



**PZHAC WORK SESSION
AGENDA
NOVEMBER 19, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, NOVEMBER 19, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Villa Custom Homes for Gary Bell and Saharu Oda; a request to discuss changes to plans for a dwelling to be built at 2260 Calle del Norte. **(Case 060515)** Zoned: Historical Residential (HR)

Item 2: Submitted by Gerard Nevarez; a request to discuss plans for the placement of a 36 square foot storage shed at the rear of a residential property at 2305 Calle de Colon. **(Case 060817)** Zoned: Historical Residential (HR)

Item 3: Submitted by Michael Clute; a request to discuss plans to add a solid material to the inside of a wrought iron fence to provide privacy at a dwelling located at 2186 Calle de Guadalupe. **(Case 060818)** Zoned: Historical Residential (HR)

Item 4: Submitted by Emmitt and Rosa Booher; a request to discuss the addition of an artist studio to a dwelling located at 2055 Snow Road. **(Case 060819 and Permit 0735)**. Zoned: Rural Farm (RF)

**PZHAC REGULAR MEETING
AGENDA
NOVEMBER 19, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, NOVEMBER 19, 2018 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

A. *PZHAC MINUTES – Meeting minutes of November 5, 2018.

B. *ADMINISTRATIVE APPROVAL

Building Permits

1. **Case 060815** – 2916 Snow Road, submitted by D J Walker Construction for Michael Vanderwagan; a request to reroof a dwelling at this address. Zoned: Rural Farm (RF)
2. **Case 060816** – 1912 Calle de Santiago, submitted by Robert Tustin; a request for a building permit repair the adobe and plaster on a dwelling at this address. Zoned: Historical Residential (HR).

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

Building Permits

1. **Case 060515** – 2160 Calle del Norte, submitted by Gary Bell and Saharu Oda; a request for a building permit to construct a dwelling with guest quarters on a vacant property at this address. Historical Residential (HR). **(This case was heard during the Work Session – Item 1)**

2. **Case 060817** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request to for a building permit for the placement of a 36 square foot storage shed at the rear of a residential property at this address. Zoned: Historical Residential (HR) **(This case was heard during the Work Session – Item 2)**
3. **Case 060818** – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to add a solid material to the inside of a wrought iron fence to provide privacy at a dwelling located at the address. Zoned: Historical Residential (HR) **(This case was heard during the Work Session – Item 3)**
4. **Case 060819** – 2055 Snow Road, submitted by Emmitt and Rosa Booher; a request for a building permit to construct an artist studio as an addition to a dwelling located at this address. Zoned: Rural Farm (RF) **(This case was heard during the Work Session – Item 4)**

Business Permits:

1. **Permit 0735** – 2055 Snow Road, submitted by Emmitt Booher for “Zone VIII Photography”; a request for a business license to allow the applicant to operate a photography studio in a dwelling at this address. Zoned: Rural Farm (RF) **(Discussed during Work Session as part of Item 4)**

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 11/15/18 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

NOVEMBER 19, 2018

WORK SESSION

**PZHAC WORK SESSION
NOVEMBER 19, 2018
ITEM 1**

Submitted by Villa Custom Homes for Gary Bell and Saharu Oda; a request to discuss changes to plans for a dwelling to be built at 2260 Calle del Norte. (Case 060515) Zoned: Zoned: Historical Residential (HR)

Staff Analysis:

This project was originally discussed at the PZHAC Work Session held March 6, 2016 and approved on March 20, 2017; but was never issued. The main issues that were discussed at the time were access to the property, availability of utilities, drainage, and the style of the structure. These issues have all been met, but the PZHAC needs to review the style of the new proposed structure.

The property, which is 0.497 acres in size, is located immediately north of a property at 2140 Calle del Norte, and southwest of and adjacent to the Sommer Grove Subdivision. (See attached map). The main dwelling was to be about 2300 square feet in size, with a detached 700 square foot casita. (A copy of the original elevations is attached.)

The applicant is now proposing a 2083 square foot main dwelling with an attached guest suite of 288 square feet. The dwelling will be Pueblo style and will vary in height from 15.5 to 17.5 feet, with the height of the chimney being 20.66 feet (see attached elevations). Access to the property will be by a 255 foot long by 25 foot wide easement across the east edge of the property at 2140 Calle del Norte from Calle del Norte.

Attached is a site plan of the property, along with a survey and floor plans for the dwelling and guest suite.

Since this construction is in a Historic zoning district, the PZHAC will need to determine that the new structure meets the following section of the Code:

18.33.080 Historical appropriateness permit.

A. Identification. A permit for a certificate of historical appropriateness shall be required before any of the following actions or work is undertaken: new construction, exterior alteration, demolition or removal. All work or acts of new construction or exterior alteration requiring a permit for a certificate of appropriateness shall comply with the design criteria established by the precedent styles within the development zone of the proposed work.

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

PHOTO OF THE PROPERTY LOOKING NORTHWEST



PHOTO OF THE PROPERTY LOOKING NORTHEAST



**PHOTO OF THE EASEMENT TO THE PROPERTY
(SHARED DRIVEWAY TO 2140 CALLE DEL NORTE)**



PHOTO OF THE DWELLING AT 2140 CALLE DEL NORTE



PHOTO OF THE DWELLING AT 2170 CALLE DEL NORTE



PHOTO OF THE DWELLING AT 2188 CALLE DEL NORTE



PHOTO OF THE DWELLING AT 2100 CALLE DEL NORTE



PHOTO OF THE DWELLING AT 1910 CALLE PACANA



PHOTO OF THE DWELLING AT 1930 CALLE PACANA

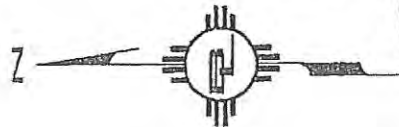


**SOMMER GROVE SUBDIVISION
2160 CALLE DEL NORTE
(ADJACENT TO SUBDIVISION)**

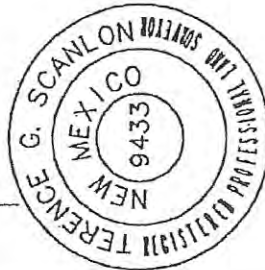


PLAT OF SURVEY

LOT A
 U.S.S TRACT 11B-11 REPLAT NO. 1
 PLAT FILED SEPTEMBER 18, 1997, IN
 BOOK 18, PAGE 770, OF THE
 DONA ANA COUNTY RECORDS
 TOWN OF MESILLA
 DONA ANA COUNTY
 NEW MEXICO



DRAWN BY:	C. SCANLON
FIELD BY:	E. RODRIGUEZ
JOB NO.:	16-09-0361
DATE:	SEPT. 6, 2016



SURVEYOR'S CERTIFICATE

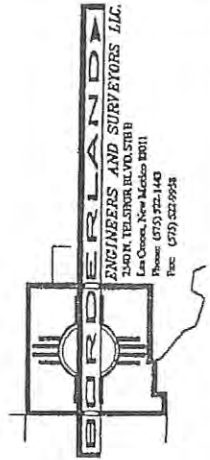
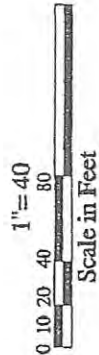
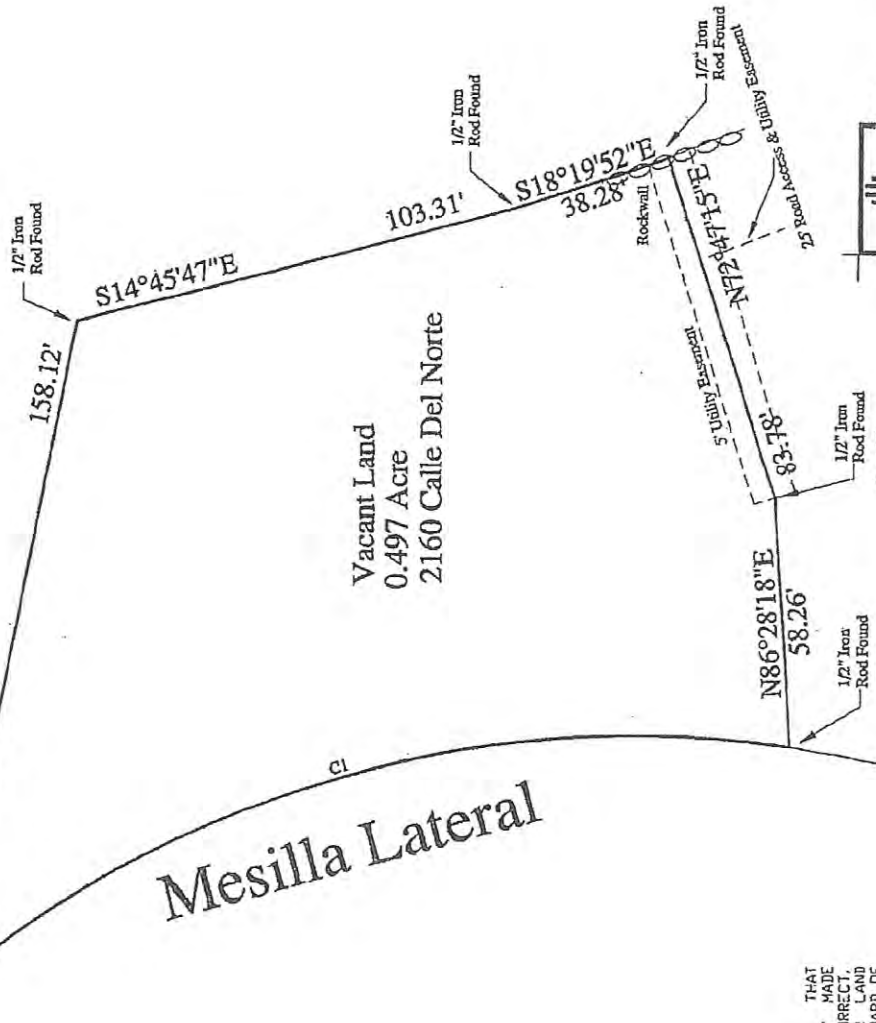
THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT, MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE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

SEPT. 6, 2016
 DATE OF SURVEY
 T. G. SCANLON P.S. AND 9433
 2990 N. MAIN ST. SUITE 3C LAS CRUCES, NM, 88001

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

NOTES:
 THE BASIS OF BEARING IS THE NAD83 BOUNDARY.
 ALL ENDPOINTS SHOWN HEREON ARE PER FILED INSTRUMENT OF RECORD AS NOTED HEREON.
 BEARINGS AND DISTANCES MATCH THAT OF RECORD, UNLESS OTHERWISE NOTED.
 1/2" IRON RODS WITH YELLOW PLASTIC CAP LABELED MIPPS 9433 SET AT PROPERTY CORNERS OR AS NOTED HEREON.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	208.04'	245.31'	201.86'	N15°58'12"W	48°35'26"



Items 1 and 3

PROJECT
LOCATION



LOCATION MAP

SUBDIVISION NAME:
Incorporated

SITE DATA:

Address: 2160 Calle Del Norte
Zoning: Incorporated

REVIEW AGENCY:

TOWN OF MESILLA
COMMUNITY DEVELOPMENT
575-524-3262

CODES:

2015 International Residential Building Code
2015 International Energy Conservation Code
Mesilla Town Code

GENERAL CONTRACTOR:

Villa Custom Homes

BUILDING DATA:

HEATED / LIVABLE	2,083 SF
GUEST SUITE	288 SF
PATIO'S / COVD ENTRY	488 SF
3-CAR GARAGE	834 SF
TOTAL HEATED	2,371 SF
TOTAL	3,663 SF

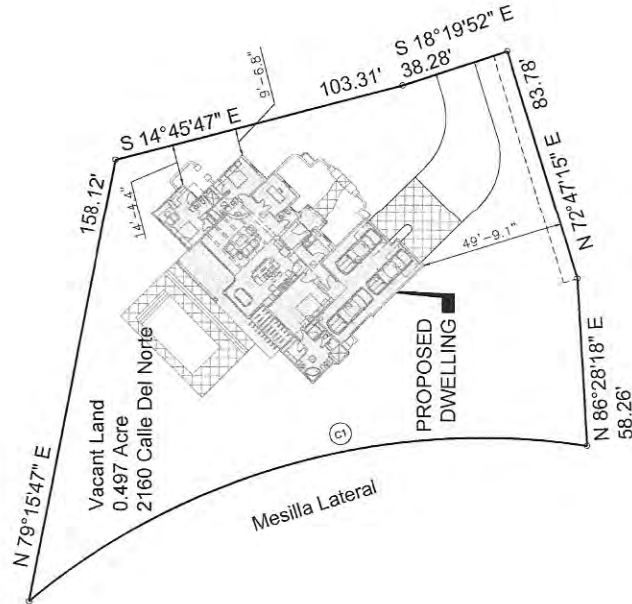
A New Single Family Residence For:

Villa Custom Homes - Bell Residence

Mesilla, New Mexico
November 5th, 2018

SHEET INDEX

1. COVER SHEET, SITE PLAN
2. FOUNDATION PLAN, FND DETAILS
3. FLOOR PLAN, GENERAL NOTES
4. ELEVATIONS, ROOF FRAMING PLAN, ROOF PLAN, GENERAL NOTES
5. BUILDING SECTIONS, TYPICAL WALL SECTIONS
6. ELECTRICAL / LIGHTING PLAN



SITE PLAN

Mesilla, New Mexico



Sht No.
1 OF 6



CONSULTING & DESIGN, INC.
 10000 W. 10th Avenue, Suite 100
 Denver, CO 80202
 Phone: 303.755.1234
 Fax: 303.755.1235
 Website: www.gcdesign.com

OWNER: **Villa Custom Homes**
 PROJECT: **Villa Residence**
 DATE: **11-05-18**
 SCALE: **AS NOTED**

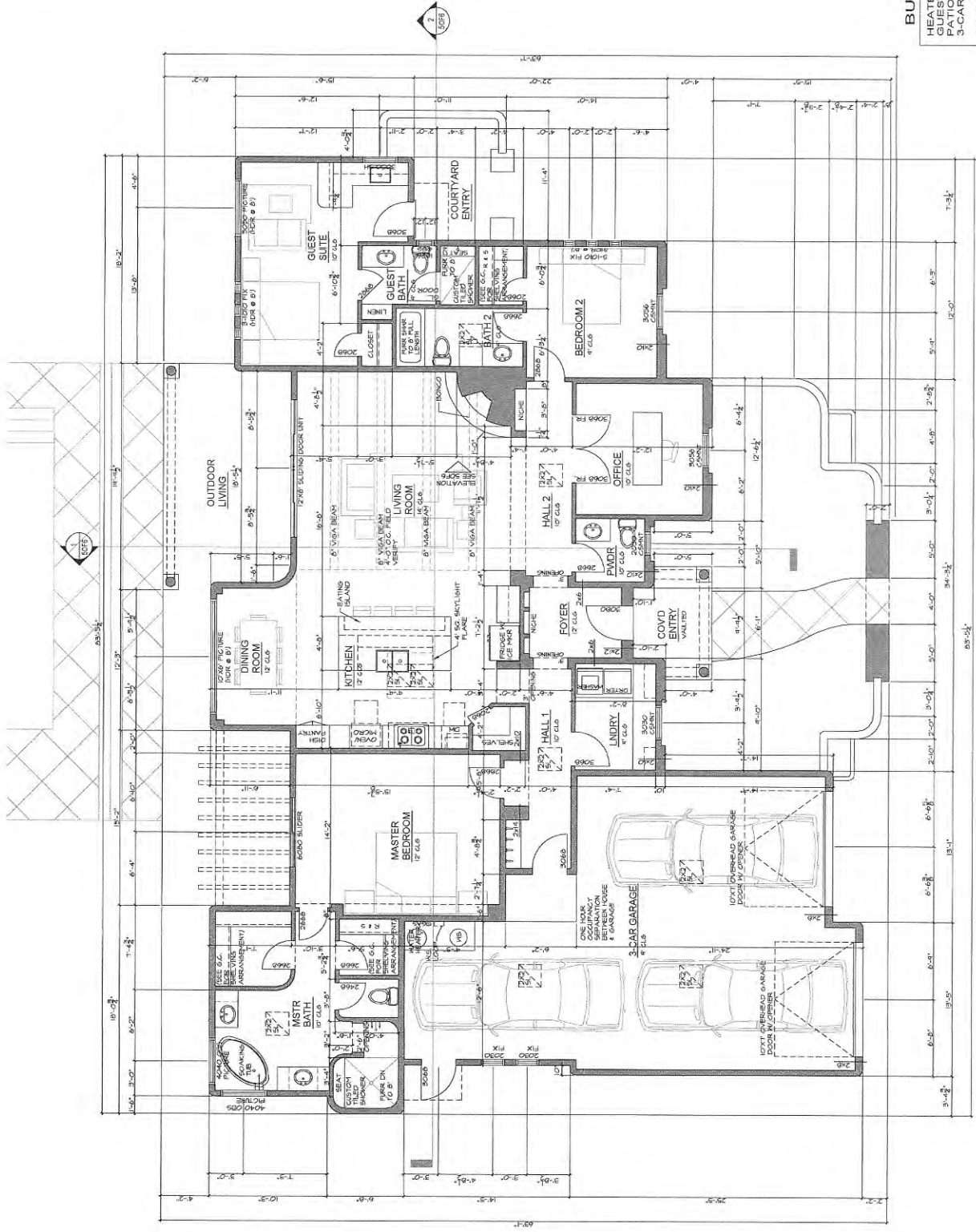
Final Bid Set
 Single Family Dwelling
 Floor Plan, General Notes

GENERAL NOTES:

- GENERAL CONTRACTOR IS RESPONSIBLE FOR OVERALL SITE SAFETY AND SITE CLEAN UP.
- MECHANICAL AND PLUMBING CONTRACTOR TO ESTABLISH RESPONSIBILITY FOR CONDENSATE SYSTEMS.
- ONLY LICENSED CONTRACTORS TO BE USED ON PROJ. SET.
- MECHANICAL CONTRACTOR TO VERIFY FRESH AIR SUPPLY TO EACH ROOM AS REQUIRED.
- ELECTRICAL CONTRACTOR TO COORDINATE WITH CONCRETE CONTRACTOR TO SIZE AND PLACE ALL ELECTRICAL THROUGH FOUNDATION AS REQUIRED.
- EXTERIOR WALLS TO BE 2X6 STUDS @ 24" O.C. STUDS @ 24" O.C.
- INTERIOR NON-BEARING WALLS TO BE 2X4 STUDS @ 24" O.C.
- INTERIOR BEARING WALLS TO BE 2X4 STUDS @ 16" O.C.
- ALL HEADERS ON LOAD BEARING WALLS TO BE BUILT UP WITH 2X12.
- ALL FIXTURES & APPLIANCES TO BE CHOSEN THAT IS SHOWN ON THE PLANS.
- PROVIDE FIRE & DRAFT STOPS PER 2015 IBC/IRC & 2018 IRC.
- ONE HOUR MIN. OCCUPANCY SEPARATION BETWEEN HOSE AND GARAGE.
- WALLS TO BE INSULATED WITH 2" R-19 INSULATION.
- R-5 CONTINUOUS WITH CHASE PRIOR TO CONSTRUCTION.
- ALL INTERIORS TO BE FINISHED WITH THE FOLLOWING: 1. FLOORING TO BE DETERMINED BY OWNER PRIOR TO INSTALLATION. 2. WALLS TO BE FINISHED WITH CHASE PRIOR TO CONSTRUCTION.
- ALL FINISHES TO BE AS SHOWN AT 45% OFFERINGS SPECIFIED ON THE PLANS.

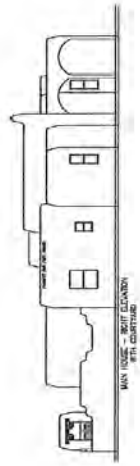
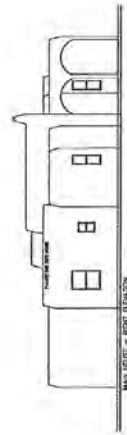
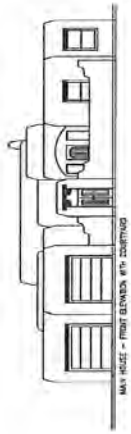
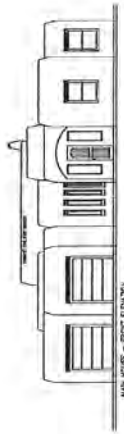
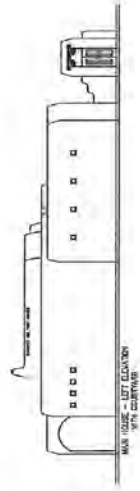
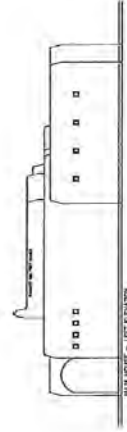
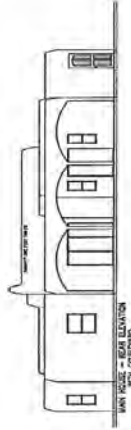
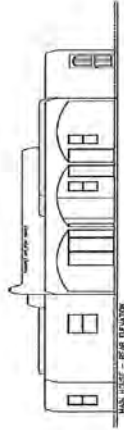
BUILDING DATA:

HEATED / LIVABLE	2,083 SF
GUEST SUITE	288 SF
PATIO/S/ COVD ENTRY	488 SF
3-CAR GARAGE	634 SF
TOTAL HEATED	2,371 SF
TOTAL	3,693 SF

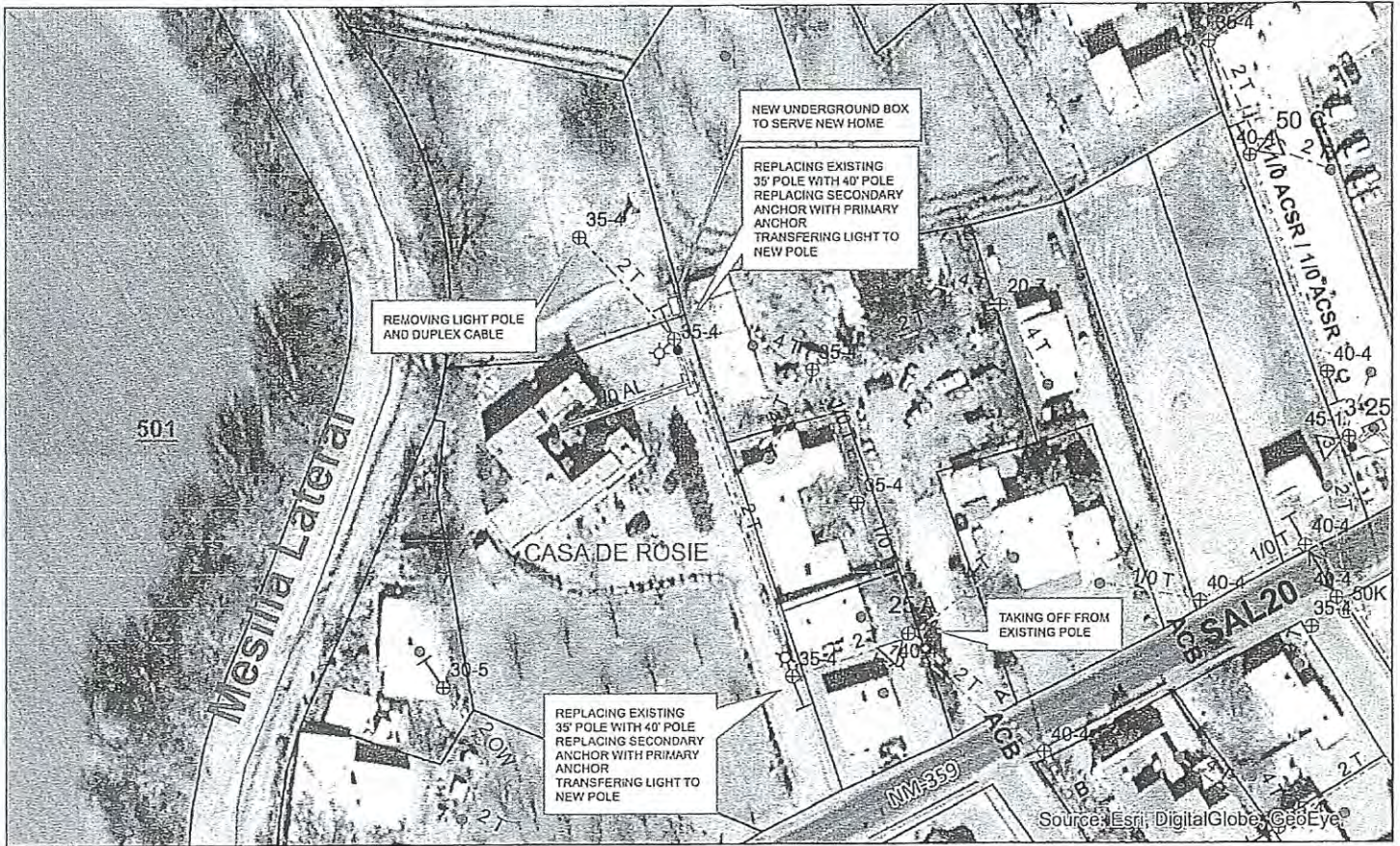


FLOOR PLAN

COPY OF ORIGINAL ELEVATIONS



Itm 5



Source: Esri, DigitalGlobe, GeoEye



1 inch = 51.39145 feet

Work Request #: EPE Work Request Number
 Work Order #: EPE Work Order Number
 Tax District #: EPE Tax District
 Feeder: Feeder Name

EPE Contact Name
 EPE Job Location
 EPE Legal Description
 EPE Township/Range/Section

Planner: EPE Planner
 Planner Phone: EPE Planner Phone
 Planner Cell: EPE Planner Cell
 Customer: EPE Contact Name
 Customer Phone: EPE Contact Phone



Item 7

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

OFFICIAL USE ONLY:

Case # 060515

Fee \$ 335.00

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

CASE NO. 060515 ZONE: HR CODE: NR APPLICATION DATE: 3/23/17

Gary Bell & Saharu Oda **575-644-8461**

Name of Applicant/Owner Applicant's Telephone Number
2218 Foxtail Pine Drive, Las Cruces, NM 88012

Applicant's/Owner's Mailing Address City State Zip Code
gbell614@gmail.com

Applicant's/Owner's E-mail Address
VILLA CUSTOM HOMES (JUDD SINGER) P.O. BOX 16097 LC, NM 88004

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

575-650-7377 **85-0452636** **81509**
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: **2160 Calle Del Norte**

Description of Proposed Work: **Construction of House and Casita**

\$ **350,000.00** *Gary Bell* 11/9/18
 Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW : BOT FINAL PLANNING APPROVAL REQUIRED
ZC 11/12/18

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:
Plans for electric upgrades from El Paso Electric.

**PZHAC WORK SESSION
NOVEMBER 19, 2018
ITEM 2**

Submitted by Gerard Nevarez; a request to discuss plans for the placement of a 36 square foot storage shed at the rear of a residential property at 2305 Calle de Colon. (**Case 060817**) Zoned: Historical Residential (HR)

The applicant would like to install a prefabricated wood tool shed (see attached brochure) on the southwestern end of the property. The property is currently occupied by a dwelling for the applicant that is currently under construction. The shed will be near a six foot high rock wall that will run along the property line between the subject property and the neighboring property. The shed will be a total of 7.5 feet high. Runoff from the shed will not drain onto the neighboring property. The color of the shed will be similar to the house color. shed will be painted three dwellings in two separate structures.

The shed will be located on a part of the property that is surrounded by a six foot high wall, and will be barely noticeable from the street. Additionally, given the size, location of the shed, and the character of the surrounding area, the proposed shed will not be out of character with other small structures in the area.

The PZHAC will need to determine that the proposed shed will be compatible with the surrounding properties, and that the proposed shed will be consistent with the following section of the Code:

Chapter 18.35 HR – Historical Residential Zone

The storage shed could be compatible with the HR zoning of the property if it is painted to match the dwelling it is subordinate to.

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.

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

VIEW OF THE SUBJECT PROPERTY FROM CALLE DE COLON



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400572](#)

Parcel Number: 4006138208035

Owner: NEVAREZ GERARD R

Mail Address: PO BOX 1102

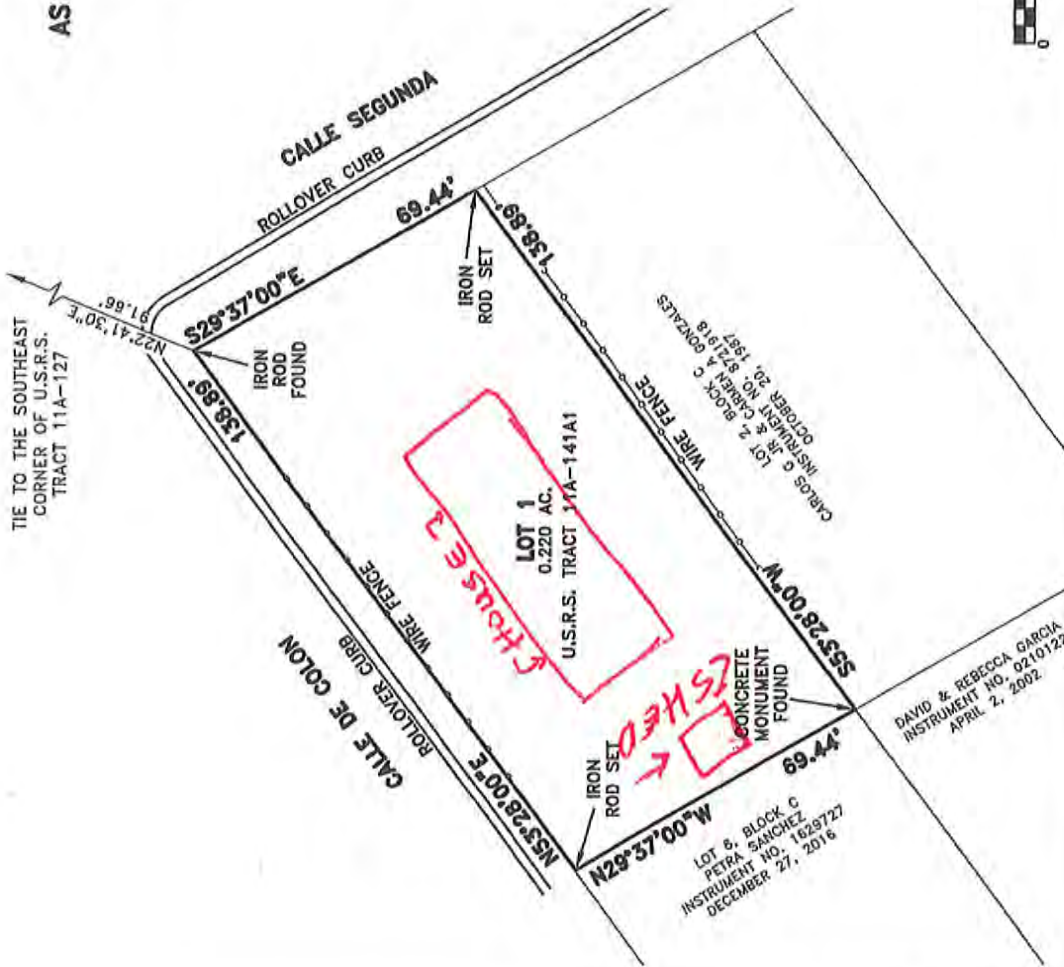
Subdivision:

Property Address: 2305 CALLE DE COLON

Acres: 0



PLAT OF SURVEY OF LOT 1, BLOCK C
 OF THE S-W ADDITION TO THE TOWN OF MESILLA
 AS RECORDED ON FEBRUARY 4, 1943 IN PLAT RECORD 9 PAGE 76
 ALSO BEING DESIGNATED AS U.S.R.S. TRACT 11A-141A1
 TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO
 SCALE: 1" = 30'
 FEBRUARY 27, 2016



THIS PARCEL OF LAND IS IN FLOOD ZONE X
 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S
 FLOOD INSURANCE RATE MAPS DATED SEPTEMBER 27,
 1991.

SURVEYOR'S CERTIFICATION

I, KERY W. GREINER, A NEW MEXICO PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

Kery W. Greiner
 KERY W. GREINER, 95-9761
 DATE OF SURVEY 2-27-17



5
YEAR LIMITED
WARRANTY



The Garden Series®

★ GOOD ★ BETTER ★ BEST

The entry price point product available at Tuff Shed factory-direct retail locations. Garden Series sheds offer Tuff Shed quality for even the budget-minded customer. Garden Ranch shown above with paint and wall vent upgrades.

★ **STANDARD FEATURES - QUALITY FROM THE START**

ROOFING

- Rafters/Trusses Joined with Steel Plates.
- 3-Tab Shingles w/ 25 Year Mfg's Warranty.
- Roof system w/ 7/16" OSB Decking, 15# Felt Paper & Steel Drip Edge.
- 4" (ranch) or 3" (barn) Sidewall Eaves.

FLOORING

- 3/4" Interlocking Floor Decking.
- Aluminum Threshold at Door.
- 2x6 Treated Wood Floor Joists

WALLS

- 2x4 Framing, 24" On-Center
- Double Top Plates on Sidewalls
- LP® SmartSide Siding & Trim (w/50 Year Warranty)

DOORS

- Patented, Steel-Reinforced 4'x6'2" Doors, Sheeted on Both Sides.
- 6" tall door on 6' wide Garden Ranch.
- 5" Patented, Locking "L" Handle.
- Patented, Heavy-Duty Steel Hinges



Garden Ranch

- Ranch Style 4/12 Roof Pitch & 3-Tab Shingles
- 5'8" Clear Interior Sidewall Height
- 6'2" Tall Door* Placed on End Wall
- 4" Block Sidewall Eave

WxLxH*	Base	w/Frame	Monthly*
6'x8'x7'5"	\$1,401	\$1,541	\$29
8'x8'x7'9"	\$1,519	\$1,671	\$31
8'x10'x7'9"	\$1,711	\$1,882	\$35
8'x12'x7'9"	\$1,925	\$2,118	\$40
10'x10'x8'1"	\$2,065	\$2,272	\$42
10'x12'x8'1"	\$2,343	\$2,577	\$48



Garden Barn

- Barn Style 5/12 Roof Pitch & 3-Tab Shingles
- 5'8" Clear Interior Sidewall Height
- 6'2" Tall Door Placed on End Wall
- 3" Flat Sidewall Eave

WxLxH*	Base	w/Frame	Monthly*
8'x8'x10'6"	\$1,765	\$1,942	\$36
8'x10'x10'6"	\$1,990	\$2,189	\$41
8'x12'x10'6"	\$2,225	\$2,448	\$46
10'x10'x11'6"	\$2,471	\$2,718	\$51
10'x12'x11'6"	\$2,835	\$3,119	\$58
10'x16'x11'6"	\$3,445	\$3,790	\$71

More sizes and prices at tuffshed.com

STANDARD DIMENSIONS

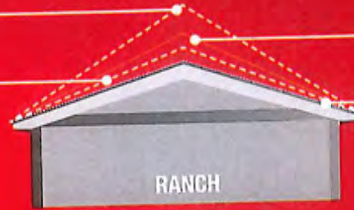
ROOF PITCHES

8/12 ROOF PITCH

Available as upgrade

5/12 ROOF PITCH

PRO Ranch
PRO Tall Ranch
PRO Ranch Garage
PRO Ranch Weekender



6/12 ROOF PITCH

Available as upgrade

4/12 ROOF PITCH

Garder Ranch
Premier Ranch
Premier Tall Ranch
Premier Ranch Garage



5/12 ROOF PITCH

Premier Tall Barn
Premier Barn Garage
PRO Tall Barn
PRO Barn Weekender
Garden Barn

3/12 ROOF PITCH

PRO Studio



2/12 ROOF PITCH

Premier Lean-To

SHED DOOR OPENINGS

6'5"

Premier PRO Tall Ranch
Premier PRO Tall Barn
Premier Tall Ranch
Premier Tall Barn

6'

Premier PRO Ranch
Premier Ranch
Garden Ranch
Garden Barn

5'10"

Garden Ranch
(6' wide models)



Shed door opening heights are typically 2" shorter than overall shed door heights.

CLEAR INTERIOR SIDEWALL HEIGHTS

5'8"

Garden Ranch
Garden Barn

6'8"

Premier Ranch
Premier Tall Barn
PRO Ranch

7'8"

Premier Tall Ranch
PRO Tall Barn
PRO Tall Ranch

8'1"

Garages
(starting at)

9'6"

PRO Studio
(tall, front wall only)





Your local Tuff Shed 1940 S Valley
showroom Las Cruces, TX 88005
US

Your Tuff Shed will 1940 South Valley Drive
be built at Las Cruces, NM 88005
US

Created Date 10/31/2018
Expiration Date 11/30/2018
Quote Number 00139223

Prepared By Evelyn santillanes
Phone (575) 621-4778
Email esantillanes@tuffshed.com

Contact Name Jerry Nevarez
Phone 575-642-3938
Email mesillaj3@aol.com

Ship To Address US

Sold To Address US

Line Item Description	Sales Price	Quantity	Subtotal	Total Price
Garden Ranch 6x6 Painted	\$1,317.80	1.00	\$1,317.80	\$1,317.80
Delivery	\$75.00	1.00	\$75.00	\$75.00
Vent - Screen Vent (16"x8")	\$17.00	2.00	\$34.00	\$34.00

Total Price \$1,426.80
Sales Tax \$118.61
Grand Total \$1,545.41

Customer Signature

Date

Pricing Disclaimer: Prices shown are subject to change without notice, do not reflect custom quote selections or any local taxes, and will be verified at time of order. In the case of a pricing discrepancy, the market-specific prices shown in the TUFF SHED point-of-sale system take precedent. While TUFF SHED makes every effort to ensure correct information is included in the online Build-A-Quote process, TUFF SHED is not responsible for technical malfunction of any telephone network, telephone or data lines, computer on-line systems, servers, internet providers, computer equipment, or software that may result in a pricing error or other discrepancy with the online Build-A-Quote. Your purchase may be subject to local taxes for which you will be charged at the time of purchase. Additional delivery charges and/or sales taxes may apply. Price based on level lot and does not include delivery, options, engineering fees and building permit

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

OFFICIAL USE ONLY:
 Case # 060817
 Fee \$ 68.00

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

CASE NO. 060817 ZONE: HR CODE: AC APPLICATION DATE: 11/1/2018

Name of Applicant/Owner: Gerard Nevarez Applicant's Telephone Number: 575 642 3938

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

Applicant's/Owner's E-mail Address: mesilla3@aol.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: 2305 Calle de Colon

Description of Proposed Work: Placement of 6x6 ft shed at this address along
See attached description in west yard of house

Estimated Cost: \$ 1545 Signature of Applicant: [Signature] Date: 11-01-18

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 11/1/18

- This Application will include the following, if checked:
1. ___ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was **legally** subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 2. ___ Site Plan with dimensions and details.
 3. ___ Proof of legal access to the property.
 4. ___ Drainage plan.
 5. ___ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 6. ___ Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
 7. ___ Other information as necessary or required by the City Code or Community Development:

**PZHAC WORK SESSION
NOVEMBER 19, 2018
ITEM 3**

Submitted by Michael Clute; a request to discuss plans to add a solid material to the inside of a wrought iron fence to provide privacy at a dwelling located at 2186 Calle de Guadalupe. (**Case 060818**) Zoned: Historical Residential (HR)

Currently, the property is surrounded by a wall that is made up of a 2.5 foot high block and stucco solid wall topped with a 2.5 foot high wrought iron fence, for a total height of 5 feet (see photo). The wrought iron section is open. The applicant would like to add opaque panels to the inside the wrought iron sections to provide privacy to the dwelling, which is surrounded on three sides by local streets. (See “Attached Description of Proposed Work”.) The inserts will be painted to match the dwelling. The applicant has attached a portion of the proposed material to the southern portion of fence to illustrate what the inserts will look like (see attached photo).

The overall affect is to provide privacy to the dwelling while still retaining the original appearance of the wall. The dwelling can still be seen above the wall, and the style of the dwelling does not appear to be changed by the inserts.

The PZHAC will need to determine that the proposed shed will be compatible with the surrounding properties, and that the proposed shed will be consistent with the following section of the Code:

Chapter 18.35 HR – Historical Residential Zone

The proposed privacy panels could be compatible with the HR zoning of the property if they are painted to match the rest of the wall or the dwelling.

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.

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

VIEW OF DWELLING AND WALL FROM CALLE DE PRINCIPAL



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400274](#)

Parcel Number: 4006137199406

Owner: JMC ALTERNATIVES LLC

Mail Address: PO BOX M

Subdivision:

Property Address: 2185 CALLE DE
GUADALUPE

Acres: 0



Description of Proposed Work

Scope: Modify the existing property line yard wall in order to provide a reasonable amount of visual privacy and security to the rear patio and south side yard.

Description: The existing wall is made up of a base portion which is block and stucco and is 30" high. The wrought iron portion which sits on top of the block wall is also 30" high. The overall height of the fence is 5 feet.

Modifications: The owner desires to add a solid material to the inside of the wrought iron to provide reasonable privacy. This material would be painted the same brown adobe color of the wall and house.

Reason: This property is located on a corner with busy traffic streets on 3 sides – Calle de Guadalupe (East), Calle Medano (South) and Calle Principal (West) – and is directly adjacent to the Mesilla public parking lot and the San Albino parking lot, which creates a lot of vehicular and foot traffic from visitors/tourists going to and from the Mesilla Plaza.

Example: The owner has attached sample material on a small portion of the south side fence. This sample has been in place for approximately 6 weeks and the owner is not aware of any negative comments. Please visit the property to see the actual sample.

VIEW OF DWELLING AND WALL FROM CALLE DE MEDANOS SHOWING PANELS



CLOSE-UP OF PANELS



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

OFFICIAL USE ONLY:
 Case # 060818
 Fee \$ 45.00

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

CASE NO. 060818 ZONE: HR CODE: M1 APPLICATION DATE: 11/7/18

MICHAEL CLUTE 575.644.4153
 Name of Applicant/Owner Applicant's Telephone Number
PO Box M MESILLA NM 88046
 Applicant's/Owner's Mailing Address City State Zip Code

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

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

575.644.4153 - -
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

2186 CALLE DE GUADALUPE
 Address of Proposed Work:

SEE ATTACHED
 Description of Proposed Work:

\$ 500⁰⁰ M Clute 11/7/2018
 Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED.

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
NOVEMBER 19, 2018
ITEM 4**

Submitted by Emmitt and Rosa Booher; a request to discuss the addition of an artist studio to a dwelling located at 2055 Snow Road. (**Case 060819 and Permit 0735**). Zoned: Rural Farm (RF)

The applicants would like to add a large painting studio for Rosa Booher so that she can move her painting materials from the main part of the dwelling to an area that can be dedicated to use as a studio. (Currently she is using the kitchen, dining room, bedroom, and any other room that has room for her paintings.) Another large room would be used by Emmitt Booher as a work room/office for his photography business. (He currently uses one of the bedrooms in the main dwelling for his photography work.)

The existing dwelling is situated on a five acre lot; and is the only building on the lot. The studio addition, which will be 1015 square feet in size, will be attached to the northeast portion of the existing dwelling just off the garage (see attached plans). The addition will be separated from the garage by a breezeway; and will have an attached covered porch.

According to the applicants, the addition will be finished in the same style as the existing dwelling and will appear to be a continuation of the original dwelling rather than a separate structure (see attached elevations). The addition will not change the style of the dwelling.

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.

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

PHOTO OF DWELLING FROM SNOW ROAD



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401096](#)

Parcel Number: 4005138262015

Owner: BOOHER EMMITT & ROSA

Mail Address: PO BOX 727

Subdivision: BUENA TIERRA

SUBDIVISION (BK 17 PG 5-7 - 914950)

Property Address: SNOW RD

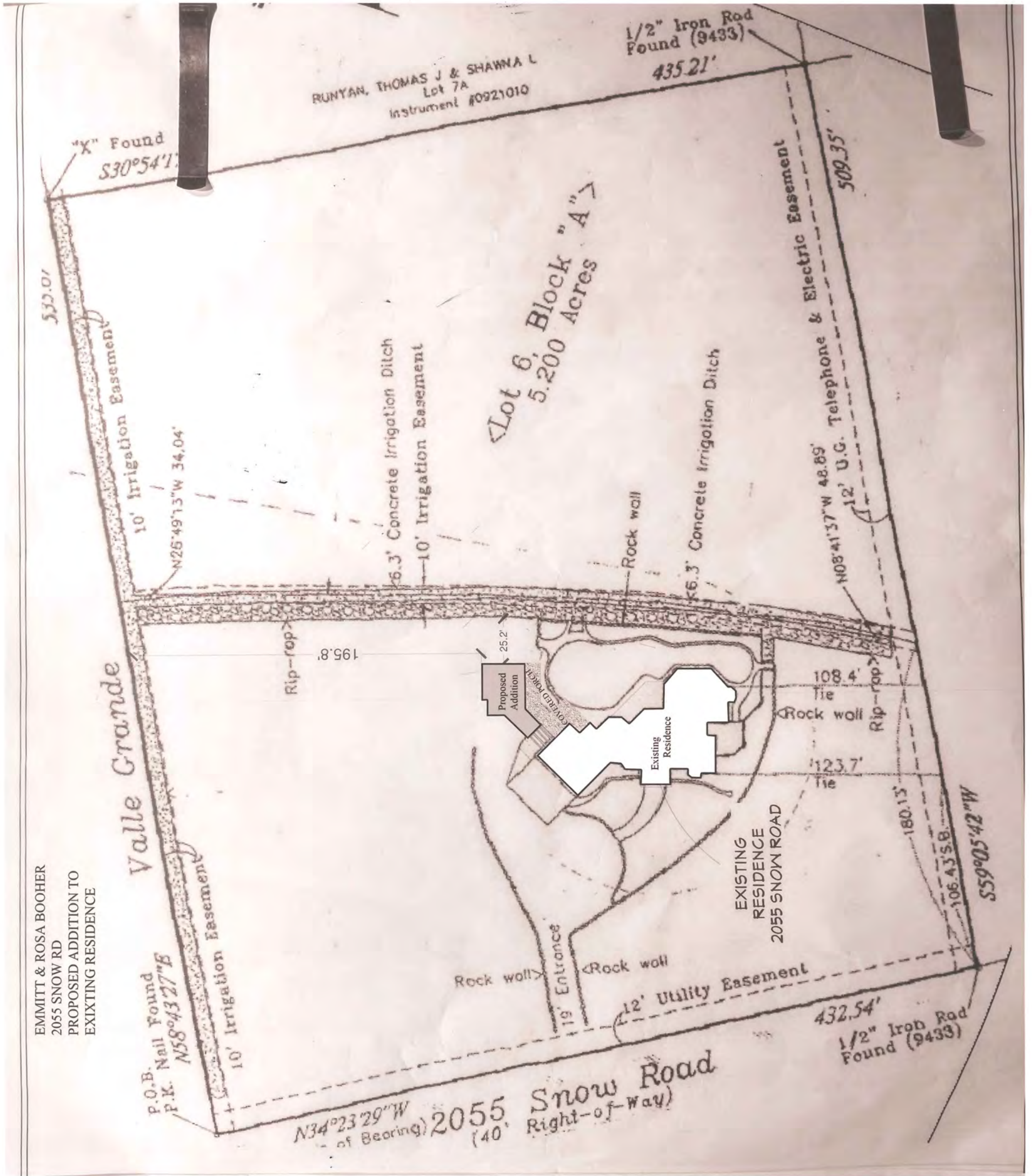
Acres: 5.1999981



PHOTOS OF DWELLING FROM VALLE GRANDE SHOWING PROPOSED LOCATION

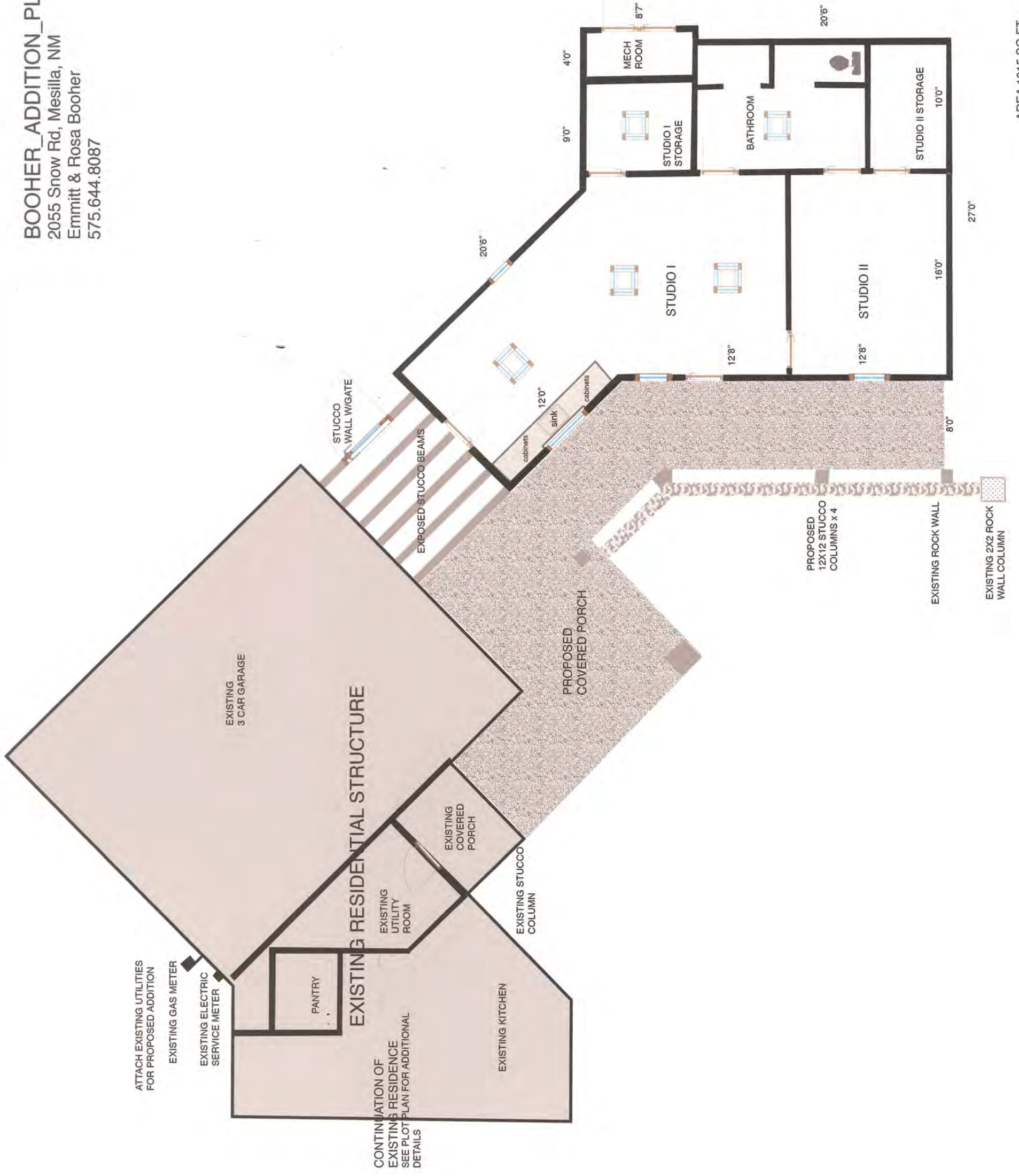


boohier_addition_plans
 Emmitt & Rosa Booher
 2055 Snow Rd
 PO Box 727
 Mesilla 88046
 575.644.8087



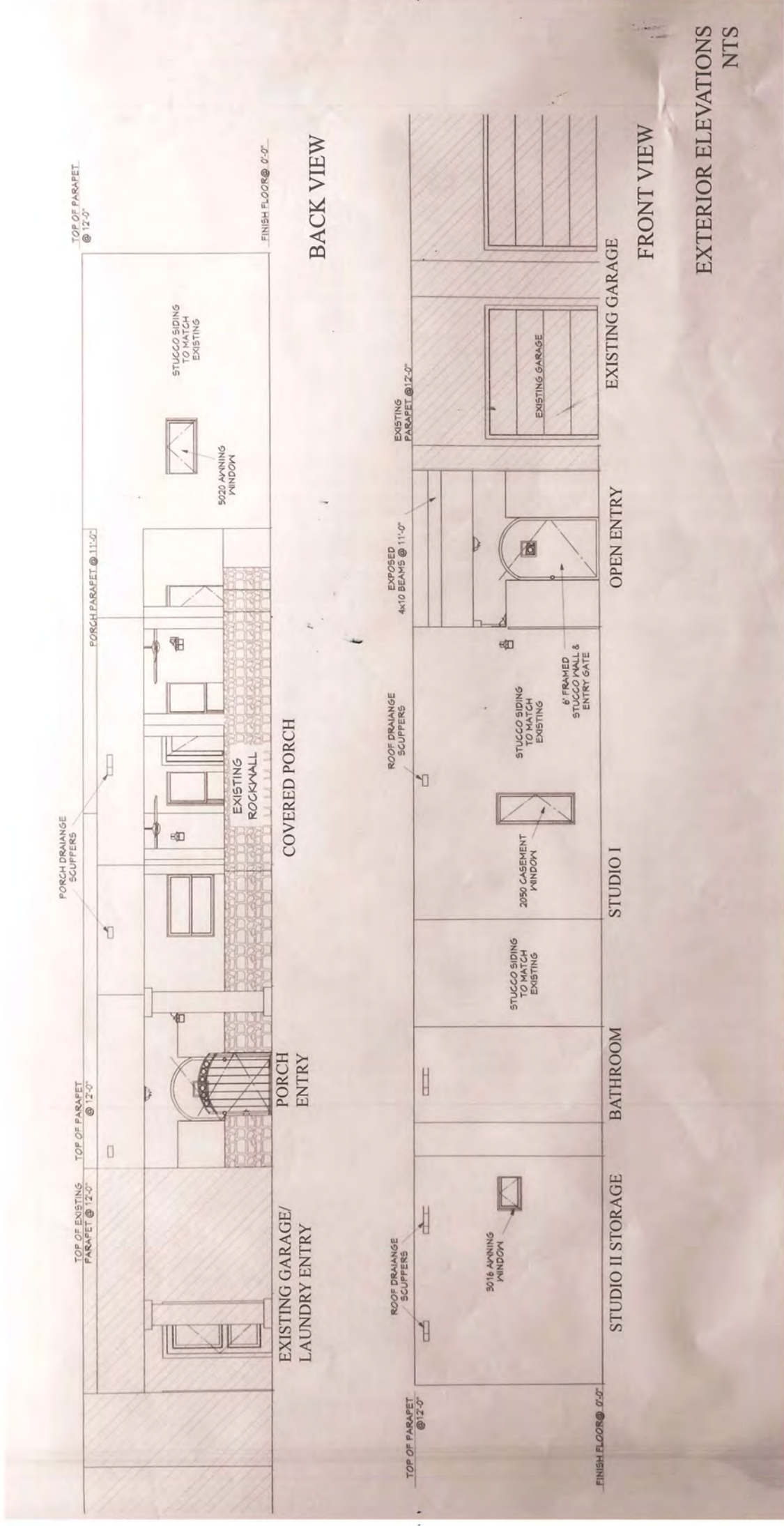
BOOHER_ADDITION_PLANS

2055 Snow Rd, Mesilla, NM
Emmitt & Rosa Booher
575.644.8087

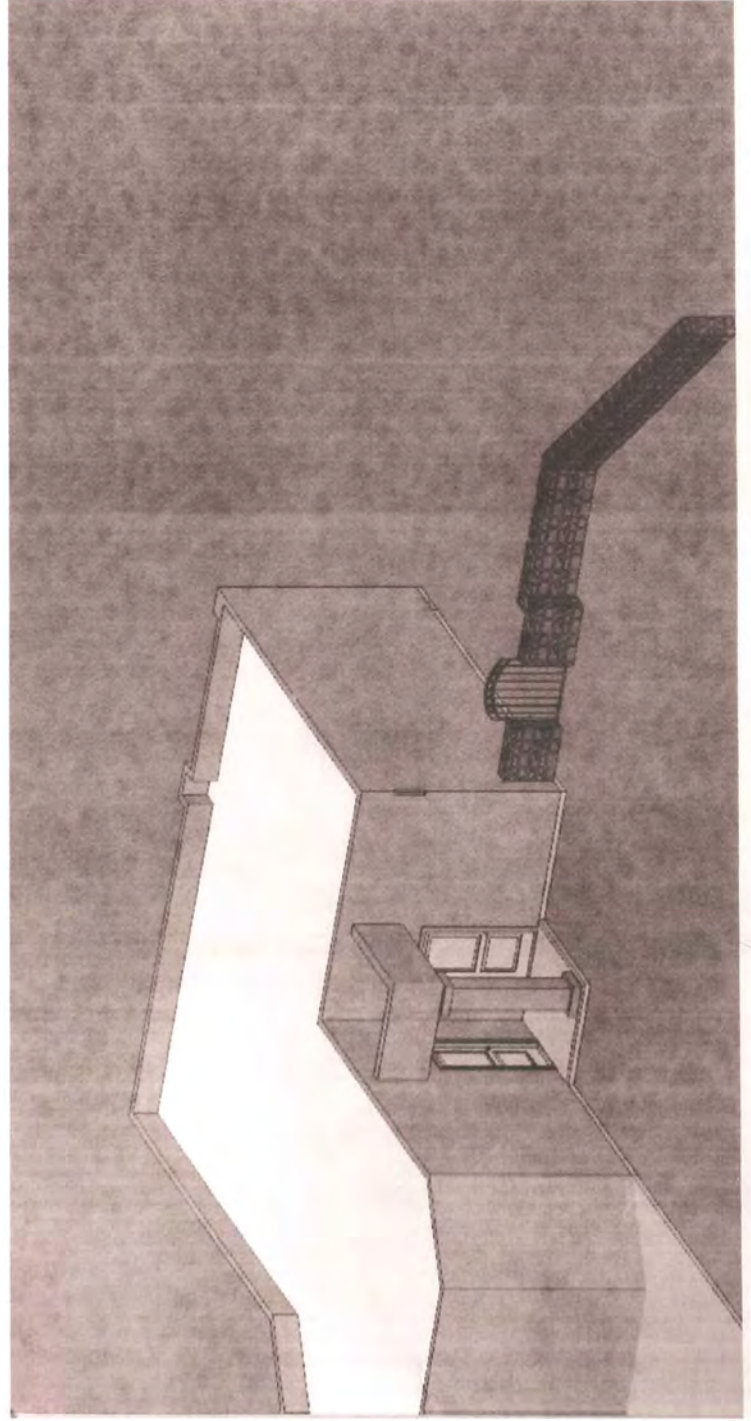


AREA 1015 SQ FT
COVERED PORCH 555 SQ FT

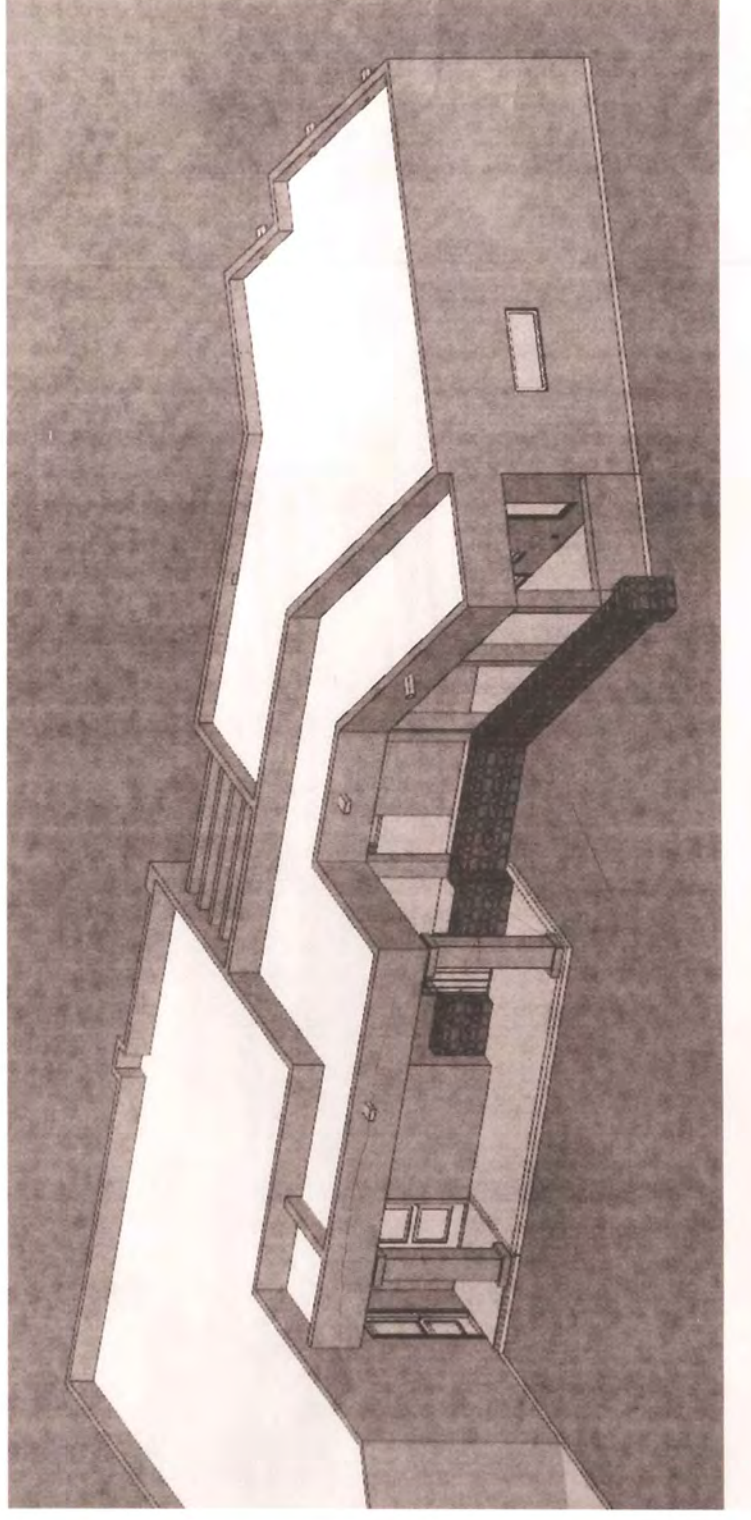
boohar_proposed_addition
 Emmitt & Rosa Booher
 2055 Snow Rd
 PO Box 727
 Mesilla, 88046
 575.644.8087



EXTERIOR ELEVATIONS
 NTS



BEFORE



AFTER

04-01145

TOWN OF MESILLA
PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060819

Fee \$ 160.50

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

CASE NO. 060819 ZONE: RF CODE: AD APPLICATION DATE: 11/2/18

Emmitt & Rosa Booker
Name of Applicant/Owner

575.644.8087
Applicant's Telephone Number

PO Box 727
Applicant's/Owner's Mailing Address

Mesilla
City

NM
State

88046
Zip Code

EMMITT@ZONEVIII.COM
Applicant's/Owner's E-mail Address

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

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

Address of Proposed Work: 2055 SNOW RD

Description of Proposed Work: Addition of art studio to existing residential property.

\$ _____
Estimated Cost

Emmitt Booker - Rosa Booker
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	<input type="checkbox"/> Administrative Approval	BOT	<input type="checkbox"/> Approved Date: _____
	<input type="checkbox"/> Approved Date: _____		<input type="checkbox"/> Disapproved Date: _____
	<input type="checkbox"/> Disapproved Date: _____		<input type="checkbox"/> Approved with Conditions
	<input type="checkbox"/> Approved with conditions		

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ 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 MEETING

MINUTES

NOVEMBER 5, 2018

(PART OF CONSENT AGENDA)



**PZHAC WORK SESSION
AGENDA
NOVEMBER 5, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, NOVEMBER 5, 2018 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Julie and Henry R. Lucero; a request to discuss the installation of a wooden fence at the rear of a dwelling located at 2243 Calle de Santa Ana. (Case 060809). Zoned: Historical Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that the fence had been put up around the patio to replace a previous fence that was falling apart. Additionally, the new fence provides a safety barrier along the edge of the existing patio to protect the occupant of the dwelling, who is a senior citizen, from accidentally falling or stepping off the edge of the patio, which is raised slightly above the surrounding yard. There were no other issues.

Item 2: Submitted by Stefan Schaefer, a request to discuss commercial signage in the Mercado de Mesilla area.

Dr. Schaefer was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the request, stating that Dr. Schaefer is a property owner in the Mesilla Mercado commercial area who has a medical practice and a business on the property. There are also several other practices and business on the property. According to Dr. Schaefer, the operations on his property, as well as other commercial and medical operations in the Mercado area, lack visibility to potential clients raveling on Highway 28 (Avenida de Mesilla) due to limitations in the Sign Code. Dr. Schaefer would like to see these limitations addressed.

**PZHAC REGULAR MEETING
AGENDA
NOVEMBER 5, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, NOVEMBER 5, 2018 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Houston was absent. All other commissioners were present. There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

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

A. *PZHAC MINUTES – Meeting minutes of October 15, 2018.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Building Permits

1. **Case 060804** – 2260 Calle de Santiago, submitted by Bill and Janice Cook; a request to repair and recoat an adobe wall at the rear property line at this address. Zoned: Historical Commercial (HC)
Approved as part of the Consent Agenda
2. **Case 060805** – 2615 Calle de Guadalupe, submitted by Fort Selden Builders for Ouida Touchon; a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda
3. **Case 060806** – 2852 Erminda Street, submitted by 4H Restoration for Eric Van Pelt; a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda
4. **Case 060807** – 2731 Calle Cuarta, submitted by Jesus Alvarado for Arthur Villa; a request for a building permit to repaint the inside of a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda
5. **Case 060810** – 3116 S. Highway 28, submitted by Norm Fristoe for Llama Properties, LLC; request for a building permit to pour a small curb and a patio slab on a residential property at this address. Zoned: Rural/Agricultural (RA)
Approved as part of the Consent Agenda
6. **Case 060811** – 2731 Calle Cuarta, submitted by Arthur Villa; a request for a building permit to conduct minor repairs and repainting of a porch on a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda
7. **Case 060812** – 2814 Snow Road, submitted by Juan S. Padilla; a request for a building permit to repaint the door and window trim on a dwelling at this address. Zoned: Rural Agricultural (RA)
Approved as part of the Consent Agenda
8. **Case 060814** – 103 Capri Road, submitted by Sunpro Solar for Andrea E. Barbee; a request for a building permit to install solar voltaic panels on a dwelling at this address. Zoned: Residential, one acre (R1).
Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Susan Krueger-resident

Questioned why a permit was necessary for Case 060811 for work that was done to the inside of a dwelling. She stated that since the work was done inside and did not affect the exterior of the structure, a permit should not be required.

(In answer to this comment, a permit for such work is required by the following section of the Code, which does not distinguish between interior and exterior work:

15.15.030 Application for building permit.

B. Administrative Approval Permit. Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff, pursuant to guidelines established by the board of trustees by adoption of a resolution. Applications for administrative approval permits require, at a minimum, a completed building permit application including a description of proposed work, cost of proposed work and all information required on the application form. Community development staff may require additional information as necessary. Once all required information is provided, the community development staff may approve and issue the permit.)

B. CASES:

Building Permits

1. **Case 060808** – 2731 Calle Cuarta, submitted by Jesus Alvarado for Arthur Villa; a request for a building permit to repaint the outside of a dwelling at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request, stating that the fact that the new color is a color that is very similar to colors approved for the Town and that the color would be more in character with the colors of other structures in the area. A motion was made by Commissioner Nevarez to recommend approval of the permit to the BOT, seconded by Commissioner Prieto, and approved by a vote of 3-0.
2. **Case 060809** – 2243 Calle de Santa Ana, submitted by Julie and Henry R. Lucero; a request for a building permit to install a wooden fence at the rear of a dwelling located at this address. Zoned: Historical Residential (HR) **(This case was heard during the Work Session – Item 1)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work

Session. The PZHAC determined that the proposed fence would not have any negative impacts on the area and would be compatible with the Code. A motion was made by Commissioner Prieto to recommend approval of the permit to the BOT, seconded by Commissioner Nevarez, and approved by a vote of 3-0.

Business Permits:

1. **Permit 0733** – 2310 Avenida de Mesilla, submitted by Morgan Switzer for “NM Vintage Market”; a request for a business license to allow the applicant to operate a retail shop at this address. Zoned: Historical Commercial (HC)

Staff provided a brief description of the request, explaining that the applicant would like to sell locally made products and other gift items. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.

Sign Permits:

1. **Case 060813** – 2310 Avenida de Mesilla, submitted by Morgan Switzer for “NM Vintage Market”; a request for a building permit to allow two wall signs to be installed at a retail shop at this address. Zoned: Historical Commercial (HC)

Staff provided a brief description of the request, explaining that the applicant would like to install two 12.5 square foot metal wall signs on the building (one on each street side). There were no issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

VI. PUBLIC COMMENTS

Susan Krueger-resident

Referred to the PZHAC Packet for the October 15, 2018 PZHAC Meeting in which there was an error by Staff as to the use of the letter “I” in the nomination form for inclusion in the National Register of Historic Places. She stated that Staff erroneously defined “I” as meaning “insignificant”, whereas it actually means “intrusive”. (This error was addressed by Staff during the case presentation at the October 15 meeting.) Ms. Krueger proceeded to explain the meaning of “intrusive” in the nomination process. She then went on to hand out copies of the nomination process and explain the process to the PZHAC, and suggested that they memorize portions of the process. (There were no copies available for Staff, so a copy of the handout is not available for inclusion in the record of the meeting.)

VII. PZHAC/STAFF COMMENTS

Russell Hernandez - PZHAC Chair

Requested that Staff follow up on the sign suggestions and review the Las Cruces Overlay Zone for the Mesilla Corridor as well as the Las Cruces Sign Code and Lighting Ordinance to determine if any parts of these would be worth considering for Mesilla in order for the Town businesses to remain competitive with those businesses on the Las Cruces side of Avenida de Mesilla. It was also requested that Staff draft some proposed amendments to the Sign Code to address the issue of off-premises signs.

VIII. ADJOURNMENT – The meeting was adjourned at 6:34 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 11/1/18 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

NOVEMBER 19, 2018

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060815
[PZHAC CONSENT AGENDA – 11/19/2018]**

Item:

Case 060815 – 2916 Snow Road, submitted by D J Walker Construction for Michael Vanderwagan; a request to reroof a dwelling at this address. Zoned: Rural Farm (RF)

Description of Work Done:

The applicant will reroof the dwelling to repair damage caused by recent weather. The repairs will not change the appearance or style of the structure. The applicant is aware that the project will require an inspection from CID.

Consistency with the Code:

Since these are repairs 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 THE FARM TO THE NORTH



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400092](#)

Parcel Number: 4005138311501

Owner: MICHAEL D VANDERWAGAN &
FLORA M

Mail Address: PO BOX 1449

Subdivision:

Property Address: 2916 SNOW RD

Acres: 7.9000001



Proposal

D.J. Walker Construction LLC License #360618
 DBA A PLUS EXTERIORS (575-644-3180)
 518 N. 17th Street, Las Cruces NM 88005

Date: 10/2/2018
 W.O. #: 1018148
 Estimator: Darrell Walker
 Contact: 575-644-0049

Customer: Mike Vanderwagen Phone 575-571-3667

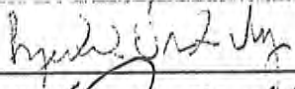

2916 Snow Rd
 Las Cruces NM
Scope of Work



RE-Roof Shingle Sections of Single Family Dwelling

Inspection The roof on this home is a 3 tab Asphalt Composite Shingle. The roof has wind damage. It is our recommendation that you contact your insurance provider to start a claim.

Product	Detailed Description	Quantity	Line Total
1.00	Roof Shingle Area	32.74 SQ	9,360.00
Permit	Dona Ana County		
Preparation	Remove all existing materials underlayment to exposed decking		
Decking	Inspect decking and replace as needed up to 100 sq. ft. Additional decking to be billed at 1.50 sq. ft.		
Penetrations	Seal all JV and Stack vents (through the roof)	5 EA	
	Install new plumbing pipe jacks	2 EA	
A/C	Detach and reset evaporative cooler	1 EA	200.00
	Detach and reset HVAC unit	1 EA	300.00
Antenna	Detach and reset	1 EA	120.00
Skylights	Recommend option to replace Skylights 1-2x2, 2-2x4	3 EA	400.00
Drip Edge	Install new 26ga metal drip edge	230 LF	
Underlayment	Synthetic. mechanically attached		
Shingles	Owens Corning AR 25 year 3-tab shingle (60 mph rating)	36.30 SQ's	
Ridge Cap	Owens Corning color match shingle	178 LF	
Shingle Color	TBD by owner		
Option	It is our recommendation to upgrade to Owens Corning Oakridge limited lifetime shingle (110 mph rating) please add this amount for option	720.00	
Dish	Contractor will remove and replace but is not responsible for connection to satellite		
Lights	Roof top lights that are mounted to the roof deck will need to be removed and replaced by electrical	3 HRS	180.00
Warranty	3 Year labor along with all manufacturers implied warranties		

Customer Signature X 
 Company Representative X 

sub total	10,560.00
tax	712.80
total	11,272.80

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.aplusexteriorlandroofing.com

TOWN OF MESILLA
PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060815

Fee \$ 27.00

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

CASE NO. 060815 ZONE: RF CODE: RR APPLICATION DATE: 10/31/18

DJ Walker Name of Applicant/Owner
575-644-3180 Applicant's Telephone Number

518 N. 17th St. Cas Cruces Nm Applicant's/Owner's Mailing Address
88005 Zip Code

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

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

575-644-3180 Contractor's Telephone Number
27-0098517 Contractor's Tax ID Number
360618-6898 Contractor's License Number

2916 Snow Rd. Address of Proposed Work:

Re-Roofing - Shingles Description of Proposed Work:

\$ 10,560.00 Estimated Cost
J. Wyatt Signature of Applicant
10-31-18 Date

Signature of property owner if applicant is not the property owner: (SEE ATTACHED CONTRACT)

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 APPEARANCE OR STYLE OF STRUCTURE

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 10/31/18

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 060816
[PZHAC CONSENT AGENDA – 11/5/2018]**

Item:

Case 060816 – 1912 Calle de Santiago, submitted by Robert Tustin; a request for a building permit repair the adobe and plaster on a dwelling at this address. Zoned: Historical Residential (HR).

Description of Work Done:

The applicant will repair several cracks in the adobe walls at the north, east, and south sides of the structure, as well as to repair cracks and erosion that is taking place at the bottom of the walls. The applicant will also repair cracks in some of the stucco covering these walls. The repairs are just the start of a process that will restore the visual and structural integrity of the wall. The repairs will not change the appearance or style of the structure.

Consistency with the Code:

Since these are repairs that will not affect or change the original appearance of the wall or any of the structures on the property, 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 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 SANTIAGO



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400337](#)
Parcel Number: 4006137253405
Owner: TUSTIN ROBERT LEE
Mail Address: 11320 SE LINCOLN ST
Subdivision:
Property Address: CALLE DE SANTIAGO
Acres: 0



TOWN OF MESILLA
PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 06088 060816

Fee \$ 0.00

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

CASE NO. 060816 ZONE: NC CODE: M1 APPLICATION DATE: 10/30/18

ROBERT TUSTIN Name of Applicant/Owner
575-571-1248 Applicant's Telephone Number

11320 SE LINCOLN ST, PORTLAND OR 97216 Applicant's/Owner's Mailing Address City State Zip Code

ROBSTIN@ZIANET.COM Applicant's/Owner's E-mail Address

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

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

Address of Proposed Work: 1912 CALLE DE SANTIAGO, MESILLA NM

Description of Proposed Work: PATCH CRACKS ON OUTSIDE PLASTER - OUTSIDE PLASTER TO BE REDONE NEXT YEAR, PATCH ADOBE AT BASE OF WALLS AND REMOVE SALITRE

\$ 100.00 Estimated Cost
Robert Tustin Signature of Applicant
10/30/2018 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 x NO ___ SEE CONDITIONS

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

CONDITIONS: REPAIRS TO CRACKS - NO CHANGES TO STRUCTURE OR APPEARANCE

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

NOVEMBER 19, 2018

PZHAC DECISIONS

BUILDING PERMITS

PZHAC ACTION FORM
BUILDING PERMIT 060515
[PZHAC REVIEW – 11/19/18]
STAFF ANALYSIS

Decision to be based on information provided during the Work Session – Item 1

Item:

Case 060515 – 2160 Calle del Norte, submitted by Gary Bell and Saharu Oda; a request for a building permit to construct a dwelling with guest quarters on a vacant property at this address. 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 dwelling will be acceptable for the property or the Town, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

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

Estimated Cost: @ \$350,000.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of building a dwelling and guest quarters on a property at this address.
- The PZHAC has determined that the proposed structure meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 060817
[PZHAC REVIEW – 11/19/2018]
STAFF ANALYSIS

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

Item:

Case 060817 – 2305 Calle de Colon, submitted by Gerard Nevarez; a request to for a building permit for the placement of a 36 square foot storage shed at the rear of a residential 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 storage shed 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 storage shed 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: @ \$1545.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 36 square foot storage shed on a residential property at this address.
- The PZHAC has determined that the proposed shed meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 060818
[PZHAC REVIEW – 11/19/2018]
STAFF ANALYSIS

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

Item:

Case 060818 – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to add a solid material to the inside of a wrought iron fence to provide privacy at a dwelling located at the address. Zoned: Historical Residential (HR)

Staff Analysis:

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

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

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

Estimated Cost: @ \$500.00

Consistency with the Code:

The PZHAC will need to determine that the proposed privacy panels, 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 adding privacy panels to an existing fence around a property at this address.
- The PZHAC has determined that the proposed fence meets all applicable Code requirements.

PZHAC OPTIONS:

3. Recommend approval of the requested building permit to the BOT.
4. Recommend approval of the requested building permit to the BOT with conditions.
3. Reject the permit.

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 060819
[PZHAC REVIEW – 11/19/18]
STAFF ANALYSIS

Decision to be based on information provided during the Work Session – Item 4

Item:

Case 060819 – 2055 Snow Road, submitted by Emmitt and Rosa Booher; a request for a building permit to construct an artist studio as an addition to a dwelling located at this address. Zoned: Rural Farm (RF)

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

Estimated Cost: @ \$TBD

Consistency with the Code:

The PZHAC will need to determine that the proposed addition to the dwelling will be consistent with the requirements of the RF zoning district. Additionally, the PZHAC will need to determine that the request meets all other development and application requirements of the Code.

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 constructing an artist studio addition to a dwelling at this address.
- The PZHAC has determined that the proposed addition meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC NEW BUSINESS

NOVEMBER 19, 2018

PZHAC DECISIONS

BUSINESS REGISTRATIONS

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 11/19/2018]
STAFF ANALYSIS

Item:

Permit 0735 – 2055 Snow Road, submitted by Emmitt Booher for “Zone VIII Photography”; a request for a business license to allow the applicant to operate a photography studio in a dwelling at this address. Zoned: Rural Farm (RF)

Description of Business:

The purpose of the application is to allow the applicant to operate a photography studio out of an addition to his home located at this address. According to the applicant, this will not be a sales operation; the studio will be used mostly to house his printing equipment, and to allow him a location where he can process his work. Sales will be primarily by computer. This business will also allow the applicant’s wife to have an outlet for her art, which consists primarily of paintings. Occasionally, other artists and potential customers will come to the premises, usually for special events.

Consistency with the Code:

The request is for an photo studio as a home occupation in the Residential Farm (RF) district, and is consistent with all applicable sections of the MTC. The business will be in part of an addition built as a studio for both the applicant photography, and for the applicant’s wife to use aa a studio for her painting.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the residential character of the dwelling.
- This is a use that is allowed by the MTC in this zoning district as a home occupation.
- The proposed use will not create any negative impacts to the area.

PZHAC OPTIONS:

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

PZHAC ACTION:

PHOTO OF DWELLING FROM SNOW ROAD

