



**PZHAC WORK SESSION
AGENDA
APRIL 15, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, APRIL 15, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

- Item 1:** Submitted by Felix Armijo; a request to discuss plans to install an old door on the east side of the store occupied by “The Real Man” at 2290 Calle de Parian. **(Case 060872)** Zoned: Historical Residential (HR)
- Item 2:** Submitted by Robert Carson; a request to discuss plans to construct a new dwelling on a vacant property located at 3000 Mesilla Verde Terrace. **(Case 060877)** Zoned: Rural Agricultural (RA)
- Item 3:** Submitted by William and Mary Davidson; a request to discuss plans to install a trellis above an existing rock wall at the rear of a residential property at 2880 Teresita Street. **(Case 060879)** Zoned: Historical Residential (HR)
- Item 4:** Submitted by Eugenio G. Diaz; a request to discuss plans to build a work shed behind a dwelling at 2483 Calle de San Albino. **(Case 060880)** Zoned: Historical Residential (HR)

**PZHAC REGULAR MEETING
AGENDA
APRIL 15, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, APRIL 15, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

A. *PZHAC MINUTES – PZHAC Work Session, Regular Meeting and Public Hearing of April 4, 2019.

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

- 1. Case 060871** – 2290 Calle de Parian, submitted by Felix Armijo; a request for a zoning permit to allow the repair of window frames on a commercial building at this address. Zoned: Historical Residential (HR)
- 2. Case 060873** – 2168 Calle de Los Huertos, submitted by Geronimo Garcia; a request for a zoning permit to allow the replacement of several roofing shingles on a dwelling at this address. Zoned: Historical Residential (HR)
- 3. Case 060874** – 210 Capri Road, submitted by Vicki Kroeger; a request for a zoning permit to allow the installation of a concrete walkway to the back yard of a dwelling at this address. Zoned: Residential, one acre new lot size (R-1)
- 4. Case 060876** – 2631 Calle Tercera, submitted by Francisco Torres; a request for a zoning permit to allow the installation of a concrete pad (flatwork) for use as a patio for a dwelling at this address. Zoned: Historical Residential (HR)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

1. **Case 060872** – 2290 Calle de Parian, submitted by Felix Armijo; a request for a zoning permit to allow the installation of ~~an~~ old door on the east side of the store occupied by “The Real Man” . Zoned: Historical Residential (HR) **This case was discussed during the Work Session – Item 1)**
2. **Case 060875** – 2684 Calle de Principal, submitted by Elizabeth Ann Rohovec; a request for a zoning permit to repaint a dwelling at this address. Zoned: Historical Residential (HR)
3. **Case 060877** – 3000 Mesilla Terrace, submitted by Robert Carson; a request for a zoning permit to allow the construction of a new dwelling on a vacant property located at this address. Zoned: Rural Agricultural (RA) **This case was discussed during the Work Session – Item 2)**
4. **Case 060878** – 2838 Calle de Principal, submitted by Anita M. Morales; a request for a zoning permit to restucco a dwelling this address. Zoned: Historical Residential (HR)
5. **Case 060879** – 2880 Teresita Street, submitted by William and Mary Davidson; a request for a zoning permit to install a trellis above an existing rock wall at the rear of a residential property at this address. Zoned: Historical Residential (HR) **(This case was discussed during the Work Session – Item 3)**
6. **Case 060880** – 2483 Calle de San Albino, submitted by Eugenio G. Diaz; a request for a zoning permit to build a work shed behind a dwelling at this address. Zoned: Historical Residential (HR) **(This case was discussed during the Work Session – Item 4)**

VI. PUBLIC COMMENTS

VII. PZHAC/STAFF COMMENTS

VIII. ADJOURNMENT

NOTICE

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

Posted on 4/11/19 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

APRIL 15, 2019

WORK SESSION

PZHAC WORK SESSION
APRIL 15, 2019
ITEM 1

Submitted by Felix Armijo; a request to discuss plans to install an old door on the east side of the store occupied by “The Real Man” at 2290 Calle de Parian. (**Case 060872**) Zoned: Historical Residential (HR)

DESCRIPTION OF REQUEST:

The purpose of this request is to allow the applicant to install an old door in the wall of the commercial shop at this address in order to use its windows. The door will be installed in a part of the structure’s adobe wall that once had a door in it, but the door was removed (see attached photo). The portion of the original doorway that was patched will be removed to allow for the door. However, instead of installing the door as a door, it will be sealed in place and used for its windows. The exterior trim around the door will be attached to the exterior of the wall. The door is similar to other doors in the structure and may even have been the door that was originally removed from this location.

The building does appear in the Historical Register (see attached) and was considered to be architecturally similar as well as contributing to its surroundings, even though substantial additions and alterations to the structure have taken place through the years, according to the Register. It also has National significance. According to the register, the walls in the structure appear to have been changed many times. Some of the remaining walls may date back to the 1880’s or even the 1850’s.

Once the door is completely installed, it will appear to be an operating part of the structure from the outside and will be finished to fit in with and enhance the historic character of the structure while providing light to the store at this location. It does not appear that the door will have a negative impact on the architecture of the structure, and may actually add to the historic character of the structure by returning a door to this location.

CONSISTENCY WITH THE CODE:

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

Chapter 18.35 HR – Historical Residential Zone

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

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

PHOTO OF PROPERTY FROM CALLE DE PARIAN SHOWING THE DOOR LOCATION



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



**PHOTO OF THE EXISTING DOORWAY INSIDE THE STRUCTURE
(TAKEN 4/10/19)**



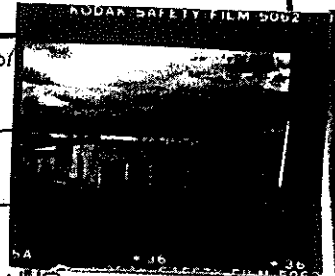
**PHOTO OF THE DOOR SET INTO THE OPENING IN THE EXTERIOR WALL OF THE
STRUCTURE**

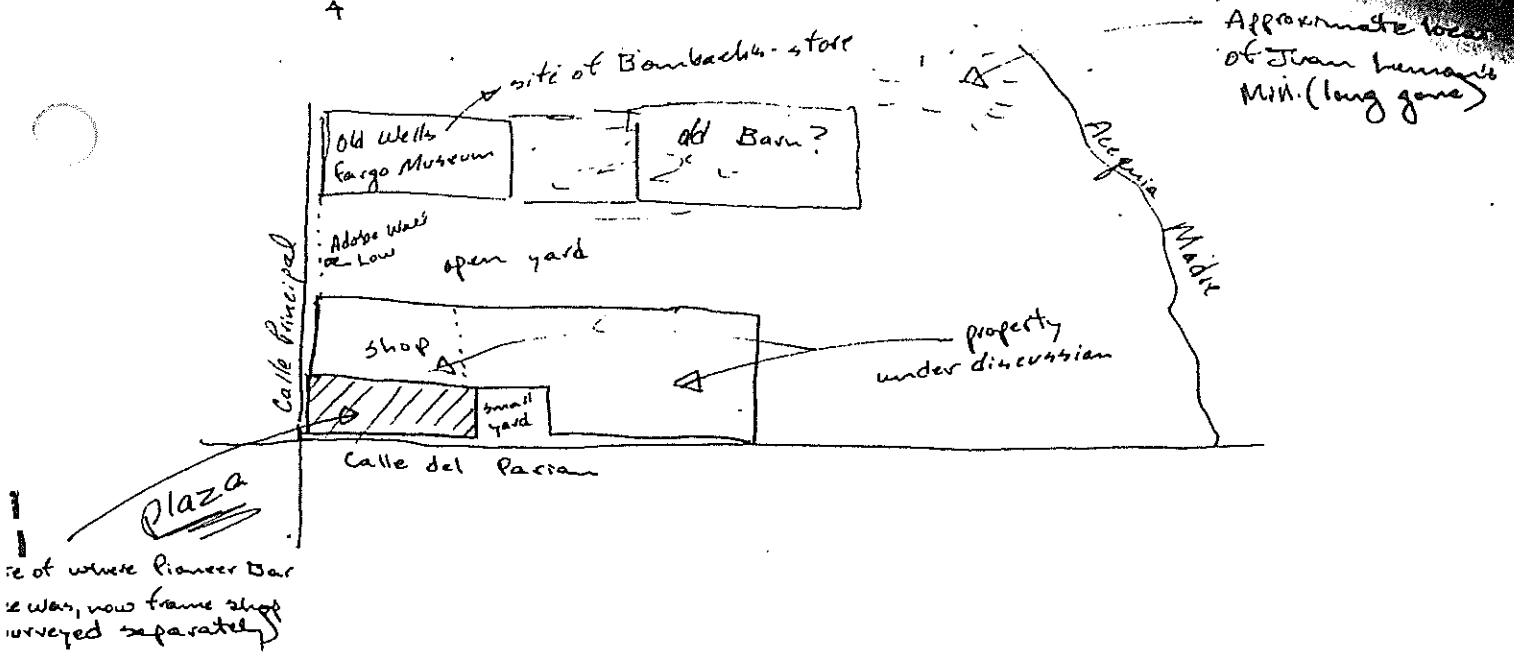


PHOTOS SHOWING SIMILARITIES TO OTHER DOORS IN THE STRUCTURE



ALERT SHEET? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6-6 79							
SURVEY DATE 3. BY		CHECK 4. DATE 5. BY		COMPUTER 6. DATE 7. BY		FILE 8. DATE 9. BY		REVISION 10. DATE 11. BY	
COUNTY		13. FIELD MAP		14. NUMBER		15. UTM REFERENCE NUMBER			
Donna Ana						13 331000 3572000			
SPECIFIC LOCATION		2410 principal				20. I.D. # 183202 121			
just behind the SW corner of Calle Principal & Calle del Pasian. (Behind the old Frontier Club)						22. ROLL # 41 6 NEG # 39 36			
Rosa Delphin's Place						24. LOCATION OF NEG.			
0. LEGAL DESCRIPTION:		TOWNSHIP		NS RANGE		EW SECTION 1/4 1/4 1/4			
5. ARCHITECTURAL STYLE				26. NUMBER OF STORIES		David & Lydia Taylor Box 506			
adobe vernacular				1		Mesilla N.M. 87046			
17. FOUNDATION MATERIAL(S)									
28. EXTERIOR WALL SURFACE(S)									
white stucco, put on wall facing Calle Principal						4-000-137-229-447			
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS)									
2 1/2 d.h.w, wood sashes, no surrounds, recessed, concrete lug sills. concrete									
Also 1 tandem set occurs									
DOOR, ENTRANCE (TYPE, SURROUNDS)									
horiz wood paneled doors, recessed - three visible									
31. ROOF(S) (NUMBER, SHAPE, MATERIAL, DETAILS)									
Flat with cement coping on Calle Principal side									
Flat with plain asphalt on all other walls									
32. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR, MATERIALS)						1 exterior (?) gray plaster			
33. EXTERIOR DETAILS						wood encased tin canals on the east facade. Tin canals on line west side			
34. COMMENTS									
DATE OF CONSTRUCTION		some of the walls				45. IMMEDIATE SURROUNDINGS			
35. ESTIMATED 18 50's		36. ACTUAL				commercial tourism			
37. SOURCE OF DATE						46. RELATION TO SURROUNDINGS			
38. ARCHITECT/ENGINEER/BUILDER						<input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR			
39. SOURCE OF INFORMATION						47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS			
40. NAME		Rosa Delphin		cardaker		<input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS			
USE						48. OVERALL SIGNIFICANCE			
41. PRESENT commercial, residential						<input type="checkbox"/> NATIONAL <input checked="" type="checkbox"/> STATE <input type="checkbox"/> LOCAL <input type="checkbox"/> NONE			
42. HISTORIC						49. ASSOCIATED BUILDINGS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
CONDITION						50. WHAT TYPE? adjacent building right on the SW corner dating from 1940's.			
<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						52. SEE BACK? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
<input type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR									





Property floor plans have no doubt been greatly modified through the years: old walls torn down, new ones built up. It is thought that many of the walls in this structure date from the time when Demetrio Chavez had his store here (1880's?). And that some walls could date from the 1850's. This needs more research.

Small fence fronting small yard on the south side of building is of decorative iron work - nice.

Demetrio Chavez had a store here.

Father Zueiga left property to Rosa Delphin ~~and~~ the hospital, with the provision that income from it would support Rosa until she died.

← part of prop formerly owned by Bautista Montoya

Mr S.H. Newman has opened a school in house of Don Cristobal Acearate near the plaza - Will teach in both English and Spanish - Mesilla Independent 8, 1877 -

This school was in blank space next to Rosa Delphin (Mary Taylor)

MESILLA¹ - from abstracts loaned by Rosa del Fin -- concerning property now occupied by Frontier Club, Pot' Gifts, empty patio, and Wells Fargo museum.

This concerns all the property as a whole:

ABSTRACT OF TITLE NO. 8008

To the following described tracts of land situated in the Town of Mesilla, County of Dona Ana and State of N.M., to wit:

First. Commencing at the southwest corner of the Main Plaza of said town, and running south along the main street of said town of Mesilla, 20 varas and bounded on the south by property formerly owned by Cristobal Ascarate; thence running east and west on the south 65 varas and bounded on the west by the acequia madre; thence east and west on the north by cross street 65 varas; thence to place of beginning 20 varas, bounded on the east by main street of Mesilla.

Second. Beginning at a point on the west side of Main Street of said Town, 81 links S. 37 deg. 40' E. from the south side of Barian Street at its intersection with said west side of Main Street; thence S. 52 deg. 00' W. 2.80 chains to the west bank of the Mesilla Acequia; thence S. 55 deg. 09' E. 1.20 chains along said acequia to the southwest corner; thence N. 50 deg. 15' E. 2.44 chains to the southeast corner; located on the west side Main Street; thence N. 37 deg. 40' W. 1.09 chains to place of beginning.

Being the same property granted to one Cristobal Ascarate by instrument recorded in Deed Book No. 6, page 208, of the Records of Dona Ana County, N.M.

More in reference to "second" above: describes Frontier Club and Pot' Gifts property: The Mexican Commissioner, Guadalupe Miranda parceled out these lands to the different colonies. The following grant is to The Colony of La Mesilla. By deed dated August 4th, 1853. Filed and Recorded in Deed Book No 3, p. 496. Not ask'd. (???) The translation of this instrument of distribution of lands will follow on a separate page and will be designated as Tr. of MCGM to The Cof LM. In 1909 The United States of America, by Act of Congress 1891, settled private land claims in this manner: gave the Corporation of Mesilla two land tracts: 1) to the settlers who were here in 1853 and their heirs -- Commencing at a point on the west margin of the Rio Grande del Norte as the same was situated in 1853, on a small hill on the line which divides the colonies of Santo Tomas and of Mesilla, being the point fixed by the US Gov't, survey as the se corner of said grant; thence for the southern boundary running w five thousand vara s to a hill in front of the ruins of a corral called the Guerras corral,thence for the w boundary running a n direction, w of n, along the slope or drainage of the hills in a direct line towards the Picacho Hill on the river side where it touches the hills, and thence continuing along the margin of said river to the Penasco Prieto Hill, which is to the n of a small bend called the Apache Ford a little above Pichacho, (San Diego crossing?????) making 19,500 varas; thence for the e boundary continuing toward the s, and e of s, to the place of beginning,

MESILLA -- property of Rosa del Fin, page 2.

following along the west margin of said river, as the same
..... in 1853, except where the said grant lies opposite to the
Dona Ana Bend Colony Grant, heretofore confirmed as Cause No. 24,
and as such portions of the e boundary the line shall follow
the w boundary of said DABCG as finally located under the conf.
... The n boundary of this tract shall be an east and west line
running from th nw corner at the Penasco Prieto hill to the NE
corner on the w boundary of the DABCG.

2) To others; Commencing at a point on the w boundary of
Tract No. 1, as above described, and 5000 varas from the nw corner
thereof, said 5000 varas being measured by the following the
meandered w boundary of Tract No. 1, from the NW corner of said
TNO. 1, from said point on said w boundary 5000 varas from said
nw corner... running due west 5000 varas; woutherly and parallel
to said w boundary of T No. 1 5000 varas, thence due e 5000 varas
to the intersection of said first mentioned boundary; thence
northerly along said first mentioned boundary, 5000 varas to
the place of beginning, making a tract on square league, more
or less.

It is here interesting to note that I thank God I just have to
type this aforementioned apurtenanced easts and wests and said
boundaries only ONCE.

It is also interesting to note that the plat and survey of the
said grant approved by the Court of private Land Claims, April
4, 1902, ... are on file in the office of the Surveyor General
for the Territory of N.M., and in the General Land Office, (and)
has been surveyed as in TWSHP 21, 23, and 24 S of Ranges 1 and
2 east and TWSHP 23 S of Range 1W,....

Guadalupe Miranda, Comm. of the Rep. of Mes. for the Col. of Mes.
to

Cristobal Ascarate

On the east 26 varas bounded by a street; on the north is is
60 varas bounded by D. Ygnacio Orrantia; on the west is is 26
varas, bounded by the acequia Madre; on the south is is 60
varas, bounded by Claudio Benevides....in conformity with
Art. 8 of the Regulations of May 22, 1851. "It is further recited
that said grantee shall not convey or incumber said land in
any way for a period of 4 yrs. and that said land shall never
be given or conveyed to a church, monastery or to any ecclesiasti-
cal person. Guadalupe Miranda/"

Cris. Ascarate died in 1897 and in 1915 Albert J. Fountain
was appointed administrator for Eugenia Griggs and Mrs. J.L. ^{re!}
Woodworth, daughters. *Plus Knipp mother was a daughter of Woodworth a*
Sister to Civil War Section (Union)
Mother in law

The following is relative to the property now occupied by the
Wells Fargo Museum. Frontier Club. Por'o' Gt's.
Mex. Comm. Guadalupe Miranda to the Colony of La Mesilla 1853.
US of America to Corporation of Mesilla, 1909.
Bautista Montoya to Numa Grandjean, March 13, 1858.

MESILLA ** property of Rosa del Fin, page 3.

BM to NG, Recorded in Deed Book B, p. 516

Commencing at the sw corner of the main plaza and principal or main street in said town running thence in a southerly direction along said street 20 varas to the line of Cristobal Ascarate; thence with said Ascarate line 66 varas to the acequia madre, thence n 20 varas to a street, thence with the line of said street to the place of beginning.

Numa Grandjean to Arnold Audetat, Dec. 20th, 1870, recorded in Deed Book 4, page 334. Consideration -- \$5.00.

Arnold Audetat to Numa Grandjean Power of Attorney, 1875.
Filed June 14, 1878, Deed Book, 5, page 21.

Numa Grandjean and Arnold Audetat to Demetrio Chavez, June 8, 1878. Recorded in Deed Book E, page 568.

Bautista Montoya to Numa Grandjean deed, 13 March, 1858 appears in ~~Deed~~ Book b, folio 516-517 of the Records of Dona Ana Co.

- 119 The Leonart-Maurin store was built in 1863 of burnt brick from a local kiln. This structure was to have a second story as evidenced by blocked up, partially completed windows above the canal level. Only about three feet of this story was completed when the project was halted. Maurin was murdered in his residence at the rear of the store in 1866. A few years later another Frenchman, Pedro Duhalde, who was a saloon keeper and merchant in Mesilla, was murdered here also. The building has since been used as a saloon, residence, town hall, and is currently housing two gift shops. The building faces the plaza and is adjacent to the Reynolds/Griggs Store to the north. The high parapet has a brick coping. The windows are fixed wood frame and have brick segmental arches. All doors and windows are protected with iron grill work. (S)
- 120 This structure was constructed shortly after World War II and was the Frontier Club Bar until the mid 1960's when it was converted into a gift shop. The building occupied the spot where part of the Demetrio Chavez store and post office was during the latter half of the 19th century. It is stuccoed adobe with a flat roof, has a parapet, chamfered corner at the main entrance, small wood frame and glass block windows and is adjacent to the building to the south. (N)
- 121 This was once part of the Demetrio Chavez store, post office and residence during the latter half of the 19th century. The portion of the building fronting Calle Principal is now being used as a gift shop. Behind this gift shop is the residence of Rosa Delphin and her three huge Saint Bernards. Some of the walls in this building probably date from the 1850's. (S)
- 122 Originally the property of Cristobal Ascarate, this site was used as the corral area for the overland livestock and wagons in the 1850's. It then became the Thomas J. Bull Store in 1874 which supplied soldiers, miners and settlers with just about anything they needed. In 1909, the present building replaced the Bull Store. This structure was built by John Bombach for his brother Otto and used as a general store. It is a tall adobe building with unplastered walls and faceted stone pilasters against the facade. The building then housed the Wells Fargo Museum in the 1950's until it burned at which time the roof collapsed and many of the museum pieces were destroyed. It is now vacant. A tall adobe barn is adjacent to this building at the rear. (S)
- 123 This is a stuccoed adobe house with metal casement windows, and an asphalt shingled hip roof. It follows a square plan. est. 1935. (N)

**TOWN OF MESILLA
ZONING APPROVAL**

PERMISSION TO CONDUCT WORK

OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060872

Fee \$ 45.00

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

CASE NO. 060872 ZONE: HC CODE: M1 APPLICATION DATE: 3/28/19

Felix Aramijo

Name of Applicant/Owner

575-640-6713

Applicant's Telephone Number

2004 W. Union Ave LC NM

Applicant's/Owner's Mailing Address

City

State

Zip Code

veflowers@AOL.com

Applicant's/Owner's E-mail Address

Owner is doing The Job

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: 2290 Calle de Tarran Suite A

Description of Proposed Work: Redo a door ON The West Side of "Real Man" business do to lack of light to the 10 x 10 room inside the building

\$350.00

Estimated Cost

Signature of Applicant

Date

3-29-19

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

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

FOR OFFICIAL USE ONLY

PZHAC

☐ Administrative Approval

BOT

☐ Approved Date: _____

☐ Approved Date: _____

☐ Disapproved Date: _____

☐ Disapproved Date: _____

☐ Approved with Conditions

☐ Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ☐ YES ☒ NO ☐ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: ☐ YES ☒ NO ☐ SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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

**PZHAC WORK SESSION
APRIL 15, 2019
ITEM 2**

Submitted by Robert Carson; a request to discuss plans to construct a new dwelling on a vacant property located at 3000 Mesilla Verde Terrace. (**Case 060877**) Zoned: Rural Agricultural (RA)

DESCRIPTION OF REQUEST:

The subject property is currently one of the last two vacant properties left out of twelve properties in the Mesilla Verde Subdivision, which is a cluster subdivision with lots ranging in size from about 1.1 to 1.5 acres in size. The property is a 1.39 acre lot on the cul-de-sac at the west end of Mesilla Verde Terrace, and is bordered along its southwest edge by Estrada Road. The property is surrounded by other similar sized or larger properties, all zoned RA. Most of these lots contain large single family dwellings or pecan trees.

The dwelling will be about 3,425 square feet in heated and cooled area on one floor. In addition to the dwelling area, there will be a 1,063 square foot garage, and 1,470 square feet of porches for a total of 7,058 square feet. Access to the dwelling will be directly from Mesilla Verde Terrace. Liquid waste disposal will be handled by a septic tank. Water is available either by domestic well or from a nearby water line operated by the Town.

Photos of dwellings on the other lots of the subdivision are attached, along with a survey showing the pad site for the dwelling. Also included is a set of elevations for the dwelling. According to the applicant, the style and color of the dwelling will be similar to other dwellings in the RA and RF zones, and the plans meet all the requirements of the covenants for the subdivision.

CONSISTENCY WITH THE CODE:

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

Chapter 18.25 RA – Residential/Agricultural Zone

This zone is intended to encourage a suitable environment for single-family residential use on large parcels of land on the periphery of the built-up portions of the town and to provide for a low density of population. [Ord. 94-06 § 1; prior code.

The PZHAC will need to determine that the proposed dwelling is compatible with the development zone for the property.

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

PHOTO OF THE SUBJECT PROPERTY



Doña Ana County, NM

General Reference Maps

2014 Aerial

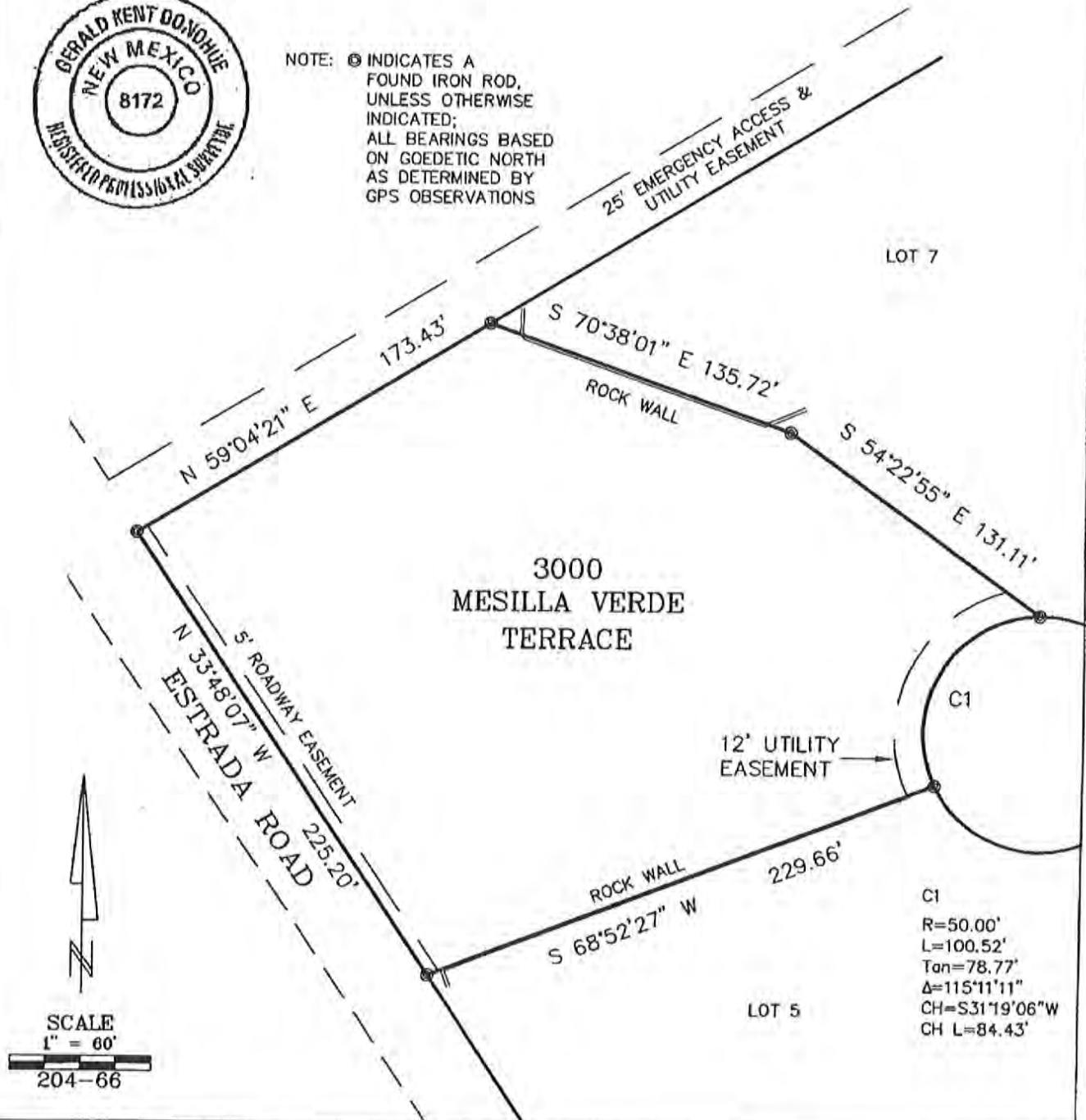
Addresses

County Address Points





NOTE: Ⓢ INDICATES A
FOUND IRON ROD,
UNLESS OTHERWISE
INDICATED;
ALL BEARINGS BASED
ON GOEDETIC NORTH
AS DETERMINED BY
GPS OBSERVATIONS



PLAT OF SURVEY OF LOT 6, MESILLA VERDE SUBDIVISION

Not For Construction Purposes
Filed 12/15/2004 in Bk. 21 Pg. 72-74,
City of Las Cruces, Dona Ana County,
New Mexico. Date of Survey 10/3/2014.

I certify, as a licensed surveyor in
the State of New Mexico, that this
plat meets or exceeds the standards
for land surveys in New Mexico.

Gerald K. Donohue
GERALD K. DONOHUE P.L.S. 8172

DONOHUE LAND SURVEYS
100 WYATT DRIVE
SUITE A
LAS CRUCES, NM 88005
1-575-523-1114

BUILDING & CODE DATA

- ☐ APPLICABLE CODES AND DESIGN DATA
☐ * 2009 NEW MEXICO RESIDENTIAL BUILDING CODE
☐ * 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)

☐ SINGLE FAMILY RESIDENCE

- ☐ MINIMUM DESIGN LINE LOADS:
☐ T.B.D. PER TRUSS MANUFACTURER
☐ ROOFS: T.B.D. BY TRUSS MANUFACTURER

SQ. FT. CALCULATION TABLE	
ITEM	SQ. FT.
HEATED AREA OF BUILDING	5,412
SCREENED PORCH	1,470
GARAGE 3 CAR	1,470
SCREENED PORCH	1,470
TOTAL HEATED AREA	9,822
SCREENED PORCH	1,470
TOTAL HEATED AREA (OPTIONAL)	11,292
SCREENED PORCH	1,470
TOTAL HEATED AREA (OPTIONAL)	12,762
SCREENED PORCH	1,470
TOTAL HEATED AREA (OPTIONAL)	14,232

ITEM	QUANTITY	UNIT
SCREENED PORCH	1	SQ. FT.
SCREENED PORCH	1	SQ. FT.
SCREENED PORCH	1	SQ. FT.
SCREENED PORCH	1	SQ. FT.
SCREENED PORCH	1	SQ. FT.
SCREENED PORCH	1	SQ. FT.
SCREENED PORCH	1	SQ. FT.
SCREENED PORCH	1	SQ. FT.
SCREENED PORCH	1	SQ. FT.
SCREENED PORCH	1	SQ. FT.



ISSUED PERMIT:
REVISIONS: 1



GENERAL CONTRACTOR
ROBERT CARSON

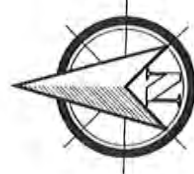
PROJECT
PERSONAL RESIDENCE

SHEET TITLE
COVER SHEET/
SITE PLAN

CHECKED BY: R. CARSON
DATE: 5/18/2019
SHEET NUMBER: C.1



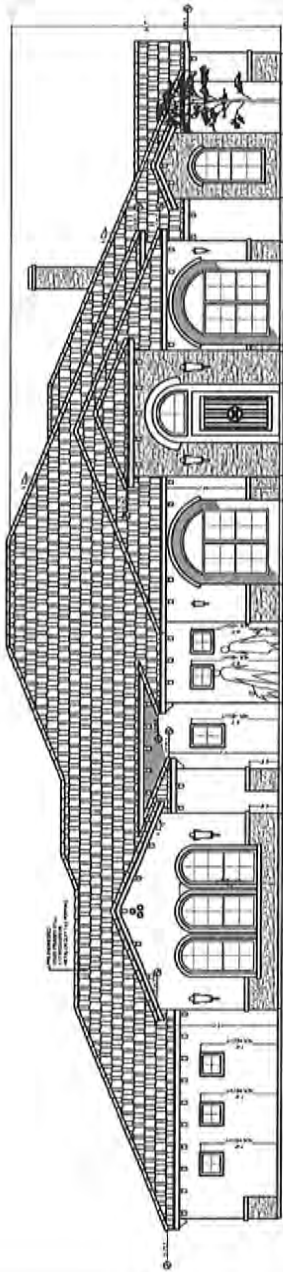
PG.	INDEX OF SHEETS
C1	COVER SHEET 1 OF 5
A1	FLOOR PLAN 2 OF 5
A2	ELEVATION/ROOF TRUSS LAYOUT 3 OF 5
A3	FOUNDATION PLAN LAYOUT 4 OF 5
E1	ELECTRICAL/PLUMBING ROUGH IN LAYOUT 5 OF 5



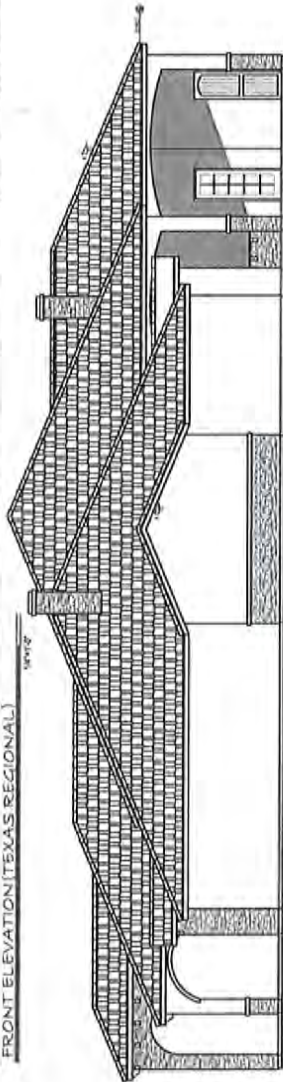
1"=20'-0"

ADDRESS
3000 MESILLA VERDE TERRACE
LAS CRUCES, NEW MEXICO,
88005

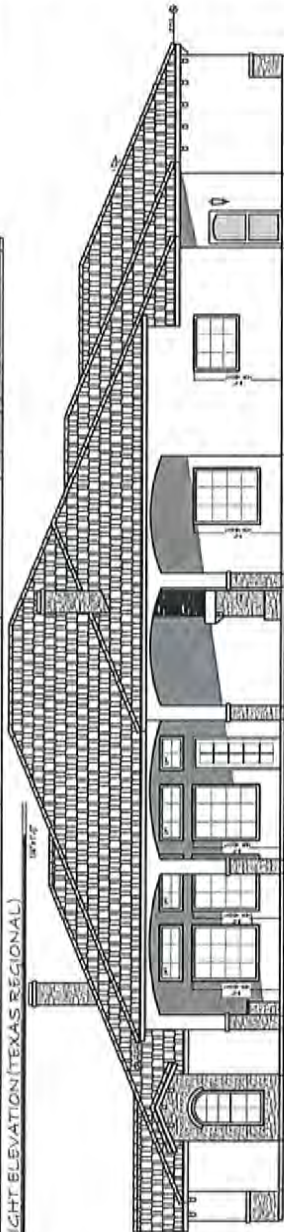
LEGAL DESCRIPTION: (AS FURNISHED)
LOT 6 IN "MESILLA VERDE FINAL PLAT"
ZONED R-A
DONA ANA COUNTY RECORDS.



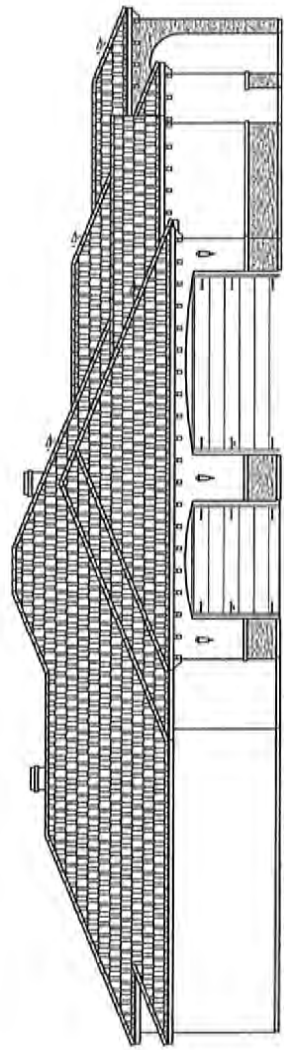
FRONT ELEVATION (TEXAS REGIONAL)



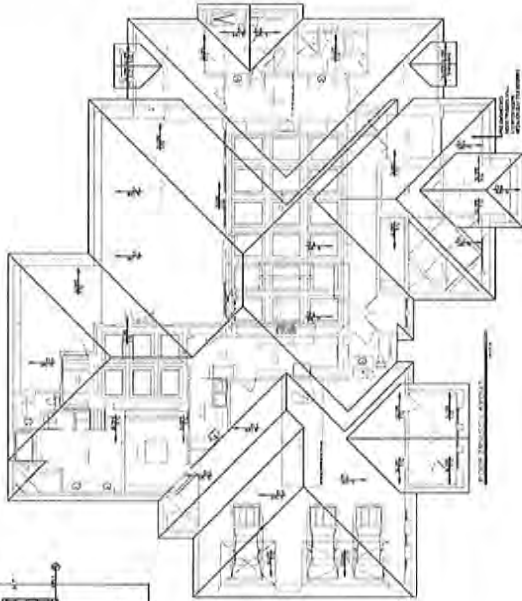
RIGHT ELEVATION (TEXAS REGIONAL)



REAR ELEVATION (TEXAS REGIONAL)



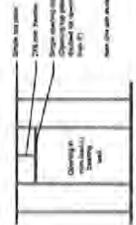
LEFT ELEVATION (TEXAS REGIONAL)



CROSS-SECTION & WINDOW HEAD AND SILL



FLASHING INSTALLATION AT STYROFOAM-TO-ROOF INTERSECTION



GARAGE DOOR HEADER TO END WALL



GARAGE DOOR HEADER TO END WALL

PHOTOS OF OTHER DWELLINGS ALONG MESILLA VERDE TERRACE



PHOTOS OF OTHER DWELLINGS ALONG MESILLA VERDE TERRACE



PHOTOS OF OTHER DWELLINGS ALONG MESILLA VERDE TERRACE



PHOTOS OF OTHER DWELLINGS ALONG MESILLA VERDE TERRACE



PHOTOS OF OTHER DWELLINGS ALONG MESILLA VERDE TERRACE



**CERTIFICATION OF COMPLIANCE
WITH
CHAPTER 18.50 OF THE CITY CODE
“OUTDOOR LIGHTING ORDINANCE”**

I, ROBERT CARSON, do hereby certify that I am responsible for any exterior lighting to be located on the property at 3000 MESILLA VERDE TERRACE, further identified by Dona Ana County Parcel ID number 04-_____, and that any exterior lighting on the structures will meet all applicable requirements set forth in the Town’s “Outdoor Lighting Ordinance” (Chapter 18.50 of the City Code) that have been in effect as of October 21, 2013.



Applicant

Date: 4-3-19

Property Owner (if not applicant)

Date: _____

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

OFFICIAL USE ONLY:

Case # 060877

Fee \$ 460.50

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

CASE NO. 060877 ZONE: RA CODE: NR APPLICATION DATE: 4/2/19

ROBERT CARSON

575 644 3515

Name of Applicant/Owner

Applicant's Telephone Number

3000 MESILLA VERDE TER.

LAS CRUCES

NM

88005

Applicant's/Owner's Mailing Address

City

State

Zip Code

robert@genconcorp.com

Applicant's/Owner's E-mail Address

ROBERT CARSON - SELF

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

575 644 3515

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

Address of Proposed Work: 3000 MESILLA VERDE TERRACE LAS CRUCES, NM 88005

Description of Proposed Work: NEW RESIDENTIAL CONSTRUCTION

\$ 300,000

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

CID PERMITS 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:

WORK SESSION
APRIL 15, 2019
ITEM 3

Submitted by William and Mary Davidson; a request to discuss plans to install a trellis above an existing rock wall at the rear corner of a residential property at 2880 Teresita Street. (Case 060879) Zoned: Historical Residential (HR)

DESCRIPTION OF REQUEST:

The applicant would like to extend the height of a section of a four-foot high rock around the back yard of a residential property at this address in order to provide for privacy in the back yard. Part of the wall abuts a park owned by the Town. The extension will consist of a trellis added to the top of the wall that will add two feet in height to the wall (see attached diagram). The trellis will be added to the top of the using wood uprights to be located along the existing rock wall (see attached photo).

The proposed extension has been approved by the HOA for the Mesilla Farms Subdivision, and is also allowed by the Mesilla Town Code.

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed wall extension will be compatible with the HR Zoning of the property.

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

PHOTO OF PROPERTY FROM TERESITA STREET



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



APPLICATION FOR ZONING APPROVAL
2880 TERESITA STREET LAS CRUCES, NM 88005-3893
WILLIAM S. AND MARY MARGARET DAVIDSON
APRIL 5, 2019

DESCRIPTION OF PROPOSED WORK:

Wood/cedar trellises, to be positioned 2" from the inside (yard side) of, and 24" higher than the existing rock masonry wall*, on the two sides of the back yard, as indicated on the accompanying map. Also, modification of the existing wooden wall currently between the rock wall and the corner of the garage, removing the solid lumber facing and replacing with matching trellis. The rock wall is 45" high, so the total height of the trellises will be 69" (5.75').

*bolted to the inside of the wall to avoid disturbing the tree roots on the right of way on University and by the park, and for stability.

A photo is attached showing a similar arrangement of the trellis component, but different in that the uprights will extend just short of the soil line and the trellis will not be on the top of the rock wall, but 2" away from the inside of the rock wall.

Attachments: map of property showing placement
photo

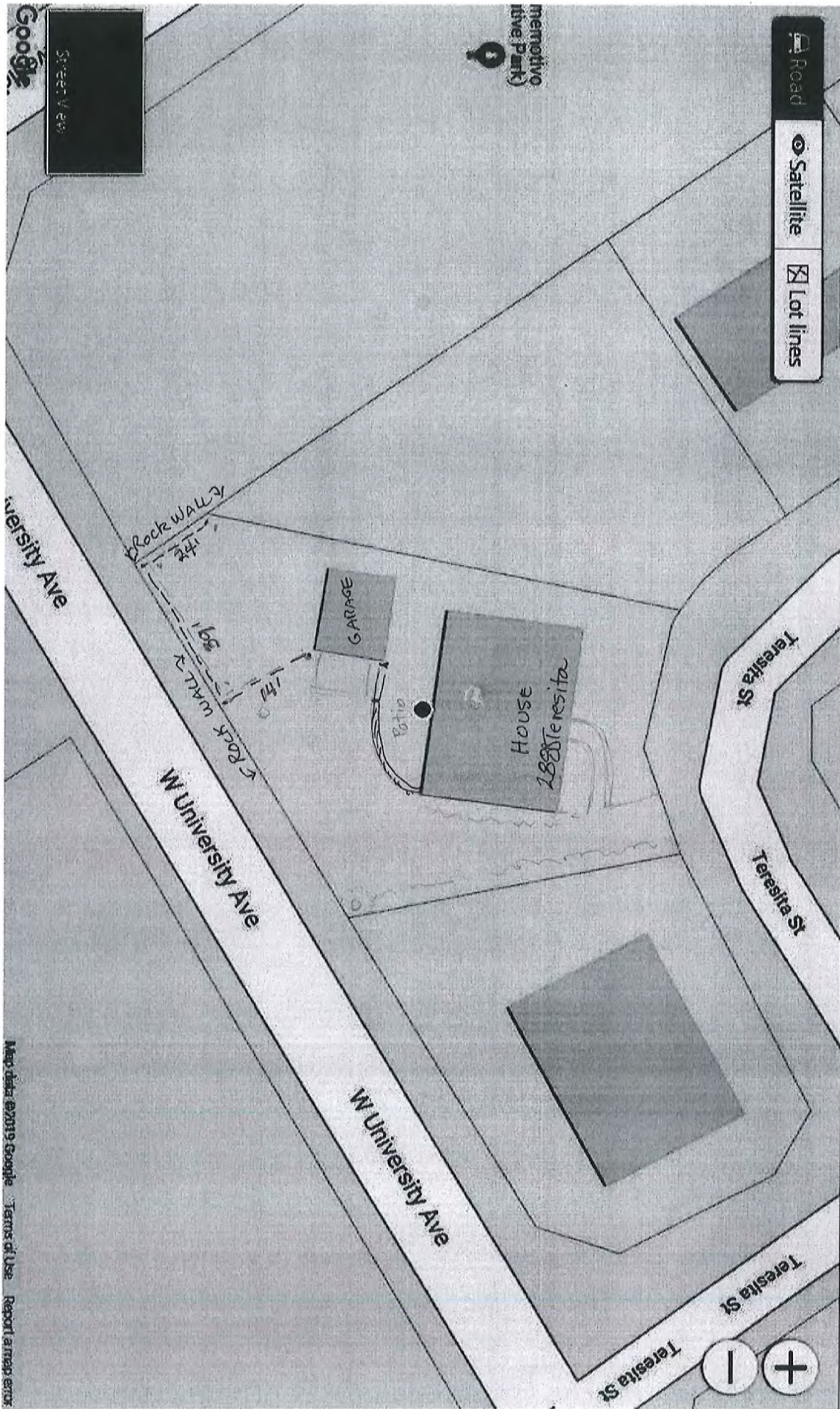
2" x 4" cedar, stained

24" high
64" long

rock wall

www.ipemaderas.es





Legal description:
 Subd Mesilla Farms Subdivision: (BK 15 Pg 389-390 - 8822094) Lot: 2
 Block: A S; 25T; 23S R: 1E
 Zoning: HR

PHOTOS OF THE SUBJECT PROPERTY FROM UNIVERSITY AVENUE AND THE PARK



**TOWN OF MESILLA
ZONING APPROVAL**

PERMISSION TO CONDUCT WORK

OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060879

Fee \$ 52.00

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

CASE NO. 060879 ZONE: HR CODE: M1 APPLICATION DATE: 4/5/19

William S. and Mary Margaret Davidson

Name of Applicant/Owner

575-523-0360

Applicant's Telephone Number

2880 Teresita St Las Cruces

Applicant's/Owner's Mailing Address

City

NM

State

88005-3893

Zip Code

maggidavidson@comcast.net / wsdavidson@comcast.net

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: 2880 Teresita St Las Cruces, NM 88005-3893 (Mesilla Farms)

Description of Proposed Work: Trellises in back yard (see attached description + drawings/photos)
Cedar + stained wood with copper color metal caps. No additional lighting or modification
of existing lighting.

\$ 700.00

Estimated Cost

Signature of Applicant

Date

April 5, 2019

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

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

FOR OFFICIAL USE ONLY

PZHAC

☐ Administrative Approval

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: _____

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:

WORK SESSION
APRIL 15, 2019
ITEM 4

Submitted by Eugenio G. Diaz; a request to discuss plans to build a work shed behind a dwelling at 2483 Calle de San Albino. (**Case 060880**) Zoned: Historical Residential (HR)

DESCRIPTION OF REQUEST:

The applicant would like to enclose an existing carport at the rear of an existing dwelling in order to create a work shed. The carport is currently partially enclosed and is used for the storage of household items. The carport is about ten feet from the existing dwelling (accurate measurement is needed), and is a frame structure covered with plywood and attached to a small storage shed. The applicant would like to enclose the remainder of the carport in order to have a work shop that is protected from the elements.

The proposed workshop will not be out of character with other small sheds that have been built in the area over the years provided that it is finished to match the existing dwelling. Since it will be an enclosed structure, it will need to meet the required ten foot setbacks from the existing dwelling, and will require CID approval, especially if there is to be any electrical work in the shed.

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed pool will be compatible with the HR Zoning of the property.

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

PHOTO OF SUBJECT PROPERTY



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

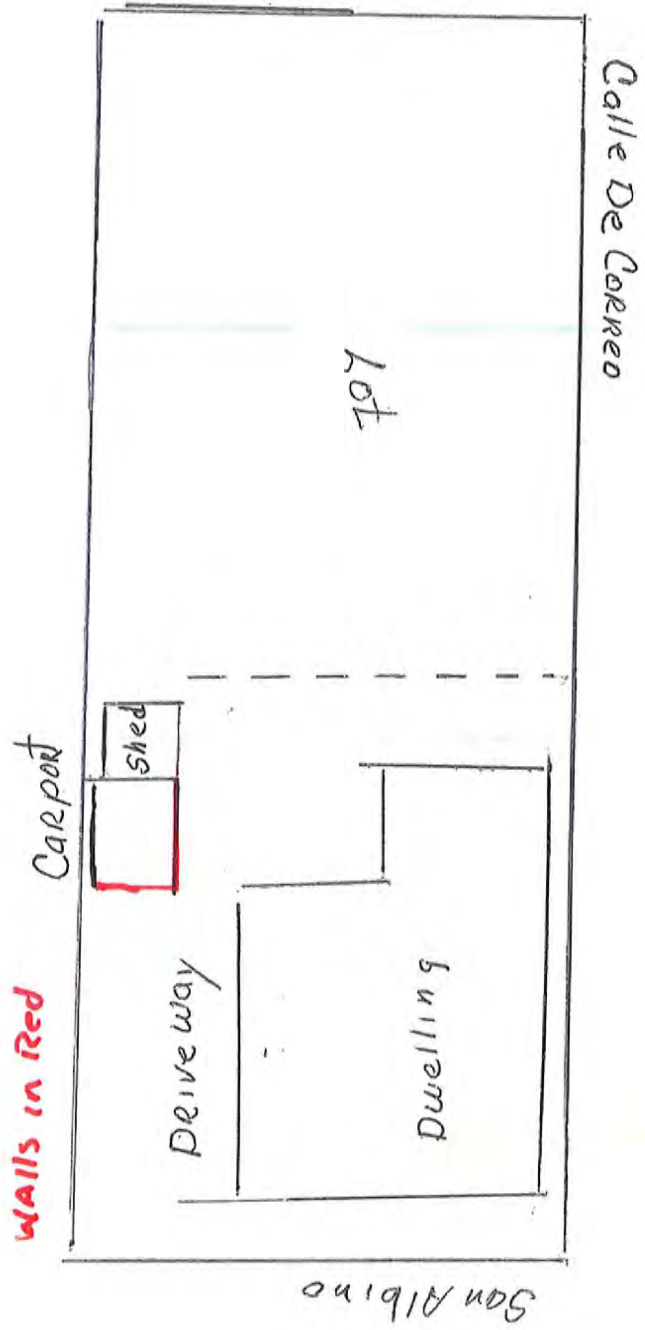
County Address Points



PHOTOS SHOWING LOCATION OF CARPORT AT NORTH SIDE OF PROPERTY



May 28



**TOWN OF MESILLA
ZONING APPROVAL**

PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060880

Fee \$ 0.00

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

CASE NO. 060880 ZONE: HR CODE: M1 APPLICATION DATE: 4/8/19

Eugenio G. DIAZ (Geno) 575 635 6777
Name of Applicant/Owner Applicant's Telephone Number

P.O. Box 275 Mesilla NM 88046
Applicant's/Owner's Mailing Address City State Zip Code

g223sting@gmail.com
Applicant's/Owner's E-mail Address

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

SELF 575 635 6777
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

2483 CALLE DE SAN ALBINO
Address of Proposed Work:

Put up 2 walls (one with door) to make
Description of Proposed Work: my shed which is 13x16. To store bike tools camping
gear. Basic work shed. SIDE BACK

\$ 250.00 [Signature] 4/8/20019
Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

FIRE INSPECTION/APPROVAL REQUIRED: ☐ YES ☒ NO ☐ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: ☐ YES ☒ NO ☒ SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED

CID PERMIT MAY BE REQUIRED

[Signature]

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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

PZHAC MEETING

MINUTES

APRIL 4, 2019

(PART OF CONSENT AGENDA)



Town of Mesilla, New Mexico

PZHAC WORK SESSION

AGENDA

APRIL 2, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, **TUESDAY, APRIL 2, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

Item 1: Submitted by Jorge Larrazabal; a request to discuss plans to construct a carport, garage, and storage structure as a 720 square foot addition to an existing dwelling on a residential at property at 2195 Calle del Norte. (Case 060852) Zoned: Historical Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that the applicant originally intended to build a metal carport and storage structure on the property. This proposal was originally heard by the PZHAC at their March 18 Work Session and denied because the proposed metal structure would be out of character with the Development Zone for the property. The applicant has returned with a new set of plans for the carport/storage structure. According to the applicant, the carport/storage structure would be a site-built addition to the dwelling and would be finished to match the dwelling completely. The style would also very be similar to other carports in the area. The proposal appeared t address all of the issues that were brought up at the March 18 Work session about the original proposal. There were no other issues.

Item 2: Submitted by Jake Quinones of Quinones Design/Build for Emilie Cano; a request to discuss plans to repair the adobe walls and roof on a dwelling at 2206 Avenida de Mesilla. (Case 060862) Zoned: Historical Commercial (HC)

The applicant' contractor was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that the purpose of the request was for the applicant to repair serious issues with various parts of the structure that were added in the 1960's. According to the contractor, the proposed work would various problems and deficiencies that have occurred over time but would not affect the overall historic character or style of the dwelling. Issues addressed were the extent of the repairs, what would be replaced, and if there would be any changes t the appearance of the dwelling.

Item 3: Submitted by George A. Klebansky, a request to discuss plans to install a temporary 15-18 foot wide four foot high above ground pool on a residential property at 3116 Avenida de Mesilla. (Case 060868) Zoned: Rural Agricultural (RA).

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that the applicant intended to set up a temporary four-foot high pool in the backyard of the dwelling. According to the applicant, the pool would be the type that you buy at Walmart for about \$350 and set up within several hours. The pool can be taken down at the end of each season. According to Tom Maese, Chief Inspector for CID, since the pool would be at a height of four feet above ground without a deck and with a folding ladder, a fence for security was recommended, but not required by the Building Code for this type of pool. Since pools are ancillary to the residential use of the property, they are allowed by the RA zoning of the property. There were no issues with the proposal.

PZHAC REGULAR MEETING

AGENDA

APRIL 2, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING **TUESDAY, APRIL 2, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioners Houston and Prieto were absent. Commission Chair Hernandez and Commissioners Nevarez and Lucero were present. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

In order to expedite the meeting and take care of regular business promptly, Staff recommended that the agenda be amended to allow the Public Hearing to be held after all of the regular cases were heard and disposed of. A motion to approve the agenda as amended was made by Commissioner Nevarez, seconded by Commissioner Lucero, and approved by a vote of 3-0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

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

A. *PZHAC MINUTES – PZHAC Work Session and Meeting minutes of March 18, 2019.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

- 1. Case 060864** – Northwest corner of Avenida de Mesilla and Calle de Santiago, submitted by Patrick Taylor for Robert Tustin; a request for a zoning permit to repair the base of an adobe wall on a dwelling on this property. Zoned: Historic Residential (HR)

Approved as part of the Consent Agenda

- 2. Case 060866** – 2878 Calle de San Albino, submitted by Jorge Larrazabal; a request for a zoning permit to allow the replacement of an evaporative cooler with a refrigerated air conditioner and upgrade the electric panel on a dwelling at this address. Zoned: Residential Farming (RF)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

- A. PUBLIC HEARING AND DECISION** *(The Public Hearing was held after the other cases had been heard.)*
Z19-001 – Submitted by Jesus Caro, an application for a zone change from Rural Farm, five acre minimum lot size (RF) to Residential, one acre minimum lot size (R-1) for a 4.36 acre residential parcel located at the west end of Fresquez /Snow Road (a private easement).

The PZHAC closed the Regular Meeting and opened the Public Hearing. The applicant was present to provide information, and to answer any questions that might arise. Staff provided a brief description of the request and provided the PZHAC with the applicant's rationale for requesting the zone change.

Input taken from the public during the Public Hearing consisted of:

Solomon Perez - notified property owner and neighbor of applicant

Located just west end of the R-1 zoned properties, but is not zoned R-1, and is not in the farming business. Stated that the Town needs to grow and needs revenue. Farming will not provide the revenue the Town needs, therefore property owners should be able to subdivide their land to provide more property tax for the Town. Stated that he supports the zone change application wholeheartedly.

Chris Alexander – Town Business Owner and former PZHAC Commissioner

Stated that people are not aware of the concept of weighted zoning in which the Town is zoned from dense use to sparse use. Said that the Town had tried to protect farming through zoning and created a "greenbelt" around the Town. Many lots were zoned RF even though they did not meet the five acre size requirements and that protection of the RF zoning in order to protect the existence of Mesilla. However, since the Town allowed the R-1 zoning in the first place, it should be fair to the other small property owners and "support" the zone change.

There were no other comments and the PZHAC voted to close the Public Hearing and reopen the Regular Meeting.

Commission Chair Hernandez asked for input from the PZHAC.

Commissioner Lucero

Expressed surprise that the applicant wants to change his view of preserving the “greenbelt” and create smaller properties, since he was a main proponent behind preserving it through the years. She does not want to see Mesilla become another Las Cruces. She will stand by the “greenbelt”. She stated that the Town has turned down other development in the RF zone, and she does not want to create a precedent with this case.

Commission Chair Hernandez

Stated that he would like to get legal clarification on some points and recommended postponing the case in order to obtain legal opinions.

Commissioner Lucero

Said that the Ordinance needs to be protected, and that we are not talking about a prior zone change that took place in 1980 or the subdivision of properties, the concern of the PZHAC should be the current zone change request.

Commissioner Nevarez

Would like more information

Juan Padilla – Property owner in the R-1 zone

Stated that the subdivision of the properties zoned R-1 was done prior to the R-1 zoning of the property.

Commission Chair Hernandez

Called for a postponement of the case in order to get legal opinions on: would this be considered spot zoning; whether the case would set a precedent; and whether the applicant’s parcel should be considered contiguous to the parcels zoned R-1. This was seconded by Commissioner Nevarez. A vote was taken with Commissioner Nevarez voting for postponement and Commissioner Lucero voting against postponement. Commission Chair voted for postponement and the case was postponed.

There were no other comments.

B. PUBLIC INPUT ON CASES

None

C. CASES:

1. **Case 060821** - Submitted by Christina DiMatteo; a request for a summary subdivision to allow for a lot line adjustment to combine a 0.18 acre property at 3066 Snow Road with a 0.30 acre property immediately to the south and to adjust the western lot line of the two properties to create a single 0.69 acre property. Zoned: Rural Agricultural
Staff provided a brief review of this request, explaining the applicant’s reasons for the request. Staff also included the fact that the proposed lot size of 0.69 acres was approved by the Board of Adjustment (BOA) as a variance to lot size approved after a Public Hearing held March 26, 2019; although this information was not in the written agenda packet. The PZHAC determined that there were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Lucero, and approved by a vote of 3 - 0.
2. **Case 060852** – 2195 Calle del Norte, submitted by Jorge Larrazabal; a request for a zoning permit to allow the construction of a carport, garage, and storage structure as an addition to an existing dwelling at this address. Zoned: Historical Residential (HR) **This case was heard during the Work Session – Item 1)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Lucero, and approved by a vote of 3 - 0.

3. **Case 060862** – 2206 Avenida de Mesilla, submitted by Jake Quinones of Quinones Design/Build for Emilie Cano; a request for a zoning permit to allow the repair of the adobe walls and roof on a dwelling at 2206 Avenida de Mesilla. Zoned: Historical Commercial (HC) (**This case was heard during the Work Session – Item 2**)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.

4. **Case 060868** - 3116 Avenida de Mesilla, submitted by George A. Klebansky, a request for a zoning permit to install a temporary 15-18 foot wide four foot high above ground pool on a residential property at this address. Zoned: Rural Agricultural (RA). (**This case was heard during the Work Session – Item 3**)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Lucero, and approved by a vote of 3 - 0.

VI. PUBLIC COMMENTS

Susan Krueger – resident

Referencing the dwelling proposed by the Kanes on Calle de Colon discussed by the PZHAC at the March 18 PZHAC Work Session, stated that the applicant had claimed that there are no particular architectural styles in Mesilla, reference the Yguado Plan and another “Style” document that she had.

Chris Alexander – Town Business Owner and former PZHAC Commissioner

Referencing the zone change for the property owned by Arturo Jurado, stated that the opinion for “spot zoning” was erroneous in that the commercial parcels in the County should never have been taken into account. Precedence was set. The property that is zoned R-1 is in the Comprehensive Plan because it was zoned R-1 in 1979, and a precedence was set. .

Jesus Caro – applicant

Stated that the “greenbelt” was no longer viable for farming.

Solomon Perez - notified property owner and neighbor of applicant

Stated that larger farmers can make a living from farming their properties, smaller farmers cannot, and that the “greenbelt” lots cannot be farmed anymore. He also stated that the young have left because they can’t afford to stay due to the rules, and that Mesillanos and small farmers have been run off.

VII. PZHAC/STAFF COMMENTS

Commissioner Lucero

Stated that preservation of Mesilla is important, and that even though mistakes were made in the past does not mean they should be repeated. Past boards have turned down applications in the RF zone. Jesus should be supporting the ordinance, not working against it. It is important to preserve Mesilla.

VIII. ADJOURNMENT

The meeting was adjourned at 7:26 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 3/28/19 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty’s Food Mart - 2290 Avenida de Mesilla; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

APRIL 15, 2019

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060871
[PZHAC CONSENT AGENDA –4/15/2019]**

Item:

Case 060871 – 2290 Calle de Parian, submitted by Felix Armijo; a request for a zoning permit to allow the repair of window frames on a commercial building at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant will repair damaged window panes on a commercial structure at this address. (The applicant has been informed that a permit and inspections from CID may also be necessary.) This is a minor repair and will not affect the heated/cooled area of the dwelling. The reason for the work is to repair damage to the wooden window panes caused by weathering of the wood. The repairs will not change the style of the structure.

Consistency with the Code:

Since this is a minor repair that will not affect or change the appearance of the structure, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**).Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”]

PHOTO OF SUBJECT STRUCTURE FROM CALLE DE PARIAN



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



PHOTO SHOWING WINDOWS BEING REPAIRED



CLOSE-UP OF WINDOWS BEING REPAIRED



**TOWN OF MESILLA
ZONING APPROVAL**

PERMISSION TO CONDUCT WORK

OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060871

Fee \$ 0.00

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

CASE NO. 060871 ZONE: HC CODE: M1 APPLICATION DATE: 3/28/19

Name of Applicant/Owner Felix Armijo Applicant's Telephone Number 575-640-6713

Applicant's/Owner's Mailing Address 2004 W Union Ave LC. City NM State 88005 Zip Code

Applicant's/Owner's E-mail Address veflower@AOL.com

Contractor's Name & Address (If none, indicate Self) Owner is doing The Job

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

Address of Proposed Work: 2290 Calle de Parian Suite C #2

Description of Proposed Work: Replace outside window frame + paint with metal cover over top window frame due to rain water

Estimated Cost \$800 Signature of Applicant [Signature] Date 3-29-19

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

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

FOR OFFICIAL USE ONLY

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

FIRE INSPECTION/APPROVAL REQUIRED: ☐ YES ☒ NO ☐ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: ☐ YES ☒ NO ☐ SEE CONDITIONS

CONDITIONS: NO CHANGES TO APPEARANCE OF WINDOWS

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 3/28/19

This Application will include the following, if checked:

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

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060873
[PZHAC CONSENT AGENDA –4/15/2019]**

Item:

Case 060873 – 2168 Calle de Los Huertos, submitted by Geronimo Garcia; a request for a zoning permit to allow the replacement of several roofing shingles on a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant will repair a few damaged shingles on a roof on a dwelling at this address. The applicant intends to replace a few damaged shingles on the roof, but will not reroof the entire structure. A permit and inspections from CID will not be necessary.) This is a repair only and will not affect the heated/cooled area of the dwelling. The reason for the work is to repair damage to the shingles caused by storms in the past year. The repairs will not change the style of the structure.

Consistency with the Code:

Since this is a minor repair that will not affect or change the appearance of the structure, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**).Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”]

PHOTO OF DWELLING FROM CALLE DE LOS HUERTOS



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



**TOWN OF MESILLA
ZONING APPROVAL**

PERMISSION TO CONDUCT WORK

OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060873

Fee \$ 0.00

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

CASE NO. 060873 ZONE: HR CODE: H1 APPLICATION DATE: 3-29-19

Name of Applicant/Owner Gerardo Garcia Applicant's Telephone Number 575-642-5635

Applicant's/Owner's Mailing Address P.O. Box 702 Mesilla NM City State Zip Code

Applicant's/Owner's E-mail Address garciahoneyfarm@aol.com

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

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

Address of Proposed Work: 2168 Calle de las Huertas

Description of Proposed Work: Replacing roofing shingles

Estimated Cost \$0.00 Signature of Applicant [Signature] Date 3-29-19

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

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

FOR OFFICIAL USE ONLY

PZHAC ☒ Administrative Approval BOT ☐ Approved Date: ☐ Disapproved Date: ☐ Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ☐ YES ☒ NO ☐ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: ☐ YES ☒ NO ☐ SEE CONDITIONS

CONDITIONS: NO CHANGES TO APPEARANCE OF DWELLING

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 3/29/19

This Application will include the following, if checked:

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

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060854
[PZHAC CONSENT AGENDA –3/4/2019]**

Item:

Case 060874 – 210 Capri Road, submitted by Vicki Kroeger; a request for a zoning permit to allow the installation of a concrete walkway to the back yard of a dwelling at this address. Zoned: Residential, one acre new lot size (R-1)

Description of Work Done:

The applicant will install a three foot wide by 63 foot long walkway from the front yard of the dwelling at this address to a patio area in the rear yard. Since this is flatwork and will have no structures associated with it or loads placed on it such as on a driveway or foundation, construction permits may not be required. The walkway will not change the style of the structure.

Consistency with the Code:

Since this is “flatwork” that will not affect or change the appearance of the structure, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**).**Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”**]

PHOTO OF DWELLING FROM CAPRI ROAD



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



63'x3'

House

Patio

driveway

Concrete walkway

63'x34 1/2"
ft. in.

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

OFFICIAL USE ONLY:

Case # 060874

Fee \$ 54.00

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

CASE NO. 060874 ZONE: R1 CODE: M1 APPLICATION DATE: 4/8/19

Vicki Kroeger
Name of Applicant/Owner

(520) 400-5196
Applicant's Telephone Number

210 Capri rd
Applicant's/Owner's Mailing Address

Mesilla
City

New Mexico
State

88005
Zip Code

Applicant's/Owner's E-mail Address

(Self)

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

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

Address of Proposed Work:

210 Capri rd

Description of Proposed Work:

concrete path way 65'x35"

\$ 650.00
Estimated Cost

Vicki S. Kroeger
Signature of Applicant

April 8, 2019
Date

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

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

FOR OFFICIAL USE ONLY

PZHAC

☒ Administrative Approval

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: CHECK W/CID TO SEE IF A PERMIT IS REQ'D.

NO CHANGES TO APPEARANCE OF DWELLING

JK

PERMISSION ISSUED DENIED BY: Z. Shur

ISSUE DATE: 4/8/19

This Application will include the following, if checked:

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

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060876
[PZHAC CONSENT AGENDA –4/15/2019]**

Item:

Case 060876 – 2631 Calle Tercera, submitted by Francisco Torres; a request for a zoning permit to allow the installation of a concrete pad (flatwork) for use as a patio for a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant will install a concrete pad to be used as a patio at the side of an existing dwelling at this address. Since this is flatwork and will have no structures associated with it or loads placed on it such as on a driveway or foundation, construction permits may not be required. The patio will not change the style of the structure.

Consistency with the Code:

Since this is “flatwork” that will not affect or change the appearance of the structure, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**).**Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”]**

PHOTO OF SUBJECT STRUCTURE FROM CALLE TERCERA



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



TOWN OF MESILLA
PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060876

Fee \$ 80.00

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

CASE NO. 060876 ZONE: HR CODE: M1 APPLICATION DATE: 4/8/19

Francisco Torres

Name of Applicant/Owner

575-644-3490

Applicant's Telephone Number

3575 Tile Ave Las Cruces

Applicant's/Owner's Mailing Address

City

NM

State

88001

Zip Code

franktorres@gmail.com

Applicant's/Owner's E-mail Address

Sonview Builders 501 Juan Diego Las Cruces, NM 88001

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

575-640-4354

Contractor's Telephone Number

03209679-008

Contractor's Tax ID Number

11650

Contractor's License Number

Address of Proposed Work: 2631 Calle Tercera

Description of Proposed Work: Concrete Pad

\$3,000.00

Estimated Cost

[Signature]

Signature of Applicant

4/8/19

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: NO CHANGES TO APPEARANCE OR STYLE OF STRUCTURE

PERMISSION ISSUED DENIED BY: [Signature]

ISSUE DATE: 4/8/19

This Application will include the following, if checked:

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

PZHAC NEW BUSINESS

APRIL 15, 2019

PZHAC DECISIONS

ZONING PERMITS

PZHAC ACTION FORM
ZONING PERMIT 060872
[PZHAC REVIEW – 4/15/2019]
STAFF ANALYSIS

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

Item:

Case 060872 – 2290 Calle de Parian, submitted by Felix Armijo; a request for a zoning permit to allow the installation of the windows from an old door to be used on the west side of the store occupied by “The Real Man” . Zoned: Historical Residential (HR)

Staff Analysis:

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

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

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

Estimated Cost: @ \$350.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing an old door with windows as a set of windows on a commercial building at 2290 Calle de Parian.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060875
[PZHAC REVIEW – 4/15/2019]
STAFF ANALYSIS

Item:

Case 060875 – 2684 Calle de Principal, submitted by Elizabeth Ann Rohovec; a request for a zoning permit to repaint a dwelling at this address. Zoned: Historical Residential (HR)

Staff Analysis:

According to the Historic Register for the Town, the dwelling appears to have been built in the 1890's (see attached pages from the Register). The dwelling does not appear to have changed much from the time it was included in the Register (see attached photo). Currently, the dwelling is painted in a color that is very similar to "Suede", which is an approved color (see attached photo and color chart). The applicant would like to repaint the dwelling in a color called "Santa Fe" (see attached) which is very similar to "Santa Fe Brown" or "La Luz", which are both approved colors that are darker and browner than the existing color..

There will be no changes to the dwelling itself. The color will be similar to other structures and dwellings in the area.

Estimated Cost: @ \$3500.00

Consistency with the Code:

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

18.33.080 Historical appropriateness permit.

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

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of repainting the dwelling and at 2684 Calle Principal.
- The PZHAC has determined that the proposed color meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial

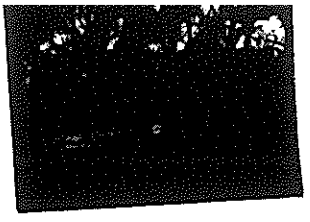
Addresses

County Address Points



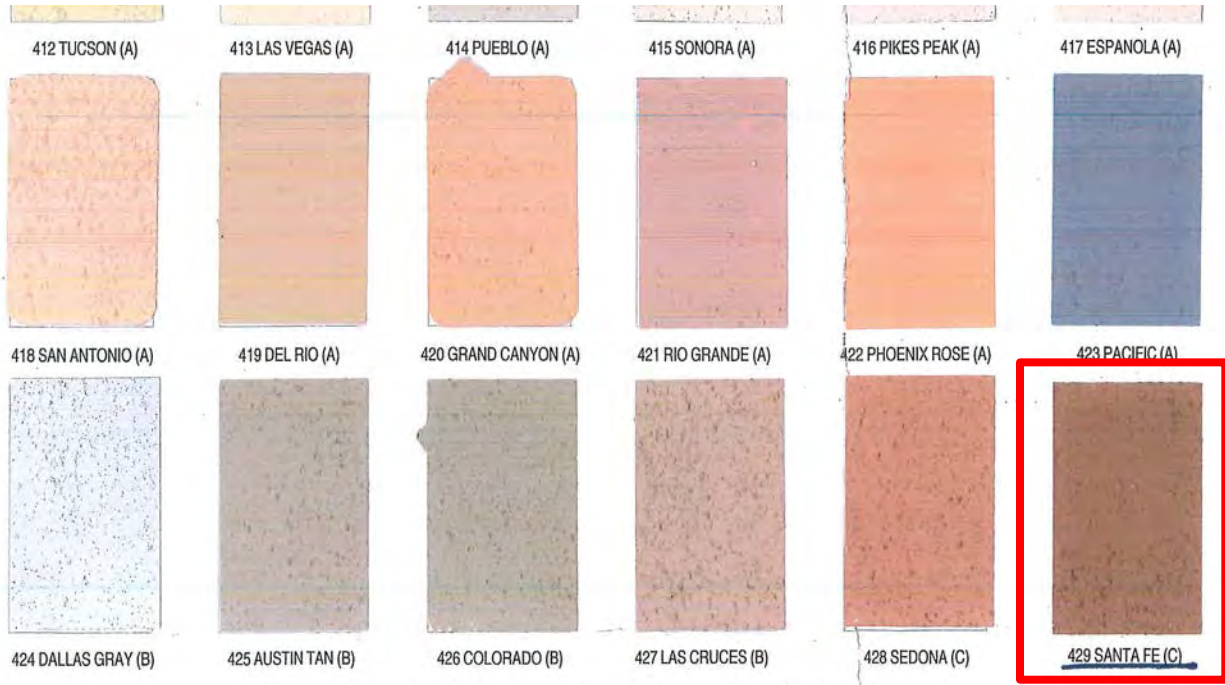
PHOTOS OF THE DWELLING FROM CALLE PRINCIPAL SHOWING THE EXISTING COLOR



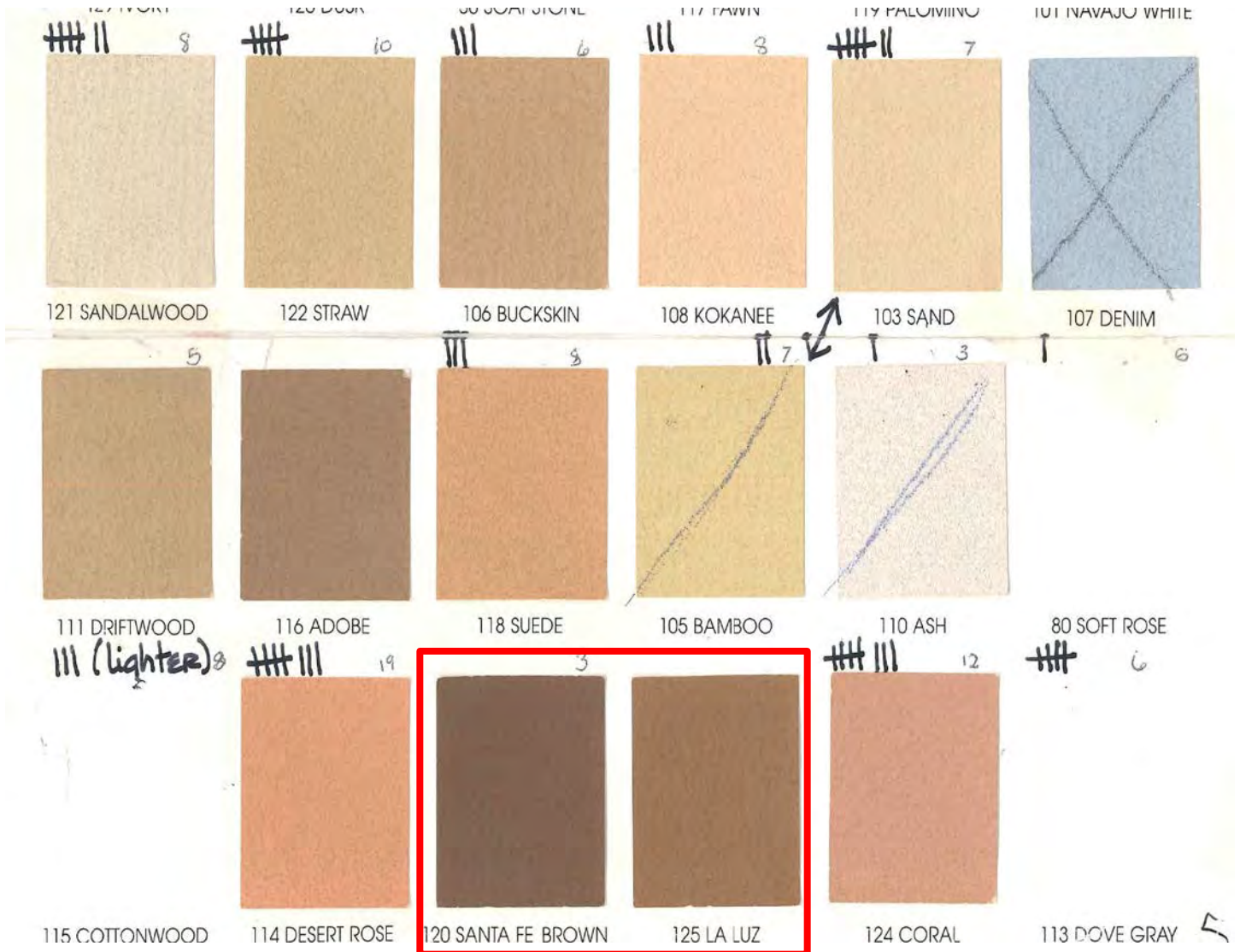
ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6-6-79									
SURVEY DATE 3.BY		CHECK 4. DATE 5. BY		COMPUTER 6. DATE 7. BY				FILE 8. DATE 9. BY		REVISION 10. DATE 11. BY	
2/19/80 TP		13. FIELD MAP		14. NUMBER		15. UTM REFERENCE NUMBER 13 331050 3571800 ZONE EASTING NORTHING					
6. SPECIFIC LOCATION Don Ana		2684 CALLE PRINCIPAL				17. CITY/TOWN Mesilla		20. I.D. # 18320		22. ROLL # 134	
North West Corner of Calle de Jura and Calle de Principal		18. ZIP Mesilla Civil Colony				19. LAND GRANT OR RESERVATION Mesilla Civil Colony		22. ROLL # 8		24. LOCATION OF NEG. 9	
20. LEGAL DESCRIPTION: TOWNSHIP		NS		RANGE		EW		SECTION 1/4 1/4 1/4			
25. ARCHITECTURAL STYLE Territorial		26. NUMBER OF STORIES One									
27. FOUNDATION MATERIAL(S) Rock		26. NUMBER OF STORIES Albert Jacquez									
28. EXTERIOR WALL SURFACE(S) Stucco / Adobe		Box 565 Mesilla 88046									
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) Single; 2/2 double hung windows w/ plain surrounds; concrete lug sills		4-096 138-272-002									
30. DOOR/ENTRANCE (TYPE/SURROUNDS) Standard wood panel door w/ lite; transom; plain surrounds											
31. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS) Flat roof w/ Rock/Concrete coping on flat parapet											
32. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR/MATERIALS) none visible											
33. EXTERIOR DETAILS Rock - Concrete collar; Rock - Concrete coping; transom; wide surrounds; Canales											
34. COMMENTS Nice!											
35. ESTIMATED 1890		36. ACTUAL									
37. SOURCE OF DATE											
38. ARCHITECT/ENGINEER/BUILDER											
39. SOURCE OF INFORMATION											
40. NAME											
41. PRESENT											
42. HISTORIC											
43. CONDITION EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED											
44. DEGREE OF REMODELING MINOR <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR <input type="checkbox"/>											
45. IMMEDIATE SURROUNDINGS Residential											
46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR											
47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS											
48. OVERALL SIGNIFICANCE <input type="checkbox"/> NATIONAL <input checked="" type="checkbox"/> STATE <input type="checkbox"/> LOCAL <input type="checkbox"/> NONE											
49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO											
50. WHAT TYPE?											
51. IF INVENTORIED, LIST I.D. #'S											
52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO											

- 134 This very nice Territorial style house is in the shape of a "U". It is a stuccoed adobe with wood frame windows and a flat roof with a parapet capped by a rock/concrete coping. est. 1890. (C)
- 135 This stuccoed house, has wood frame windows, a flat roof with parapet, and an arched entry to the side porch which is flanked by halfwalls. est. 1910. (C)
- 136 This house of unplastered adobe walls has wood and metal casement windows and a second floor room addition. The roofs are flat with concrete capped parapet. est. 1925. (C)
- 137 This stuccoed adobe house has wood frame windows and a flat roof with parapet. est. 1915. (C)
- 138 This is a stuccoed residence with aluminum frame windows and an asphalt shingled hip roof. est. 1935. (N)
- 139 This flat roofed house with parapet has a tandem 6/6 double hung window on the facade. The front porch has a shed roof covered with mission tile and is supported by vigas capped with zapatas and corbels. est. 1945. (N)
- 140 This small, ell shaped adobe house has a flat roof, parapet, wood frame windows and a shed roofed front porch. est. 1930. (C)
- 141 This is a gabled house with aluminum frame windows. est. 1940. (N)
- 142 This tiny stuccoed adobe structure is now used as a stamp shop. The roof is flat with a concrete moulded parapet. Windows are of wood frame and are faced with iron bars and topped by brick arches. Tin canales, visible viga ends, and a large buttress at the SW corner characterize this building. It could very well have been part of the extensive historical buildings found on this block. est. 1870's. (C)
- 143 This is a rambling residence with unplastered adobe walls. It is situated in a large lot just east of the Acequia Madre (main ditch). The rooms closest to the ditch are the oldest, probably dating to the 1850's. (C)
- 144 This square-plan adobe house has metal casement windows and a flat roof with parapet. est. 1940 (N)
- 145 This stuccoed adobe house with wood frame windows and a flat roof has overhanging eaves. This house is adjacent to the Acequia Madre. The house possibly dates back to the 1850's. (C)
- 146 This stuccoed rectangular plan residence has metal frame windows and an asphalt shingled roof. est. 1950. (N)

THE PROPOSED COLOR CHOSEN



ALLOWED COLORS



**TOWN OF MESILLA
ZONING APPROVAL**

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

OFFICIAL USE ONLY:

Case # 060875

Fee \$ 90.00

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

CASE NO. 060875 ZONE: HR CODE: M1 APPLICATION DATE: 08 April 2019

Elizabeth Ann Rohovec

Name of Applicant/Owner

575-635-1801

Applicant's Telephone Number

PO Box 146

Mesilla

NM

88646

Applicant's/Owner's Mailing Address

City

State

Zip Code

arohovec@gmail.com

Applicant's/Owner's E-mail Address

Manny Avalos Self

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

649-8641

N

N

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

Address of Proposed Work: 2684 Calle de Principal

Description of Proposed Work: PAINT EXTERIOR of House.

SANTA FE CURVE

\$ 3500.00

Estimated Cost

Elizabeth A Rohovec

Signature of Applicant

08 April 2019

Date

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

Elizabeth A Rohovec

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

FOR OFFICIAL USE ONLY

PZHAC

☐ Administrative Approval

BOT

☐ Approved Date: _____

☐ Approved Date: _____

☐ Disapproved Date: _____

☐ Disapproved Date: _____

☐ Approved with Conditions

☐ Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ☐ YES ☒ NO ☐ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: ☐ YES ☒ NO ☐ SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQ'D.

PERMISSION ISSUED/DENIED BY: _____

ISSUE DATE: _____

This Application will include the following, if checked:

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

PZHAC ACTION FORM
ZONING PERMIT 060877
[PZHAC REVIEW – 4/15/2019]
STAFF ANALYSIS

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

Item:

Case 060877 – 3000 Mesilla Terrace, submitted by Robert Carson; a request for a zoning permit to allow the construction of a new dwelling on a vacant property located at this address. Zoned: Rural Agricultural (RA)

Staff Analysis:

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

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

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

Estimated Cost: @ \$300,000.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work building a new dwelling at 3000 Mesilla Terrace.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060878
[PZHAC REVIEW – 4/15/2019]
STAFF ANALYSIS

Item:

Case 060878 – 2838 Calle de Principal, submitted by Anita M. Morales; a request for a zoning permit to restucco a dwelling this address. Zoned: Historical Residential (HR)

Staff Analysis:

The dwelling was built after 1980 and it appears that the style of the dwelling is similar in style to surrounding structures, and that the dwelling itself is not out of character with the surrounding area, or other structures that are characteristic of Mesilla. Currently, the dwelling is finished in a grey scratch-coat. The applicant would like to finish the dwelling by applying a color coat. The color chosen (“Acoma”) is a color that is very close to a color that is allowed in the Town’s catalog of acceptable colors (“Dusk”) (see attached color chart). The result is that the overall appearance of the dwelling when finished will fit in with the other structures in Town that are in the Historical Register.

Estimated Cost: @ \$812.34

Consistency with the Code:

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

18.33.080 Historical appropriateness permit.

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

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of restuccoing the dwelling at 2838 Calle Principal with a color that is very similar to a color that is accepted for the Town.
- The PZHAC has determined that the proposed color meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

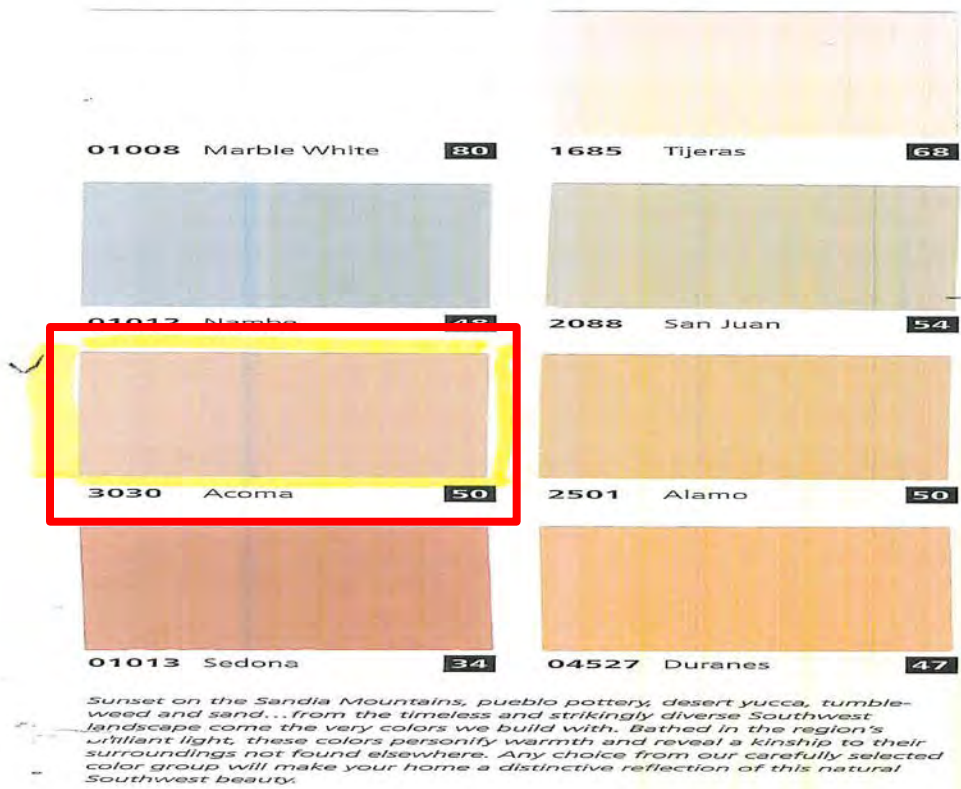
2014 Aerial

Addresses

County Address Points



CHOSEN COLOR

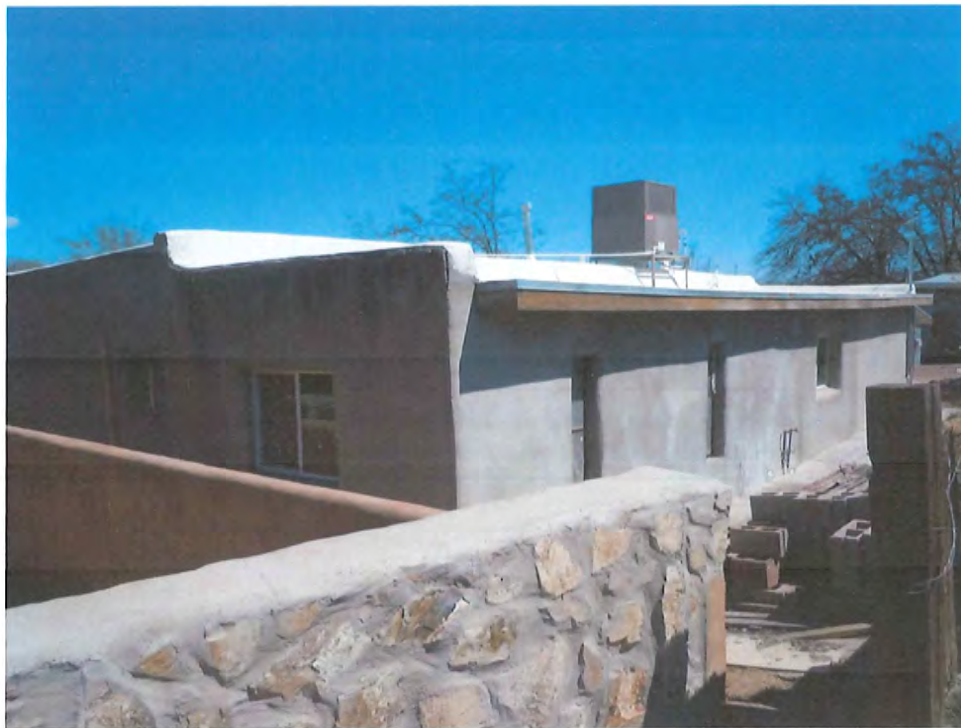


APPROVED COLORS



2838 Calle Principal

sto elastomeric stucco
Acoma 3030



10 5-gal @^{\$}75.00 + tax^{\$} = 812.34

PHOTO OF THE REAR OF THE DWELLING SHOWING THE EXISTING COLOR



PHOTO OF THE FRONT OF THE DWELLING FROM CALLE PRINCIPAL



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

OFFICIAL USE ONLY:

Case # 060878

Fee \$ 56.00

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

CASE NO. 060878 ZONE: HR CODE: M1 APPLICATION DATE: 4/9/19

Anita Morales

Name of Applicant/Owner

575-521-7425

Applicant's Telephone Number

PO Box 333 Mesilla

Applicant's/Owner's Mailing Address

City

NM

State

88046

Zip Code

gac-morales17@yahoo.com

Applicant's/Owner's E-mail Address

Self

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

N/A

Contractor's Telephone Number

N/A

Contractor's Tax ID Number

N/A

Contractor's License Number

Address of Proposed Work: 2838 Calle Principal

Description of Proposed Work: Stucco outside walls

\$ 812.34

Estimated Cost

Anita M. Morales

Signature of Applicant

4-9-19

Date

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

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

FOR OFFICIAL USE ONLY

PZHAC

☐ Administrative Approval

BOT

☐ Approved Date: _____

☐ Approved Date: _____

☐ Disapproved Date: _____

☐ Disapproved Date: _____

☐ Approved with Conditions

☐ Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ☐ YES ☒ NO ☐ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: ☐ YES ☒ NO ☐ SEE CONDITIONS

CONDITIONS: PZHAC REVIEW + BOT FINAL APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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

PZHAC ACTION FORM
ZONING PERMIT 060879
[PZHAC REVIEW – 4/15/2019]
STAFF ANALYSIS

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

Item:

Case 060879 – 2880 Teresita Street, submitted by William and Mary Davidson; a request for a zoning permit to install a trellis above an existing rock wall at the rear of a residential property at this address. Zoned: Historical Residential (HR)

Staff Analysis:

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

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

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

Estimated Cost: \$700.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of increasing the height of a rock wall by add a trellis as an extension to height on a residential property at 2880 Teresita Street.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060880
[PZHAC REVIEW – 4/15/2019]
STAFF ANALYSIS

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

Item:

Case 060880 – 2483 Calle de San Albino, submitted by Eugenio G. Diaz; a request for a zoning permit to build a work shed behind a dwelling at this address. Zoned: Historical Residential (HR)

Staff Analysis:

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

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

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

Estimated Cost: \$700.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of converting an existing carport into a small work shed on a residential property at 2483 Calle de San Albino.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION: