



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)

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).

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

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 December 17, 2018.

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)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

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)
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)**
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)**

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 1/4/19 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; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

JANUARY 7, 2019

WORK SESSION

**PZHAC WORK SESSION
JANUARY 7, 2019
ITEM 2**

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)

This request was originally scheduled to be heard December 17, 2018; but there was not a quorum available to vote on the request once Mr. Nevarez recused himself from voting on his own request. The case was rescheduled until this meeting to allow a quorum to be present.

Mr. Nevarez is related to the Herreras and is acting as their representative at this meeting. The property has been used by the Herrera's since at least 2006 (or before) as a contractor's yard for a well drilling business (Vivi's Well Drilling, License # 0230). According to Mr. Nevarez, the business will also be located on the property.

The property, which is an odd shaped property 0.45 acres in size, is currently used by Vivian Herrera for parking Vivi's Welling Drilling vehicle. The business is owned by Ms. Herrera. There are currently no structures on the property, which is located on the east side of Calle de Guadalupe on the way to the Town cemetery. The dwelling will be located at the wide end of the property near Calle de Guadalupe and will meet all required setbacks (see attached site plan). The trucks will be parked at the easternmost part of the property.

The dwelling will consist of 1544 square feet of heated and cooled space with a 433 square foot attached garage and three porches having a total of 386 square feet. The size and style of the dwelling will be similar to most of the other dwellings along this section of Calle de Guadalupe and will not be out of character with the area (see attached elevations and photos of nearby dwellings). Since the dwelling will be in the RA zoning district, there are no architectural requirements for new dwellings. However, the PZHAC has consistently tried to ensure that new construction outside the Historic districts would be compatible with other structures in the area of the new structure, especially when the property is relatively close to the historic area of Town.

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

PHOTO OF THE PROPERTY FROM CALLE DE GUADALUPE



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

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: [R0400680](#)

Parcel Number: 4006138367094

Owner: HERRERA VIVIAN A & EMILIA
N

Mail Address: PO BOX 799

Subdivision:

Property Address: CALLE DE
GUADALUPE

Acres: 0



PHOTOS OF OTHER DWELLINGS ALONG CALLE DE GUADALUPE

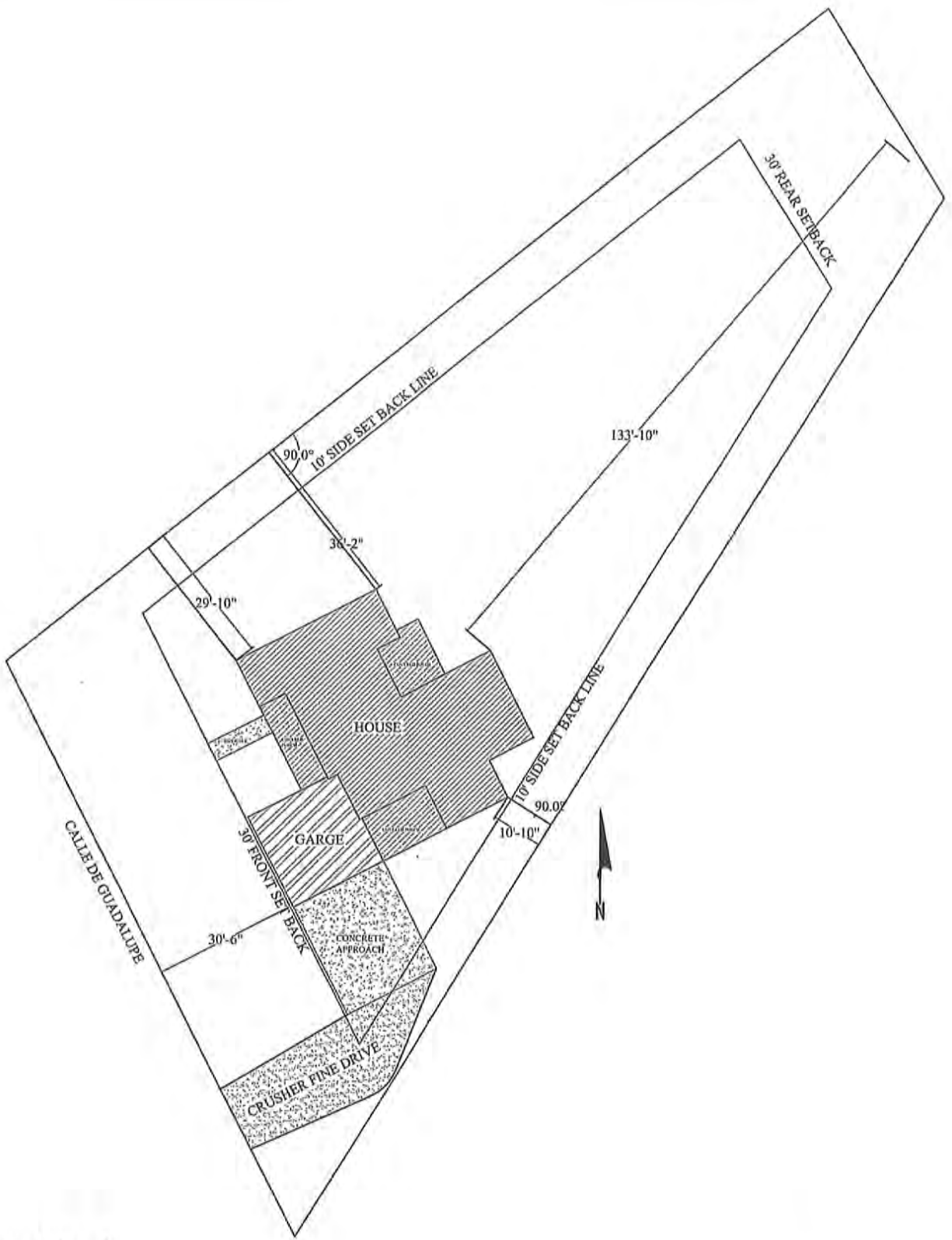


PHOTOS OF OTHER DWELLINGS ALONG CALLE DE GUADALUPE



PHOTOS OF OTHER DWELLINGS ALONG CALLE DE GUADALUPE

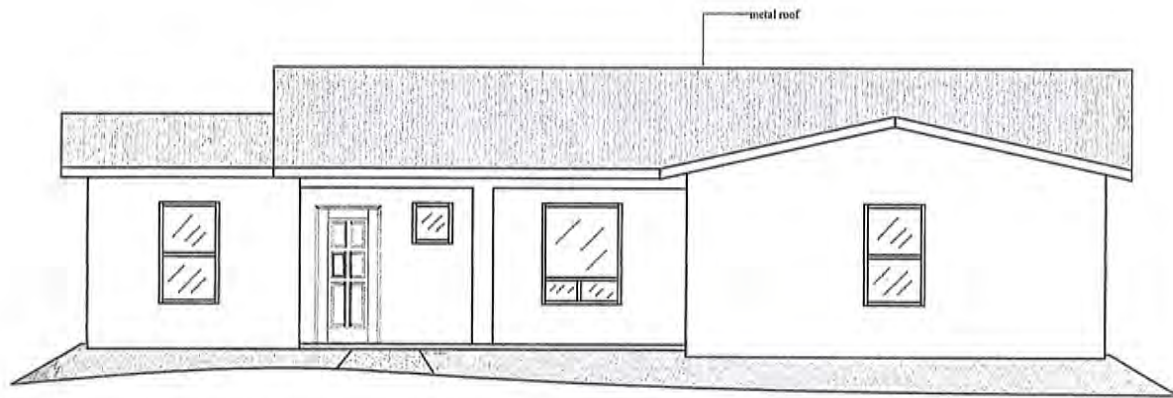




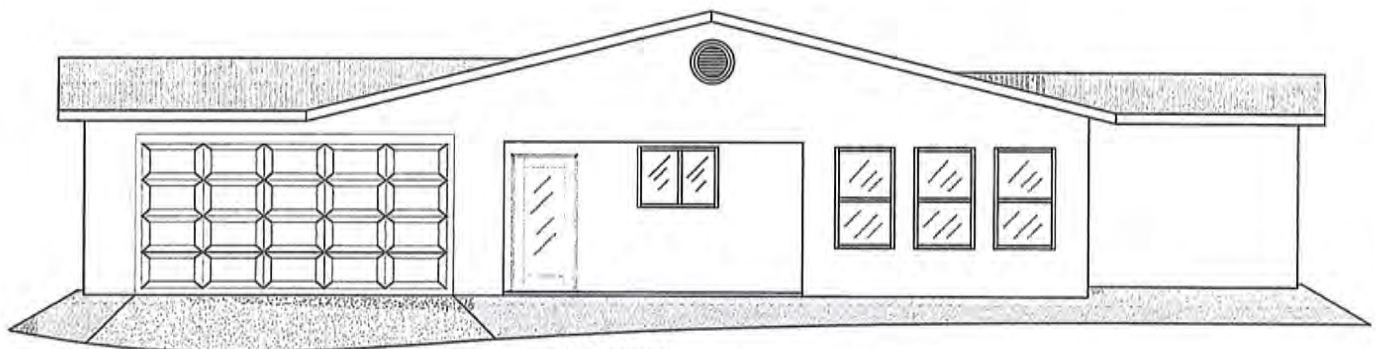
Proposed site plan
 DECEMBER 5, 2018

NTS

Drawn By: Patrick Vigil	2957Calle de Guadalupe	ViCa One Inc.
Drawn for: Herrera Family		PO Box 669
575-644-3748	Town of Mesilla, NM 88046	Mesilla Park, NM



FRONT- WEST

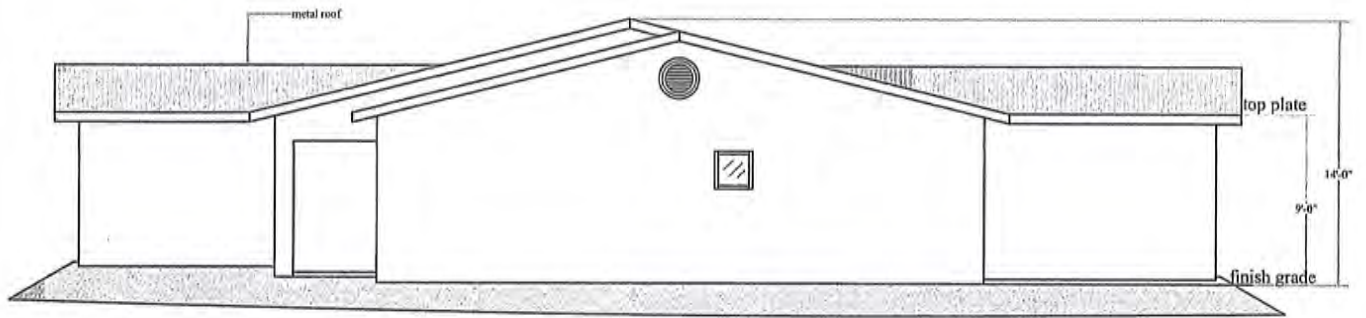


SIDE-SOUTH

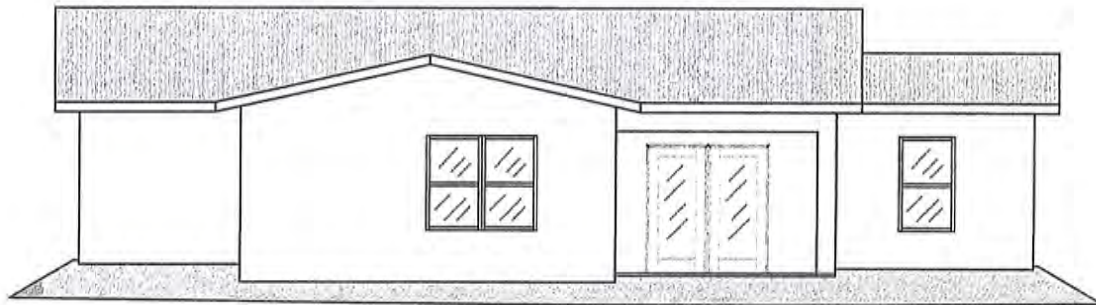
*Elevations west and south
DECEMBER 5, 2018*

NTS

<i>Drawn By: Patrick Vigil</i>	<i>2957Calle de Guadalupe</i>	<i>ViCa One Inc.</i>
<i>Drawn for: Herrera Family</i>		<i>PO Box 669</i>
<i>575-644-3748</i>	<i>Town of Mesilla, NM 88046</i>	<i>Mesilla Park, NM</i>



SIDE-NORTH

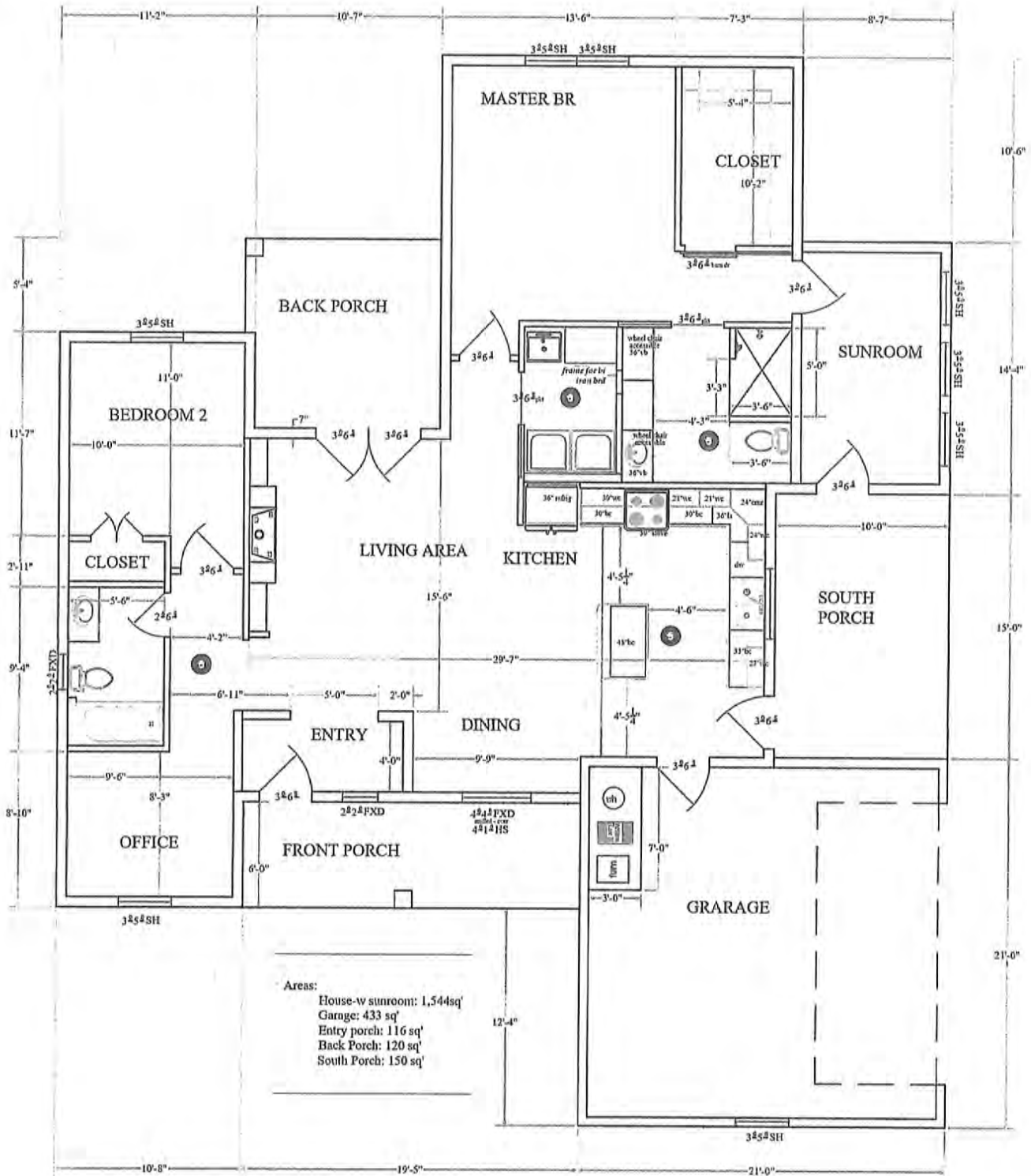


BACK-EAST

North and East Elevations
 DECEMBER 5, 2018

NTS

Drawn By: Patrick Vigil	2957Calle de Guadalupe	ViCa One Inc.
Drawn for: Herrera Family		PO Box 669
575-644-3748	Town of Mesilla, NM 88046	Mesilla Park, NM



PROPOSED FLOOR PLAN
DECEMBER 5, 2018

scale: 1/8" = 1'

Drawn By: Patrick Vigil	2957Calle de Guadalupe	ViCa One Inc.
Drawn for: Herrera Family		PO Box 669
575-644-3748	Town of Mesilla, NM 88046	Mesilla Park, NM

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 160825

Fee \$ 235.00

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

CASE NO. 060825 ZONE: RA CODE: NR APPLICATION DATE: 12/6/18

Name of Applicant/Owner: Gerard Nevarez Applicant's Telephone Number: 5756423938

Applicant's/Owner's Mailing Address: PO Box 1102 Mesilla NM 88046

Applicant's/Owner's E-mail Address: mesilla3@aol.com

Contractor's Name & Address (if none, indicate Self): Patrick Vigil VICAONE PO Box 669 Mesilla Park NM

Contractor's Telephone Number: 575.644.3748

Address of Proposed Work: 2957 Calle de Guadalupe Mesilla NM 88046

Description of Proposed Work: For Emilia + Vivian Herrera, Construction of house (see attached elevations, site plan, & floor plan)

Estimated Cost: \$150,000 Signature of Applicant: [Signature] Date: 12.06.18

Signature of property owner if applicant is not the property owner: X Emilia Herrera

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 & 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 WORK SESSION
JANUARY 7, 2019
ITEM 3**

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).

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 diagram). The current window is about 3'10" wide by 2'4" tall and does not meet code requirements for emergency egress from a bedroom. The proposed window is 3' wide by 5' tall and 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 window being removed will then be rebuilt and installed in the rear wall of the structure where it will replace a door and a window there. The applicant will also move a new canale on the wall to match the line and style of existing canales that have historically been part of the building. (The new canale was added last year when a bathroom was added to the dwelling and is lower than the other existing canales.) Then applicant will then conduct any repairs that are necessary to the adobe of the structure and will refinish and repaint the structure the color it is now. According to the applicant, there will be no changes to the color or architectural style of the dwelling.

The building, which is adobe, is in the Historic Register (see attached) and is estimated to have been built around 1910. The Historical Register considers the dwelling as "contributing" in that it adds to the "physical cohesiveness" of the area. According to the Historic Register, the architecture of the building is a plus to the Town. Aside from the addition of the bathroom in 2014 (an outhouse was used prior to the addition), along with occasional roof work and work on the porches, there do not appear to have been any major renovations to the building, especially since 1980.

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 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.

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 Search Type: Account Nu

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: [R0400173](#)

Parcel Number: 4006137029520

Owner: OWEN MARY ANNE

Mail Address: PO BOX 192

Subdivision:

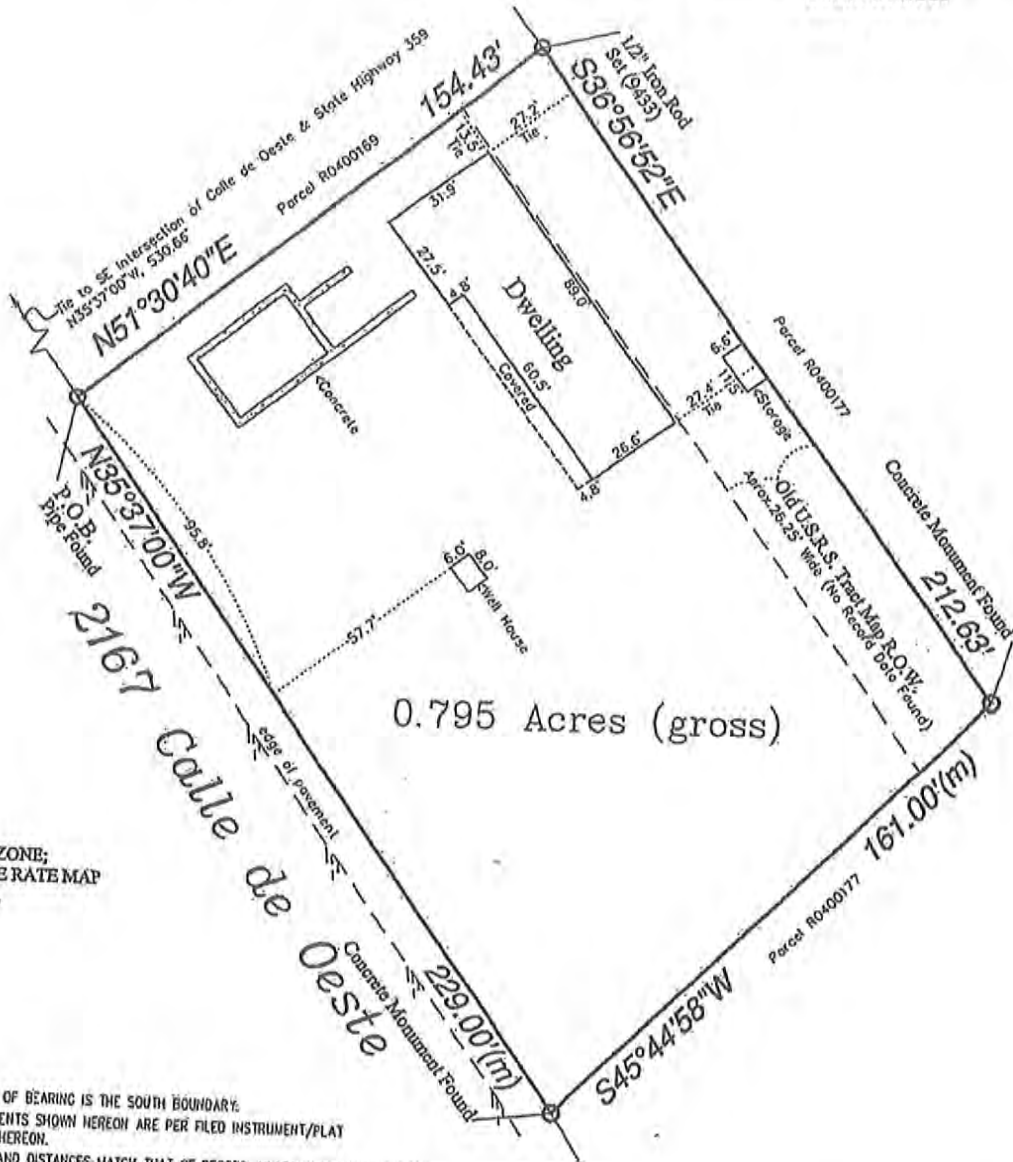
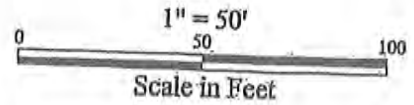
Property Address: 2167 CALLE DEL OESTE

Acres: 0



PLAT OF SURVEY

A 0.795 ACRE TRACT OF LAND, LOCATED IN
SECTION 25, T.23S., R.1E., N.M.P.M.
OF THE U.S.R.S. SURVEYS,
TOWN OF MESILLA
DONA ANA COUNTY
NEW MEXICO



0.795 Acres (gross)

INSTRUMENT OF RECORD:
FILED
Instrument #1727501
OF THE DONA ANA COUNTY RECORDS

DRAWN BY: S. P.
FIELD BY: C.S., E.R.
JOB NO.: 18-10-0457
DATE: October 26, 2018

PROPERTY IS IN AN 'X' DESIGNATED ZONE,
AS SHOWN ON THE FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO. 35013C1093 G,
EFFECTIVE JULY 6, 2016



NOTES:
THE BASIS OF BEARING IS THE SOUTH BOUNDARY.
ALL EASEMENTS SHOWN HEREON ARE PER FILED INSTRUMENT/PLAT
AS NOTED HEREON.
BEARINGS AND DISTANCES MATCH THAT OF RECORD, UNLESS OTHERWISE NOTED.
1/2" IRON RODS WITH YELLOW PLASTIC CAP LABELED NMP 9433 SET
AT PROPERTY CORNERS OR AS NOTED HEREON.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT
THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE
BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT,
MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND
SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO
THE BEST OF MY KNOWLEDGE AND BELIEF.

Terence G. Scanlon
TED G. SCANLON, P.S. NO. 9433
2990 N. MAIN STREET, STE. 3C, LAS CRUCES, NEW MEXICO 88001

October 26, 2018
DATE OF SURVEY

BORDERLANDS
ENGINEERS AND SURVEYORS LLC
2990 N. MAIN STREET, STE. 3C
LAS CRUCES, NEW MEXICO 88001
PHONE: (575) 522-1443
FAX: (575) 522-9938

"THIS IS A BOUNDARY SURVEY PLAT
OF AN EXISTING TRACT OR TRACTS
OF LAND. IT IS NOT A LAND
DIVISION OR SUBDIVISION AS
DEFINED IN THE NEW MEXICO
SUBDIVISION ACT."



October 26, 2018

DESCRIPTION OF A 0.795 ACRE TRACT

A 0.795 acre tract of land situate within the corporate limits of the Town of Mesilla, Dona Ana County, New Mexico. Located in the Section 25, T.23S., R.1E., N.M.P.M., of the U.S.R.S. Surveys and being more particularly described as follows, to wit:


BEGINNING at a pipe found along the East line of Calle de Oeste, for the Northwest corner of this tract: **WHENCE**, the Southeast intersection point of Calle de Oeste & State Highway 359, bears N.35°37'00"W., a distance of 530.66 feet;

THENCE, from the point of beginning, leaving Calle de Oeste, N.51°30'40"E., a distance of 154.43 feet to a ½" iron rod set for the Northeast corner of this tract;
THENCE, S.36°56'52"E., a distance of 212.63 feet to a concrete monument found for the Southeast corner of this tract;

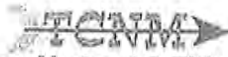
THENCE, S.45°44'58"W., a distance of 161.00 feet to a concrete monument found along the East line of Calle de Oeste for the Southwest corner of this tract;

THENCE, along the East line of Calle de Oeste, N.35°37'00"W., a distance of 229.00 feet to the point of beginning, enclosing 0.795 acres of land, more or less. Subject to an old R.O.W. with no record information found, shown on the U.S.R.S. Maps, also subject to all patents, easements and reservations of record.

A plat was prepared under Job No. 18-10-0457. Field Notes by BORDERLAND ENGINEERS & SURVEYORS LLC., License No. 9433.



Ted G. Scanlon, PS No. 9433



Las Cruces Abstract & Title Company
ERRORS AND OMISSIONS COMPLIANCE AGREEMENT

File# 077005


To: Las Cruces Abstract & Title Company
119 S. Campo Street
Las Cruces, NM 88001
Property Address: 2167 Calle De Oeste, Mesilla, NM 88046

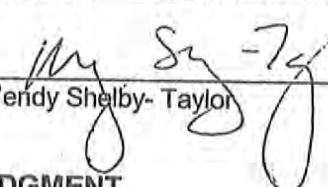
In consideration of Las Cruces Abstract & Title Company closing the above referenced transaction, the undersigned Borrowers/or Buyers or Sellers, if requested by Las Cruces Abstract & Title Company, agree to fully cooperate to adjust for any clerical errors and omissions that may have occurred as part of the closing. This includes any adjustments for loan payoffs, payoffs to creditors, water bill proration's, insurance premiums, repair bills, or any undisclosed monies to be collected, homeowners association dues and of fees, property tax proration's.

If it is deemed necessary for the Borrowers/or Buyers or Sellers as applicable to initial any corrections or to provide Las Cruces Abstract & Title Company with any additional funds, Borrowers/or Buyers and sellers agree to do so in a timely manner, normally this is within three business days.

WITNESS our hand(s) this 2nd day of November, 2018

Signature of: Buyer Seller _____ Authorized Agent _____ (Check one and sign)


Albert Patrick Taylor

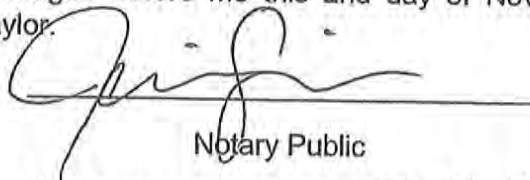

Wendy Shelby-Taylor

ACKNOWLEDGMENT

State of New Mexico

County of Dona Ana

This instrument was acknowledged before me this 2nd day of November, 2018, by Albert Patrick Taylor and Wendy Shelby-Taylor.


Notary Public

(seal, if any)

My commission expires: 03-22-20

PHOTOS OF THE DWELLING SHOWING WINDOW TO BE REPLACED



CLOSE-UP OF WINDOW



PHOTO OF THE REAR OF THE DWELLING



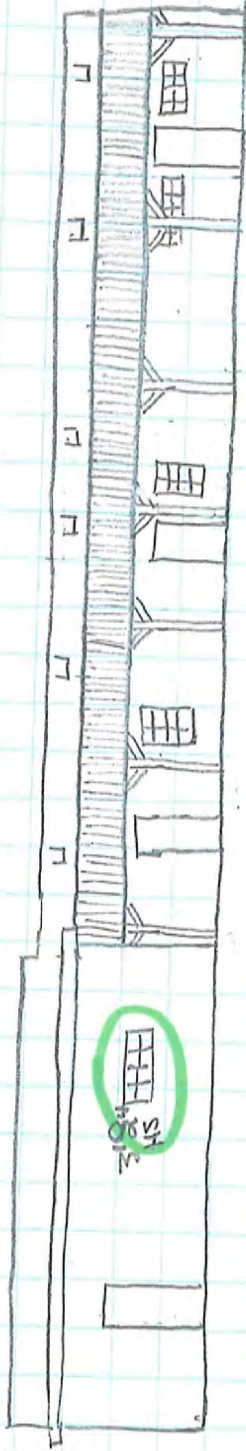
PHOTO OF THE REAR OF THE DWELLING SHOWING THE DOOR AND WINDOW TO BE CLOSED, THE PROPOSED LOCATION OF THE WINDOW BEING MOVED FROM THE FRONT, AND THE CANALE TO BE RELOCATED HIGHER



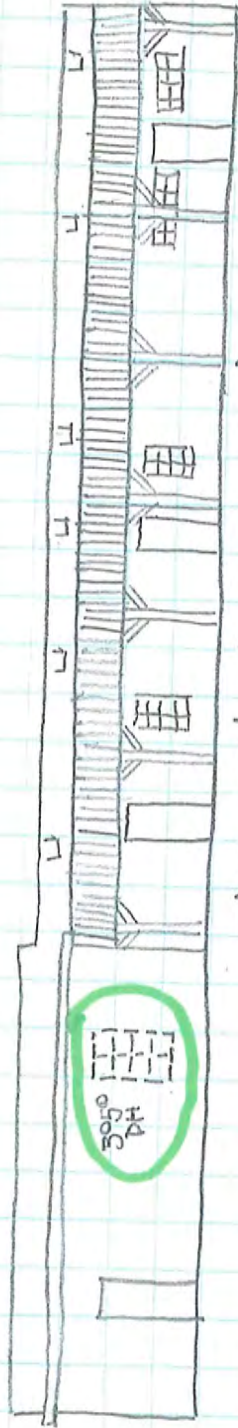
3

Pat & Wendy Taylor

2167 Calle Oeste



Existing West Elevation



Proposed West Elevation

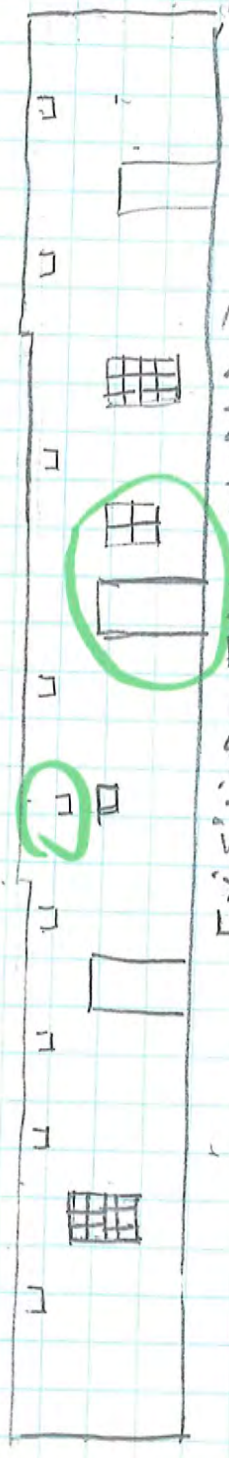
NO COLOR CHANGE / NO ARCHITECTURAL CHANGE

PROPOSED TO REMOVE WINDOW 3'0" x 4'11" & RELOCATE TO EAST ELEVATION
WINDOW PROPOSED IS A 3'0" x 4'11" FOR EXPRESS

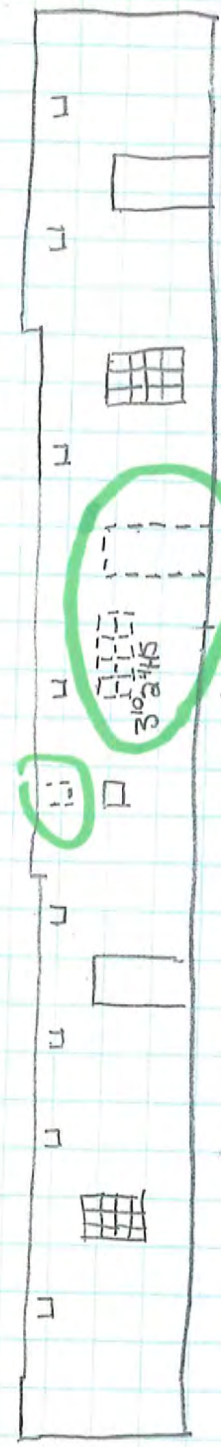
[3]

PAT & DEBBY TAYLOR

2167 CALLE OESTE



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

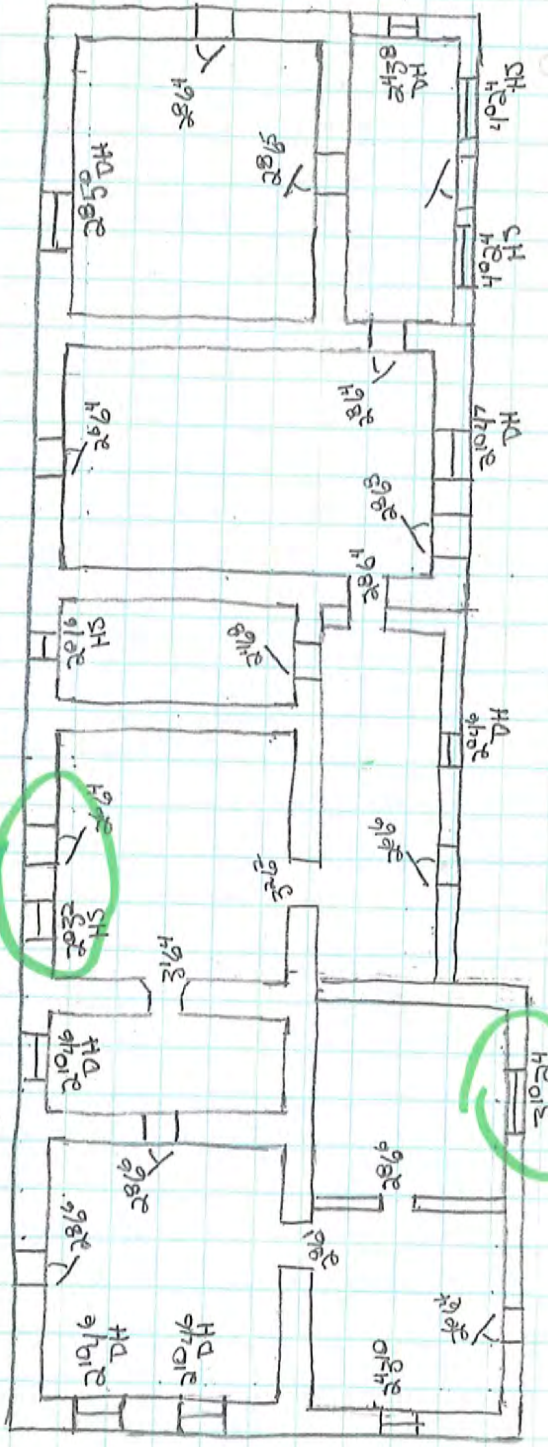
NO COLOR CHANGE / NO ARCHITECTURAL CHANGE

PROPOSED TO REMOVE DOOR & WINDOW & RELOCATE WINDOW PROPOSED IS 3'0" x 4'6" FROM OTHER SIDE OF HOUSE

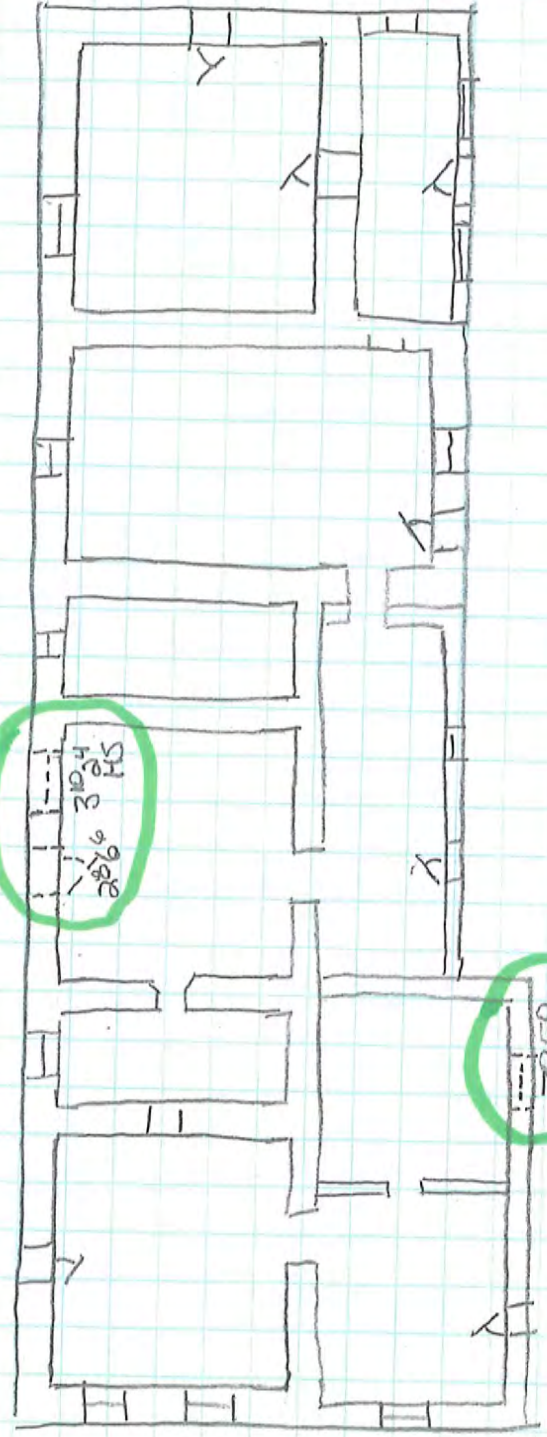
ROOF CASPI TO BE RAISED ALONG WITH ROOF FRAMING

RAT & Wendy Taylor 2167 Calle Oeste

North



Existing



Proposed

NO color change/NO Architectural change
Windows/door to be relocated as noted

1. ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6-6 79				REVISION 10. DATE 11. BY	
2. SURVEY DATE 3. BY 2-3-80 <i>gc</i>		4. CHECK DATE 5. BY		6. COMPUTER DATE 7. BY		8. FILE DATE 9. BY	
COUNTY <i>Dona Ana</i>		13. FIELD MAP		14. NUMBER <i>2167</i>		15. UTM REFERENCE NUMBER ZONE EASTING NORTHING <i>13 330350 3571850</i>	
16. SPECIFIC LOCATION <i>3rd house corner of intersection of Calle Oeste and NM 359 on east side of road</i>						20. I.D. # <i>183205303</i>	
17. CITY/TOWN <i>Mesilla</i>						22. ROLL # <i>46</i>	
18. ZIP <i>88046</i>						23. NEG # <i>12</i>	
19. LAND GRANT OR RESERVATION <i>Mesilla Civil Colony</i>						24. LOCATION OF NEG.	
20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$							
25. ARCHITECTURAL STYLE <i>Adobe Vernacular</i>				26. NUMBER OF STORIES <i>1</i>			
27. FOUNDATION MATERIAL(S) <i>Box 300 Mesilla 88046</i>							
28. EXTERIOR WALL SURFACE(S) <i>Stucco over adobe</i>							
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) <i>Single 4/4 double hung windows with wide plain surrounds without sills. horizontal 12 sash fixed frame window without surrounds w/ concrete lug sill and exposed wood lintel</i>							
30. DOOR/ENTRANCE (TYPE/SURROUNDS) <i>standard wood paneled door w light plain wide surrounds</i>							
31. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS) <i>flat roof w/ flat parapet w/ concrete coping. single shed roof over the north west corner with asphalt roll. shed roofed front porch.</i>							
32. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR/MATERIALS) <i>none visible</i>							
33. EXTERIOR DETAILS <i>Canales, coping wide surrounds, front porch long adobe style.</i>							
34. COMMENTS							
35. DATE OF CONSTRUCTION ESTIMATED <i>1910</i>		36. ACTUAL					
37. SOURCE OF DATE							
38. ARCHITECT/ENGINEER/BUILDER							
39. SOURCE OF INFORMATION							
40. NAME							
41. USE PRESENT <i>residential</i>							
42. HISTORIC							
43. CONDITION <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED							
44. DEGREE OF REMODELING <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR							
45. IMMEDIATE SURROUNDINGS <i>residential agricultural</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 <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input checked="" type="checkbox"/> LOCAL <input type="checkbox"/> NONE							
49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
50. WHAT TYPE?							
51. IF INVENTORIED, LIST I.D. #'S							
52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							

- 287 This stuccoed, gabled house has aluminum frame windows and a gabled porch protecting the entrance. est. 1960. (N)
- 288 This is a stuccoed residence with a flat roof and parapet and aluminum frame windows. est. 1930. (C)
- ~~289 This is an adobe farm house with aluminum frame windows, a flat roof with parapet, viga ends visible, and a shed roof porch with mission tile. There is a utility shed, a barn, and a silo associated with this house. est. 1900. (C)~~
- 290 This stuccoed adobe residence has a flat roof and parapet and metal casement windows. est. 1910. (C)
- 291 This stuccoed adobe residence has a flat roof, wood frame windows, a parapet, and a square-plan. est. 1920. (C)
- 292 This Ranch Style house has terrecotta brick walls. est. 1965. (N)
- 293 This is an apartment complex in a Territorial Revival style. The architecture matches that of the house to the north. This building blends well with the surroundings. est. 1975. (N)
- 294 This stuccoed house has a gabled roof and wood frame windows. est. 1910. (C)
- 295 This stuccoed gabled house with a brick half wall and wood frame windows has purlins and brackets. est. 1935. (N)
- 296 This gabled adobe residence has wood frame windows. est. 1910. (C)
- 297 This Ranch Style house has brick walls and aluminum frame windows. est. 1965. (I)
- 298 This stuccoed adobe house has a low gabled roof and aluminum frame windows. est. 1900. (C)
- 299 This is a rectangular-plan house with aluminum frame windows and a gabled roof. est. 1965. (N)
- 300 This is a small gabled house with aluminum frame windows. A trailer house is adjacent to it to the west. est. 1955. (I)
- 301 This house has a crenalated parapet and wood frame windows covered by tiled hoods. est. 1915. (C)
- 302 This square-plan stuccoed house with a flat roof and parapet has wood frame windows. est. 1900. (C)
- 303 This is a very long, rectangular-plan adobe house with a flat roof, parapet, wood frame windows, and an open porch spanning the length of the facade. est. 1900. (C)

Town of Mesilla, New Mexico

P.O. BOX 10
MESILLA, NM 88046
PHONE: (505)524-3262 FAX (505)541-6327

Application for Building Permit Certificate of Occupancy, Use and Historic Appropriateness

Application is hereby for the issuance of a Certificate of Occupancy, Use, and when applicable, a Certificate of Historical Appropriateness.

Application Date: _____

Patricia Wally Taylor
Name of Applicant

575 526 7995
Telephone Number

2167 Calle Oeste
Address

Mesilla NM 88046
City State Zip Code

Proposed Use or Occupancy: Residential Zone: HR

Contractor Name

Address

Telephone Number

Contractor Tax I.D. #

Contractor License #

This application includes:

1. Plot plan with legal description to show existing structures, adjoining, streets, driveway(s), improvements & setbacks.
2. Foundation Plan with details
3. Floor Plans showing rooms, their uses and dimensions
4. Cross Sections of walls
5. Roof and floor framing plan (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan
7. Architectural style and color scheme (Historical zones only)
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from Public Utility providing water service.
9. Recorded proof of ownership with legal description of property (deed or current tax bill)

All applications for electrical, mechanical/plumbing installations are made at the construction industries division

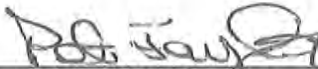
NO COLOR CHANGE/NO ARCHITECTURAL CHANGE.
2 windows/1 door to be relocated AS NOTED.
GENERAL ABOVE REPAIR & PRESERVATION

Location & Description of Proposed Work:

Estimated Cost: 650,000

Material: _____

Labor: _____



Signature of Applicant

Required Setbacks: Front _____ Rear _____ Side _____

PZHAC	_____	Administrative Approval	BOT	_____	Approved
	_____	Approved		_____	Disapproved
	_____	Approved with Conditions	Date	_____	Approved w/ Cond.

FEE: _____ RECEIPT #: _____ ISSUE DATE: _____

THERE IS A TEN (10) DAY MINIMUM REVIEW PERIOD ON ALL APPLICATIONS (with the exception of administrative approvals)

CASE NO. 060828

Date Received: 12/12/18

PZHAC MEETING
MINUTES
DECEMBER 17, 2018

(PART OF CONSENT AGENDA)

Town of Mesilla, New Mexico

PZHAC WORK SESSION MINUTES

DECEMBER 17, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, DECEMBER 17, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Michael Clute; a request to discuss plans to add opaque panels to the inside of a wrought iron fence to provide privacy at a dwelling located at 2186 Calle de Guadalupe. (Case 060818) Zoned: Historical Residential (HR)
Mr. Clute was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that Mr. Clute would like to provide privacy to the back yard; and that staff had informed Mr. Clute of the need for a clear-sight-triangle at the corner of the property. Mr. Clute explained how the panels would be attached to the existing fence, and the need for a privacy attachment due to the large number of people that walk by the property from the parking lots across the street. There would be no panels at the front of the property. Mr. Clute also mentioned the possibility of putting a wall up inside the property.

The biggest issue discussed was the need for a clear-sight-triangle at the corner of the property along Calle de Medanos and Calle Principal. Commissioners Hernandez and Lucero both expressed concerns about the amount of traffic and the fact that the panels could interfere with the view of traffic approaching the intersection.

There was no further discussion.

Item 2: 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)
Mr. Nevarez was present and requested that this item be pulled from the agenda due to the fact that a quorum of the PZHAC would not exist once he recused himself from the PZHAC to present the case. This item was not discussed.

Item 3: Submitted by Window World of Las Cruces for William Randall; a request to discuss replacing the windows on a dwelling at 2226 Calle de Picacho. Zoned: Historical Residential (HR) (Case 060826)
Removed from the agenda at the request of window world.

Item 4: Submitted by Zach Penn; a request to discuss plans for the construction of a new dwelling on Lot 8 of the Cielo Grande Subdivision on Cielo Grande Court. (Case 060827) Zoned: Rural Farm (RF) 5.08 acres
Mr. Penn was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, giving a brief description of the area and the proposed dwelling.

The only concern expressed by the PZHAC was that the rock exterior would not fit in with the surrounding dwellings. Mr. Penn explained that the rock would only cover the bottom two feet of wall and that the remained would be stuccoed in a light color similar to other structures in the area.

There were no further issues.

Item 5: Submitted by Jurado; a request to discuss plans for the construction of a new dwelling at 1401 West Boutz Road. (Case 060829) Zoned: Rural Farm (RF)
Mr. Jurado was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, giving a brief description of the area with a short history of the property; and a description of the proposed dwelling.

The only concern was expressed by Tom Maese of CID who advised the applicant that due to the fact that the dwelling was to have a tile roof, an engineered truss plan would be required by CID when the actual building permit is pulled.

There were no further issues.

**PZHAC REGULAR MEETING
MINUTES
DECEMBER 17, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, DECEMBER 17, 2018 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

Commissioners Prieto and Houston were absent. All other were present. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

Cases 060818, 060825 and 060826 were removed from the agenda at the request of the applicants. Commission Chair Hernandez requested that Case 060821 be removed from the Consent Agenda for discussion. A motion to approve the agenda as amended was made by Commissioner Lucero, seconded by Commissioner Nevarez, 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 agenda as amended by the removal of Case 060821 was made by Commissioner Lucero, seconded by Commissioner Nevarez, and approved by a vote of 3- 0.

A. *PZHAC MINUTES – Meeting minutes of December 3, 2018.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

- 1. Case 060821 – 2231 Calle de Parian, submitted by Eric and Teresa Sanchez; a request for a building permit to remodel the interior of a dwelling at this address. Zoned: Historical Residential (HR)**

This case was removed from the Consent Agenda to give Commissioner Lucero the opportunity to address the fact that it appeared that there was major work being done to the interior walls or floors of the dwelling without a permit from CID. Tom Maese, inspector for CID, stated that he was not aware of any permit from CID being issued for the work. Staff mentioned that it was stated on the permit application from the Town that a CID permit would be needed. It was determined that staff would meet with the applicant to determine what was being done. Commissioner Nevarez made a motion to postpone approval of this case, seconded by Commissioner Lucero, and approved by a vote of 3 – 0.

- 2. Case 060822 - 1985 Calle de Colon, submitted by David B. Fierro; a request for a building permit to install a sprinkler system, and steel edging and landscape rock on the south and west side of 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

Susan Krueger – resident

Told the PZHAC that cases should be submitted under the property owner’s name, and not by a third party.

With respect to specific cases she stated:

060818 – the clear-sight-triangle was a major issue at the time the dwelling was originally built.

Permit 0736 – the pedi-cabs should have specific approved pick-up/drop-off points.

B. CASES:

Building Permits

- 1. Case 060818 – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to add opaque panels to the inside of a wrought iron fence to provide privacy at a dwelling located at the address. Zoned: Historical Residential (HR) (This case was heard during the Work Session – Item 1)**

Removed from the agenda earlier.

2. **Case 060825** – 2957 Calle de Guadalupe, submitted by Gerard Nevarez for Vivian and Emilia Herrera; a request for a building permit to construct a new dwelling at this address. Zoned: Rural/Agricultural (RA) **(This case was heard during the Work Session – Item 2)**
Removed from the agenda earlier.
3. **Case 060826** – 2226 Calle de Picacho, submitted by Window World of Las Cruces for William Randall; a request for a building permit to replace the windows on a dwelling at this address. Zoned: Historical Residential (HR). **(This case was heard during the Work Session – Item 3)**
Removed from the agenda earlier.
4. **Case 060827** – Lot 8 of the Cielo Grande Subdivision (address to be assigned), submitted by Zach Penn; a request for a building permit to construct a new dwelling on this property. Zoned: Rural Farm (RF) **(This case was heard during the Work Session – Item 4)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. The PZHAC determined that there were no issues with the proposed addition as requested. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.
5. **Case 060829** – 1401 West Boutz Road, submitted by Xavier Jurado, a request for a building permit to construct a new dwelling at this address. Zoned: Rural Farm (RF) **(This case was heard during the Work Session – Item 5)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. The PZHAC determined that there were no issues with the proposed addition as requested. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Lucero, and approved by a vote of 3 - 0.

Business Registrations:

5. **Permit 0736** – No address (Itinerant Vendor), submitted by Cesar Martinez for “MPC Bikeworks”; a request for a business license to allow the applicant to operate pedi-cabs in the Town for various occasions.
Staff provided a brief review of this request, explaining that, depending on the event, the cabs would either transport clients to and from specific locations, or they would be available to pick-up clients at random and transport them to random locations throughout Town. The PZHAC determined that there were no issues with the proposed business. A motion was made by Commissioner Nevarez to approve the business, seconded by Commissioner Lucero, and approved by a vote of 3 - 0.

VI. PUBLIC COMMENTS

Dr. Stephan Schaefer – Town business owner requesting Code changes

Referring to the fact that at a previous meeting, the PZHAC directed staff to set a specific date for the PZHAC to address the issue of amendments to the Town Sign Code, and that the directed action did not occur. (Commission Chair Hernandez stated that he would explain during the PZHAC/Staff Comments section of the agenda.)

Susan Krueger – resident

In reference to the business registration request, stated that in lieu of having specific pick-up/drop-off locations, the pedi-cabs should at least carry liability insurance.

In reference to Stephen Cadena’s accessory dwelling with the steeply pitched roof that was approved on Calle del Sur by the PZHAC, stated that a development zone for the dwelling had not been considered, and that the structure was completely out of character with the historic character of the Town and should not have been approved. Cases like that will gradually erode the character of the Town.

VII. PZHAC/STAFF COMMENTS

Commission Chair Hernandez, in response to Dr. Schaefer’s comment –

Stated that a joint work session with the BOT and the PZHAC will be scheduled for a date in January, 2019 depending on the Mayor’s schedule.

VIII. ADJOURNMENT

The meeting was adjourned at 6:35 pm.

PZHAC NEW BUSINESS

JANUARY 7, 2019

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
ZONING PERMIT REQUEST CASE 060830
[PZHAC CONSENT AGENDA – 1/7/2019]**

Item:

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)

Description of Work Done:

The applicant will install a photo-voltaic system on the roof of a dwelling at this address. The applicant has been informed that a permit and required inspections will have to be obtained through CID. Similar installations have been allowed in this area. Due to the fact that the subject installation will be on a flat roof with a parapet, the proposed system will not cause any negative visual impacts to the surrounding properties.

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 THE SUBJECT DWELLING FROM TERESITA STREET



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

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: [R0401018](#)

Parcel Number: 4006137377505

Owner: MCBRIDE JAMES KEVIN

Mail Address: 2835 TERESITA
STREET

Subdivision: MESILLA FARMS
SUBDIVISION (BK 15 PG 389-390 -
8822094)

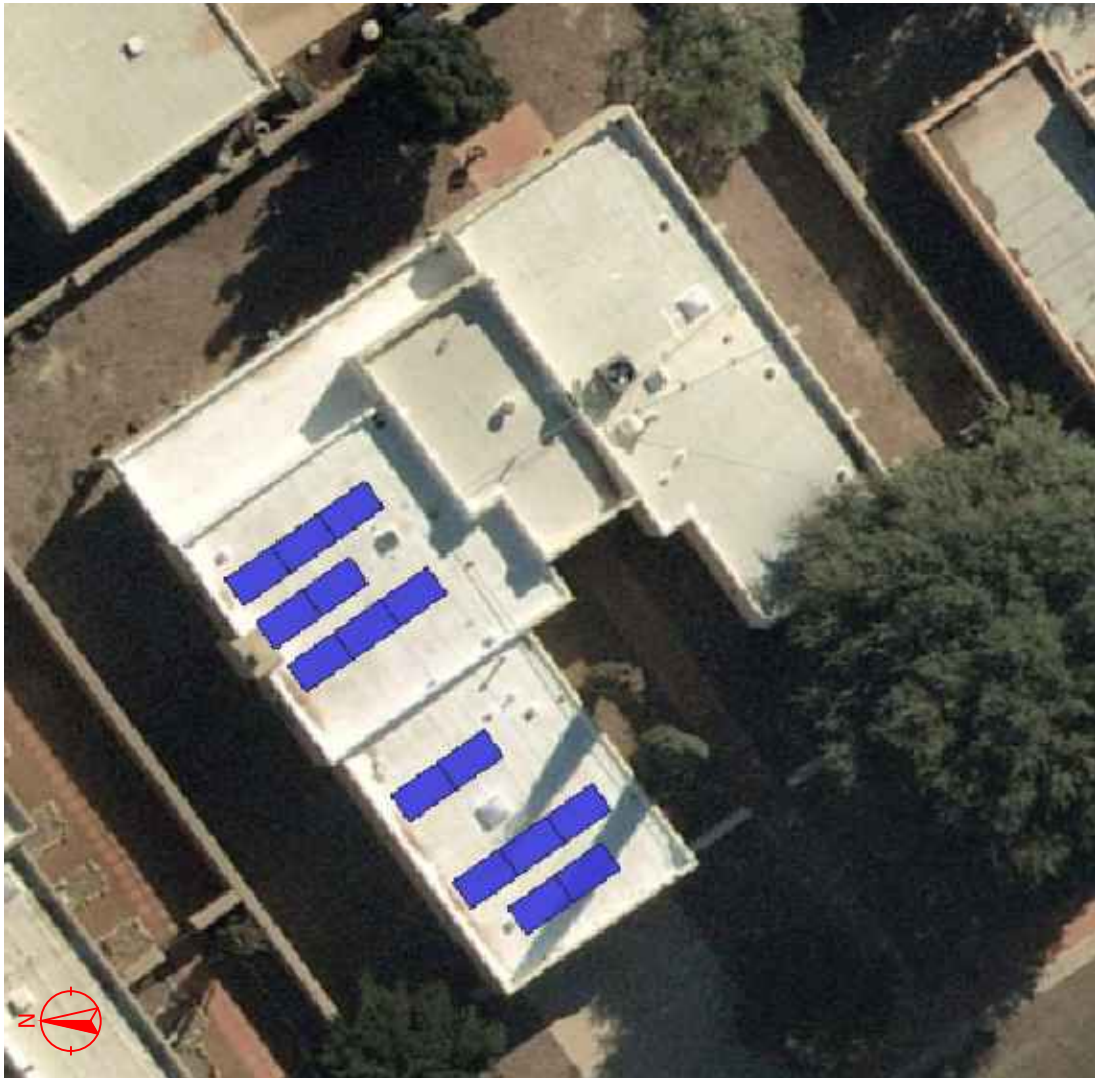
Property Address: 2835 TERESITA
ST

Acres: 0



INSTALL MAP: JAMES K MCBRIDE

(15) LG 325W
(15) ENPHASE IQ7



Estimated Energy Savings

Annual Results	8,816	kWh per Year*	High
Estimated Solar Energy Production (kWh/yr)	8,516		9,116
Estimated Energy Efficiency Savings (kWh/yr)**	2,000		6,000
Solar + Energypro Estimated Annual Benefit (kWh/yr)	10,516		15,116
Monthly Estimates (kWh/mo)	547		896

*The solar energy production provided here is only an estimate and does not take into account any pre-existing shade issues. The final solar energy production guarantee will be issued after the job is complete and based on the shade measurements conducted at the day of installation.

**Results from the energy efficiency work conducted by Energypro are estimates only and cannot be guaranteed as every home utilizes different construction methods.

Estimated Monthly Production



NOTE: THIS DESIGN IS NOT ABSOLUTE AND MAY BE SUBJECT TO MINOR ON-SITE REDESIGN DUE TO UNFORSEEN OBSTRUCTIONS OR SIZE RESTRICTIONS TO BE APPROVED BY THE HOMEOWNER

I, James K McBride, APPROVE THE PROPOSED DESIGN AND ESTIMATED ENERGY SAVINGS FOR MY SOLAR PANEL INSTALLATION.

DocuSigned by:
James K McBride
A86596656555423...

MARCJONES CONSTRUCTION <small>residential · commercial · solar</small>	LOCATION: 2835 Teresita Street, Las Cruces NM 88005
	INSTALL: 4.55 kW SOLAR PANEL SYSTEM
JURISDICTION: Dona Ana County	
UTILITY: El Paso Electric	
DESIGNER: R Quiroz	
DATE: 11/28/18 REV: 1 SHEET: 1 OF 1	





LG NeON™ 2

LG335N1C-A5

LG330N1C-A5

LG325N1C-A5

60 cell

LG's new module, LG NeON™ 2, adopts Cello technology. Cello technology replaces 3 busbars with 12 thin wires to enhance power output and reliability. LG NeON™ 2 demonstrates LG's efforts to increase customer's values beyond efficiency. It features enhanced warranty, durability, performance under real environment, and aesthetic design suitable for roofs.



Enhanced Performance Warranty

LG NeON™ 2 has an enhanced performance warranty. The annual degradation has fallen from -0.6%/yr to -0.55%/yr. Even after 25 years, the cell guarantees 1.2% more output than the previous LG NeON™ 2 modules.



High Power Output

Compared with previous models, the LG NeON™ 2 has been designed to significantly enhance its output efficiency, thereby making it efficient even in limited space.



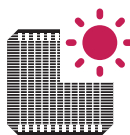
Aesthetic Roof

LG NeON™ 2 has been designed with aesthetics in mind; thinner wires that appear all black at a distance. The product may help increase the value of a property with its modern design.



Outstanding Durability

With its newly reinforced frame design, LG has extended the warranty of the LG NeON™ 2 for an additional 2 years. Additionally, LG NeON™ 2 can endure a front load up to 6000 Pa, and a rear load up to 5400 Pa.



Better Performance on a Sunny Day

LG NeON™ 2 now performs better on sunny days thanks to its improved temperature coefficient.



Double-Sided Cell Structure

The rear of the cell used in LG NeON™ 2 will contribute to generation, just like the front; the light beam reflected from the rear of the module is reabsorbed to generate a great amount of additional power.

About LG Electronics

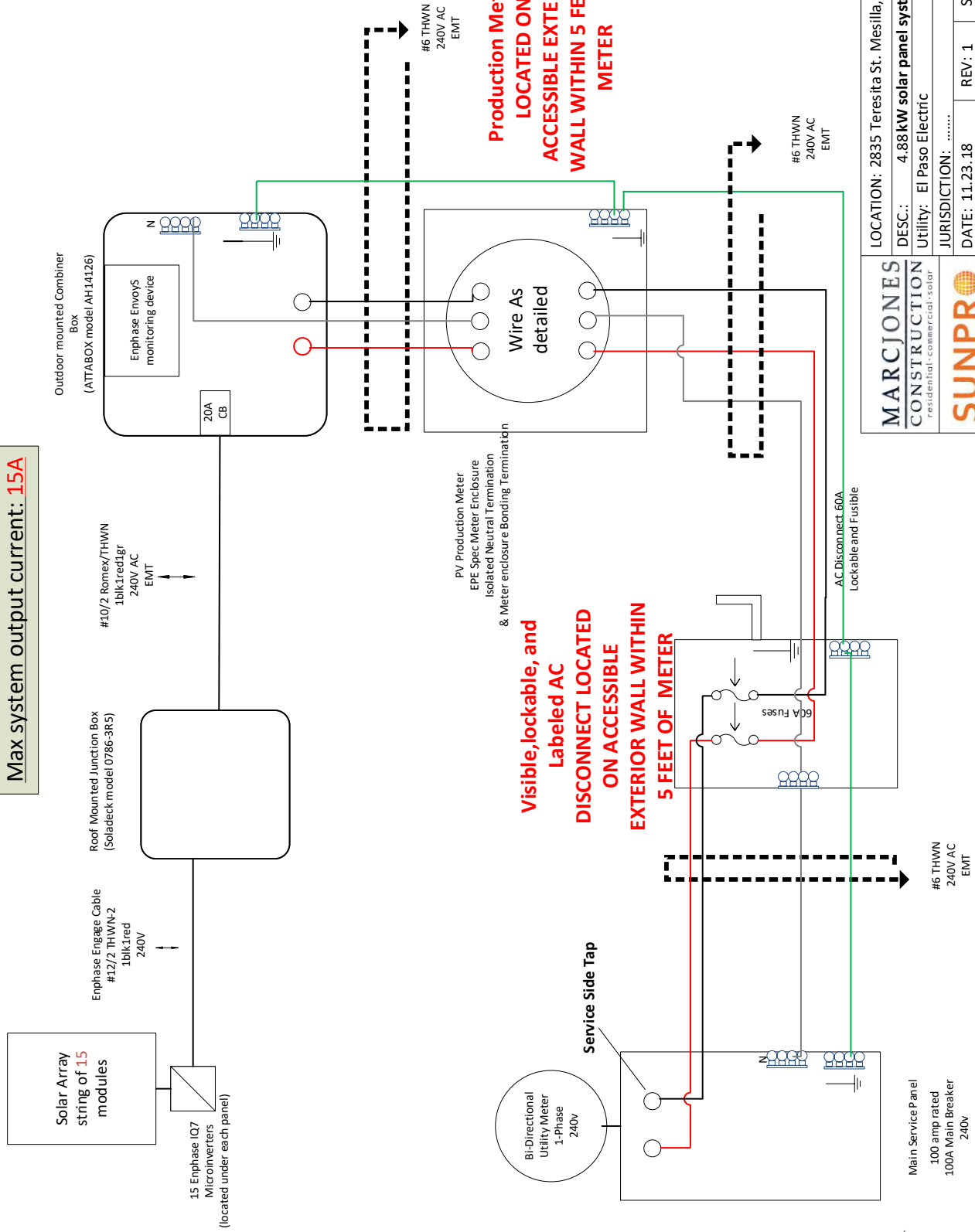
LG Electronics is a global player who has been committed to expanding its capacity, based on solar energy business as its future growth engine. We embarked on a solar energy source research program in 1985, supported by LG Group's rich experience in semi-conductor, LCD, chemistry, and materials industry. We successfully released the first Mono X® series to the market in 2010, which were exported to 32 countries in the following 2 years, thereafter. In 2013, LG NeON™ (previously known as Mono X® NeON) won "Intersolar Award", which proved LG is the leader of innovation in the industry.

James McBride

4.88kWdc 3.6kWac

(1) Branch circuit of 15 modules
Inverter output current: 1A
Max system output current: 15A

PV Module: LG 325W
Inverter: Enphase IQ7
(240v)



J. Chevalier
J Chevalier
Licensed Electrician
LA#9417
MS#21374
ARB#6865
NMB#395254
NABCEP PV-650718-019483

MARCJONES CONSTRUCTION
Residential-commercial-solar

SUNPR
SOLAR HOME SPECIALISTS

LOCATION: 2835 Teresita St. Mesilla, NM 88046
DESC.: 4.88kW solar panel system
Utility: El Paso Electric
JURISDICTION:
DATE: 11.23.18 REV: 1 SHEET: 1 OF 1
Layout Designer: J Chevalier

Certificate Of Completion

Envelope Id: 5D41ED7A2435466E80557B2F101E1CDF	Status: Completed
Subject: Please DocuSign: Building Permit App - 8.3.16.pdf	
Source Envelope:	
Document Pages: 1	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Kassandra Castruita
Time Zone: (UTC-06:00) Central Time (US & Canada)	22171 MCH Rd.
	Mandeville, LA 70471
	kcastruita@theprocompanies.com
	IP Address: 24.227.135.126

Record Tracking

Status: Original	Holder: Kassandra Castruita	Location: DocuSign
12/24/2018 12:07:39 PM	kcastruita@theprocompanies.com	

Signer Events

James K McBride-
uncledaddy63@comcast.net
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
James K McBride
A9659E8DB33A423...

Signature Adoption: Pre-selected Style
Using IP Address: 174.28.190.226
Signed using mobile

Timestamp

Sent: 12/24/2018 12:08:39 PM
Viewed: 12/24/2018 1:15:36 PM
Signed: 12/24/2018 1:15:55 PM

Electronic Record and Signature Disclosure:
Accepted: 11/28/2018 4:21:58 PM
ID: 10ebada5-3b21-4776-a42e-cbe25abc8ed3

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	12/24/2018 12:08:39 PM
Certified Delivered	Security Checked	12/24/2018 1:15:36 PM
Signing Complete	Security Checked	12/24/2018 1:15:55 PM
Completed	Security Checked	12/24/2018 1:15:55 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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

Case # 060830
Fee \$ 52.50

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

CASE NO. 060830 ZONE: HR CODE: MI APPLICATION DATE: 12/27/18

James McBride
815-900-0807
Name of Applicant/Owner: 2835 Teresita St, Las Cruces, NM 88005
Applicant's Telephone Number: 815-900-0807
Applicant's/Owner's Mailing Address: uncledaddy63@comcast.net
City: Las Cruces State: NM Zip Code: 88005
Applicant's/Owner's E-mail Address: Marc Jones Construction LLC DBA Sunpro Solar
Contractor's Name & Address (If none, indicate Self): 915-201-3270
Contractor's Telephone Number: 915-201-3270 Contractor's Tax ID Number: 03-404233-00-4 Contractor's License Number: 395254
Address of Proposed Work: 2835 Teresita St, Las Cruces NM 88005
Description of Proposed Work: 15 Solar Panel roof install

\$ 27,718.00 Estimated Cost
Signature of Applicant: Kassandra Castruita
DocuSigned by: Date 12/24/18
Signature of property owner if applicant is not the property owner: James K McBride
A965968DB33A423

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 [X] Administrative Approval [] Approved Date: [] Disapproved Date: [] Approved with Conditions
BOT [] Approved Date: [] Disapproved Date: [] Approved with Conditions

FIRE INSPECTION/APPROVAL REQUIRED: [] YES [X] NO [] SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: [X] YES [] NO [] SEE CONDITIONS

CONDITIONS: NO CHANGES TO APPEARANCE OR STYLE OF STRUCTURE
CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 12/27/18

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 7, 2019

PZHAC DECISIONS

ZONING PERMITS

PZHAC ACTION FORM
ZONING PERMIT 060776
[PZHAC REVIEW – 1/7/19]
STAFF ANALYSIS

Case 060776 - 2305 Calle de Colon, submitted by Gerard Nevarez; a request 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 Analysis:

The property currently contains a dwelling that is under construction that will be occupied by the applicant when it is completed. On September 4, 2018, the applicant received approval from the PZHAC for a wooden fence to be constructed along the north property line of the property, adjacent to Calle de Colon. This fence was to have consisted of three and one-half foot high wooden slats set vertically along the length of the front yard (see attached diagram and site plan). The applicant would now like to install a five foot high wrought iron fence (see attached example) instead of the wooden fence. According to the applicant, the cost will be about the same, but the wrought iron fence would be more in character with the property and the area, and would create a more appealing look to the property. Additionally, wrought iron is an acceptable construction material for fences in Mesilla, and would provide a more historical look to the property. The fence will connect with the rock wall that had been approved in 2018.

The proposed fence will not be out of character with other fences that have been approved in the area. Wrought iron is also an approved material for walls that are in frontage setbacks in the Town. (Section 18.60.34(E) Wall, fence, or hedge - Walls or fences constructed within the front yard setback area facing a street within the H-R, H-C, R-1 zones must be built with the following materials only: stucco, brick, stone, wood, adobe and wrought iron.)

Estimated Cost: \$3500.00

Consistency with the Code:

The PZHAC will need to determine that the wrought iron fence will be compatible with the subject property and the surrounding properties, then the proposed wall and fence will be consistent with the following sections of the Code:

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]

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a wrought iron fence at this address.
- The PZHAC has determined that the proposed fence 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:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Nu

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: [R0400572](#)

Parcel Number: 4006138208035

Owner: NEVAREZ GERARD R

Mail Address: PO BOX 1102

Subdivision:

Property Address: 2305 CALLE DE COLON

Acres: 0



VIEW OF FRONT OF PROPERTY FROM CALLE DE COLON



"Proposal"

From: mesillaj3 <mesillaj3@aol.com>

To: mesillaj3 <mesillaj3@aol.com>

Subject: Fwd: Rock Wall, Fence & Landscaping

Date: Tue, Aug 21, 2018 9:42 pm

PROPOSAL

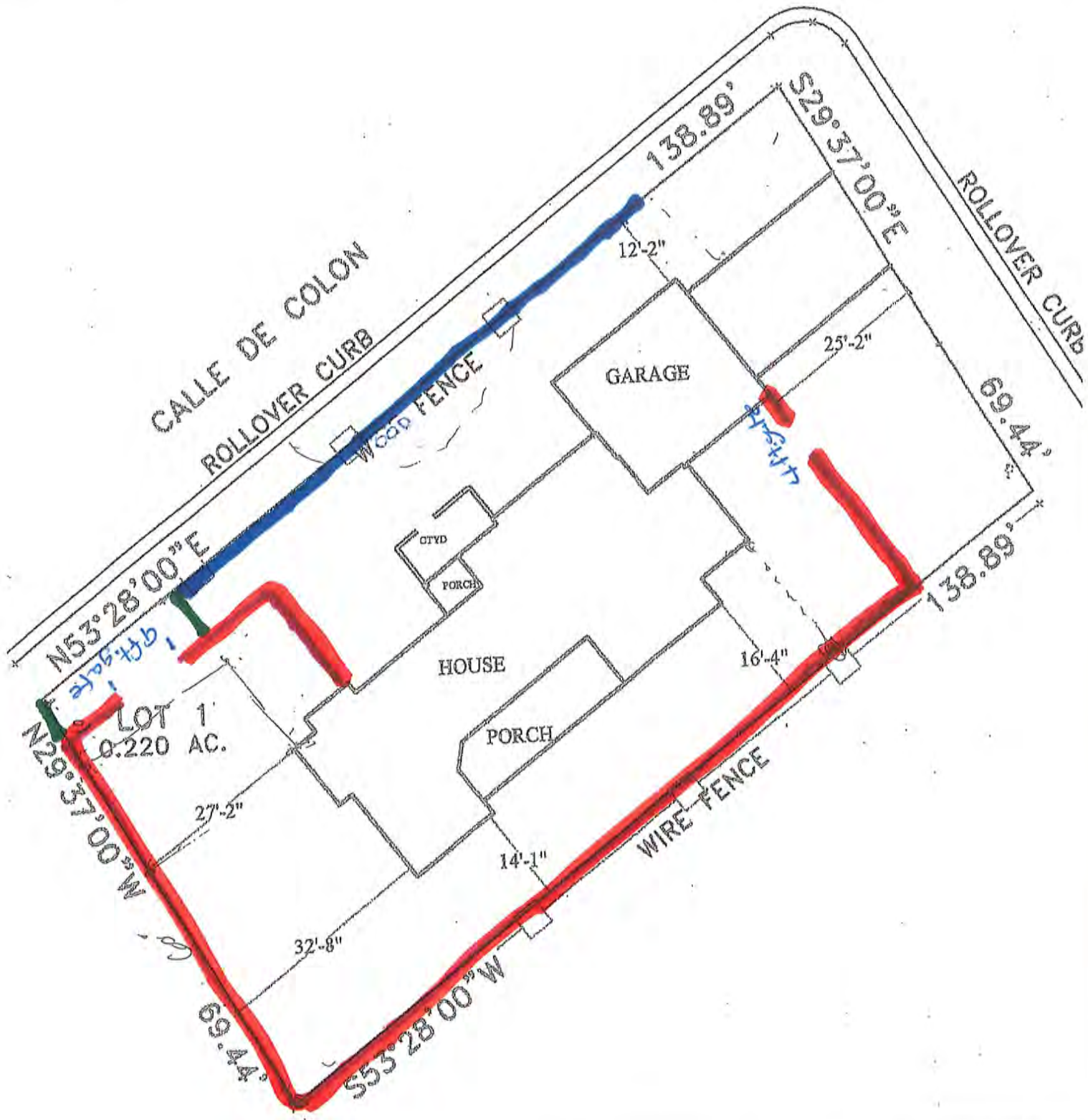
2305 Calle de Colon

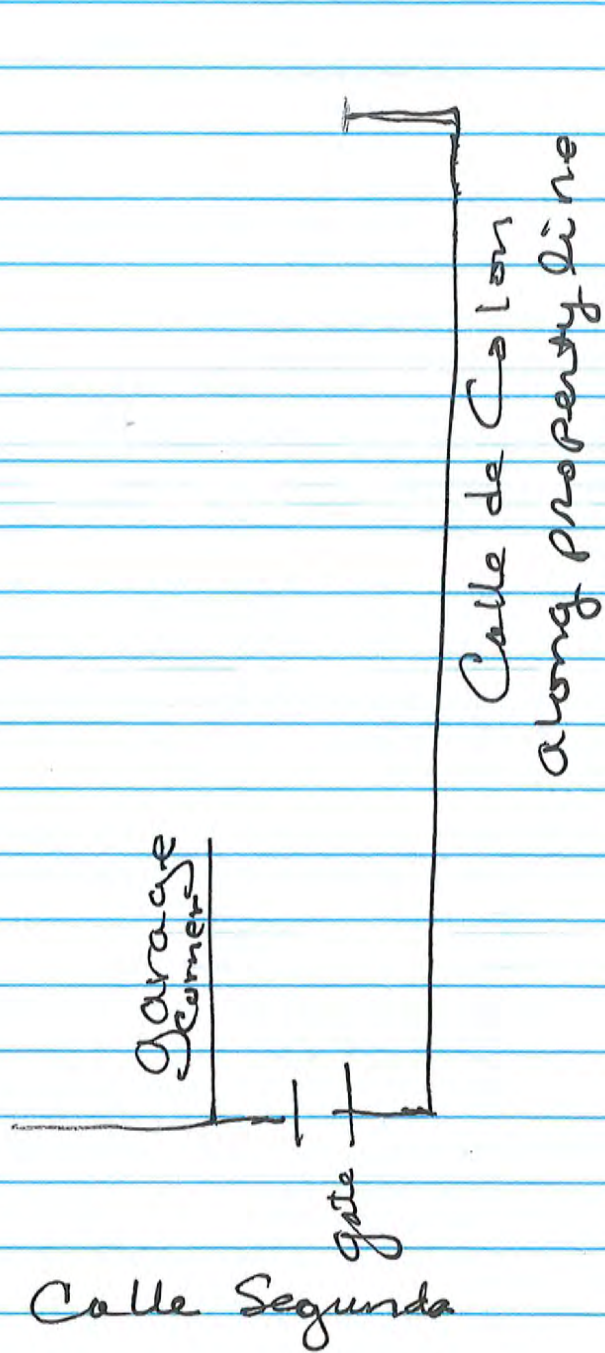
Construct six foot high rock wall along south property line; six foot high rock wall along west property line dropping to three feet high rock wall three feet from property line; six foot high rock wall on east side starting at the southeast corner of garage and connecting with the six foot high rock wall running along the south property line. There will be a nine foot wide/six foot high wrought iron gate on the northeast corner of the property on Calle de Colon. There will be a four foot wide/six foot high gate on the east rock wall. The gate placement is outlined in Attachment #1 Also, on Attachment #1, the six foot high rock wall is outlined in "red"; the three foot high rock wall is outlined in "green". Gates will be similar to gates shown in Attachment #2.

Wood fence running along the north side of the property line along Calle de Colon (outlined in blue in attachment #1). The wood fence is 3.5 feet high and is similar to that found in attachment #3.

Landscaping in front yard and east side with landscaping rock and various plants.

Attachment #1





Five foot wrought iron fence
See attached picture

Attachment #3

[Home](#) / [Lumber & Composites](#) / [Fencing](#) / [Wood Fencing](#) / [Wood Fence Panels](#)

Model # 245321 Internet #206935721



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Outdoor Essentials

3-1/2 ft. x 8 ft. Western Red Cedar Privacy French Gothic Fence Panel Kit

★★★★☆ (8) [Write a Review](#) [Questions & Answers \(15\)](#)

- Cedar is naturally resistant to rot and decay
- Includes all materials needed to assemble one 8 ft. fence panel
- Finished gothic fence panel measures 3-1/2 ft. x 8 ft.

\$86⁰⁸ /each

Quantity

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August 29 - September 4

[Check Nearby Stores](#)

We'll Deliver It to You

[Add to Cart](#)

Free Delivery

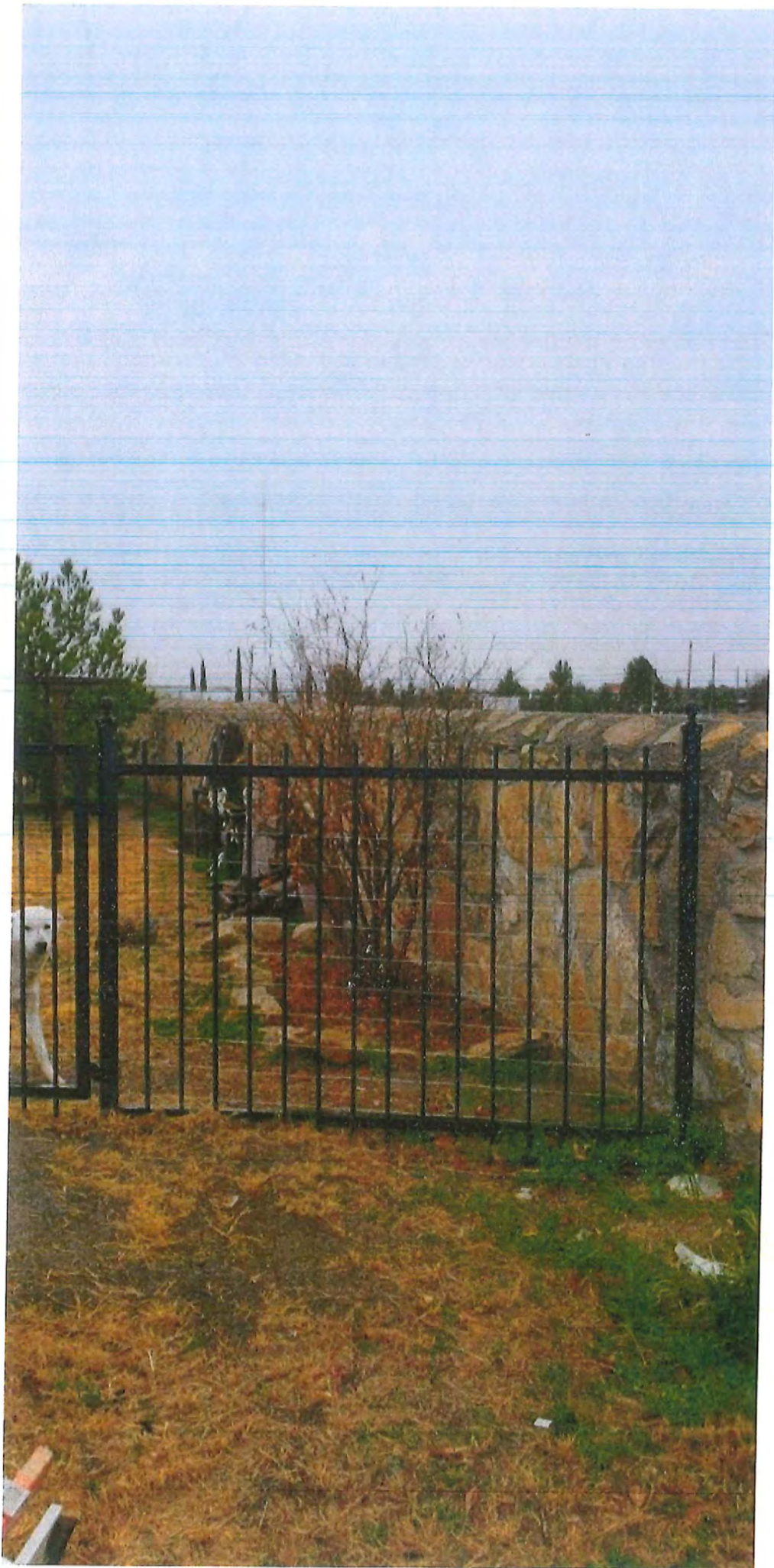
Expect it
August 29 - August 31

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[Learn about our return policy](#)



Ironworks Unlimited

Mesilla, NM 88046
Adam Perez; owner
575-635-9402

Date: 12-10-18

Jerry Nevarez
2305 Calle De Colon
Mesilla NM 88046

Job Estimate: Gate

1. Wrought iron fence fabricated and installed 97' long x 5' ft. high
2. Post installed in concrete.
3. 1 gate installed 3.5' wide x 5' high

Estimate Price:	\$ 3240.00
tax	\$ 265.28
Total	\$ 3505.28

Note: 50% deposit required

THANK YOU



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:
 Case # 060776 (MODIFICATION)
 Fee \$ (PAID 8/14/18)

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

CASE NO. 060776 ZONE: HE CODE: M1 APPLICATION DATE: 1/2/19

Gerard Nevarez Name of Applicant/Owner 5756423938 Applicant's Telephone Number

PO Box 1102 Mesilla NM 88046 Applicant's/Owner's Mailing Address City State Zip Code

mesillaj3@aol.com Applicant's/Owner's E-mail Address

Ironworks Unlimited (Perez) Contractor's Name & Address (If none, indicate Self)

5756359402 Contractor's Telephone Number 2305 Calle de Colon Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2305 Calle de Colon

Description of Proposed Work: Install wrought iron fence along property boundary along Calle de Colon then south to garage corner (with gate) See attached

\$ 3500 Estimated Cost [Signature] Signature of Applicant 01-02-19 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 Approved Date: _____ **BOT** Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

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

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

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL 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 060825
[PZHAC REVIEW – 1/7/2019]
STAFF ANALYSIS

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

Item:

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)

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 dwelling 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 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 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 building a dwelling on a property at this address.
- The PZHAC has determined that the proposed dwelling 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 060828
[PZHAC REVIEW – 1/7/2019]
STAFF ANALYSIS

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

Item:

Case 060828– 2127 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).

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 relocation of the windows and a door, 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 relocation of the windows and a door, 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: @ \$50,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed windows, 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 relocation of the windows and a door, 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: