



**PZHAC WORK SESSION  
AGENDA  
FEBRUARY 19, 2019**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, TUESDAY, FEBRUARY 19, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**Item 1:** Submitted by Jessica Kane, a request to discuss plans to construct a dwelling on a vacant residential property located at the southwest corner of Calle de Colon and Calle Tercera (address to be assigned). Zoned: Historical Residential (HR)

**Item 2:** Submitted by Ruben Contreras for Brittany Bloch (“Black Rat Tattoo”), a request to discuss plans to construct a small commercial building and a casita on a vacant property at the southwest corner of Calle de Correo and Avenida de Mesilla (address to be assigned). (**Case 060848, Bus. Permit 0764**) Zoned: Historical Commercial (HC)

**Item 3:** Submitted by Michael Clute; a request to discuss plans to add wood slats to a rear porch to provide privacy at a dwelling located at 2186 Calle de Guadalupe. (**Case 060849**) Zoned: Historical Residential (HR)

**Item 4:** Submitted by Daniel and Maxine Bustamantes, a request to discuss plans to construct a stuccoed concrete block wall on a residential property at 2590 Calle de Colon (**Case 060850**) Zoned: Historical Residential (HR)

**PZHAC REGULAR MEETING  
AGENDA  
FEBRUARY 19, 2019**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING TUESDAY, FEBRUARY 19, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL AND DETERMINATION OF A QUORUM**

**III. CHANGES/APPROVAL OF THE AGENDA**

**IV. \*ACCEPTANCE OF THE CONSENT AGENDA**

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

**A. \*PZHAC MINUTES – Meeting minutes of January 22, 2019.**

**B. \*ADMINISTRATIVE APPROVAL**

**Zoning Permits**

- 1. Case 060839** – 2215 Calle de Guadalupe, submitted by Robert Hamilton; a request for a zoning permit to install a washer and dryer, tankless water heater, gas line, and bathroom door; and to repair an inside courtyard fence on a dwelling at this address. Zoned: Historical Residential (HR)

**V. PZHAC NEW BUSINESS:**

**A. PUBLIC INPUT ON CASES**

**B. CASES:**

**Work Session Decision Item:**

- 1.** Determination by the PZHAC as to the Historical Appropriateness of the dwelling proposed for the property at the southwest corner of Calle de Colon and Calle Tercera (address to be assigned). Zoned: Historical Residential (HR) (**Discussed during Work Session – Item 1**)

### **Zoning Permits**

2. **Case 060833** – 207 Capri Arc, submitted by Albert and Dawn Stephens, a request for a zoning permit to allow the construction of a work shed/storage building in the rear yard of a property at this address. Zoned: Residential, Single Family (R-1)
3. **Case 060847** – 2424 Calle de Parian, submitted by Page Coleman; a request for a zoning permit to restucco a house, shed and a casita on a property at this address. Zoned: Historical Residential (HR)
4. **Case 060848** – Southwest corner of Calle de Correo and Avenida de Mesilla, submitted by Ruben Contreras for Brittany Bloch (“Black Rat Tattoo”), a request for a zoning permit to construct a small commercial building and a casita on a vacant property at this location. Zoned: Historical Commercial (HC)  
**This case was heard during the Work Session – Item 2)**
5. **Case 060849** – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a zoning permit to add wood slats to a rear porch to provide privacy at a dwelling located at the address. Zoned: Historical Residential (HR) **(This case was heard during the Work Session – Item 3)**
6. **Case 060850** – 2590 Calle de Colon, submitted by Daniel and Maxine Bustamantes; a request for a zoning permit to allow a stuccoed cinder block wall to be constructed at this address. Zoned: Historical Residential (HR) **(This case was heard during the Work Session – Item 4)**

### **Business Permits**

7. **0764** – Southwest corner of Calle de Correo and Avenida de Mesilla, submitted by Brittany Bloch for “Black Rat Tattoo”; a request for a business license to allow the applicant to operate a tattoo parlor at this location. Zoned: Historical Commercial (HC) **(This case was heard during the Work Session – Part of Item 2)**

## **VI. PUBLIC COMMENTS**

## **VII. PZHAC/STAFF COMMENTS**

## **VIII. ADJOURNMENT**

### **NOTICE**

If you need an accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least 48 hours prior to the meeting.

Posted on 2/14/19 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

FEBRUARY 19, 2019

WORK SESSION

**PZHAC WORK SESSION  
FEBRUARY 19, 2019  
ITEM 1**

Submitted by Jessica Kane, a request to discuss plans to construct a dwelling on a vacant residential property located at the southwest corner of Calle de Colon and Calle Tercera (address to be assigned). Zoned: Historical Residential (HR)

The applicant would like to construct a 5000 square foot two story dwelling on the residential property at this location. There will be about 4400 square feet of heated/cooled area plus garage space on the ground floor and about 3400 square feet of living area on the second floor. Section 18.60.170 of the Code requires three off street parking spaces for three cars. The garage will hold three cars. There is additional parking available on the Calle Tercera side of the property.

The property, which is 0.42 acres (18,295 square feet) in size, is a vacant lot surrounded by developed lots that are typically about 0.25 or acres in size or smaller. (This area constitutes the development zone for the subject property, as per Section 18.33.060 of the Code.) There are several larger lots further away, but these lots are either landlocked or are used for agriculture and are not developed. The developed properties are mostly occupied by one or two family single story dwellings that are typically less than 1500 square feet per dwelling. There are four two story dwellings in the immediate area, but two of these (2360 Calle de Colon) are smaller than 1300 square feet, one (2670 Calle Segunda) is about 2600 square feet, and one (2631 Calle Tercera) is about 4000 square feet. The dwelling at 2631 Calle Tercera was built in the 1940's, according to the Historic Register, and is not architecturally compatible with the area (see attached description from the Historical Register). The structures on the other two properties do not appear in the Historical Register, and appear to have been built after the inventory of historical structures was conducted. There are no construction records on file for them. A similar two story dwelling is located on Calle del Oeste, but this is at the edge of the zoning district and was built in a different development zone and is not in the development zone for this property.

The applicant has stated that the style of the dwelling is designed to fit in with the surrounding properties, and that it was designed in accordance with one of the five styles found in the Yguado Plan (see attached). Those properties that are in the development zone and are in the Historic Register or have been built or modified since the new architectural standards have been in place (about 1980) appear to be more "Pueblo" in style, and are typically about 1500 square feet or smaller. The applicant was informed by staff that it could be possible to build a large dwelling on the property that generally fits in with the character of the neighborhood (see photos of 2350 and 2371 Calle de Parian), but it could be difficult given that the subject property is a corner lot. This is because it would be difficult to hide the "mass" of the structure, which is one of the architectural elements (proportion) addressed by the Code.

Attached is a site plan of the property, along with a proposed elevation (see attached). According to the applicant, the color of the dwelling will be compatible with the surrounding area.

Attached are photos of dwellings on other properties in the area. The PZHAC will need to determine if the style of the proposed dwelling is compatible with the development zone for the property. Since this construction is in a Historic zoning district, the following sections of the Code apply:

**18.33.060 Development zone.**

A development zone defines the immediate physical vicinity to be used to identify the historic character of a particular area and includes the predominant architectural style and design standards of existing structures together with their setting.

**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 would like to have the proposed style reviewed by the PZHAC at this time in order to obtain input from the PZHAC as to what is acceptable for the property, and if the proposed design is, or could be made acceptable.

The applicant 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.

# 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: [R0400538](#)

Parcel Number: 4006138182056

Owner: KANE SAMUEL I

Mail Address: PO BOX 849

Subdivision: SOUTHWEST ADDITION  
TO MESILLA 201

Property Address: CALLE TERCERA

Acres: 0



# ARCHITECTURAL STYLES AND STANDARDS

**18.33.170 Appendix A – Design standards with compliance checklist for the following architectural styles: Spanish Pueblo, Territorial, Spanish Mission, Northern New Mexico and Ranch Style.**

Each style and its design standards with compliance checklist are listed below with instructions for completing the checklist. The styles appear on separate pages for ease in copying for individual use.

## SPANISH PUEBLO

Design standards with compliance checklist for the Spanish Pueblo architectural style.

When completing a checklist, applicants shall circle all the components within individual 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.

	<b>COMPLIANCE</b>	
	<b>YES</b>	<b>NO</b>
<b>Design Components</b>		
Building Height: One or two stories, to be determined by development zone.	_____	_____
Setback: For commercial usage, can be built to property line; for residential, meets prevailing setback in the development zone.	_____	_____
Proportion, relationship of height to length: Buildings are long and low (1).	_____	_____
In the case of a two-story application of this style, the second level occurs over only a portion of the lower level.	_____	_____
The overall proportion of the building is dependent in part on the height of the firewall or parapet which is a continuation of the exterior walls extending beyond the roof line on three or more sides (1).	_____	_____
Walls, historically, are reduced in thickness towards the top to form a battered silhouette.	_____	_____
Portales or porches, if used, create a lower profile than the basic building (1).	_____	_____
The character of the building’s shapes is rounded or softened without sharp lines.	_____	_____
<b>Pattern and Rhythm</b>		
Solid wall space is greater in any facade than window and door space combined (1).	_____	_____
Window and door openings are small and randomly, not symmetrically, placed on the facades.	_____	_____
Window heights from grade are uneven.	_____	_____
Canales, or drainspouts, pierce the parapet and are spaced in an uneven pattern as required for drainage.	_____	_____

	<b>Number</b>	<b>Proportion</b>	<b>Size</b>
<b>Doors</b>			
<b>Windows</b>			
<b>Gates</b>			
<b>Walls</b>			

**SPANISH PUEBLO (CON'T.)**

**Roof Type**

Flat with a slight slope for drainage.

\_\_\_\_\_

Parapet or firewall: roofs are surrounded on at least three sides by a parapet or firewall.

\_\_\_\_\_

**Surface Texture of Walls**

Mud plaster. Hard plaster, smoothly applied, is acceptable.

\_\_\_\_\_

**Color**

Exterior walls must be of a same single color. Acceptable colors are those of natural adobe, ranging from a light earth color to a dark earth color. Flat white is also acceptable. (See color charts)

\_\_\_\_\_

The protected space under portales may be painted white or a contrasting color or a mural may be used.

**Site Utilization**

Follows development zone. Historically, examples of this style are seen most often in a rural setting or with setbacks if sited in an urban location.

\_\_\_\_\_

**Projections and Cavities**

Historically, windows are usually deep set defining, from the exterior, the wall thickness.

\_\_\_\_\_

Wall heights vary according to room shapes or additions.

\_\_\_\_\_

Buttresses, fireplace outlines and chimneys are massive and important facade elements.

\_\_\_\_\_

Vigas, or beams, round or rectilinear, sometimes project through exterior walls or are sometimes cut flush with the unplastered adobe walls and plastered over for protection.

\_\_\_\_\_

**Architectural Details**

Wood trim is minimal around window and door openings with a rounding of the wall creating a transition from wall surface to window surface.

\_\_\_\_\_

Canales are built up of saw timber, hollowed out from logs, or sheet metal bent to shape, or ceramic pipe sections or other materials as long as they are encased in one of the above materials.

\_\_\_\_\_

Lintels above windows and door openings are exposed wood.

\_\_\_\_\_

Portales or covered porches, either inset or projecting, have posts of round logs capped with a corbel and square beams.

\_\_\_\_\_

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# TERRITORIAL

Design standards with compliance checklist for the Territorial 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.

\_\_\_\_\_

Setback: Varies according to the development zone. Historically, in urban/commercial settings, territorial buildings were built on or close to the property line with front facades occupying the entire lot frontage and entrances directly off the street. In rural residential settings, territorial buildings generally have large front yard setbacks.

\_\_\_\_\_

Proportion, relationship of height to length. Buildings are long and low in proportion (1).

Historically, walls are usually two feet thick, but are sometimes two feet six inches thick to three feet in proportion to wall heights.

The overall proportion of the building is dependent in part on the height of a firewall or parapet, which is a continuation of exterior walls extending beyond the roof line on three or more sides (1).

\_\_\_\_\_

Portales or porches, if used, create a lower profile than the basic building.

\_\_\_\_\_

**Pattern and Rhythm**

Solid wall space is always greater in any facade than window and door space combined (1).

\_\_\_\_\_

Window placement on facades is regular and below center.

\_\_\_\_\_

Windows are of larger size with multi-paned glazing of individual panes no larger than 30 square inches (1).

\_\_\_\_\_

Canales or drainspouts are evenly spaced along the facades and, historically, are more fine and precise in appearance than those used in the Spanish Pueblo style.

\_\_\_\_\_

**Number                      Proportion                      Size**

**Doors**

\_\_\_\_\_

**Windows**

\_\_\_\_\_

**Gates**

\_\_\_\_\_

**Walls**

\_\_\_\_\_

**COMPLIANCE**

**YES    NO**

**Roof Type**

Flat with a slight slope for drainage.

\_\_\_\_\_

Parapet or firewall: roofs are surrounded on at least three sides by a parapet or firewall.

\_\_\_\_\_

**COMPLIANCE**

**YES NO**

**TERRITORIAL (CON'T.)**

**Surface Texture**

Construction is of adobe but may be built of other materials simulating adobe. \_\_\_\_\_

Walls are sharp edged with abrupt changes of wall direction. \_\_\_\_\_

Walls, historically, are covered with mud plaster. Hard plaster or stucco, smoothly applied, colored or painted the color of natural adobe is acceptable. \_\_\_\_\_

**Color**

Color may range from dark to light earth color. Flat white may also be used. In protected spaces under portales, white or a contrasting color or mural may be used. (See color chart) \_\_\_\_\_

**Site Utilization**

Determined by development zone, size of site and intended use.

In areas of more dense development, high walls along with buildings set on the property line are used to enclose the lot for privacy and environmental protection. \_\_\_\_\_

**Projections and Cavities**

Canales, or drainspouts, pierce the firewalls at the roofline to provide drainage. \_\_\_\_\_

Windows are set flush with outside wall surfaces. \_\_\_\_\_

Doorways are either flush or slightly recessed in the exterior walls. \_\_\_\_\_

Portales, either inset or projecting, are light in effect, built of milled lumber of a scale and detail consistent with other wood elements of the building. \_\_\_\_\_

Vigas do not usually project from exterior walls, although in the case of buildings of adobe that have been altered to achieve the territorial style, projecting or partially exposed vigas occur. \_\_\_\_\_

**Architectural Details**

Firewalls are usually capped with a coping of fired brick or masonry. Sometimes the coping was added to a basic adobe building along with other details to achieve the style. \_\_\_\_\_

Door and window openings are framed with milled wood in an American Colonial (Greek Revival) design. \_\_\_\_\_

Doors are usually colonial but heavy paneled Spanish doors or appliqued doors are acceptable. \_\_\_\_\_

Structural lintels above windows and door openings are not exposed. \_\_\_\_\_

Metal or wood shutters are often used in conjunction with glazed windows. \_\_\_\_\_

Portales should be built with a parapet, capped or not, as has the basic building. \_\_\_\_\_

Buttresses, fireplace outlines and chimneys are usually not important facade elements. (The rest of this page is left blank intentionally) \_\_\_\_\_

# SPANISH MISSION

Design standards with compliance checklist for the Spanish Mission 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:** To be determined by the development zone on a case-by-case basis. Historically, one or two stories with a vertical facade. In some cases the verticality is achieved primarily by the use of a false facade.

\_\_\_\_\_

**Setback:** In commercial usage, the building is sited on the front property line without setbacks. In residential usage, the buildings are sited with front, side and back yards.

\_\_\_\_\_

**Proportion:** The use of facade design elements suggesting towers and belfries creates a verticality of a kind not evident in the other styles in Mesilla. This verticality is illustrated by the commercial buildings. In residential usage this verticality is implied rather than physically stated.

\_\_\_\_\_

### Pattern and Rhythm

Building surfaces are broken by applied or constructed openings.

\_\_\_\_\_

The arched tower and belfry opening is repeated in the design of door and window openings.

\_\_\_\_\_

In general, there are large areas of solid wall surfaces in relation to the openings created by windows and doors (1).

\_\_\_\_\_

Roof lines simulate the tower and belfry outline.

\_\_\_\_\_

	Number	Proportion	Size
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**Doors**

\_\_\_\_\_

**Windows**

\_\_\_\_\_

**Gates**

\_\_\_\_\_

**Walls**

\_\_\_\_\_

## COMPLIANCE

YES      NO

### Roof Type

Angled, flat, or a combination of both.

\_\_\_\_\_

In the event that a roof is visible, the preferred surface material is Spanish tile.

\_\_\_\_\_

### Surface Texture

Smooth stucco.

\_\_\_\_\_

**COMPLIANCE**

**YES NO**

**SPANISH MISSION (CON'T.)**

**Color**

Usually white or earth walls with terra cotta tiled visible roof surfaces. (See color chart) \_\_\_\_\_

**Site Utilization**

In commercial usage, usually built to property line with facade extending the length of the property frontage (1). \_\_\_\_\_

In residential usage, the building is generally placed with front, side and back yards (1). \_\_\_\_\_

Landscaping is very formally arranged, with walls and arches reflecting the character of the basic building. \_\_\_\_\_

**Projections**

Windows and doorways are typically deeply recessed in arched openings. \_\_\_\_\_

Portales and covered walks are supported by arches. \_\_\_\_\_

Arched or simple buttresses are used. \_\_\_\_\_

**Architectural Details**

Arches, iron grilles or railings, carved doors, partially or completely rounded windows, ornate metal hardware and ceramic tile are used in the Spanish Mission style. \_\_\_\_\_

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# 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.

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.

\_\_\_\_\_

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.

\_\_\_\_\_

Roof overhangs are generally minimal.

\_\_\_\_\_

**Architectural Details**

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

\_\_\_\_\_

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## RANCH STYLE

Design standards with compliance checklist for the Ranch 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: To be determined on a case-by-case basis based on the development zone. Historically, single story although two-story additions or complete two story buildings occur.

\_\_\_\_\_

Setback: Front yards are typical.

\_\_\_\_\_

Ranch styles are not built to the property line and the setback of the development zone would prevail.

\_\_\_\_\_

Proportion: Generally low and sprawling.

\_\_\_\_\_

The pitched or angled roof sometimes creates an appearance of verticality.

\_\_\_\_\_

#### Pattern and Rhythm

The character of this design element is generated by large picture windows, covered walkways or connecting overhead structures, the use of many windows, steps up to raised foundations, abrupt changes in facades which reflect the varying sizes of inner spaces or additions and a pattern sometimes created by changes in material.

\_\_\_\_\_

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

**Doors**

\_\_\_\_\_

**Windows**

\_\_\_\_\_

**Gates**

\_\_\_\_\_

**Walls**

\_\_\_\_\_

### COMPLIANCE

YES    NO

#### Roof Type

Roofs are pitched, angled, or shallow hipped.

The use of prefab trusses on site of construction to achieve the angled roof is the typical technique.

\_\_\_\_\_

Roofs are usually built with large overhangs (1).

\_\_\_\_\_

The thickness of the roof is exaggerated by the addition of trim material.

\_\_\_\_\_

Roofs are usually finished with shingles either of roofing paper or wood.

\_\_\_\_\_

Roof types are pitched or shed with frequent intersections at changes in building plan.

\_\_\_\_\_

**COMPLIANCE**

**YES      NO**

**RANCH STYLE (CON'T.)**

**Surface Texture**

Ranch styles in Mesilla exhibit a variety of surface textures: brick, concrete block, stone, various kinds of siding, unplastered or plastered adobe and simulated adobe.

\_\_\_\_\_

The individual Ranch style buildings or structures sometimes have a variety of finishes or textures due to veneers and additions.

\_\_\_\_\_

**Color**

The Ranch style has no typical color. Due to construction, detail and use of veneers, a variety of colors are possible within an individual building.

\_\_\_\_\_

**Site Utilization**

In Mesilla, Ranch style houses are usually outside the more densely developed older areas of the town.

\_\_\_\_\_

Being a recent style, it is usually used in typical subdivision fashion.

\_\_\_\_\_

Landscaping is controlled by fencing and walks.

\_\_\_\_\_

Many ornamental plants and trees and large lawns create a green surrounding for the Ranch style house.

\_\_\_\_\_

**Projections and Cavities**

More change of surface is shown by additions, garages, breezeways, covered entrances, manmade shade structures, roof overhangs and raised entrances with steps than in the other styles existing in Mesilla.

\_\_\_\_\_

**Architectural Details**

Simple construction and basic design is evident in the Ranch style house.

Windows and doors are manufactured items.

Trim is simple and varied.

Scalloped edges, trellises and wood moldings are used.

-

[Ord. 2011-03; Ord. 2008-02 § 1. Formerly 18.33.120]

ALLURE ARCHITECTURE  
 1000 S. GARDEN AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.ALLUREARCHITECTURE.COM

ALLURE

DESIGN RESPONSIBLE  
 PROFESSIONAL

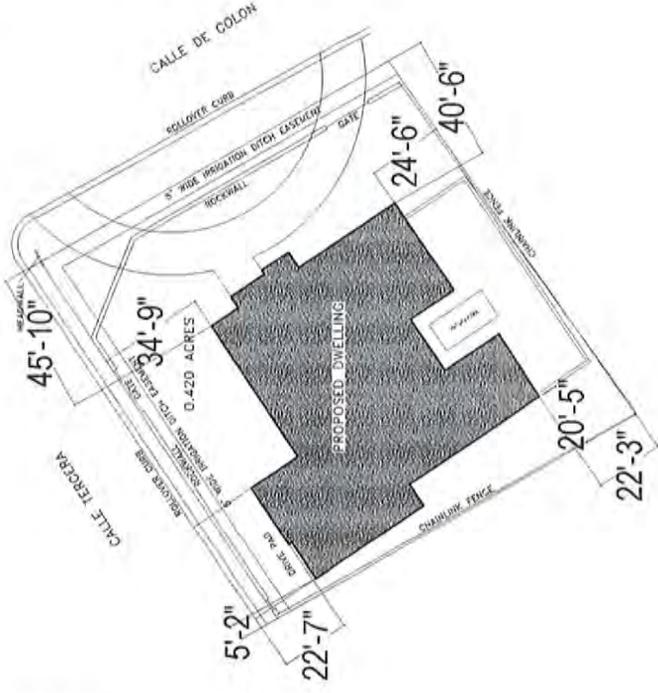
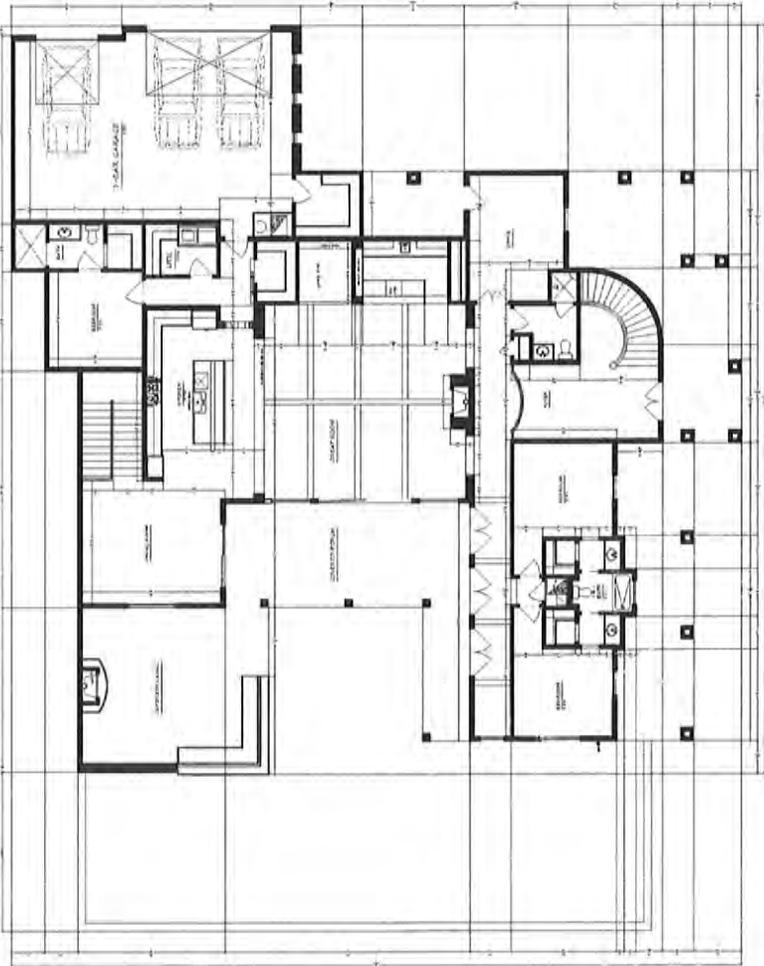
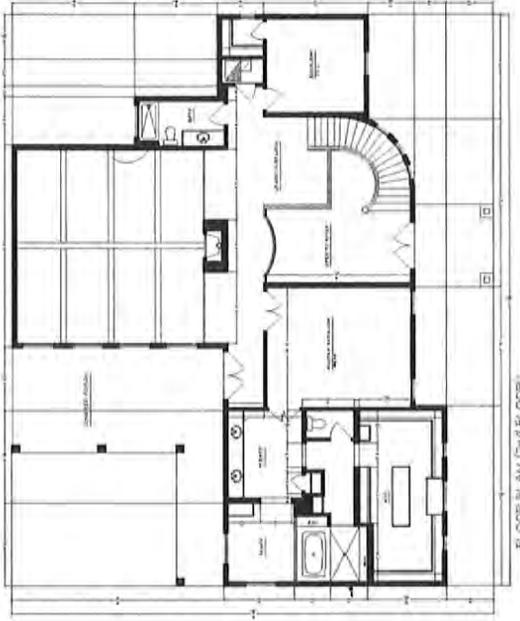
OWNER/CLIENT

PROJECT NAME/RESIDENCE

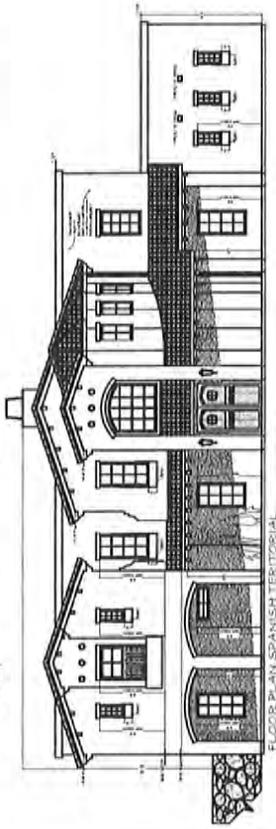
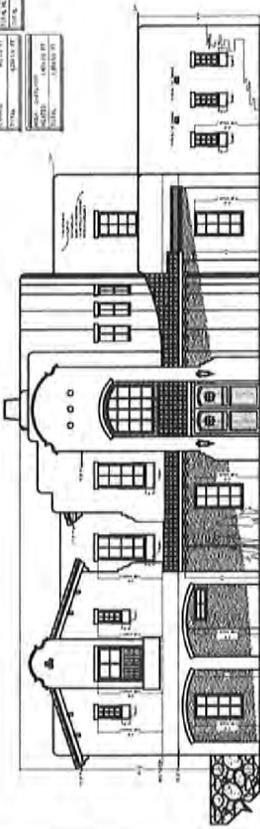
SHEET TITLE  
 FLOOR PLAN/SITE PLAN  
 ELEVATION PRELIMINARY

DATE/ISSUE

SHEET NUMBER A.1



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/15/2024	ALLURE	ALLURE
2	REVISIONS TO PERMIT	10/15/2024	ALLURE	ALLURE
3	REVISIONS TO PERMIT	10/15/2024	ALLURE	ALLURE
4	REVISIONS TO PERMIT	10/15/2024	ALLURE	ALLURE



**PHOTOS OF THE SUBJECT PROPERTY**



**PHOTO OF THE TWO STORY DWELLING AT 2380 CALLE DE CURA**



**PHOTO OF THE TWO STORY DWELLING AT 2631 CALLE TERCERA**



**PHOTO OF THE DUPLEX ACROSS THE STREET TO THE EAST AT 2385 CALLE DE COLON**



**PHOTO OF THE RECENTLY BUILT DWELLING AT 2305 CALLE DE COLON**



**PHOTO OF THE TWO STORY DWELLINGS ACROSS CALLE DE COLON TO THE NORTH**



**PHOTO OF THE NEIGHBORING DWELLING TO THE WEST**



**PHOTO OF THE DWELLING AT 2381 CALLE DEL CURA**



**PHOTO OF THE TWO STORY DWELLING AT 2640 CALLE DEL OESTE**



**PHOTO OF THE LARGE DWELLING AT 2371 CALLE DE PARIAN**



**PHOTO OF THE LARGE DWELLING AND BARN AT 2350 CALLE DE PARIAN**



**PZHAC WORK SESSION  
FEBRUARY 19, 2019  
ITEM 2**

Submitted by Ruben Contreras for Brittany Bloch (“Black Rat Tattoo”), a request to discuss plans to construct a small commercial building and a casita on a vacant property at the southwest corner of Calle de Correo and Avenida de Mesilla (address to be assigned). (**Case 060848, Bus. Permit 0764**) Zoned: Historical Commercial (HC)

The property, which is 0.24 acres (10454 square feet) in size, is currently vacant, and is being used as a parking lot for parking be Caballero’s Shopping area across Avenida de Mesilla. The applicant has been informed by Staff that water and sewer service would have to be provided to the property in order to develop the property. Staff has not yet seen proof that either utility is available to the property. Access to the property will be from Calle de Correo. The buildings will be located on the Avenida de Mesilla side of the property. The western half of the property will be used for parking.

Attached is a site plan of the property, along with an elevation and floor plans for the buildings. According to the applicant, the style and color of the buildings will be the same, and will be similar to the other historic structures in the area. According to the applicant, the style of the structure will be “Spanish Pueblo”, and is intended to fit in with the styles of other commercial structures along Avenida de Mesilla. (See photos of nearby commercial and residential structures.)

The size of the casita will be about 560 -600 square feet. The applicant intends to rent the casita as a short term rental. According to the applicant, “The residential portion of the site will house a studio residence with a living area, kitchenette, sleeping area and bathroom. The intent of the air b&b is partially to have a place for out-of-town clients to stay when scheduled for a tattoo. The air b&b will also provide accommodate tourists and contribute to the overall economy of Mesilla.”

The commercial building will be about 800 – 900 square feet and about 16 feet tall. The applicant proposes to use the commercial building to house “...“Black Rat Tattoo,” a well established professional business in the City of Las Cruces. The space will serve 1 to 2 artists.” A tattoo parlor (“Muerte Tattoo at 2309 Calle de Guadalupe, Suite B) has been an allowed use in the past in the HC zone as a “Professional Office” (Similar uses that have been allowed are “Kneading to Heal” at 2222 Avenida de Mesilla, and “Desert Mountain Acupuncture” at 2488 Calle de Guadalupe.) However, since the building is in the HC zone and many commercial uses are allowed by right in a commercial building, the use of the PZHAC should not grant or deny the construction of this building based solely on the use being proposed at this time. There are other uses that could possibly use the building in the future.

The PZHAC will need to determine that the proposed buildings will be architecturally compatible with the other commercial and residential structures in the area. This includes height, size (proportion) and style. Other commercial operations along Avenida de Mesilla have heights that are or appear to be several feet lower (Ristramann, Adventure Travel) to two stories (Steinborn Realty).

Some of the commercial operations along Avenida de Mesilla are: Steinborn Realty and two short term rentals, Caballero’s Plaza, and Ristramnn (across Avenida de Mesilla); Palacio’s Bar, a dancehall and bar operation that has been at this location since 1936; Chala’s Wood Fired Restaurant; and Mesilla Valley Plumbing (along the west side of Avenida de Mesilla to the south) and Kneading to Heal (along the west side of Avenida de Mesilla to the north).

**Compliance with the Code:**

Since this construction is in a Historic zoning district, the PZHAC will need to ensure that the following sections of the Code are met:

**18.33.060 Development zone.**

A development zone defines the immediate physical vicinity to be used to identify the historic character of a particular area and includes the predominant architectural style and design standards of existing structures together with their setting.

Additionally, the tattoo parlor (and similar uses) have been allowed in the past by the following sections 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.

**18.40.020 Uses permitted.**

Uses permitted in the H-C zone are as follows:

Commercial uses allowed in C zone and residential uses subject to approval of the planning, zoning and historical appropriateness commission upon application and approval of a development plan. [Ord. 2001-04 § 1; Ord. 94-06 § 1; prior code § 11-2-11.5.B]

**18.45.020 Uses permitted (C Zone)**

A building and premises on any lot in the C zone shall be used for the following purposes only:

Office, business and professional

The applicant or her 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 SUBJECT PROPERTY LOOKING SOUTH FROM CALLE DE CORREO**



# 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: [R0400376](#)

Parcel Number: 4006137296464

Owner: MCPEAK CHRIS

Mail Address: 530 W COURT AVE

Subdivision:

Property Address: CALLE DE  
CORREO

Acres: 0





# BLACK RAT TATTOO

AVENIDA DE MESILLA / CALLE DE CORREO

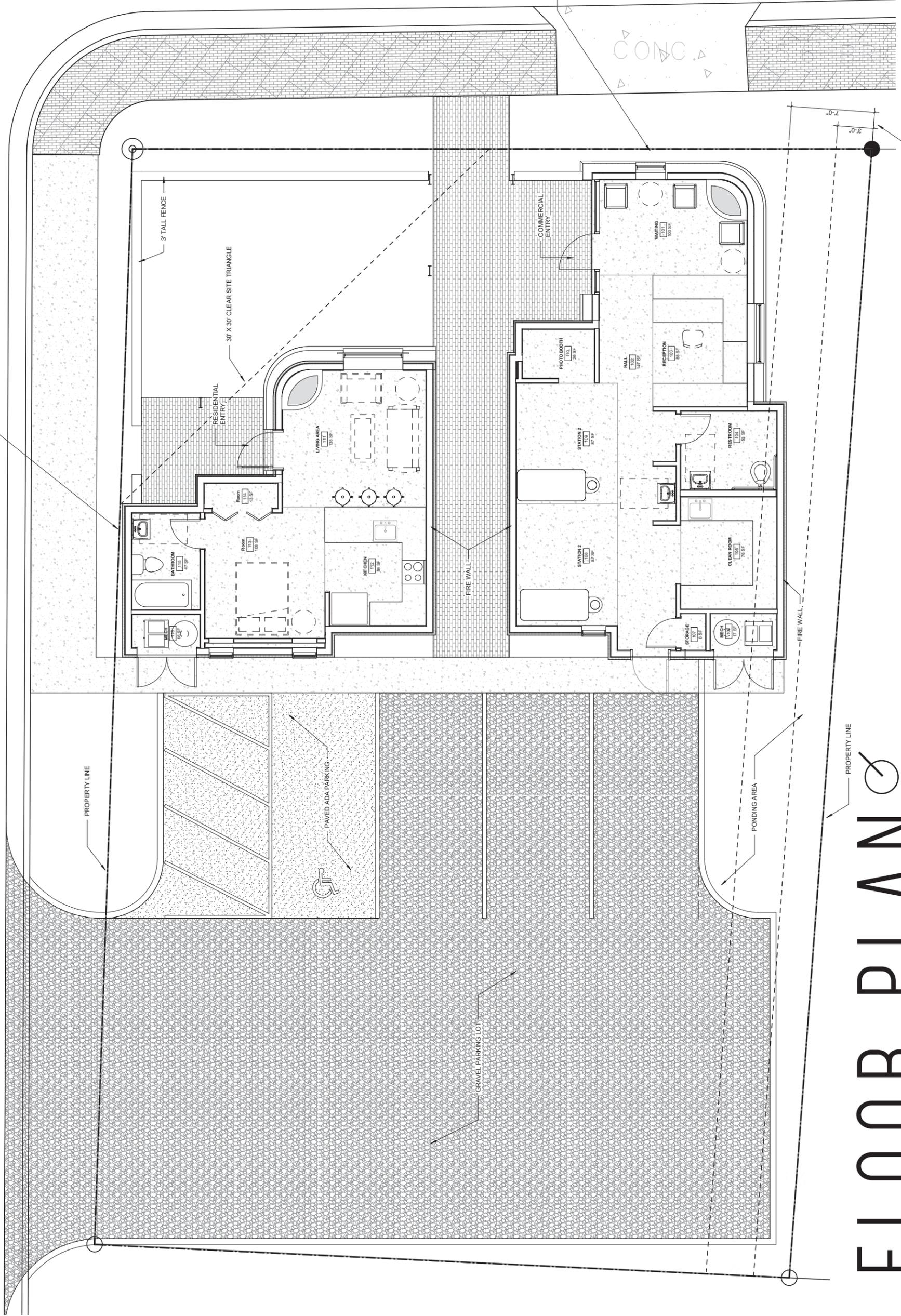




AVENIDA DE MESILLA

0'-0" SETBACK FOR FRONT YARD SETBACK PERMITTED (SIMILAR SETBACK USED BY EXISTING BUILDINGS IN THE BLOCK/AREA)

CALLE DE CORREO



0'-0" SETBACK FOR FRONT YARD SETBACK PERMITTED (SIMILAR SETBACK USED BY EXISTING BUILDINGS IN THE BLOCK/AREA)

SIDE YARD SETBACK VARIES 3'-0" TO 7'-0" (FIRE WALLS WHERE SETBACK IS LESS THAN 7')



# FLOOR PLAN

1/8" = 1'

## ARCHITECTURAL STYLES AND STANDARDS

### 18.33.170 Appendix A – Design standards with compliance checklist for the following architectural styles:

**Spanish Pueblo, Territorial, Spanish Mission, Northern New Mexico and Ranch Style.**

Each style and its design standards with compliance checklist are listed below with instructions for completing the checklist. The styles appear on separate pages for ease in copying for individual use.

### SPANISH PUEBLO

Design standards with compliance checklist for the Spanish Pueblo architectural style.

When completing a checklist, applicants shall circle all the components within individual 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:** One or two stories, to be determined by development zone.

**Setback:** For commercial usage, can be built to property line;

for residential, meets prevailing setback in the development zone.

**Proportion, relationship of height to length:** Buildings are long and low (1).

In the case of a two-story application of this style, the second level occurs over only a portion of the lower level.

The overall proportion of the building is dependent in part on the height of the firewall or parapet which is a continuation of the exterior walls extending beyond the roof line on three or more sides (1).

Walls, historically, are reduced in thickness towards the top to form a battered silhouette.

Portales or porches, if used, create a lower profile than the basic building (1).

The character of the building's shapes is rounded or softened without sharp lines.

#### Pattern and Rhythm

Solid wall space is greater in any facade than window and door space combined (1).

Window and door openings are small and randomly, not symmetrically, placed on the facades.

Window heights from grade are uneven.

Canales, or drainspouts, pierce the parapet and are spaced in an uneven pattern as required for drainage.

### SPANISH PUEBLO (CON'T.)

#### Roof Type

Flat with a slight slope for drainage.

Parapet or firewall: roofs are surrounded on at least three sides by a parapet or firewall.

#### Surface Texture of Walls

Mud plaster. Hard plaster, smoothly applied, is acceptable.

#### Color

Exterior walls must be of a same single color. Acceptable colors are those of natural adobe, ranging from a light earth color to a dark earth color. Flat white is also acceptable. (See color charts)

The protected space under portales may be painted white or a contrasting color or a mural may be used.

#### Site Utilization

Follows development zone. Historically, examples of this style are seen most often in a rural setting or with setbacks if sited in an urban location.

#### Projections and Cavities

Historically, windows are usually deep set defining, from the exterior, the wall thickness.

Wall heights vary according to room shapes or additions.

Buttresses, fireplace outlines and chimneys are massive and important facade elements.

Vigas, or beams, round or rectilinear, sometimes project through exterior walls or are sometimes cut flush with the unplastered adobe walls and plastered over for protection.

#### Architectural Details

Wood trim is minimal around window and door openings with a rounding of the wall creating a transition from wall surface to window surface.

Canales are built up of saw timber, hollowed out from logs, or sheet metal bent to shape, or ceramic pipe sections or other materials as long as they are encased in one of the above materials.

Lintels above windows and door openings are exposed wood.

Portales or covered porches, either inset or projecting, have posts of round logs capped with a corbel and square beams.

(The rest of this page is left blank intentionally)

CORRUGATED METAL - S PROFILE - SILVER HAS ALSO BEEN USED AS AN EXTERIOR FINISH TO ADD CONTRAST

THE SITE WILL HOUSE BOTH COMMERCIAL AND RESIDENTIAL USES

THE DEPTH OF FRONT-AGE WALLS HAS BEEN INCREASED TO CREATE ILLUSION OF THICK WALLS

VIGAS OR BEAMS DO NOT PENE-TRATE EXTERIOR

A CONTEMPORARY APPROACH HAS BEEN USED FOR THE PORCH STRUCTURE. STEEL COLUMNS AND BEAMS SUPPORT EXPOSED WOOD PURLINS

# SPANISH PUEBLO STYLE

**PHOTO OF THE STEINBORN REALTY PROPERTY FROM SUBJECT PROPERTY**



**PHOTO OF RISTRAMNN FROM SUBJECT PROPERTY**



**PHOTO OF PALACIOS BAR FROM SUBJECT PROPERTY**



**PHOTO OF PALACIOS BAR FROM THE SOUTH**



**PHOTO OF MESILLA VALLEY PLUMBING**



**PHOTO OF CHALAS RESTAURANT**



**PHOTO OF CABALLERO'S PLAZA**



**PHOTO OF NEARBY RESIDENTIAL RENTAL UNIT**



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

OFFICIAL USE ONLY:

Case # 060848

Fee \$ 217.50

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

CASE NO. 060848 ZONE: H-C CODE: \_\_\_\_\_ APPLICATION DATE: 02/12/2019

Brittany Bloch 575-526-1590  
 Name of Applicant/Owner Applicant's Telephone Number

439 Linda Vista Road Las Cruces NM 88005  
 Applicant's/Owner's Mailing Address City State Zip Code

freyja2012@zoho.com  
 Applicant's/Owner's E-mail Address

RES Construction, Inc. (Ronald Scott) 2000 Bellamah, Las Cruces, NM 88001  
 Contractor's Name & Address (If none, indicate Self)

575 - 649 - 5425 \_\_\_\_\_ GB98 License # 395391  
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: Intersection of Calle De Correo and Avenida de Meilla

Description of Proposed Work: The new 1,375 s.f. development is intended to house both a profes-  
sional business and a residential (Air B&B studio) on a single parcel zoned as historic com-  
mercial.

\$137,500 [Signature] 02/12/2019  
 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  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:



Date: 02/06/2019

2231 Avenida de Mesilla

No.: \_\_\_\_\_

P.O. Box 10

Mesilla, NM 88046

Phone: (505) 524-3262

Fax: (505) 541-6327

### **Business Registration Application**

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

**PLEASE PRINT**

Business Registration Application Is: New  Renewal \_\_\_\_\_

Name of Business: Black Rat Tattoo

Name of Applicant: Brittany Bloch

Business Location: Intersection of Calle De Correo and Avenida de Meilla

Mailing Address (Street # or P.O. Box): 439 Linda Vista Road

E-Mail Adress: freyja2012@zoho.com

City: Las Cruces State: NM Zip Code: 88005

Phone # of Business: 575 - 526 - 1590

Business Owner's/Applicant's Address:

Street 439 Linda Vista Road

City: Las Cruces State: NM Zip Code: 88005

Property Owner Name: Brittany Bloch

Phone # of Property Owner: 575 - 526 - 1590

Property Owner's Address: Street 439 Linda Vista Road

City: Las Cruces State: NM Zip Code: 88005

**Additional Information**

Square Footage of Business: T.B.D. - 1,453 sf Tentative (Commercial - 889 sf; Residential - 564 sf)

Number of Employees: 0 (Sole Proprietor)

Number of Parking Spaces: TBD - 4 (including 1 handicap - Tentative)

Zoning Code: H-C

Parking Assessment: Amount Required: 3  
Amount Provided: 4 *Please fill in other side>>>>*

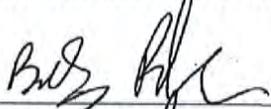
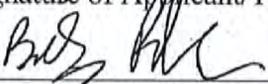
Type of Business -please describe product(s) and/or service(s): Professional Business/ Studio providing tatooning services.

Business Applicant Is: Sole Proprietorship  Partnership \_\_\_\_\_ Corporation \_\_\_\_\_

Current New Mexico Revenue Division ID #: 03-12881-00-2  
(The location code for reporting earnings received in the Town of Mesilla is **07-303.**)

EMERGENCY CONTACT INFORMATION		
Responsible party to be called in case of emergency. Enter name in order of contact (please print):		
24 HOUR EMERGENCY PHONE #: _____		
Name	Address	Telephone #
1. <u>Brittany Bloch</u>	<u>439 Linda Vista Road, Las Cruces, NM 88005</u>	<u>575 - 526 - 1590</u>
2. _____	_____	_____
3. _____	_____	_____
Do you have an alarm system? Yes _____ No <input checked="" type="checkbox"/>		
What Type? _____		
Which Company, if any, Responds to Alarms? _____		

APPLICANT HEREBY STATES UNDER OATH THAT ALL STATEMENTS AND REPRESENTATIONS MADE IN THIS APPLICATION ARE TRUE AND VALID.

	<u>02/06/2019</u>
Signature of Applicant/Title	Date
	<u>02/06/2019</u>
Signature of Building Owner	Date

Office Use

Receipt Number: _____	Date of Payment: _____
Case Number: _____	Zone: _____
PZHAC Approval Date: _____	Bus. Type: _____
Sign Permit Case #: _____	Renewal Date: _____

**Fire Department Inspection Verification**

Fire Department Representative Signature: \_\_\_\_\_  
Fire Inspection Date: \_\_\_\_\_  
Approved:  Yes  No \_\_\_\_\_

**PZHAC WORK SESSION  
FEBRUARY 19, 2019  
ITEM 3**

Submitted by Michael Clute; a request to discuss plans to add wood slats to a rear porch to provide privacy at a dwelling located at 2186 Calle de Guadalupe. (Case 060849) 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 originally appeared before the PZHAC at a work session on November 19, 2018 to discuss installing opaque plastic panels to the inside the wrought iron sections to provide privacy to the dwelling, which is surrounded on three sides by local streets. This was turned down by the PZHAC due to the fact that it interfered with the clear-sight-triangle at the southwest corner of the property. (The applicant had attached a portion of the proposed material to the southern portion of fence to illustrate what the inserts will look like. These are still in place and will need to be removed.)

The applicant would now like to add wood slats to the edges of the patio at the building line to provide some privacy to the patio. These slats will not interfere with the clear-sight-triangle, and will be colored and installed to appear as part of the dwelling. According to the applicant, the slats will not change the style of the structure.

The PZHAC will need to determine that the proposed slats will be compatible with the historical aspect of the surrounding area, and will be consistent with the following section of the Code:

**Chapter 18.35 HR – Historical Residential Zone**

The proposed privacy slats 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 slats; and will be available to answer any questions that may arise.

**VIEW OF DWELLING FROM CALLE DE PRINCIPAL**



# 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: [R0400274](#)

Parcel Number: 4006137199406

Owner: JMC ALTERNATIVES LLC

Mail Address: PO BOX M

Subdivision:

Property Address: 2185 CALLE DE  
GUADALUPE

Acres: 0



2186 CALLE DE GUADALUPE.

## DESCRIPTION OF WORK

REQUEST PERMIT FOR INSTALLATION OF WOOD SLAT DIVIDER PANELS AT THE NORTH, SOUTH AND EAST SIDES OF THE EXISTING COVERED PATIO. THE PANELS WILL BE INSTALLED VERTICALLY AS PER THE ATTACHED PICTURE. THE PANELS ARE DESIGNED TO ALLOW AIR TO PASS THRU THEM WHILE AT THE SAME TIME PROVIDING PARTIAL PRIVACY TO THE INTERIOR OF THE COVERED PATIO AREA.

INSTALLATION OF THESE PANELS WILL NOT IMPACT ANY VEHICULAR CLEAR SITE TRIANGLE AT THE INTERSECTION OF CALLE MODANOS AND CALLE PRINCIPAL.

**VIEW OF DWELLING AND PATIO FROM CALLE DE MEDANOS**



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

OFFICIAL USE ONLY:  
 Case # 060849  
 Fee \$ 54.00

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

CASE NO. 060849 ZONE: LIR CODE: 11 APPLICATION DATE: 2/6/19

MICHAEL CLUTE  
 Name of Applicant/Owner  
PO BOX M MESILLA 575-644-1153  
 Applicant's Telephone Number  
nm 88046  
 Applicant's/Owner's Mailing Address City State Zip Code  
michaelclute@gmail.com  
 Applicant's/Owner's E-mail Address  
SELF

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: 2186 CALLE DE GUADALUPE  
 Description of Proposed Work: SEE ATTACHED

\$ 800- Estimated Cost  
MICHAEL CLUTE Signature of Applicant  
2/6/2019 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: \_\_\_\_\_  
 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  
FEBRUARY 19, 2019  
ITEM 4**

Submitted by Daniel and Maxine Bustamantes, a request to discuss plans to construct a stuccoed concrete block wall on a residential property at 2590 Calle de Colon (**Case 060850**) Zoned: Historical Residential (HR)

**DESCRIPTION OF REQUEST:**

The applicant would like to construct the wall around part of the front of the property in order to provide an area for a pet dog (see attached site plan). The wall will be made of concrete blocks covered with stucco and painted to match the dwelling. The two sections (one across the part of south portion of the property and the other across part of the west portion) will be anchored to the walls of the dwelling. The wall will be 5 feet 8 inches high with a gate. The applicant has provided photos (attached) that show the proposed style of the wall and gate.

The wall will enclose a small piece of the property formed by two parts of the dwelling (see site plan) and will not run along any property lines, nor will it affect any clear-sight-triangles. The applicant will be present to describe exactly how the walls will be combined with the existing walls of the dwelling to provide a visual uniformity.

**CONSISTENCY WITH THE CODE:**

The PZHAC will need to determine that the proposed wall will be compatible with the historical aspect of the surrounding area, and will be consistent with the following section of the Code:

**Chapter 18.35 HR – Historical Residential Zone**

The proposed wall could be compatible with the HR zoning of the property if it is completed and painted to match the rest of the dwelling.

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

**PHOTO OF PROPERTY FROM CALLE DE COLON SHOWING AREA TO BE ENCLOSED**



# 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: [R0400475](#)

Parcel Number: 4006138125077

Owner: GALLEGOS PAUL GIL

Mail Address: PO BOX 844

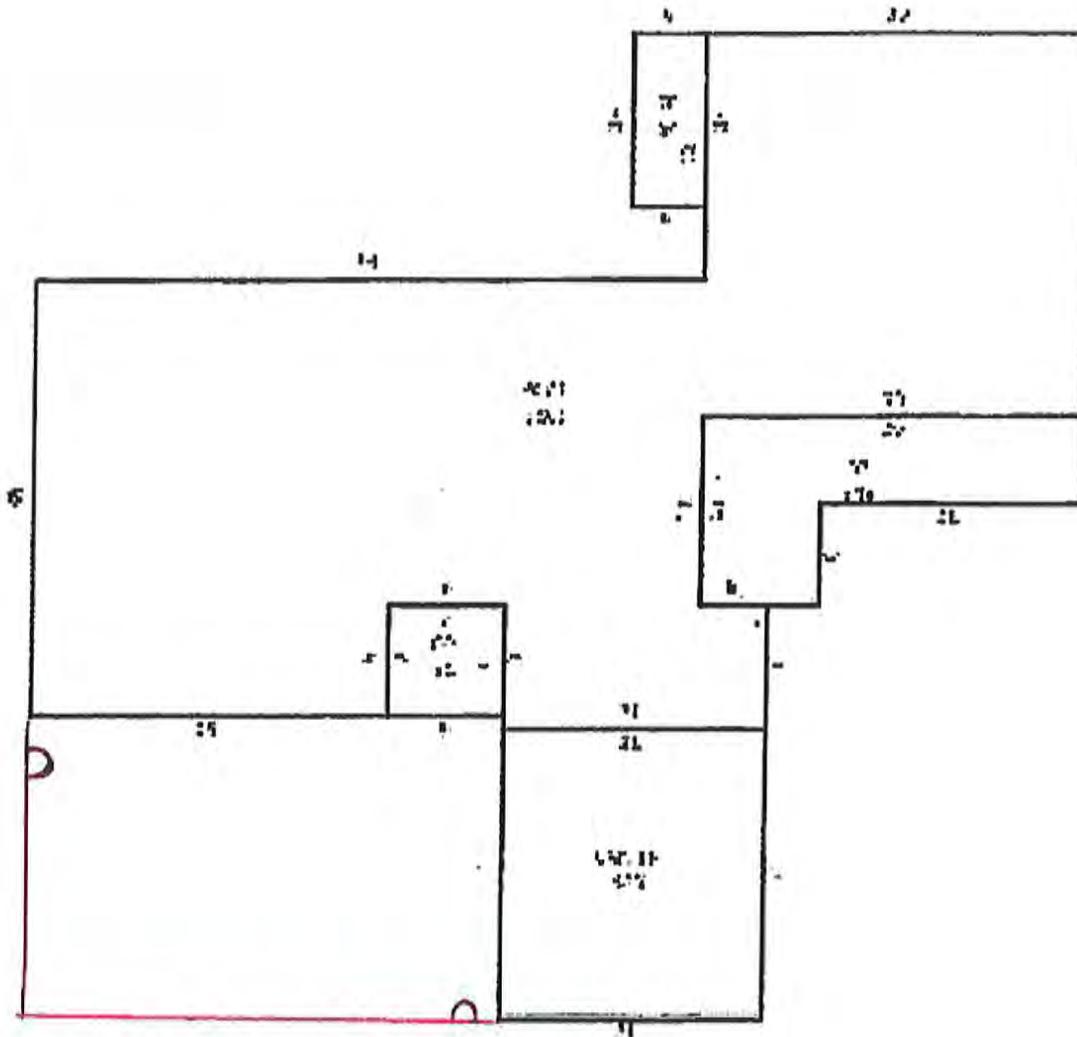
Subdivision:

Property Address: 2590 CALLE DE COLON

Acres: 0



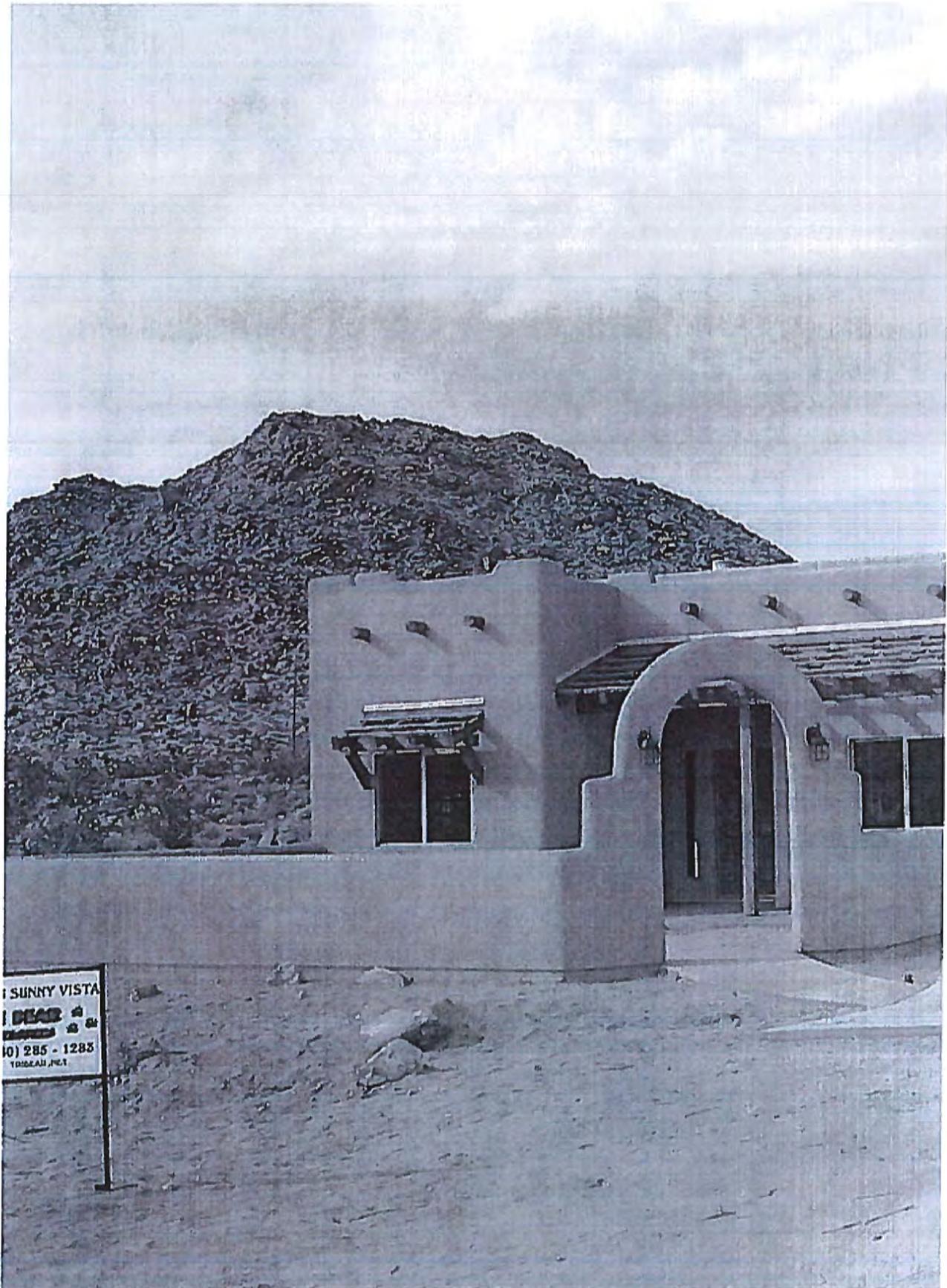
## Back of 2590 Calle De Colon



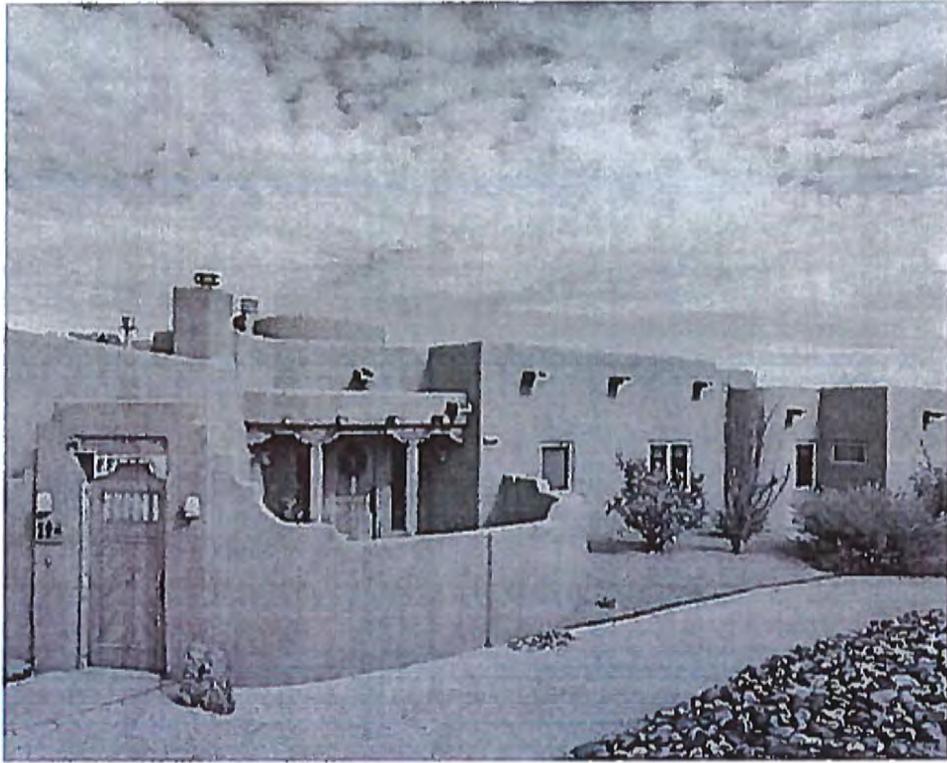
Southwest Style brick wall stucco and painted the same color of the house.

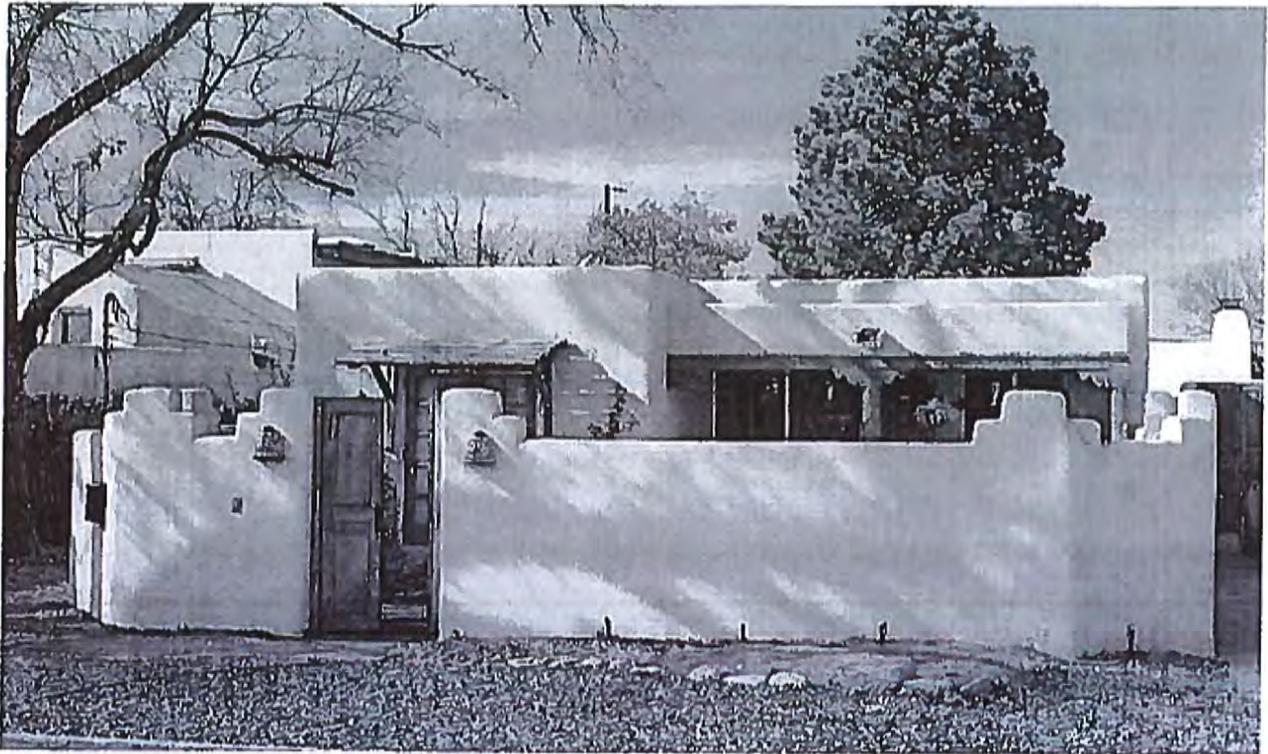
5 feet high and 8 inches in width with a gate/door.

## Front of 2590 Calle De Colon



SUNNY VISTA  
DEAR  
10) 285 - 1285  
TIDEAU, INC.





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

OFFICIAL USE ONLY:

Case # 260850

Fee \$ 110.<sup>00</sup>

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 260850 ZONE: HR CODE: H1 APPLICATION DATE: 2/5/19

Daniel & Maxine Bustamantes 575-635-1549 / 575-650-8843

Name of Applicant/Owner 2590 Calle De Colon Mesilla NM 88046  
 Applicant's Telephone Number

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

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: 2590 Calle De Colon

Description of Proposed Work: Southwest Style cinder block wall stucco and painted the same color of the house.

Estimated Cost \$ 6,000 Signature of Applicant [Signature] Date 02-05-2019

Signature of property owner if applicant is not the property owner: n/a

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. xx Proof of legal access to the property.
4. \_\_\_ Drainage plan.
5. xx 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  
FEBRUARY 4, 2019

(PART OF CONSENT AGENDA)



**PZHAC WORK SESSION  
AGENDA  
FEBRUARY 4, 2019**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, FEBRUARY 4, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**Item 1:** Submitted by Burt McClure, a request to discuss plans to conduct several projects on a residential property at 2551 Calle Principal. (Cases **060841** and **060842**) 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 case was being brought before the PZHAC due to several Code violations, including painting the window frames without a permit and building a small shed on the property without a permit. The permits being discussed here were to address those issues. The applicant also stated that he is working cleaning the property, and has started by cutting the reeds that ran between the east side of the dwelling and Calle de Guadalupe. Staff will be working to assure that the applicant continues to clean the property, and will require permits as necessary as work is being done.*

*There were no further issues.*

**Item 2:** Submitted by Anna Biad; a request to discuss plans to use one of the buildings at 1750 Calle de Mercado for a catering operation (Case **060843**, Business Permit **0673**), and to construct a rock and wrought iron wall at the rear of the buildings, and to install signs on two of the buildings on this property. (Cases **060843**, **060844**, and **060845**) Zoned: General Commercial (C)

*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 applicant intended to build a wall/fence along the rear of the buildings, install two signs for he proposed operations in each of two buildings, and obtain a business license in order to allow catering operations in one of the buildings. The main questions that arose were the height and size of the signs, and the height of the fence. The applicant stated that all of the dimensions that were in question would meet the restrictions of the Code.*

*There were no issues.*

**PZHAC REGULAR MEETING  
AGENDA  
FEBRUARY 4, 2019**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, FEBRUARY 4, 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**

*All commissioners were present. A quorum was present.*

**III. CHANGES/APPROVAL OF THE AGENDA**

*There were no changes to the Agenda. A motion to approve the agenda as amended was made by Commissioner Houston, seconded by Commissioner Prieto, and approved by a vote of 4- 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 Agenda. A motion to approve the agenda as amended was made by Commissioner Prieto, seconded by Commissioner Houston, and approved by a vote of 4- 0.*

##### A. \*PZHAC MINUTES – Meeting minutes of January 22, 2019.

*Approved as part of the Consent Agenda*

##### B. \*ADMINISTRATIVE APPROVAL

###### Zoning Permits

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

*Approved as part of the Consent Agenda*

2. **Case 060846** – 1717 West Boutz Road, a request by Mesilla Valley Disposal for Roy Torres; a request for a zoning permit to allow the repair of a block wall at this address. Zoned: Historical Commercial (HC)

*Approved as part of the Consent Agenda*

#### V. PZHAC NEW BUSINESS:

##### A. PUBLIC INPUT ON CASES – None

##### B. CASES:

###### Zoning Permits

1. **Case 060840** – 3044 Estrada Road, submitted by Las Cruces Window World for Jeff Pfeifer, a request for a zoning permit to allow the replacement of six windows on 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 window replacement as requested. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 4 - 0.*

2. **Case 060841** – 2551 Calle Principal, submitted by Burt McClure, a request for a zoning permit to allow the repair and repainting of window trim; and the construction of a small fence and shed on a residential property at this address. Zoned: Historical Residential (HR) (**This case was heard during the Work Session – Part of Item 1**)

*Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC discussed various aspects of the permit, including the location of the proposed fence along with the location and use of the proposed shed. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and the PZHAC voted 4 – 0 to recommend APPROVAL of the permit to the BOT WITH THE FOLLOWING CONDITIONS:*

1. *Only the request to complete the repair and painting of the window trim is recommended to be approved.*
2. *The existing shed shall be removed within six months.*
3. *The requested fence and shed are not approved at this time. A site plan showing the location and details of the proposed fence and shed shall be provided to the PZHAC for further review.*

3. **Case 060842** – 2551 Calle Principal, submitted by Burt McClure, a request for a zoning permit to allow the repair of plaster and the repainting of a dwelling on a residential property at this address. Zoned: Historical Residential (HR) (**This case was heard during the Work Session – Part of Item 1**)

*Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.*

4. **Case 060843** – 1750 Calle de Mercado, submitted by Anna Biad for “Blue Door Venue”; a request for a zoning permit to allow the applicant to set up one of the buildings and an outdoor garden area at this address for a catering operation, and to build a rock wall at the rear of the building. Zoned: General Commercial (C) (**This case was heard during the Work Session – Part of Item 2**)

*Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Houston, and approved by a vote of 4 - 0.*

5. **Case 060844** – 1750 Calle de Mercado, submitted by Anna Biad for “Blue Door Venue”; a request for a sign permit to allow the applicant to erect a wall sign on the building used for the catering operation. Zoned: General Commercial (C) **(This case was heard during the Work Session – Part of Item 2)**  
*Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.*
  
6. **Case 060845** – 1750 Calle de Mercado, submitted by Anna Biad for “Acton Academy”; a request for a sign permit to allow the applicant to erect a wall sign on the building used for the school operation. Zoned: General Commercial (C) **(This case was heard during the Work Session – Part of Item 2)**  
*Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.*

**Business Permits**

7. **0763** – 1750 Calle de Mercado, submitted by Hacienda Investments LLC for “Blue Door Venue”; a request for a business license to allow the applicant to operate a catering operation for weddings and receptions in one of the buildings and an outdoor garden area at his address. Zoned: General Commercial (C) **(This case was heard during the Work Session – Part of Item 2)**  
*Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.*

**VI. PUBLIC COMMENTS - None**

**VII. PZHAC/STAFF COMMENTS - None**

**VIII. ADJOURNMENT**

*The meeting was adjourned at 6:25 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 1/31/19 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

FEBRUARY 19, 2019

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL  
ZONING PERMIT REQUEST CASE 060839  
[PZHAC CONSENT AGENDA – 2/19/2019]**

**Item:**

**Case 060839** – 2215 Calle de Guadalupe, submitted by Robert Hamilton; a request for a zoning permit to install a washer and dryer, tankless water heater, gas line, and bathroom door; and to repair an inside courtyard fence on a dwelling at this address. Zoned: Historical Residential (HR)

**Description of Work Done:**

The purpose of this request is to allow the applicant to conduct some repairs and add appliances to a rental unit at this address. All of the proposed work will be to the interior of the dwelling or to an interior courtyard and will not affect the outside appearance or style of the structure. Since this is a rental dwelling that is currently vacant, the applicant is doing some minor repairs and freshening up the property.

**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 CALLE DE MEDANOS**



# 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: [R0401308](#)

Parcel Number: 4006137213406

Owner: KATBOB LLC

Mail Address: PO BOX 1248

Subdivision:

Property Address: 2215 CALLE DE  
GUADALUPE

Acres: 0



  
**TOWN OF MESILLA**  
**DEMOLITION PERMIT APPLICATION**  
**ZONING**  
 NEW MEXICO

OFFICIAL USE ONLY:

Case # 060839

Fee \$ 15.50

CASE NO. 060839 ZONE: HC APPLICATION DATE: 1/22/19

Robert Hamilton 575-644-1002  
 Name of Applicant & Business Name Applicant's Telephone/Cell Number

PO Box 1248 Mesilla NM 88046  
 Mailing Address City State Zip Code

Self as Construction Supt.  
 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: 2215 Calle de Guadalupe Mesilla, NM,

DESCRIPTION OF PROPOSED WORK: Remove water heater from enclosed bathroom. Install washer + dryer where water heater was. Install outside tankless water heater. Install new outside bathroom door. Repair inside courtyard fence. Replace natural gas line to tankless water heater area.

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

\$ 2000 labor Robert Hamilton 1-22-19  
 Estimated Cost Signature of Applicant Date

I have bought washer-dryer - tankless system, for installation

**FOR OFFICIAL USE ONLY**

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

CONDITIONS: CID PERMIT REQUIRED FOR PLUMBING AND GAS  
INTERIOR WORK - NO CHANGES TO EXTERIOR

HISTORIC ZONES ONLY:  IS LOCATED ON NATIONAL REGISTRY MAP REGISTRY MAP NUMBER: \_\_\_\_\_

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

REQUIRES ENGINEER/ARCHITECT CERTIFICATION BEFORE PERMIT CAN BE ISSUED

CONTRACTOR VERIFIED?  YES  NO STATUS:  ACTIVE  INACTIVE

REVIEW ISSUED BY: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_

PERMIT ISSUED BY: [Signature] ISSUE DATE: 1/22/19

PZHAC NEW BUSINESS

FEBRUARY 19, 2019

PZHAC DECISIONS

WORK SESSION ITEMS

**PZHAC ACTION FORM**  
**HISTORICAL APPROPRIATENESS**  
**[PZHAC REVIEW – 2/19/2019]**  
**STAFF ANALYSIS**

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

**Item:**

Determination by the PZHAC as to the Historical Appropriateness of the dwelling proposed for the property at the southwest corner of Calle de Colon and Calle Tercera (address to be assigned). 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 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 applicant should then submit a zoning request to the PZHAC based on the design of the dwelling approved at this Work Session.

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. The applicant will then need to return with a design that meets the requirements set forth by the PZHAC.

**Estimated Cost: @ \$TBD**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed dwelling will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to design 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 dwelling is compatible with the development area for the property.
- The PZHAC has determined that the proposed work will meet all applicable Code requirements.

**PZHAC OPTIONS:**

1. Approve the design as being Historically Appropriate for the area.
2. Approve the design with changes approved by the PZHAC.
3. Reject the design

**PZHAC ACTION:**

PZHAC NEW BUSINESS

FEBRUARY 19, 2019

PZHAC DECISIONS

ZONING PERMITS

**PZHAC ACTION FORM**  
**ZONING PERMIT 060833**  
**[PZHAC REVIEW – 2/19/2019]**  
**STAFF ANALYSIS**

**Item:**

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

**Staff Analysis:**

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

*This case was originally heard by the PZHAC at the January 22, 2019 Work Session. The PZHAC recognized the proposed five foot setbacks, but Tom Maese (CID Chief Inspector) stated that the building code requires ten feet between structures. As part of the discussion, it was suggested that the setback requirement from the dwelling could be overcome if the applicants were to add a breezeway between the storage building and the dwelling, thereby causing the storage building to be recognized as part of the dwelling. Another alternative would be to position the storage building on another part of the property. There were no other issues with the structure.*

*The applicants have opted to relocate the structure to the rear of the property (see attached site plan), and make the structure smaller (20 feet by 12 feet). The proposed structure will now meet all the required setbacks.*

The storage area will be used for household and garden items, as well as a small workshop for household projects. The structure will have electrical wiring for light and electrical outlets, but there will be no plumbing. The structure will now be over 17 feet from the dwelling.

**Estimated Cost: @ \$3235.00**

**Consistency with the Code:**

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

**18.30.020 Uses permitted.**

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

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

**Findings:**

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

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**

**PHOTOS OF THE DWELLING FROM CAPRI ARC**



# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

Maps

Legend

## Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400726](#)

Parcel Number: 4007137118420

Owner: STEPHENS ALBERT F & DAWN

C TRSTEE ALBERT F & DAWN C

STEPHENS TRUST

Mail Address: 207 CAPRI ARC

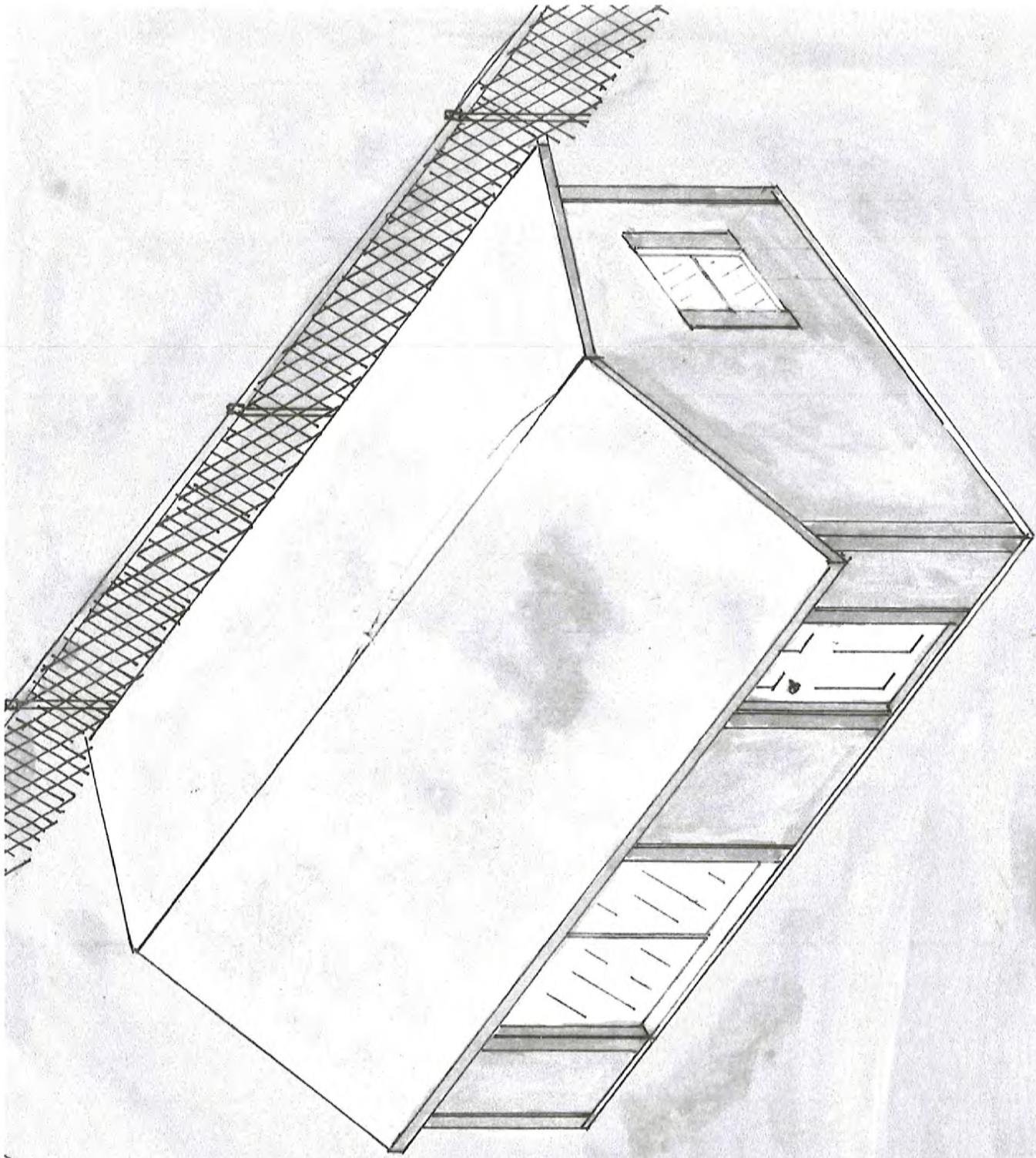
Subdivision: MESILLA PARK MANOR

PLAT 5 664

Property Address: 207 CAPRI ARC

Acres: 0





060833

Proposed Bldg. Res.

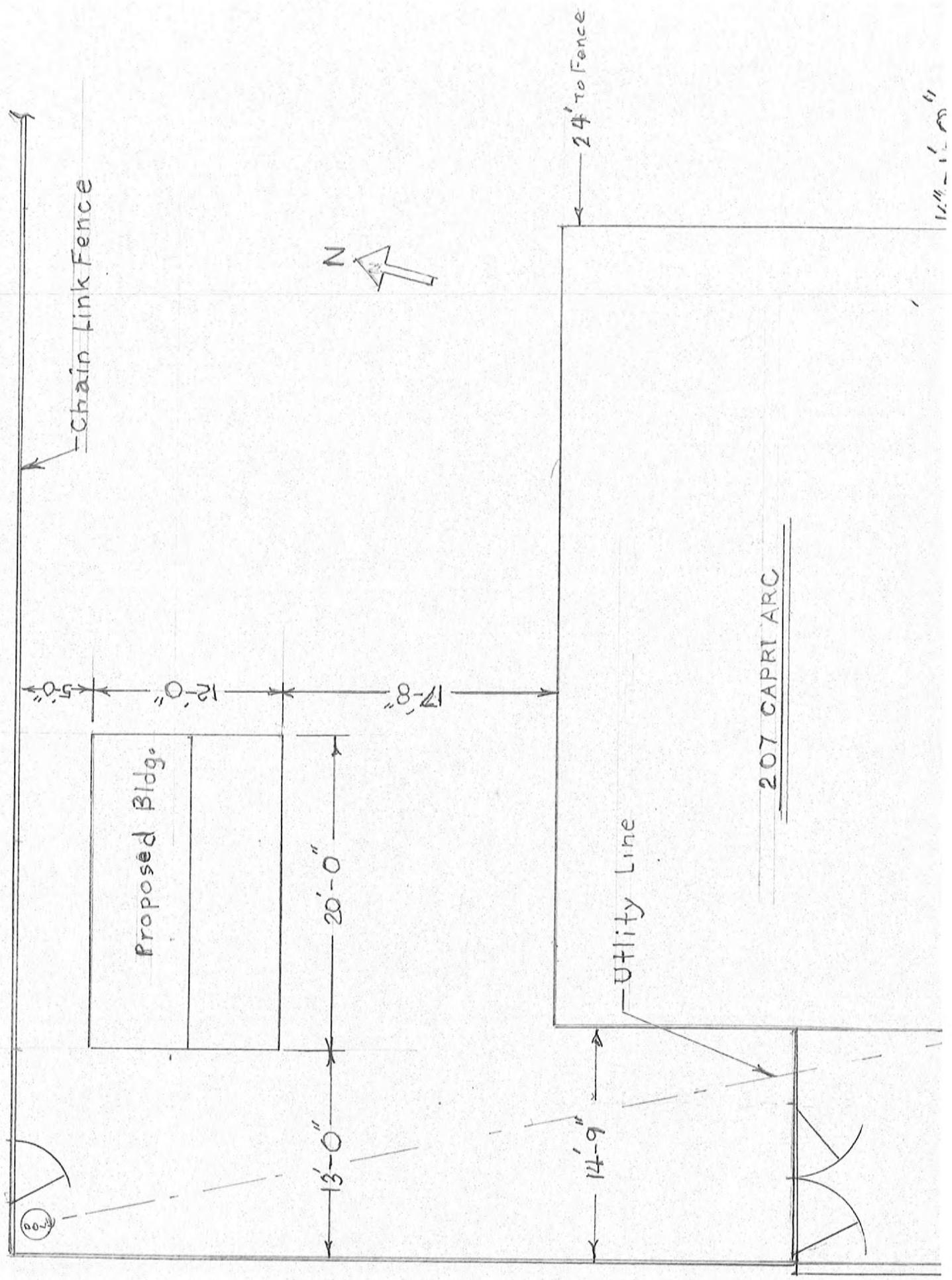
Stephens Res.

207 Capri Arc

Lds Cruces Nat

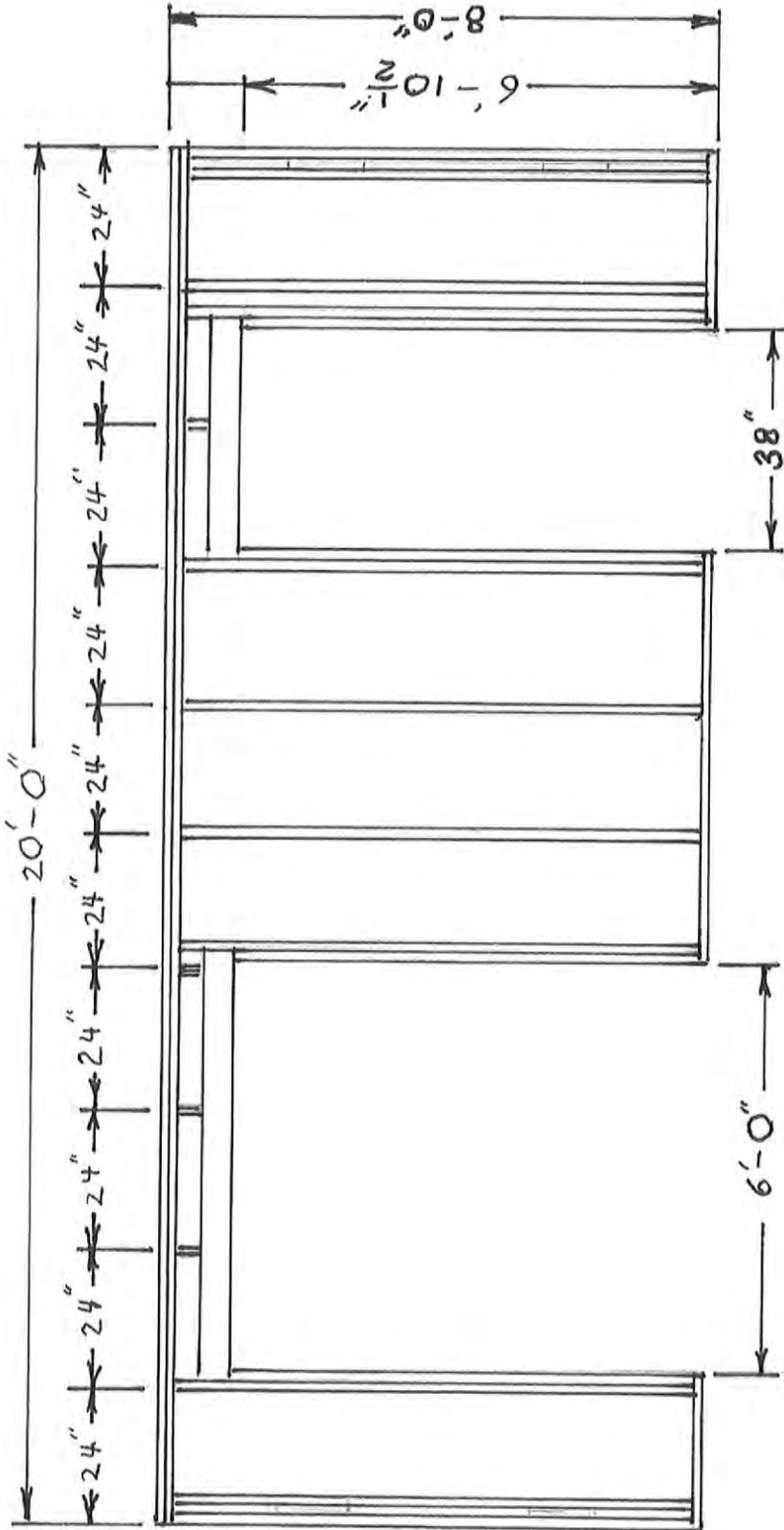
88005

575-523-7848



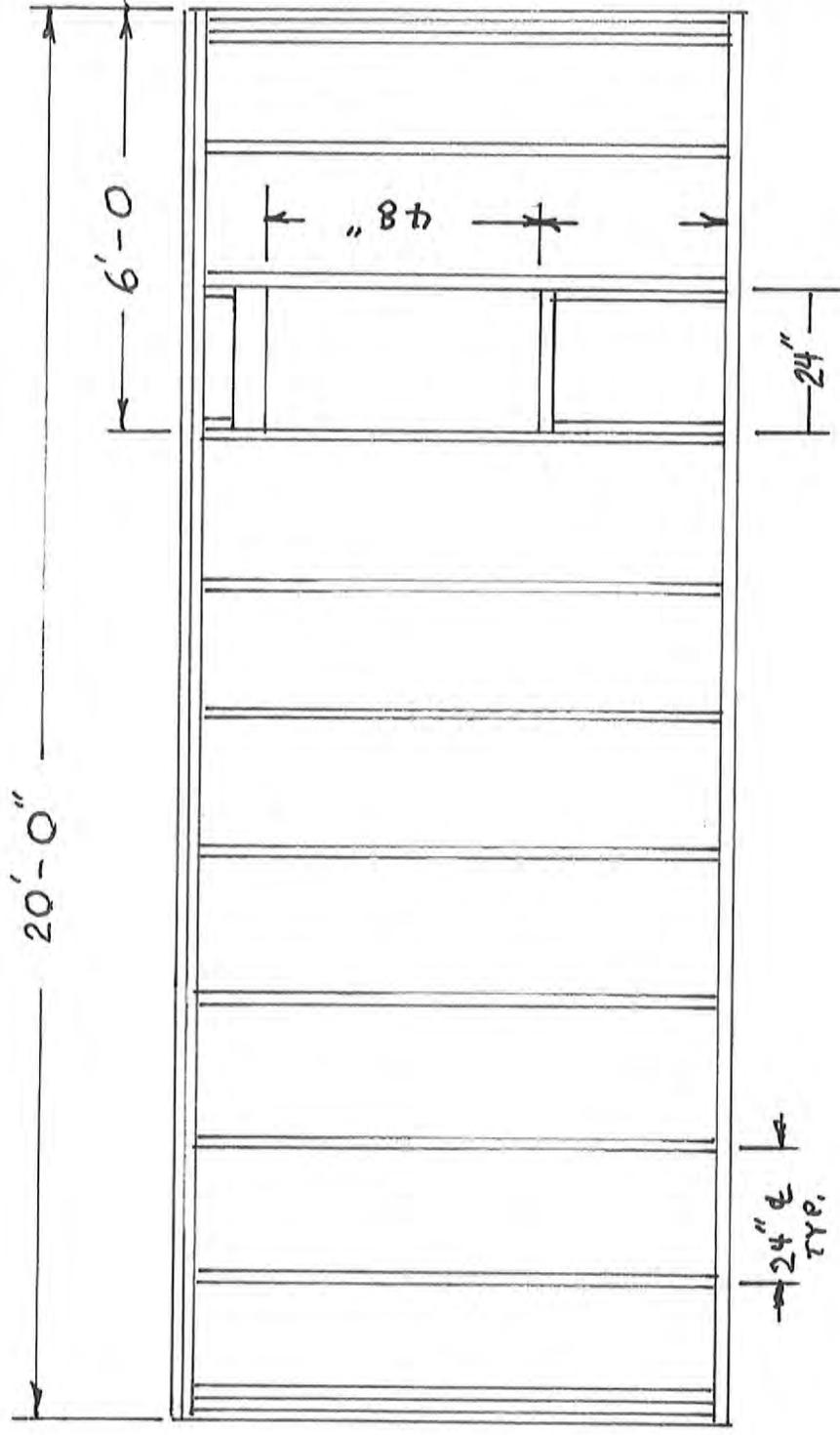
11/11/11



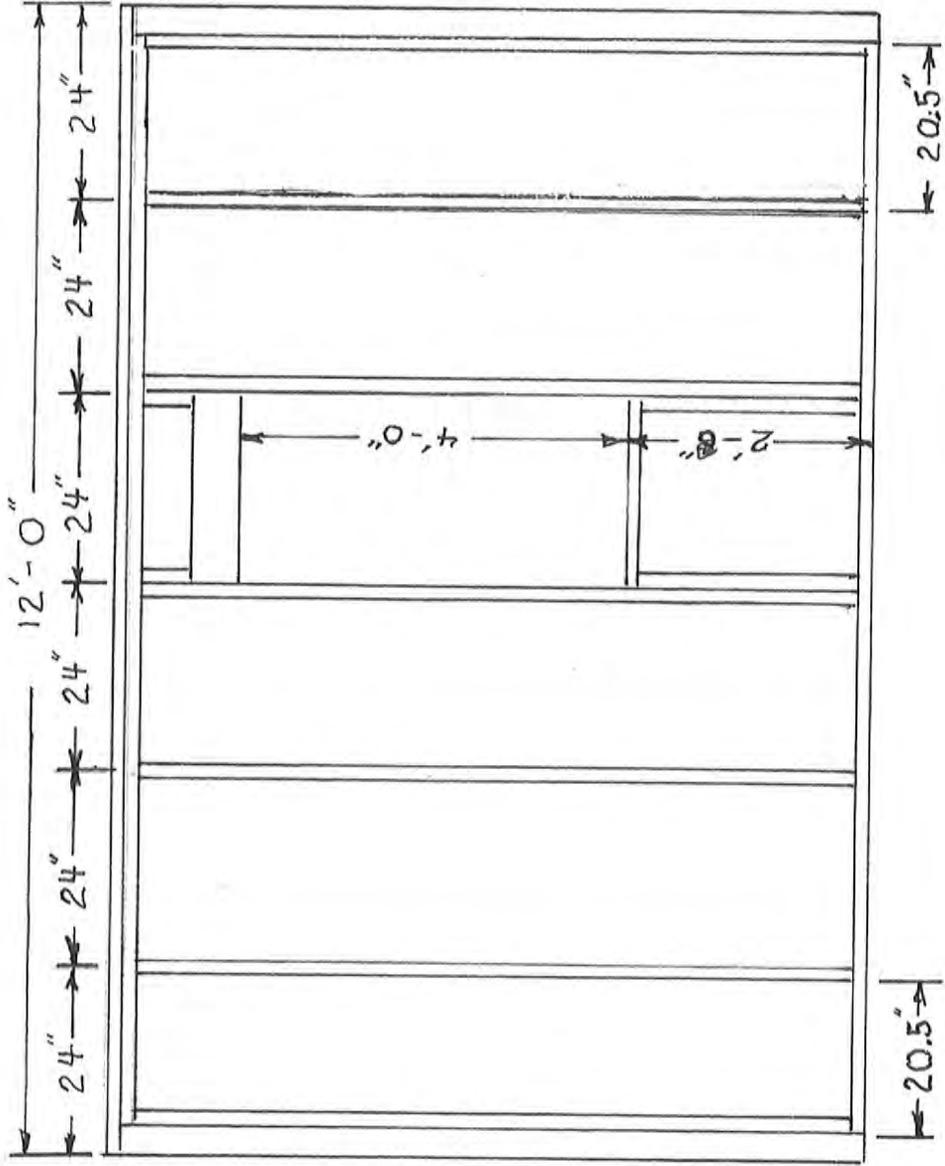


SOUTH FACING WALL

3/8" = 1'-0"

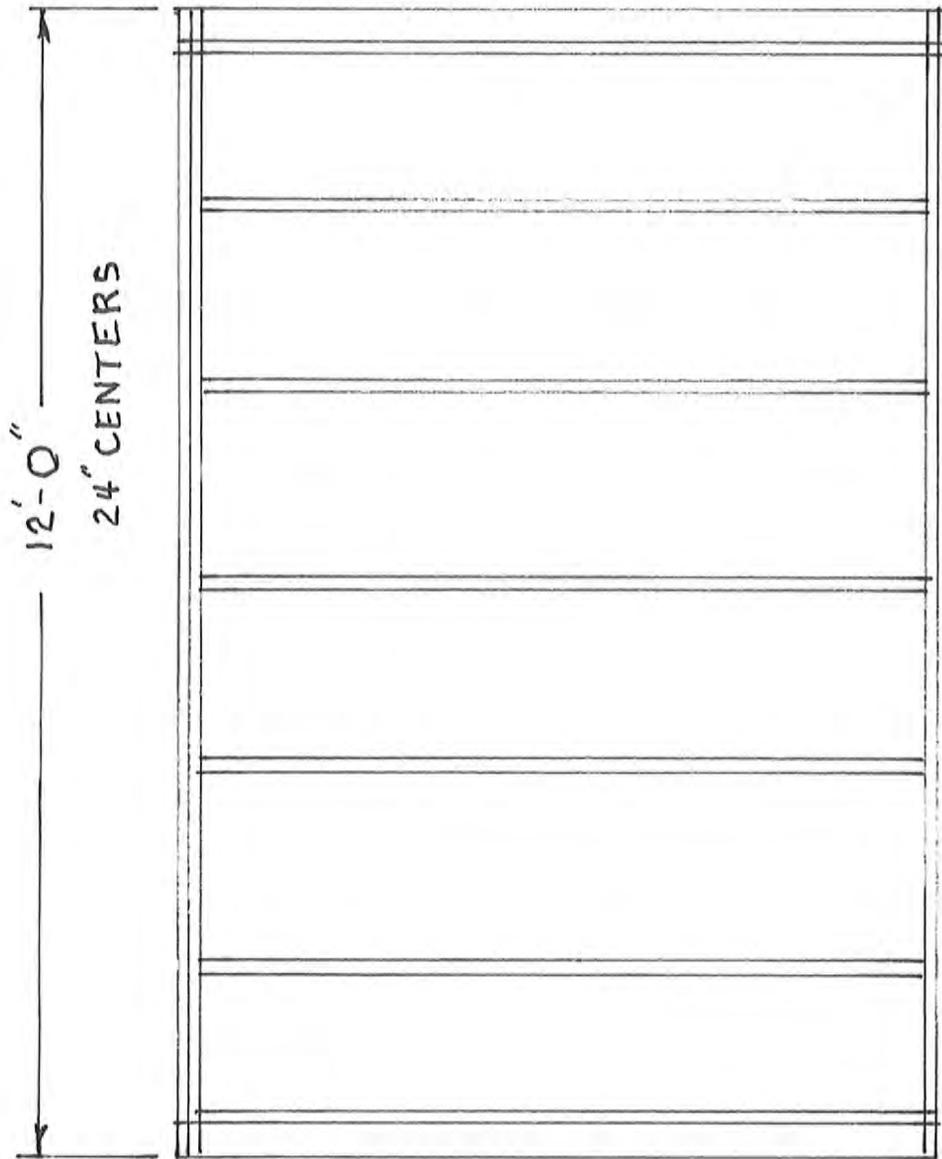


NORTH FACING WALL



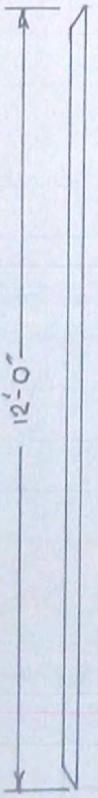
EAST FACING WALL

1/2" = 1'-0"

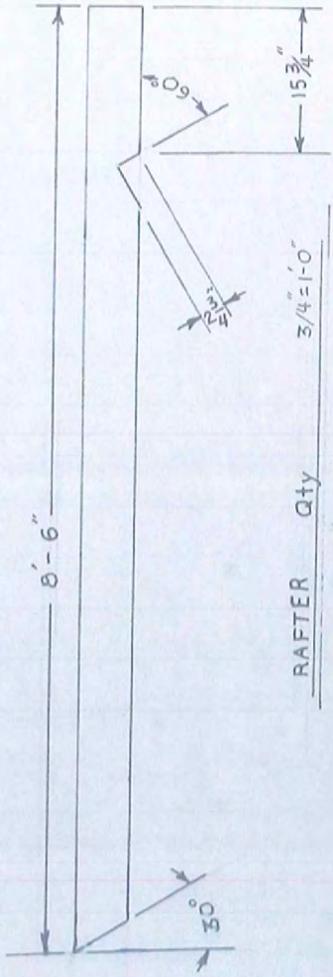


WEST FACE WALL

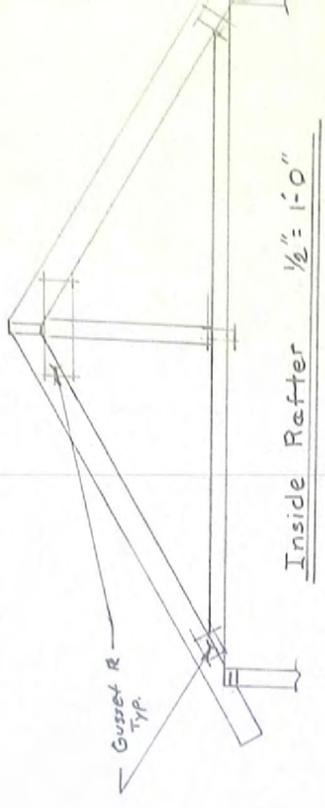
b



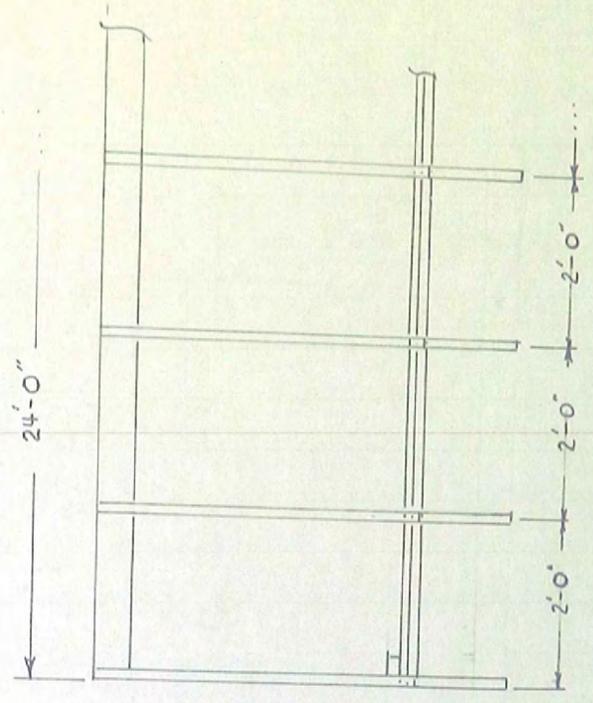
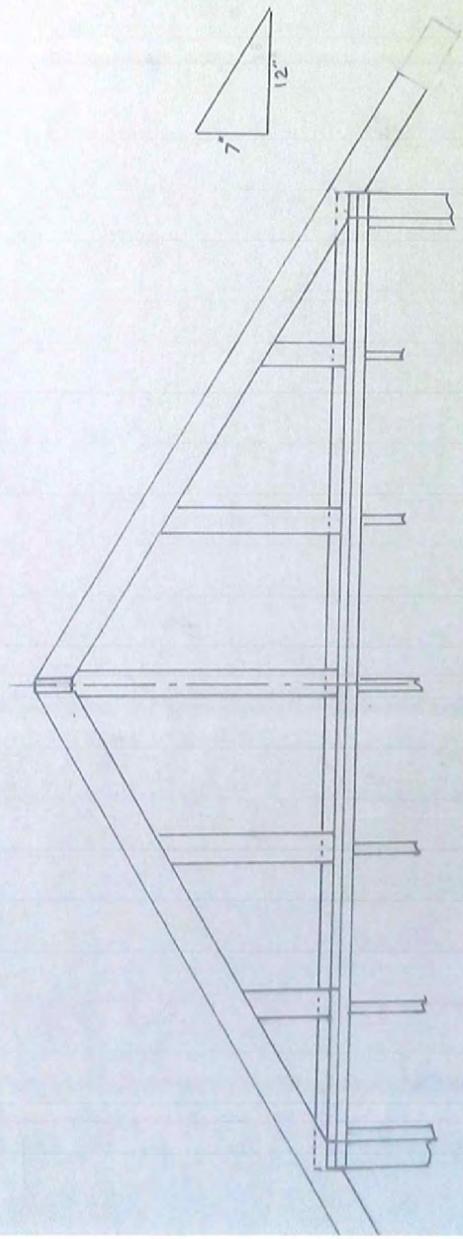
2x4x12 Inside Cross Member Qty. 38=1'-0"



RAFTER Qty 3/4=1'-0"



Inside Rafter 1/2=1'-0"



## 12'x20' Storage Building Cost estimate

ITEM	QUTY.	PRICE EA.	TOTAL
2x4x12'	15	5.50	83.50
2x4x92 5/8"	45	2.60	117.00
2x4x10'	10	4.64	46.40
2x6x10'	22	4.65	102.30
2x6x10' treated	6	9.57	57.42
2x6x12' treated	15	17.37	260.55
36" metal door	1	170.00	170.00
1x6x8'	16	10.62	169.92
Siding	18	32.67	590.00
Deck ¾ tongue and grove	8	34.00	272.00
½ ply-wood Pressure treated	18	13.00	234.00
¾ ply-wood Pressure treated	10	19.00	190.00
Roofing underlayment (ap. 432 sq. ft.)	1	18.42	18.42
Roofing shingles	13	44.50	578.50
2" pipe grip tie	19	3.62	68.78
Deck Blocks	4	6.90	27.60
2" pipe no cost			

Sub total \$ 2986.39

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

**OFFICIAL USE ONLY:**  
 Case # 060833  
 Fee \$ 16.50

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

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

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

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

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

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

Contractor's Telephone Number: \_\_\_\_\_ Contractor's Tax ID Number: \_\_\_\_\_ Contractor's License Number: \_\_\_\_\_

Address of Proposed Work: 207 Capri Arc

Description of Proposed Work: work shed

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

Signature of property owner if applicant is not the property owner: \_\_\_\_\_

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

**FOR OFFICIAL USE ONLY**

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

**FIRE INSPECTION/APPROVAL REQUIRED:** \_\_\_ YES  NO \_\_\_ SEE CONDITIONS

**CID PERMIT/INSPECTION REQUIRED:**  YES \_\_\_ NO \_\_\_ SEE CONDITIONS

**CONDITIONS:** PZHAC REVIEW & APPROVAL REQ'D

CID PERMIT REQUIRED

**PERMISSION ISSUED/DENIED BY:** \_\_\_\_\_ **ISSUE DATE:** \_\_\_\_\_

This Application will include the following, if checked:

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

**PZHAC ACTION FORM**  
**BUILDING PERMIT 060847**  
**[PZHAC REVIEW – 2/19/2019]**  
**STAFF ANALYSIS**

**Item:**

**Case 060847** – 2424 Calle de Parian, submitted by Page Coleman; a request for a zoning permit to restucco a house, shed and a casita on a property at this address. Zoned: Historical Residential (HR)

**Staff Analysis:**

The structures were built after 1980 and are therefore not in the Historical Register for the Town. However, the main dwelling has been recognized by the Dona Ana County Historical Society as being built to historical standards that are appropriate to Mesilla. The structures are currently painted three different colors, and the stucco on the main dwelling is in need of repair in several places. The applicant would like to repair and restucco all of the structures, and paint them the same color that the storage structure is currently painted.

The color chosen for the structures is “Pronghorn” (see attached), which is a color that is in the catalog of acceptable colors for the Town. This is a color that is slightly lighter than the color on the main dwelling, but not light enough to result in a drastic change to the appearance of the structures. There will be no changes to the structures themselves. The color will be similar to other structures and dwellings in the area.

**Estimated Cost: @ \$18000.00**

**Consistency with the Code:**

Photos of the structures are attached. According to the applicant, the color chosen will be compatible with the surrounding properties. Since the dwelling is in a Historic zoning district, the following section of the Code applies:

**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 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 restuccoing and repainting the dwellings and a storage shed at 2424 Calle de Parian.
- The PZHAC has determined that the proposed color 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:**

# 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: [R0400480](#)

Parcel Number: 4006138147015

Owner: COLEMAN PAGE

Mail Address: 430 WASHINGTON ST  
NE

Subdivision: CARREON TRACTS (BK  
18 PG 89 - 9413667)

Property Address: 2424 CALLE DE  
PARIAN

Acres: 0



**PHOTO OF THE REAR OF THE MAIN DWELLING SHOWING THE EXISTING COLORS**



**PHOTO OF THE WEST SIDE OF THE MAIN DWELLING SHOWING THE EXISTING COLORS**



**PHOTO OF THE CASITA**



**PHOTO OF THE STORAGE SHED SHOWING THE PROPOSED COLOR**





426  
STONELEDGE

433  
MUSKET

428  
TIMBER

422  
GRANITE

429  
HORIZON



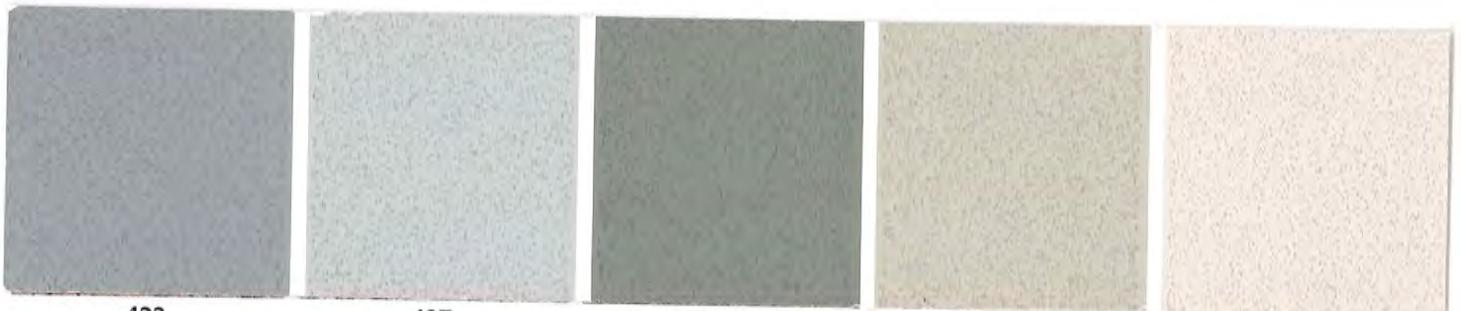
430  
PEAK

448  
SUMMIT

445  
ORE

425  
ACORN

421  
PRONGHORN



423  
TWILIGHT

427  
SILVERTON

447  
KETTLE

444  
HARRISTONE

446  
AURORA

**CAUTION:** The latest printing technology was used to create this color chart. However, the colors will vary from the actual product due to the difference between printers' ink and the actual pigments used to tint the product. EL REY recommends that this color chart is used to help the user(s) dial in on a particular shade, but the final color selection should be a sample of the actual material. EL REY is not responsible for color differences between samples and finished product due to: Method of application, climatic conditions, variations in raw materials, plant batching, condition of substrate, age, and processing of the sample. Some colors will fade faster than other colors.

**NOTE:** Prior to commencing work, apply a sample of the material to be used on actual substrate for owner's approval.

To minimize fading, the colors on this chart have been formulated with non-organic pigments, however, fading can occur over time, as with any colorant based product. This color chart employs the latest in digital technology, however, actual material may vary in color. Material samples are available upon request.



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

**OFFICIAL USE ONLY:**  
 Case # 060847  
 Fee \$ 230.00

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

CASE NO. 060847 ZONE: HR CODE: M1 APPLICATION DATE: 2/5/19

Page Coleman  
 Name of Applicant/Owner  
P.O. Box 1390 Mesilla NM 88046  
 Applicant's/Owner's Mailing Address City State Zip Code

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

Denney Construction, Inc 659 Keelo Rd. Las Cruces, NM 88007  
 Contractor's Name & Address (If none, indicate Self)

575-649-2620 Fed-47-1123846 383146  
 Contractor's Telephone Number State Contractor's Tax ID Number Contractor's License Number

2424 Calle De Parian  
 Address of Proposed Work:

Re struct House, shed + casita  
 Description of Proposed Work:

\$18,000.00 PAGE COLEMAN 2/5/2019  
 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 FINAL APPROVAL REQUIRED

**PERMISSION ISSUED/DENIED BY:** \_\_\_\_\_ **ISSUE DATE:** \_\_\_\_\_

This Application will include the following, if checked:

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

**PZHAC ACTION FORM**  
**ZONING PERMIT 060848**  
**[PZHAC REVIEW – 2/19/2019]**  
**STAFF ANALYSIS**

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

**Item:**

**Case 060848** – Southwest corner of Calle de Correo and Avenida de Mesilla, submitted by Ruben Contreras for Brittany Bloch (“Black Rat Tattoo”), a request for a zoning permit to construct a small commercial building and a casita on a vacant property at this location. Zoned: Historical Commercial (HC)

**Staff Analysis:**

The proposed commercial building and casita were 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 buildings 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 buildings 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: @ \$137,000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed buildings 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 the construction of a small commercial building and a casita on a Historical Commercial property.
- The PZHAC has determined that the proposed work will meet all applicable Code requirements.

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**

**PZHAC ACTION FORM**  
**ZONING PERMIT 060843**  
**[PZHAC REVIEW – 2/4/2019]**  
**STAFF ANALYSIS**

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

**Item:**

**Case 060849** – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a zoning permit to add wood slats to a rear porch 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 privacy slats will be acceptable for the property and the Town, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed privacy slats 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: @ \$400.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed privacy slats 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 privacy slats on a dwelling at 2186 Calle de Guadalupe.
- The PZHAC has determined that the proposed work will meet all applicable Code requirements.

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**

**PZHAC ACTION FORM**  
**ZONING PERMIT 060850**  
**[PZHAC REVIEW – 2/19/2019]**  
**STAFF ANALYSIS**

**(Decision to be based on information presented during the Work Session – Item 4)**

**Item:**

**Case 060850** – 2590 Calle de Colon, submitted by Daniel and Maxine Bustamantes; a request for a zoning permit to allow a stuccoed cinder block wall to be constructed at this address. Zoned: Historical Residential (HR)

**Staff Analysis:**

The proposed request 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 wall 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 wall 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: @ \$6000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed wall 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 installation stuccoed concrete block wall on a residential property at 2590 Calle de Colon.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**

PZHAC NEW BUSINESS

FEBRUARY 19, 2019

PZHAC DECISIONS

BUSINESS REGISTRATIONS

**PZHAC ACTION FORM**  
**BUSINESS PERMIT 0764**  
**[PZHAC REVIEW – 2/17/2019]**  
**STAFF ANALYSIS**

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

**Item:**

**0764** – Southwest corner of Calle de Correo and Avenida de Mesilla, submitted by Brittany Bloch for “Black Rat Tattoo”; a request for a business license to allow the applicant to operate a tattoo parlor at this location. Zoned: Historical Commercial (HC)

**Staff Analysis:**

The proposed business 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 business 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 business 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.

**Consistency with the Code:**

The PZHAC will need to determine that the proposed business will be consistent with the zoning requirements for this property.

**Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will consist of a tattoo operation in a commercial building to be built on a property in the Historical Commercial (HC) zoning district.
- The PZHAC has determined that the proposed business meets all applicable Code requirements.

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**