



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA OCTOBER 21, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION MONDAY, OCTOBER 21, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by William and Stephan McIlvaine; a request to discuss plans for the renovation of the main dwelling on a residential property at 2655 Calle de Parian, including the replacement of windows (Case 060964), replacing the roof (Case 060965), and restuccoing the dwelling (Case 060966). Zoned: Historic Residential (HR)

Item 2: Submitted by Mary Lucero; a request to discuss plans to install photo-voltaic cells on a dwelling at 2363 Calle de Santiago (Case 060967) Zoned: Historic Residential (HR)

Item 3: Submitted by Davie and Kelly Salas, a request to discuss plans to construct two rental units on a lot immediately adjacent to the east side of 2138 Calle del Sur (Case 060973) Zoned: Historic Residential (HR)

PZHAC REGULAR MEETING AGENDA OCTOBER 21, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, OCTOBER 21, 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 – PZHAC Special Meeting of October 7, 2019

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

1. **Case 060970** – 2800 Teresita Street, submitted by Robert L. Trigo; a request for a zoning permit to allow the addition of fourteen photo-voltaic panels to an existing array of photo-voltaic panels on the roof of a dwelling at this address. Zoned: Historic Residential (HR)
2. **Case 060971** – 203 Capri Road, submitted by Brother Richard Fish; a request to repair the roof of a dwelling at this address. Zoned: Residential, one acre (R1)
3. **Case 060972** – 2109 Calle de Parian, submitted by Art Fountain; a request to repair the plaster and repaint the repairs on a commercial structure at this address. Zoned: Historic Residential (HR).

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. DECISIONS:

Zoning Permits:

1. **Case 060964**– 2655 Calle de Parian, William and Stephan McIlvaine; a request for a zoning permit to remove and replace fifteen windows on the main dwelling at this address. Zoned: Historic Residential (HR) (**This case was discussed during the Work Session – Part of Item 1**)

2. **Case 060965**– 2655 Calle de Parian, submitted by Willian and Stephan McIlvaine; a request for a zoning permit to replace a metal roof on the main dwelling at this address with a tile roof. Zoned: Historic Residential (HR) **(This case was discussed during the Work Session – Part of Item 1)**
3. **Case 060966**– 2655 Calle de Parian, submitted by Willian and Stephan McIlvaine; a request for a zoning permit to restucco the main dwelling at this address. Zoned: Historic Residential (HR) **(This case was discussed during the Work Session – Part of Item 1)**
4. **Case 060967** – 2363 Calle de Santiago, submitted by Mary Lucero; a request for a zoning permit to install photo-voltaic cells on a dwelling at this address. Zoned: Historical Residential (HR) **(This case was discussed during the Work Session – Item 2)**
5. **Case 060973** – Immediately adjacent to the east side of 2138 Calle del Sur (address to be assigned) submitted by Davie and Kelly Salas; a request for a zoning permit to allow the construction of two rental units on a property at this address. Zoned: Historical Residential (HR) **(This case was discussed during the Work Session – Item 3)**

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 10/17/19 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; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

OCTOBER 21, 2019

WORK SESSION

**PZHAC WORK SESSION
OCTOBER 21, 2018
ITEM 1**

Submitted by Willian and Stephan McIlvaine; a request to discuss plans for the renovation of the main dwelling on a residential property at 2655 Calle de Parian, including the replacement of windows (Case 060964), replacing the roof (Case 060965), and restuccoing the dwelling (Case 060966). Zoned: Historic Residential (HR)

This request was originally scheduled to be heard by the PZHAC at their October 7, 2019 Work Session and Regular Meeting but was postponed to this meeting due to the fact that neither the applicants nor their representative were present to discuss the request.

DESCRIPTION OF REQUEST:

According to the Historic Register for the Town (see attached), the subject dwelling on the property appears to have been built in 1935 out of adobe. When the inventory of structures was completed in 1979, the dwelling had a flat roof with tin canales. It appears that a number of changes were done to the dwelling since the inventory was taken. (There are no records in the files indicating what was done or when the changes to the dwelling took place.)

The applicant would like to renovate the dwelling and bring the appearance of the structure more in line with the character of the Town. This includes changing the roof covering to a darker color, changing the style of windows, and using a different stucco color (see attached).

The applicant has submitted several zoning permit requests for the proposed work. Photos of the structure along with diagrams of the proposed windows and roof material are attached to illustrate what currently exists and what will be done. Excerpts from the Historical Register are also included for reference. The permits are as follows:

1. **Case 060964** ... a request for a zoning permit to remove and replace fifteen windows on the main dwelling at this address.
2. **Case 060965** ... a request for a zoning permit to replace a metal roof on the main dwelling at this address with a tile roof.
3. **Case 060966** ...; a request for a zoning permit to restucco the main dwelling at this address.

CONSISTENCY WITH THE CODE:

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 18.33 – 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]

The applicant will be present at the work session to provide further details about the proposed renovations and will be available to answer any questions that may arise.

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

OFFICIAL USE ONLY:

Case # 060964

Fee \$ 40.50

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

CASE NO. 060964 ZONE: HR CODE: ACM APPLICATION DATE: 9/13/19

WILLIAM & STEPHAN MCELVAINE 310 990 9896
Name of Applicant/Owner Applicant's Telephone Number

PO BOX 360 MESILLA NM 88046-0360
Applicant's/Owner's Mailing Address City State Zip Code

WBMCELVAINE@MAC.COM
Applicant's/Owner's E-mail Address

WBMCELVAINE@MAC.COM
Applicant's/Owner's E-mail Address

575 312 2194 NM 362903
Contractor's Name & Address (If none, indicate Self) Contractor's Telephone Number Contractor's License Number

2685 CALLE DE PARIAN, MESILLA NM (MAIN HOUSE)
Address of Proposed Work: single

Description of Proposed Work: REMOVE + REPLACE WINDOWS. (15 TOTAL)
NEW DOUBLE HUNG, DIVIDED LIGHTS UPPER + LOWER. EXTERIOR
COLOR IS FERRATONE (SEE ATTACHE COLOR SHEET)
DARK BRONZE

\$ _____ W. McElvaine 13 Sept 2019
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 APPROVAL REQ'D.
CID PERMIT REQ'D
TC

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:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select S

Maps

Legend

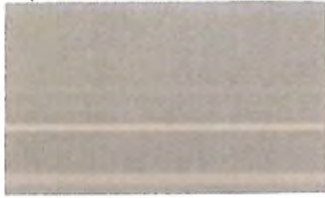
Map Themes

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: [R0400441](#)
Parcel Number: 4006138096083
Owner: MCILVAINE WILLIAM
Mail Address: 7101 NORTH MESA
#370
Subdivision:
Property Address: 2685 CALLE DE
PARIAN #2
Acres: 0.93000001



▼ Sandtone



▼ Terratone



▼ Dark Bronze



▼ Cocoa Bean



▼ Red Rock



▼ Prairie Grass



▼ Dove Gray



▼ Forest Green



▼ Black



SEE BACK FOR
COLOR AVAILABILITY
BY SERIES ►

Printing limitations prevent exact finish replication. Actual color chips can be ordered online at andersenhomedepot.com.



D30-9270-22



Andersen Windows - Abbreviated Quote Report
Project Name: William McKvanne

Quote #: 98 Print Date: 09/13/2019 Quote Date: 09/03/2019 iQ Version: 17.2

Dealer: _____

Sales Rep: Administrator - DO NOT REMOVE

Created By: _____

Customer: _____

Billing Address: _____

Phone: _____

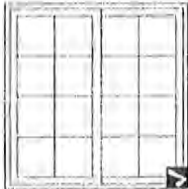
Contact: _____

Trade ID: _____

Fax: _____

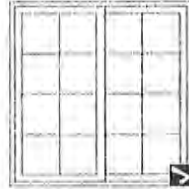
Promotion Code: _____

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	1	100SHS3' 10" x 3' 9 3/4" (F/A)	Living Room East	\$ 1440.50	\$ 1440.50
RO Size = 3' 10 1/2" W x 3' 10 1/4" H Unit Size = 3' 10" W x 3' 9 3/4" H					
100 Series Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 4W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze					
Labor Adjustment					
COMMENT: -- Labor					



Viewed from Exterior

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes



Viewed from Exterior

0002	1	100SHS3' 10" x 3' 9 3/4" (F/A)	Living Room South	\$ 1440.50	\$ 1440.50
RO Size = 3' 10 1/2" W x 3' 10 1/4" H Unit Size = 3' 10" W x 3' 9 3/4" H					
100 Series Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 4W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze					
Labor Adjustment					
COMMENT: -- Labor					

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

Item Qty Item Size (Operation) Location Unit Price Ext. Price



0003 2 100SHS2' 11" x 4' 10 1/2" (F/A) By Fireplace \$ 1330.10 \$ 2660.20
 RO Size = 2' 11 1/2" W x 4' 11" H Unit Size = 2' 11" W x 4' 10 1/2" H
 100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze
 Labor Adjustment
 COMMENT: -- Labor

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

Viewed from Exterior



0004 1 100SHS2' 6 1/2" x 4' 3" (F/A) Office North \$ 1302.80 \$ 1302.80
 RO Size = 2' 7" W x 4' 3 1/2" H Unit Size = 2' 6 1/2" W x 4' 3" H
 100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze
 Labor Adjustment
 COMMENT: -- Labor

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

Viewed from Exterior




0005 1 100SHS3040 (F/A) Office East \$ 1275.40 \$ 1275.40
 RO Size = 3' 0" W x 4' 0" H Unit Size = 2' 11 1/2" W x 3' 11 1/2" H
 100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze
 Labor Adjustment
 COMMENT: -- Labor

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes


Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
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 0006 2 100SHS2' 6 1/2" x 4' 3" (F/A) RO Size = 2' 7" W x 4' 3 1/2" H Unit Size = 2' 6 1/2" W x 4' 3" H 100 Series Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze Labor Adjustment COMMENT: -- Labor		Gecco Room	\$ 1302.80	\$ 2605.60
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Viewed from Exterior

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

 0007 1 100SHS2' 7" x 4' 3" (F/A) RO Size = 2' 7 1/2" W x 4' 3 1/2" H Unit Size = 2' 7" W x 4' 3" H 100 Series Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze Labor Adjustment COMMENT: -- Labor		Flower Room	\$ 1302.80	\$ 1302.80
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Viewed from Exterior

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

Item Qty Item Size (Operation) Location Unit Price Ext. Price



0008 1 100SHS2' 7 1/2" x 4' 3 1/4" (F/A) T.V. Room \$ 1302.80 \$ 1302.80
 RO Size = 2' 8" W x 4' 3 3/4" H Unit Size = 2' 7 1/2" W x 4' 3 1/4" H
 100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze
 Labor Adjustment
 COMMENT: -- Labor

Viewed from Exterior

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes



0009 1 100AS2' 6 3/4" x 1' 10" (V) Bathroom \$ 1323.00 \$ 1323.00
 RO Size = 2' 7 1/4" W x 1' 10 1/2" H Unit Size = 2' 6 3/4" W x 1' 10" H
 100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, V Handing, Low E SmartSun Tempered Obscure Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4", Insect Screen, Dark Bronze, Dark Bronze Lock Hardware
 Labor Adjustment
 COMMENT: -- Labor

Viewed from Exterior

Zone: South-Central
 U-Factor: 0.27, SHGC: 0.17, ENERGY STAR® Certified: Yes



0010 2 100SHS1' 10 3/4" x 4' 10 1/2" (F/A) Master Bed \$ 1165.00 \$ 2330.00
 RO Size = 1' 11 1/4" W x 4' 11" H Unit Size = 1' 10 3/4" W x 4' 10 1/2" H
 100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 2W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze
 Labor Adjustment
 COMMENT: -- Labor

Viewed from Exterior

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

Item Qty Item Size (Operation) Location Unit Price Ext. Price

0011 2 100SHS2' 10 3/4" x 4' 10 1/4" (F/A) Master Bed \$ 1330.10 \$ 2660.20
 RO Size = 2' 11 1/4" W x 4' 10 3/4" H Unit Size = 2' 10 3/4" W x 4' 10 1/4" H



100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze
 Labor Adjustment
 COMMENT: -- Labor

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

Viewed from Exterior

Total Load Factor
 1.992

Subtotal \$ 19,643.80
 Tax (0.000%) \$ 0.00
 Grand Total \$ 19,643.80

Customer Signature

Dealer Signature

** All graphics viewed from the exterior

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Item Qty Item Size (Operation) Location Unit Price Ext. Price

Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.



This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected. Data is current as of May 2017. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments:

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

OFFICIAL USE ONLY:
Case # 060965
Fee \$ 65.50

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

CASE NO. 060965 ZONE: HR CODE: RR APPLICATION DATE: 9/13/19

WILLIAM + STEPHAN McILVAINE 310 990 9896

Name of Applicant/Owner Applicant's Telephone Number

PO BOX 360 MESILLA NM 88046-0360

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

WBMILVAINE@MAZ.COM

Applicant's/Owner's E-mail Address

DJ WALKER CONSTRUCTION 518 N 17TH ST. LAS CRUCES NM 88505

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

575 644 3180 27-0098517 360618

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

Address of Proposed Work: 2685^A CALLE DE PARIAN, MESILLA NM

Description of Proposed Work: REMOVE RED METAL ROOF ON MAIN HOUSE. REPLACE WITH BRAVA ROOF TILE - BLACK / BROWN. SEE ATTACHED COLOR SHEET

Estimated Cost: \$ 30,000.00 Signature of Applicant: WBMILVAINE Date: 13 Sept 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

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

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

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQ'D
CID PERMIT REQ'D

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:



Antigua

SPANISH TILE

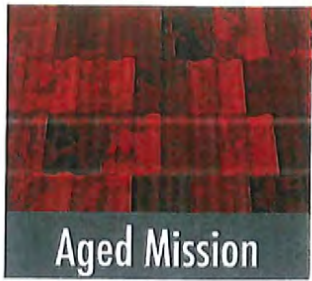


Mocha Sand

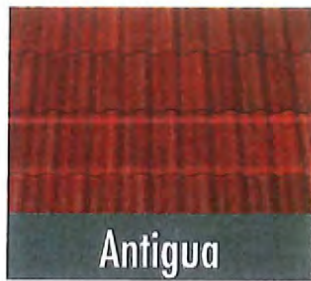


Green

- Authentic Spanish Tile Look
- Unrivaled Performance
 - Class 4 Impact
 - Class A or C Fire Rating
 - Miami Dade County Approved
 - UV Protective Formulation
- Maintenance Free
- 50 Year Limited Warranty
- Limitless Color Options
- Eco-Friendly



Aged Mission



Antigua



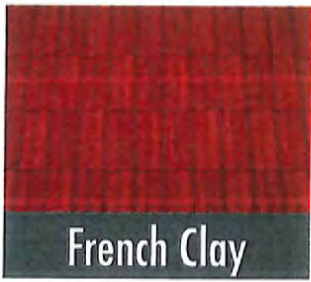
Autumn



Black Brown



Brown



French Clay



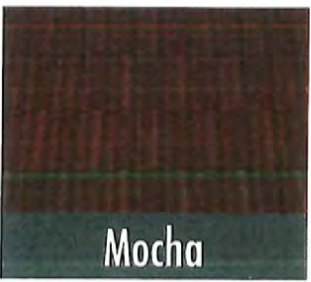
Gray



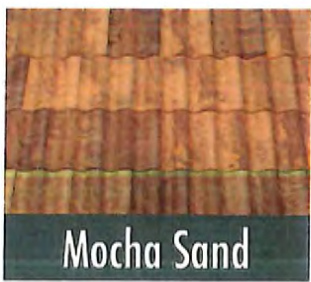
Green



Mediterranean



Mocha



Mocha Sand



New Aged Terra Cotta



Onyx



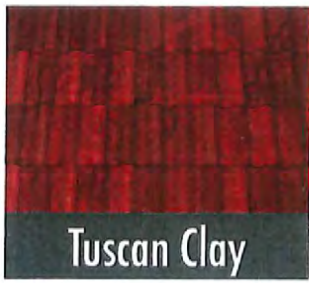
Sand



Terra Cotta Brown



Terra Cotta



Tuscan Clay



Vintage Clay



White



CONTACT US FOR CUSTOM COLORS

bravarooftile.com / (844) 280-4186 / info@bravarooftile.com



PO Box 484
Washington, IA 52353

QUOTE

Job Name/Address:

SOLD TO:

Company Name: DJ Walker Construction
Contact Name: Darrell Walker
Street Address: 2685 Calle De Parian
Street Address:
City/State: Mesilla, NM
Zip: 88046
Phone: 575-644-3180
Fax:
email: djwalkerconstruction@gmail.com

SHIP TO:

Company Name: Construction
Contact Name: Darrell Walker
Street Address: 2685 Calle De Pariar
Street Address:
City/State: Mesilla, NM
Zip: 88046
Phone: 575-644-3180
Fax:
PO No:

Profile	Product	Pieces per Square	Cost per Piece	Cost per Square***	Qty. (Square)	Qty. (Lin. ft.)	Qty. (Pieces)****	Total Amount	
Brava	Field Tile	90	\$3.44	\$310.00	40.0		3600	\$12,400.00	
Barrel Tile	Eave Starter		\$2.25			130	133	\$299.25	
Spanish	Ridge Closure		\$2.25			130	266	\$598.50	
	Bull Nose/Hip Starter		\$11.95				0	\$0.00	
	Hip Caps		\$6.50			0	0	\$0.00	
	Top Ridge		\$7.25			65	58	\$420.50	
	Rake Edge		\$5.50			130	116	\$638.00	
					From: 52353	To: 88046			\$14,356.25
		<input type="checkbox"/> loading dock @ facility	<input checked="" type="checkbox"/> residential delivery			<input checked="" type="checkbox"/> liftgate required			
Carrier:		weight (lb.)	11,408	# pallets:	8	Freight		\$2,350.00	
Total Quote								\$16,706.25	
Deposit required								\$8,353.13	

* Quote for material cost is valid for 30 days from day of quote.
 ** Pricing is good for orders 15 squares or larger.
 *** Material is invoiced at cost per piece. Cost per square is an approximate figure only.
 **** Quantity of pieces is rounded up to the nearest bundle to reflect how product is packaged.

By signing below, Customer has accepted and agreed to this quote and all terms laid out herein.

Submitted by: Mark Pettit 8/28/2019
 Sales Rep Date Customer Date

Comments: **Color:** Stock Color
Color Disclaimer: Customer acknowledges that the tile colors vary and that tile variance is not grounds for rejecting tiles, returning tiles or for failing to pay seller's invoices.
 Brava Spanish Tile to be installed at 13.5" maximum exposure, 90 pcs. per square; 257 lbs./sq.
 Class C fire rated; Class 4 hail rated; 50 year limited warranty
 Brava Tile shipping by LTL, buyer responsible to unload truck. Tile and trim are on pallets. Freight quotes subject to change for any undisclosed requirements.
 Terms are 50% down to activate order, balance due prior to shipping
 Quantities based on measurements provided by buyer
 Please sign and date this contract and return by fax to Brava Tile: Fax # (319) 343-1038
ALL SALES ARE FINAL - NO RETURNS. Brava Tile is not responsible for any losses or damages for incorrect material supplied. It is the responsibility of the contractor to ensure proper material has been received before installing.
Installer Disclaimer: Brava Tile has no liability for issues or damages arising from an incorrect installation by the contractor.
 Contact your sales rep with any questions at: (319) 338-5706
 Thank you for the opportunity to quote this job. Restocking Fees are 25% of Total Quote.

Proposal

D.J. Walker Construction LLC License # 360618
 Phone 575 644-0049 Office 575-644-3180
 518 N 17th Street Las Cruces NM 88005

Date: 8/29/2019
 W.O. #: 1019142
 Estimator: Darrell Walker
 Phone: 575-644-0049

Customer: Will & Stephan Mcilvaine
 2685 Calle de Parian
 Mesilla, NM
 Owner Contact William 310-990-9896 Stephan 310-614-5531



Scope of Work Re-Roof Single Family Dwelling (remove metal panels install Brava Roof Tile)

Product	Detailed Description	Quantity	Line Total
1.00	Roof	40.00 SQ	
Permit	Mesilla State CID inspections		
Preparation	Remove all existing Metal	4-8 TON	
Decking	Inspect decking and replace any water damaged decking replacement billed at \$1.50 SF	TBD	
Penetrations	Seal all JV and Stack vents (through the roof)		
	Install flashing plumbing pipe jacks		
Eave	Install Eave Starter	130 LF	
Rake	Install Rake Starter	130 LF	
Ridge	Install Ridge Closure	130 LF	
Ridge Cap	Install Top Ridge	65 LF	
Field	Install Brava Field Tile stock color		
Trash	Debris removal haul off	4-8 Ton	
A/C	HVAC by others (contracted by owners)		
Skylights	Remove unwanted skylights and deck over openings		
		Materials	14,356.25
Labor cost includes Synthetic Underlayment for Tile Installation		Labor	11,000.00
		Freight	2,350.00
Warranty 5 Year labor along with all manufacturers implied warranties			
		sub total	27,706.25
Customer Signature <u>X</u> _____ Company Representative <u>X</u> _____		tax	2,303.08
		total	30,009.33
		deposit/credit	
		balance	

ARBITRATION: All disputes between the parties arising out of or related to any agreement term, or any breach or alleged breach of this contract will be decided by arbitration. No arbitration proceeding under this provision shall include any person or entity not a party to this agreement except by prior written consent. This written consent must specifically refer to this agreement's arbitration provision, describe the matter to be arbitrated, and be signed by the Builder and/or Contractor. An arbitration proceeding involving an additional person or entity is limited to the parties and matter described in the consent.

Phone 575-644-0049 email djwalkerconstruction@gmail.com
www.aplusexteriorsandroofing.com

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

OFFICIAL USE ONLY:

Case # 060966
Fee \$ 36.00

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

CASE NO. 060966 ZONE: UR CODE: ACM APPLICATION DATE: 9/13/19

WILLIAM & STEPHAN MCILVAINE 310 990 9896
Name of Applicant/Owner Applicant's Telephone Number
PO BOX 360 MESILLA NM 88046
Applicant's/Owner's Mailing Address City State Zip Code
WBMILVAINE@MAC.COM
Applicant's/Owner's E-mail Address

DJ WALKER CONSTRUCTION 518 N 17th ST LAS CRUCES NM 88005
Contractor's Name & Address (If none, indicate Self)
575 644 3180 27-0098517 360618
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2685 A CALLE DE PARIAN MESILLA NM
Description of Proposed Work: COMPLETE STUCCO RENOVATION OF MAIN HOUSE
FINISH -> LIMESTONE. COLOR PER ATTACHED BROCHURE - #'s 6050, 21614
OR 20824

\$ 16081.15 W McIlvaine 13 Sept 2019
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 APPROVAL REQ'D
CID APPROVAL REQ'D

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:

Proposal

D.J. Walker Construction LLC License #360618
 DBA A PLUS EXTERIORS (575-644-0049)
 518 N 17th Street Las Cruces NM 88005
 Customer:

Will & Stephan Mcilvaine
 2685 Calle De Parion
 Mesilla, NM

Date: 9/10/2019
 W.O. #: 1019153
 Estimator Darrell Walker
 Phone 575-644-0049



Product	Detailed Description	Quantity	Line Total
1.00	Stucco Renovation Trench perimeter to expose all stucco Preparation Power wash to remove all dirt/debris Tape, paper and plastic to windows and doors Windows Note that new Anderson windows are being installed by others Remove all delaminated stucco Repairs Inspect and replace weather barrier and lath as needed STO # 727 premix with embedded fiber mesh over all existing stucco Finish STO 1.0 Synthetic over all existing stucco Calking Siliconized caulking at all window and doors Color TBD (two colors to front elevations)	3036 SF	14,167.00
2.00	Lath Install moisture barrier wire and lath at gables on either end of home	540 SF	
3.00	Electrical Electrical to move Light boxes and other miscellaneous conduit estimated hours and materials. <i>This is subject to change depending on time and material.</i>	TBD	680.00
		sub total	14,847.00
<i>Customer Signature X</i> _____		tax	1,234.15
<i>Company Representative X</i> _____		total	16,081.15
		deposit	
		balance	

ARBITRATION: All disputes between the parties arising out of or related to any agreement term, or any breach or alleged breach of this contract will be decided by arbitration. No arbitration proceeding under this provision shall include any person or entity not a party to this agreement except by prior written consent. This written consent must specifically refer to this agreement's arbitration provision, describe the matter to be arbitrated, and be signed by the Builder and/or Contractor. An arbitration proceeding involving an additional person or entity is limited to the parties and matter described in the consent.

Phone 575-644-3180 email djwalkerconstruction@gmail.com
www.aplusexteriorsandroofing.com

Sto's Classic Color Collection

This is a selected group of colors from the StoColor System. The Classic Color Collection represents traditional favorites for North America. For additional color, refer to our Designer Color Collection (Item No. S630), or our entire StoColor System with 800 standard colors. Explore your creative freedom with the varied textures in which all Sto colors are available. To learn more about the solutions Sto can provide for you, contact us by calling 1-800-221-2397 or log on at www.stocorp.com.

StoColor System

- Quick and easy to understand thanks to a clear, logical system construction
- Offers a harmonic, finely tailored selection of color for interior and exterior use
- Is ergonomic and perception oriented for all phases of color selection and implementation

Guide to symbols

Explicación de los símbolos

31437

73

*

Color no.

Color code/order no.

Numero del tono de color

Código color/numero de pedido

*Please note that certain dark and/or saturated colors may incur increased costs due to high tint charges.

**Tenga presente que ciertos colores oscuros y/o saturados pueden incurrir en mayores costos debido a los elevados costos de los colorantes.

Light Reflectance Value

Value for the quantity of light reflected from the surface.

Measured in percent

100 % = white, 0 % = black

Valor Reflejante de Luz

Valor, en por ciento, que mide la cantidad de luz reflejada por la superficie.

100% = Blanco, 0% = Negro

La Colección Clásica de Color de Sto Corp.

Este es un surtido selecto de colores del sistema StoColor. Esta Colección Clásica representa colores preferidos en Norte America. Para colores adicionales, refiérase a Colección de Color de diseñador [S630], o a la colección completa StoColor System de 800 colores. Pruebe su creatividad con las variedades de texturas en las cuales todos los colores Sto son disponibles. Para aprender mas sobre las soluciones que Sto puede proporcionar, comuníquese al 1-800-221-2397 o por el Intranet en www.stocorp.com.

Sistema StoColor

- Fácil de comprender, debido a su presentación clara y lógica
- Ofrece una selección armónica y a la medida, de colores para interiores y exteriores
- Es ergonómico y orientado hacia toda fase para la selección e implementación de colores

Most Popular Textures; Las texturas más populares



1.5 / Medium



1.0 / Fine



R1.5 / Swirl



Freeform (Note: Custom Texture)
(Nota: Textura según especificaciones del cliente)



Limestone (Note: Requires two layers of finish material.)
(Nota: Requiere dos capas de material de acabado)

1.0 / Fine

Stolit® Lotusan® 1.0

Stolit® 1.0

Sto Fine Sand

StoPowerwall® Fine

StoPowerflex® Fine

StoPowerflex® Silco Fine

Freeform

Stolit® Lotusan® Freeform

Stolit® Freeform

StoPowerwall® Freeform

StoPowerflex® Freeform

StoPowerflex® Silco Freeform

Freeform (Note: Custom Texture)
(Nota: Textura según especificaciones del cliente)

1.5 / Medium

Stolit® Lotusan® 1.5

Stolit® 1.5

Sto Medium Sand

StoPowerwall® Medium

StoPowerflex® Medium

StoPowerflex® Silco Medium

R1.5 / Swirl

Stolit® R1.5

Sto Swirl

StoPowerwall® Swirl

StoPowerflex® Swirl

StoPowerflex® Silco Swirl

Limestone

Sto Limestone

Note: Limestone requires two layers of finish and will incur additional costs.
Nota: El Limestone requiere dos capas de acabado e incurra en costos adicionales.

Please note

The colors presented on this chart are representations. Actual color of manufactured product may vary slightly from the chart. Color perception is affected by degree of gloss, texture, and lighting conditions. For best results always request a product sample, select color under natural lighting conditions, and construct full scale job site mock ups for final color approval.

Minor shade variations may occur from batch to batch (refer to batch no. on pall). Avoid installing separate batches side-by-side and avoid application in direct sunlight. Avoid installing new finish adjacent to weathered or aged finish. Sto Corp. will not be responsible for shade or color variation from batch to batch, variation caused by application or substrate deficiencies, or fading resulting from natural causes such as weather. See Sto Tech Hotline Nos. 0894-C, 0893-EC and 1202-CF for helpful tips on prevention of color problems.

For Exterior Insulation and Finish Systems (EIFS) select colors with light reflectance value of 20% or greater.

Por Favor Nota

Los colores que aparecen en este muestrario son representaciones. El color real del producto puede variar ligeramente con el del muestrario. El color percibido es afectado por el grado de brillantez, la textura y las condiciones de luz. Para la obtención de los mejores resultados, deberá siempre solicitar una muestra del producto, seleccionar el color bajo condiciones de luz natural, y elaborar aprobación final del color.

Pueden presentarse pequeñas variaciones en el tono, de remesa a remesa (favor de referirse al número de remesa en la cubeta). Evite aplicar adjuntas remesas diferentes, así como a la luz solar directa. Igualmente, evite aplicar el acabado nuevo adjunto a acabados viejos o intemperizados. Sto Corp. no se responsabiliza por la variación en color o tono de remesa a remesa, al método de aplicación, deficiencias en la base, o por decoloración debido a causas naturales como el clima.

Favor de consultar a los Nos. 0694-C, 0893-EC y 1202-CF de Sto Tech Hotline para recibir indicaciones para prevenir problemas.

Para Sistemas de Aislamiento Exterior y Acabado (EIFS), selección colores con un valor reflejante de luz del 20% o mayor.



33137 ■ 71

Gray Dawn



11505 ■ 65

London Fog



36235 ■ 58

Notre Dame



93860 ■ 52

Sandstone



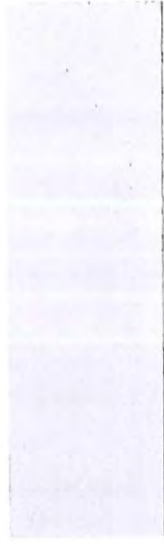
93440 ■ 36

Moondust



35237 ■ 75

Cloud



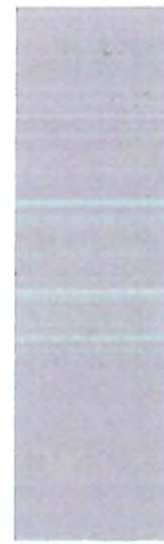
33237 ■ 68

Mineral



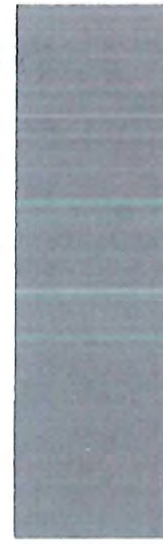
93240 ■ 60

Smoked Putty



11504 ■ 50

Gray Flannel



11403 ■ 32

Burnt Ash



11406 ■ 71

Pearl Gray



36236 ■ 67

Frost



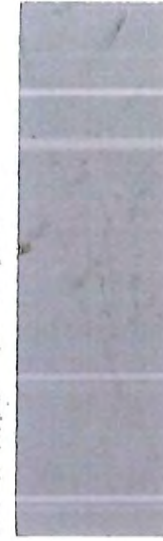
21612 ■ 58

Oyster



11404 ■ 47

Brushed Pewter



11503 ■ 35

Twilight

Accent Colors; Colores De Acento (Please note: Higher tint costs may be associated with accent colors.) (Por Favor Nota: Tenga presente que ciertos colores acento pueden incurrir en mayores costos debido a los elevados costos de los colorantes.)



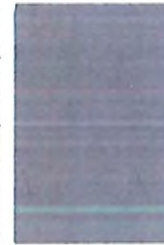
31410 ■ 45 Hemp Gold



32321 ■ 41 Terra



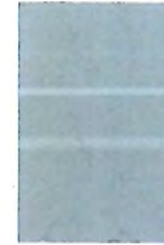
33120 ■ 25 Coral



34133 ■ 28 * Violet Night



35333 ■ 35 * Cadet



36233 ■ 38 * Manchester



32234 ■ 45

Natural



1015 ■ 35

Mocha Cream



32132 ■ 23

Spectral



20822 ■ 56

Diamond Dust



10612 ■ 55

Autumn Wheat



20905 ■ 55

Oatmeal



10611 ■ 64

Moonlit Sand



10622 ■ 60

Indiana Limestone



10522 ■ 61

Ivory Key



93330 ■ 69

Champagne



10511 ■ 66

Pacific Sand



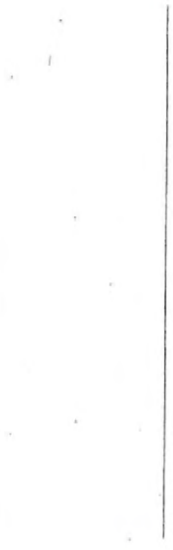
20506 ■ 70

Desert Sun



10308 ■ 86

Pearl



10609 ■ 79

French Vanilla



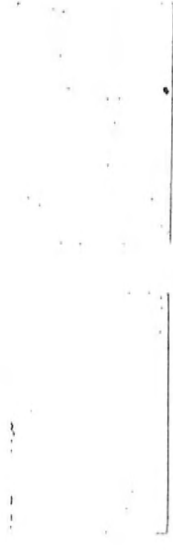
10606 ■ 71

Plateau

Whites; Blancos



9433 ■ 80 Sto White



20001 ■ 82 ITS White



32138 ■ 78 Cotton

6050 ■ 73 White Linen

21614 ■ 79 Silver Lining

20824 ■ 73 Winter White

PHOTOS OF THE DWELLING FROM CALLE DEL OESTE



PHOTO OF THE DWELLING SHOWING THE EXISTING ROOF



PHOTOS OF OTHER ROOF AND DWELLING STYLES IN THE AREA



PHOTOS OF OTHER ROOF AND DWELLING STYLES IN THE AREA



PHOTOS OF OTHER ROOF AND DWELLING STYLES IN THE AREA



**PZHAC WORK SESSION
OCTOBER 21, 2019
ITEM 2**

Submitted by Mary Lucero; a request to discuss plans to install photo-voltaic cells on a dwelling at 2363 Calle de Santiago (Case 060967) Zoned: Historical Residential (HR)

This request was originally scheduled to be heard by the PZHAC at their October 7, 2019 Work Session and Regular Meeting but was postponed to this meeting due to the fact that neither the applicant nor her representative were present to discuss the request.

The installation of photo-voltaic cells on dwellings has generally been allowed to be approved administratively through Mesilla when they are located on flat roofs with parapets and generally cannot be seen from the street. However, in cases where they can be seen from the street in the Historic Zoning District, the PZHAC has required that the case be brought before the PZHAC for review, with final approval by the "Board of Trustees (BOT)". That is the case with this application.

The applicant would like to install a number of solar panels on the roof of the dwelling at this address, but the dwelling has a pitched roof with shingle covering and the roof portion the panels will be located on (west side) is visible from Calle de Santiago. Due to the angle of the sun during the day, this portion of the roof is the best location for the panels. The panels could be located at the rear of the dwelling, which is also pitched, but this would not be as efficient.

Estimated Cost: @ 20,000.00

CONSISTENCY WITH THE CODE:

There is nothing in the Code that directly addresses the screening of utilities in the Historic Districts. The PZHA has usually addressed this issue through the Historic Preservation section of the Code (Chapter 18.33) quoted below.

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 18.33 – 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]

The applicant will be present at the work session to provide further details about the proposed renovations and will be available to answer any questions that may arise.

PHOTO OF DWELLING FROM CALLE DE SANTIAGO, FACING SOUTHWEST



PHOTO OF DWELLING FROM CALLE DE SANTIAGO, FACING EAST



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: [R0400230](#)
Parcel Number: 4006137156513
Owner: LUCERO MARY FRANCES
Mail Address: PO BOX 134
Subdivision: LUCERO TRACTS NO 2
CORRECTED PLAT (BK 20 PG 532 -
043383)
Property Address: 2363 CALLE DE
SANTIAGO
Acres: 0





**TOWN OF MESILLA
ZONING APPROVAL**
PERMISSION TO CONDUCT WORK
OR

OFFICIAL USE ONLY:
Case # 060967
Fee \$ 40.50

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060967 ZONE: HR CODE: MI APPLICATION DATE: 9/18/19

MARY LUCERO 575/636-4138
Name of Applicant/Owner Applicant's Telephone Number

2303 CALLE DE SANTIAGO, MESILLA, NM, 88046
Applicant's/Owner's Mailing Address City State Zip Code

valejandroz18@gmail.com
Applicant's/Owner's E-mail Address

ERUS BUILDERS LLC, 1155 LARRY MAHAN DR. EPTX 79925
Contractor's Name & Address (If none, indicate Self)

844/272-8336 NM:GB02#3822117
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

2303 CALLE DE SANTIAGO, MESILLA NM, 88046
Address of Proposed Work:

SOLAR PANEL INSTALLATION
Description of Proposed Work:

\$20,000 Mary J Lucero 9-18-19
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 APPROVAL REQ'D
CID PERMIT REQUIRED
YL

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
OCTOBER 21, 2019
ITEM 3**

Submitted by Davie and Kelly Salas, a request to discuss plans to construct two rental units on a lot immediately adjacent to the east side of 2138 Calle del Sur (Case 060973) Zoned: Historic Residential (HR)

This property was created by a Summary Subdivision (Case 060473) submitted by Antonio Fierro that was approved by the PZHAC January 3, 2017 and the BOT on October 16, 2017; and filed with Dona Ana County in February, 2018.

The subject lot was originally part of a 0.99 acre lot existing lot that was divided in half with the dividing line between the two proposed lots running north-south through the middle of the property along the west edge of a pecan grove which has since been removed. The subject property is the eastern property that contained the pecan grove. The property has 80 feet of frontage on Calle del Sur and has access to the road and all required utilities.

In addition to the subject property, the applicant owns two 0.25 acre properties at 2217 and 2219 Calle de Parian. Each of these two properties contains two dwellings that are similar to the dwellings proposed for the subject lot on Calle del Sur. The style of the proposed dwellings will “Northern New Mexico” (see attached Yguado checklist), and will be similar to the development of the 0.25 acre property at 2219 Calle de Parian (see attached site plan, elevations and floor plans). The dwellings, which will be located along the east edge of the property, will each be one-story and about 1200 square feet in size each with a portion of the roof being a metal covered shallow-pitched roof with a maximum height of about 14.5 feet at the ridgeline. This will be similar to other dwellings in the area and along Calle del Sur (see attached photos). Each dwelling will have four off-street parking spaces (two in carports and two outside of the carports, as shown in the attached site plan). Access will be by a 20 foot wide driveway to that will run through the center of the property and will meet the standards for access roads set forth in Appendix D (Fire Apparatus Access Roads) of the International Fire Code adopted by MTC Chapter 15.20.

Estimated Cost: @ \$235,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed dwellings will be compatible with the surrounding properties, especially the development zone for the property, and that the proposed dwellings will be compatible with the Zoning Code for the area.

The lot size of 0.49 acres (@ 2100 square feet) is well above the minimum lot size of 8000 square feet required for new lots containing two dwellings in the HR zone. (MTC Section 18.35 – HR Zone allows more than one dwelling on a property in the HR zone provided that the lot contains a minimum of 4000 square feet per dwelling unit.)

The applicant will be present at the work session to provide further details about the proposed construction, and to answer any questions that may arise.

PHOTOS OF SUBJECT PROPERTY



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number Enter \

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: [R1902694](#)
Parcel Number: 4006138316054
Owner: PARKEY ASHLEY RYAN
Mail Address: 1090 CROSSLEY LANE
Subdivision: EL JALITO SUBDIVISION
(BK 24 PG 386 - 1825205)
Property Address: CALLE DEL SUR
Acres: 0.56999999



**CALLE DEL SUR
HOMES**

PREPARED FOR
DAVID & KELLY SALAS
NEW YORK, MEXICO

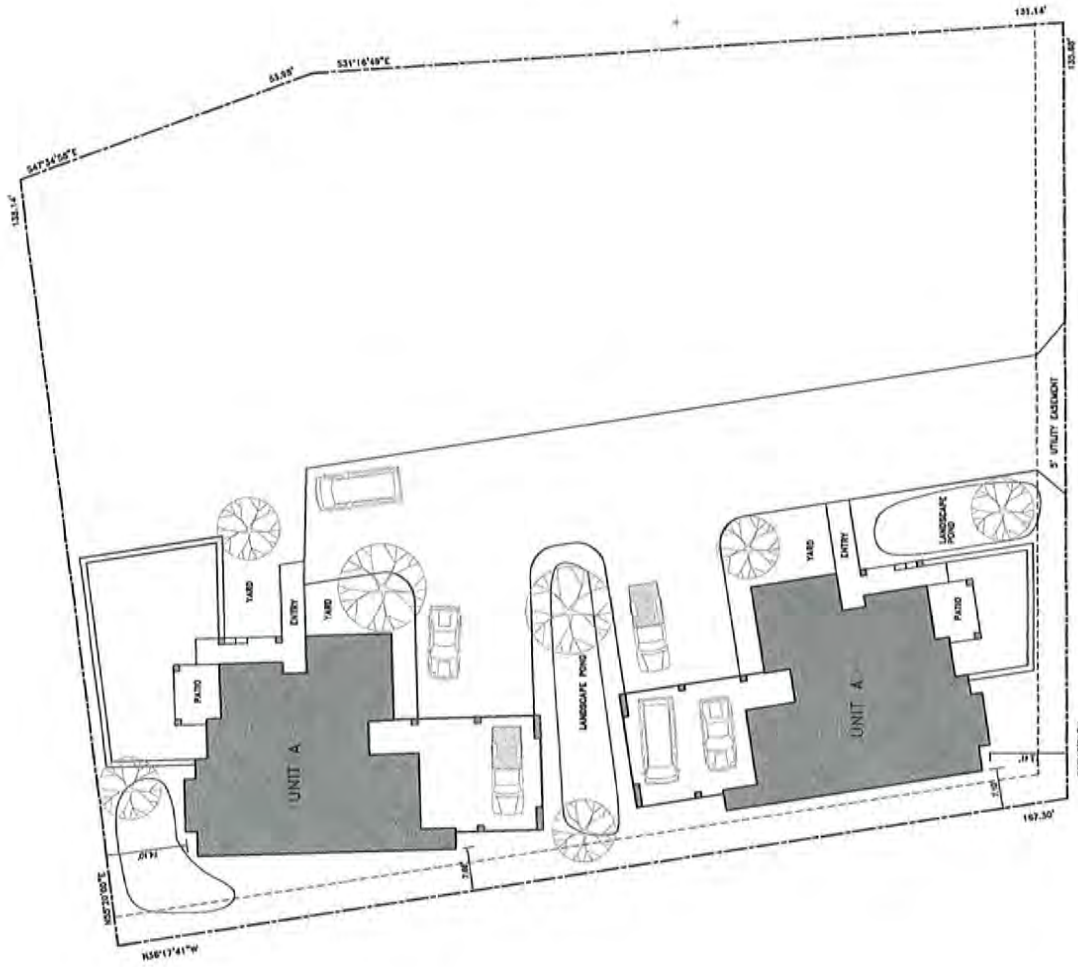
DATE	PHASE
05/15	CONCEPT



Ortega Viterbo Inc.
13280 Wilshire Blvd.
Suite 200
Beverly Hills, CA 90210
Tel: 310.274.2200
Fax: 310.274.2201
www.oviconsulting.com

1
DRAWING

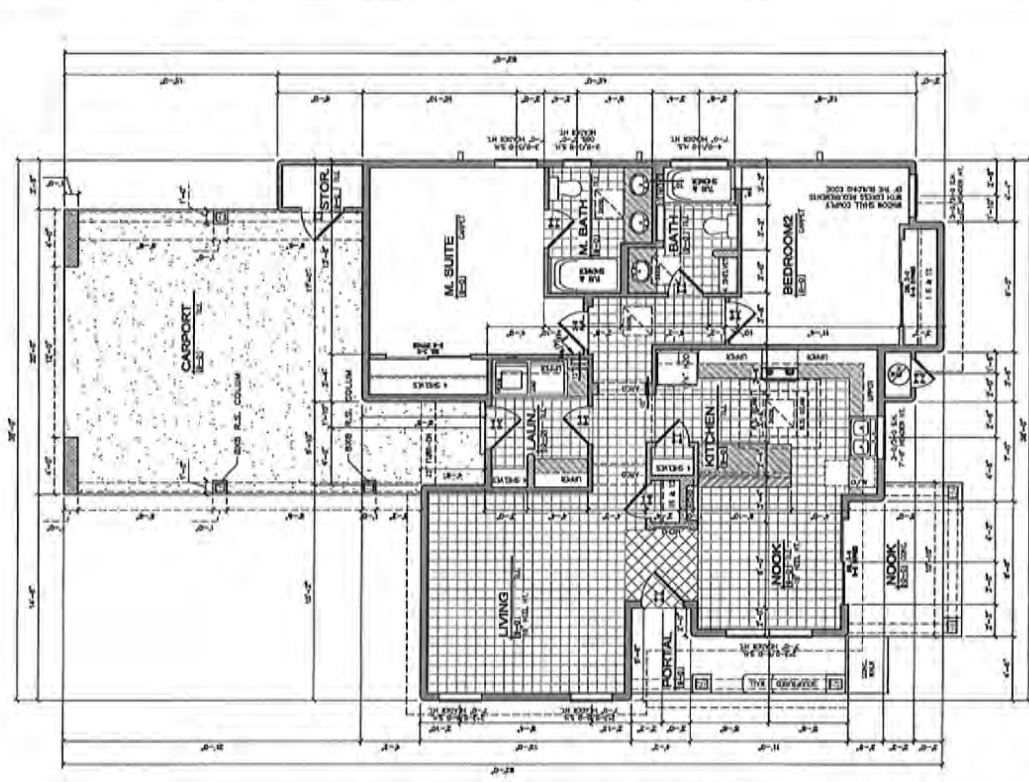
**SITE PLAN
CONCEPT 1**
SCALE: 1" = 30'-0"



CALLE DEL SUR EL JALITO SUBDIVISION
0.566 AC.



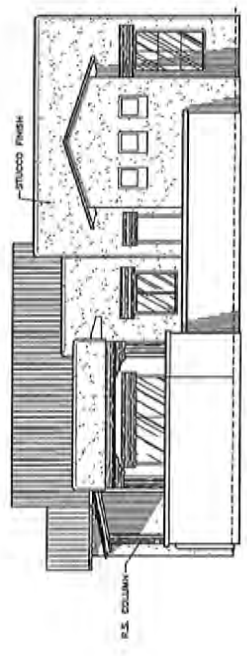
THIS DOCUMENT IS THE PROPERTY OF ORTEGA VITERBO INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ORTEGA VITERBO INC. ALL RIGHTS RESERVED. © 2015



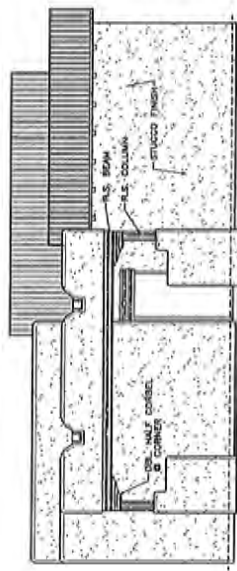
FLOOR PLAN
4" SCALE & ALL DIMENSIONS UNLESS OTHERWISE NOTED

WALL SCHEDULE
 1. ALL INTERIOR WALLS TO BE 5/8" GYP BOARD OVER 1/2" GYP BOARD ON STUDS. ALL EXTERIOR WALLS TO BE 5/8" GYP BOARD OVER 1/2" GYP BOARD ON STUDS. ALL EXTERIOR WALLS TO BE 5/8" GYP BOARD OVER 1/2" GYP BOARD ON STUDS. ALL EXTERIOR WALLS TO BE 5/8" GYP BOARD OVER 1/2" GYP BOARD ON STUDS.

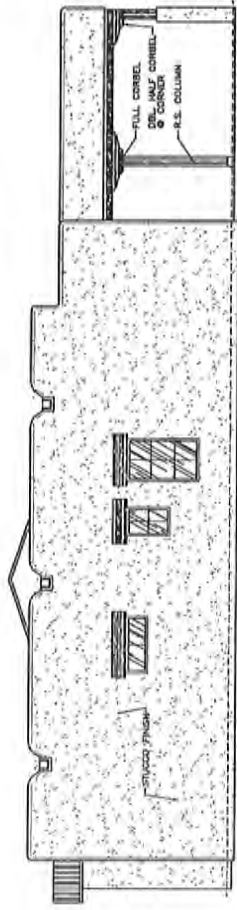
Squares Feet	1,220
Heated	1,220
Carpent	475
Portales	155
Total	1,850



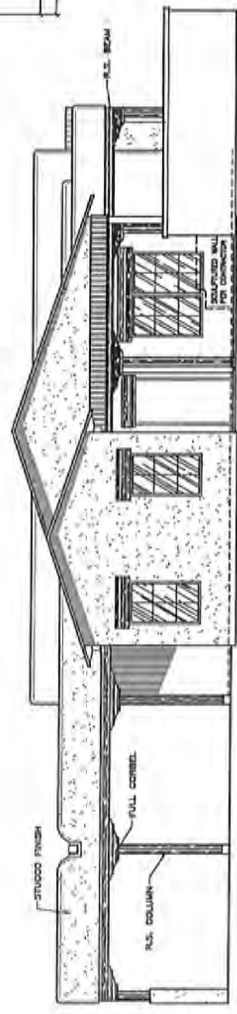
FRONT ELEVATION
1/4" = 1'-0"
ALL WOODEN SMOOR PRODUCTS TO BE 7'-0" UNLESS OTHERWISE NOTED



BACK ELEVATION
1/4" = 1'-0"
ALL WOODEN SMOOR PRODUCTS TO BE 7'-0" UNLESS OTHERWISE NOTED



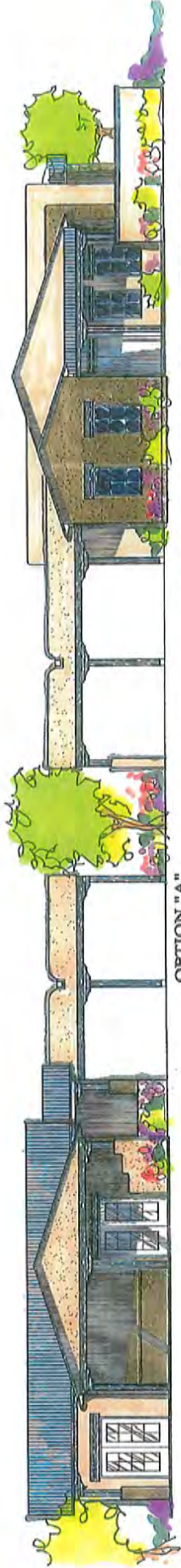
RIGHT ELEVATION
1/4" = 1'-0"



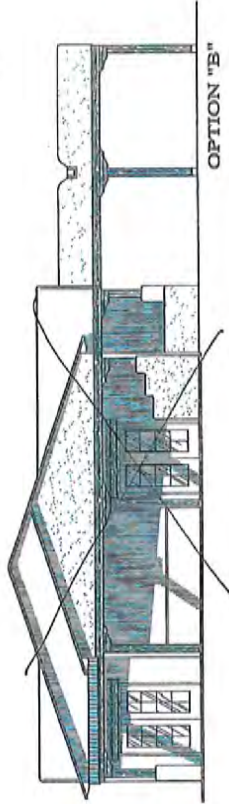
LEFT ELEVATION
1/4" = 1'-0"



ELEVATION "F" FRONT ELEVATION
1/8"

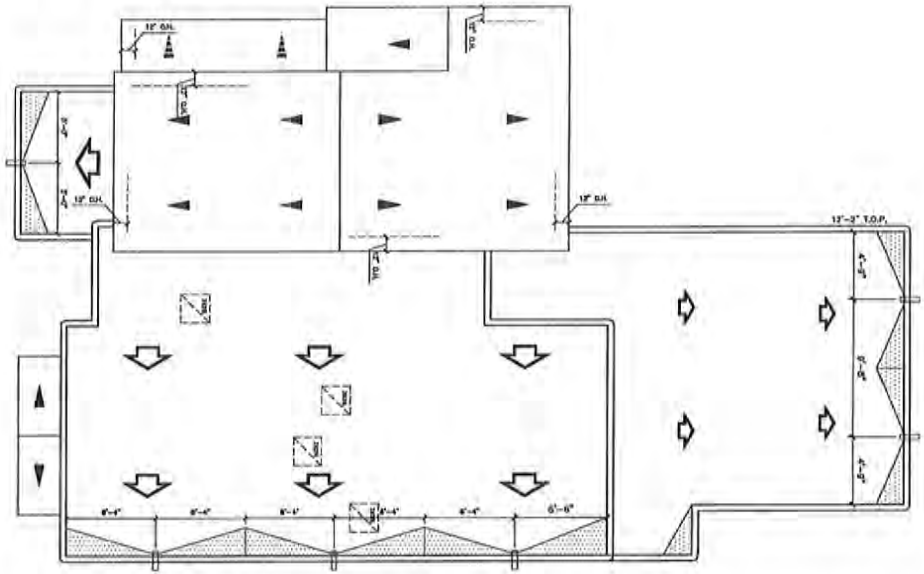


ELEVATION "D" DRIVEWAY ELEVATION FACING EAST
1/8"



OPTION "B"

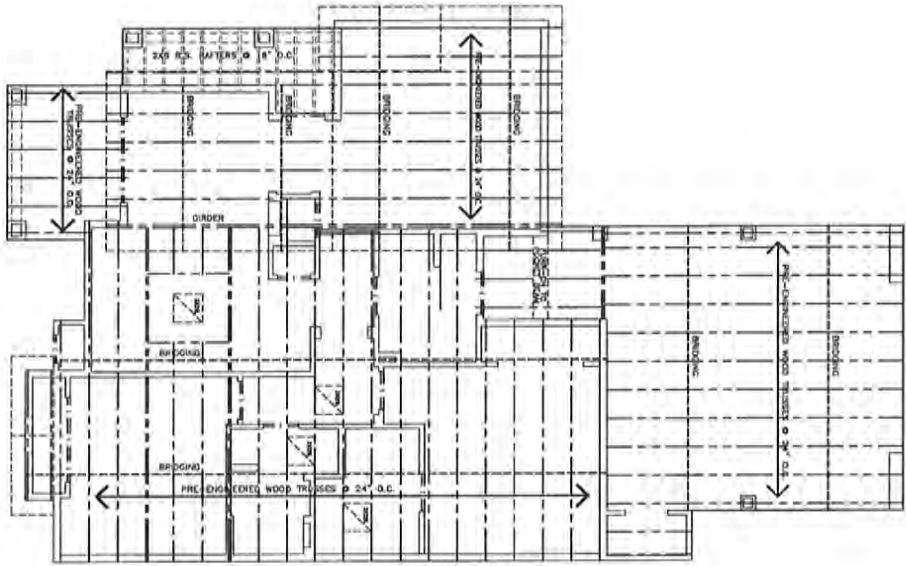




1. ALL ROOFING SHALL BE 1/2" X 11' RAFT TRUSS - ONE 3/8" X 11" PURLIN
 2. ALL ROOFING SHALL BE 1/2" X 12" JOIST - ONE 3/8" X 11" PURLIN
 3. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
 4. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
 5. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST

STRUCTURAL LEGEND

- 4' x 11' RAFT TRUSS - ONE 3/8" X 11" PURLIN
- 1/2" X 12" JOIST - ONE 3/8" X 11" PURLIN
- 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
- 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
- 4" X 8" RAFT TRUSS
- 4" X 8" RAFT TRUSS WITH 4" X 8" RAFT TRUSS



GENERAL STRUCTURAL NOTES

1. ALL ROOFING SHALL BE 1/2" X 11' RAFT TRUSS - ONE 3/8" X 11" PURLIN
2. ALL ROOFING SHALL BE 1/2" X 12" JOIST - ONE 3/8" X 11" PURLIN
3. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
4. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
5. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
6. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
7. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
8. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
9. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
10. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
11. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
12. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
13. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
14. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST
15. ALL ROOFING SHALL BE 1/2" X 12" JOIST WITH 1/2" X 12" JOIST

VISION ARCHITECTURE Group, LLC
 PO BOX 136, CHAMBERLINO, NM 88027
 TELEPHONE: 505-683-1842
 EMAIL: visionarch@juno.com

SALAS HOMES ROOF PLAN, ROOF FRAMING PLAN

UNIT "A"
 S1

DATE: 2-8-16
 SCALE: AS NOTED

COORDINATED WITH VISION

NORTHERN NEW MEXICO

Design standards with compliance checklist for the Northern New Mexico architectural style. When completing a checklist, applicants shall circle all the components within items that apply to their application and annotate their responses as needed. If a component is not required and does not apply to the application, it should be marked "n/a."

A "1" in parentheses after a component indicates that staff will figure an appropriate range for proportion or size, location or number, etc., based on the development zone of the structure. Drawings and photographs to further illustrate components are available in the community development office.

COMPLIANCE
YES NO

Design Components

Building Height: Usually one story; however, each case will be determined individually by the development zone.

The use of two stories would require the use of the angled roof as an attic or otherwise part of the second story.

_____ N/A _____

Setback: There is no typical setback distance used, therefore the setback of the development zone would prevail.

_____ ✓ _____

The application of this style is generally in a rural setting. Certain buildings in the commercial area of Mesilla exhibit this style of building set on the property frontage.

_____ ✓ _____

Proportion: There is a marked division between the roof and exterior walls. The proportion of the exterior walls, usually of adobe construction, is long and low but verticality is achieved by the added angled roof (1). Roof angles are sharp but rarely reaching an angle of 45 percent off the horizontal (1).

_____ _____

Pattern and Rhythm

The facades of these buildings are simple with few window openings of small overall size (1).

_____ _____

Doorways are numerous predicated on the pattern of construction and additions to the basic construction (1).

_____ _____

	Number	Proportion	Size
--	--------	------------	------

Doors _____

Windows _____

Gates _____

Walls _____

COMPLIANCE
YES NO

Roof Type

The most significant style element is the angled roof of corrugated metal. It is used in either the hipped or pitched configuration. The hipped roof is angled from four sides with a ridge line shorter than the length of the building. The pitched roof is angled from two sides. The use of the pitched roof makes necessary a filler for the triangular area at the ends of the building created by the addition of the pitched roof.

_____ ✓ _____

COMPLIANCE

YES NO

NORTHERN NEW MEXICO (CON'T.)

Surface Texture

Surface texture is of adobe or simulated adobe construction with or without mud or hard plaster.

Color

White or earth color. (See color chart).

Site Utilization

These buildings in the commercial area utilize most of the available site space.

N/A

In the more open, rural parts of Mesilla, these buildings are sited in varying ways depending on overall site usage and the development zone.

Projections and Cavities

Portales or covered porches are roofed with the same basic roofing materials.

Portales are sometimes beneath extensions of the overall roof. In this case the angle of the basic roof is continued or broken slightly as required.

Portales are sometimes enclosed with screens.

N/A

Roof overhangs are generally minimal.

Architectural Details

Windows, doors, columns, chimneys and buttresses are similar to those found in other adobe based buildings.

(The rest of this page is left blank intentionally)

PHOTO OF THE DWELLING TO THE NORTH



PHOTO OF THE DWELLING TO THE WEST



PHOTO OF THE DWELLING TO THE EAST



PHOTO OF APARTMENTS TO THE SOUTH



PHOTOS OF OTHER DWELLINGS ALONG CALLE DEL SUR



PHOTOS OF OTHER DWELLINGS ALONG CALLE DEL SUR



PHOTO OF DWELLING TO THE NORTH



PHOTOS OF OTHER DWELLINGS TO THE NORTH



PHOTOS OF APPLICANT'S DWELLINGS AT 2217, 2219 CALLE DE PARIAN



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

OFFICIAL USE ONLY:
Case # 060973
Fee \$ 363.00

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

CASE NO. 060973 ZONE: HR CODE: NR APPLICATION DATE: 10/15/19

Davie & Kelly Salas Name of Applicant/Owner 575-650-3362 / 575-650-0283 Applicant's Telephone Number

P.O. Box 615 Applicant's/Owner's Mailing Address Mesilla City NM State 88046 Zip Code

daviesalasa@comcast.net / dkstsalas@comcast.net Applicant's/Owner's E-mail Address

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

575-650-3362 Contractor's Telephone Number N/A Contractor's Tax ID Number 375362 Contractor's License Number

Address of Proposed Work: Calle de Sun

Description of Proposed Work: Construction of Two Dwelling Units

\$225,000.00 Estimated Cost Davie Salas Signature of Applicant 10/2/2019 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: _____ Disapproved Date: _____ 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: PZHAC REVIEW ; BOT FINAL 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
OCTOBER 7, 2019

(PART OF CONSENT AGENDA)



Town of Mesilla, New Mexico

PZHAC WORK SESSION MINUTES OCTOBER 7, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION MONDAY, OCTOBER 7, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Willian and Stephan McIlvaine; a request to discuss plans for the renovation of the main dwelling on a residential property at 2655 Calle de Parian, including the replacement of windows (Case 060964), replacing the roof (Case 060965), and restucoing the dwelling (Case 060966). Zoned: Historic Residential (HR)

Neither the applicants nor a representative of the applicants was present to discuss the request, so there was no discussion.

Item 2: Submitted by Mary Lucero; a request to discuss plans to install photo-voltaic cells on a dwelling at 2363 Calle de Santiago (Case 060967) Zoned: Historical Residential (HR)

Neither the applicants nor a representative of the applicants was present to discuss the request, so there was no discussion.

Item 3: Submitted by Samuel Kane, a request to discuss plans to construct four rental units on the southwest corner of Calle de Colon and Calle de Tercera (Case 060968) Zoned: Historic Residential (HR)

The applicant and his architects (Harold and Barb Denton) were present to discuss the request and answer any questions that might arise. Staff provided a brief introduction to the case, and Harold Denton provided details about the proposal. He explained that the structures would be Northern New Mexico style about 1200 square feet in size with part of the structure to have a shallow pitched gray metal roof having a maximum height of 15 feet at the peak. The dwellings would be stuccoed. The existing wall on the property will be removed and the dwellings will be surrounded by a new 4 – 6 foot high rock wall with 5 foot setbacks. Access to the dwellings would be by a 20 foot wide driveway that meets access International Fire Code requirements. He also stated that the proposed density and style of development would not be out of character with that of the surrounding properties. There were no other issues discussed.

PZHAC REGULAR MEETING AGENDAMINUES OCTOBER 7, 2019

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

Commission Chair Hernandez and Commissioner Lucero were absent. All other Commissioners were present. There was a quorum. Commissioner Prieto was the acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

Since there was no discussion on Cases 060964, 065965, 060966 or 060967, these cases were removed from the agenda. here were no changes to the Consent Agenda. A motion to approve the Agenda as amended was made by Commissioner Houston, 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.*

There were no changes to the Consent Agenda. A motion to approve the Consent Agenda was made by Commissioner Nevarez, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

A. *PZHAC MINUTES – PZHAC Special Meeting of September 17, 2019

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

1. **Case 060960** – 1368 Snow Road, submitted by Gabriele Boyer; a request for a zoning permit to allow the installation of a concrete pad for a sculpture (artwork) on a residential property at this address. Zoned: Rural Farm (RF)

Approved as part of the Consent Agenda

2. **Case 060961** – 2011 Avenida de Mesilla, submitted by Mickey Balderas; a request to repair some landscaping in a commercial parking lot at the Bean Café at this address. Zoned: Historic Commercial (HC)

Approved as part of the Consent Agenda

3. **Case 060962** – Snow Road, submitted by William C. Friez; a request for a zoning permit to allow the installation of wood or metal stakes on a property line along Snow Road. Zoned: Rural Farm (RF)

Approved as part of the Consent Agenda

4. **Case 060963** – 2930 Valle Grande, submitted by Childers Brothers, Inc. for Donald Tallackson; a request for a zoning permit to allow repairs to the foundation of a dwelling at this address. Zoned: Rural Farm (RF)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Ralph Geck - immediate neighbor to the west of the subject property

Stated that four dwellings on one property would be too much and that one or two dwellings would be better.

Susan Krueger – resident

Questioned the style and setbacks of the proposed dwellings and stated that the dwellings may not be appropriate for the development zone of the property. She also stated that the original request by the applicant for one large dwelling on the property was not in line with the development zone for the property.

B. DECISIONS:

Zoning Permits:

1. **Case 060964**– 2655 Calle de Parian, Willian and Stephan McIlvaine; a request for a zoning permit to remove and replace fifteen windows on the main dwelling at this address. Zoned: Historic Residential (HR)

(This case was not discussed during the Work Session – Part of Item 1)

This case was removed from the agenda.

2. **Case 060965**– 2655 Calle de Parian, submitted by Willian and Stephan McIlvaine; a request for a zoning permit to replace a metal roof on the main dwelling at this address with a tile roof. Zoned: Historic Residential (HR) **(This case was not discussed during the Work Session – Part of Item 1)**

This case was removed from the agenda.

3. **Case 060966**– 2655 Calle de Parian, submitted by Willian and Stephan McIlvaine; a request for a zoning permit to restucco the main dwelling at this address. Zoned: Historic Residential (HR) **(This case was not discussed during the Work Session – Part of Item 1)**

This case was removed from the agenda.

4. **Case 060967** – 2363 Calle de Santiago, submitted by Mary Lucero; a request for a zoning permit to install photo-voltaic cells on a dwelling at this address. Zoned: Historical Residential (HR) **(This case was not discussed during the Work Session – Item 2)**

This case was removed from the agenda.

5. **Case 060968** – SW corner of Calle de Colon and Calle de Tercera; submitted by Samuel Kane; a request for a zoning permit to allow the construction of four rental units on a property at this address. Zoned: Historical Residential (HR) (**This case was discussed during the Work Session – Item 3**)
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that the proposed dwellings would not be out of character with the nature or the mixture of styles of the other dwellings in the area. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez and approved by a vote of 2 – 1. (Commissioner Nevarez voted against the proposal because he felt that “... four dwellings on one property would be too many.”)

6. **Case 060969** – 1000 West University Avenue, submitted by Catherin Martinez and Linda Montoya; a request for a zoning permit to allow the installation of a pergola in the backyard of a dwelling at this address. Zoned: Rural Agricultural (RA)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

VI. PUBLIC COMMENTS - None

VII. PZHAC/STAFF COMMENTS - None

VIII. ADJOURNMENT – The meeting was adjourned at 6:29 PM.

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 10/3/19 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

OCTOBER 21, 2019

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060970
[PZHAC CONSENT AGENDA – 10/21/2019]**

Item:

Case 060970 – 2800 Teresita Street, submitted by Robert L. Trigo; a request for a zoning permit to allow the addition of fourteen photo-voltaic panels to an existing array of photo-voltaic panels on the roof of a dwelling at this address. Zoned: Historic Residential (HR)

Description of Work Done:

The applicant intends to add additional photo-voltaic panels to an existing array of panels on the roof of a dwelling at this address. This is a flat roof and the panels will not be seen from the adjacent street. The additional panes will not have any effect on the appearance of the dwelling, and will not change the style of the dwelling, not dill there be any effects on neighboring properties.

Consistency with the Code:

Since this is an addition to an existing array of photo-voltaic panels that will not affect or change the appearance of the dwelling on the property, nor will it consist of any additions or changes to heated/cooled areas of the dwelling, 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 DWELLING FROM TERESITA STREET



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number Enter

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: [R0400995](#)
Parcel Number: 4006137351493
Owner: TRIGO ROBERTO L & JOY TUCKER
Mail Address: 2800 TERESITA ST
Subdivision: MESILLA FARMS SUBDIVISION (BK 15 PG 389-390 - 8822094)
Property Address: 2800 TERESITA ST
Acres: 0



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

OFFICIAL USE ONLY:

Case # 060970

Fee \$ 34.50

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

CASE NO. 060970 ZONE: HR CODE: M APPLICATION DATE: 10/3/19

ROBERTO L. TRIGO 575 4966311
Name of Applicant/Owner Applicant's Telephone Number
2800 TERESITA S.
Applicant's/Owner's Mailing Address City State Zip Code

Applicant's/Owner's E-mail Address
ENERGY CONCEPTS ~~617~~ 617 5th ST LAS VEGAS, NM 87101

Contractor's Name & Address (If none, indicate Self)
575 640 1870 350674
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2800 TERECITA

Description of Proposed Work: ADDING 14 SOLAR PANELS TO FLAT ROOF
THEY WILL BE BALLASTED AT A 10° TILT ANGLE.

\$ 15,460 [Signature] 10.1.19
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: CID PERMIT REQ'D
NO CHANGES TO APPEARANCE OF DWELLING

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 10/3/19

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 060971
[PZHAC CONSENT AGENDA – 10/21/2019]**

Item:

Case 060971 – 203 Capri Road, submitted by Brother Richard Fish; a request to repair the roof of a dwelling at this address. Zoned: Residential, one acre (R1)

Description of Work Done:

The applicant intends to replace the roof covering on a dwelling at this address in order to repair storm damage to the roof. The replacement roof will be the same as the original and there will be no changes to the structure. The repairs will be on a pitched roof. There will be no change to the appearance or style of the structure. The applicant has been informed that a permit from CID will be needed.

Consistency with the Code:

Since this is a job 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 DWELLING FROM CAPRI ROAD



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number Enter

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: [R0400767](#)
Parcel Number: 4007137185432
Owner: BROTHER OF THE POOR OF ST FRANCIS
Mail Address: PO BOX 30359
Subdivision: MESILLA PARK MANOR PLAT 3B 585
Property Address: 203 CAPRI RD
Acres: 0



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

OFFICIAL USE ONLY:
Case # 060971
Fee \$ 50.40

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

CASE NO. 060971 ZONE: RI CODE: RR APPLICATION DATE: 10/9/19

Approved Roofing & Construction, Inc (575) 496-7663
Name of Applicant/Owner Applicant's Telephone Number
763 Horizon View Drive Las Cruces NM 88011
Applicant's/Owner's Mailing Address City State Zip Code
575 NEWROOF@gmail.com
Applicant's/Owner's E-mail Address

Approved Roofing & Construction, Inc.
Contractor's Name & Address (if none, indicate Self)
(575) 496-7663 201056689 98099 GA98
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 203 Capri Rd
Description of Proposed Work: Vinyl membrane roof overlay.

\$ 19,366 + TAX ZHO 10/09/2019
Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: Br. Richard Fish

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: NO CHANGES TO STRUCTURE
CID PERMIT REQUIRED
Z

PERMISSION ISSUED/DENIED BY: Z. Shuman ISSUE DATE: 10/12/19

- This Application will include the following, if checked:
- Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 - Site Plan with dimensions and details.
 - Proof of legal access to the property.
 - Drainage plan.
 - Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 - 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).
 - Other information as necessary or required by the City Code or Community Development:

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060972
[PZHAC CONSENT AGENDA – 10/21/2019]**

Item:

Case 060972 – 2109 Calle de Parian, submitted by Art Fountain; a request to repair the plaster and repaint the repairs on a commercial structure at this address. Zoned: Historic Residential (HR).

Description of Work Done:

The applicant will patch and repaint parts of the exterior of a commercial structure at this address. The repair work will consist of patching small sections of the exterior wall where the existing stucco has become cracked or damaged by the weather, and to repaint the repaired areas to match the existing stucco. The repairs will not affect or change the appearance of the structure, nor will it cause any negative visual impacts to the surrounding properties, PZHAC review is not required.

Consistency with the Code:

Since there are no structures on the property to affect 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 STRUCTURE FROM CALLE DE GUADALUPE



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number Enter \

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: [R0401212](#)
Parcel Number: 4006137244462
Owner: FOUNTAIN ROBERT J & GRACE
Mail Address: 694 HAWTHORNE ST
Subdivision:
Property Address: 2109 CALLE DE PARIAN
Acres: 0



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

OFFICIAL USE ONLY:

Case # 060972

Fee \$ 0.00

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

CASE NO. 060972 ZONE: HC CODE: MI APPLICATION DATE: 10/9/19

Name of Applicant/Owner Art Fountain Applicant's Telephone Number 575-528-8143

Applicant's Mailing Address Box 259 Mesilla NM City State Zip Code

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

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: 2109 Cade Parson

Description of Proposed Work: repair plaster in areas needed and touch up paint

\$ 250. Estimated Cost Signature of Applicant [Signature] Date 10/9/2019

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: _____ Disapproved Date: _____ 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: NO CHANGES TO APPEARANCE OR STYLE OF STRUCTURE

PERMISSION **ISSUED** DENIED BY: [Signature] ISSUE DATE: _____

- This Application will include the following, if checked:
- Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 - Site Plan with dimensions and details.
 - Proof of legal access to the property.
 - Drainage plan.
 - Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 - 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).
 - Other information as necessary or required by the City Code or Community Development:

PZHAC NEW BUSINESS

OCTOBER 21, 2019

PZHAC DECISIONS

ZONING PERMITS

PZHAC ACTION FORM
BUILDING PERMITS 060964
[PZHAC REVIEW –10/21/2019]
STAFF ANALYSIS

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

Items:

Case 060964– 2655 Calle de Parian, William and Stephan McIlvaine; a request for a zoning permit to remove and replace fifteen windows on the main dwelling at this address. Zoned: Historic 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 windows 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 windows 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: @ \$19,643.80

Consistency with the Code:

The PZHAC will need to determine that the proposed work, 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 that need to be made:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of replacing fifteen windows on a dwelling at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 060965
[PZHAC REVIEW – 10/21/2019]
STAFF ANALYSIS

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

Item:

Case 060965– 2655 Calle de Parian, submitted by William and Stephan McIlvaine; a request for a zoning permit to replace a metal roof on the main dwelling at this address with a tile roof. Zoned: Historic 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 roof 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 roof 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: @ \$30,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed work, 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 replacing a roof on a dwelling at this address.
- The PZHAC has determined that the proposed wall meets all applicable Code requirements.

PZHAC OPTIONS:

1. Approve the building permit.
2. Approve the building permit with conditions.
3. Reject the permit.

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 060966
[PZHAC REVIEW –10/21/2019]
STAFF ANALYSIS

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

Item:

Case 060966– 2655 Calle de Parian, submitted by William and Stephan McIlvaine; a request for a zoning permit to restucco the main dwelling at this address. Zoned: Historic 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 style of the proposed stucco will be architecturally appropriate or acceptable for the property, or if an alternate solution is arrived at, then the request can be approved 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 stucco will not be architecturally appropriate or acceptable to 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: @ \$16081.15

Consistency with the Code:

The PZHAC will need to determine that the proposed stucco will be consistent with the historical and architectural character of the property and the area. Additionally, the PZHAC will need to determine that the request 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 recommend approval of this request to the BOT.
- The proposed work consists of stuccoing an existing dwelling at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend approval of the application to the BOT.
2. Recommend approval of the application to the BOT with conditions.
3. Reject the application.

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMITS 060967
[PZHAC REVIEW – 10/21/2018]
STAFF ANALYSIS

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

Items:

Case 060967 – 2363 Calle de Santiago, submitted by Mary Lucero; a request for a zoning permit to install photo-voltaic cells on 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 photo-voltaic panels are architecturally appropriate or acceptable for the zoning of the area as proposed, 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 photo-voltaic panels would not be architecturally appropriate or acceptable to the zoning of the area, 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: @ \$20,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed photo-voltaic panels, when finished, will be consistent with other development in the Historic Residential zoning district. 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 that need to be made:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of adding photo-voltaic panels to an existing dwelling at this address.
- The PZHAC has determined that the proposed renovations meet all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend approval of the application to the BOT.
2. Recommend approval of the application to the BOT with conditions.
3. Reject the application.

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMITS 060973
[PZHAC REVIEW – 10/21/2019]
STAFF ANALYSIS

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

Items:

Case 060973 – Immediately adjacent to the east side of 2138 Calle del Sur (address to be assigned) submitted by Davie and Kelly Salas; a request for a zoning permit to allow the construction of two rental units on a property 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 dwellings 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 dwellings 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: @ \$235,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed work, 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 that need to be made:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of constructing two dwellings on a vacant half acre property at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

- 1. Recommend approval of the application to the BOT.**
- 2. Recommend approval of the application to the BOT with conditions.**
- 3. Reject the application.**

PZHAC ACTION: