window location is not visible from Calle de Arroyo and is barely visible over an adobe wall from Calle de Parian, the two closest streets to the apartment. The proposed window will be a 3 feet by 4 feet divided light window.

We propose to remove a fixed non-historic yellow-glazed horizontal window that is located just above where we propose to place the new window. We propose to infill the horizontal window area with block and brown stucco the exterior.

The attached two photos are from Google Earth street views:

The first photo is taken from Calle de Arroyo looking ENE. The porch and the proposed window location are not visible from this vantage point.

The second photo is taken from Calle de Parian looking north. The porch is barely visible over the low adobe wall beyond the tree, just to the right of the white center building. The red arrow points to the proposed window location.

Please let me know how to proceed with any permit needed before work begins.

Thank you very much for your consideration to this request,

Mike Taylor

Sent from for Windows 10

Larry Shannon

From: Michael Taylor <adobechaco1@gmail.com>
Sent: Tuesday, January 08, 2019 4:14 PM
To: larrys@mesillanm.gov
Subject: Fwd: 2341 Calle de Arroyo window proposal
Attachments: IMG_2387.JPG; IMG_2388.JPG

Hi Larry,

This is the second of two emails I am sending regarding the window proposal. This email has a view of the apartment, and a closeup of the proposed window location under the horizontal window that will be removed.

Thanks,

Mike Taylor

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

From: **Michael Taylor** < >
Date: Tue, Jan 8, 2019 at 3:56 PM
Subject:
To: Mike Taylor < >

Sent from my iPhone

PHOTO OF DWELLING FROM CALLE DE ARROYO (ARROW POINTS TO WINDOW UNDER PORCH)



PHOTO OF DWELLING SHOWING ENTRYWAY AND WINDOW



PHOTO OF DWELLING SHOWING WINDOW TO BE REMOVED AND THE PROPOSED LOCATION OF NEW WINDOW



ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6-6-79									
SURVEY DATE DATE 3. BY <i>1/15/80 MBT</i>	CHECK DATE 4. BY 5.	COMPUTER DATE 6. BY 7.	FILE DATE 8. BY 9.	REVISION DATE 10. BY 11.							
COUNTY <i>Dona Ana</i>	13. FIELD MAP	14. NUMBER	15. UTM REFERENCE NUMBER <table border="1"> <tr> <td>13</td> <td>331000</td> <td>2572000</td> </tr> <tr> <td>ZONE</td> <td>EASTING</td> <td>NORTHING</td> </tr> </table>			13	331000	2572000	ZONE	EASTING	NORTHING
13	331000	2572000									
ZONE	EASTING	NORTHING									
5. SPECIFIC LOCATION <i>2340 principal on east side of Calle del Arroyo, third structure north of Calle del Parian. at 100' east of Calle del Arroyo.</i>			17. CITY, TOWN <i>Mesilla</i>	20. I.D. # <i>183202117</i>	23. NEG #						
10. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$			18. ZIP <i>88046</i>	22. ROLL # <i>43</i>	24. LOCATION OF NEG.						
15. ARCHITECTURAL STYLE <i>adobe vernacular</i>			26. NUMBER OF STORIES <i>1</i>								
17. FOUNDATION MATERIAL(S)			26. NUMBER OF STORIES <i>Paul Taylor BORIS Mesilla, NM 88046</i>								
28. EXTERIOR WALL SURFACE(S) <i>gray plaster</i>											
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) <i>4-006-137-211-456</i> - 3 lite fixed sash (horiz), recessed, concrete lug sill, wood lintel. - 2/2 d.h.w, wood sashes, plain wood surrounds, viga lintel											
30. DOOR ENTRANCE (TYPE/SURROUNDS) <i>front screen door, viga lintel</i> 2 leaf door <i>2 leaf door & 3 apaque lites per leaf, twin</i>											
31. ROOF(S) (NUMBER/SHAPE/MATERIAL. DETAILS) <i>Flat, with flat parapet</i>											
32. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR/MATERIALS) <i>1 exterior gray plaster</i>											
33. EXTERIOR DETAILS <i>Front porch (open) made of vigas and latillas, shed roof. Bricked porch floor</i>											
34. COMMENTS <i>This small apt. is considered part of the Basela-Reynolds block now on the national register</i>											
DATE OF CONSTRUCTION											
35. ESTIMATED <i>1920s</i> , 1850's 36. ACTUAL											
37. SOURCE OF DATE											
38. ARCHITECT/ENGINEER/BUILDER											
39. SOURCE OF INFORMATION											
40. NAME <i>Paul Taylor owner</i>											
USE											
41. PRESENT <i>residential - apt.</i>											
42. HISTORIC <i>residential</i>											
43. CONDITION											
<input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED											
44. DEGREE OF REMODELING											
<input type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR											
45. IMMEDIATE SURROUNDINGS <i>residential/commercial</i>											
46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR											
47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS											
48. OVERALL SIGNIFICANCE <i>included in Nat'l Register</i> <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input type="checkbox"/> LOCAL <input checked="" type="checkbox"/> NONE											
49. ASSOCIATED BUILDINGS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO											
50. WHAT TYPE? <i>adjacent buildings to east.</i>											
51. IF INVENTORIED, LIST I.D. #S											
52. SEE BACK? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO											

- Originally part of the old Griggs residence. A long adobe wall runs west-east from the street into ~~the~~ (and part of) the back wall of this structure. Parts of this adobe wall are old & date to the time when it ~~was~~ enclosed the corral area of Mariano Basch's stage lines (see Nat'l register narrative)

- Mrs. Alidib owned this before the Taylors acquired it.

- Griggs (J. Edgar) was a clerk at the tanners store at Fort Fillmore. He married a woman from Mesilla. At one time this place was part of his residence.

43. EX. 44. DE. MINOR
THEIR OWN HANDS AND CLOSELY SUPERVISED WORKMAN TO PRESERVE
HERITIC STRUCTURES. MODERN KITCHEN AND BATHROOMS WERE INSTALLED
HARMONY WITH THE ATMOSPHERE OF THE OLD HOUSE AND THE FURNISH-
IS THROUGHOUT WOULD MAKE TERRITORIAL REVENANTS FEEL QUITE AT
E. PAUL AND MARY TAYLOR AND THEIR SEVEN CHILDREN LIVE CASUALLY
T APPRECIATIVELY WITH A NOTABLE COLLECTION OF SANTOS AND VALU-
E SPANISH COLONIAL AND VICTORIAN ANTIQUES.

THE TAYLORS ARE TO BE COMMENDED FOR THEIR FORESIGHT AND HARD
RK WHICH HAS SAVED THEIR HISTORIC HOME TO BECOME A LIVING LINK
TH THE PAST OF THE MESILLA VALLEY. THE TAYLOR HOUSE IS INDEED
RTHY OF PRESERVATION.

* * * * *

CREDITS

QUET COMMITTEE: MRS JOSEPH PRIESTLEY, MR J PAUL TAYLOR, MR.
CALVIN L TRAYLOR, MR. IVAN L. CARBINE, MR. G. ADLAI FEATHER.

SEARCH AND EDITING: MR. J PAUL TAYLOR, MRS. O. E. PRIESTLEY,
MRS. JOHN E. GUMERT, MR. JESSE A. ISAACKS.

SERVATIONS: MRS. GEORGE D. KERWIN AND THE TELEPHONE COMMITTEE.

CORATIONS: MRS. IVAN L. CARBINE

MRS. CAMPBELL NOW MOURN THE LOSS OF A LARGE PRINT OF "CUSTER'S LAST
STAND" WHICH RECENTLY DISAPPEARED FROM A WALL. NOT SO VALUABLE AS
MANY OTHER OBJECTS IN THE AMADOR, IT WAS STILL OF SENTIMENTAL VALUE
TO THE FAMILY THAT ONCE PLAY HOST TO CUSTER'S 7TH CAVALRY.

THE AMADOR FAMILY HAS ACTED NOT SIMPLY AS BUSINESS PEOPLE PRO-
VIDING HOTEL SERVICE, BUT AS GUARDIANS OF A HISTORIC BUILDING AND
ITS CONTENTS. PRESENT DAY LAS CRUCENS SHOULD RECOGNIZE THAT THE
AMADOR HOTEL IS A UNIQUE RECORD OF NEW MEXICO'S HISTORY. THEY
SHOULD ALSO JOIN MR. AND MRS. MARTIN AMADOR CAMPBELL IN SEEING THAT
THE HOTEL IS PRESERVED FOR FUTURE GENERATIONS.

3rd Annual Banquet
THE J. PAUL TAYLOR HOME

COINS, MUSKET BALLS, AND A DRAGON'S BUTTON CONFIRM TRADITION
THAT A HOUSE EXISTED ON THE SITE OF THE J. PAUL TAYLOR HOME AS FAR
BACK AS LA MESILLA'S HISTORY GOES. THE EARLIEST RECORDS SHOW THAT
RAFAELA BARELA BUILT A HOUSE THERE IN THE EARLY 1850'S AND THAT HER
SON, SHERIFF MARIANO BARELA OPERATED A STORE IN THE ROOM TO THE EAST
OF THE LIVING QUARTERS. LATER, OCCUPANTS INCLUDE CHARLES REYNOLDS;
FATHER JEAN GRANGE, THE FRENCH PRIEST WHO HELD CATECHISM CLASSES IN
THE FRONT ROOMS FOR MANY YEARS; MRS. ALIDIB WHO FOUND SANCTUARY IN
THE OLD HOUSE DURING THE MEXICAN REVOLUTION; AND NOW PAUL AND MARY
DANIELS TAYLOR.

BUILT FLUSH WITH THE SIDEWALK, THE HOUSE IS ENTERED THROUGH A
ZAGUAN THAT CONTINUES BESIDE THE RECEPTION ROOMS TO THE DINING ROOM.
ONE CAN MOVE ON THROUGH THE KITCHEN TO ADDITIONAL BEDROOMS OR MOVE
TO ANOTHER ZAGUAN WHICH CONNECTS ANOTHER BEDROOM WING. WALLED BY
THE STORE BUILDING WHICH IS PART OF THE PROPERTY, THE ZAGUAN OPENS
TO A SECLUDED PATIO AND OFFERS ENTRY TO THE ROOMS THAT SURROUND IT.
FROM ITS DOOR ON THE MESILLA PLAZA THE TAYLOR HOUSE EXTENDS THROUGH
A DOZEN ROOMS, BESIDE AN APARTMENT FOR MRS. DANIELS, WHICH WAS THE
ORIGINAL BARN, THROUGH WORKSHOPS AND STORAGE SPACE--THE ORIGINAL
CARRIAGE HOUSE--TO THE CALLEJON ARROYO BEHIND. SEVEN OF THE MAIN
ROOMS HAVE FIREPLACES IDENTICAL IN MEASUREMENTS WITH THOSE THAT WERE
BUILT AT FORT FILLMORE.

SOME REMODELING OF THE ANCIENT STRUCTURE WAS DONE BY EARLIER
OWNERS WHO OPERATED THE STORE AND LIVED IN THE ADJACENT QUARTERS,
BUT THE PRESENT RESTORATION IS THE WORK OF THE TAYLORS WHO DID MUCH

cont.

- 115 The windows are wood and aluminum frame. The width of the facade is covered by an open shed-hip roof porch supported by stuccoed columns. This property was given to the church by George Frietze. During the Civil War this was the site of the Frietze-Appelzoler Bakery. est. 1930. (C)
- 116 A small stuccoed adobe house, now converted into a gift shop, Mrs Perla Aladib had this built in 1952. It has a flat roof with a parapet, wood frame windows, and is in the shape of an ell. This building faces the plaza. A photo taken in the 1870's shows this site was occupied by a continuous, low adobe structure that was adjacent to the Barela/Reynolds property to the south. (N)
- 117 The Barela/Reynolds property takes up much of this block, including the present "El Platero" and "Mesilla Express" gift shops that front the plaza. It also included the present residence of the J. Paul Taylor family with associated apartments and storage areas that extend the width of the block to Calle Arroyo. The earliest records show that Rafaela Barela built on this site in the 1850's and that her son, Sheriff Mariano Barela operated a store in the eastern portion of the property. Later occupants include Charles Reynolds who, along with Edgar Griggs, constructed the Italianate Bracketed pressed tin store front that faces the plaza and now houses "El Platero"; Father Jean Grange, the French priest who held Catechism classes in the front rooms for many years; and Perla Aladib who found sanctuary in the house during the Mexican Revolution. The two commercial buildings facing the plaza are built flush with the sidewalk. Between these two stores is a zaguan that leads into a central patio and offers entry to the rooms that surround it. Behind the Taylor residence is an apartment that used to be the barn. Adjacent to this and to the west is the old carriage house where wagons belonging to Barelas stage and freight business were housed. Adjacent to the southern exterior wall is a small apartment that once comprised part of the Edgar Griggs property. Griggs was a prominent merchant and had his dry-goods business with Charles Reynolds in the front property facing the plaza during the 1870's. (S)
- 118 The front portion of this property consists of the present Mesilla Book Center, a store specializing in books dealing with the Southwest. It occupies the southern half of the building known as the Reynolds/Griggs store. This commercial building fronts the street and faces the plaza as do the adjacent buildings to the north and south. The parapet is pedimented and the wood frame windows are also topped by pediments. A zaguan leads from the street on the south side of the business into an interior patio where the various rooms of the residence in back of the store open into it. This residence belonged to Edgar Griggs who was a partner in the Reynolds/Griggs food and drygoods store that was in the front. Probably many of these walls date from the early 1850's. (S)

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060837

Fee \$ 9.00

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

CASE NO. 060837 ZONE: UR CODE: M1 APPLICATION DATE: 1/15/19

Name of Applicant/Owner: Michael R. Taylor Applicant's Telephone Number: 505 690 9284

Applicant's/Owner's Mailing Address: 52 Sunset Rd. City: San Juan Fe State: NM Zip Code: 87507

Applicant's/Owner's E-mail Address: adobechero1@gmail.com


Contractor's Name & Address (If none, indicate Self): _____

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

Address of Proposed Work: 2341 Calle de Arroyo

Description of Proposed Work: new windows, replacement of old window

Estimated Cost: \$ 40000

Signature of Applicant: 

Date: 1/15/19

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

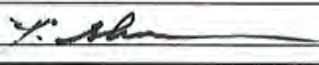
With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

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

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

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED
CID PERMIT REQUIRED


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:

PZHAC MEETING
MINUTES
JANUARY 7, 2019

(PART OF CONSENT AGENDA)

Town of Mesilla, New Mexico

PZHAC WORK SESSION

AGENDA

JANUARY 7, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, JANUARY 7, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Gerard Nevarez for Vivian and Emilia Herrera; a request to discuss plans for the construction of a dwelling at 2957 Calle de Guadalupe. (Case 060825) Zoned: Rural/Agricultural (RA)

Gerard Nevarez, representative for the applicant, was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, describing the proposed dwelling and the fact that the property is currently being used by the applicant as the parking area for Vivi's Well Drilling (Business License # 0230), which has been in business legally at this location since at least the 1990's. According to Mr. Nevarez, the applicant will continue to use this location for the business as well as build her residence here. Although there are no architectural requirements in the RA district, the dwelling will be in character with other dwellings on the block.

There were no issues.

Item 2: Submitted by Pat and Wendy Taylor, a request to discuss plans to remove two windows and one door, relocate one of the windows, and conduct general adobe repair and restoration on a dwelling at 2167 Calle del Oeste. (Case 060828) Zoned: Historical Residential (HR).

Pat Taylor was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, describing the proposed work and explaining that the applicant was replacing the window at the front of the dwelling in order to install a window that was compliant with the building code for emergency egress from bedrooms. The replacement window would be similar in type and construction to the window being replaced. The window being removed would then be rebuilt and installed in the back wall of the dwelling, where it would replace a door and a smaller window. The applicant will also relocate a canale on the back of the dwelling to more closely match the existing canales. Mr. Taylor gave further details as to how the proposed work was to be accomplished, including work and repairs that will need to be done to the existing adobe. Mr. Taylor also stated that there was a significant amount of damage to the adobe walls caused by squirrels, and that this would need to be repaired.

There were no issues.

PZHAC REGULAR MEETING

AGENDA

JANUARY 7, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, JANUARY 7, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Lucero was absent. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the agenda. A motion Commissioner Houston to approve the agenda, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

Note: Items on the agenda indicated by an asterisk () are on the consent agenda and will be voted on with one motion unless a Commissioner requests that a specific item be removed for discussion.*

A motion to approve the Consent Agenda was made by Commissioner Prieto, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

A. *PZHAC MINUTES – Meeting minutes of December 17, 2018.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits:

1. **Case 060830:** 2835 Teresita Street, submitted by Sunpro Solar for James McBride; a request for a zoning permit to allow the installation of a solar photo-voltaic system on a dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

There was no public input.

B. CASES:

Zoning Permits

1. **Case 060776** - 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a building permit to modify an approved permit to allow the construction of a wrought iron fence instead of a wood fence along Calle de Colon on a residential property at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. (Commissioner Nevarez recused himself from further discussion or voting on this case.) The PZHAC determined that there were no issues with the proposed fence. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0. (Commission chair Hernandez voted in order to constitute a quorum.)
2. **Case 060825** – 2957 Calle de Guadalupe, submitted by Gerard Nevarez for Vivian and Emilia Herrera; a request for a zoning permit to construct a new dwelling at this address. Zoned: Rural/Agricultural (RA) **(This case was heard during the Work Session – Item 1)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. (Commissioner Nevarez recused himself from further discussion or voting on this case.) The PZHAC determined that there were no issues with the proposed dwelling. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0. (Commission chair Hernandez voted in order to constitute a quorum.)
3. **Case 060828**– 2167 Calle de Oeste, submitted by Pat and Wendy Taylor; a request for a zoning permit to remove and relocate two windows and one door and conduct general adobe repair and restoration on a dwelling at the address. Zoned: Historical Residential (HR) **(This case was heard during the Work Session – Item 2)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. The PZHAC determined that the only possible issue that would need to be addressed was a permit requirement by CID for the part of the roof drained by the canale to be moved. A motion was made by Commissioner Prieto to approve the request with the condition that the applicant will provide roof plans to CID for the area of roof to be changed , seconded by Commissioner Houston, and approved by a vote of 3 - 0.

VI. PUBLIC COMMENTS

There were no public comments.

VII. PZHAC/STAFF COMMENTS

None

VIII. ADJOURNMENT

The meeting was adjourned at 6:16 pm.

PZHAC NEW BUSINESS

JANUARY 22, 2019

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060835
[PZHAC CONSENT AGENDA –1/22/2019]**

Item:

Case 060835 - 2290 Avenida de Mesilla, submitted by Emilie Cano; a request for a zoning permit to allow the repair and replacement of worn and damaged landscape timbers and landscaping along the Calle de Medanos side of the property at this address. Zoned: Historical Commercial (HC)

Description of Work Done:

The purpose of this request is to allow the applicant to repair damage to the landscape along Calle de Medanos on a commercial property owned by the applicant at this address. The applicant will replace landscape timbers that have been damaged or removed, and will restore some of the landscaping itself that is no longer in good shape. There will be no structural or visual changes to any of the structures on the property.

Consistency with the Code:

Since this is a repair that will not affect or change the appearance of the structures on the property, according to the applicant; and since the work will not consist of any additions or changes to the structures, the permit may be approved administratively. **[(15.15.030(B) - Application for building permit, Administrative Approval, Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”]**

PHOTO OF SUBJECT STRUCTURE FROM AVENIDA DE MESILLA



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

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: [R0400306](#)

Parcel Number: 4006137224379

Owner: CANO RAYMOND LUCERO

Mail Address: 2206 AVENIDA DE
MESILLA

Subdivision:

Property Address: 2206 AVENIDA DE
MESILLA

Acres: 0



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060836

Fee \$ 0.00

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

CASE NO. 060836 ZONE: HR CODE: M1 APPLICATION DATE: 1/14/19

Name of Applicant/Owner: Emilie Cano Applicant's Telephone Number: 524-3248
 Applicant's/Owner's Mailing Address: 2206 Ave. de Mesilla Las Cruces NM City: Las Cruces State: NM Zip Code: 88005

Applicant's/Owner's E-mail Address: Self.

Contractor's Name & Address (If none, indicate Self): n/a
 Contractor's Telephone Number: n/a Contractor's Tax ID Number: n/a Contractor's License Number: n/a

Address of Proposed Work: Calle de Medanos (2190)

Description of Proposed Work: Replacement of worn-out landscape timbers, which retain loose soil (sand) from entering street.

Estimated Cost: \$ 250.00 Signature of Applicant: E. L. Cano Date: 1-14-2019

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 Administrative Approval Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

BOT Approved Date: _____
 Disapproved Date: _____
 Approved with Conditions

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

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

CONDITIONS: LANDSCAPE REPAIR - NO WORK ON STRUCTURES

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 1/14/19

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:

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060836
[PZHAC CONSENT AGENDA –1/22/2019]**

Item:

Case 060838 – 403 Bason Drive, submitted by Legacy Construction for Ivy Turner, Carol Turner, and Miriam W. Walker; a request for a zoning permit to reroof a dwelling at this address. Zoned: Residential, Single Family (R-1)

Description of Work Done:

The applicant will repair a damaged roof on a dwelling at this address. (The applicant has been informed that a permit and inspections from CID will also be necessary.) This is a repair only and will not affect the heated/cooled area of the dwelling. The reason for the work is to repair damage to the roof caused by storms in the past year. The repairs will not change the style of the structure.

Consistency with the Code:

Since this is a repair that will not affect or change the appearance of the structure, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**). **Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”**]

PHOTO OF DWELLING FROM BASON DRIVE



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

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: [R0400806](#)

Parcel Number: 4007137253379

Owner: TURNER IVY H & CAROL W
TURNER & MIRIAM W WALKER

Mail Address: 403 BASON DR

Subdivision: BASON MANOR 807

Property Address: 403 BASON DR

Acres: 0



TOWN OF MESILLA

PERMISSION TO CONDUCT WORK

OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060838

Fee \$ 36.00

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

CASE NO. 060838 ZONE: R1 CODE: RR APPLICATION DATE: 1/16/19

Legacy Construction 915-860-2700

Name of Applicant/Owner Applicant's Telephone Number

11501 Rojas Ste N TX 79936

Applicant's/Owner's Mailing Address City State Zip Code

legacyconstruction@live.com

Applicant's/Owner's E-mail Address

self

Contractor's Name & Address (If none, indicate Self) 205705024 374273

915-860-2700

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

Address of Proposed Work: 403 Bason Dr Las Cruces NM 88005

Description of Proposed Work: Removing gravel from the roof, applying a 20 year melacrylic full fabric system over current system.

\$ 16690.24 1/15/19

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 Administrative Approval **BOT** Approved Date: _____

Approved Date: _____ Disapproved Date: _____

Disapproved Date: _____ Approved with Conditions

Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: THE PROPOSED WORK WILL NOT AFFECT THE VISUAL APPEARANCE OR STYLE OF THE DWELLING. A CID PERMIT IS REQUIRED. JL

PERMISSION **ISSUED** DENIED BY: T. Shuman ISSUE DATE: 1/16/19

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:

PZHAC NEW BUSINESS

JANUARY 22, 2019

PZHAC DECISIONS

ZONING PERMITS

PZHAC ACTION FORM
ZONING PERMIT REQUEST CASE 060831
[PZHAC REVIEW – 1/22/19]
STAFF ANALYSIS

Item:

Case 060831 - 2305 Calle de Colon, submitted by Lucas and Godfrey Roofing for John B. Anderson, a request for a zoning permit to allow a dark brown shingle roof to be replaced with a shingle roof of a different color on a dwelling at this address. Zoned: Residential, Single Family (R-1)

Staff Analysis and Recommendation:

The applicant would like to replace a dark brown colored shingle roof with a shingle roof that is terra cotta colored. Aside from the change in color, there will be no changes to the style of the roof or structure. The applicant is having the roof resingled to repair damage that has been done to the roof by several recent hail storms. Since the existing shingles are going to be removed and replaced by new shingles, the applicant has opted to use a different color (terra cotta) for the new shingles. Aside from replacing some damaged sheathing under the shingles, there will be no structural changes to the dwelling.

The subject property is in the Capri Park Manor subdivision, which is zoned Residential, one acre lots (R-1). There are no architectural standards in the Code for the R-1 zone, although the PZHAC has historically tried to ensure that any work done in this zone would not result in a structure being out of character with the surrounding properties. Housing styles and types are very similar in this subdivision, however roof styles and colors vary widely. The dwelling across the street from the subject property has a grey metal roof. There is also another dwelling in the subdivision with a metal roof. Further down Capri Road to the west are two dwellings with sprayed foam roofs. Other dwellings nearby contain terra cotta tile roofs, while others have blue, red or black shingles.

Estimated Cost: @ 18,500.00

Consistency with the Code:

The proposed structure, when finished, will be consistent with Chapter 18.30 (R-1 Zone) of the Code, which does not contain architectural or design standards for dwellings.

18.30.050 R-1 Development standards.

- A. Lot Area. Each lot shall have a minimum of one acre except cluster development.
- B. Lot Dimensions. Each lot shall have a minimum width of 100 feet. Each lot shall have a minimum depth of 200 feet.
- C. Yards.
 - 1. Front. Each lot shall have a front yard extending across the full width of the lot or parcel, with a inimum depth of 30 feet.
 - 2. Side. There shall be a side yard of seven feet on each side of the lot extending from the front yard to the rear yard.
 - 3. Rear. There shall be a rear yard on each lot extending across the full width of the lot, with a minimum depth of 30 feet.
- D. Height Limitations. Same as the RF zone.
- E. Off-Street Parking. See MTC [18.60.170](#).
- F. Utilities. All installation of utility lines shall be underground, wherever technically feasible. [Ord. 2004-7 § 5; Ord. 2004-01 § 2; Ord. 94-06 § 1; prior code § 11-2-11.3.E]

The PZHAC will need to determine that the request, as submitted is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings of Fact:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of replacing dark brown of shingles with terra cotta colored roof shingles on a dwelling at this address.
- The proposed reroofing is compatible with the R-1 zoning of the property.
- The PZHAC has determined that the roofing meets all applicable Code requirements.

PZHAC OPTIONS:

1. Approve the application.
2. Approve the application with conditions.
3. Reject the application.

PZHAC ACTION:

PHOTO OF THE DWELLING TO BE RESHINGLED WITH TERRA COTTA COLORED SHINGLES



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

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: [R0400808](#)

Parcel Number: 4007137256386

Owner: ANDERSON JOHN B
TRUSTEES

Mail Address: 291 CAPRI RD

Subdivision: BASON MANOR 807

Property Address: 291 CAPRI RD

Acres: 0



PHOTOS OF THE DWELLINGS ON CAPRI ROAD WITH TERRA COTTA ROOFS



PHOTOS OF NEIGHBORING OR NEARBY DWELLINGS WITH METAL ROOFS



PHOTOS OF NEARBY DWELLINGS WITH OTHER ROOF STYLES

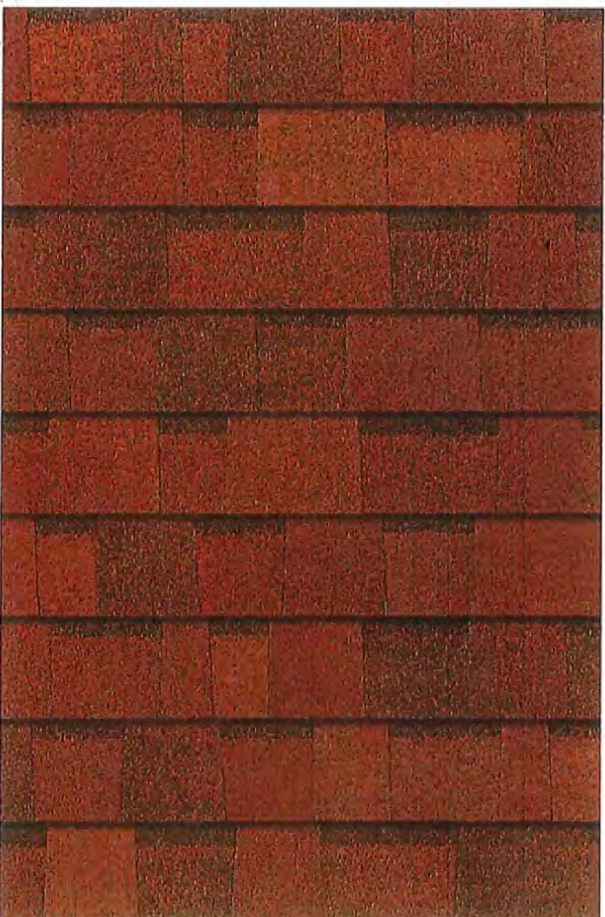




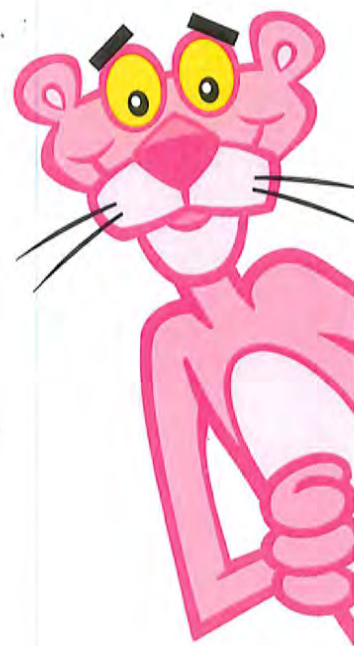
Onyx Black†



Estate Gray†



Terra Cottat



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR
 OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:
 Case # 060831
 Fee \$ 30.00

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

CASE NO. 060831 ZONE: R1 CODE: RR APPLICATION DATE: 1-8-19

LUCAS & GONFLEY ROOFING 575-527 2908
 Name of Applicant/Owner Applicant's Telephone Number
7158 Moongate Rd Las Cruces NM 88012
 Applicant's/Owner's Mailing Address City State Zip Code

Applicant's/Owner's E-mail Address

Contractor's Name & Address (If none, indicate Self)
575 527 2908 4217 31302 379649
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 291 CAPRI RD

Description of Proposed Work: REMOVE EXISTING ROOFING INSTALL NEW
Shingles

\$ 12656⁰⁰ Merlin Suarez 1-8-19
 Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval **BOT** Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

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

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

CONDITIONS: PZHAC REVIEW & APPROVAL REQUIRED.
CID PERMIT REQUIRED.

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:

PZHAC ACTION FORM
ZONING PERMIT REQUEST CASE 060832
[PZHAC REVIEW – 1/22/19]
STAFF ANALYSIS

Item:

Case 060832 – 3000 Calle del Norte, submitted by DJ Walker Construction for Preston Mitchell; a request for a zoning permit to allow a shingle roof to be replaced with a metal roof on a dwelling at this address. Zoned: Rural Farm (RF)

Staff Analysis and Recommendation:

The applicant would like to replace a shingle roof with a shingle roof with a grey metal roof. Aside from the change in roof style, there will be some slight changes to the style of the dwelling. Currently, the dwelling, which is a single story brick ranch style, has curved eaves at the corners of the dwelling that give the dwelling a hint of oriental pagoda styling. The applicant would like to remove these styling features and straighten the corners of the roof. In addition to being more compatible with the proposed roof, the style of the dwelling will be more in character with the styles in the Town.

The applicant is having the roof redone with metal to repair damage that has been done to the roof by several recent hail storms, and to increase the durability of the roof. Since the proposed metal roof is lighter in weight than the existing shingles, there will be no changes to the underlying roof structure, according to the applicant.

The subject property is in the Rural Farm (RF) zone. There are no architectural standards in the Code for the RF zone, although the PZHAC has historically tried to ensure that any work done in this zone would not result in a structure being out of character with the surrounding properties. Once the work is completed, the style of the dwelling will be very similar to other housing styles and types in the RF zone in this area. There is at least one other dwelling along Snow Road that has a metal roof.

Estimated Cost: @ 55,535.60

Consistency with the Code:

The proposed structure, when finished, will be consistent with Chapter 18.20 (RF Zone) of the Code, which does not contain architectural or design standards for dwellings.

18.20.050 RF Development standards.

- A. Lot Area. Each lot shall have a minimum area of five acres except cluster development.
- B. Lot Dimensions. Each lot shall have a minimum width of 225 feet. Each lot shall have a minimum depth of 300 feet.
- C. Yards – Front. Each lot or parcel of land shall have a front yard extending across the full width of the lot or parcel, with a depth of not less than 30 feet.
- D. Height Limitations. The maximum height of buildings or structures in the RF zone shall be two stories or 30 feet, whichever is less.
- E. Utilities. All installation of utility lines shall be underground, wherever technically feasible.

The PZHAC will need to determine that the request, as submitted is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings of Fact:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of replacing a shingle roof with a metal roof.
- The proposed reroofing is compatible with the RF zoning of the property.
- The PZHAC has determined that the roofing meets all applicable Code requirements.

PZHAC OPTIONS:

1. Approve the application.
2. Approve the application with conditions.
3. Reject the application.

PZHAC ACTION:

PHOTO OF THE DWELLING



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

Maps

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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: [R0400084](#)

Parcel Number: 4005138268105

Owner: MITCHELL PRESTON T

Mail Address: 3000 CALLE DEL NORTE

Subdivision:

Property Address: 2100 CALLE DEL NORTE

Acres: 3



PHOTO OF THE DWELLING SHOWING EXISTING ORIENTAL STYLING TOUCHES (SLIGHT UPCURVE)



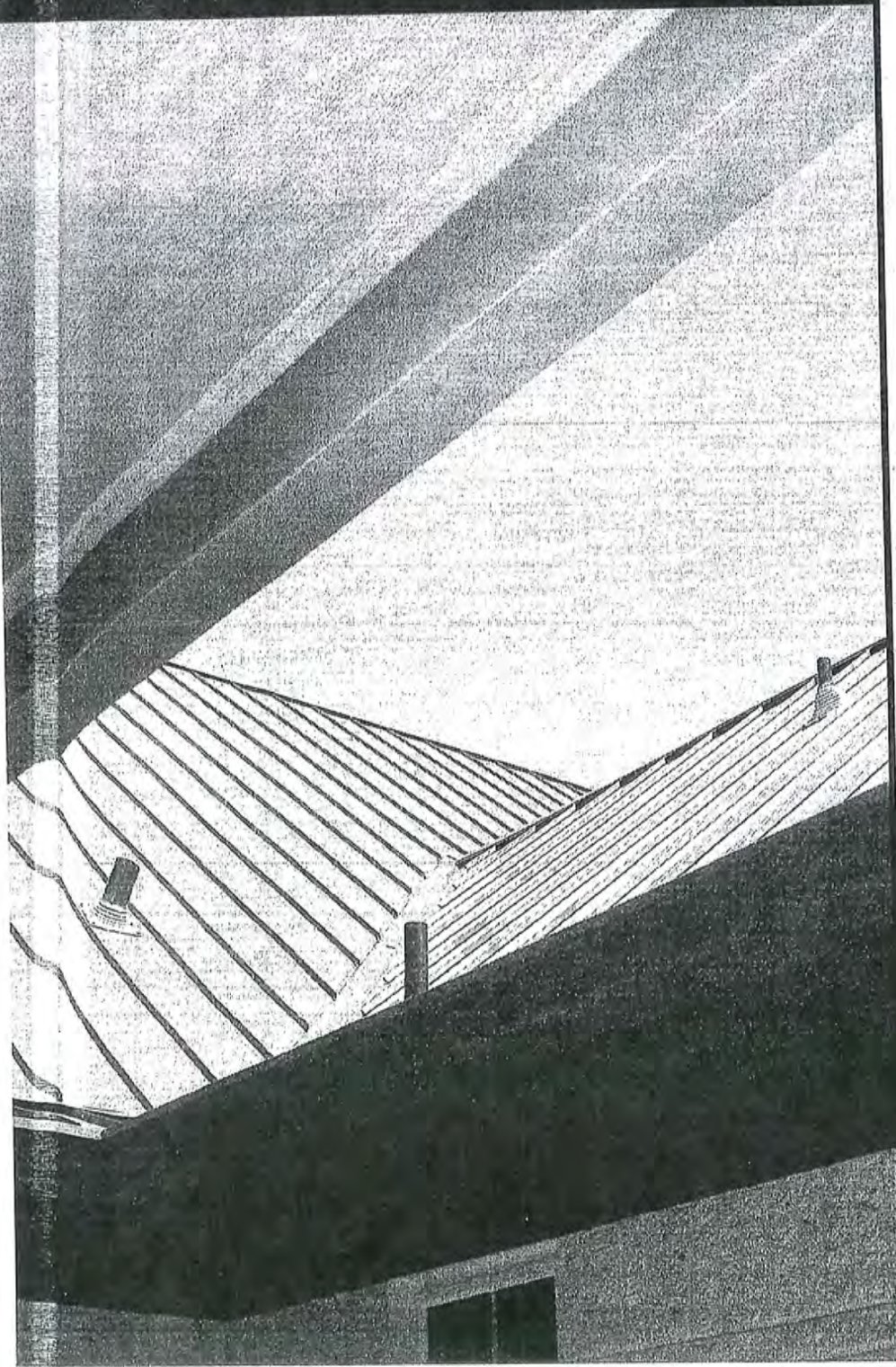
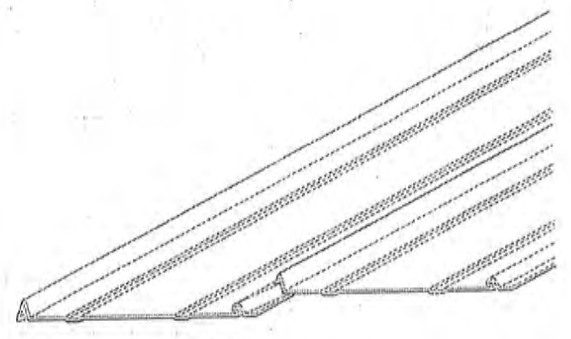
PHOTO OF A NEARBY DWELLING WITH A METAL ROOF ON SNOW ROAD





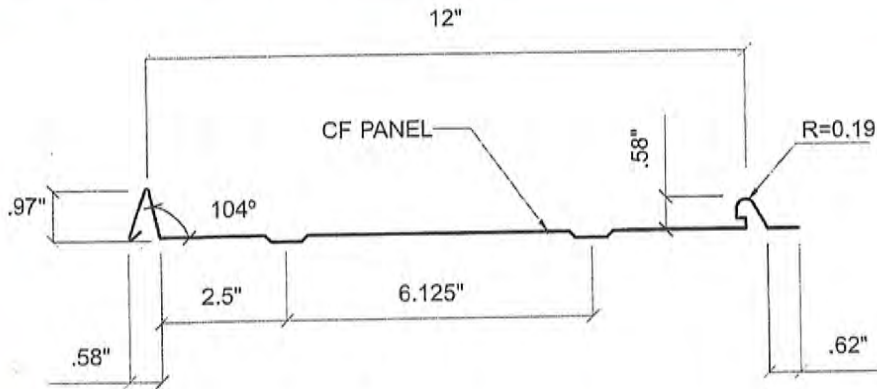
MUELLER, INC.
METAL BUILDINGS, ROOFING & COMPONENTS

CF PANEL MANUAL



METAL ROOFING INSTALLATION GUIDE

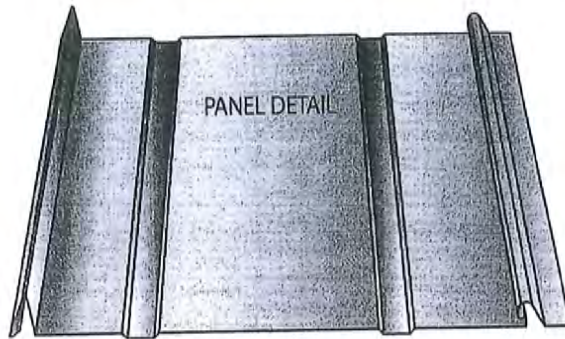
PRODUCT DESCRIPTION



- 12" Coverage
- 26 Gauge
- Optional striated CF Panel available

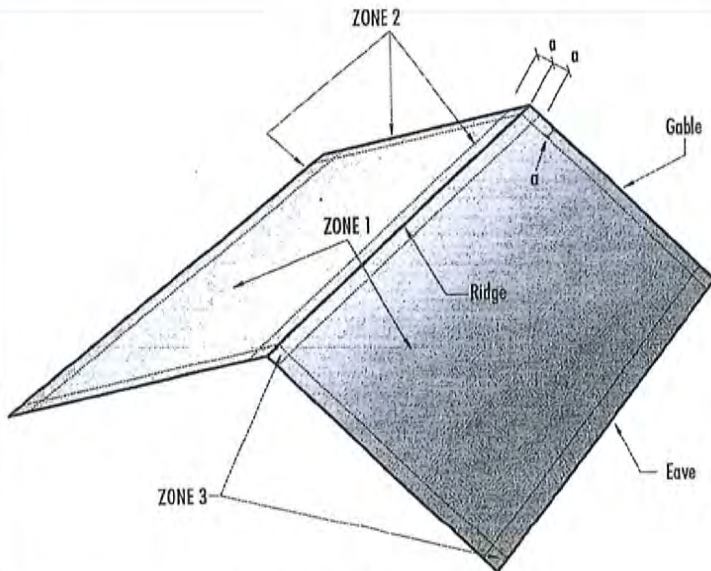
For color selections, please request a color chart.

Galvalume Plus (20 YEAR WARRANTY)
 Limited Paint Warranties
 (UP TO 30 YEAR WARRANTIES)

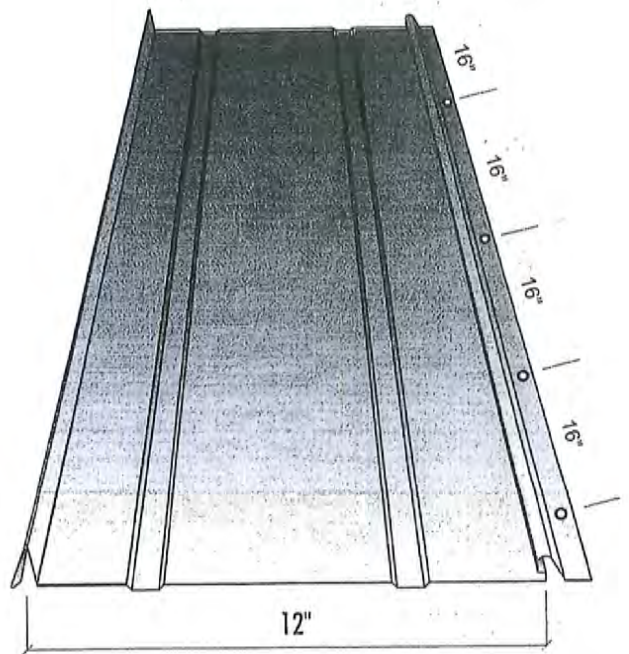


WARNING! CF Panel should not be installed on a roof that is less than a 3:12 pitch. When this panel is installed on pitches less than 3:12, heavy rainfall may lead to water accumulation and possible leaks.

10



Example: Wind Speed Zone 90



Note: Dimension (a) is defined as 10% of the minimum width of the building or 40% of the mean height of the roof, whichever is smaller, however, (a) cannot be less than either 4% of the minimum width of the building or 3 feet.

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060832

Fee \$ 94.50

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

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

Preston Mitchell 575 635-9282
 Name of Applicant/Owner Applicant's Telephone Number

3000 Calle Del Norte Mesilla NM 88
 Applicant's/Owner's Mailing Address City State Zip Code

Ptmitch2009@gmail.com
 Applicant's/Owner's E-mail Address

D J Walker Construction 518 N 17th Street Las Cruces NM 88005
 Contractor's Name & Address (If none, indicate Self)

575 644-3180 27-0098517 NM 360618
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 3000 Calle Del Norte

Description of Proposed Work: RE ROOF Single Family Dwelling with CF-PANEL metal roof system

\$ 55,535.60 [Signature] 1/10/19
 Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval **BOT** Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

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

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

CONDITIONS: PZHAC REVIEW & APPROVAL REQUIRED
CID PERMIT REQUIRED
ZC

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:

PZHAC ACTION FORM
ZONING PERMIT 060833
[PZHAC REVIEW – 1/22/2019]
STAFF ANALYSIS

(Decision to be based on information presented during the Work Session – Item 1)

Item:

Case 060833 – 207 Capri Arc, submitted by Albert and Dawn Stephans, a request for a zoning permit to allow the construction of a work shed/storage building at this address. Zoned: Residential, Single Family (R-1)

Staff Analysis:

The proposed work was discussed in the PZHAC Work Session held prior to this meeting. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the proposed work shed/storage building will be acceptable for the property or the Town, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed work shed/storage building will not be acceptable to the property or the Town, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

Estimated Cost: @ \$3235.00

Consistency with the Code:

The PZHAC will need to determine that the proposed work shed/storage building, when finished, will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of building a work shed/storage building on a residential property at this address.
- The PZHAC has determined that the proposed work shed/storage building will meet all applicable Code requirements.

PZHAC OPTIONS:

1. Approve the requested zoning permit.
2. Approve the requested zoning permit with conditions.
3. Reject the permit.

PZHAC ACTION:

PZHAC ACTION FORM
DEMOLITION PERMIT 060834
[PZHAC REVIEW – 1/22/2019]
STAFF ANALYSIS

(Decision to be based on information presented during the Work Session – Item 2)

Item:

Case 060834 – 2231 Calle de Parian, submitted by Eric and Teresa Sanchez; a request for a demolition permit for the removal of a wooden porch and metal carport behind a dwelling at this address. Zoned: Historical Residential (HR)

Staff Analysis:

The proposed work was discussed in the PZHAC Work Session held prior to this meeting. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the proposed removal of the porch and carport will be acceptable for the property and the Town, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed removal of the porch and carport will not be acceptable to the property or the Town, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

Estimated Cost: @ \$975.00

Consistency with the Code:

The PZHAC will need to determine that the proposed removal of the porch and carport will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of removal of a porch and a carport at the rear of a dwelling at this address.
- The PZHAC has determined that the proposed demolitions meet all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend approval of the requested demolition permit to the BOT.
2. Recommend approval of the requested demolition permit to the BOT with conditions.
3. Reject the permit.

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060835
[PZHAC REVIEW – 1/7/2019]
STAFF ANALYSIS

(Decision to be based on information presented during the Work Session – Item 2)

Item:

Case 060835 – 2231 Calle de Parian, submitted by Eric and Teresa Sanchez; a request for a zoning permit to allow part of the rear of a dwelling at this address to be remodeled. Zoned: Historical Residential (HR)

Staff Analysis:

The proposed work was discussed in the PZHAC Work Session held prior to this meeting. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the proposed alterations to the dwelling will be acceptable for the property and the Town, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed alterations to the dwelling will not be acceptable to the property or the Town, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

Estimated Cost: @ \$150,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed alterations to the dwelling, when finished, will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of remodeling the part of the rear of a dwelling on a property at this address.
- The PZHAC has determined that the proposed remodeling will meet all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend approval of the requested zoning permit to the BOT.
2. Recommend approval of the requested zoning permit to the BOT with conditions.
3. Reject the permit.

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060837
[PZHAC REVIEW – 1/22/2019]
STAFF ANALYSIS

(Decision to be based on information presented during the Work Session – Item 3)

Item:

Case 060837 – 2341 Calle de Arroyo, submitted by Michael R. Taylor; a request for a zoning permit to allow the replacement of a bedroom window on a dwelling at this address. Zoned: Historical Commercial (HC)

Staff Analysis:

The proposed work was discussed in the PZHAC Work Session held prior to this meeting. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the proposed replacement of the window, with any necessary repairs to the adobe, will be acceptable for the zoning of the property, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed replacement of the window, with any necessary repairs to the adobe, will not be acceptable to the zoning of the property, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

Estimated Cost: @ \$400.00

Consistency with the Code:

The PZHAC will need to determine that the proposed window, when installed, will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of replacement of a window, with any necessary repairs to the adobe, on a residential property at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend approval of the requested zoning permit to the BOT.
2. Recommend approval of the requested zoning permit to the BOT with conditions.
3. Reject the permit.

PZHAC ACTION:

PZHAC NEW BUSINESS

JANUARY 22, 2019

PZHAC DECISIONS

BUSINESS REGISTRATIONS

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST - PERMIT 0762
[PZHAC REVIEW – 1/22/2019]

STAFF ANALYSIS

Item:

0762 – 1368 Snow Road, submitted by John L. Boyer for “Las Cruces Horse Boarding and Farming, LLC”; a request for a business license to allow the applicant to continue a horse boarding operation as well as the sale of hay grown on the property at his address. Zoned: Rural Farm (RF)

Description of Business:

The purpose of the application is to allow the applicant to continue the operation of a horse boarding operation on this property. The operation was taken over with the purchase of the property from Shannon Killingsworth, who had a Special Use Permit in order to board horses here. The proposed operation will be a continuation of the use, with no changes to the intensity or size of the operation. The proposed use will not result in any changes to the agricultural nature of the property or any of the other surrounding properties in the area.

Consistency with the Code:

In addition to being allowed by the original Special Use Permit, the raising and boarding of livestock (horses are considered livestock), farming and the sale of agricultural products raised on the property are all uses allowed by right in the Rural Farm zone.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed uses are uses that are allowed by the MTC in this zoning district.
- The proposed use will not create any negative impacts to the area.

PZHAC OPTIONS:

- Approve the application.
- Approve the application with conditions.
- Reject the application.

PZHAC ACTION:

PROPERTY FROM SNOW ROAD



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

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: [R0401618](#)

Parcel Number: 4004137465225

Owner: BOYER JOHN LARRY

Mail Address: PO BOX 14002

Subdivision: KILLINGSWORTH

SUBDIVISION (BK 23 PG 515 -
1324722)

Property Address: 1368 SNOW RD

Acres: 5.05000019



Town of Mesilla

Business Registration Application

Note: A separate business registration application form should be completed for each business location.



OFFICIAL USE ONLY:

Business License #: 0762

PLEASE TYPE OR PRINT

Business Registration Application is: New Renewal

Name of Business LAS CRUCES HORSE BOARDING AND FARMING LLC

Name of Applicant John L. Boyer

MAILING Address 1368 Snow Road

City LAS CRUCES

State NM

Zip 88005

PHYSICAL Address of Business 1368 Snow Rd.

Business Phone 575-649-7235

Alternate Phone 817-703-3815

E-mail Address KOKOPPELL@mom575@gmail.com

Please include a valid E-mail address, which will be used for information and updates about special events, street closures, and other important town information. If you would like your business included on the Town's tourism website, please visit www.mesillanm.gov and fill out the Business Information Update Request Form, or contact the Community Development Coordinator, Larry Shannon at larrys@mesillanm.gov.

Property Owner Name John L. Boyer

Property Owner Address 1368 Snow Rd.

City LAS CRUCES

State NM

Zip 88005

Property Owner Phone 817-703-3815

The Location code for reporting earnings received in the Town of Mesilla is 07-303

Square Footage of Business N/A

Number of Employees N/A

Number of Parking Spaces N/A

Zoning Code RR

Business Applicant Is:
 Sole Proprietorship
 Partnership
 Corporation

Current NM CRS Tax ID 82-2711915

Type of Business - Please describe the product(s) and/or service(s)
Boarding of Horses and Sale of Hay (Farming)

Emergency Contact Information

Responsible party to be called in case of emergency. Enter information in order of requested contact.

Contact 1	GARRIELE COX	Phone Number	575 649-7235
Address	1368 SNOW RD, LAS CRUCES 88005		
Contact 2	John Boyer	Phone Number	817-703-3815
Address	1368 SNOW RD		
Contact 3		Phone Number	
Address			

Do you have an alarm system? Yes No

If yes, what kind? What company responds?

Applicant hereby states under oath that all statements and representations made in this application are true and valid.

Signature of Applicant John V Boyer Date 12-28-18
Signature of Building Owner John V Boyer Date 12-28-18

OFFICE USE ONLY

Receipt Number	0762	Date of Payment		<input type="checkbox"/> Utility service verified with utility department
Case Number	n/a	PZHAC Approval Date		
Sign Permit Case #	n/a	BOT Approval Date	n/a	
Zone	B#	Renewal Date	2/15/19	
				<input type="checkbox"/> Submit by E-mail

Fire Department Inspection Verification

Fire Department Signature n/a
Inspection Date n/a Approved Yes No

CRS Verification of Location Code