

**PZHAC WORK SESSION  
AGENDA  
FEBRUARY 20, 2018**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, **TUESDAY, FEBRUARY 20, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.****

**Item 1:** Submitted by Francisco Torres, a request to discuss plans to construct an upstairs addition, a covered patio, and a wall along a property line on a dwelling at 631 Calle Tercera (Case 060688) Zoned: Historical Residential (HR).

**Item 2:** Submitted by Morgan Switzer, a request to discuss plans to add an entry, concrete patio and fencing to a structure at 2310 Avenida de Mesilla (Case 060689). Zoned: Historical Commercial (HC).

**PZHAC REGULAR MEETING  
AGENDA  
FEBRUARY 20, 2018**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING **TUESDAY, FEBRUARY 20, 2018 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.****

**I. PLEDGE OF ALLEGIANCE**

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

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

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

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

**A. \*PZHAC MINUTES – Meeting minutes of February 5, 2017.**

**V. PZHAC NEW BUSINESS:**

**A. PUBLIC INPUT ON CASES**

**B. CASES:**

**Building Permits**

- Case 060687** – 1981 Calle de Correo, submitted by Positive Energy, Inc. for Gail Forrest; a request for a building permit to allow the installation of solar photo-voltaic panels on the roof of a dwelling at this address. Zoned: Historical Residential (HR).
- Case 060688** – 2631 Calle Tercera, submitted by Francisco Torres; a request for a building permit to construct an upstairs addition, a covered patio, and a wall along a property line on a dwelling at this address. Zoned: Historical Residential (HR). **(Discussed during Work Session – Item 1)**
- Case 060689** – 2310 Avenida de Mesilla, submitted by Morgan Switzer; a request for a building permit to add an entry, concrete patio and fencing to a structure at this address. Zoned: Historical Commercial (HC). **(Discussed during Work Session – Item 2)**

**VI. PUBLIC COMMENTS**

**VII. PZHAC/STAFF COMMENTS**

**VIII. ADJOURNMENT**

**NOTICE**

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

Posted on 2/15/18 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

FEBRUARY 20, 2018

WORK SESSION

**PZHAC WORK SESSION  
FEBRUARY 20, 2018  
ITEM 1**

Submitted by Francisco Torres, a request to discuss plans to construct an upstairs addition, a covered patio, and a wall along a property line on a dwelling at 631 Calle Tercera (Case 060688) Zoned: Historical Residential (HR).

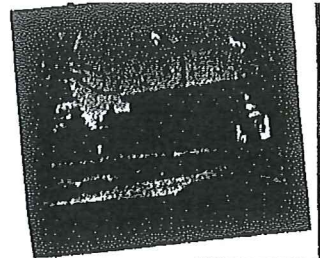
The applicant is in the process of buying the subject parcel, which is actually two properties that contain a two story dwelling that is built along one of the property lines. There is an open porch attached to the dwelling that straddles the property line between the two properties. The applicant would like to add three bedrooms to the north side of the second floor of the dwelling. A stuccoed wall with a parapet will be built along the front and rear of the second floor, alongside the sloped roof, in order to hide the sloped roof and give the appearance of a structure with a flat roof (see attached elevations and photos). The applicant will also cover a patio at the southeast corner of the structure. The entire dwelling (both levels) will be finished with stucco having one color to improve the appearance of the structure and make it fit in more with the historical and architectural character of the Town. (The color will be one of the colors approved by the Town and will be discussed during this work session.)

The structure is in the Historic Register for the Town (see attached info), and appears to have been built around 1945 as an adobe structure. The second floor, which is wood frame with clapboard siding, appears to have been added sometime after that. The structure has no architectural or historical significance to the Town, and is considered in the register to have a negative contribution to the area. Although the current style of the structure is not recognized as one of the five styles identified in the Yguado Plan, and the proposed improvements really cannot reasonably be made to the structure to make it fit one of the five styles, the proposed additions and alterations to the structure will probably be an improvement to the appearance of the structure and the area.

The applicant would also like to discuss a proposed wall around the dwelling.

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.

NEW MEXICO HISTORIC BUILDING INVENTORY  
FORM 1: BUILDINGS & STRUCTURES 6-6-79



|  |  |               |  |               |  |   |  |                  |  |  |  |                         |  |                  |  |                   |  |        |  |
|--|--|---------------|--|---------------|--|---|--|------------------|--|--|--|-------------------------|--|------------------|--|-------------------|--|--------|--|
| 1. ALERT SHEET?<br><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   |  |               |  |               |  |   |  |                  |  |  |  |                         |  |                  |  |                   |  |        |  |
| 2. SURVEY DATE<br>4/17/80 TP   |  | 3. BY         |  | 4. CHECK DATE |  | 5. BY   |  | 6. COMPUTER DATE |  | 7. BY  |  | 8. FILE DATE            |  | 9. BY            |  | 10. REVISION DATE |  | 11. BY |  |
| 12. COUNTY<br>Doña Ana   |  | 13. FIELD MAP |  | 14. NUMBER    |  | 15. UTM REFERENCE NUMBER<br>113 320850 3571700<br>ZONE EASTING NORTHING |  |                  |  |  |  | 20. I.D. #<br>183200348 |  | 22. ROLL #<br>93 |  | 23. NEG #<br>18   |  |        |  |
| 16. SPECIFIC LOCATION<br>House set back on lot located on Southeast corner of Calle Tercera and Calle Colon  |  |               |  |               |  | 17. CITY/TOWN<br>Mesilla  |  | 18. ZIP<br>88046 |  | 19. LAND GRANT OR RESERVATION<br>Mesilla Civil Colony  |  | 24. LOCATION OF NEG.    |  |                  |  |                   |  |        |  |
| 20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4  |  |               |  |               |  |   |  |                  |  |  |  |                         |  |                  |  |                   |  |        |  |
| 25. ARCHITECTURAL STYLE  |  |               |  |               |  |   |  |                  |  | 26. NUMBER OF STORIES<br>One two Secretary of housing  |  |                         |  |                  |  |                   |  |        |  |
| 27. FOUNDATION MATERIAL(S)<br>Concrete   |  |               |  |               |  |   |  |                  |  |  |  |                         |  |                  |  |                   |  |        |  |
| 28. EXTERIOR WALL SURFACE(S)<br>Stucco / Adobe - aluminum siding 1025 Truman Aib. Nu 87701 4-006-138-203-056   |  |               |  |               |  |   |  |                  |  |  |  |                         |  |                  |  |                   |  |        |  |
| 29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS)<br>Single, metal casement large and small light windows; indented w/o surrounds concrete lug sills<br>Single aluminum vertical slide windows w/o surrounds or sills |  |               |  |               |  |   |  |                  |  |  |  |                         |  |                  |  |                   |  |        |  |
| 30. DOOR ENTRANCE (TYPE/SURROUNDS)<br>Standard wood door w/o surrounds   |  |               |  |               |  |   |  |                  |  |  |  |                         |  |                  |  |                   |  |        |  |
| 31. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS)<br>Flat roof over first floor - shed roof 2nd floor asphalt roll roof  |  |               |  |               |  |   |  |                  |  |  |  |                         |  |                  |  |                   |  |        |  |
| 32. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR, MATERIALS)<br>none  |  |               |  |               |  |   |  |                  |  |  |  |                         |  |                  |  |                   |  |        |  |
| 33. EXTERIOR DETAILS<br>Wrought iron window screens; wood fascia   |  |               |  |               |  |   |  |                  |  |  |  |                         |  |                  |  |                   |  |        |  |
| 34. COMMENTS   |  |               |  |               |  |   |  |                  |  |  |  |                         |  |                  |  |                   |  |        |  |
| DATE OF CONSTRUCTION<br>35. ESTIMATED 1945 36. ACTUAL  |  |               |  |               |  |   |  |                  |  | 45. IMMEDIATE SURROUNDINGS<br>Yes.   |  |                         |  |                  |  |                   |  |        |  |
| 37. SOURCE OF DATE   |  |               |  |               |  |   |  |                  |  | 46. RELATION TO SURROUNDINGS<br><input type="checkbox"/> SIMILAR <input checked="" type="checkbox"/> NOT SIMILAR   |  |                         |  |                  |  |                   |  |        |  |
| 38. ARCHITECT/ENGINEER/BUILDER   |  |               |  |               |  |   |  |                  |  | 47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS<br><input type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL <input checked="" type="checkbox"/> MINUS           |  |                         |  |                  |  |                   |  |        |  |
| 39. SOURCE OF INFORMATION  |  |               |  |               |  |   |  |                  |  | 48. OVERALL SIGNIFICANCE<br><input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input type="checkbox"/> LOCAL <input checked="" type="checkbox"/> NONE |  |                         |  |                  |  |                   |  |        |  |
| 40. NAME   |  |               |  |               |  |   |  |                  |  | 49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  |  |                         |  |                  |  |                   |  |        |  |
| USE<br>41. PRESENT 42. HISTORIC Residential  |  |               |  |               |  |   |  |                  |  | 50. WHAT TYPE?   |  |                         |  |                  |  |                   |  |        |  |
| 43. CONDITION<br><input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED   |  |               |  |               |  |   |  |                  |  | 51. IF INVENTORIED, LIST I.D. #'S  |  |                         |  |                  |  |                   |  |        |  |
| 44. DEGREE OF REMODELING<br><input type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> MAJOR   |  |               |  |               |  |   |  |                  |  | 52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  |  |                         |  |                  |  |                   |  |        |  |



- 347 This unplastered adobe brick residence has a flat roof, parapet, and metal casement windows. A shed roof is over a back addition. est. 1930. (C)
- 348 This is a stuccoed adobe residence with a large second story addition that has a shed roof. The windows are metal casement or aluminum frame. The large second story addition does not fit in with the architectural character of the neighborhood. est. 1940. (I)
- 349 This is an unplastered adobe residence with a flat roof and parapet. The windows are of wood frame. The Ornelas family lived here for many years. est. 1900. (C)
- 350 This small, square-plan adobe residence has a flat roof, parapet, and aluminum frame windows. est. 1900. (C)
- 351 This is a stuccoed adobe residence with aluminum frame windows and a flat roof with parapet. est. 1930. (C)
- 352 This stuccoed adobe residence has an asphalt roll gable roof over the core of the house and a shed roof over the addition. The windows are of wood and metal frame. est. 1920. (C)
- 353 This is a long, rectangular plan adobe house with a flat roof, narrow overhanging eaves, and metal casement windows. An unplastered adobe wall encloses the lot that this building is part of. There is a very tall utility room, adobe with projecting vigas, at the rear of the lot. est. 1920. (C)
- 354 This square-plan house of stuccoed concrete block has metal casement windows and an asphalt shingled roof. est. 1950. (N)
- 355 This is an adobe house that has been veneered with slump block. It has a flat roof and a parapet topped by a coping of slump block set perpendicular to the wall. The double hung windows are of aluminum frame. Don Rumulo lived in this house for many years. est. 1900. (C)
- 356 This is a stuccoed adobe residence with a flat roof, slightly overhanging eaves, and wood frame windows. The Rios family has lived here for many years. est. 1920. (C)
- 357 This adobe residence is stuccoed, and it has a flat roof with parapet and metal frame windows. est. 1930. (C)
- 358 This low gabled adobe residence of the Zunigas family has tandem wood frame windows. est. 1925. (C)
- 359 This has been the residence of Margaret Barraza Lopez for many years. It has a low gabled, asphalt shingled roof, aluminum frame windows, and a slump block arcade addition on the east side. est. 1925. (C)

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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060688

Fee \$ 40, 50

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

CASE NO. 060688 ZONE: HR CODE: AD APPLICATION DATE: 2/9/18

Francisco Torres Name of Applicant/Owner 575-644-3490 Applicant's Telephone Number

3575 Tile Ave Las Cruces NM 88001 Applicant's/Owner's Mailing Address City State Zip Code

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

Frank Torres Sun view builders Contractor's Name & Address (If none, indicate Self)

575-640-4354 Contractor's Telephone Number 11650 Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2631 calle Tercera

Description of Proposed Work: upstairs addition, Back covered patio and 6' wall along South and West property line

\$20,000 Estimated Cost [Signature] Signature of Applicant 2/8/18 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: REVIEW BY PZHAC & APPROVAL BY BOT REQUIRED  
CID PERMIT + INSPECTIONS 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:



# 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: [R0400564](#)

Parcel Number: 4006138203056

Owner: GARCIA DAVID L & REBECCA  
L

Mail Address: PO BOX 1586

Subdivision: SOUTHWEST ADDITION  
TO MESILLA 201

Property Address: 2631 CALLE  
TERCERA

Acres: 0.25





# 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: [R0400560](#)

Parcel Number: 4006138199050

Owner: GARCIA DAVID & REBECCA

Mail Address: 9195 WINTERCORN LN

Subdivision:

Property Address:

Acres: 0.2





**PHOTOS OF THE SUBJECT DWELLING FROM CALLE TERCERA**



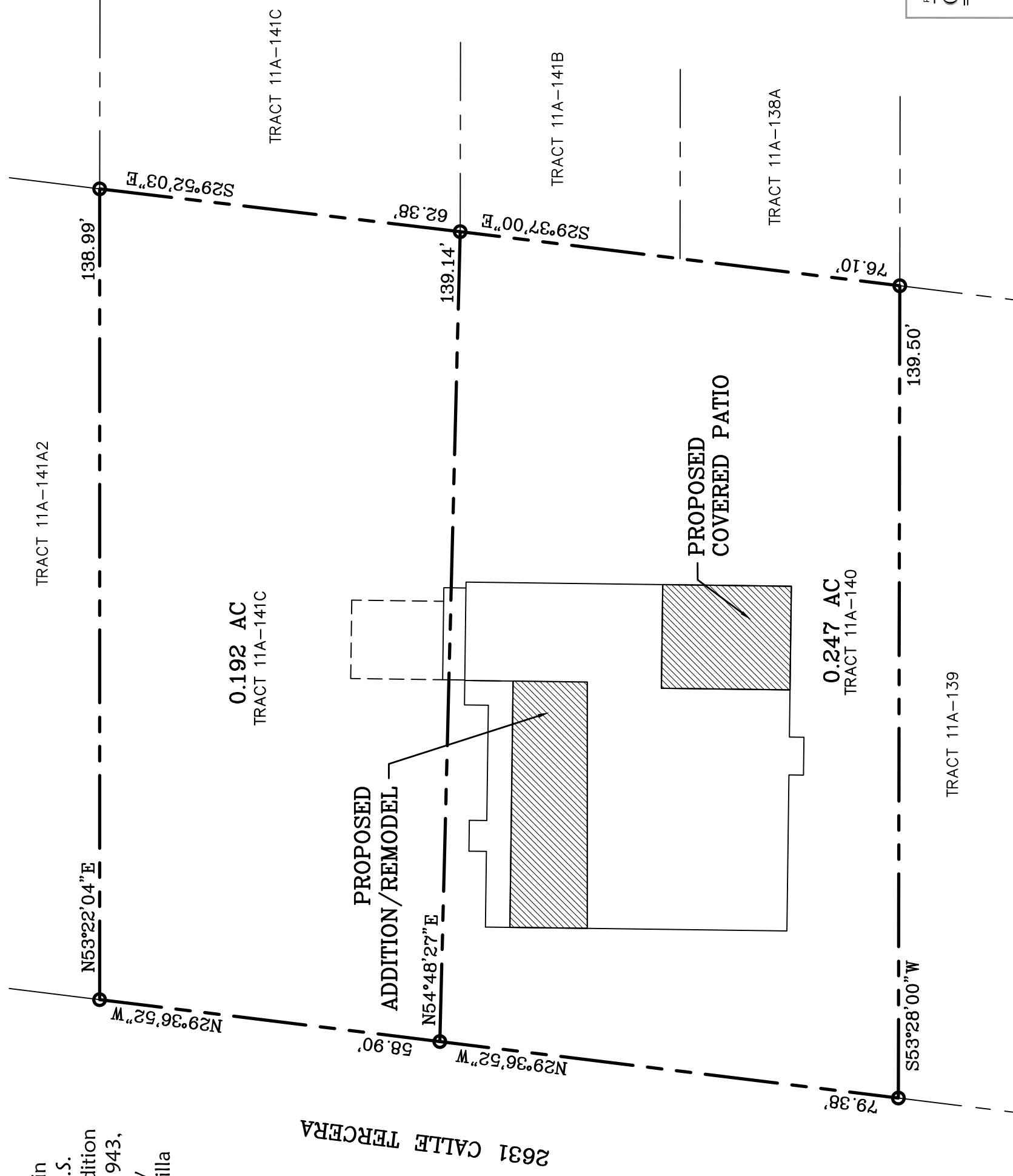
# Site Plan For a New Addition/Remodel

Scale: 1"=20' February, 2018

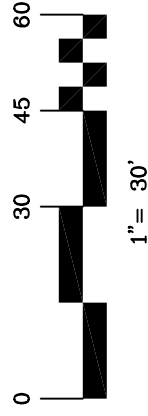
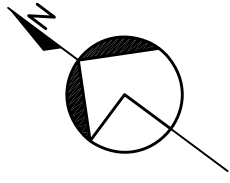
Address  
2631 Calle Tercera  
Las Cruces, NM 88005

## Description

0.192 Acre Tract and 0.247 Acre Tract Located in Section 36, T.23S., R.1E. N.M.P.M. of the U.S.R.S. Surveys Being Lot 6 & 7, Block C Southwest Addition to The Town of Mesilla, Plat Filed February 4, 1943, in the Book 9, Page 76 of the Doña Ana County Records As U.S.R.S. Tract 11a-141c Town of Mesilla Doña Ana County New Mexico



2631 CALLE TERCERA



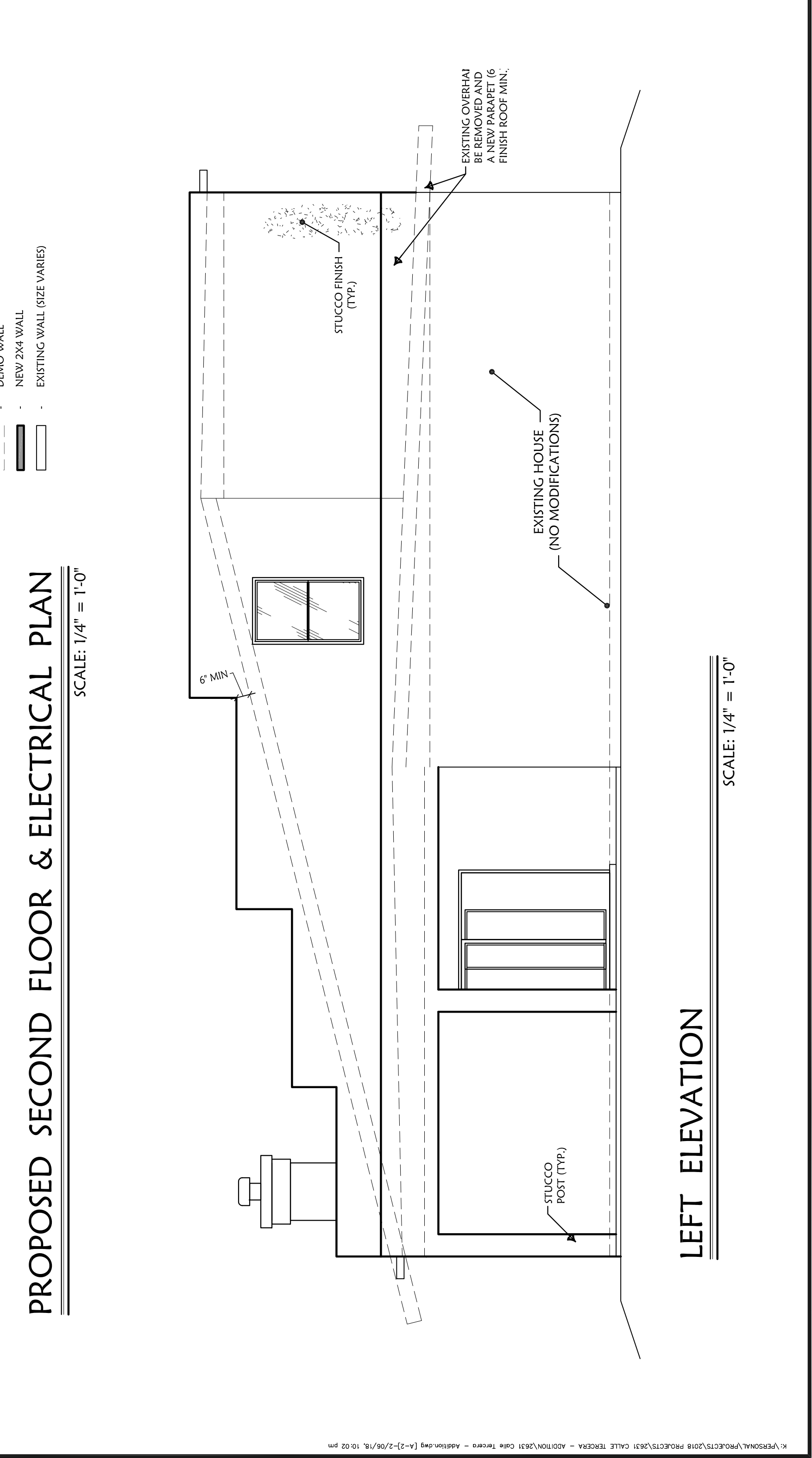
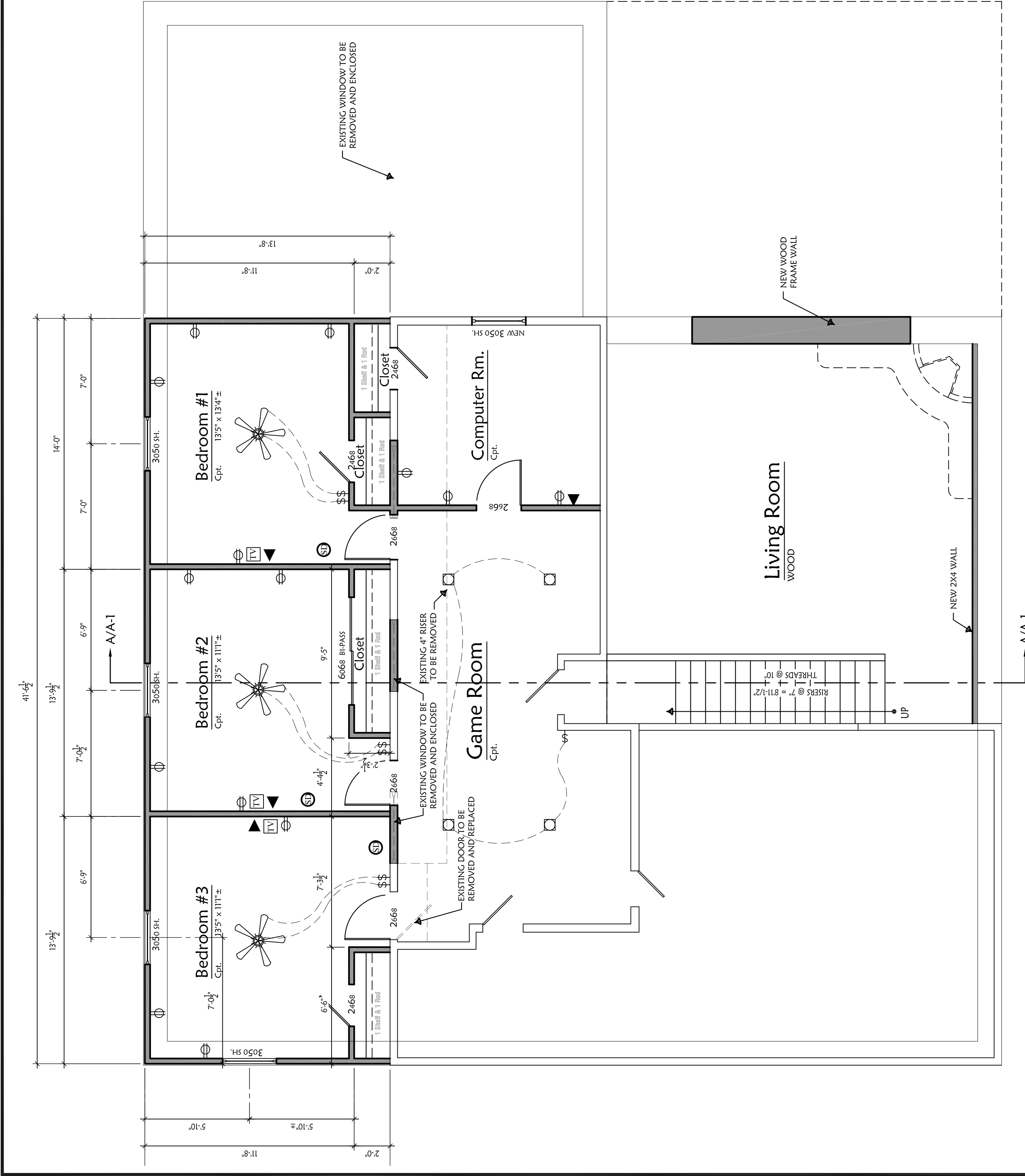
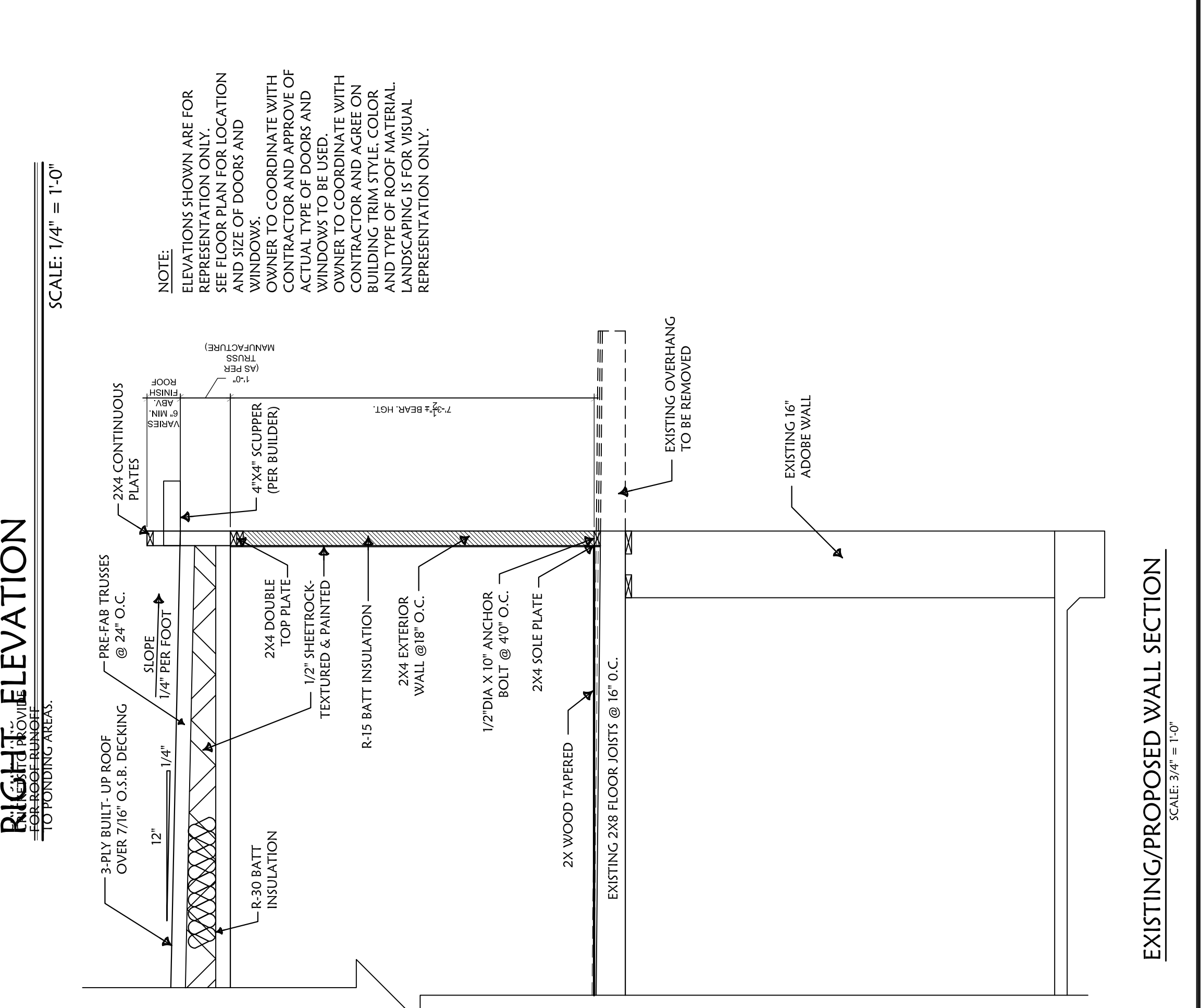
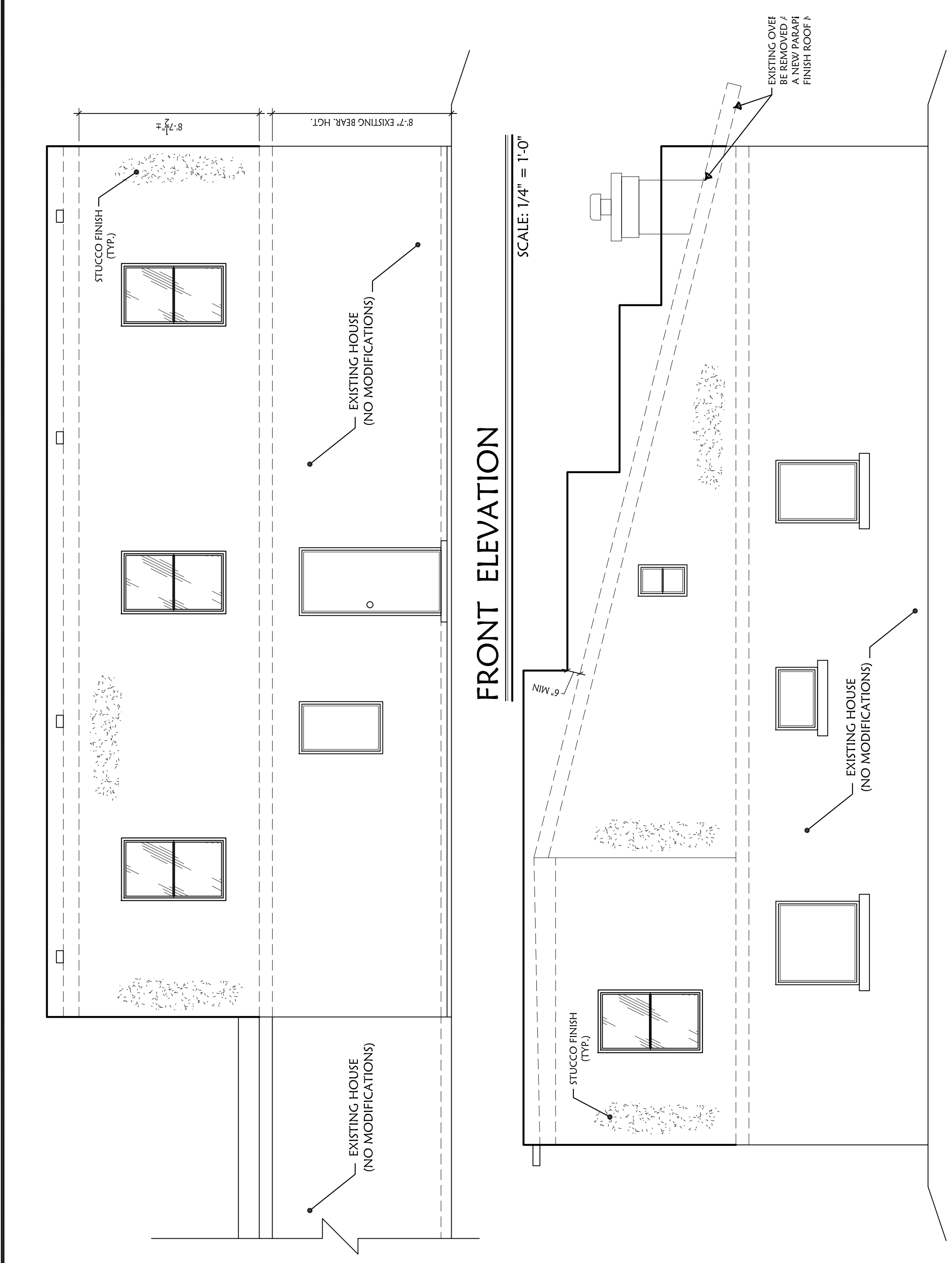
PLANS BY:

**G&M Associates LLC**

Architectural & Civil  
Drawing Plan Production

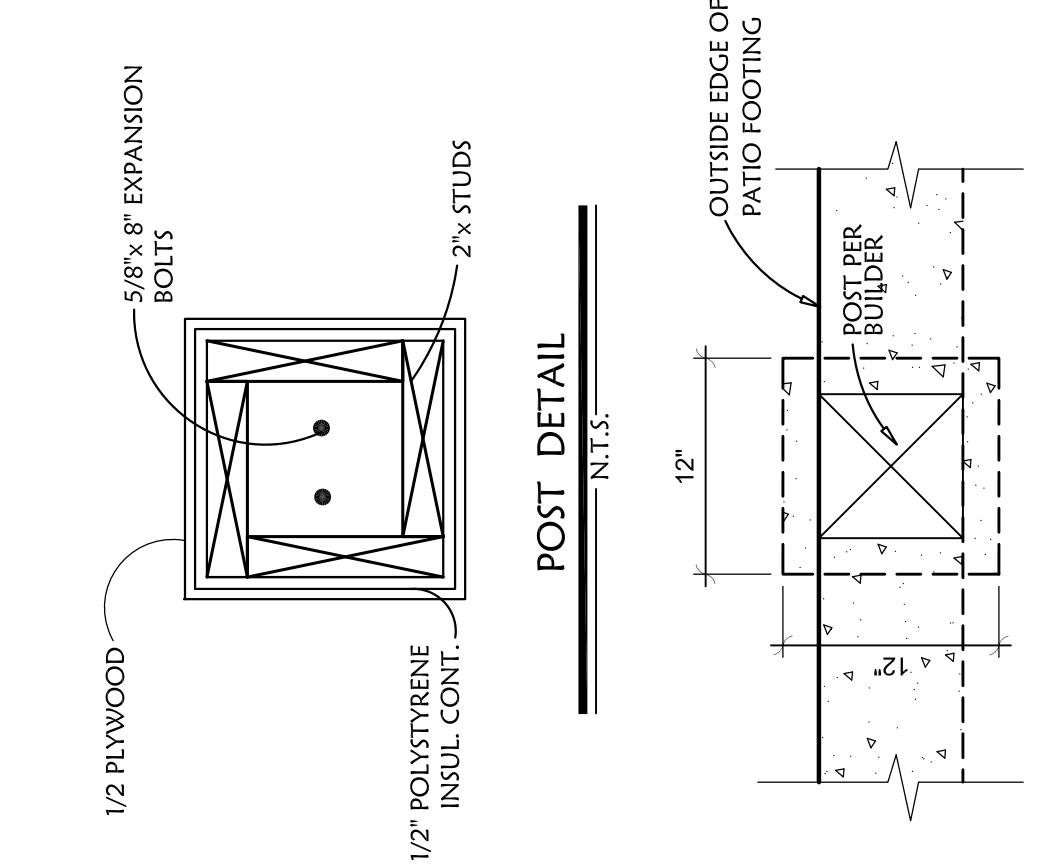
Phone: 915-252-3762  
Email: gmmasociates1@gmail.com





**ELECTRICAL LEGEND**

|              |                      |                           |                      |                               |                             |  |
|--------------|----------------------|---------------------------|----------------------|-------------------------------|-----------------------------|--|
| SWITCH       | TELEVISION CABLE BOX | SMOKE DETECTOR            | CEILING FAN W/ LIGHT | TELEPHONE OUTLET BOX          | WEATHER PROOF               | GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE (GFCI) |
| W.P.         | ROOF MOUNTED         | 120 VOLT RECEPTACLE       | 220 VOLT RECEPTACLE  | WALL MOUNT LIGHT FIXTURE      | CEILING MOUNT LIGHT FIXTURE | RECESSED LIGHT                                     |
| RECESS LIGHT | GAS                  | 5/8" x 8" EXPANSION BOLTS | 2" STUDS             | 1/2" POLYSTYRENE INSUL. CONT. | POST DETAIL                 | NT.S.  |



**EXISTING/PROPOSED WALL SECTION**  
SCALE: 3/4" = 1'-0"



Sheet No: **A - 3**

Job No. or Name:  
2631 Calle Tercera - Addition

Scale:  
**AS NOTED**

Date:  
2/06/18

Checked By:  
Frank T.

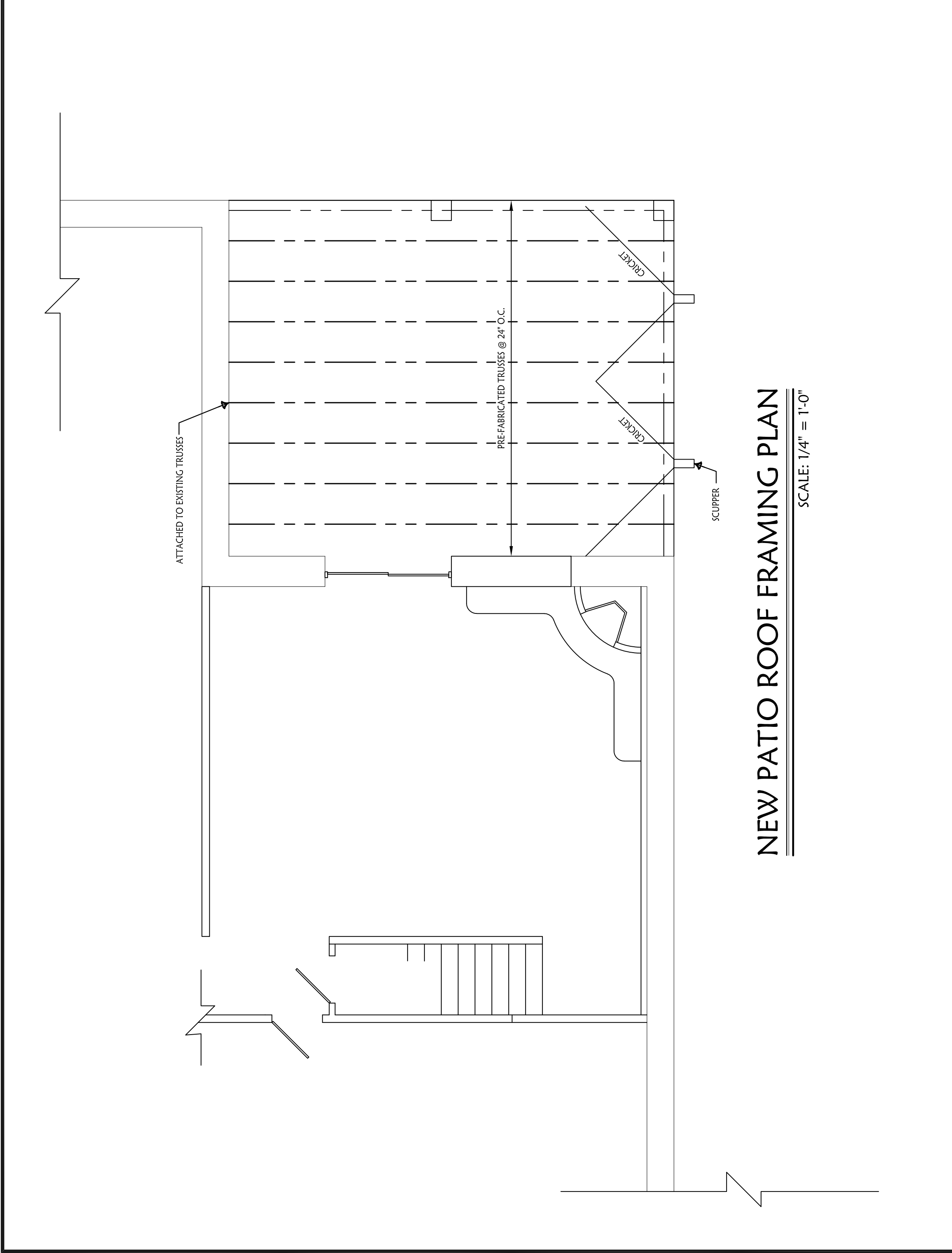
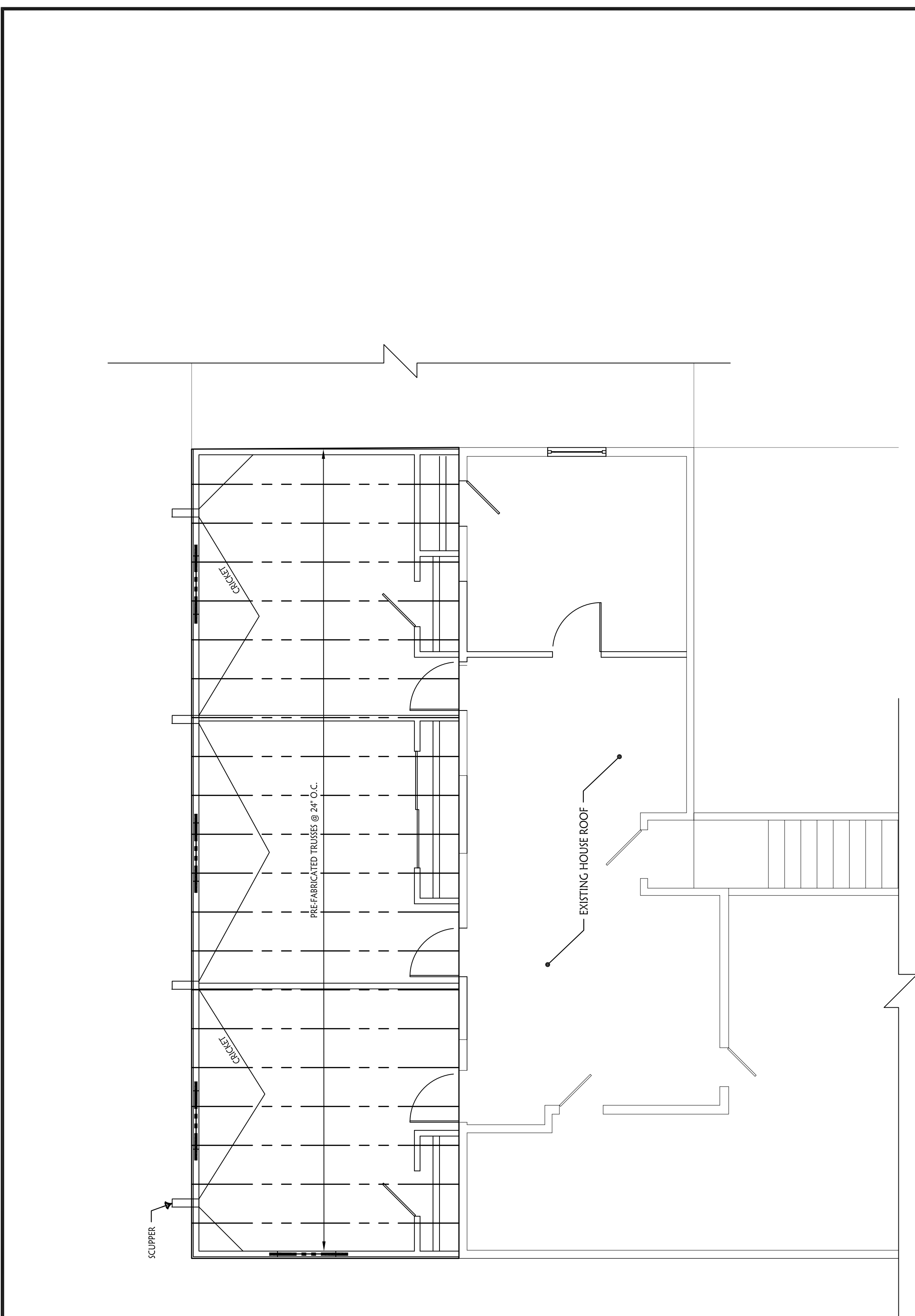
Drawn By:  
AMM

Address:  
**2631 Calle Tercera  
Las Cruces NM, 88005**

NOTE:  
ARCHITECTURAL RESIDENTIAL DRAWING ARE BASED IN R.O. AND CITY OF SUCROSO LOCAL CODES. THE CONTRACTOR IS RESPONSIBLE TO VERIFY DIMENSIONS, MATERIAL, CONSTRUCTION AND ELEMENTS NECESSARY TO ALL THE SET OF PLANS PRIOR TO CONSTRUCTION. THE CONTRACTOR AND OWNER IS RESPONSIBLE DURING CONSTRUCTION. THESE DRAWINGS CANNOT BE COPY OR REPRODUCED UNLESS FOR ANY DISCREPANCY THAT MAY INCUR PERMISSION OF THE DRAWER OR DESIGNER.

NEW REMODEL/ADDITION PLANS FOR:  
**2631 Calle Tercera**  
ROOF FRAMING PLANS

PLANS BY:  
**G&M Associates LLC**  
Architectural & Civil  
Drawing Plan Production  
Phone: 915-252-3762  
Email: gmassociates1@gmail.com



NOTE:  
CONTRACTOR OR OWNER SHALL SUBMIT FINAL TRUSS DESIGN BY MANUFACTURE.

**GENERAL NOTES**

1. USE LEDGERS AS REQUIRED.
2. ALL STICK FRAMING TO BE 2X10 MEMBERS.
3. CRICKETS TO BE FRAMED AND DECKED
4. BRIDGING/CROSS BRIDGES TO BE APPLIED

----- - HEADER (SEE FRAMING NOTES FOR HEADER SIZE)  
□ - SCUPPER

**FRAMING NOTES**

1. ALL HEADERS TO FOLLOW SIZING AS LISTED:  
4'-0" = 2X8  
4'-9" = 2X8  
6'-9" = 2X10  
9'-7" = 2X12  
OR UNLESS OTHERWISE NOTED ON PLAN
2. GARAGE DR. HEADER SIZE AS NOTED ON PLAN
3. BEAM SIZES AS NOTED ON PLAN.
4. ALL HEADERS TO HAVE 7/16" WAFFERBOARD GLUED BETWEEN MEMBERS W/ 16D NAILS STAGGERED @ 6" O.C. BOTH SIDES
5. NAILING SCHEDULE:  
USE 16D COMMON NAILS @ 12" O.C. @ OUTER 36" OF BEAM.  
USE 16D COMMON NAILS @ 24" O.C. @ BALANCE OF BEAM.  
NAIL FROM BOTH SIDES AND GLUE ALL WOOD SURFACE CONTACTS.
6. PRE-ENGINEERED WOOD TRUSSES @ 24" O.C.

**2ND FLOOR ROOF FRAMING PLAN**

SCALE: 1/4" = 1'-0"



**PZHAC WORK SESSION  
FEBRUARY 20, 2018  
ITEM 2**

Submitted by Morgan Switzer, a request to discuss plans to add an entry, concrete patio and fencing to a structure at 2310 Avenida de Mesilla (Case 060689). Zoned: Historical Commercial (HC).

The applicant is in the process of buying the subject parcel which contains the subject structure and an open garage. The most recent use of the structure has been for a retail sales operation. is actually two properties that contain a two story dwelling that is built along one of the property lines. The applicant intends to lease the dwelling out as a commercial retail shop after certain renovations are made. The first renovation is that the applicant would like to move the primary entrance to the structure to the north side of the structure, with access from Calle de Santiago. The applicant believes that this would make the structure more appealing for a commercial operation while still retaining the historic character of the structure. The new entrance would be very similar to the one currently being used, and will not appear to change the style or character of the structure. There will be no other changes to the structure.

The applicant would also like to install a small concrete patio near a tree by the front of the structure (see site plan). There will be a small seating area around the tree. The patio will be surrounded by a wrought iron fence similar to the fence along the north edge of the property.

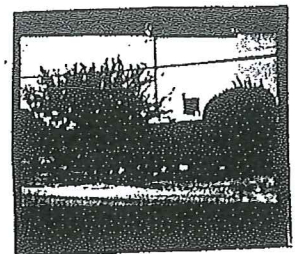
Due to the way the east property line appears on the County GPS map, the applicant will need to show that she is indeed the owner of the portion of the property where the patio is to be located.

The structure is in the Historic Register for the Town (see attached info), and appears to have been built around 1930 as an adobe residence. The structure appears in the Historic Register as a residence, but has since been changed to a commercial structure. It is listed on the Historical Register work sheet as having a “neutral” contribution to the architecture of the area, but the description sheet calls it “contributing”. The structure was originally build with a flat roof, the hip roof was added in the 1960’s.

According to the applicant, the new entrance will be done in the same style as the structure and will not change the style or appearance of the structure. There will be no other work or changes to the structure.

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.

| 1. ALERT SHEET?<br><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   |  | NEW MEXICO HISTORIC BUILDING INVENTORY<br>FORM 1: BUILDINGS & STRUCTURES 6-6 79 |  |                       |  | Pic 23   |  |                         |  |
|--|--|---|--|-----------------------|--|--|--|-------------------------|--|
| 2. SURVEY DATE 3.BY<br>4/1/80 MRT  |  | 4. CHECK DATE 5.BY  |  | 6. COMPUTER DATE 7.BY |  | 8. FILE DATE 9.BY  |  | 10. REVISION DATE 11.BY |  |
| CITY COUNTY<br>Doña Ana  |  | 13. FIELD MAP   |  | 14. NUMBER<br>2310    |  | 15. UTM REFERENCE NUMBER<br>13 331100 3572100<br>ZONE EASTING NORTHING |  |                         |  |
| 16. SPECIFIC LOCATION<br>SW corner of Calle de Santiago<br>and Hi 28<br>Calle de El Paso   |  |   |  |                       |  | 17. CITY, TOWN<br>Mesilla  |  | 18. ZIP<br>88046        |  |
| 20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4  |  |   |  |                       |  | 19. LAND GRANT OR RESERVATION  |  | 20. I.D. #<br>183202018 |  |
| 25. ARCHITECTURAL STYLE<br>adobe vernacular  |  |   |  |                       |  | 26. NUMBER OF STORIES<br>one   |  |                         |  |
| 27. FOUNDATION MATERIAL(S)   |  |   |  |                       |  |  |  |                         |  |
| 28. EXTERIOR WALL SURFACE(S)<br>gray plaster   |  |   |  |                       |  |  |  |                         |  |
| 29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS/SILLS/ARRANGEMENTS)<br>6/6 dhw, concrete lug sill<br>metal casement windows                                     |  |   |  |                       |  | Donaciano Gallegos<br>Box 187<br>Mesilla, NM 88046                     |  |                         |  |
| 30. DOOR/ENTRANCE (TYPE/SURROUNDS)<br>4-006-137-257-414  |  |   |  |                       |  |  |  |                         |  |
| 31. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS)<br>Hip block roof with large overhang covered with asphalt shingles  |  |   |  |                       |  |  |  |                         |  |
| 32. CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS)  |  |   |  |                       |  |  |  |                         |  |
| 33. EXTERIOR DETAILS   |  |   |  |                       |  |  |  |                         |  |
| 34. COMMENTS   |  |   |  |                       |  |  |  |                         |  |
| DATE OF CONSTRUCTION<br>35. ESTIMATED 1930 36. ACTUAL  |  |   |  |                       | 45. IMMEDIATE SURROUNDINGS<br>residential  |  |  |                         |  |
| 37. SOURCE OF DATE   |  |   |  |                       | 46. RELATION TO SURROUNDINGS<br><input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR   |  |  |                         |  |
| 38. ARCHITECT/ENGINEER/BUILDER   |  |   |  |                       | 47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS<br><input type="checkbox"/> PLUS <input checked="" type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS           |  |  |                         |  |
| 39. SOURCE OF INFORMATION  |  |   |  |                       | 48. OVERALL SIGNIFICANCE<br><input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input checked="" type="checkbox"/> LOCAL <input type="checkbox"/> NONE |  |  |                         |  |
| 40. NAME   |  |   |  |                       | 49. ASSOCIATED BUILDINGS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO  |  |  |                         |  |
| USE<br>41. PRESENT residential<br>42. HISTORIC ""  |  |   |  |                       | 50. WHAT TYPE? small shed in back<br>apart from it.  |  |  |                         |  |
| CONDITION<br><input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED |  |   |  |                       | 51. IF INVENTORIED, LIST I.D. #'S  |  |  |                         |  |
| 44. DEGREE OF REMODELING<br><input checked="" type="checkbox"/> MINOR "not part on" <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR         |  |   |  |                       | 52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  |  |  |                         |  |



- 13 A high gabled roof with eyebrow dormers, marks this residence. built in 1912 or 1913 by John Bombach for his brother Otto, a prominent merchant around the turn of the century in Mesilla. The eastern influence exemplified by this style makes it unique in Mesilla. (S)
- 14 This unplastered concrete block building exhibits various colors. It has a flat roof, large overhangs, and large plate glass windows., est. 1960. (I)
- 15 This commercial building is of exposed field stone with a Simplified Mission parapet. It is rectangular in plan. est. 1940. (N)
- 16 This small stuccoed adobe has a flat roof and large plate glass windows on the facade. est. 1945. (N)
- 17 This used to be Mesilla Elementary School, built about 1950. It has a flat roof over the classrooms and a gabled roof over the gymnasium. The building is of concrete block with metal frame windows. Now it is used as office space for the Las Cruces School system. (N)
- 18 This small, square adobe residence has a wood frame and metal casement windows. The hip roof has been added in the past 15 years. est. 1930. (C)
- 19 This long rectangular plan adobe residence has a flat roof with tin canales piercing the flat parapet. Windows are deeply recessed and are of wood and metal casements. Remnants of an old rebote (handball) court are at the SW corner of the residence. This was one of the social centers during the early part of this century and had been the Cano residence for many years. est. 1890. (S)
- 20 This square plan adobe house has a hip roof with asphalt shingles and metal casement windows. est. 1920. (C)
- 21 This Spanish/Pueblo Revival residence belongs to Raymond Cano, who says that the core of the house dates from 1912. A two story addition covers part of the ground floor. The residence is stuccoed, has gentle contoured lines, and wood frame windows. (C)
- 22 The core of this residence is believed to be the remnants of Kelly's mill, dating from the 1860's when this site was at the north end of the Confederate Gran Plaza. A map found in the courthouse records locates the mill at the same spot where this house now stands. Now a residence, this structure is of stuccoed adobe, has wood frame and metal frame windows, and a flat roof with tin canales piercing the flat parapet. est. 1860. (S)



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

OFFICIAL USE ONLY:

Case # 060689

Fee \$ 25.50

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

CASE NO. 060689 ZONE: HC CODE: AD APPLICATION DATE: 2/8/18

MORGAN SWITZER 575 635 8480  
 Name of Applicant/Owner Applicant's Telephone Number  
PO Box 782 Mesilla NM 88046  
 Applicant's/Owner's Mailing Address City State Zip Code  
MORGAN R SWITZER@gmail.com  
 Applicant's/Owner's E-mail Address  
self  
 Contractor's Name & Address (If none, indicate Self)

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

Address of Proposed Work: 2310 AVE. de Mesilla

Description of Proposed Work: Adding a stamped, colored concrete patio on EAST side of the property with metal fencing like exist on the back patio and making entry on N. side.

\$ 10,000 Estimated Cost  
[Signature] Signature of Applicant  
2/8/18 Date

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

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

**FOR OFFICIAL USE ONLY**

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

FIRE INSPECTION/APPROVAL REQUIRED:  YES  NO  SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED:  YES  NO  SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED  
CID PERMIT & INSPECTIONS 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:



**PHOTOS OF THE FRONT OF THE STRUCTURE FROM AVE. DE MESILLA**





**PHOTO OF THE FRONT ENTRANCE TO THE STRUCTURE**



**PHOTO OF THE STRUCTURE FROM CALLE DE SANTIAGO**





**PHOTO OF THE REAR OF THE STRUCTURE FROM CALLE DE SANTIAGO**



**PHOTO OF THE GARAGE AT THE REAR OF THE STRUCTURE**





# 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: [R0400340](#)

Parcel Number: 4006137257414

Owner: GALLEGOS PAUL G

Mail Address: PO BOX 844

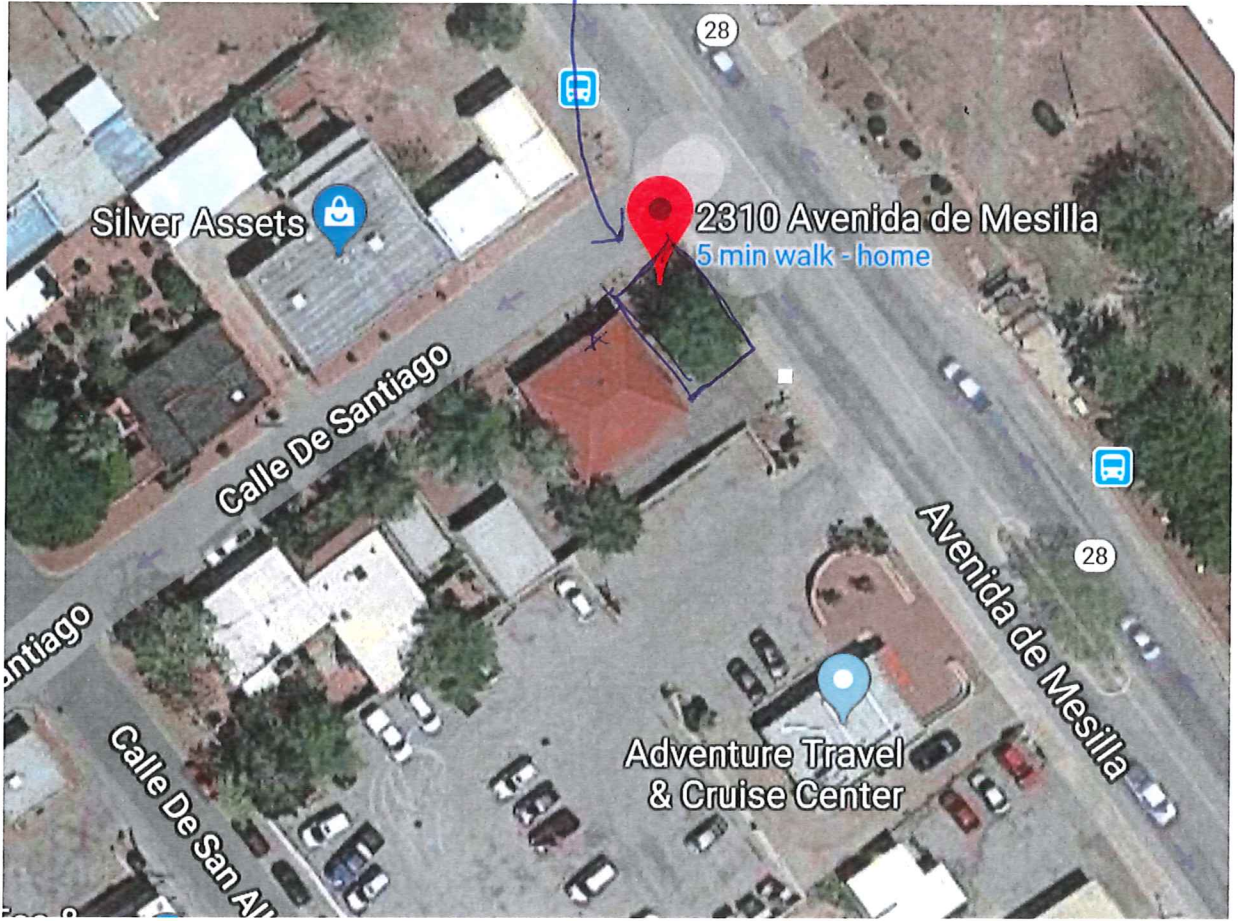
Subdivision:

Property Address: 2310 AVENIDA DE  
MESILLA

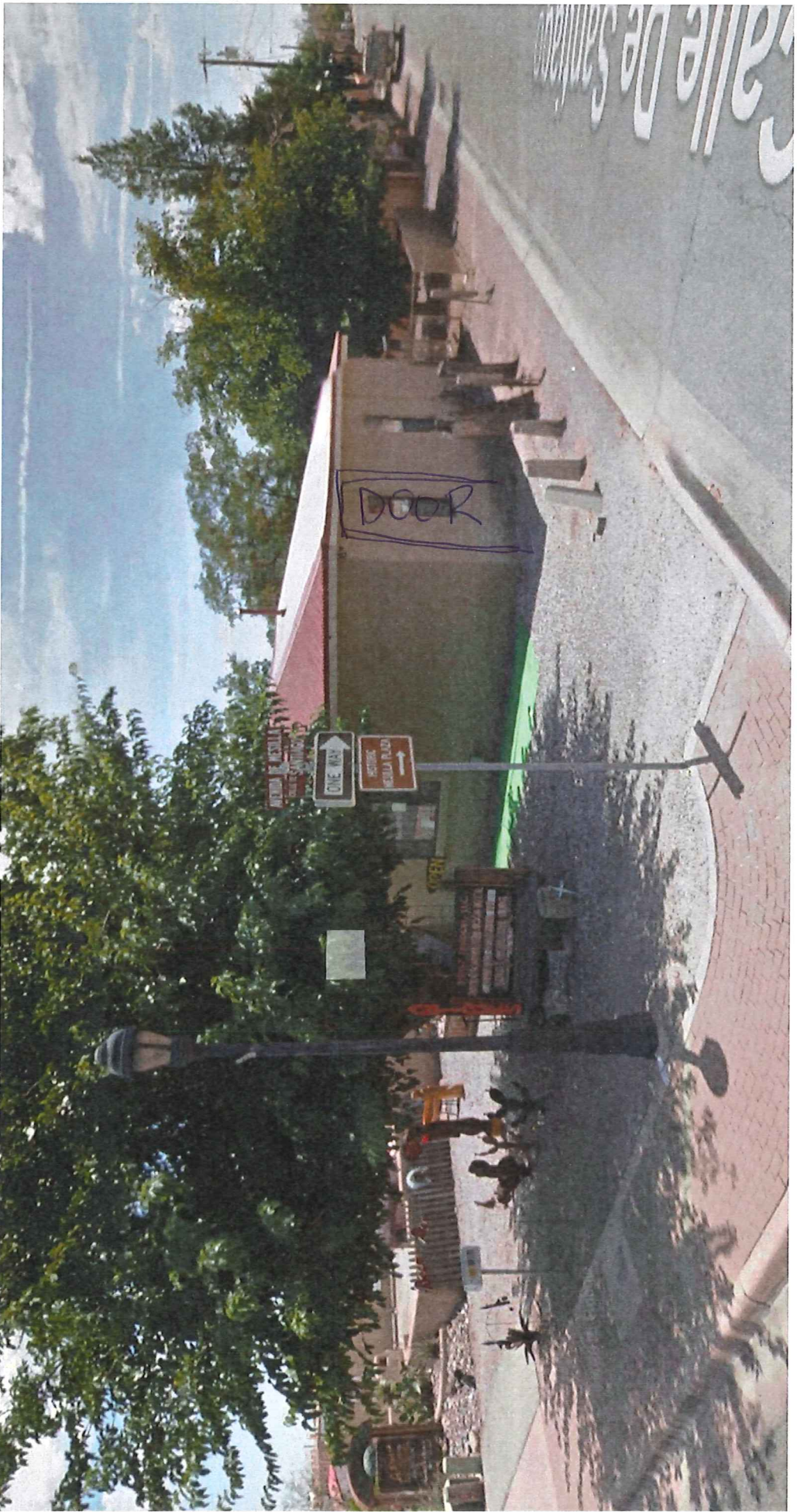
Acres: 0.13999082



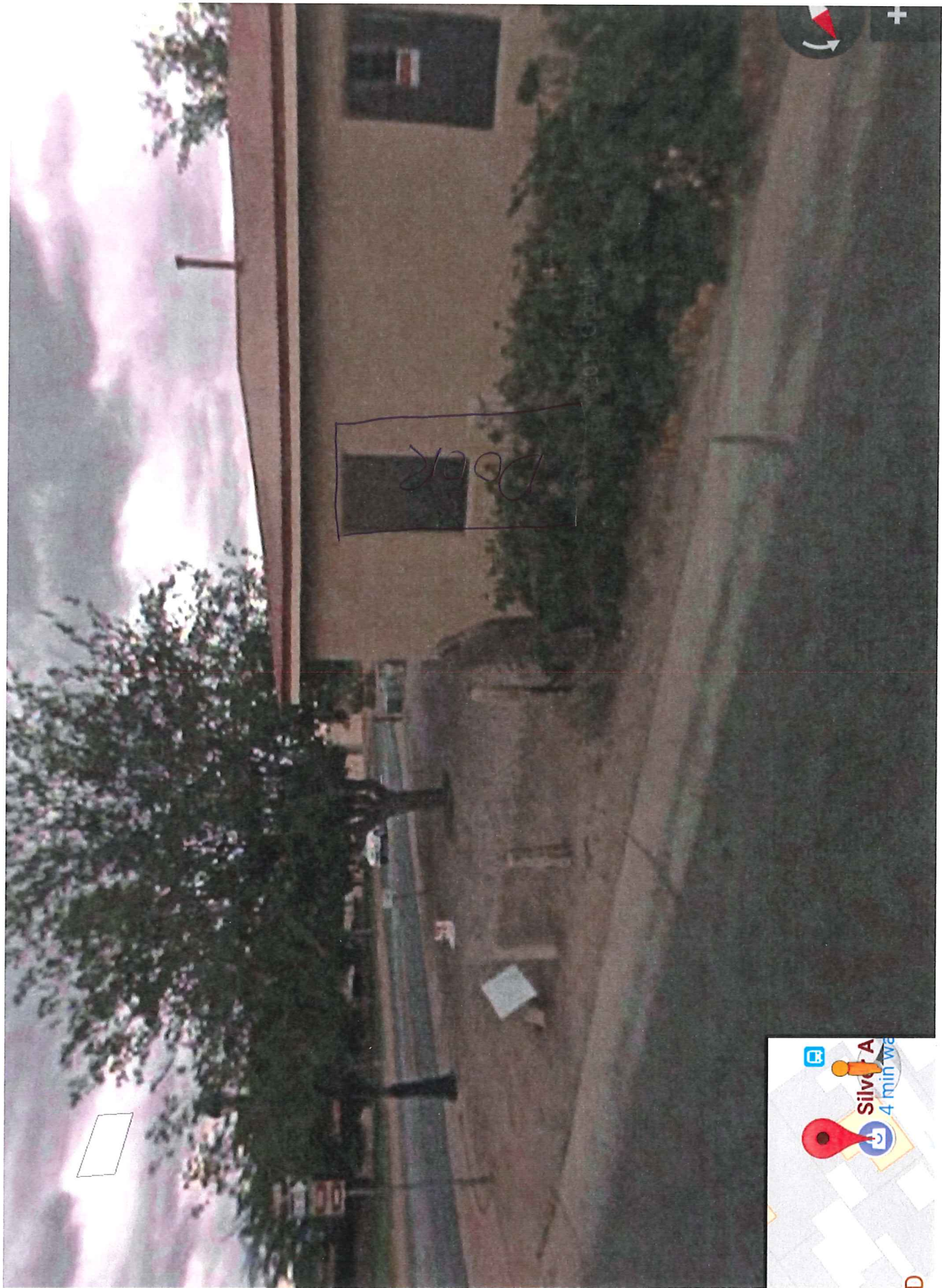




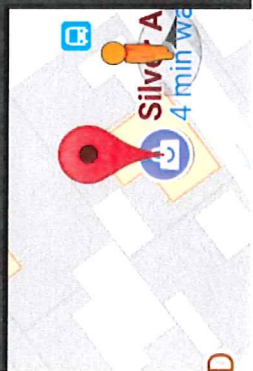








Door









PZHAC MEETING

MINUTES

FEBRUARY 5, 2018

(PART OF CONSENT AGENDA)



# Town of Mesilla, New Mexico

## PZHAC WORK SESSION

### MINUTES

FEBRUARY 5, 2018

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

**Item 1:** Submitted by Daniel Fernandez, a request to discuss plans to construct a dwelling at 2985 Estrada Road. (Case 060684) Zoned: Residential/Agricultural (RA).

