



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

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

Item 1: Submitted by Jack and Lisa Kirby, a request to discuss plans to construct a dwelling on a vacant residential property at 2840 Calle Tercera. (Case 060699) Zoned: Historical Residential (HR)

Item 2: Submitted by Rocky Burke, a request to discuss a proposal to build up to four additional one and two bedroom dwelling units on a 0.59527 acre (25,930 square feet) parcel containing a single one bedroom dwelling at 1988 Calle del Norte. Zoned: Historic Residential (HR)

Item 3: Submitted by Natalia Bustamante; a request to discuss demolition of a dwelling at 2729 Calle de San Albino. Zoned: Historical Residential (HR).

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

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

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

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

Building/Demolition Permits

- 1. Case 060694** - 1985 Calle de Colon, submitted by David and Sylvia Fierro; a request for a building permit to allow the replacement of windows on a dwelling at this address, along with the provision for a water heater to be added to the exterior the dwelling. Zoned: Historical Residential (HR)
- 2. Case 060699** – 2840 Calle Tercera, submitted by Jack and Lisa Kirby; a request for a building permit to allow construction of a single family dwelling at this address. Zoned: Historical Residential (HR). **(Discussed during Work Session – Item 1)**
- 3. Case 060660** - 2729 Calle de San Albino, submitted by Natalia Bustamante; a request for a demolition permit to demolish a dwelling on this property. Zoned: Historical Residential (HR). **(Discussed during Work Session – Item 3)**

4. **Case 060702** - 2943 Estrada Road, submitted by Brenda Brown; a request for a building permit to construct a three foot high concrete block landscape wall along the southwest edge of her property. Zoned Rural Farm (RF)

Work Session Decision Items:

5. **Work Session Item 2:** 1988 Calle del Norte, submitted by Rocky Burke; a request for a determination by the PZHAC on how to proceed with plans for additional dwelling units in a 0.59527 acre property at this address. Zoned: Historical Residential (HR).

Sign Permits

6. **Case 060700** - 2410 Calle de Parian, Suite C, submitted by Samuel Garcia for Four of a Kind Ventures, LLC DBA “Adobe Modern”; a request for a sign for a shop to be located at this address. Zoned: Historical Commercial (HC).

Business Permits

7. **Permit 0719** – 603 Conway Avenue, submitted by John J. Ellington; a request for a business license to allow the applicant to operate an internet consulting business (“Flash Analysis”) as a home occupation at this address. Zoned: Residential, one acre minimum (R1).

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 3/15/18 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

MARCH 19, 2018

WORK SESSION

PZHAC WORK SESSION
MARCH 19, 2018
ITEM 1

Submitted by Jack and Lisa Kirby, a request to discuss plans to construct a dwelling on a vacant residential property at 2840 Calle Tercera. (Case 060699) Zoned: Historical Residential (HR)

The subject property is on the west side of Calle Tercera, between Calle del Sur and Calle de Santa Ana. The properties to the east, along Calle de Santa Ana; and diagonally to the southwest on Calle del Sur are currently vacant. The remaining surrounding properties contain dwellings of various styles (see attached photos). The property immediately to the south contains several dwellings, including a duplex.

The property is about 0.219 acres in size. All necessary utilities are available to the property. Access to the property is by Calle Tercera. The property meets the off-street parking requirements of the Code (Section 18.60.170 - Parking requirements and fees) in that there are provisions for at least three off street parking spaces. The proposed dwelling will be Pueblo style with about 1751 square feet of heated area on one floor, an attached 736 square foot garage, a 230 square foot entrance porch, and a 247 square foot back porch. Construction will be wood frame with stucco, with a flat roof.

The property will be surrounded on three sides (two sides and rear) by a six foot high stucco and frame wall that will be painted to match the house. The front along Calle Tercera will remain open.

The proposed structure appears to be similar to other structures that have been built in the area. The PZHAC will need to determine if the style of the proposed structure, including the wall, is compatible with the development zone for the property. Since this construction 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 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 Search Type: Account Number

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: [R1901110](#)

Parcel Number: 4006138203084

Owner: KIRBY JACK F & LISA F

Mail Address: 1018 OLLA DE ORO

Subdivision: KIRBY SUBDIVISION (BK
24 PG 53 - 1603695)

Property Address: 2840 CALLE
TERCERA

Acres: 0.219



VIEW OF THE SUBJECT PROPERTY FROM CALLE TERCERA



PHOTOS OF OTHER DWELLINGS IN THE AREA



PHOTOS OF OTHER DWELLINGS IN THE AREA

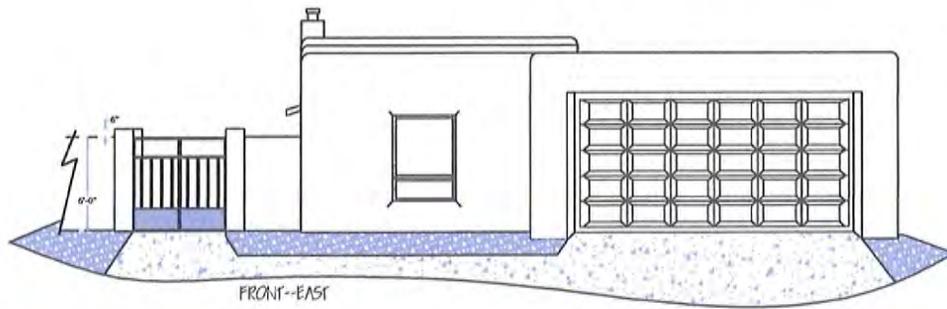


PHOTOS OF OTHER DWELLINGS IN THE AREA

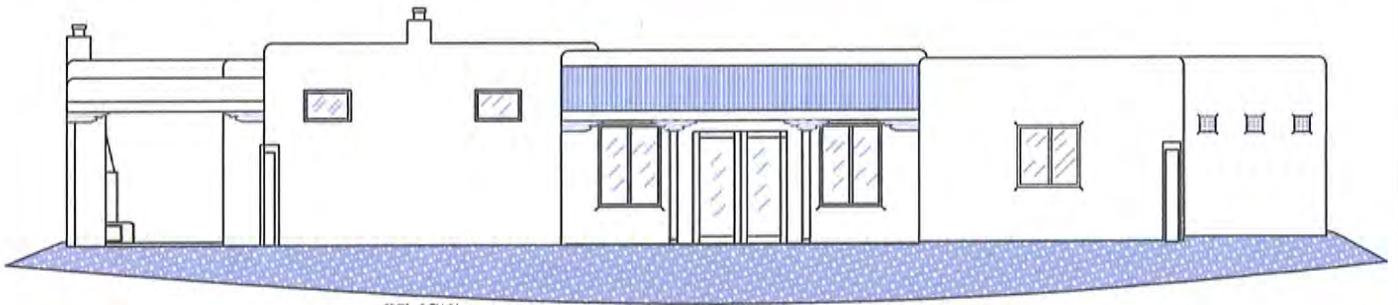


PHOTOS OF OTHER DWELLINGS IN THE AREA

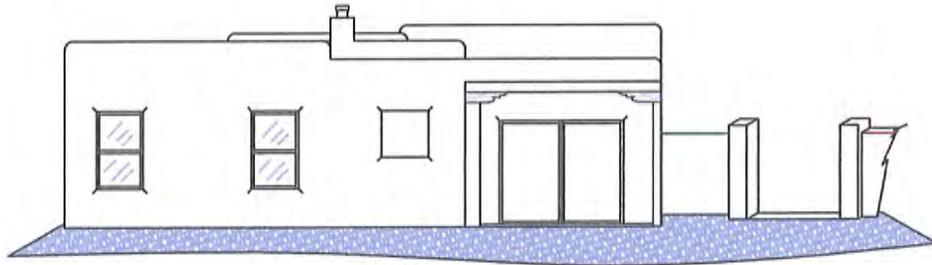




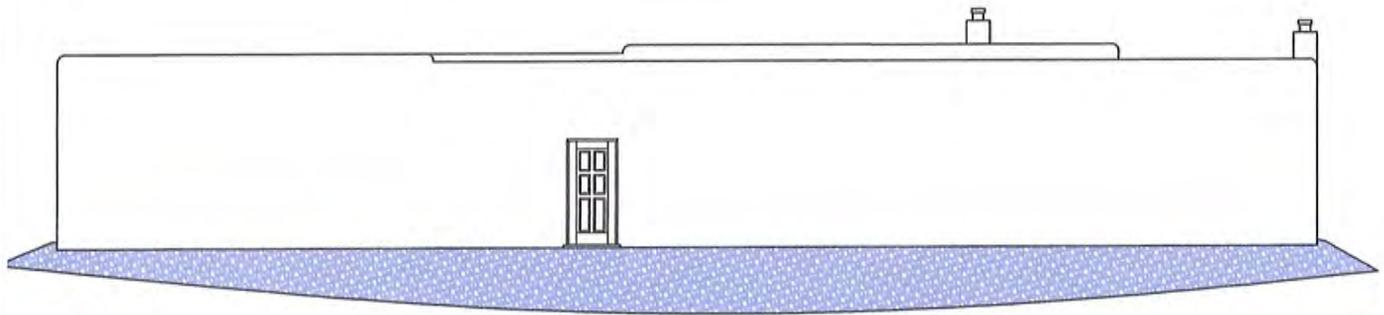
FRONT-EAST



SIDE-SOUTH



BACK-WEST

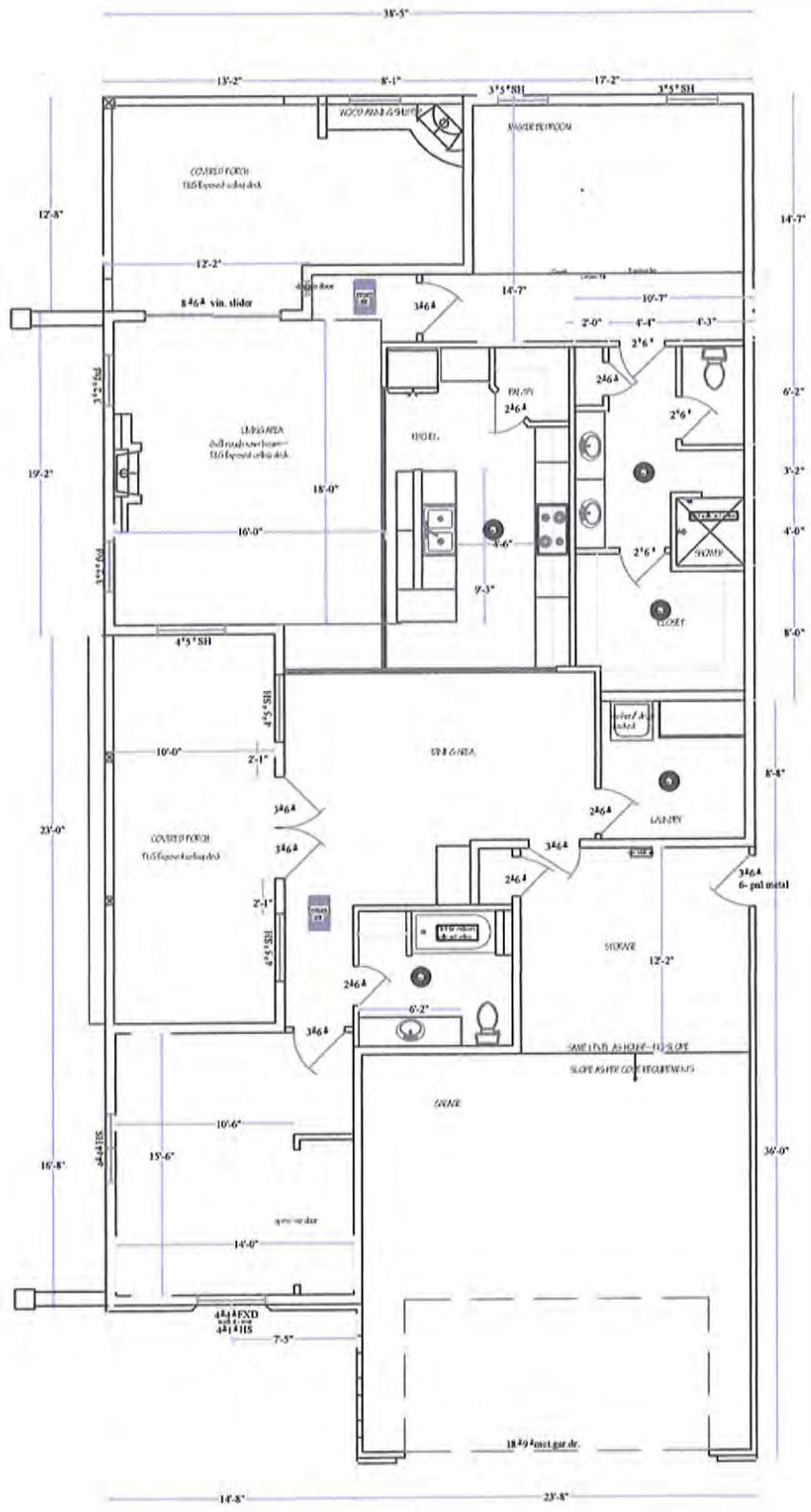


SIDE-NORTH

Feb. 24, 2018

NTS

<i>Drawn By: Patrick Vigil</i>	<i>2840 Calle Tercera</i>	<i>ViCa One Inc.</i>
<i>Drawn for: Jack and Lisa Kirby</i>	<i>Lot 1, Kirby Subdivision</i>	<i>PO Box 669</i>
<i>575-644-3748</i>	<i>Town of Mesilla, NM 88046</i>	<i>Mesilla Park, NM</i>

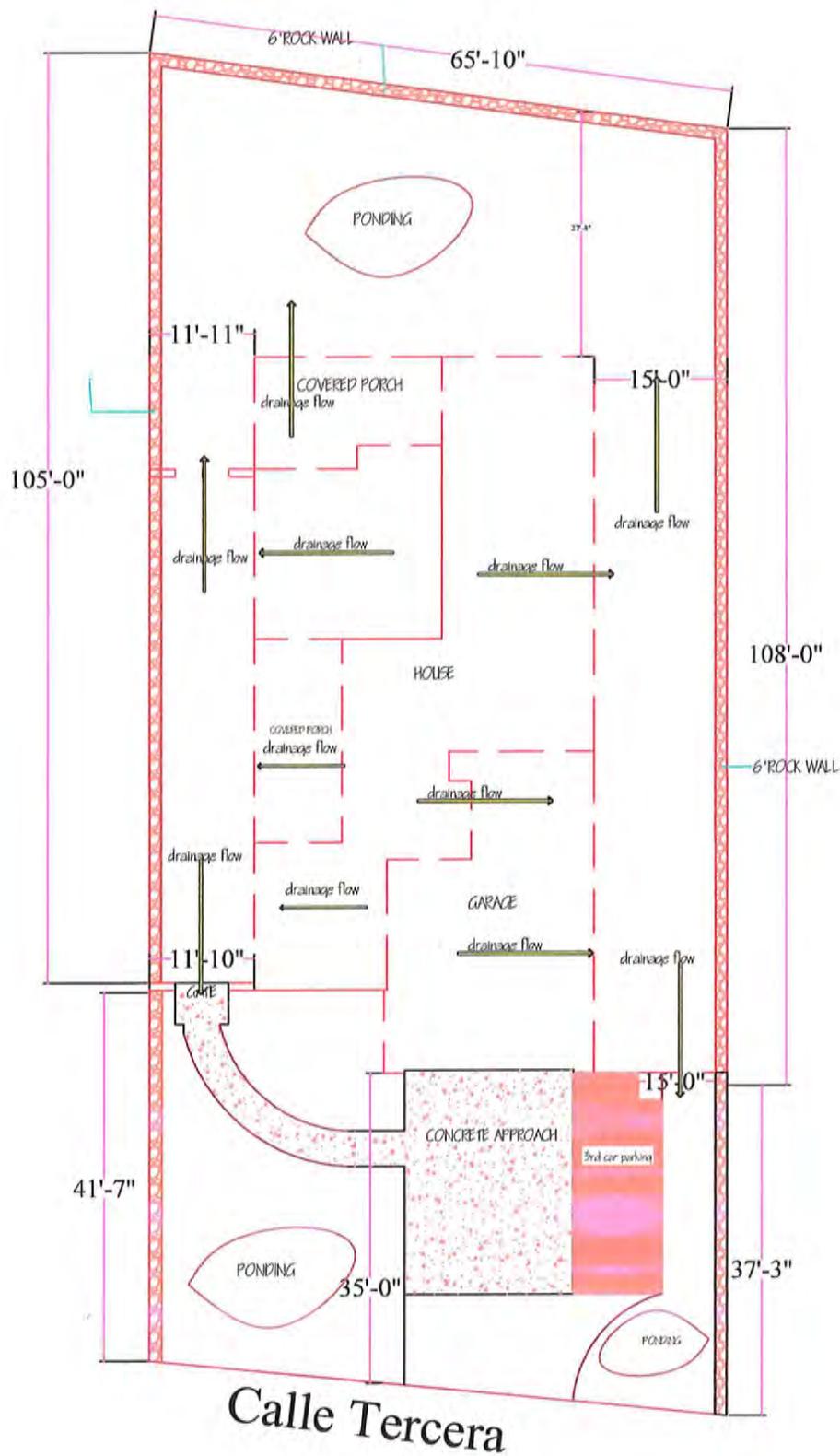


HOUSE: 1,751 SQ'
 GARAGE: 736 SQ'
 ENTRANCE PORCH: 230 SQ'
 BACK PORCH: 247 SQ'

Feb. 24, 2018

NTS

Drawn By: Patrick Vigil	2840 Calle Tercera	ViCa One Inc.
Drawn for: Jack and Lisa Kirby	Lot 1, Kirby Subdivision	PO Box 669
575-644-3748	Town of Mesilla, NM 88046	Mesilla Park, NM



Feb. 24, 2018

NTS

Drawn By: Patrick Vigil

2840 Calle Tercera

ViCa One Inc.

Drawn for: Jack and Lisa Kirby

Lot 1, Kirby Subdivision

PO Box 669

575-644-3748

Town of Mesilla, NM 88046

Mesilla Park, NM

KIRBY SUBDIVISION

A 0.29 ACRE TRACT OF LAND,
 BEING PART OF U.S.R.S. TRACT 11A-177,
 SITUATE WITHIN SECTION 36, T.23S., R.1E., N.M.P.M.
 OF THE U.S.R.S. SURVEYS,
 TOWN OF MESILLA
 DONA ANA COUNTY, NEW MEXICO
 OCTOBER 28

UTILITY OBLIGATIONS
 THIS PLAN HAS BEEN APPROVED FOR GARMENT PURPOSES ONLY. THE OWNERS OF THIS PLAN OWE TO THE UTILITY COMPANIES TO BE DETERMINED BY THE UNDERSIGNED COMPANIES TO THE SUBDIVISION.

UTILITY JURISDICTIONS
 GARMENTS SHOWING HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE UTILITY COMPANIES, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FIBER OPTIC ELECTRICAL FACILITIES AS APPLICABLE.

EL PASO ELECTRIC COMPANY
 BY: SEP DATE: 4/10/15

CONCRETE
 GARMENTS SHOWING HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE CONCRETE COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FIBER OPTIC ELECTRICAL FACILITIES AS APPLICABLE.

CONCRETE COMPANY
 BY: SEP DATE: 11-11-15

DEEDS
 GARMENTS SHOWING HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE DEEDS COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FIBER OPTIC ELECTRICAL FACILITIES AS APPLICABLE.

DEEDS COMPANY
 BY: SEP DATE: 12/15/15

DEEDS
 GARMENTS SHOWING HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE DEEDS COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FIBER OPTIC ELECTRICAL FACILITIES AS APPLICABLE.

DEEDS COMPANY
 BY: SEP DATE: 11/14/16

DEEDS
 GARMENTS SHOWING HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE DEEDS COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FIBER OPTIC ELECTRICAL FACILITIES AS APPLICABLE.

DEEDS COMPANY
 BY: SEP DATE: 11/14/16

DEEDS
 GARMENTS SHOWING HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE DEEDS COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FIBER OPTIC ELECTRICAL FACILITIES AS APPLICABLE.

DEEDS COMPANY
 BY: SEP DATE: 11/14/16

DEEDS
 GARMENTS SHOWING HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE DEEDS COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FIBER OPTIC ELECTRICAL FACILITIES AS APPLICABLE.

DEEDS COMPANY
 BY: SEP DATE: 11/14/16

DEEDS
 GARMENTS SHOWING HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE DEEDS COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FIBER OPTIC ELECTRICAL FACILITIES AS APPLICABLE.

DEEDS COMPANY
 BY: SEP DATE: 11/14/16

DEEDS
 GARMENTS SHOWING HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE DEEDS COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FIBER OPTIC ELECTRICAL FACILITIES AS APPLICABLE.

DEEDS COMPANY
 BY: SEP DATE: 11/14/16

DEEDS
 GARMENTS SHOWING HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE DEEDS COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FIBER OPTIC ELECTRICAL FACILITIES AS APPLICABLE.

DEEDS COMPANY
 BY: SEP DATE: 11/14/16

DEEDS
 GARMENTS SHOWING HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE DEEDS COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FIBER OPTIC ELECTRICAL FACILITIES AS APPLICABLE.

DEEDS COMPANY
 BY: SEP DATE: 11/14/16



DEDICATION:
 THE CLERK OF THE COUNTY OF DONA ANA HAS RECEIVED FROM THE UNDERSIGNED THE ORIGINAL INSTRUMENTS SET BY HAND AND SEAL THIS DAY OF November 11, 2016.

STATE OF NEW MEXICO }
 COUNTY OF DONA ANA }

THE UNDERSIGNED OFFICERS HEREBY SET BY HAND AND SEAL THIS DAY OF November 11, 2016.

STATE OF NEW MEXICO }
 COUNTY OF DONA ANA }

THE UNDERSIGNED OFFICERS HEREBY SET BY HAND AND SEAL THIS DAY OF November 11, 2016.

STATE OF NEW MEXICO }
 COUNTY OF DONA ANA }

THE UNDERSIGNED OFFICERS HEREBY SET BY HAND AND SEAL THIS DAY OF November 11, 2016.

STATE OF NEW MEXICO }
 COUNTY OF DONA ANA }

THE UNDERSIGNED OFFICERS HEREBY SET BY HAND AND SEAL THIS DAY OF November 11, 2016.

STATE OF NEW MEXICO }
 COUNTY OF DONA ANA }

THE UNDERSIGNED OFFICERS HEREBY SET BY HAND AND SEAL THIS DAY OF November 11, 2016.

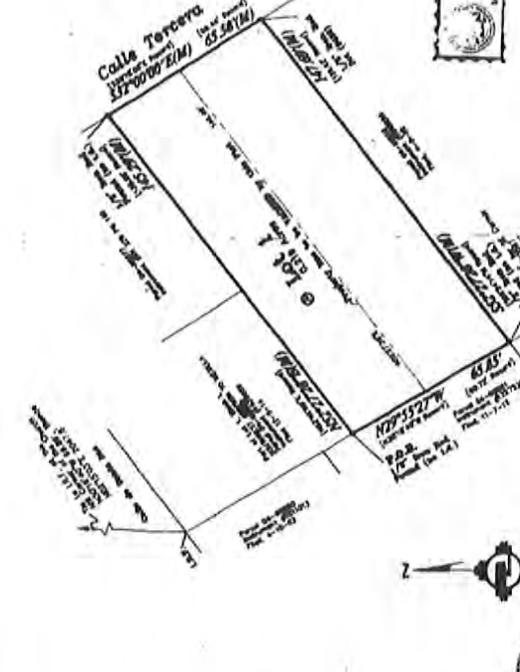
STATE OF NEW MEXICO }
 COUNTY OF DONA ANA }

THE UNDERSIGNED OFFICERS HEREBY SET BY HAND AND SEAL THIS DAY OF November 11, 2016.

STATE OF NEW MEXICO }
 COUNTY OF DONA ANA }

THE UNDERSIGNED OFFICERS HEREBY SET BY HAND AND SEAL THIS DAY OF November 11, 2016.

STATE OF NEW MEXICO }
 COUNTY OF DONA ANA }



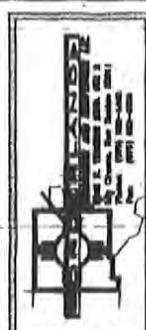
PLAT NO. 51457
 RECORD NO. 03695

STATE OF NEW MEXICO }
 COUNTY OF DONA ANA }

THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 23rd DAY OF February, 2016, AT 2:28 PM AND DAILY RECORDED IN PLAT BOOK NO. 24, PAGE 33 AND FILED IN THE RECORDS OF THE COUNTY CLERK, DONA ANA COUNTY, NEW MEXICO.

STATE OF NEW MEXICO }
 COUNTY OF DONA ANA }

STATE OF NEW MEXICO }
 COUNTY OF DONA ANA }



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, SAND FINISH) 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. N/A

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, 7" WALL WINDOWS RECESSED 2 1/2" BULLNOSE FINISH 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. N/A

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. NO WOOD TRIM

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. N/A

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

(The rest of this page is left blank intentionally)

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

OFFICIAL USE ONLY:

Case # 060699

Fee \$ 336.00

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

CASE NO. 060699 ZONE: HR CODE: NR APPLICATION DATE: 3/2/18

Jack and Lisa Kirby 575-642-0558
 Name of Applicant/Owner Applicant's Telephone Number

1018 Olla De Oro Las Cruces NM 88005
 Applicant's/Owner's Mailing Address City State Zip Code

kirbyjack8@gmail.com
 Applicant's/Owner's E-mail Address

ViCa One Inc PO Box 669, Mesilla Park, NM 88047
 Contractor's Name & Address (If none, indicate Self)

575-611-3748 85-0479450 85982 GB98
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2840 Calle Tercera

Description of Proposed Work: New Construction -single family residence as per plans submitted

\$ 217,000.00 Jack J. Kirby 2/22/18
 Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW ; BOT FINAL APPROVAL REQUIRED
CID BLDG PERMIT ; INSPECTIONS REQUIRED

JK 3/2/18

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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

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

Submitted by Rocky Burke, a request to discuss a proposal to build up to four additional one and two bedroom dwelling units on a 0.59527 acre (25,930 square feet) parcel containing a single one bedroom dwelling at 1988 Calle del Norte. Zoned: Historic Residential (HR)

Currently, the property in question consists of two adjacent parcels of 0.264 acres and 0.331 acres. The smaller parcel currently contains an old adobe one bedroom home that is being renovated by the applicant. The applicant would like to combine these two properties and build three more dwellings that will be similar or identical to the existing dwelling. A fourth dwelling might be built at some time in the future (see attached site plan). Section 18.35.070 Development standards states:

B. Population Density. When lots or parcels in the H-R zone are to be developed to multifamily dwellings, each lot or parcel shall have sufficient area to provide 4,000 square feet of area for each family unit to be erected.

Since the size of the combined parcels will be over 25,000 square feet, the applicant could theoretically have up to six dwellings on the property. However, in the past twenty years, it appears that the PZHAC has only allowed up to a total of four to five dwellings on a single property. Most of these have been either single family dwellings or duplexes, and all have met the off-street parking requirements.

The applicant has met with Staff on several occasions and, as a result of subsequent discussions, the applicant has submitted a basic site plan to staff that shows the general layout of the proposed dwellings, along with their associated parking. The applicant has been informed that Section 18.60.170(G) of the Code requires that each parking space be a minimum of 10 feet by 20 feet in size, and that the parking shown does not meet this requirement. The applicant has also been informed that each dwelling will be required to have three parking spaces. According to the applicant, the necessary adjustments will not be a problem.

At this time, the applicant is working to ensure that adequate water and sewer are available to the property.

The applicant would like input from the PZHAC as to what will be required in order to build the dwellings as shown, or what changes might be necessary.

The applicant will provide more detailed information at the Work Session, and will try to incorporate any input generated by this meeting into a more elaborate set of plans and elevations.

VIEW OF THE SUBJECT PROPERTY FROM CALLE DEL NORTE



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

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: [R0400262](#)

Parcel Number: 4006137336326

Owner: CONQUISTADORES

DEVELOPMENT LLC

Mail Address: 2527 MAYFIELD LN

Subdivision: CONQUISTADORES DEL

NORTE TRACTS (BK 23 PG 165 -
1106144)

Property Address:

Acres: 0



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

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: [R0400259](#)

Parcel Number: 4006137341315

Owner: CONQUISTADORES
DEVELOPMENT LLC

Mail Address: 2527 MAYFIELD LN

Subdivision: CONQUISTADORES DEL
NORTE TRACTS (BK 23 PG 165 -
1106144)

Property Address:

Acres: 0.33073921



VIEW OF EXISTING DWELLING ON PROPERTY



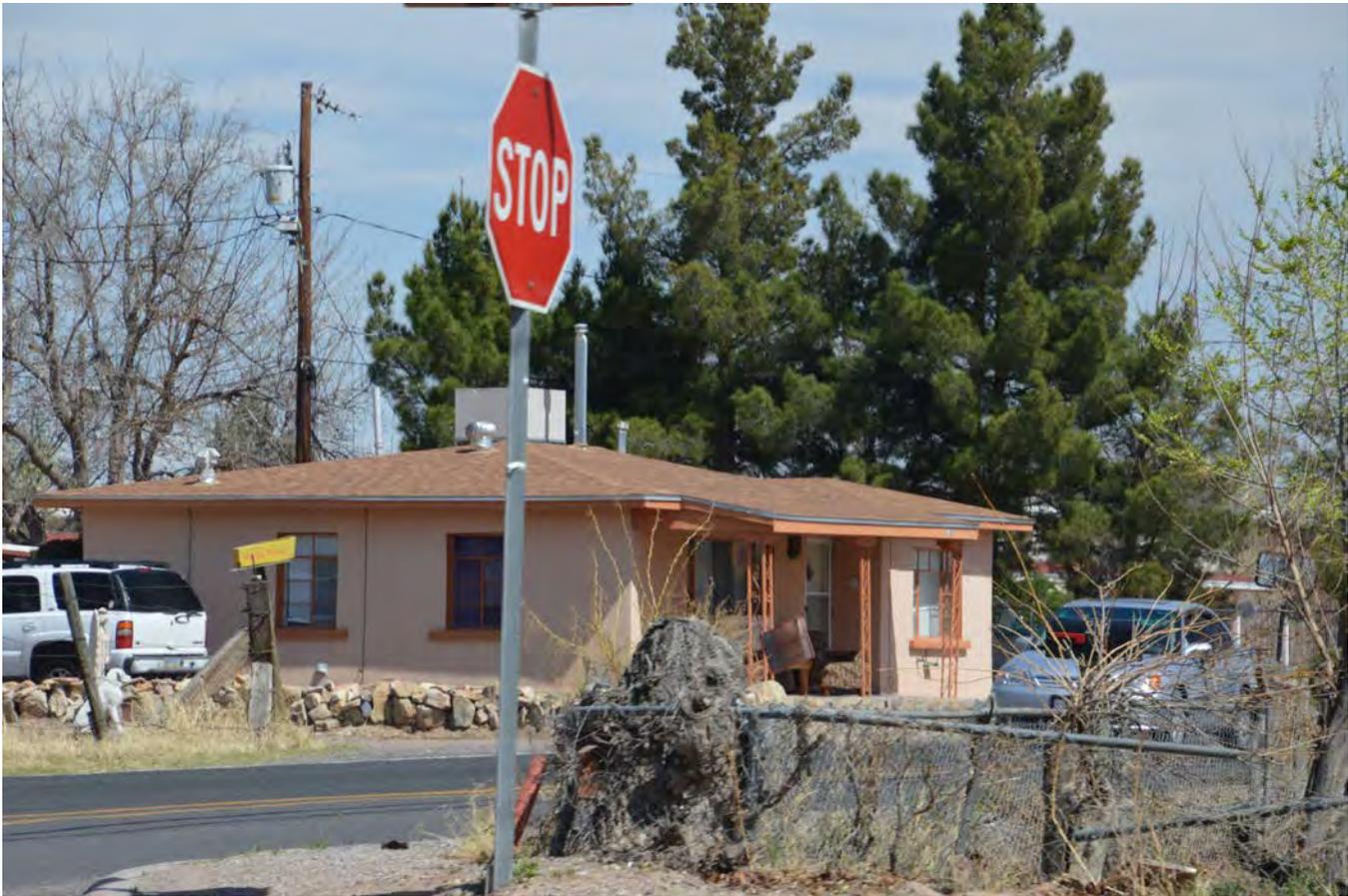
PHOTOS OF OTHER DWELLINGS IN THE AREA

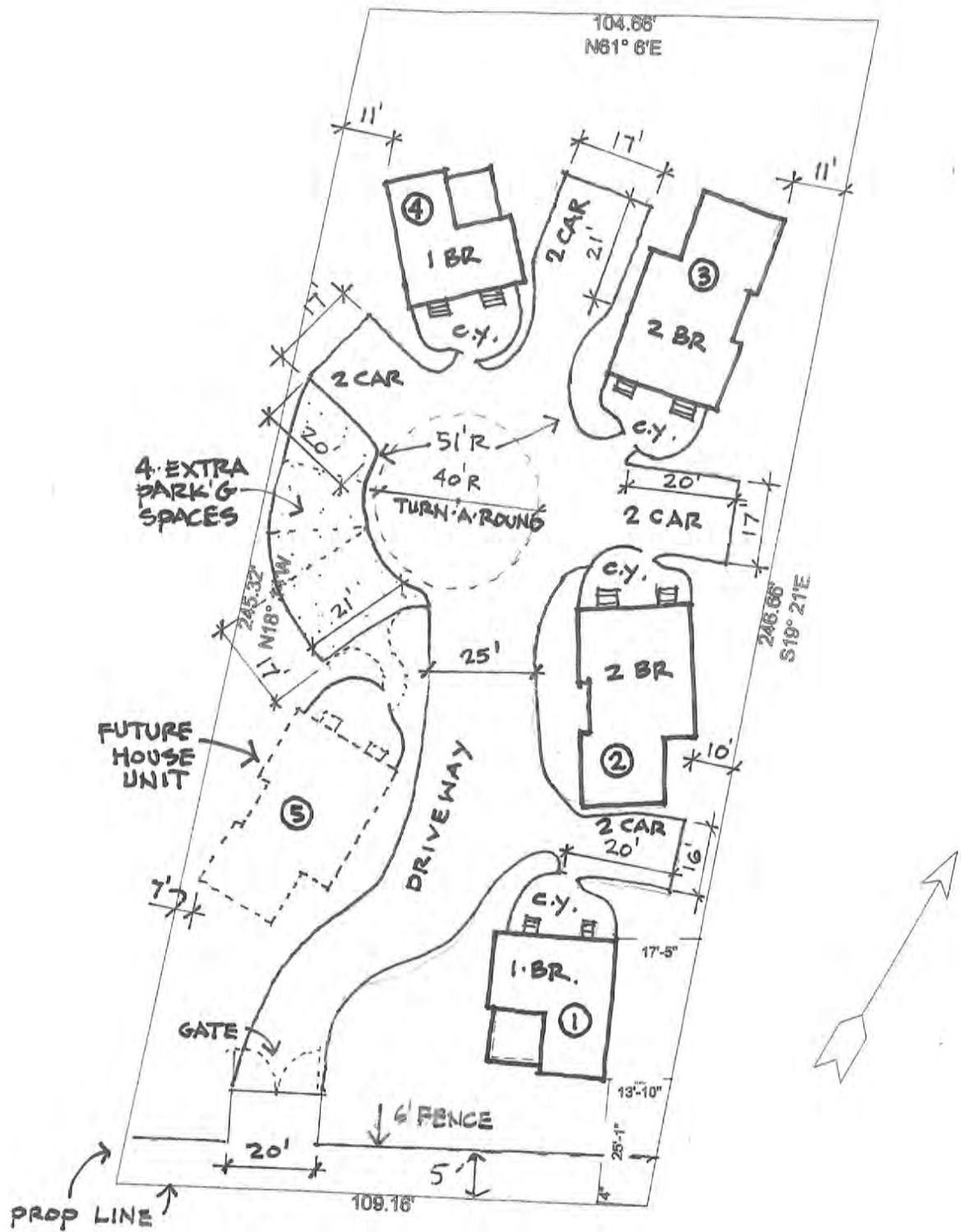


PHOTOS OF OTHER DWELLINGS IN THE AREA



PHOTOS OF OTHER DWELLINGS IN THE AREA





CALLE DEL NORTE

4 HOUSE UNITS = TOTAL 5 HOUSE UNITS
 1 FUTURE UNIT
 14 PARK'G SPACES TOTAL ON SITE

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

Submitted by Natalia Bustamante; a request to discuss demolition of a dwelling at 2729 Calle de San Albino. Zoned: Historical Residential (HR).

The applicant would like to demolish an existing dwelling on the property. According to the applicant, the dwelling is currently in disrepair and is not habitable due to the amount of deterioration that has taken place.

This request was heard during the December 12, 2017 PZHAC Work Session at which time the applicant attempted to explain the need for demolition of the structure, but documentation from the engineer had not been fully reviewed or presented at that time. The applicant explained that the structure was falling apart and could not be economically salvaged. Upon a more thorough review of the engineering documents provided, this statement is actually supported by the General Structure Inspection performed by Southwest Engineering, Inc. (see attached, especially highlighted areas). According to the applicant, the structure will eventually be replaced with a new structure that meets the Town's requirements for new structures in the Historic Residential district.

The General Structure Inspection discusses the physical condition of the structure to be demolished. According to the applicant, the conditions found during this inspection support the contention that the structure requires a substantial amount of repair work in order to be safely inhabitable. She also stated that the costs involved with renovating the structure far outweigh the historic or architectural value of the structure. Although the dwelling was built around 1935 and is in the Historical Register (see attached), and it is recognized as being similar to other dwellings in the area; it is considered in the Register as being architecturally neutral, and the structure has no overall significance to the history or architecture of the Town. Also, the applicant stated at the last Work Session that the photos from the outside of the structure do not accurately reflect the conditions of the main elements of the structure, and that physically and structurally, the dwelling is in poor condition with portions in danger of collapsing.

The following are the sections of the Code that specifically address demolition and construction of structures in the Historic Zones.

18.33.120 Demolition.

A. The demolition of a significant or contributing structure within a historic district shall require a permit that includes verification by a qualified architect or certified structural engineer, with a background in architecture preferred, that the structure is not repairable or reusable.

The applicant shall provide the report containing the verification. The applicant shall also provide the plans for the site in order to demonstrate that it will not harm adjacent properties. The PZHAC may schedule a public hearing on the application. Conspicuous notice of the hearing shall be given by posting one sign in the front of the property and the posting of additional signs at 300-foot intervals, on said property, for large properties of more than 600 feet frontage. **(The structure is not contributing or significant, therefore this requirement does not apply.)**

B. Before voting on the demolition application, the PZHAC shall discuss with the applicant to see if an alternative to demolition can be found. The PZHAC may ask the applicant for additional information to be used in making its decision. **(See highlighted sections of the attached General Structure Inspection performed by Southwest Engineering, Inc.)**

C. The PZHAC shall study the question of financial hardship for the applicant and shall determine whether the property can be put to reasonable beneficial use without the approval of the demolition application. Using the record that was developed, the PZHAC shall vote on the application following the procedures in MTC [18.33.080](#), Historical appropriateness permit. Options to prove financial hardship shall be: (1) income of 50 percent or lower of the average median income standards established for Dona Ana County; (2) proof of income documented with tax returns and annual expenditures. **(See the highlighted section at the end of the attached General Structure Inspection in which the engineer states that repair of the structure would cost substantially more than replacement. This should be considered with the fact that the structure is not considered contributing or significant-see attached information from the Historical Register.)**

D. If a demolition permit is issued, prior to the demolition the structure shall be documented with photographs, sketch plans and a brief historical description.

E. Demolition of intrusive features on a structure for the purpose of restoring original historic features should be encouraged and shall be exempt from the architect/engineering requirement. Documentation of the original features shall be provided. [Ord. 2011-03]

This request is for a demolition permit only. Review of the plans for any replacement structure will be conducted by the PZHAC at such time as the applicant is ready to start that process.

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

PHOTO FROM CALLE DE SAN ALBINO OF STRUCTURE TO BE DEMOLISHED



PHOTO FROM CALLE DE SAN ALBINO OF FRONT OF STRUCTURE TO BE DEMOLISHED



PHOTO FROM CALLE DE SAN ALBINO OF SOUTH SIDE OF STRUCTURE TO BE DEMOLISHED



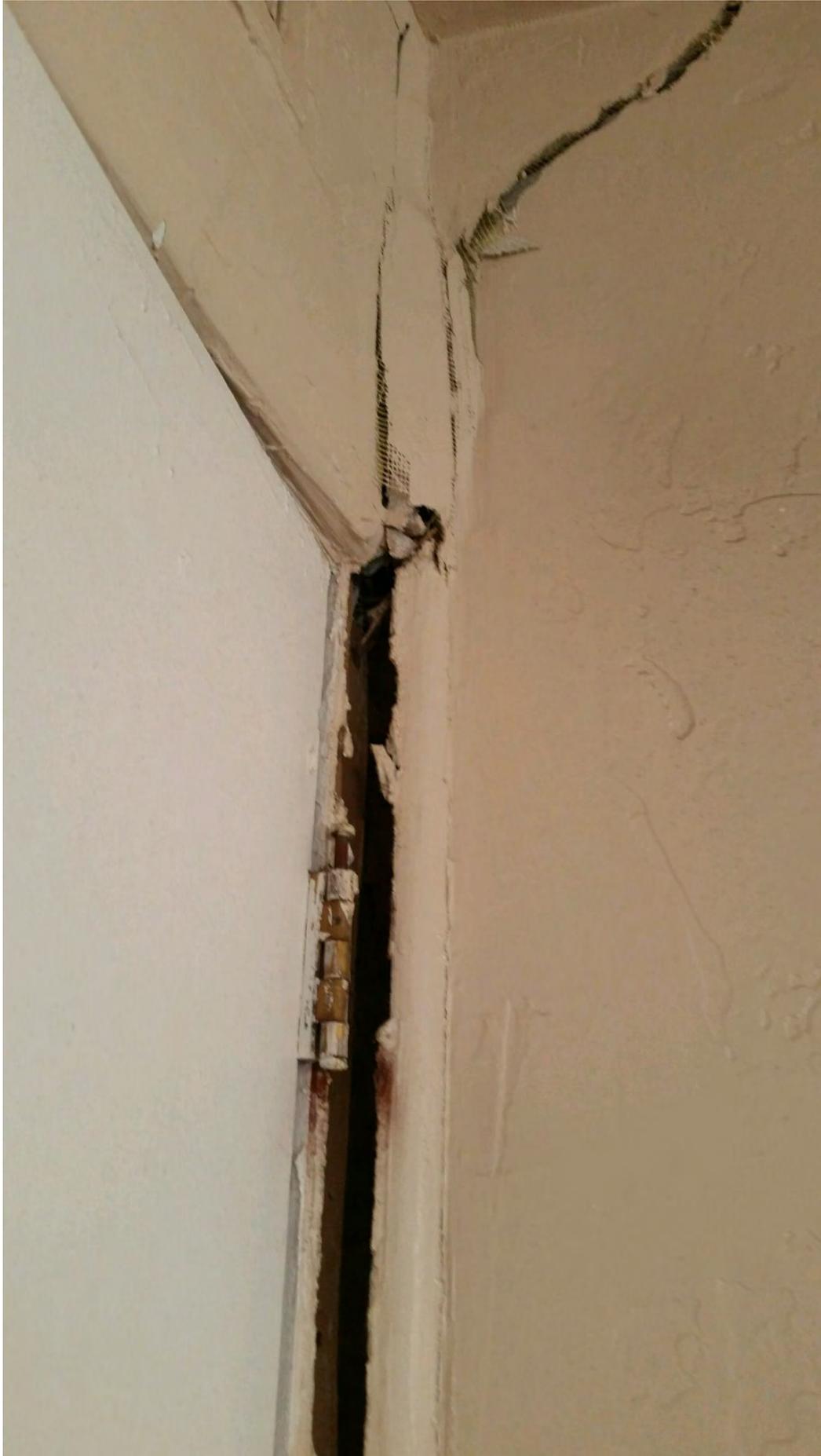
PHOTOS SHOWING DAMAGE INSIDE STRUCTURE CAUSED BY SETTLING



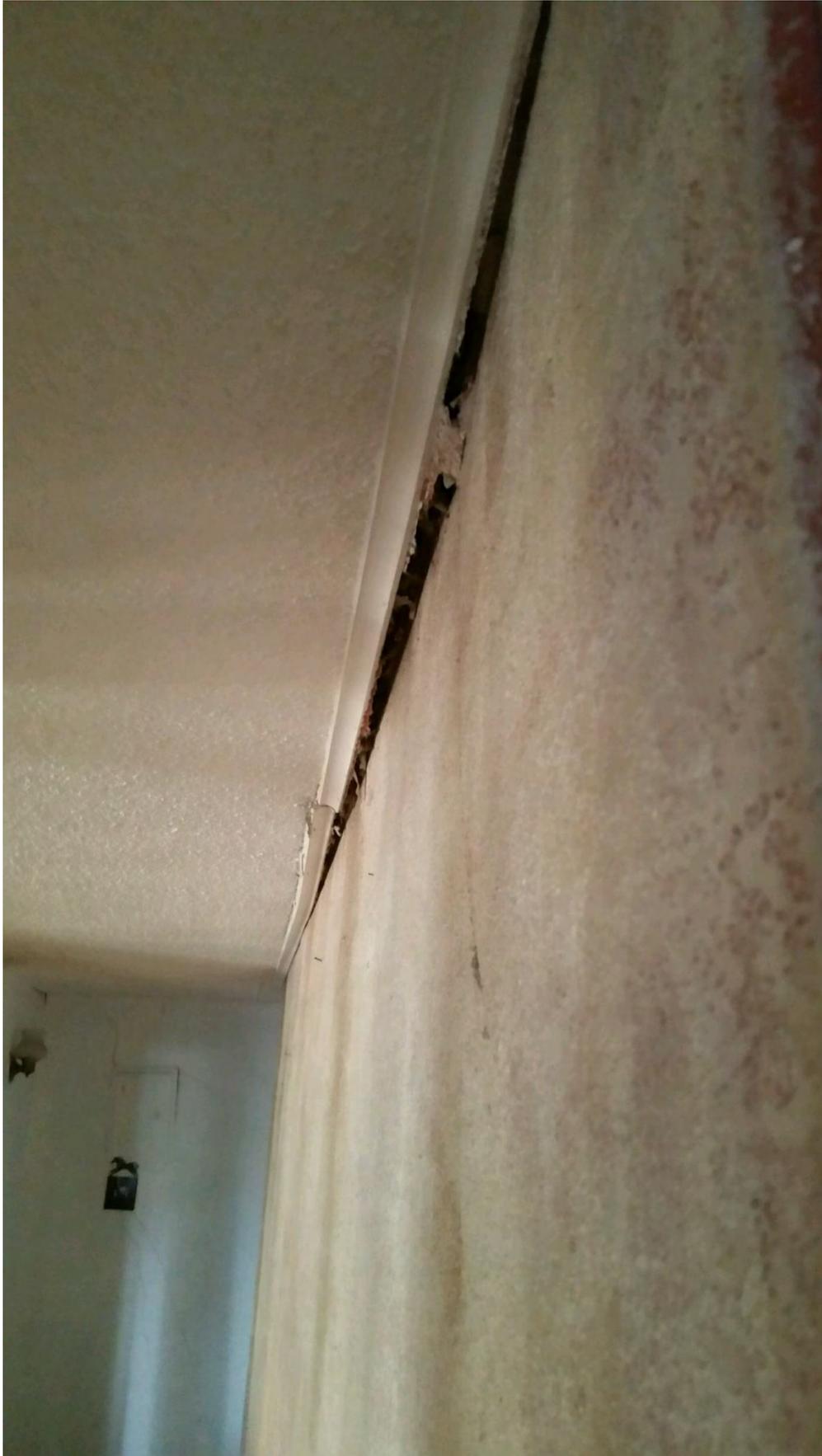
PHOTOS SHOWING DAMAGE INSIDE STRUCTURE CAUSED BY SETTLING



PHOTOS SHOWING DAMAGE INSIDE STRUCTURE CAUSED BY SETTLING



PHOTOS SHOWING DAMAGE INSIDE STRUCTURE CAUSED BY SETTLING



PHOTOS SHOWING DAMAGE INSIDE STRUCTURE CAUSED BY SETTLING



PHOTOS SHOWING DAMAGE INSIDE STRUCTURE CAUSED BY SETTLING



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400390](#)

Parcel Number: 4006137322516

Owner: BUSTAMANTE IGNACIO &
NATALIA TRTEES BUSTAMANTE
FAMILY TRUST

Mail Address: 2300 W UNION

Subdivision:

Property Address: 2729 CALLE DE
SAN ALBINO

Acres: 0





SOUTHWEST ENGINEERING, INC.

475 Archuleta Road
Las Cruces, New Mexico
88005

Phone 575-626-3381
Fax 575-626-1762

November 20, 2017

Ignacio L. Bustamantes
Natalia G. Bustamantes
2729 Calle de San Albino
Mesilla, New Mexico 88046

Re: Subsequent General Structure Inspection
2729 Calle de San Albino, Mesilla, New Mexico

Dear Ignacio & Natalia;

On November 16, 2014 Southwest Engineering, Inc. (SEI) performed a follow-up subsequent visual inspection of the residential home at the above referenced address. An outline of our findings are as follows.

SEI conducted an initial general visual inspection of the subject property in May of 2014. A copy of this report is attached. At that time, SEI has identified several significant structural deficiencies in the home and recommended that the structure be removed. At this time the previously identified deficiencies have increased in magnitude and SEI strongly recommends that the structure be razed as soon as practically possible.

If, after reviewing this report, you have any questions or require any further information, please do not hesitate to contact our office.

Sincerely;

SOUTHWEST ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read 'Paul J. Pompeo', is written over a horizontal line.

Paul J. Pompeo, P.E.
President

Enclosures

2729 Calle de San Albino Inspection 112017.doc



3/10/10

SOUTHWEST ENGINEERING, INC.

475 Archuleta Road
Las Cruces, New Mexico
88001

Phone 575-526-3388
Fax 575-526-1761

May 14, 2014

Ignacio L. Bustamantes
Natalia G. Bustamantes
2729 Calle de San Albino
Mesilla, New Mexico 88046

Re: General Structure Inspection
2729 Calle de San Albino, Mesilla, New Mexico

Dear Ignacio & Natalia;

On May 14, 2014 Southwest Engineering, Inc. performed a visual inspection of the residential home at the above referenced address. Find enclosed a copy of our report explaining our findings.

If, after reviewing this report, you have any questions or require any further information, please do not hesitate to contact our office.

Sincerely;

SOUTHWEST ENGINEERING, INC.

Paul J. Pompeo, P.E.
President

Enclosures

2729 Calle de San Albino Inspection 0428 14.doc

GENERAL STRUCTURE INSPECTION REPORT

FOR

2729 CALLE DE SAN ALBINO, MESILLA, NEW MEXICO

PREPARED FOR

Ignacio L. Bustamantes
Natalia G. Bustamantes
2729 Calle de San Albino
Mesilla, New Mexico 88046

May 14, 2014

This document was prepared under the supervision and direction of the undersigned whose seal as a Professional Engineer, licensed to practice as such in the State of New Mexico, is affixed below.



Paul J. Pompeo, P.E.

11490
N.M.P.E. Number

05/14/2014
Date

1.0 INTRODUCTION

The subject property is located at 2729 Calle de San Albino in the southern portion of Mesilla, New Mexico. For the purposes of this report, the front of the home faces west towards Calle de San Albino. As part of a renovation plan to remodel the existing home, an evaluation was required of damaged areas of the walls and roof area. This report outlines an evaluation of the damaged areas, an overall assessment of the structure and recommended corrective measures.

2.0 GENERAL CONSTRUCTION PRACTICES

The northern area of the home is constructed of traditional adobe brick with an exterior stucco veneer cover. The exterior foundation system is unknown but typically is large rock placed in the subgrade soils below the adobe brick. The floors are wood supported by underlying wood blocking. It is estimated this area of the home was constructed in the 1920's or 1930's. The southern area of the home is looks to have been built in the 1960's or 1970's. The construction of the exterior walls and foundation system is unknown.

3.0 VISUAL INSPECTION

The visual inspection of the home found several areas of distress in the structure. A summary of these areas is as follows:

3.1 WALLS

The inspection of the interior and exterior walls, primarily in the northern portion of the structure, found areas of severe cracking in the stucco and underlying adobe brick. The first item noted in these areas was evidence of vertical differential movement in the walls. These types of failures are accented by large pronounced cracks in the structure, usually in the upper portion of the wall. Signs of vertical settlement and lateral movement caused by a rotational foundation failure were also found. Although these types of damage are wide spread, the walls at this time are still structurally stable and not in immediate threat of failure. However, if additional significant differential settlement or rotation occurs in these walls, it may lead to structural failure.

3.2 ROOF

The inspection of the exterior roof found severe warping of the exterior structure. Due to the settlement in the wall sections, the wood truss roof is being stretched laterally and vertically. Evidence that the underlying trusses are coming apart was found.

3.3 WOODEN FLOOR

The inspection of the interior wooden floor found severe settlement along the northern edge of the structure. This settlement ranges from 2 to 5 inches. This vertical movement is caused by the settlement of the adjacent adobe walls pulling the floor down vertically. In addition, the intermediate blocking supports of the underlying wood trusses are also settling.

4.0 INSPECTION FINDINGS

The damaged areas of the home are caused by differential settlement of the foundation system. Settlement at this location is primarily caused by bearing capacity reduction on the underlying subgrade soils.

5.0 REMEDIATIONS

Due to the age of the structure and the lack of a monolithic perimeter foundation system, it is not possible to adequately stabilize or raise the adobe wall sections of the home. Even if this was possible, the roof system would need to be completely removed and replaced to mitigate the damaged areas. Based on this visual inspection, it is SEI's opinion that to adequately repair this structure would cost between 2 to 2.25 times the cost of constructing a new home. It is our recommendation that the structure be completely removed and replaced with a new home constructed with modern building materials.

1. ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6 6 79 <i>Pict 62</i>							
2. SURVEY DATE 3. BY 4/15/80 <i>TD</i>		4. CHECK DATE 5. BY		6. COMPUTER DATE 7. BY		8. FILE DATE 9. BY		10. REVISION DATE 11. BY	
7. COUNTY <i>Doña Ana</i>		13. FIELD MAP		14. NUMBER		15. UTM REFERENCE NUMBER 13 221206 3571800 ZONE EASTING NORTHING			
16. SPECIFIC LOCATION <i>South east corner of Calle del Cura and Calle de San Albino 2729</i>						17. CITY/TOWN <i>Mesilla</i>		20. I.D. # <i>183202058</i>	
						18. ZIP <i>88096</i>		22. ROLL # <i>90</i>	
						19. LAND GRANT OR RESERVATION <i>Mesilla Civil Colony</i>		23. NEG # <i>19</i>	
20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$						24. LOCATION OF NEG.			
25. ARCHITECTURAL STYLE <i>Hipped Adobe Box</i>					26. NUMBER OF STORIES <i>One</i>				
27. FOUNDATION MATERIAL(S) <i>?</i>					<i>300 W. Union Las Cruces 88005</i>				
28. EXTERIOR WALL SURFACE(S) <i>Stucco / Adobe</i>					<i>4-006-137-322-516</i>				
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS/SILLS/ARRANGEMENTS) <i>Single aluminum vertical sliding windows w/o surrounds; concrete lug sills</i>									
30. DOOR/ENTRANCE (TYPE/SURROUNDS) <i>Standard paneled wood door w/o surrounds; indented</i>									
31. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS) <i>Single hipped roof w/ asphalt shingles; wood fascia</i>									
32. CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS) none <i>one / exterior Stucco</i>									
33. EXTERIOR DETAILS <i>Carved front door; buttresses; rock columns and decorative wrought iron fence; rock wall around back and side</i>									
34. COMMENTS									
DATE OF CONSTRUCTION 35. ESTIMATED <i>1935</i> 36. ACTUAL					45. IMMEDIATE SURROUNDINGS <i>Residential</i>				
37. SOURCE OF DATE					46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR				
38. ARCHITECT/ENGINEER/BUILDER					47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input type="checkbox"/> PLUS <input checked="" type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS				
39. SOURCE OF INFORMATION					48. OVERALL SIGNIFICANCE <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 41. PRESENT 42. HISTORIC <i>Residential</i>					50. WHAT TYPE?				
43. CONDITION <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 <input type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR					52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				

- 53 This is a stuccoed adobe house with an asphalt shingle hip roof and aluminum frame windows. est. 1930. (C)
- 54 A rectangular plan gabled adobe with metal casement and aluminum frame windows, this building fronts the street. est. 1930. (C)
- 55 This stuccoed flat roof adobe has a rectangular plan. The house has tandem wood frame windows and rounded buttresses the height of the building on many of its corners. est. 1910. (C)
- 56 This is a stuccoed residence with metal frame windows and an asphalt shingled multi-hip roof. est. 1955. (N)
- 57 This Ranch Style house has exposed concrete block exterior wall surfaces and aluminum frame windows and is covered by an asphalt shingled hip roof. est. 1960. (I)
- 58 This stuccoed adobe residence has an asphalt shingled hip roof, aluminum windows, and a square floor plan. est. 1935. (N)
- 59 This small rectangular plan stuccoed house has a gabled roof, a gabled open front porch and aluminum frame windows. est. 1940. (N)
- 60 This stuccoed, flat roofed adobe house has metal casement windows and aluminum frame windows. est. 1920. (C)
- 61 This low gabled, stuccoed adobe residence has wood frame windows. est. 1910. (C)
- 62 This small adobe house, recently stuccoed, has metal casement windows and a flat roof with flat parapet. est. 1915. (C)
- 63 This Ranch Style house is of brick and has aluminum frame windows. est. 1965. (I)
- 64 This small stuccoed adobe house has wood frame windows and a square floor plan. est. 1930. (C)
- 65 A recently built duplex with an open shed roof front porch, this stuccoed frame structure has a flat roof and aluminum sash 6/6 double hung windows. est. 1978. (N)
- 66 This stuccoed adobe residence has a flat roof and flat parapet with tin canales on the facade. It has wood frame windows and is of a rectangular floor plan. est. 1910. (C)
- 67 This stuccoed, flat roofed residence with aluminum sash windows has an addition on the S.E. section with a low gable roof. A porch supported by squared beams fronts the house. est. 1935. (N)

TOWN OF MESILLA
DEMOLITION PERMIT APPLICATION



OFFICIAL USE ONLY:

Case # 060660

Fee \$ 100.00

CASE NO. 060660 ZONE: 477 APPLICATION DATE: 12/14/17

Name of Applicant & Business Name Natalia Bustamantes Loan Applicant's Telephone/Cell Number (575) 6808864

Mailing Address P.O. Box 457 Mesilla NM 88046 City Mesilla State NM Zip Code 88046

Contractor's Name & Address (If none, indicate Self) Natalia 2729 Calle de San Albano

Contractor's Telephone Number (575) 6808864 Contractor's Tax ID Number 9192.1 Contractor's License Number 9192.1

ADDRESS OF PROPOSED WORK: 2729 Calle de San Albano

DESCRIPTION OF PROPOSED WORK: Demolition the hole house
be to the home is falling on top of us

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

Estimated Cost \$ 5,000.00

Signature of Applicant Natalia Bustamantes

Date Dec 7, 2017

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: PZHAC REVIEW & BOT APPROVAL REQUIRED

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: _____ ISSUE DATE: _____

PZHAC MEETING

MINUTES

MARCH 5, 2018

(PART OF CONSENT AGENDA)

Town of Mesilla, New Mexico

PZHAC WORK SESSION MINUTES MARCH 5, 2018

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

Item 1: Submitted by Davie & Kelly Salas, a request to discuss plans to install a small tool shed in the rear yard and construct an adobe and latia wall across the front of two properties at 2417 and 2419 Calle de Parian. (Case 060682). 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 construct an adobe and latia fence across the front of each property at this location. The applicant would also like to add a small tool shed at the rear of the property at 2419 Calle de Parian for the use of the tenants on both properties.

Issues that were brought up during the Work Session included:

- 1. The exact locations of the walls and the fact that neither wall would cross property lines.*
- 2. The exact location of the proposed shed and the fact that it would need to meet any setbacks that might be required by CID for sheds.*
- 3. The fact that the shed would be painted to match the existing dwellings.*

There were no other issues.

Item 2: Submitted by Joni Gutierrez, a request to discuss plans to construct a two foot high garden wall at the edge of her property along the road at 2350 Calle de Parian. (Case 060691) 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 did not realize that a permit was needed for a low garden wall and had already removed dirt from the edge of Calle de Parian. The applicant was allowed to put wood ties in place to retain the dirt on her property from falling into the street. Work has stopped pending the outcome of this permit request. The applicant explained that the purpose of the wall is to retain the dirt at her property line to keep it from spreading into the street. The wall will also help provide a clear area along the road that visitors can use for parking, allowing vehicles to be parked further out of the ROW. The applicant also explained that she intended to face the wall with sheet metal to give it a finished look. There were no further issues or discussion.

Item 3: Submitted by Gilbert Madrid, a request to discuss plans to change the use of a concrete block pool house located at the rear of 2233 Calle de Parian to a residential garage, storage for household items, and workshop. (Case 060696). Zoned: Historical Commercial (HC)

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 change the use of the existing structure from a pool house to a residential garage. The applicant will also renovate the outside to the structure to improve the appearance and bring it more into compliance with the architectural requirements of the Town. The overall opinion was that the proposed changes would be an improvement to the appearance of the current structure. There were no issues with the proposed work.

Item 4: Submitted by Stephan Schaefer, a request to discuss possible options available to property owners in the Mercado commercial area to make travelers along Avenida de Mesilla aware of businesses located in the Mercado area.

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 Dr. Schafer was trying to find a way to make the Mercado area more attractive and viable to commercial operations. Discussion centered around allowing some kind of signage along Avenida de Mesilla for businesses located at the back of the Mercado, including directory signs, off-premise signs, and sign code amendments to address these issues.

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

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

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

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Agenda. Commissioner Lucero made a motion to approve the Agenda, 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 Nevarez, and approved by a vote of 3 – 0.

A. *PZHAC MINUTES – Meeting minutes of February 20, 2017.

Approved as part of the Consent Agenda.

B. *BUILDING PERMITS

1. **Case 060692** – 2532 Calle del Norte, submitted by Les Williamson; a request for a building permit to repaint a 64 square foot tool shed behind a dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

2. **Case 060693** – 1985 Calle de Colon, submitted by David and Sylvia Fierro; a request for a building permit to allow alterations and repairs to the inside, and stucco and parapet repairs to the outside of a dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

3. **Case 060697** – 2111 Calle del Oeste, submitted by Cesario Alvillar; a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Susan Krueger – Town Resident

Provided input on the following cases:

060682 – Wall: She does not believe that the requested walls are compatible with the development zone for the property.

Mercado discussion item: She thought this was a “good idea”, and that the aea needs support.

Zone Change: She stated that since the regular attorney (Joseph Cervantes) is concerned at this time with running for Governor, the contract aortey for the Town should be contacted to determine the legal liability created by allowing the cell towers to remain if the zoning on the property is changed to commercial.

B. CASES:

Building Permits

4. **Case 060682** – 2417 and 2419 Calle de Parian, submitted by Davie and Kelly Salas; a request for a building permit to allow the installation of a small tool shed in the rear yard and construction of an adobe and latia wall across the front of two properties at these addresses. Zoned: Historical Residential (HR). **(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.
5. **Case 060691** – 2350 Calle de Parian, submitted by Joni Gutierrez; a request for a building permit to construct a two foot high garden wall at the front edge of her property along the road. 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. 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 3 – 0.
6. **Case 060694** - 1985 Calle de Colon, submitted by David and Sylvia Fierro; a request for a building permit to allow the replacement of windows on a dwelling at this address, along with the provision for a water heater to be added to the exterior the dwelling. Zoned: Historical Residential (HR)
Staff provided a brief description of the request. Issues discussed were the size and style of the proposed water heater enclosure to be constructed, and the size of the replacement trim on the windows with respect to the size of the trim in the replacement widows. The proposed water heater enclosure was determined to be acceptable, but the trim on the replacement windows was determined to be too small and would create a noticeable change to the dwelling. A motion was made by Commissioner Lucero to postpone the request to enable the applicant to return with a proposal for windows that more closely resembled the windows being replaced. This was seconded by Commissioner Prieto, and approved by a vote of 3 – 0. The case was postponed.
7. **Case 060695** – 1801 S. Highway 28, submitted by Dorianne Kabo; a request for a building permit to construct a four foot high block wall along the north edge of a commercial property at this address. Zoned: Commercial (C).
*Staff provided a brief description of the request. The only issue was whether the proposed wall would extend past the property line onto Town ROW. The remainder of the wall was determined to be compatible with the area and the Code. A motion was made by Commissioner Lucero to recommend approval the request to the BOT, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0 with the following CONDITION:
*The proposed wall will not be allowed to extend onto Town property.**
8. **Case 060696** – 2233 Calle de Parian, submitted by Gilbert Madrid; a request for a building permit to change the use of a concrete block pool house located at the rear of the property to a residential garage, storage for household items, and workshop. Zoned: Historic Commercial (HC) **(Discussed during Work Session – Item 3)**
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 Lucero to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

Work Session Decision Item:

9. Decisions or determinations by the PZHAC as to what options are available to property owners in the Mercado area to make travelers along Avenida de Mesilla aware of businesses located in the Mercado area. **(Discussed during Work Session – Item 4)**
Staff stated that this request had been discussed during the Work Session and provided a brief description of the request. The PZHAC determined that Staff should initiate discussion between the Mercado property owners and Staff to determine any possible options as to what could be done to improve the area for commercial growth. Staff will provide an update at the next PZHAC meeting.

Zone Change

A PUBLIC HEARING FOR THIS CASE WAS HEARD ON AUGUST 21, 2017.

10. **Z17-001** – 1971 Union Avenue (the NE Corner of Avenida de Mesilla and Union Ave), submitted by Arthur and Pete Jurado; a request for a decision on a Zone Change request from Rural Farm (RF) to General Commercial (C) for a seven acre property at this address.

Staff stated that a Public Hearing was held by the PZHAC for the proposed Zone Change on August 21, 2017. The PZHAC voted to postpone a decision on the case until a legal opinion could be obtained to clarify whether or not the zone change could be considered “spot zoning”, and what the legality of allowing the cell towers would be. Staff explained that a legal opinion was returned explaining that the issue of spot zoning was typically addressed on a case-by-case basis, and that the issue was usually decided by whether or not the proposed zoning was supported by the entity’s comprehensive plan for the area. Staff also explained that a legal opinion on the towers had not been returned.

Another issue that was discussed was the provision of a specific plan for the development of the property. The PZHAC spoke briefly about requiring a plan, but it was determined that since any uses allowed in the General Commercial (C) zone require review and approval by the PZHAC, this requirement would be covered at the time the applicant has a specific use for the property. There was no further discussion.

A motion was made by Commissioner Lucero to recommend approval the request to the BOT, seconded by Commissioner Prieto, and approved by a vote of 3 – 0 with the following CONDITION:

The existing structures are allowed to remain on the property.

Business Permits

11. **0718** - 2410 Calle de Parian, Suite C, submitted by Samuel A. Garcia for “Four of a Kind Ventures, LLC”; a request for a business license to allow the applicant to operate a home furnishings and gift shop in a commercial building 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 Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

VI. PUBLIC COMMENTS

Susan Krueger – Town resident

In response to the discussion on the Commercial district (Mercado Area), stated that changes may be need in the Commercial District, and that some ordinance amendments might be necessary. She stated that when Ben Boldt developed Mercado area, it was her recollection that he had asked for and received Historic Commercial zoning for the area. She also said that the Mesquite Historical District has a Historical Review Board, and that the PZHAC might be interested in obtaining historical preservation information from them.

She also stated, with respect to allowing yard walls to be built in Town, that Mesilla is not a “walled town”. She stated that “...burglars love walls”, and that the PZHAC should look at the historical appropriateness of a “walled town”.

VII. PZHAC/STAFF COMMENTS

None

VIII. ADJOURNMENT

The meeting was adjourned at 7:15 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 2/28/18 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty’s Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

MARCH 19, 2018

PZHAC DECISIONS

BUILDING PERMITS

PZHAC ACTION FORM
BUILDING PERMIT 060694
[PZHAC REVIEW – 3/19/18]
STAFF ANALYSIS

Case 060694 - 1985 Calle de Colon, submitted by David and Sylvia Fierro; a request for a building permit to allow the replacement of windows on a dwelling at this address, along with the provision for a water heater to be added to the exterior the dwelling. Zoned: Historical Residential (HR)

This case was heard during the March 5, 2019 PZHAC Work Session and Regular Meeting. The primary issue was the fear that the size of the plastic window frames around the windows would be too small, and the replacement windows would not have the same appearance as the windows being replaced. The PZHAC determined that wood framed windows would be more appropriate as replacement windows. The case was postponed in order to allow the applicant to change the request from plastic framed windows to wood framed windows. (The applicant has changed the proposed windows to wood framed windows. A description of the new windows is attached)

The structure is in the Historic Register (see attached) and appears to have been built around 1910. It is considered to be an architectural plus to the Town. The structure does not appear to have been substantially modified since the inventory was taken, and many of the existing features appear to be original. The current windows that exist in the structure do not appear to be the original windows, although they are old (see attached photos). According to the applicant, the proposed windows will be very similar to the windows being replaced, including the number of panes in each window. The windows will be the same color as the original windows.

The applicant will also add a new water heater to the dwelling. The water heater will be added to the outside of the dwelling and will be located in a small enclosure attached to the dwelling. The enclosure will be stuccoed to match the appearance of the existing dwelling. It does not appear that the proposed work will change the style of the dwelling.

Estimated Cost: @ \$25,000.00

Consistency with the Code: The proposed windows and enclosure will be compatible with the style of the structure and the surrounding properties, and the proposed windows will be consistent with the following sections of the Code:

Chapter 18.35 HR – Historical Residential Zone

The addition could be compatible with the HR zoning of the property if the wood work is finished in the same style as the original woodwork, or it is repaired in place.

Chapter 18.33 – Historic Preservation

18.33.040 Declaration of purpose and statement of public policy.

A. The board of trustees declares that the historical heritage of Mesilla and its historic buildings and its historic districts are among its most valued and important assets. The board finds that some buildings having historical, architectural, aesthetic and cultural value have been neglected, altered or destroyed notwithstanding the feasibility of preserving and continuing the use of such buildings and without adequate consideration of the irreplaceable loss to the public and the town. The board finds that the historic character of Mesilla is of vital importance in maintaining the economy of the town and that its historic landmarks and the buildings in its historic district can be preserved, rehabilitated and used. The board finds that this chapter benefits all the residents of Mesilla and all the owners of property.

B. The board of trustees declares as a matter of public policy that the preservation, protection and use of historic landmarks and buildings in the historic districts are a public necessity because they have a special character or a special historic, architectural, aesthetic or cultural value and thus serve as visible reminders of the history and heritage of this town, state and nation. The board declares as a matter of public policy that this chapter is required in the interest of the health, safety, welfare and economic well-being of the public. The board declares as a matter of public policy that the identification and designation of historic landmarks and historic districts and the approval or disapproval of exterior changes to designated property or their demolition or relocation or new construction on the site are stated to be a public purpose. [Ord. 2011-03]

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of replacing windows and building a water heater enclosure.
- 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:

PHOTO OF DWELLING FROM CALLE DE COLON



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

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: [R0400386](#)

Parcel Number: 4006137305491

Owner: FIERRO SYLVIA J

Mail Address: P.O. BOX 1725

Subdivision:

Property Address:

Acres: 0.17789256



PHOTO OF DWELLING FROM CALLE DE SAN ALBINO



PHOTO OF DWELLING FROM SOUTH SIDE



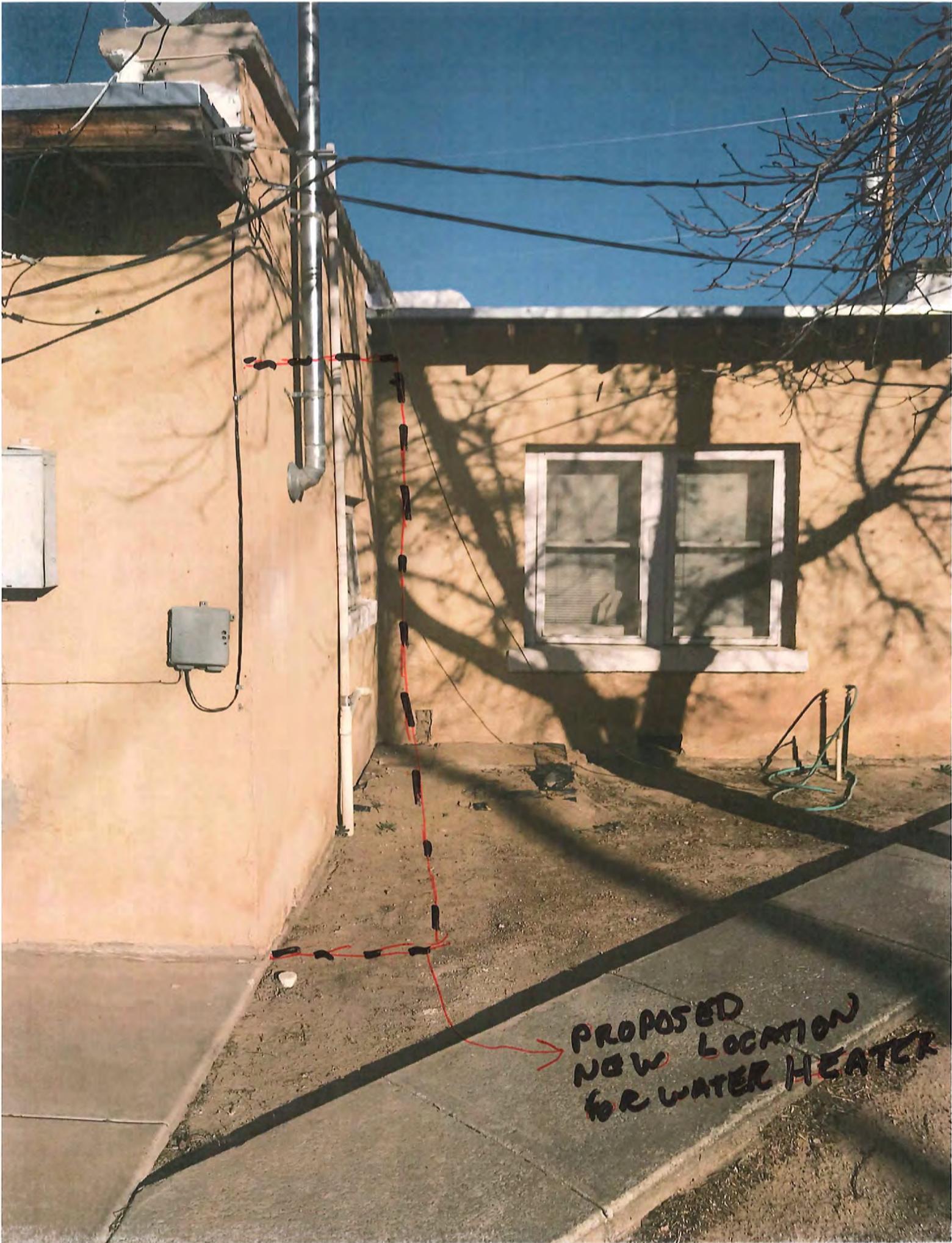
PHOTO OF DWELLING FROM EAST SIDE



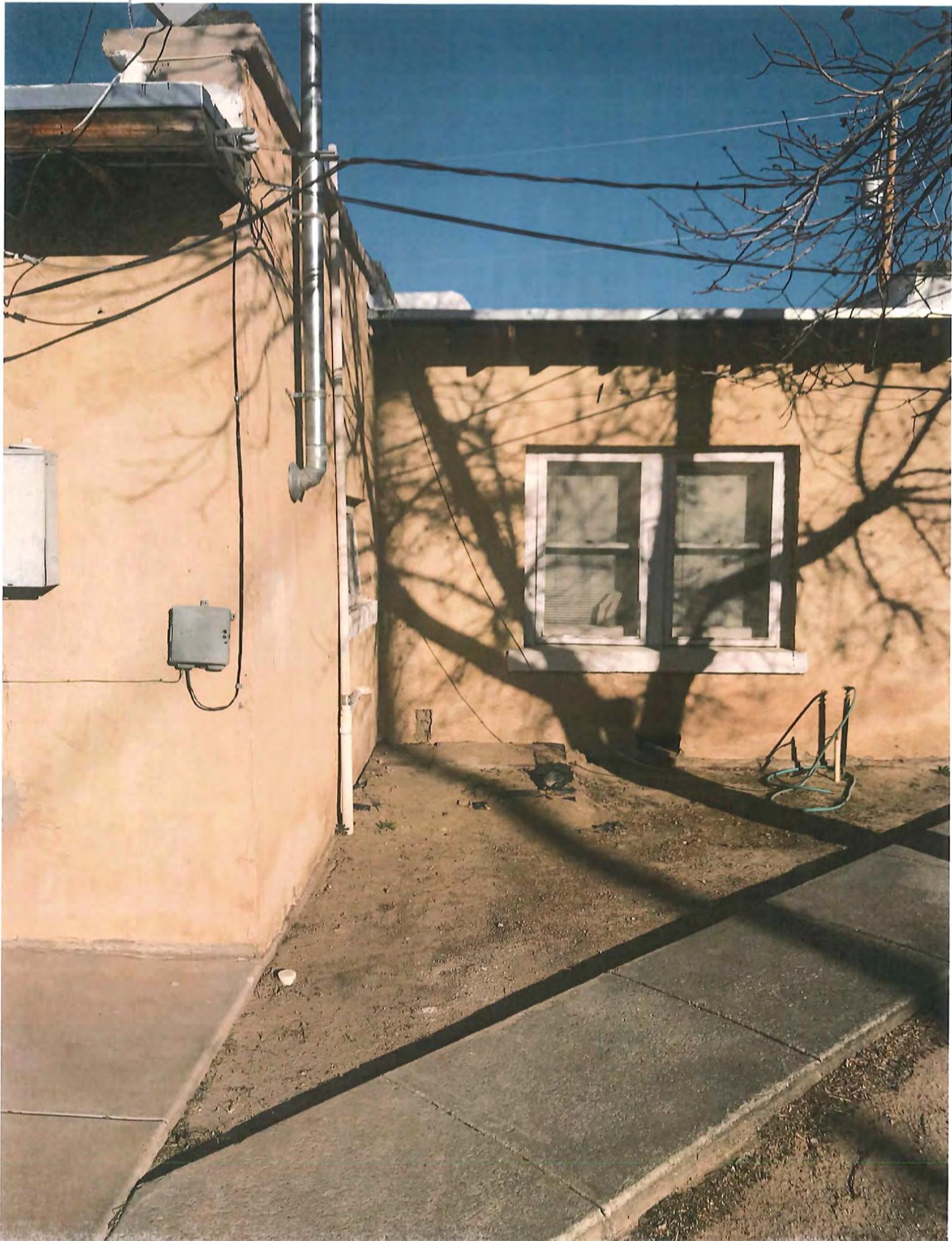
PHOTOS OF WINDOWS TO BE REPLACED







PROPOSED
NEW LOCATION
FOR WATER HEATER



Concealed Jamb Liner provides a clean uniform appearance

TILT FEATURE

Ease of maintenance is built right into our double-hung windows. Simply slide in the tabs and tilt the sash in. No more climbing ladders to wash the windows.



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

OFFICIAL USE ONLY:

Case # 060694

Fee \$ 48.00

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

CASE NO. 060694 ZONE: HR CODE: 1001 01 APPLICATION DATE: _____

DAVID SYLVIA FIERRO (575) 496-1693
 Name of Applicant/Owner Applicant's Telephone Number

P.O. Box 1725 MESILLA PARK NM 88047
 Applicant's/Owner's Mailing Address City State Zip Code

DAVIDFIERRO@COMCAST.NET
 Applicant's/Owner's E-mail Address

FIERRO ENTERPRISES 650 MONTANA AVE STEB LC NM 880
 Contractor's Name & Address (If none, indicate Self)

(575) 650-3025 85-0417819 360488
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 1985 COLON

Description of Proposed Work: REMOVE EXISTING WINDOWS AND REPLACE WITH SIMILAR NEW ONES. RESTUCCO EXTERIOR OF HOUSE AND EXTERIOR ENCLYSURE FOR WATER HEATER

\$25,000.00 David Fierro 2/22/2018
 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: CID PERMIT MAY BE REQUIRED, 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
BUILDING PERMIT 060699
[PZHAC REVIEW – 3/19/18]
STAFF ANALYSIS

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

Item:

Case 060699 – 2840 Calle Tercera, submitted by Jack and Lisa Kirby; a request for a building permit to allow construction of a single family 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 dwelling is 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 dwelling 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: \$217,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed structure, when finished, will be consistent with the following sections of the Code:

18.06.110 Review of applications within Historical and General Commercial zones – Considerations.

- A. All applications for work in the Historical zones and Commercial zone (not subject to administrative approval) shall be reviewed by the planning, zoning and historical appropriateness commission. The commission shall determine whether the request involved will be appropriate for the purposes of this title. If the request shall be determined to be inappropriate, the board shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historical district generally, such application may be approved without substantial detriment to the public welfare and without substantial derogation of the intent and purposes of this title.
- B. In reviewing an application, the planning, zoning and historical appropriateness commission shall consider in addition to this chapter:
 - 1. The historical and literary value and significance of the site, building, or structure;
 - 2. The general design, arrangement, texture, material and color of the features, sign or billboard involved;
 - 3. The relation of such factors to similar factors or sites, buildings and structures in the immediate surroundings;
 - 4. The appropriateness of the size and shape of the building or structure in relation to:
 - a. The land area upon which the building or structure is situated;
 - b. The landscaping and planting features proposed by the applicant; and
 - c. The neighboring sites, buildings or structures within the historical district.
 - 5. The commission shall also consider the applicable zoning and other laws of the town.
- C. In recommending approval of an application the commission may impose conditions which shall be binding upon the property. Prior to approving an application subject to conditions, the commission may notify the applicant of its proposed action to solicit his opinion. The concurring vote of three members of the board shall be necessary to make a determination in favor of the applicant on any application. [Ord. 2009-05 § 2]

Chapter 18.35 HR – Historical Residential Zone

In the HR zone, there is no size limit on either the primary or secondary dwelling as long as each dwelling unit has over 4000 square feet of property is **determined to be architecturally compatible and historically appropriate for the area**, and meets building code requirements.

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 this request.
- The proposed dwelling will be compatible with the surrounding area.
- The PZHAC has determined that the proposed dwelling meets all applicable Code requirements.

PZHAC OPTIONS:

1. Approve the project as being Historically Appropriate for the area.
2. Approve the request with conditions as being Historically Appropriate for the area.
3. Reject the request.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

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: [R1901110](#)

Parcel Number: 4006138203084

Owner: KIRBY JACK F & LISA F

Mail Address: 1018 OLLA DE ORO

Subdivision: KIRBY SUBDIVISION (BK
24 PG 53 - 1603695)

Property Address: 2840 CALLE
TERCERA

Acres: 0.219



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

OFFICIAL USE ONLY:

Case # 060699

Fee \$ 336.00

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

CASE NO. 060699 ZONE: HR CODE: NR APPLICATION DATE: 3/2/18

Jack and Lisa Kirby 575-642-0558
 Name of Applicant/Owner Applicant's Telephone Number

1018 Olla De Oro Las Cruces NM 88005
 Applicant's/Owner's Mailing Address City State Zip Code

kirbyjack8@gmail.com
 Applicant's/Owner's E-mail Address

ViCa One Inc PO Box 669, Mesilla Park, NM 88047
 Contractor's Name & Address (If none, indicate Self)

575-611-3748 85-0479450 85982 GB98
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2840 Calle Tercera

Description of Proposed Work: New Construction -single family residence as per plans submitted

\$ 217,000.00 Jack J. Kirby 2/22/18
 Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW ; BOT FINAL APPROVAL REQUIRED
CID BLDG PERMIT ; INSPECTIONS REQUIRED
JK 3/2/18

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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

PZHAC ACTION FORM
DEMOLITION PERMIT 060660
[PZHAC REVIEW – 3/19/2018]
STAFF ANALYSIS

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

Item:

Case 060660 - 2729 Calle de San Albino, submitted by Natalia Bustamante; a request for a demolition permit to demolish a dwelling on this property. 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 demolition is warranted and will be 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 allow the proposal to proceed based on the Findings stated below.

If, on the other hand, it is determined that the proposed demolition of the existing dwelling is not warranted or 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.

PZHAC OPTIONS:

- 1. Recommend approval of the requested demolition permit.**
- 2. Recommend approval of the requested demolition permit with conditions or specific requirements.**
- 3. Deny the proposal.**

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400390](#)

Parcel Number: 4006137322516

Owner: BUSTAMANTE IGNACIO &
NATALIA TRTEES BUSTAMANTE
FAMILY TRUST

Mail Address: 2300 W UNION

Subdivision:

Property Address: 2729 CALLE DE
SAN ALBINO

Acres: 0



TOWN OF MESILLA
DEMOLITION PERMIT APPLICATION



OFFICIAL USE ONLY:

Case # 060660

Fee \$ 100.00

CASE NO. 060660 ZONE: 477 APPLICATION DATE: 12/14/17

Name of Applicant & Business Name Natalia Bustamantes Loan Applicant's Telephone/Cell Number (575) 680 8864

Mailing Address P.O. Box 457 Mesilla NM 88046 City Mesilla State NM Zip Code 88046

Contractor's Name & Address (If none, indicate Self) Natalia 2729 Calle de San Albano

Contractor's Telephone Number (575) 680 8864 Contractor's Tax ID Number 9192.1 Contractor's License Number 9192.1

ADDRESS OF PROPOSED WORK: 2729 Calle de San Albano

DESCRIPTION OF PROPOSED WORK: Demolition the hole house
As to the home is falling on top of us

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

Estimated Cost \$ 5,000.00

Signature of Applicant Natalia Bustamantes

Date Dec 7, 2017

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: PZHAC REVIEW & BOT APPROVAL REQUIRED

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: _____ ISSUE DATE: _____

PZHAC ACTION FORM
BUILDING PERMIT REQUEST CASE 060702
[PZHAC REVIEW – 3/19/2018]
STAFF ANALYSIS

Item:

Case 060702 - 2943 Estrada Road, submitted by Brenda Brown; a request for a building permit to construct a three foot high concrete block landscape wall along the southwest edge of her property. Zoned Rural Farm (RF)

Staff Analysis:

The applicant would like to construct the requested wall along the property line at the southwest corner of the property, from an existing fence to the property line at Estrada Road. The wall will be constructed of concrete blocks set in a decorative pattern (see attached picture). The wall will not interfere with the clear-sight-triangle for the driveway due to the fact that it will only have a height of three feet. According to the applicant, part of the reason for the wall is to limit some of the traffic that crosses her property to use the adjacent driveway to a neighboring property to the rear.

Estimated Cost: @ \$500.00

Consistency with the Code:

The property is zoned Rural Farm (RF). The proposed wall will meet all requirements of the Zoning and Building codes for the property. The wall, when finished, will also be consistent with Chapter 18.20 (RF Rural Farm Zone) of the Code, especially:

18.20.020 RF Rural Farm Zone, Permitted Uses:

J. Accessory structures and uses such as barns, corrals, sheds, pens and similar structures customarily incidental to any of the above uses, when located on the same lot

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 recommend approval of this request to the BOT.
- The proposed work consists of the construction a three foot high landscape wall on a section of property line at the southwest corner of the property.
- The proposed construction is compatible with the RF zoning of the property.
- The PZHAC has determined that the proposed addition meets all applicable Code requirements.

PZHAC OPTIONS:

1. Approve the application.
2. Approve the application with conditions.
3. Reject the application.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

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: [R0400434](#)

Parcel Number: 4006138089241

Owner: SMITH BRENDA L

Mail Address: PO BOX 1146

Subdivision:

Property Address: 2943 ESTRADA

Acres: 0.18000459



ALLEY

CHAIN LINK

CHAIN LINK

HOUSE

ESTRADA ROAD

CHAIN LINK

EXISTING LANDSCAPE

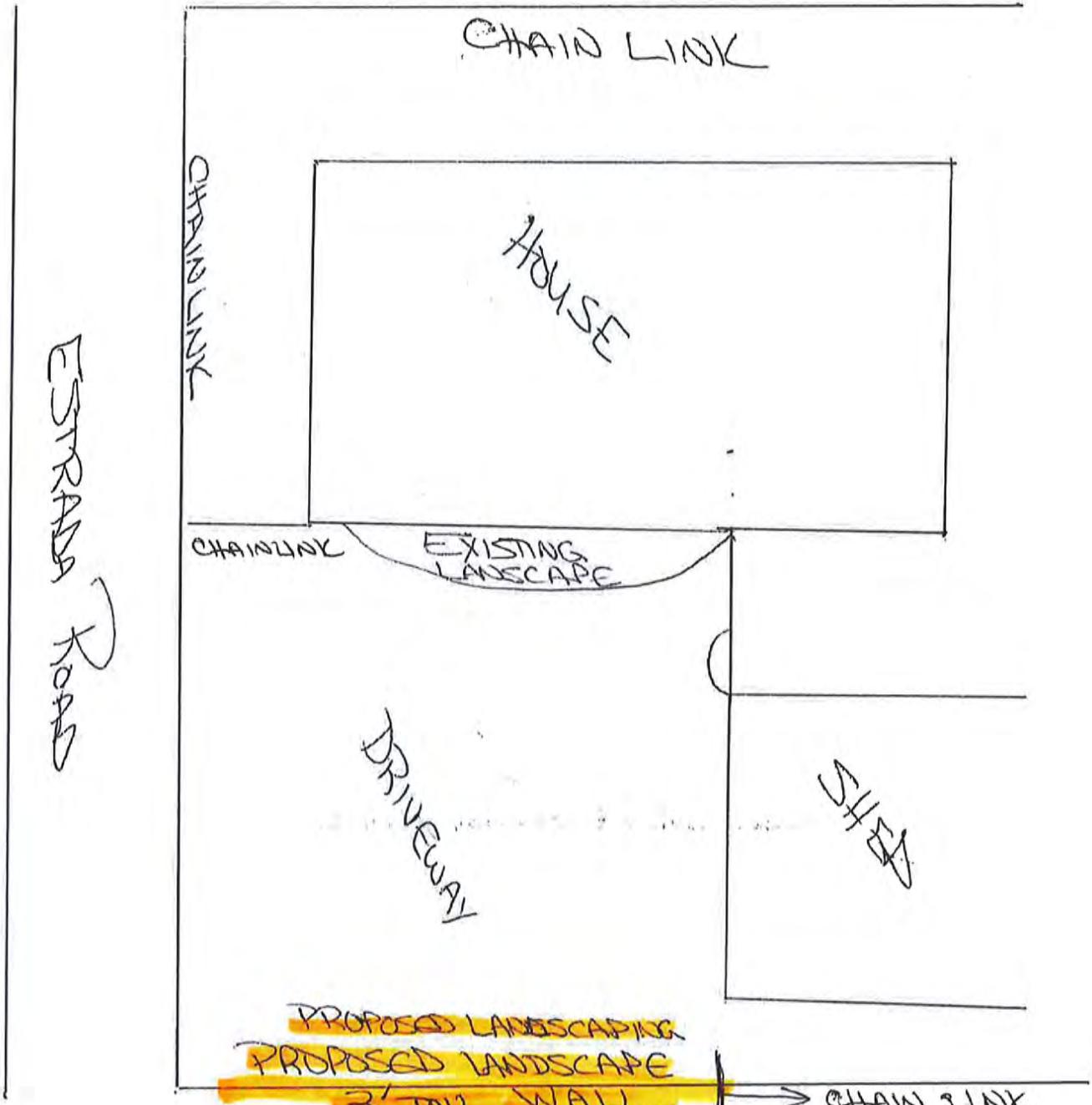
DRIVEWAY

SHED

PROPOSED LANDSCAPING
PROPOSED LANDSCAPE
3' TALL WALL

CHAIN LINK

ALLEY



PHOTOS OF THE PROPOSED LOCATION OF THE WALL



PROPOSED
WALL
DESIGN



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

OFFICIAL USE ONLY:

Case # 060702

Fee \$ 45.00

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

CASE NO. 060702 ZONE: RF CODE: M1 APPLICATION DATE: 3/13/18

BRENDA BROWN (575) 571-9640
 Name of Applicant/Owner Applicant's Telephone Number

PO BOX 11460 MESILLA NM 88046
 Applicant's/Owner's Mailing Address City State Zip Code

brendabrown@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: 2943 ESTRADA RD. MESILLA NM

Description of Proposed Work: LANDSCAPE WAY TO ENCLOSE DRIVEWAY

\$ 500.00 Brenda Brown 3/13/18
 Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & 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 NEW BUSINESS

MARCH 19, 2018

PZHAC DECISIONS

WORK SESSION ITEM

PZHAC ACTION FORM
[PZHAC REVIEW – 3/19/18]
STAFF ANALYSIS

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

Item:

Submitted by Rocky Burke, a request to discuss a proposal to build up to four additional one and two bedroom dwelling units on a 0.59527 acre (25,930 square feet) parcel containing a single one bedroom dwelling at 1988 Calle del Norte. Zoned: Historic Residential (HR)

Staff Analysis and Recommendation:

The proposed construction was discussed in the PZHAC Work Session held prior to this meeting. If it is determined that the proposed construction of the proposed dwellings is historically or architecturally appropriate or acceptable for the area as presented, or an alternate solution is arrived at; then the request can proceed on the basis that all requirements of the Code will be satisfied. The PZHAC should then acknowledge that the construction will be appropriate for the area based on the Findings of Fact stated below.

If, on the other hand, it is determined that the proposed dwellings would not be appropriate or acceptable to the area, and no other solution can be reached, then the PZHAC should either postpone the request 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 some or all of the Findings of Fact as listed.

Consistency with the Code:

The proposal does meet the property requirement of 4000 square feet of property per dwelling unit. Section 18.35.070(B) (Development Standards) of the Code for the Historic Residential (HR) zoning district requires 4000 square feet of land for each dwelling unit in a multifamily dwelling:

18.35.070 Development standards.

B. Population Density. When lots or parcels in the H-R zone are to be developed to multifamily dwellings, each lot or parcel shall have sufficient area to provide 4,000 square feet of area for each family unit to be erected

The PZHAC will need to determine if the proposal complies with all other requirements of Section 18.33.60 for Development Zones.

Findings of Fact:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of construction of a set of five attached townhomes on a vacant property in the Historic Residential (HR) zone.
- The proposed construction has been determined by the PZHAC to be appropriate for the area
- The PZHAC has determined that the proposed parking area meets all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend that the applicant proceed with the building permit process.
2. Recommend that the applicant return to the PZHAC with a modified proposal.
3. Reject the proposal.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

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: [R0400262](#)

Parcel Number: 4006137336326

Owner: CONQUISTADORES

DEVELOPMENT LLC

Mail Address: 2527 MAYFIELD LN

Subdivision: CONQUISTADORES DEL

NORTE TRACTS (BK 23 PG 165 -
1106144)

Property Address:

Acres: 0



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number

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: [R0400259](#)

Parcel Number: 4006137341315

Owner: CONQUISTADORES

DEVELOPMENT LLC

Mail Address: 2527 MAYFIELD LN

Subdivision: CONQUISTADORES DEL
NORTE TRACTS (BK 23 PG 165 -
1106144)

Property Address:

Acres: 0.33073921



PZHAC NEW BUSINESS

MARCH 19, 2018

PZHAC DECISIONS

SIGN PERMITS

PZHAC ACTION FORM

SIGN REQUEST

[PZHAC REVIEW]

“Caliente de Mesilla”

STAFF ANALYSIS

Item:

Case 060700 - 2410 Calle de Parian, Suite C, submitted by Samuel Garcia for Four of a Kind Ventures, LLC DBA “Adobe Modern”; a request for a sign for a shop to be located at this address. Zoned: Historical Commercial (HC).

Description of Work to be Done:

The applicant would like to install a 3 feet by 5 feet wall black-and-white wall sign (see attached diagram) above the awning at the front of the store, and a small (about 2 square feet) two sided hanging sign on the Calle de Parian side of the structure (see attached photo). The hanging sign will be a smaller, elongated version of the wall sign. This sign will also be black-and-white.

Consistency with the Code:

The PZHAC will be consistent with the following Sections of the Sign Code (Chapter 18.65) that specifically apply to this project.

18.65.140 Wall signs.

A. Wall Sign Area.

1. Within the Historical Commercial (H-C) zone, the wall sign area, on any given house or building, shall in no case exceed 10 percent of any wall area including apertures or 15 square feet, whichever is less. Dimensions of painted signs or graphics with no frame shall be determined by measuring the extent of the painted sign or graphic horizontally and vertically and calculating the area

(The proposed wall sign is 15 square feet in area. The sign will not project above the side of the building.)

18.65.150 Projecting signs (hanging sign)

- A. No projecting sign may rise above the level of the first story of the building to which it is attached. All projecting signs must be at least seven feet above sidewalk or ground level, and must be located within the central one-third of the facade length so as not to obstruct neighboring signs.

(The proposed wall sign will be at least 7 feet above the sidewalk.)

- B. Projecting signs shall be limited in area as follows:

1. A maximum of four feet projecting from the wall of the building;
2. A maximum of eight square feet of total sign space including frame. Both sides of a projecting sign may be used for advertisement.

(The proposed hanging sign will project only 3.5 feet from the wall and will be only about 2 square feet per side.)

- C. The supporting structure of any projecting sign must be of adequate strength so as to have no need for guy-wires or wire reinforcement. [Ord. 94-08; prior code § 11-3-15]

(The wrought iron bracket used to hang the sign will not have any guy wires or other supports.)

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 15 square foot wall sign on the building and a two sided 2 square foot per side hanging sign at the side of the building at this address.
- The subject property is zoned Historical Commercial (HC)
- The proposed sign will not have negative impacts on the surrounding businesses in the area.
- The proposed signs will be consistent with the Code.

PZHAC ACTION:

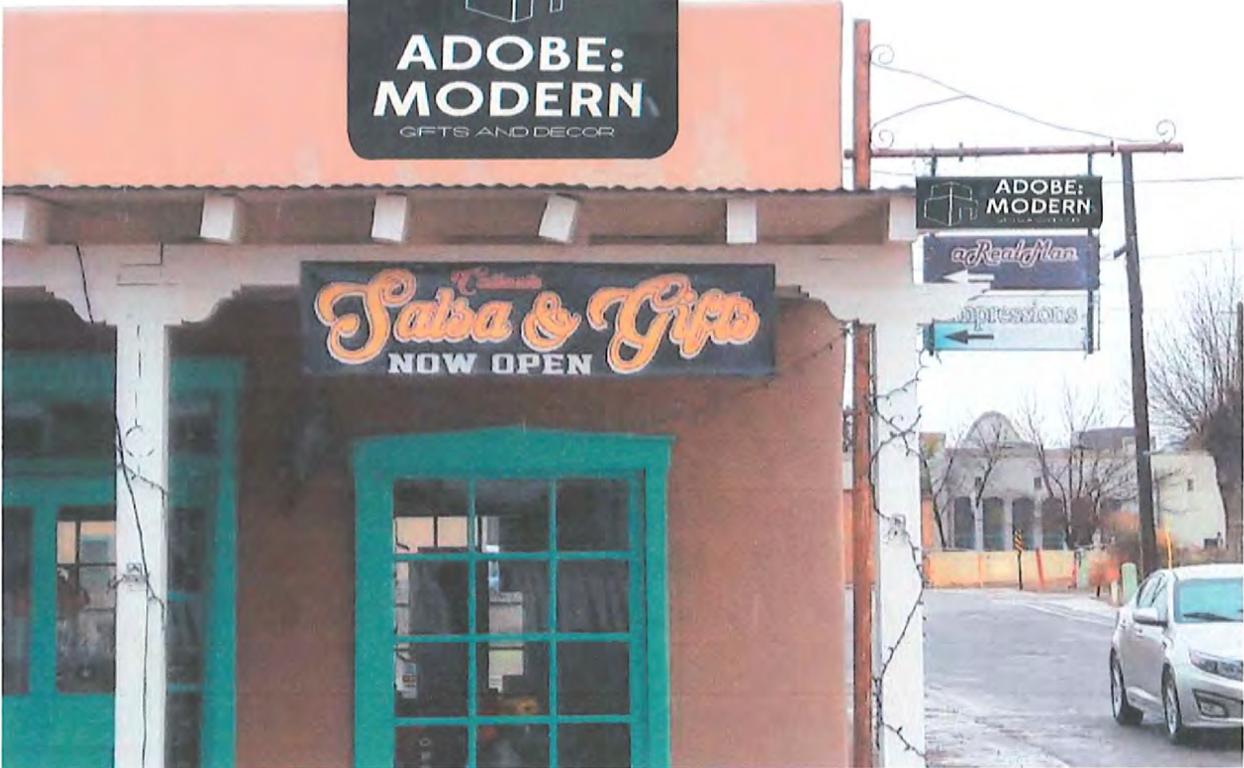

**ADOBE:
MODERN**
GIFTS AND DECOR

Handmade
Saba & Gifts
NOW OPEN


**ADOBE:
MODERN**
GIFTS AND DECOR

a Realplan

Expressions
←



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

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: [R0400315](#)

Parcel Number: 4006137229477

Owner: ARMIJO FELIX M &
GUADALUPE R

Mail Address: 2004 W UNION

Subdivision:

Property Address: 2410 CALLE DE
PARIAN

Acres: 0.56999541



QUOTATION SHEET

Since 1953



OUTDOOR ADVERTISING, INC.
ELECTRIC & COMMERCIAL SIGNS
LED & NEON CHANNEL LETTERS • WOOD
ELECTRICAL SIGNS • COMMERCIAL AWNINGS
2525 MAYFIELD LANE, LAS CRUCES, NM 88001
PHONE (575) 650-3900
LICENSE # 25623

Date 2/22/13

Customer Adobe Modern Phone 318 6711

Address 2410 Calle de Principal City L.P.

Our quotation to perform the following work: C/O PHIL SAM

FABRICATE 3' x 5' Sign as per SKETCH
w/ HIGH GRADE EXTERIOR PLYWOOD 1"
THICK MDO (Medium Density Overlay)

FABRICATE 10" x 2'8" Double Sided
Sign as per SKETCH
w/ MEGABOND MATERIAL

FABRICATION 460.⁰⁰

INSTALLATION of the 2 Signs 220.⁰⁰

50% DOWN PAYMENT REQUIRED. BALANCE DUE UPON COMPLETION OF JOB. 10% PER MONTH
LATE CHARGE WILL BE ASSESSED IF NOT PAID WITHIN 10 DAYS. THIS QUOTE DOES NOT
INCLUDE ANY ELECTRICAL WIRING BEYOND THREE FEET OF THE ABOVE SIGN DESCRIBED.
SIGN WILL REMAIN THE PROPERTY OF BURKE OUTDOOR ADVERTISING UNTIL PAID IN FULL.

Total \$ 680.⁰⁰
Tax % \$ 56.52
Grand Total \$ 736.52

This quote good for 15 days from above date.
Thank you for this opportunity to quote. May we be of service?

By [Signature]
BURKE OUTDOOR ADV. INC.

This quotation accepted by customer _____ Date _____



OFFICIAL USE ONLY:

Case # 060700

Fee \$ 38.00

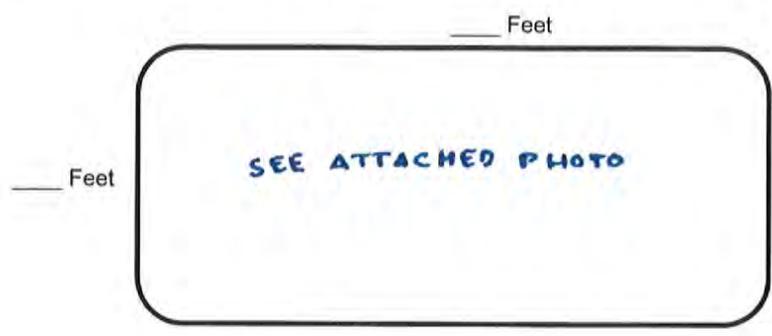
CASE NO. 060700 ZONE: HC APPLICATION DATE: 3/8/12

Business Name FOUR OF A KIND VENTURES LLC Business Telephone Number _____
DBA ADOBE: MODERN
Business Address 2410 CAMEL DE PRINCIPAL City MESILLA, NM State _____ Zip Code 88046

Applicant Name SAMUEL GARCIA Applicant Telephone/Cell Number 305-528-2032
Mailing Address 4759 FALCON DRIVE City LAS CRUCES, NM State _____ Zip Code 88011

Description of sign: _____

Please include dimensions, lettering, shape, material, texture, colors, and/or finish to be used on the diagram below.



Colors: _____

FOR OFFICAL USE ONLY

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

CONDITIONS: _____

PERMIT ISSUED BY: _____ ISSUE DATE: _____

PZHAC NEW BUSINESS

MARCH 19, 2018

PZHAC DECISIONS

BUSINESS REGISTRATIONS

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST 0719
[PZHAC REVIEW – 3/19/18]

STAFF ANALYSIS

Item:

Permit 0719 – 603 Conway Avenue, submitted by John J. Ellington; a request for a business license to allow the applicant to operate an internet consulting business (“Flash Analysis”) as a home occupation at this address. Zoned: Residential, one acre minimum (R1).

Description of Business:

The purpose of the application is to allow the applicant to use part of the dwelling at this address as an office for an internet consulting business. Research will be done over the internet, and the final product will be information and data available to clients over the internet or by e-mail. There will be no customers or vendors coming to the property. The applicant will continue to use the dwelling as his primary occupancy. The property is at the southwest corner of Conway Avenue and Bowman Road.

Consistency with the Code:

The proposed home occupation meets the requirements of Section 18.52.030 General Conditions of the Code (see attached Home Occupation check list).

A home occupation is also allowed by the RA zoning of the property.

18.20.020 Permitted uses.

A lot in the RF zone shall be used for the following purposes only:

F. Home occupations.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the residential character of the property.
- This is a use that is allowed by the MTC in the R1 zoning district.
- The proposed use will not create any negative impacts to the area.

PZHAC OPTIONS:

Approve the application.

Approve the application with conditions.

Reject the application.

PZHAC ACTION:

PHOTO OF DWELLING FROM CONWAY AVENUE



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

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: [R0400869](#)

Parcel Number: 4007137392432

Owner: ELLINGTON JOHN J & SUSAN
W ELLINGTON REV TRUST UTA DTD
07/11/2006

Mail Address: 603 CONWAY AVENUE
Subdivision:

Property Address: 603 CONWAY AVE
Acres: 2.06





Date: 3/6/10

2231 Avenida de Mesilla
P.O. Box 10

No.: 0719

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: Flash Analysis

Name of Applicant: John J. Ellington

Business Location: 603 Conway

Mailing Address (Street # or P.O. Box): 603 Conway Ave

E-Mail Address: jellington@nmsu.edu

City: Las Cruces State: NM Zip Code: 88005

Phone # of Business: 575-644-3181

Location of Business: Street 603 Conway Ave

City: Las Cruces State: NM Zip Code: 88005

Property Owner Name: John J. Ellington

Location: 603 Conway Ave

Phone # of Property Owner: 575-644-3181

Property Owner's Address: Street 603 Conway Ave

City: Las Cruces State: NM Zip Code: 88005

Additional Information

Square Footage of Business: _____ Home business

Number of Employees: _____ 0

Number of Parking Spaces: _____ 5

Zoning Code: _____ R-1

Parking Assessment: _____ N/A

Please fill in other side>>>>

Type of Business -please describe product(s) and/or service(s): Soil analysis, survey

Business Applicant Is: Sole Proprietorship Partnership _____ Corporation _____

Current New Mexico Revenue Division ID #: L1760036656
(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 #: 575-644-3181

Name	Address	Telephone #
1. <u>John Ellington</u>	<u>603 Conway Ave</u>	<u>575-644-3181</u>
2. _____	_____	_____
3. _____	_____	_____

Do you have an alarm system? Yes _____ No

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.

John J. Ellington
Signature of Applicant/Title

3/6/18
Date

Signature of Building Owner

Date

Office Use

Receipt Number: _____
Case Number: 0719
PZHAC Approval Date: 3/19/18
Sign Permit Case #: N/A

Date of Payment: _____
Zone: R-1
Bus. Type: HO
Renewal Date: 3/18/19

Fire Department Inspection Verification

Fire Department Representative Signature: N/A
Fire Inspection Date: N/A
Approved: _____ Yes _____ No N/A