*The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that access will be from Estrada Road via a 20 foot wide driveway at the west side of the property between two neighboring properties. (The property is a “flag” lot.) The property is about 1.28 acres in size. Since there is no sewer to the property, the applicant will need to obtain a septic permit from NMED and install a septic system on the property to handle liquid waste. There is water available to the property, and access is adequate for emergency vehicles. The dwelling will meet setbacks for the RA district, and will not be architecturally out of character with other dwellings in the area.*

*There were no issues.*

**Item 2:** Submitted by Stephan Cadena, a request to discuss plans to construct a dwelling on a property just west of a property at 2230 Calle del Sur. (Case 060685) 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, explaining that the applicant like to build a 1024 square foot two bedroom dwelling in a corner of the property. The applicant stated that his address was actual 2220 Calle del Sur, not 2230 Calle del Sur as listed. He also explained that the roof would be corrugated metal similar to the roof on the apartments to the east, and that there would be more than adequate room on the property or the required off-street parking.*

*Issues that were brought up during the Work Session included:*

- 1. The style of the structure, which was determined to be “Northern New Mexico”, with respect to other dwellings in the development zone. (This is the only dwelling in this part of the HR district with a pitched roof, other than the apartments to the east and a structure to the south.)*
- 2. The size of the property and the fact that the proposed dwelling was squeezed into the southwestern corner. The applicant was asked whether he intended to construct other dwellings on the property. He stated that he would like to add other dwellings in the future. He was told that the number of dwellings allowed would be strictly limited by the numbers existing in the development zone for the property. (Although the HR zone allows for up to one dwelling for every 4000 square feet of property, the adjacent R-1 zone only allows for only one dwelling and one casita under 600 square feet in size per property, regardless of property size. Other than the apartments to the east, which were built prior to the zoning code, there do not appear to be any properties in the area with that have multiple dwellings that were built according to the current zoning code.)*
- 3. Setbacks. The PZHAC recommended that the proposed dwelling be setback seven feet from the west property line, not six feet as shown on the plans. Since the code allows a three foot setback, this was just a recommendation.*
- 4. Ownership of the property. According to the applicant, he is in the process of purchasing the property from his parents and will provide paperwork showing ownership of the property.*

*There were no other issues.*

**Item 3:** Submitted by Ouida Touchon, a request to discuss plans to construct an adobe wall at 2615 Calle de Guadalupe. (Case 060686) 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, explaining that the applicant would like to build an adobe wall along the north and east property lines at this address. Staff explained that the wall would be varying height, referring to the diagram of the wall provided by the applicant. Further discussion and issues included:*

1. *The fact that the applicant had applied for a permit to construct a wall on the property in 2004 and was turned down by the PZHAC (Case 2004-116). According to the 2004 case file, the proposal was turned down mainly because the new wall would be different than what had been on the property, and that a wall as proposed would be out of character with the development zone and the area. The records of the case also referenced that metal fencing, including chain link, could be allowed if it was used in the past on the property. However, the PZHAC determined that the proposed wall, which will be built to match the dwelling and will consist of uncoated adobe, would be more historically correct with what would have been constructed on the property than a metal fence, since adobe was more readily available at the time the dwelling was constructed (1880's) than wire or chain link.*
2. *The fact that Clear-sight-triangle requirements would be met at the corner of Calle de Colon and Calle de San Albino by lowering the wall height to 3 feet around the corner and at the driveway, as shown in the applicant's diagram.*

*There were no other issues.*

**PZHAC REGULAR MEETING  
MINUTES  
FEBRUARY 5, 2018**

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

**I. PLEDGE OF ALLEGIANCE**

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

*Commissioners Lucero was absent. All other Commissioners were present. There was a quorum*

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

*Staff stated that Gilbert Madrid would like to show his final plans to the PZHAC for a project that was approved at the January 18, 2018 PZHAC meeting. This would be done during the "Staff Comments" period. Commissioner Houston made a motion to amend the agenda and approve as amended, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.*

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

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

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

**A. \*PZHAC MINUTES – Meeting minutes of January 18, 2017.**

*Approved as part of the Consent Agenda*

**B. \*BUILDING PERMITS**

1. **Case 060677** – 2900 Bowman Street, submitted by Cale Robertson; a request for a building permit to chase and repair a clogged sewer line to a dwelling at this address. Zoned: Residential, one acre minimum (R-1).

*Approved as part of the Consent Agenda*

2. **Case 060678** – 1799 Avenida de Mesilla, submitted by Dorianne J. Kabo; a request for a building permit to rock driveway apron with a cement apron. Zoned: General Commercial (C).

*Approved as part of the Consent Agenda*

3. **Case 060679** – 2920 Avenida de Mesilla, submitted by Dave Hooker; a request for a building permit to repaint a canopy over the gasoline islands at this address. Zoned: General Commercial (C).

*Approved as part of the Consent Agenda*

4. **Case 060680** – 2320 Calle de Santa Ana, submitted by Julio Ramirez; a request for a permit to a natural gas line and meter on a dwelling at this address. Zoned: Historical Commercial (HC).

*Approved as part of the Consent Agenda*

5. **Case 060681** – 2716 Calle de Guadalupe, submitted by Albert Fountain; a request for a permit to upgrade an electric panel on a dwelling at this address. Zoned: Historical Residential (HR).

*Approved as part of the Consent Agenda*



V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

**Building Permits**

1. **Case 060683** – 2750 Boldt Street, submitted by Solar Smart Living for Jerome Walker, a request for a building permit to allow the installation of solar photo-voltaic panels on the roof of a dwelling at this address. Zoned: Historical Residential (HR).  
*Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.*
2. **Case 060684** – 2985 Estrada Road, submitted by Daniel Fernandez; a request for a building permit to construct a dwelling at this address. Zoned: Residential/Agricultural (RA). (**Discussed during Work Session – Item 1**)  
*Staff stated that this request had been discussed during the Work Session and provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.*
3. **Case 060685** – a property just west of 2230 Calle del Sur, submitted by Steven Cadena; a request for a building permit to construct a dwelling at this address. Zoned: Historical Residential (HR). (**Discussed during Work Session – Item 2**)  
*Staff stated that this request had been discussed during the Work Session and provided a brief description of the request.*  
*The PZHAC determined that since the property immediately borders the R-1 zone in which there are no architectural standards, along with the fact that the dwelling is going to be built according to one of the five architectural styles defined by the Yguado Plan (the “Northern New Mexico” style), the style would be acceptable for the area.*  
*Based on the determinations that the style would be acceptable for the area, as stated above; that the total number of dwellings is not an issue of this request and will be addressed when and if it is requested; that the proposed structure does meet the required setbacks as shown; and that the applicant is in the process of completing ownership of the parcel; the PZHAC determined that the proposed dwelling is allowable as proposed and discussed. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0 with the following CONDITION:*  
*The applicant construct the dwelling according to the design standards set forth in the Yguado Plan for structures built in the Northern New Mexico style.*
4. **Case 060686** – 2615 Calle de Guadalupe, submitted by Ouida Touchon; a request to for a building permit to construct an adobe wall on the property line at this address. Zoned: Historical Residential. (**Discussed during Work Session – Item 3**)  
*The PZHAC determined that the existing fencing is not a historically accurate reflection of the fencing material that was available at the time the structure was constructed. The PZHAC also referenced the fact that the Code, as it is currently written, does not allow wire metal or chain link fences along yards facing a street. (Section 18.60.340(E) Wall, fence or hedge states “Walls or fences constructed within the front yard setback area facing a street within the H-R, H-C, R-1 zones must be built with the following materials only: stucco, brick, stone, wood, adobe and wrought iron”.)*  
*The PZHAC also determined that the design of the wall does take into account the requirements of Section 18.60.340(G) of the code with respect to driveways and street corners.*  
*Based on the above considerations, the PZHAC determined that the proposed wall meets the requirements of the Code and is allowable. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston and approved by a vote of 3 – 0.*

**Business Registrations:**

5. **0711** – 2172 Calle de Santiago, submitted by Meghan M. Avilucea for “Salon de Mesilla”; a request for a business registration to operate as a hairdresser out of an existing salon at this address. Zoned: Historical Commercial (HC)  
*Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.*

6. **0712** – 3150 McDowell Road, submitted by Carol Wortner for “Carol Wortner Fine Art”; a request for a business registration to operate an art studio out of a dwelling at this address. Zoned: Residential, one acre minimum (R-1).

*Staff provided a brief description of the request, explaining that the applicant was requesting this as a home occupation. 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 3 – 0.*

**VI. PUBLIC COMMENTS - None**

**VII. PZHAC/STAFF COMMENTS**

*Staff explained to the PZHAC that Gilbert Madrid was present to provide the PZHAC with further information about the windows he planned to install as replacements of windows at Galleria Azul (Case 060675). (The case was approved by the PZHAC on January 18, 2018 with the condition that the applicant provide plans showing replacement windows that are more similar to the windows being replaced, and that the replacements utilize as much of the existing features of the existing windows as possible.)*

*Mr. Madrid provided a description of the new windows, which only have four panes as opposed to the twelve pane windows originally proposed. Mr. Madrid also explained that the existing lintels would remain, and that the new windows would be set into the old wooden frames that are currently set into the adobe surrounding the existing windows.*

*The PZHAC was satisfied with the new plans proposed.*

**VIII. ADJOURNMENT**

*The meeting was adjourned at 7:41 pm.*



PZHAC NEW BUSINESS

FEBRUARY 20, 2018

PZHAC DECISIONS

BUILDING PERMITS

**PZHAC ACTION FORM**  
**BUILDING PERMIT REQUEST CASE 060687**  
**[PZHAC REVIEW – 2/20/18]**

**STAFF ANALYSIS**

**Item:**

**Case 060687** – 1981 Calle de Correo, submitted by Positive Energy, Inc. for Gail Forrest; a request for a building permit to allow the installation of solar photo-voltaic panels on the roof of a dwelling at this address. Zoned: Historical Residential (HR).

**Description:**

The applicant intends to install photovoltaic solar panels on a flat roof over two sections the dwelling. The dwelling has 13 – 16 inch high parapet walls all around the roof. According to the applicant, the solar panels will have a maximum height of 13 inches and will be hidden from view from the ground by the parapet walls (see attached overhead plan and photos). According to the applicant, there will be no changes to the exterior of the structure, and the style and use of the dwelling will not be changed. There will be no visible impacts to the surrounding properties. There are several other dwellings in the Historic District that have solar panels on the roof.

**Consistency with the Code:**

The PZHAC will need to determine that this request is consistent with all applicable sections of the MTC, provided that the PZHAC has interpreted that the proposed use is an allowed use on the property.

The subject property is in the Historic Residential (HR) zoning district, therefore the architectural standards required by Section 18.33.090 (Design components or development criteria and compliance checklists) of the Code apply to this dwelling or project if the panels can be seen from the ground, or if it is determined by the PZHAC that the use will have a detrimental effect on the Historic District.

The PZHAC will need to determine that the project, as proposed, now meets the following Findings.

**Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed project is regulated by Chapter 18.33 of the Code.
- This PZHSC has determined that the proposed use meets the Code and is allowed this zoning district as requested.
- The proposed use will not create any negative impacts to the area.

**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: [R0400370](#)

Parcel Number: 4006137289469

Owner: GAIL FORREST REVOCABLE  
TRUST RESTATEMENT

Mail Address: 1981 CALLE DE SAN  
ALBINO

Subdivision:

Property Address:

Acres: 0.16117998





**PHOTO OF DWELLING FROM CALLE DE SAN ALBINO**



**PHOTO OF DWELLING FROM CALLE DE CORREO**





Note:  
-Special Access Instructions: No Access Issues

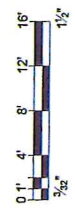


Height of Parapet is 13"  
Height of Array is 13" (max)  
**No Visibility from the street.**

Height of Parapet is 16"  
Height of Array is 13" (max)  
**No Visibility from the street.**

Height of Parapet is 12-16"  
Height of Array is 13" (max)  
**No Visibility from the street.**

Installation Site



2 Site Plan  
Scale: 3/32" = 1'-0"

1 Vicinity Map  
Scale: CUSTOM

**SUNPOWER®**

by Positive Energy Solar

**Positive Energy, Inc.**  
510 S. Main Street  
Las Cruces, NM 88001  
(575) 524-2030  
NM Electrical Contractor's  
License #82573

Job1751  
**Forrest  
Residence**  
Utility-Interactive Photovoltaic System  
System Size = 4.68kWdc  
1981 Calle de Correo  
Mesilla NM 88046

DESIGNER:  
**Polizois, Dallis**

| REV | DESCRIPTION     | DATE   |
|-----|-----------------|--------|
| 0   | Initial Release | 2/7/18 |
|     |                 |        |
|     |                 |        |

DESIGN SUMMARY

|                            |          |
|----------------------------|----------|
| Number of Modules          | 13       |
| Module Tilt Angle          | 10°      |
| Module Azimuth             | 150°     |
| Average Annual Shading     | 7.01%    |
| Year 1 Production Estimate | 8295 kWh |

**SITE PLAN**  
**PV-1.0**



SUNPOWER®

by Positive Energy Solar

**RESIDENTIAL DESIGN AND INSTALLATION CONTRACT**

This Contract is made as of 1/19/18 by and between Positive Energy, Inc., (the "Contractor"), and Gail Forrest (the "Customer") (each a "Party" and "Parties" collectively).

The purpose of this contract is for the Contractor to construct a 5.040 -kilowatt, battery-less, grid-tied, photovoltaic solar electric system ("the System") at Customer's property located at 1981 Calle de Correo, Mesilla, NM 88046 1981 Calle de Correo (EPE).

Contractor will (the "Work"):

- 1) Design the System installation at the property of the customer
- 2) Obtain permits as required and file utility applications
- 3) Provide all materials, equipment and labor to complete construction of the System
- 4) Perform the installation and commissioning of the System at the property of the Customer

The additional documents made a part of this Contract are:

- 1) The design and installation details set forth in the Proposal, dated 1/18/18
- 2) Contractor's 25-Year Workmanship Limited Warranty, which is attached as Exhibit A
- 3) Module and Inverter Manufacturers' Warranty
- 4) Design approval document
- 5) Any written Change Orders approved by Customer and Contractor

The Parties to this Contract agree as follows:

**1. Contract Price:**

- a. As full compensation for the Work, Customer shall pay the Contractor the sum of \$23,884 (the "Contract Price").
- b. A \$2,000.00 design payment is due upon mutual execution of this Contract.
- c. 50% of the total Contract Price is due 6 weeks before installation start date.
- d. The remainder of Contract Price is due upon completion of Work as defined herein.
- e. Standard payment schedule can be overwritten with terms written below:

\_\_\_\_\_

- f. The Contract Price is inclusive of any and all taxes due as a result of the Work, which shall in all cases be the sole responsibility of the Contractor to pay to the appropriate government entity.

**2. Customer's Warranties & Responsibilities:**

- a. Customer warrants and represents that he/she is the owner of the location described in the Proposal where the Work is to be performed including any and all property on which work will be performed for System installation and interconnection.
- b. Customer warrants and represents that the Work will not violate any applicable restrictive covenants on the property.
- c. Customer warrants and represents that the Work will not interfere with the rights of any easement owner, if any.
- d. The Customer will assist the Contractor in providing all required surveys, legal descriptions, etc. that may be necessary for designing and permitting the Work.

Customer Initials




- d. The Customer will assist the Contractor in providing all required surveys, legal descriptions, etc. that may be necessary for designing and permitting the Work.

**3. Warranties & Responsibilities:**

- a. Contractor warrants that the construction will be performed:
  - i. in conformity with this Contract
  - ii. in conformity with all laws, regulations, and codes applicable to the Work
  - iii. with good workmanship and new materials, unless otherwise specified in the Proposal.
- b. Manufacturers' or vendors' warranties or guarantees (referred to as "product warranties" herein), if any, on materials, fixtures, appliances, and components, shall be assigned by Contractor to Customer. Contractor will deliver to Customer all product warranty forms in its possession. Owner is responsible for compliance with any notice and claim procedures set forth therein. Customer's rights under the product warranties are in addition to Contractor's warranties. Customer agrees that Contractor is not a party to manufacturers' or vendors' warranties.
- c. Contractor shall bear all risk of loss for any components or tools or equipment destroyed, lost, stolen, or damaged during the execution of this contract. The Contractor's right, title and interest in the components is transferred to Customer pursuant to Sections 7 or 9 of this agreement.
- d. **WARRANTY DISCLAIMER:**

**CONTRACTOR MAKES NO WARRANTY, EXPRESSED OR IMPLIED, EXCEPT AS EXPRESSLY SET FORTH HEREIN. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, CONTRACTOR HEREBY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**

Customer Initials



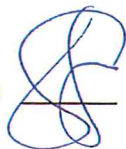
Rev 1b

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e. Scope of Work

| RESPONSIBILITY |            |               |     | TASK DESCRIPTION   |
|----------------|------------|---------------|-----|--|
| Customer       | Contractor | Subcontractor | N/A |  |
|                | ✓          |               |     | Provide structural engineering evaluation  |
| ✓              | ✓          |               |     | Seek Home Owner Association approval if applicable                               |
|                | ✓          |               |     | Rent special transportation equipment  |
| ✓              |            |               |     | Maintain roof area clear of vents/obstructions                                   |
|                |            |               | ✓   | Remove shade obstacles (trees, poles, satellite dishes, etc.)                    |
| ✓              |            |               |     | Maintain or clear space for inverter location, REC meter, etc.                   |
|                | ✓          |               |     | Coordinate installation timing with contractors                                  |
|                |            |               | ✓   | Complete amendments/reinforcements to roof structure (blocking) if needed        |
|                | ✓          |               |     | Coordinate roofing work  |
|                | ✓          |               |     | Contract and pay for roofing work  |
|                | ✓          |               |     | Coordinate ground work (concrete, pole, trenching, etc.)                         |
|                | ✓          |               |     | Contract and pay for ground work   |
|                | ✓          |               |     | Upgrade electrical service panel and associated equipment and lines as necessary |
| ✓              |            |               |     | Fix any electrical code violations   |
|                | ✓          |               |     | Lay conduit in ground or through roof (per Contractor's specifications)          |

Customer Initials



Rev 1b

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SUNPOWER®

by Positive Energy Solar

Positive Energy, Inc.,  
a New Mexico Corporation

  
Contractor Representative Signature

By:

  
Customer Signature

**Gail Forrest**

Customer Name Printed

**Corey Asbill**

Contractor Representative Name

By:

Customer Signature (second, if any)

Date: **1-19-18**

Customer Name Printed (second, if any)

Customer Initials



Rev 1b

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

OFFICIAL USE ONLY:

Case # 060687

Fee \$ 46.50

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

CASE NO. 060687 ZONE: HR CODE: M1 APPLICATION DATE: 2/8/18

Forrest, Gail 310-383-1477  
 Name of Applicant/Owner Applicant's Telephone Number  
 1981 Calle de Correo Mesilla NM 88046  
 Applicant's/Owner's Mailing Address City State Zip Code  
gail.forrest@gmail.com  
 Applicant's/Owner's E-mail Address  
 Positive Energy, Inc., 510 South Main Street, Las Cruces, NM 88001  
 Contractor's Name & Address (If none, indicate Self)  
575-524-2030 NM CRS#02-410476-00-0 82573  
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: Roof Mounted Solar Modules Installation

Description of Proposed Work: It is proposed the installation of a ballasted roof-mounted, grid tied solar PV system on this residential building. Overhead view of house is provided, with the PV array location indicated from which can be concluded that the array will have no visibility from the street.

\$ 23,884.00 2/7/2018  
 Estimated Cost Signature of Applicant Date

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

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

**FOR OFFICIAL USE ONLY**

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

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

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

CONDITIONS: PZHAC REVIEW & APPROVAL AND BOT APPROVAL REQUIRED.  
CID PERMIT REQUIRED. *TL*

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**  
**BUILDING PERMIT 060688**  
**[PZHAC REVIEW – 2/5/18]**  
**STAFF ANALYSIS**

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

**Item:**

**Case 060688** – 2631 Calle Tercera, submitted by Francisco Torres; a request for a building permit to construct an upstairs addition, a covered patio, and a wall along a property line on a dwelling at this address. Zoned: Historical Residential (HR).

**Staff Analysis:**

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

If it is determined that the construction and/or style of the proposed additions and wall are architecturally appropriate or acceptable for the zoning of the area as proposed, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings of Fact stated below.

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

**Estimated Cost: @ \$20,000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed additions and wall, when finished, will be consistent with the development of land in the HR district. Additionally, the request appears to meet all other development and application requirements of the Code.

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

**Findings of Fact:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing additions to a dwellings and a wall on the property.
- The PZHAC has determined that the proposed dwelling meets all applicable Code requirements.

**PZHAC OPTIONS:**

1. Recommend approval of the building permit to the BOT.
2. Recommend approval of the 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: [R0400564](#)

Parcel Number: 4006138203056

Owner: GARCIA DAVID L & REBECCA  
L

Mail Address: PO BOX 1586

Subdivision: SOUTHWEST ADDITION  
TO MESILLA 201

Property Address: 2631 CALLE  
TERCERA

Acres: 0.25





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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060688

Fee \$ 40, 50

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

CASE NO. 060688 ZONE: HR CODE: AD APPLICATION DATE: 2/9/18

Francisco Torres Name of Applicant/Owner  
575-644-3490 Applicant's Telephone Number

3575 Tile Ave Las Cruces NM 88001  
 Applicant's/Owner's Mailing Address City State Zip Code

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

Frank Torres Sun view builders  
 Contractor's Name & Address (If none, indicate Self)

575-640-4354 Contractor's Telephone Number  
11650 Contractor's Tax ID Number  
 Contractor's License Number

Address of Proposed Work: 2631 calle Tercera

Description of Proposed Work: upstairs addition, Back covered patio and 6' wall along South and West property line

\$20,000 Estimated Cost  
[Signature] Signature of Applicant  
2/8/18 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: REVIEW BY PZHAC & APPROVAL BY BOT REQUIRED  
CID PERMIT + INSPECTIONS 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**  
**BUILDING PERMIT 060689**  
**[PZHAC REVIEW – 2/20/18]**  
**STAFF ANALYSIS**

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

**Item:**

**Case 060689** – 2310 Avenida de Mesilla, submitted by Morgan Switzer; a request for a building permit to add an entry, concrete patio and fencing to a structure at this address. Zoned: Historical Commercial (HC).

**Staff Analysis:**

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

If it is determined that the construction and/or style of the proposed additions to the structure are architecturally appropriate or acceptable for the zoning of the area as proposed, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings of Fact stated below.

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

**Estimated Cost: @ \$10 ,000.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed additions, when finished, will be consistent with the development of land in the HR zoning district. Additionally, the request appears to meet all other development and application requirements of the Code.

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

**Findings of Fact:**

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

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**



# 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: [R0400340](#)

Parcel Number: 4006137257414

Owner: GALLEGOS PAUL G

Mail Address: PO BOX 844

Subdivision:

Property Address: 2310 AVENIDA DE  
MESILLA

Acres: 0.13999082



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

OFFICIAL USE ONLY:

Case # 060689

Fee \$ 25.50

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

CASE NO. 060689 ZONE: HC CODE: AD APPLICATION DATE: 2/8/18

Name of Applicant/Owner: MORGAN SWITZER Applicant's Telephone Number: 575 635 8480

Applicant's/Owner's Mailing Address: PO Box 782 Mesilla NM City State Zip Code: 88046

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

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

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

Address of Proposed Work: 2310 AVE. de Mesilla

Description of Proposed Work: Adding a stamped, colored concrete patio on EAST side of the property with metal fencing like exist on the back patio and making entry on N. side.

Estimated Cost: \$ 10,000 Signature of Applicant: [Signature] Date: 2/8/18

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

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

**FOR OFFICIAL USE ONLY**

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

**BOT**  Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_

FIRE INSPECTION/APPROVAL REQUIRED:  YES  NO  SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED:  YES  NO  SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED  
CID PERMIT & INSPECTIONS 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: