



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)

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)

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).

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

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 and Meeting minutes of March 18, 2019.

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)
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)

V. PZHAC NEW BUSINESS:

A. PUBLIC HEARING AND DECISION

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).

B. PUBLIC INPUT ON CASES

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
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)**
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)**
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)**

VI. PUBLIC COMMENTS

VII. PZHAC/STAFF COMMENTS

VIII. ADJOURNMENT

NOTICE

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

Posted on 3/28/19 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 2, 2019

WORK SESSION

**PZHAC WORK SESSION
APRIL 2, 2019
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)

DESCRIPTION OF REQUEST:

The applicant originally appeared before the PZHAC at the March 18 work session to discuss plans to construct a metal carport and storage structure on this property. The original metal structure proposed was determined to be incompatible with the area and was denied because it was considered to be out of character with the development zone.. As a result of this decision, the applicant would now like to construct a site-built carport and garage/ storage structure as an addition to the existing dwelling. The proposed addition, which will be 36 feet long by 20 feet wide and 11 feet 4 inches tall will be built in the same style and as a continuation of the dwelling and will be stuccoed to match the texture and color of the dwelling. The addition will have a flat roof that will match the existing dwelling. (Attached are photos of two carports in the Historic area that the applicant would like to use as examples of what the carport will be like.)

The dwelling does appear in the Historical Register and was considered to be architecturally contributing to its surroundings, even though substantial additions and alterations to the structure had taken place in the fifteen years prior to the dwelling being included in the application for the Historic Register. (According to the Register, the original structure was built around 1880.) Further additions and alterations to the dwelling were approved by the Town in 2001 with the result that the footprint and appearance of the dwelling was substantially changed from that which was described in the Historical Register (see attached site plan showing 2001 changes approved by Town). Although the exterior of the dwelling was substantially changed, the flat roof was still retained. Additionally, a ponding area for the property added in 2001 may need to be relocated in order to accommodate the proposed structure (see site plan from 2001).

CONSISTENCY WITH THE CODE:

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

Chapter 18.35 HR – Historical Residential Zone

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

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

PHOTO OF PROPERTY FROM CALLE DE ARROYO SHOWING THE PROPERTY



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400222](#)

Parcel Number: 4006137149393

Owner: ESDERS PATRICK & DORIS O'BRIEN

Mail Address: 215 E 80TH ST APT 10L

Subdivision:

Property Address: 2195 CALLE DEL NORTE

Acres: 0

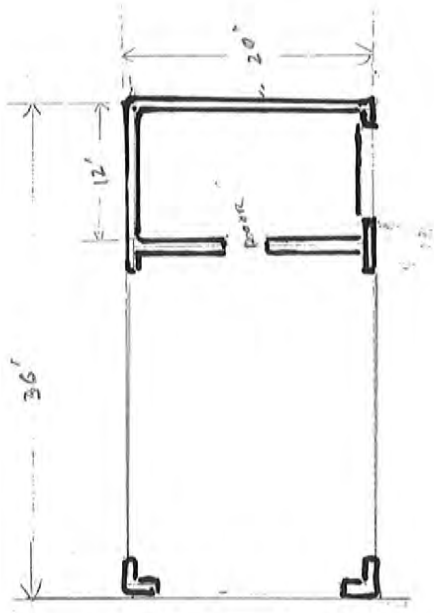


EXAMPLE AT 2878 CALLE DE SAN ALBINO



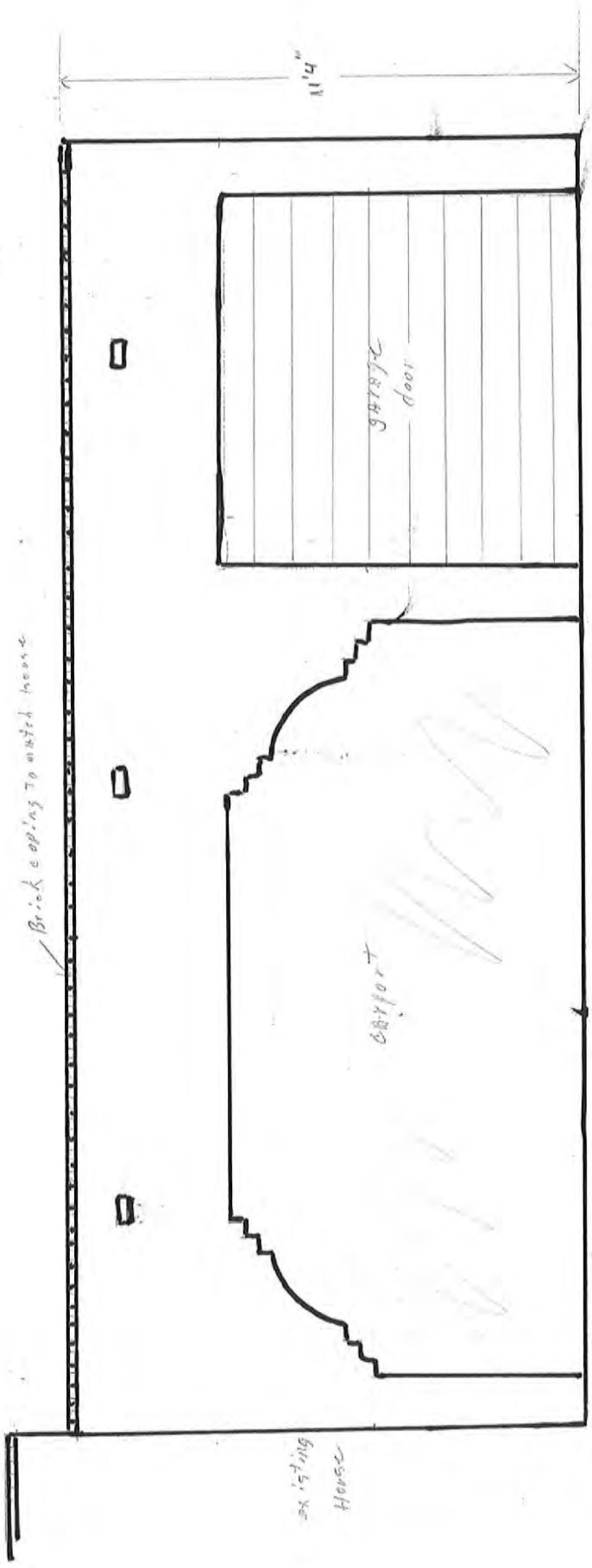
EXAMPLE AT 2523 CALLE DEL NORTE





(NOT TO SCALE)

Brick coping to match house



existing House

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060852

Fee \$ 22.50

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

CASE NO. 060852 ZONE: HR CODE: AC APPLICATION DATE: 2/14/2019

Jorge Larrazabal 646.314.1667
 Name of Applicant/Owner Applicant's Telephone Number

PO Box 510 Mesilla NM 88046
 Applicant's/Owner's Mailing Address City State Zip Code

LJA9372@Gmail.com
 Applicant's/Owner's E-mail Address

Texas Star steel LLC
 Contractor's Name & Address (if none, indicate Self)

915.701.9220 _____
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2195 Calle de el Norte

Description of Proposed Work: Build a Carport with a storage unit

\$ 8000.00 _____
 Estimated Cost Signature of Applicant Date 2-14-2019

Signature of property owner if applicant is not the property owner: Doris O'Brien Enders

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval Approved Date: _____
 Approved Date: _____ BOT 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 PERMIT APPROVAL REQUIRED
CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

- This Application will include the following, if checked:
1. ___ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 2. ___ Site Plan with dimensions and details.
 3. ___ 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 2, 2019
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)

DESCRIPTION OF REQUEST:

The applicant would like to repair a number of serious problems with the stucco and underlying adobe throughout the exterior walls of the dwelling, deteriorating wood surrounding some of the doors and windows, a collapsing patio roof, and leaks caused by a severely deteriorating roof over the main dwellings (see attached scope of work). The work is to be done by Quinones Design/Build of Las Cruces. Staff has met with Jake Quinones, Site Superintendent for the company to discuss the work to be done to ensure that the repairs will comply with Section 18.33 (Historic Preservation) of the Code with respect to repairs to Historic Structures.

According to Mr. Quinones, any repairs that entail removal or replacement of any portions of the dwelling will be done in such a way as to retain the architectural and historic character of the dwelling. Other than removal of the patio roof, which is collapsing and cannot be replaced without removal of the supporting walls, there will not be any changes to the appearance of the exterior of the dwelling. (The patio roof was added in the 1960's and cannot be seen from outside the back yard.) All repairs will be refinished and painted to match the existing dwelling.

The dwelling is in the Historic Register and the original dwelling appears to have been built around 1890. A number of additions and alterations (including the addition of a second story) were done in the 1960's that changed the appearance of the original structure, but maintained the historical architecture of the area. These additions were recognized in award from the Dona Ana Historical Society in 1970 citing the dwelling as a "Building Adhering to Regional Architecture" (see attached Register work sheet). Most of the repairs to be done will be to these additions.

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 18.35 HR – Historical Residential Zone

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

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

PHOTO OF PROPERTY FROM AVENIDA DE MESILLA



FROM THE “DONA ANA COUNTY HISTORIC SOCIETY” WEBSITE:

Building Adhering to Regional Architecture

This award recognizes a building in Doña Ana County built in recent times that follows the historical architectural style characteristic of New Mexico and the Southwest. Residential and commercial/industrial buildings in Doña Ana County are eligible and owners may also nominate.

1967	Thomas Branigan Memorial Library (Branigan Cultural Center)	501 N. Main Street
	Ernst and Eugenia Artschwager Home	Las Cruces
1968	Popular Dry Goods Company	139 N. Main
	Sarah Hay (Gay?) Home	Las Cruces
1969	Sosa Building	330 S. Reymond St
	Louis E. Freudenthal Home	Las Cruces
1970	Los Arcos	Mesilla
	Casa Tio Manuel (Cano Home)	Mesilla

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number Enter Value:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400317](#)

Parcel Number: 4006137235390

Owner: CANO EMILIE LUISE

Mail Address: 2206 AVENIDA DE
MESILLA

Subdivision:

Property Address: 2206 AVENIDA DE
MESILLA

Acres: 0



Cano Residence
2206 Avenida de Mesilla
Las Cruces, NM 88005

Project Organizer and Contractor:

Quinones Design/Build
9201 Dripping Springs Rd.
Las Cruces, NM 88011

Project Manager:

Jake Quinones, Site Superintendent
575-524-4646
Email: info@quinoneshomes.com

**Overview of Outstanding Issues and Subsequent Scope of Work for Project at 2206
Avenida de Mesilla**

Roofing Throughout the home's roof areas, water infiltration points are numerous. Areas of immediate concern include roof/plasterwork junctions, parapet walls, and penetrations displaying cracks, voids, and delamination. The roof's drainage outlets (or canals) are undersized and not sealed/flushed properly within the wall cavity. During and after downpours, water is pooling on the roof surface allowing water infiltration into the roofing system, adobe wall sections, and home interior. *Recommended course of action:* All roofing should be removed and replaced with a 4-ply fiberglass embedded build-up asphalt roofing system featuring a mineral embedded cap sheet. Where applicable, roof edge flashings should be removed and replaced, where applicable, roof edge soffit and fascia should be removed and replaced; these areas feature apparent and widespread degradation and water infiltration zones. The small shingled/pitched roof at the south end of the property is in serviceable condition and can remain intact. The exposed HVAC units and ductwork will need to be removed and reinstalled for the roofing work. All canals will need to be removed and replaced completely during the re-roofing process. New canals will need to be upsized to allow for proper water drainage and to prevent debris blockage. With roof replacement, the flashings that surround certain roof sections will need to be removed. Where roofing material adjoins parapet walls and the home's plaster system; roofing replacement will necessitate extensive plaster system work and repairs.

Exterior Plaster The home's exterior plaster system features widespread cracking, chips, and damage related to water infiltration, weathering, settling, and age. Possible water infiltration points in the upper level wall sections and parapet walls include areas of deterioration where the plaster system's base coat, lath, and underlayment are exposed. Leak areas within the home are directly adjacent to problematic (and suspect) exterior plaster areas. Ornamental exterior wood features such as vigas (such as those located at the front entry door) and faux lentils (located above some windows) are allowing water to flow into the home through the wood itself and

large voids between the woodwork and plaster system. With roof removal/replacement, the scope of this work would bring roofing material over the parapet walls, and extended (approximately 18-inches) up affected upper section walls. Further, removal of flashings in the upper section wall areas would directly affect the exterior plaster system. The roofing work in itself will necessitate major plaster system repairs. The entire home's existing exterior plaster is in need of extensive repair work and stabilization followed by new plaster system installation. *Recommended course of action:* All exterior wood features that tie into existing plaster system should be removed (as possible and as necessary) and patched/plastered over. A new modern plaster system (to match existing home exterior finish and color) will need to be installed over all existing plasterwork. New plaster system installation would include patching major cracks and damage to existing plaster, application of fiberglass reinforced mesh embedded in masonry adhesive over all exterior wall and parapet areas, and final application of elastomeric based (textured and colored) masonry. The above scope of work would also include plaster repair work and repairs for structural repairs/work (as noted below).

Main Entryway Room Reconstruction Entryway room ceiling/roof and exterior wall/window must be completely removed and rebuilt. The sagging wall, window, and ceiling areas are irreparable and may lead to further structural failure and poses a hazard. The Homeowner has placed a post support under the buckled ceiling section to help prevent roof collapse, but this measure is temporary at best. This work would entail major demolition and haul away of waste materials, framing of new wall, window and door openings, and rafter (all framing to be wood), insulation, new window installation, new door installation, exterior sheeting and plaster system installation, roofing system installation, interior wall/ceiling finishes, and all related work/materials. Please Note: the existing door and windows are not part of the home's original adobe construction (1960's era installation).

Patio Cover and Fire Place Removal This structure must be completely removed. The sagging structure is irreparable and subject to collapse and further damage of surrounding walls/structures. This structure presently poses a hazard. The Homeowner has placed post supports under the buckled ceiling section to help prevent roof collapse, but this measure is temporary at best. This work would entail major demolition and haul away of waste materials. Existing chimney, brick wall, and all adobe wall/architectural features to remain. Only sagging/failing fireplace ceiling/roof structure will be removed. On east facing fireplace patio parapet wall. (2) Canalies (1960's era installation) will be removed and patched/textured over. Street facing window panels to remain.

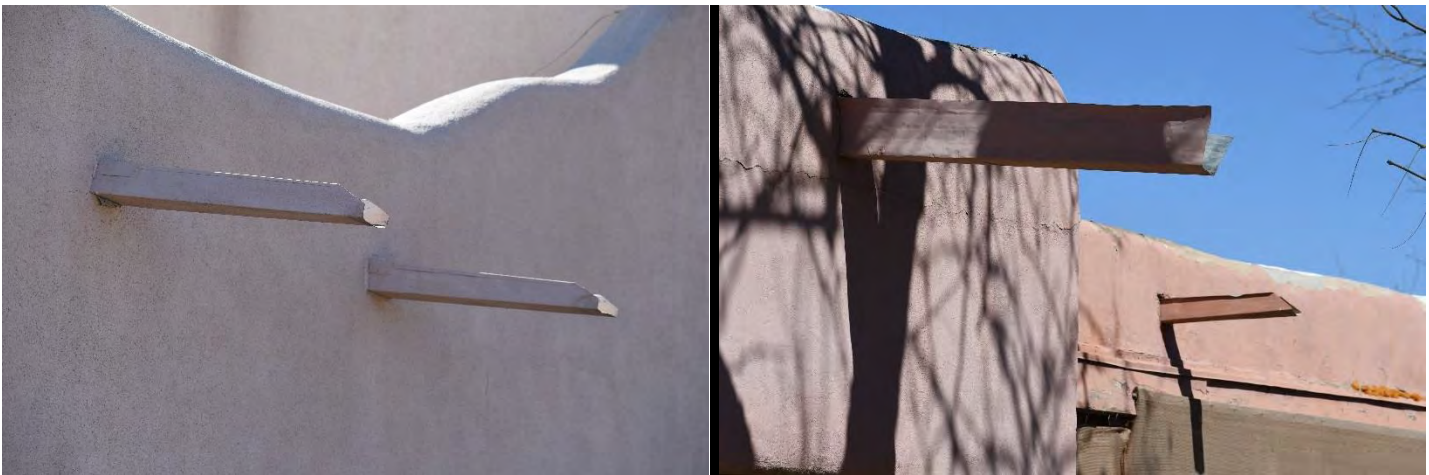
North Carport Exterior Half Wall Construction The Homeowner has requested a half wall be constructed in place of plywood sheeting that is currently servicing as a wall/partition. The new half wall would be approximately 4-feet in height and taper upwards with a step feature similar to the home's existing architecture where the wall meets the carport. The wall construction would consist of a concrete footing, wood framing, wood sheeting, moisture barrier/membrane, lath and plaster system (to match existing home exterior finish and color). The wall would feature a bullnose top to complement the home's existing architecture.

Roof Replacement Scope of Work

For all BUR roof sections: Roof-top HVAC equipment and ductwork will be removed for roof installation work and reinstalled upon roof work completion. Includes roof system, flashing, and soffit/facia removal/disposal. Includes roof demolition material haul away and waste disposal fees. New soffit and fascia will be installed. New metal drip edge will be installed. New roof vents will be installed. New enlarged canals will be installed. New canalie design will existing design/s but allow for proper water drainage. A new 4-ply fiberglass embedded build-up asphalt roofing system (BUR) will be installed over all existing roof areas. Cap sheet (or ply #4) will be mineral embedded. All roof penetrations/flashings will be treated and sealed.



Photos: East roof section. Complete BUR removal and replacement.



Photos: North and south facing canals. All canals will be replaced. New enlarged canals will be installed. New canalie design will match existing design/s but allow for proper water drainage.

Continued - Roof Replacement Scope of Work



Photo: West roof section. All soffit and fascia will be removed and replaced



Photos: East roof section.



Photos: South facing roof section.

Exterior Plaster Scope of Work

For entire home exterior: Damaged/cracked plaster areas will be patched/repared with basecoat and bonder as necessary. High impact fiberglass fabric mesh will be embedded in skim coat over entire exterior plaster area of home including vertical walls and parapet wall areas. J-flashings will be installed at roof/plaster interface zones to allow full roof system and plaster system interface/overlap. Colored elastomeric stucco (final coat) will be applied over entire exterior plaster area of home and floated (textured) with sand finish. Color will be matched to existing exterior plaster color or as close as possible.



Photos: Examples of widespread exterior plaster issues

Continued Exterior Plaster Scope of Work

Ornamental exterior wood features such as the vigas located at the front entry door are allowing water to flow into the home through the wood itself and large voids between the woodwork and plaster.



Photo/s: Entryway feature's left and right vigas are not part of the home's original architecture. The central viga (over the doorway) is original. The left and right vigas will be removed and patched over. The central viga will remain.



Continued Exterior Plaster Scope of Work

Ornamental wood features such as the faux lentils located above the two NE facing windows are allowing water to flow into the home through the wood itself and large voids between the woodwork and plaster system. These faux lentils will be removed prior to plaster system work and replaced after plaster system work completion. Wood feature in half wall to remain.



Main Entryway Room Reconstruction Scope of Work

Major demolition of roof and south facing wall in Entryway room. Includes roof demolition material haul away and waste disposal fees. Includes framing of new raftered roof section and south facing exterior wall section. Includes roof decking installation. New door and new windows will be installed on south facing wall. Insulation will be installed in new exterior wall section. Drywall will be installed over interior side of new wall section and ceiling area. Interior wall finish (texture) and paint to match existing or as close as possible. Exterior sheeting will be installed over exterior side of new wall section. Water proofing membrane, metal lath, and plaster system will be installed over exterior wall sheeting.



Photo: South facing wall of main entry room. Only wall section with door and windows (corner to corner) will be removed and rebuild. This wall is not part of the home's original construction, however, no change to the overall architecture will be made. Door and windows will be replaced.

Fireplace Patio Scope of Work

Demolition and removal of patio cover roof, ceiling, beams, and post supports.



Photos: Backyard view of fireplace patio cover. Patio cover roof, ceiling, beams, and post supports to be completely removed. All patio wall sections to remain. Patio roof will not be reconstructed to allow for open air outdoor area. Two temporary post supports have been installed to help slow and/or prevent further structural failure and/or collapse.



Photos: Roofline view of fireplace patio cover structure. Existing chimney, brick wall, and all adobe wall/architectural features to remain.

Continued - Fireplace Patio Scope of Work



Photos: Upward view of fireplace patio cover. Patio cover roof, ceiling, beams, and post supports to be completely removed. All patio wall sections to remain. Patio roof will not be reconstructed to allow for open air outdoor area. Two temporary post supports have been installed to help slow and/or prevent further structural failure and/or collapse.



Photos: South and East sides of fireplace patio walls. Existing chimney, brick wall, and all adobe wall/architectural features to remain. Only sagging/failing fireplace ceiling/roof structure will be removed. On east facing fireplace patio parapet wall. (2) Canals (1960's era installation) will be removed and patched/textured over. Window panels to remain.

North Carport Exterior Half Wall Construction

The Homeowner has requested a half wall be constructed in place of plywood sheeting that is currently servicing as a wall/partition.



Photo: Proposed half-wall. The new half wall would be approximately 4-feet in height and taper upwards with a step feature similar to the home's existing architecture where the wall meets the carport. The wall construction would consist of a concrete footing, wood framing, wood sheathing, moisture barrier/membrane, lath and plaster system (to match existing home exterior finish and color). The wall would feature a bullnose top to complement the home's existing architecture.



Photo: Existing plywood sheeting that is currently servicing as a wall/partition.

1. ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6-6-79 pic 26				
2. SURVEY DATE 3. BY 1/9/80 MRT	4. CHECK DATE 5. BY	6. COMPUTER DATE 7. BY	8. FILE DATE 9. BY	10. REVISION DATE 11. BY		
2. COUNTY Dona Ana	13. FIELD MAP	14. NUMBER	15. UTM REFERENCE NUMBER ZONE EASTING NORTHING 13 331000 3572250			
16. SPECIFIC LOCATION SW corner of Highway 2206 and Calle de Medanos Calle de El Paso			17. CITY/TOWN Mesilla	18. ZIP 88005	20. I.D. # 183202021	
20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4			19. LAND GRANT OR RESERVATION Mesilla Civil Colony		23. NEG # 28, 30	
25. ARCHITECTURAL STYLE adobe vernacular / "Pueblo Revival"			26. NUMBER OF STORIES 2			
27. FOUNDATION MATERIAL(S)						
28. EXTERIOR WALL SURFACE(S) light brown stucco						
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) 1/2 d.h.w., wood sashes, plain wood surrounds, false (?) 1/2 timbered viga as lintels above plain surround. Rejas made of latillas front window - fixed multi-lite wood sash window in facade, large. - fixed plate glass window, large, false (?) lintel above each, no surrounds except for "lids"						
30. DOOR ENTRANCE (TYPE/SURROUNDS) Flat with two levels, upper floor covers only portion of ground floor.						
31. ROOF(S) (NUMBER/SHAPE/MATERIAL, DETAILS) Carved wood door that leads into the patio. This door has a very shallow portico made of fired adobe laged with long axis - to the street.						
32. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR, MATERIALS) 2 contained brown stuccoed						
33. EXTERIOR DETAILS Exterior 7' high wall enclosing back ^{south} yard: exterior surfaces are light brown stucco and exposed fired adobe. Back yard fenced with vertical plants. Low yard adobe wall on south side						
34. COMMENTS						
DATE OF CONSTRUCTION			45. IMMEDIATE SURROUNDINGS			
35. ESTIMATED 1890	36. ACTUAL		residential / commercial tourism			
37. SOURCE OF DATE			46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR			
38. ARCHITECT/ENGINEER/BUILDER			47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS			
39. SOURCE OF INFORMATION			48. OVERALL SIGNIFICANCE <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input type="checkbox"/> LOCAL <input type="checkbox"/> NONE			
40. NAME Raymond Cano / owner			49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
41. PRESENT USE residential			50. WHAT TYPE?			
42. HISTORIC USE "			51. IF INVENTORIED, LIST I.D. #'S			
43. CONDITION <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED			52. SEE BACK? <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
44. DEGREE OF REMODELING 2 story added <input type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE <input checked="" type="checkbox"/> MAJOR						

IRON REJAS FROM MEXICO COVER EACH OF THE WINDOWS. COMPLIMENTARY WROUGHT IRON LANTERNS HANG ON EACH SIDE OF THE PORTAL. THREE LARGE YUCCAS BROUGHT FROM THE DESERT AND PLANTED BY MR. TORRES HIMSELF APPROPRIATELY FLANK LOS ARCOS.

WHEN SO MANY OF THE OLD BUILDINGS OF THE REGION ARE BEING DEMOLISHED, IT IS SATISFYING TO FIND THAT PEOPLE LIKE MR. AND MRS. TORRES ARE RETAINING MUCH OF THE BASIC STRUCTURES OF AN OLD ADobe IN REMODELING. WE COMMENTED THEM FOR THIS.

4th Annual Banquet
CASA TIO MANUEL

WHAT ARE THE INGREDIENTS OF A COMMUNITY WHICH PULL NATIVE SOBS BACK AND CAUSE THEM TO BECOME LEADING FORCES IN PRESERVING ITS RICH HERITAGE? THIS COULD BE THE SUBJECT OF AN EXTENSIVE RESEARCH STUDY WHICH WE ARE NOT PREPARED TO DEVELOP. HOWEVER, THE PRODUCT OF FAR-REACHING INTEREST IN FAMILY AND COMMUNITY HERITAGE IS BEING CITED TONIGHT AS THE HOME OF MR. AND MRS. RAYMOND CANO IS NAMED THE RESIDENCE ADHERING MOST CLOSELY TO TRADITIONAL REGIONAL ARCHITECTURAL LINES.

RAYMOND CANO WAS BORN AND REARED IN LA MESILLA. SOMETIME AFTER RECEIVING HIS DEGREE AT NEW MEXICO STATE UNIVERSITY HE WAS EMPLOYED OVERSEAS WHERE HE MET AND MARRIED EMILIE HARMS OF GERMAN BACKGROUND, WHOSE CULTURAL INTERESTS COMPLIMENTED THOSE OF HER HUSBAND. MR. AND MRS. CANO RETURNED TO MESILLA WHERE THEY PURCHASED PROPERTY BELONGING TO MR. CANO'S AUNT AND UNCLE MANUEL AND FLORENTINA FIERRO. THIS HOME, THIS YEAR'S ARCHITECTURAL AWARDS RECIPIENT, HAS BEEN REFURBISHED AND ADDED TO. THE HOUSE, OF PUEBLO DESIGN, IS BUILT FLUSH WITH THE STREET; THE FRONT ENTRANCE LEADS INTO A SOLARIUM WHICH IS AN EXTENSION OF THE LIVING ROOM. THE LIVING ROOM PROVIDES ACCESS TO THE KITCHEN AND A BEDROOM ON THE SOUTH; A HALL-LIBRARY CONNECTS WITH THE HOME'S NEW ADDITION. BEAMED CEILINGS IN THIS LARGE AUTHENTIC ADDITION RISE TO A TWO-STORY HEIGHT TO PROVIDE ROOM FOR A SPACIOUS BALCONY ON THE NORTH AND FLOOR-TO-CEILING WINDOWS ON THE SOUTH. FROM THE BALCONY ONE CAN LOOK ACROSS THE VALLEY FROM THE ORGANS TO PICACHO; FROM THE ROOM'S BALCONY STAIRCASE THE EYE MOVES TO VARIOUS INTEREST CENTERS -- TO THE NATIVE STONE FOUNTAIN WITH BRONZE FIGURE BROUGHT BY MILA AND RAY CANO FROM ROME; ACROSS THE RED CLAY FLOOR TILE TO LIVE GREENERY CONTAINED IN LAVA-STONE; TOWARD THE SOUTH, WINDOWS AND A DOORWAY INTO AN ENCLOSED PATIO WHICH EXTENDS COMPLETELY

ACROSS THE SOUTHERN SIDE OF THE HOME; OR THROUGH THE DOORWAYS IN THE WEST LEADING TO THE SPACIOUS MASTER BEDROOM AND TO THE CHILDREN'S ROOM.

THE FEELING FOR FAMILY AND THE FAMILY'S OUTGOING WARMTH ARE REFLECTED IN VARIOUS WAYS IN THE CANO HOME; THE CARVED INSCRIPTION OVER THE LIVING ROOM DOOR--BIENVENIDOS A CASA TIO MANUEL; THE CHILD-CENTERED AREAS FOR PAINTING, PLAYING, LISTENING, READING; BUILT FOR FAMILY AND FRIENDS. IT IS A HOME BUILT IN PERFECT HARMONY WITH ITS SURROUNDINGS.

THE CONCERN MR. AND MRS. CANO SHOW FOR THE TOWN OF LA MESILLA'S DEVELOPMENT IN TERMS OF REGIONAL ARCHITECTURAL AUTHENTICITY IS LAUDATORY. THE DONA ANA COUNTY HISTORICAL SOCIETY IS PLEASED TO MAKE THIS AWARD TO THIS STRUCTURE OF REGIONAL SIGNIFICANCE.

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

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

OFFICIAL USE ONLY:
 Case # 060862
 Fee \$ 198.00

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

CASE NO. 060862 ZONE: NC CODE: AL APPLICATION DATE: _____

Mila Cano
 Name of Applicant/Owner
 2206 Avenida de Mesilla Mesilla NM 88005
 Applicant's Telephone Number
 Applicant's/Owner's Mailing Address City State Zip Code
 raymilacano@gmail.com or Raymond (son) canoclan5@att.net
 Applicant's/Owner's E-mail Address
 Quinones Design/Build; 9201 Dripping Springs Rd.; Las Cruces, NM 88011
 Contractor's Name & Address (If none, indicate Self)
 524-4646 02-234472-00-1 54879
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2206 Avenida de Mesilla

Description of Proposed Work: Re-roof, Exterior Plaster Repairs/Restoration, Main-Entry Room Reconstruction, Patio Cover and Fireplace removal, North Carport Half Wall Construction

\$ 125,000.00 Estimated Cost
E. L. Cano Signature of Applicant
 3/11/19 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 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 PERMITS REQUIRED
Z

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 2, 2019
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 0608BB**) Zoned: Rural Agricultural (RA).

DESCRIPTION OF REQUEST:

The applicant would like to install a temporary four-foot high pool at the back of the dwelling at this address. This is a rental property, and the applicant and his family are tenants on the property. The applicant has permit from the property owner (Norman Fristoe) to install the pool. The pool itself is the type that you buy in a large box at Walmart. Very little or no ground preparation is required for the pool provided that the ground is fairly level. The pool can be assembled or removed by two people in 2 - 3 hours.

Since the property is in a Rural/Agricultural (RA) zoning district, there are no architectural or historical guidelines that need to be met for the pool. Safety or security fencing may be required around the pool by the Building Code or by CID.

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed pool will be compatible with the RA Zoning of the property. (Private pools are generally considered to be an ancillary or subordinate use to the residential use of a property.)

(In addition to meeting the Mesilla zoning code requirements, the applicant will need to meet any fencing and safety measures required by CID for this type of pool.

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 AVENIDA DE MESILLA



VIEW OF PROPOSED LOCATION IN REAR YARD FROM NORTH SIDE OF PROPERTY



VIEW OF PROPOSED LOCATION FROM SOUTHWEST SIDE OF PROPERTY



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400696](#)

Parcel Number: 4006138413125

Owner: LAMA PROPERTIES LLC

Mail Address: 780 S WALNUT BLDG
#6

Subdivision: CANAMEX ACRES (BK 21
PG 569 - 0610453)

Property Address: 3116 AVENIDA DE
MESILLA

Acres: 1.10000002



TOWN OF MESILLA
PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060868

Fee \$ 9.00

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

CASE NO. 060868 ZONE: RA CODE: M1 APPLICATION DATE: 2/26/19

Name of Applicant/Owner: GEORGE A. KRESANSKY Applicant's Telephone Number: 847-917-3884
Applicant's/Owner's Mailing Address: 3116 AVENIDA DE MESILLA City: NM State: NM Zip Code: 88005

Applicant's/Owner's E-mail Address: GEORGE@HOTMAIL.COM

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: 3116 AVENIDA DE MESILLA

Description of Proposed Work: WALMART MART ABOVE GROUND 15-18 FT DIA POOL

Estimated Cost: \$ 375.00 Signature of Applicant: [Signature] Date: 3/14/19

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 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 PERMIT OR APPROVAL REQUIRED
YL

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

MARCH 18, 2019

(PART OF CONSENT AGENDA)



**PZHAC WORK SESSION
AGENDA
MARCH 18, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, MARCH 18, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

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

The applicant and her architect were present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that this request had been heard by the PZHAC at the March 4 PZHAC work session and was postponed to enable the applicant to return with a revised 3-dimensional elevation of the dwelling showing how it would appear among the other dwellings in the development zone. The PZHAC also requested that the applicant provide staff with a completed “historic styles” questionnaire defining which of the five styles in the Yguado Plan the proposed dwelling will be.

Although the applicant did provide a 3-dimensional elevation of the dwelling, the completed questionnaire was not provided. Issues discussed were the proposed difference in size and mass of the dwelling compared to other dwellings in the area; the fact that the style of the dwelling does not appear to be any of the five styles set forth in the Yguado Plan; and concerns that the proposed dwelling would dwarf the neighboring dwelling to the west.

Item 2: Submitted by Jorge Larrazabal; a request to discuss plans to construct a 30 foot by 16 foot steel carport with a partially enclosed storage unit on a residential 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 intended to build a metal carport and storage structure on a property that was listed in the Historical Register, and that the property had recently been inherited by the applicant, who was from out of town. Issues that were addressed were the fact that the style of the shed differed from that of the dwelling (pitched roof on the shed vs. flat for the dwelling, metal siding on the shed vs. stucco on the dwelling, and differences in height); proposed location of the shed; and setbacks between the structures.

Item 3: Submitted by Catherine Martinez and Linda Montoya; a request to discuss plans to replace a metal wire fence around a residential property at 1000 West University Avenue. (Case 060861) Zoned: Rural Farm (RF)

The applicants and their contractor were 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 replace a sheep wire fence around their property with a wrought iron fence with stucco sections. Issues that were discussed were the height of the fence; color and style of the stucco sections; and how the requirements of the clear-sight-triangle would be met.

Item 4: 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 was not present at this meeting. No discussion took place.

Item 5: Submitted by Conrad Estrada of Images N’Iron for Little Fawn Boland; a request to discuss a modification to a permit approved 1/16/18 to allow gates to be installed on a front wall of a dwelling at 2196 Calle de San Albino. (Case 060653) Zoned: Historical Residential (HR)

The applicant’s fence 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 applicant intended to build fences at each of the two driveways. Staff discussed how the fences would be built, and that they would be folded in such a way that they would not extend past the curb line when open or closed. The applicant’s representative stated that the gates for the entryway

would be on automatic closers and would not extend past the curblineline when open. The applicant's representative also explained that the gates were originally supposed to slide into the existing wall but interfered with each other due to their length. Another concern that was discussed was the affect the gates would have on the clear-sight-triangle of the easternmost driveway. The rep explained that the gate at this driveway would fold inward and would be two inches lower than the existing wall.

**PZHAC REGULAR MEETING
AGENDA
MARCH 18, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, MARCH 18, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

All commissioners were present. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

Case 060862 was removed from the agenda since the applicant was not present for the work session. A motion to approve the agenda as amended was made by Commissioner Houston, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

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

A. *PZHAC MINUTES – Meeting minutes of March 4, 2019.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

- 1. Case 060860 – 2090 Snow Road, submitted by Main Electrical for John Knopp; a request for a zoning permit to allow the electric system for a dwelling at this address to be upgraded to allow installation of a heat exchanger. Zoned: Residential Farming (RF)**

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Ralph Geck - 2435 Calle de Colon (next door to Kane property)

Speaking about proposed dwelling for the Kane property, stated that proposed house was too large for the area and stated that the house would be too close to his. He also mentioned that there had been a well at the center of the property.

Susan Krueger, Town Resident

- 1. With respect to the proposed Kane dwelling, stated that the Town's Historic Preservation Code was written by SHPO, and that one of the requirements is that applicants meet with staff prior to meeting coming to the PZHAC work session.*
- 2. With respect to Case 060852, stated that the Code specifically stated that: "Metal structures must be out of public view", and that the proposed carport was a metal structure that was in view. She also stated cases should be submitted to staff prior to being submitted to the PZHAC. The Historical Preservation Ordinance should be given to the applicant.*

Greene, Architect for the Kane dwelling

Stated that the applicant did start the process with staff and stated that the “Style” checklist that the applicant had been given is vague and poorly written. He also stated that no concrete guidelines are given in the ordinance for approval, and that the dwelling is similar in many ways to other dwellings in the area. He would like specific and concrete reasons for denial.

Sam Kane, Applicant

Stated that he is not concerned with the resale value of the house being lowered by the surrounding area, he is trying to improve the area. Requested that the PZHAC provide specific reasons for denying the dwelling as proposed.

Susan Krueger, Town Resident (again)

Speaking about the proposed Kane dwelling, stated that the applicant needed to observe the existing style in the Town, and that “improving the neighborhood” is not an accepted argument for being considered historically or architecturally appropriate.

B. CASES:

Work Session Decision Item:

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

The proposal was opened to discussion by the PZHAC. Commission chair Hernandez stated that since there is no formal zoning request, there is nothing at this time for the PZHAC to make a decision on. One of the items discussed was that it was not the specific square footage or size of the dwelling that was a problem, but the apparent mass of the dwelling compared to other dwellings in the immediate area. Commission Chair Hernandez suggested that each Commissioner state their opinion so that the applicant could have a better understanding of what is being requested of the applicant. The following are the responses from the Commissioners:

Commissioner Prieto – Agreed with the applicant that the dwelling styles in the area vary widely and that the actual square footage does not matter, but that the proposed dwelling appears to be much larger than the dwellings in the surrounding area.

Commissioner Houston – Said she understands the neighbor’s (Mr. Geck) concern with the size of the dwelling and that it will be right next to him, but also agreed that several of the nearby homes are large. Stated that she liked the proposed dwelling and that this would be a difficult decision.

Commissioner Lucero – Stated that she thinks that the proposed dwelling is “way too large” for the area, and that historically, this part of Mesilla was a “colonia”. She stated that the biggest house on the property should be about 2600 square feet.

Commissioner Nevarez – Stated that he was curious about the neighbor’s (Mr. Geck) of the dwelling and would like to see the west elevation of the proposed dwelling.

Commission Chair Hernandez finished up by saying that since there was no application to approve or deny, the only thing that could be done at this time was to offer these comments. The applicant will actually need to apply for a permit so that the PZHAC can make a decision on the dwelling one way or the other. No decision was made at this time.

Zoning Permits

2. **Case 060852** – 2195 Calle del Norte, submitted by Jorge Larrazabal; a request for a zoning permit to allow the construction of a 30 foot by 16 foot steel carport with a partially enclosed storage unit on this property. Zoned: Historical Residential (HR) **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 the proposed carport and storage structure would not fit in with the development zone for the area. A motion was made by Commissioner Prieto to approve the request and seconded by Commissioner Houston. The motion failed by a vote of 0 – 4, and the request was denied.

3. **Case 060861** – 1000 West University Avenue, submitted by Catherine Martinez and Linda Montoya; a request for a zoning permit to replace a metal wire fence around the residential property at this address. Zoned: Rural Farm (RF) **(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 Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.

4. **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 4**)
This case was removed from the agenda.
5. **Case 060653** – 2196 Calle de Medanos, submitted by Conrad Estrada of Images N’Iron for Little Fawn Boland; a request to modify an approved zoning permit to allow the installation of gates on the front wall of a dwelling at this address. Zoned: Historical Residential (HR) (**This case was heard during the Work Session – Item 5**)
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 Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.
6. **Case 060863** – 2417 & 2419 Calle de Parian, submitted by Davie and Kelly Salas; a request for a zoning permit to allow the construction of short latia privacy fences on patios attached to the two dwellings at the rear of these properties. Zoned: Historical Residential (HR)
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 Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.

VI. PUBLIC COMMENTS

Susan Krueger, Town Resident

Stated that she would provide the Las Cruces Association of Realtors with a copy of Section 18.33 (Historic Preservation) section of the Code so that the association could make its members aware of the rules that home buyers in Mesilla need to follow.

VII. PZHAC/STAFF COMMENTS - None

VIII. ADJOURNMENT

The meeting was adjourned at 7:10 pm.

PZHAC NEW BUSINESS

APRIL 2, 2019

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060864
[PZHAC CONSENT AGENDA –4/2/2019]**

Item:

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)

Description of Work Done:

The applicant will repair deteriorating adobe through-out the exterior of the structure. Once the camaged portions of adobe are repaired or replaced, the lime plaster used on the structure will be left grey during the repairs and will eventually be repainted to match the original appearance of the structure once the repairs are complete. There will be no changes to the style, appearance, or historical character of the structure.

Consistency with the Code:

Since this is a 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 DWELLING FROM CALLE DE SANTIAGO



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

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



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060864

Fee \$ ~~29.50~~ 19.50 //

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

CASE NO. 060864 ZONE: MC CODE: M1 APPLICATION DATE: 3/14/19

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

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

ROBERTJUSTIN@ZIAMET.COM
 Applicant's/Owner's E-mail Address

PAH TAYLOR, INC. PO BOX 673 MESILLA, NM 88046
 Contractor's Name & Address (If none, indicate Self)

575 506 7995
 Contractor's Telephone Number

Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: CALLE DE SANTIAGO

Description of Proposed Work: REPAIR OF BASE OF ABOVE WALL (BASE REPAIR) 2 1/2 FEET + BA
LINE PLASTER WILL LEFT GREY & WILL BE PAINTED TO MATCH
IN THE FUTURE.

\$ 6,000.00 Robert Justin 3/5/2019
 Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: P. Taylor

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: CID PERMIT MAY BE REQUIRED
zc

PERMISSION ISSUED DENIED BY: Z. Shum ISSUE DATE: 3/14/19

- 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 060866
[PZHAC CONSENT AGENDA –4/2/2019]**

Item:

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)

Description of Work Done:

The applicant will replace an evaporative cooler with a refrigerated air conditioner/furnace, and due modifications on the dwelling's electric panel to handle the new unit. (The applicant has been informed that a permit and inspections from CID will also be necessary.) This is change to the electrical service and heating/cooling system only, and will not affect the appearance or historical aspect of the dwelling.

Consistency with the Code:

Since this is a 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 DWELLING FROM CALLE DE SAN ALBINO



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400667](#)

Parcel Number: 4006138343035

Owner: JOL RENTALS LLC

Mail Address: 203 CAPRI ARC

Subdivision:

Property Address: 2878 CALLE DE

SAN ALBINO

Acres: 0



TOWN OF MESILLA
PERMISSION TO CONDUCT WORK
OR

Case # 060866
Fee \$ 22.50

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060866 ZONE: HR CODE: M1 APPLICATION DATE: 3/26/19

Jorge Larracabal 646 3141667
Name of Applicant/Owner Applicant's Telephone Number

Po Box 510 Mesilla NM 88046
Applicant's/Owner's Mailing Address City State Zip Code

LJA9372@gmail.com
Applicant's/Owner's E-mail Address

Quality air technology
Contractor's Name & Address (if none, indicate Self)

9152489590 814154487 NM#372181
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

2878 Calle de San Albino
Address of Proposed Work:

Replacement of the swamp cooler.
Description of Proposed Work: NO Alteration to the house structure. Relocate the electrical panel box below existing one. // 3/27/19

\$ 7,100 Jorge Larracabal 3-25-19
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: NO CHANGES TO APPEARANCE OF STRUCTURE

PERMISSION ISSUED DENIED BY: J. Larracabal ISSUE DATE: 3/26/19

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 2, 2019

PUBLIC HEARING

ZONE CHANGE

Z19-001

ZONE CHANGE REQUEST Z19-001
[PZHAC PUBLIC HEARING AND REVIEW]
STAFF ANALYSIS
(PRESENTED TO PZHAC 4/2/19)

Item:

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).

Description of Request:

Although the legal description for the property shows the property as being 4.461 acres in size, County records show the property as being 4.36 acres. This discrepancy is due to the fact that the County is not counting the R.O.W easement along the south and west edges of the parcel as part of the land area. Either way, the size of the property is less than the five acres required by the current Rural Farm (RF) zoning of the property.

The applicant's justification for this zone change request (see the applicant's response to Section 3 of the Application for a more detailed justification, attached). In the justification, the applicant references the fact that there is a 14 acre strip of land that adjoins his property to the east, consisting of primarily one acre parcels, that is zoned Residential, One-acre Minimum Lot Size (R-1). According to the applicant, this strip of R-1 acre zoning has been recognized in the Town's Comprehensive Plan. The applicant's property is the only property in this strip that is not zoned R-1. Additionally, these lots have not been farmed in the last twenty years due to water restrictions imposed by EBID due to drought conditions.

The applicant also believes that the Town has encouraged the development of this strip of land by running a water line with fire hydrants down the existing easement, thereby recognizing this strip of R-1 zoned land being used for subdivisions. According to the applicant, the location of the water line and fire hydrants along the easement is an acknowledgement by the Town that the "...easement or road width is in conformance since the town sanctioned the locations of the fire hydrants knowing the present width of easement."

The applicant also states that if the zone change is approved, it would enable him to give a piece of his property to his daughter to build a home on. The applicant does not believe that the zone change, and subsequently, his daughter's home, will adversely affect the neighbors right, property values, or the "...spirit of the neighborhood." The applicant has also submitted a petition signed by three of his immediate neighbors in support of his request.

There are two concepts that have been brought up in the applicant's rationale for the zone change. One is that the smaller properties in this area are no longer suitable for farming and, since the R-1 zoning already exists, this area should be developed. The other is that he would like to split off (subdivide) a piece of his property for his daughter. The PZHAC should keep in mind that these are actually two separate processes, and that the zoning of the property does not grant an absolute right to subdivide the property. Typically, the ability to subdivide a property is dependent on certain conditions being met such as easement width, the availability of utilities, etc. The ability of the subdivider to meet these requirements would be determined through the subdivision process.

There have been allegations by a nearby property owner of improprieties by the Town in the creation of the lots that are currently zoned R-1, and in the subsequent rezoning of these lots from RF to R-1. Staff has not been able to determine any wrongdoing by either the Town or the landowners in the creation of the one acre parcels, or the subsequent rezoning of the parcels years ago. If there had been any capricious or arbitrary decisions by the Town in either allowing or recognizing the creation of the lots; or in allowing the zone change to R-1, this should have been addressed by the aggrieved party or parties through the proper appeal or legal processes in effect at the time. It does not appear that this was done.

Consistency with the Code:

The PZHAC will need to determine that the proposed zone change will be compatible with the Mesilla Comprehensive Plan, and will not constitute "spot zoning". The PZHAC will also need to determine that the requested zone change will not have a detrimental effect on the surrounding properties and the Town.

The PZHAC will need to make the following Findings for approval:

- The PZHAC has jurisdiction to review this request.
- The zoning code allows this type of zone change request.
- The application meets the requirements of the Code for a zone change.
- The requested zone change would not be out of character with the Comprehensive Plan, nor will it constitute “spot zoning”.
- The proposed zoning, as requested, or amended with conditions; will be beneficial to the Town.
- The proposed zone change meets all other applicable Code requirements.

PZHAC OPTIONS:

Recommend approval to the BOT of application.

Recommend approval to the BOT of application with conditions.

Reject the application.

PZHAC ACTION:

Attached is a resolution that may be used by the PZHAC if it is determined that the requested zone change meets the requirements for approval. If the request does not meet the requirements or Findings listed, or there are issues or negative Findings brought up during the Public Hearing that negatively affect approval, then the request may be denied and a new resolution addressing any such new findings will be drafted.

**PLANNING ZONING HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC)**

RESOLUTION 2019-001

WHEREAS, the PZHAC convened on April 2, 2019 at a Public Hearing and Regular Meeting; to hear the case regarding a Zone Change request from Rural Farm (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); and

WHEREAS, the Zone Change was requested by Jesus M. and Dora Caro, owners of the property; and

WHEREAS, a quorum of the PZHAC were present; and

WHEREAS, the application for a Zone Change was filed on February 25, 2019; and

WHEREAS, neighboring property owners within 100 feet of the subject property were notified of the proposed special use permit by certified mail as per MTC 18.90.060 and the property was posted giving notice of the proposed hearing; and

WHEREAS, there were no negative responses from notified property owners; and

WHEREAS, there is a strip properties adjacent to the east side of the applicants' property that are one acre or more that are zoned R-1; and

WHEREAS, a public hearing was held by the Planning, Zoning, and Historical Appropriateness Commission on April 2, 2019, according to the requirements of MTC 18.90, during their regular meeting; and

WHEREAS, the Public Hearing of April 2, 2019 was closed after taking public comments; and

WHEREAS, the case was considered at the regular meeting following the Public Hearing; at which meeting the PZHAC determined that the proposed Residential, one acre minimum lot size (R-1) zoning will result in a zoning of the subject property that is beneficial to the Town; and

WHEREAS, the PZHAC voted to recommend the zone change for approval to the Board of Trustees; and

NOW, THEREFORE, BE IT RESOLVED THAT:

The Planning, Zoning and Historical Appropriateness Commission of the Town of Mesilla recommends approval of the request for a Zone Change to Residential, one acre minimum lot size (R-1), with findings for said approval as stated in "Attachment A" attached to this resolution.

RESOLVED on this 2nd day of April, 2019.

Russell Hernandez
PZHAC Chairman

ATTEST:

Larry Shannon
Community Development Coordinator

ATTACHMENT A

Z19-001

PZHAC FINDINGS:

- The PZHAC has jurisdiction to review this request.
- The zoning code allows this type of zone change request.
- The application meets the requirements of the Code for a zone change.
- The requested zone change would not be out of character with the Comprehensive Plan, nor will it constitute “spot zoning”.
- The proposed zoning, as requested, or amended with conditions; will be beneficial to the Town.
- The proposed zone change meets all other applicable Code requirements.

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400987](#)

Parcel Number: 4005139210015

Owner: CARO JESUS M JR & DORA

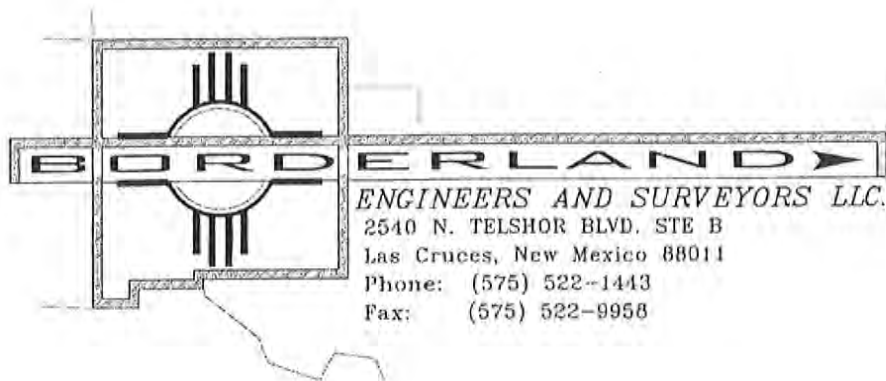
Mail Address: PO BOX 284

Subdivision:

Property Address: SNOW RD

Acres: 4.3599999





July 8, 2011

DESCRIPTION OF A 4.461 ACRE TRACT

A tract of land situate within the Town of Mesilla, Doña Ana County, New Mexico, as part of U.S.R.S. Tract 12-9A2, Located in Section 35, T.23S., R.1E. and Section 2, T.24S., R.1E., N.M.P.M. of the U.S.R.S. Surveys and being more particularly described as follows, to wit:

BEGINNING at an Iron Pipe Found for the Northeast Corner of this Tract, **WHENCE**, the North 1/4 Corner of Section 2, T.24S., R.1E., N.M.P.M. of the U.S.R.S. Surveys bears S.62°05'30"E., 496.95 feet;

THENCE, from the point of beginning, S.19°25'30"E., a distance of 538.37 feet to a Mark Set for the Southeast corner of this tract;

THENCE, S.60°11'30"W., a distance of 492.52 feet to an 1/2" Iron Rod Set for the Southwest corner of this tract;

THENCE, along the East Right-of-Way line of the Del Rio Drain, N.03°32'00"E., a distance of 634.50 feet to a 1/2" Iron Rod Set for the Northwest corner of this tract;

THENCE, leaving the Del Rio Drain, N.60°18'50"E., a distance of 240.81 feet to the point of beginning, enclosing 4.461 acres of land, more or less. Subject to a 24 foot wide Right-of-Way Easement parallel and adjacent to the South boundary of this Tract and 254.31 feet along the East boundary. Also Subject to any easements, patents and reservations of record.

Ted G. Scanlon, PS No. 9433

Application Form for Zone Change:

Name(s) of Property Owner(s): Jesus M. Caro Jr. & Dora

Name of Applicant(s): Jesus M. Caro Jr. & Dora

Address: 2886 Snow Road, Mesilla, NM 88046

Section 3:

Why is the change of zoning status being requested?

The original intent of the Town of Mesilla's RF zone ordinance which is for the preservation of agricultural uses and for the continuance of agriculturally related industries and activities has not been viable for my property in the last fifteen years. My property is adjoined to a strip of land of about 14 acres that have all been subdivided into a minimum of one acre parcels. The county acknowledges this and in fact takes it into consideration for the individual property assessment and evaluation fees. The Town of Mesilla also saw it appropriate to include maps that shows said strip of one acre parcels in their Comprehensive Plan to be utilized for future planning purposes. None of these properties have been farmed or used for agricultural purposes in the last twenty years due to strict water restrictions imposed on us by the Elephant Butte Irrigation District. This came about as a direct result of drought conditions that have been experienced throughout our state. Based on noted facts, the RF zoning of this strip of land, to include my own parcel, is obsolete and outdated.

Hence, due to the above noted circumstances, and since my property is the only tract of property that is zoned RF within this strip of parcels which are adjoined to each other, I am requesting a zone change from the present Rural Farm Zone (RF) to Single-Family Residential Zone (R-1) which for all practical purposes has already been established. Another point to keep in mind during consideration for a zone change is that last year the town routed water lines down our easement in order to complete a closed loop for better water pressure. In addition, as part of their plan for future development, they installed six fire hydrants approximately five feet off of our easement every 200 yards or so, thus further affirming their recognition and approval of this strip of land as R-1 Zone subdivisions. Apparently the town has also acknowledged that our easement or road width is in conformance since the town sanctioned the location of the fire hydrants knowing the present width of easement. Approval of the requested zone change will allow me to give my daughter who is a Navy veteran and mother of three, a piece of land on which to build on and will be utilized in a more efficient and beneficial manner. The zone change is necessary to allow enjoyment of my own land and will not infringe on neighboring property owner's rights, nor lessen property values or interfere with the use of the property by current residents, nor will it adversely affect the spirit of the neighborhood.

Date: 19 February 2019
To: PZHAC
From: RF to R-1 Neighbor Supporters

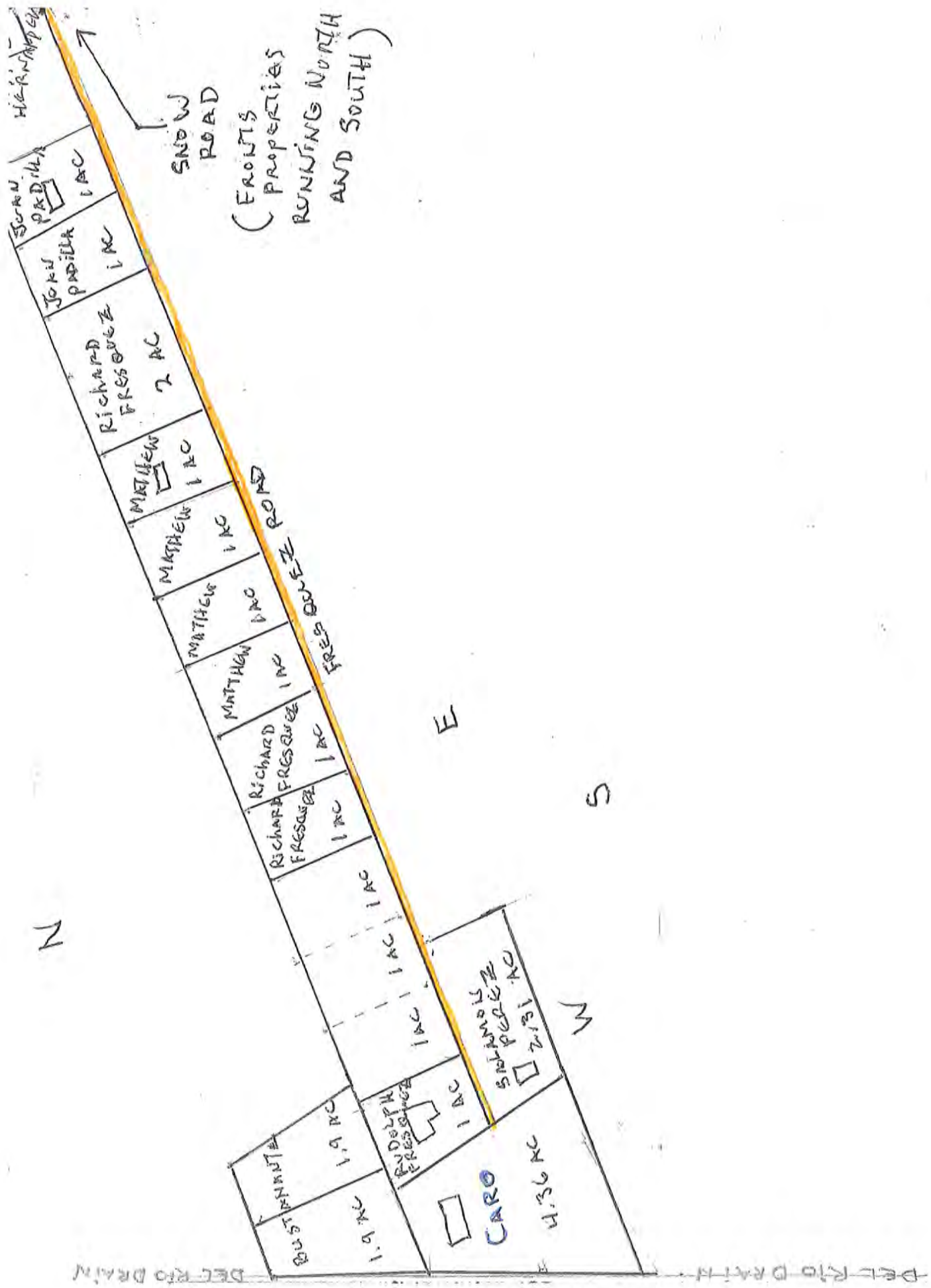
To Whom It May Concern:

This letter is in support of Mr. Caro's zone change request for his parcel of land from the present Rural Farm Zone (RF) to Single-Family Residential Zone (R-1). We, the following all agree it would only be fair and just to grant him this request based his assessment of this particular strip of land that borders his property. We believe that all of his noted justifications are valid and will not adversely affect the spirit of our neighborhood. Thank you for your consideration in this matter.

Dafomna Perez

R.V. Frey

Richard Trujillo





Town of Mesilla, New Mexico

DATE: March 18, 2019

Dear Property Owner:

In accordance with the Town of Mesilla regulations regarding variances, I am notifying you as, a neighboring property owner within 100 feet of the subject property, the Town of Mesilla Planning, Zoning and Historical Appropriateness Commission (PZHAC) will be holding a Public Hearing on:

Tuesday April 2, 2019 at 6:00 PM
at: Town of Mesilla
2231 Avenida de Mesilla
Mesilla, NM 88046

To obtain input on 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).

Anyone who is concerned with this matter may address the Board of Adjustments at the Public Hearing, or send a written response to:

Town of Mesilla
Community Development Department
PO Box 10
Mesilla, NM 88046.

Letters must be received before the Public Hearing. In addition to mailing the letter, a copy may be faxed to Larry Shannon at 575-541-6327 or e-mailed to larrys@mesillanm.gov to ensure timely receipt.

Sincerely,



Larry Shannon
Community Development Coordinator
Town of Mesilla

Z19-001 NOTIFICATION MAP



★ Applicant: Jesus M. (Jr.) and Dora Caro, PO Box 284, Mesilla, NM 88046

PROPERTY OWNERS (within 100 feet):

1. Ignacio and Natalia Bustamante, 2300 W. Union Ave., Las Cruces, NM 88005
2. Ignacio and Natalia Bustamante, 2300 W. Union Ave., Las Cruces, NM 88005
3. Rudolph V. and Viola P. Fresquez, PO Box 401, Mesilla, NM 88046
4. Solomon R. and Delfina F. Perez, PO Box 456, Mesilla, NM 88046
5. Stuart M. Hutson, PO Box 39, Mesilla, NM 88046
6. Stuart M. Hutson, PO Box 39, Mesilla, NM 88046
7. Sonya L. Cooper, 3090 Snow Road, Las Cruces, NM 88005
8. Thomas and Minerva Belczak, PO Box 814, Mesilla, NM 88046
9. Enrique and Mary DeMatteo, PO Box 549, Mesilla, NM 88046

Town of Mesilla, New Mexico

Phone (575) 524-3262

P.O. Box 10

2231 Avenida de Mesilla, Mesilla, NM 88046



Application Form For Zone Change

Case # 060870 Date Submitted FEB. 25, 2019

Discussed by: PZHAC Date (s) APRIL 2, 2019

Section 1:

Name (s) of Property Owner (s) JESUS M. CARO JR & DORA

Address 2886 SNOW ROAD Phone (575) 202-1955

Name of Applicant (s) JESUS M. CARO JR. & DORA

Address 2886 SNOW ROAD Phone (575) 202-1955

Section 2:

Property Description: Address 2886 SNOW ROAD

Legal Description Lot (s) 5 AC. PARCEL Block _____
(SEE ATTACHED LEGAL DESCRIP.)

Subdivision N/A

If legal description is in metes and bound; is it attached to the application? Yes No _____

Survey Plat attached: Yes _____ No

Area (sq. ft. or acres) 4.46 AC Present Zone RF Present Land Use RESIDENTIAL

Proposed Land Use:
RESIDENTIAL

(PLEASE COMPLETE BOTH SIDES)

Section 3:

Why is this change of zoning status being requested?

SEE ATTACHED PAGES

Signatures: Property Owner Jesus M. Caro Jr / Dora Caro
Applicant JESUS M. CARO JR / DORA CARO

NOTICE: NO APPLICATION WILL BE ACCEPTED WITHOUT THE SIGNATURE OF THE OWNER (S) OF RECORD OF THE ABOVE DESCRIBED PROPERTY. IF MORE THAN ONE, ALL OWNERS OF OR THEIR AGENTS MUST SIGN.

Fee Paid : Yes No Affidavit : Yes No
(STATEMENT)

Received by: L. SHANNON Receipt #: _____ Amount: \$350.00

RESIDENTIAL

PZHAC NEW BUSINESS

APRIL 2, 2019

SUMMARY SUBDIVISION

**PZHAC ACTION FORM
MARCH 26, 2019
CASE 060821**

Case 060821 - Submitted by Christina DiMatteo; a request for a summary subdivision to allow for a lot line adjustment to combine a 0.30 acre property at 3066 Snow Road with a 0.18 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

Summary of Request:

The applicant currently resides in a dwelling on the 0.30 acre parcel. According to Dona Ana County records, this dwelling, which partially straddles the property line with the 0.18 acre parcel immediately to the south, was originally built in the 1890's and was subsequently added onto to create the current dwelling. Leach lines from the septic system for the dwelling currently extend onto the smaller parcel to the south. The two small parcels, which are both owned by the applicant, appear to date back to at least 1980. The applicant would like to combine these two parcels to form one parcel so that the septic system for the dwelling is on the same parcel as the dwelling.

Additionally, the dwelling is supplied with domestic water from a domestic water well that is located on another larger property to the west that is owned by the applicant. The applicant would also like to relocate the western property lines of the two parcels about 35 to 40 feet to the west to include an existing domestic water well on the same property as the dwelling, rather than to have the water line cross property lines. The resulting parcel will be about 0.69 acres in size and will result in the dwelling, the septic system for the dwelling, and the domestic well for the dwelling all being on the same parcel.

Consistency with the Code:

The following sections of the Code apply specifically to this request:

18.25.010 RA Zone - Purpose.

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 § 11-2-11.2.A]

The current use of the property for a dwelling and agricultural storage will not change as a result of the lot line adjustment to combine lots to create one lot. No new lots will be created, and the net result will be the elimination of one lot.

18.25.050 RA Zone - Development standards.

A. Lot Area. Each lot shall have a minimum of three acres for each dwelling unit except cluster development.

Even though the 0.69 acre lot is smaller than the required three acres, it is a result of combining two much smaller lots to create one substantially larger lot, thereby eliminating one lot. The net result of combing the two lots and moving the western lot lines is to create a lot in which the existing water and septic lines are now located on the same property as the dwelling they serve.

Also, the location of the zoning boundary across the lot to the west does not provide enough area on the lot to allow a three acre lot to be created by combing the subject lots with the larger lot to the west.

17.35.050 Approval (Summary Subdivision)

Approval by this summary procedure shall be endorsed on the plat and such approval shall be conclusive evidence of the approval of the town of Mesilla. Following approval of the subdivision by the board of trustees and the planning commission, the plat shall be signed by the chairman and secretary of the planning commission and the mayor. [Ord. 89-01; prior code § 11-5-7.5]

This step will be done after the lot line adjustment is approved by the BOT.

Impacts on the Surrounding Area:

It does not appear that the requested lot line adjustments will result in any changes to the use of the property, nor will they result in any negative impacts to the surrounding area.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The PZHAC has determined that the proposed lot line adjustments will meet all applicable Code requirements.
- The requested lot line adjustments as part of a summary subdivision are allowed by the MTC.
- Approval of the requested lot line adjustments will not be detrimental to the Town of Mesilla.

PZHAC OPTIONS:

1. Approve the requested Summary Subdivision request for lot line adjustments.
2. Approve the requested Summary Subdivision request for lot line adjustments with conditions.
3. Reject the request Summary Subdivision request for lot line adjustments.

PZHAC ACTION:

BOARD OF ADJUSTMENTS RESOLUTION NO. 2019-01

A RESOLUTION RECOMMENDING TO THE BOARD OF TRUSTEES APPROVAL OF A VARIANCE PER ORDINANCE REGULATIONS OF THE MESILLA TOWN CODE.

WHEREAS, the BOARD OF ADJUSTMENTS held a Public Hearing on March 26, 2019, to receive public input on a proposed Variance for a 0.69 acre parcel to be created at 2066 Snow Road; and

WHEREAS, staff sent certified notifications of the Variance request to the property owners within 100 feet of the property; and

WHEREAS, staff posted an orange public notice sign for the Variance request on the property as required per MTC Section 18.85.160; and

WHEREAS, the BOARD OF ADJUSTMENTS took input from the public about the proposed Variance at a Public Hearing held March 2, 2019; and

WHEREAS, the applicant, Christina DeMatteo, would like to combine a 0.18 acre property at 2066 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 that will allow a domestic well and a septic system to be on the same property as the dwelling they serve; and

WHEREAS, the Rural-Agricultural (RA) zoning of the property requires a 3 acre minimum for new properties; and

WHEREAS, the BOARD OF ADJUSTMENTS found that the proposed Variance would eliminate one very small lot and result in the creation of a larger lot than currently exists; and

WHEREAS, the creation of the new lot by combining two smaller lots will result in a lot in which existing water and septic lines will be located on the same property as the dwelling they serve; and

WHEREAS, the residential use of the property, which is allowed by the RA zoning of the property, will not be changed; and

WHEREAS, the BOARD OF ADJUSTMENTS found that the proposed Variance is not detrimental to the Town of Mesilla;

NOW THEREFORE, BE IT RESOLVED by the BOARD OF ADJUSTMENTS for the Town of Mesilla that the recommendation is made to the Board of Trustees for approval of the proposed Variance for a 0.69 acre lot to be created at 2066 Snow Road.

PASSED, ADOPTED AND APPROVED on this 26th day of March, 2019.

Carlos Arzabal, Chairman
TOWN OF MESILLA
BOARD OF ADJUSTMENTS

ATTEST:

Larry Shannon
Community Development Coordinator

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

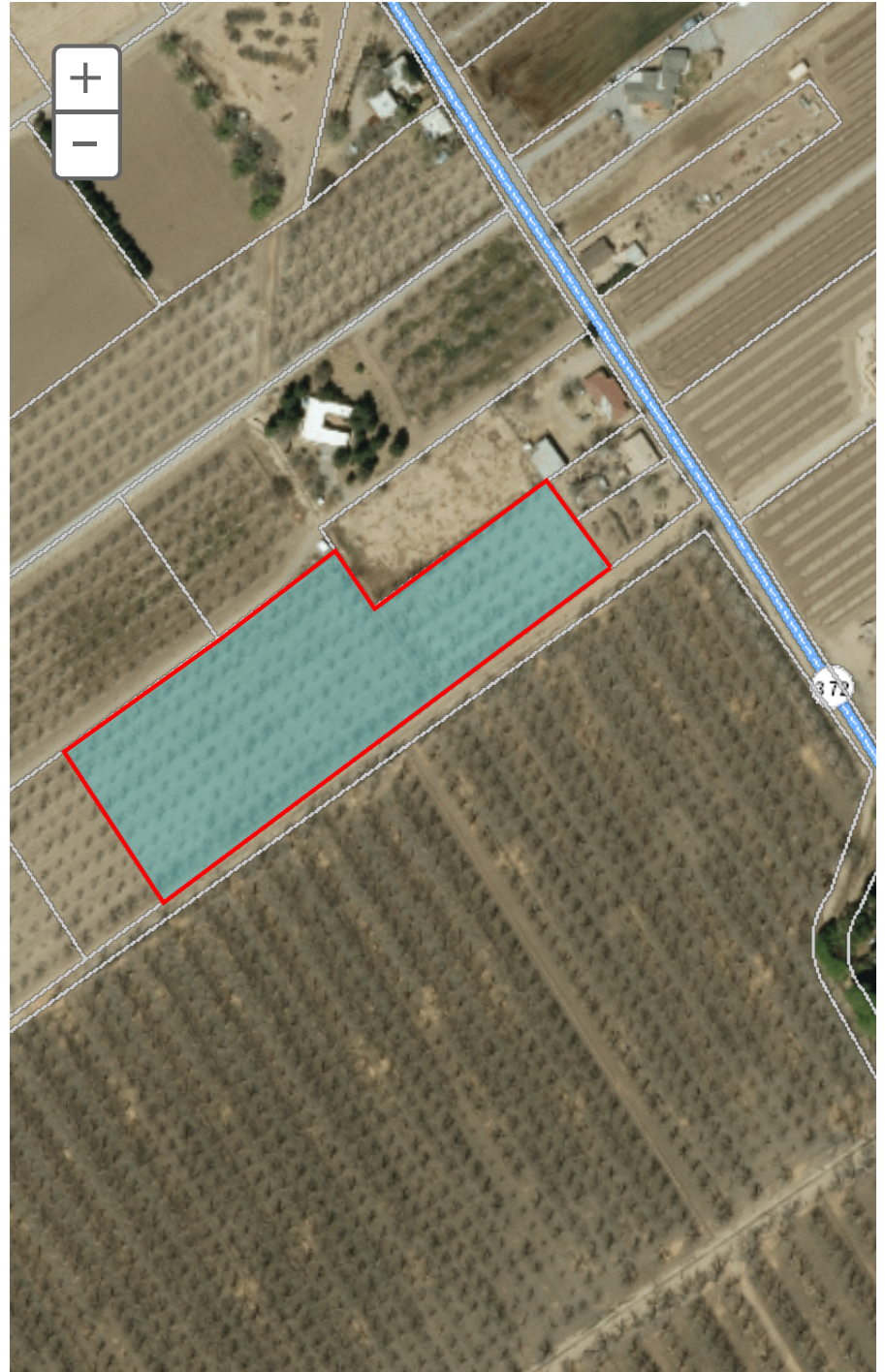
County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400122](#)
Parcel Number: 4005138423518
Owner: GARCIA CHRISTINA &
CHRISTINA DIMATTEO FKA C GARCIA
Mail Address: 3066 SNOW RD
Subdivision:
Property Address: SNOW RD
Acres: 5



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400138](#)

Parcel Number: 4005138526458

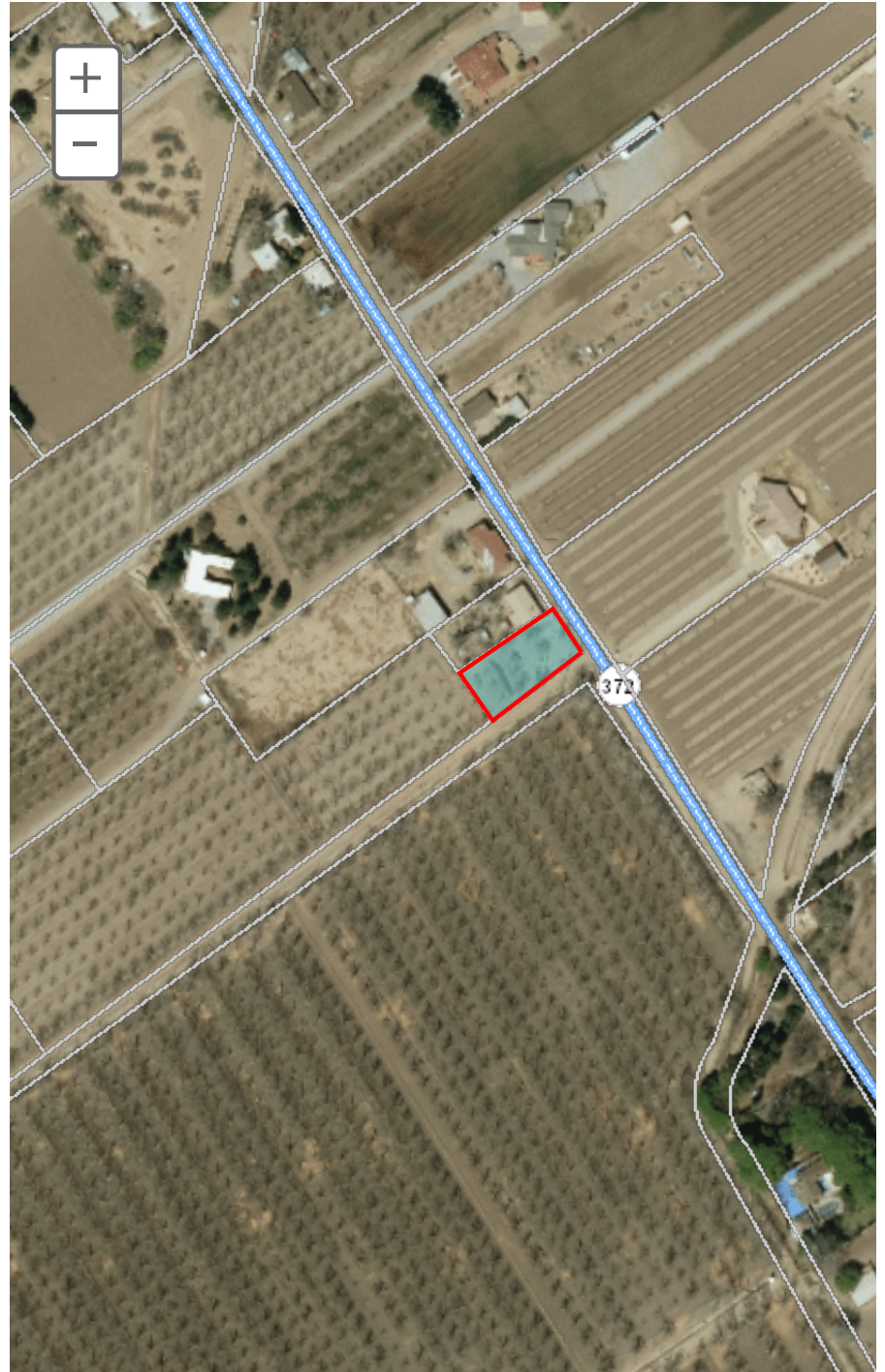
Owner: GARCIA CHRISTINA

Mail Address: 3066 SNOW RD

Subdivision:

Property Address: 3066 SNOW RD

Acres: 0.18000001



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400137](#)

Parcel Number: 4005138522450

Owner: GARCIA CHRISTINA

Mail Address: 3066 SNOW RD

Subdivision:

Property Address: 3066 SNOW RD

Acres: 0

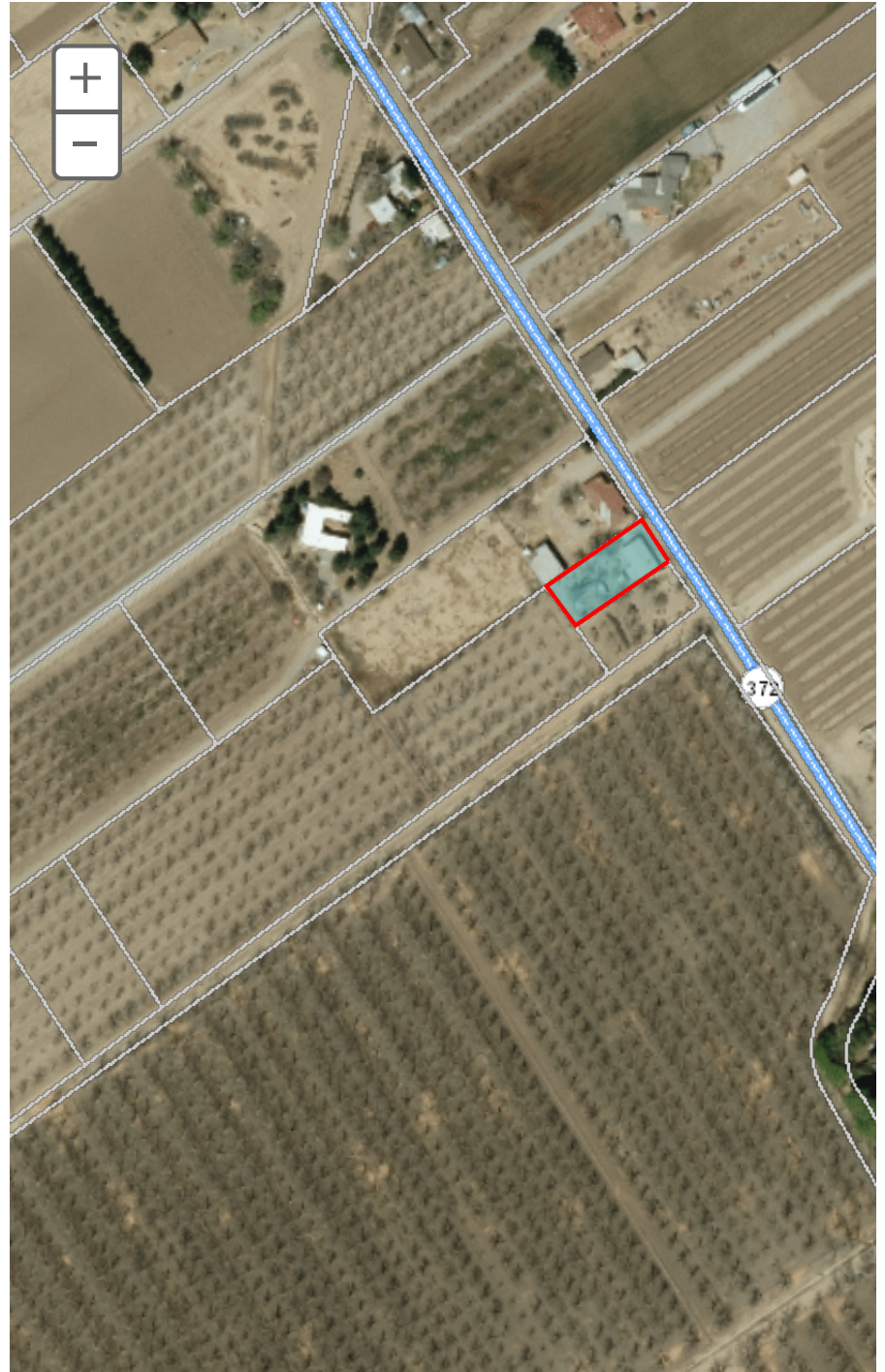


PHOTO OF 2066 SNOW ROAD (0.30 ACRES) SHOWING DWELLING



PHOTO OF 0.18 ACRE PROPERTY FROM SNOW ROAD



PHOTO OF WELL FROM DEMATTEO ROAD



PHOTO OF DWELLING FROM DEMATTEO ROAD



PHOTOS OF NOTIFICATION SIGNS AND DWELLING FROM SNOW ROAD

DiMatteo Summary Subdivision
a Replat of U.S.R.S. Tract 6-A1, 6-A2, -B, 6-C, 6-D, and 6-E
within the Town of Mesilla, Doña Ana County, New Mexico,
in Section 35, T.23S. R.1E., and Section 2, T.24S., R.1E. of the U.S.R.S. Surveys
November, 2018

Scale: 1" = 200'

UTILITY APPROVALS
 THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY.
 THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE
 UTILITY SERVICE BY THE UNDERSIGNED UTILITY COMPANY.

El Paso Electric Company.

Easements shown hereon, copies of which have been presented to El Paso Electric Company, are satisfactory to meet the needs for the installation and maintenance of overhead and designated overhead feeder electrical utilities.

By: _____ Date: _____

Quest Communications

Easements shown hereon, copies of which have been presented to Quest Communications, DBA CenturyLink, are satisfactory to meet the needs for the installation and maintenance of underground, overhead, underground and/or overhead feeder, underground and designated overhead feeder telephone company utilities.

By: _____ Date: _____

Comcast Cable Communications, Inc.

Easements shown hereon, copies of which have been presented to Comcast Cable Communications, Inc. are satisfactory to meet the needs for the installation and maintenance of underground, overhead, underground and/or overhead feeder television/internet communication utilities.

By: _____ Date: _____

City of Las Cruces Approval

This Plat has been approved by the City of Las Cruces, and all the requirements for approval of this plat have been completed to the satisfaction of the City of Las Cruces, subject to any and all conditions required by the Planning Authority for the approval of this plat.

Director of Community Development _____ Date _____

Director of Utilities _____ Date _____

Director of Public Works _____ Date _____

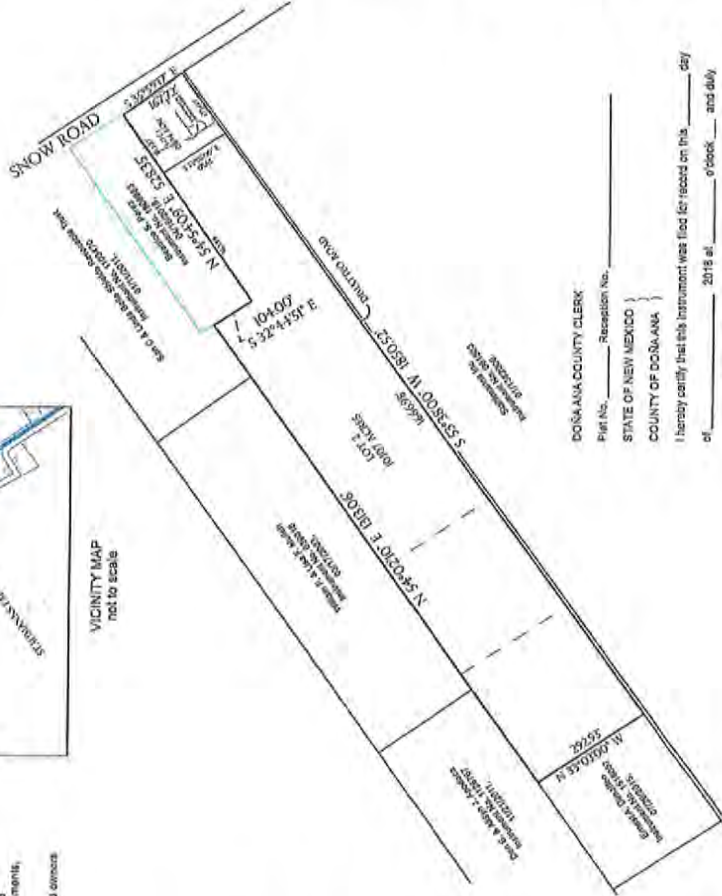
Chairman _____ Date _____

Secretary _____ Date _____

Gilbert Chavez
 Professional Surveyor
Visita Grande Surveys
 P.O. Box 832
 Mesilla, NM 88048-0832
 Phone (505) 527-4333
 Email: gilbert@visita.com
 VG 15-070



VICINITY MAP
 not to scale



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: A set of land situated within the Doña Ana County, New Mexico in Section 35 T.23S., R.1E., and Section 2, T.24S., R.1E., and being more particularly as follows, to wit:

BEGINNING at an iron rod found at the intersection of the west right-of-way of Snow Road (N.M. State Road 300) and the north line of DiMatteo Road for the southeast corner of U.S.R.S. Tract 15-B and for the southeast corner of the tract herein described;

THENCE FROM THE POINT OF BEGINNING along the north side of DiMatteo Road 5.57' 02" 00" W., 1850.55 feet to the southwest corner of the tract herein described;

THENCE bearing DiMatteo Road N. 39° 00' 00" W., 592.60 Feet to the northwest corner of the tract herein described;

THENCE N. 54° 02' 10" E., 1313.05 feet to an angle point;

THENCE S. 22° 44' 51" E., 104.00 feet to an angle point;

THENCE N. 54° 54' 00" E., 628.33' to a point on the west right-of-way of Snow Road for the northeast corner of the tract herein described;

THENCE along Snow Road S 32° 52' 17" E., 487.72 feet to the point of beginning containing 0.381 acre of land more or less.

All rights of way and public easements shown hereon are dedicated to the Town of Mesilla. Utility easements are granted for the use of the town of Mesilla. The plat and all the utility easements shown hereon are subject to the rules and regulations of the Town of Mesilla and shall apply to those easements. All other easements shown hereon are granted for the use intended. No encroachment that will interfere with the use of easements, as shown on this plat, is allowed.

The subdivision has been dedicated in accordance with the wishes of the undersigned owners of the land shown hereon.

This Replat shall be known as "DiMatteo Summary Subdivision".

Owner of Record:

Cristina DiMatteo
 Special Warranty Deed
 Instrument # 8007788
 February 24, 1993
 Las Cruces, NM, 88002

Special Warranty Deed
 Instrument # 8007784
 February 25, 1993

Personal Representative's Deed
 Instrument # 151033
 July 25, 2015

We, the undersigned owner, hereby set our hands and seals this _____ day of _____, 2018.

Cristina DiMatteo

STATE OF NEW MEXICO }
 COUNTY OF DOÑA ANA }

The foregoing instrument was acknowledged before me this _____ day of _____, 2012 by _____

My Commission expires: _____

Notary Public

Surveyor's Certification:

This is to certify that I am a Licensed Professional Surveyor, that this plat was prepared from field notes of an actual survey conducted in accordance with the correct, existing Minimum Standards for Land Surveying in New Mexico and approved by the New Mexico Board of Licensure for Professional Engineers and Professional Surveyors, to the best of my knowledge and belief.

Date of Survey: _____

Gilbert Chavez, NMPS 8332
 P.O. Box 832
 Mesilla, NM 88048

DOÑA ANA COUNTY CLERK

Plat No. _____ Reception No. _____

STATE OF NEW MEXICO }

COUNTY OF DOÑA ANA }

I hereby certify that this instrument was filed for record on this _____ day of _____, 2018 at _____ o'clock _____ and duly recorded in Plat Record _____, Page _____ in the records of

Doña Ana County Clerk

Doña Ana County Clerk

Doña Ana County Deputy Clerk

DiMatteo Summary Subdivision
a Replat of U.S.R.S. Tract 6-A1, 6-A2, -B, 6-C, 6-D, and 6-E
within the Town of Mesilla, Doña Ana County, New Mexico,
in Section 35, T.23S. R.1E., and Section 2, T.24S., R.1E. of the U.S.R.S. Surveys
Scale: 1" = 200'
November, 2018

KNOW ALL MEN BY THESE PRESENTS: A title of land situate within the Town Limits of Mesilla, in the County of Doña Ana, State of New Mexico, and Section 2, T.24S., R.1E., of the U.S.R.S. Surveys, and Section 35, T.23S., R.1E., of the U.S.R.S. Tracts 6-A1, 6-A2, 6-C and 6-E and being more particularly as follows, to wit:

BEGINNING at an iron rod found at the intersection of the west right-of-way of Snow Road (New State Road 300) and the north line of DiMatteo Road for the southeast corner of U.S.R.S. Tract 12-0 and for the southeast corner of the tract herein described;

THENCE FROM THE POINT OF BEGINNING along the line north side of DiMatteo Road 3.52°32'00" W., 1559.52 feet to the southeast corner of the tract herein described;

THENCE leaving DiMatteo Road N. 39°00'00" W., 292.59 Feet to the northwest corner of the tract herein described;

THENCE N. 54°02'10" E., 1313.05 feet to an angle point;

THENCE S. 32°44'51" E., 104.00 feet to an angle point;

THENCE N. 54°54'00" E., 528.35' to a point on the west right-of-way of Snow Road for the northeast corner of the tract herein described;

THENCE along Snow Road S. 33°59'17" E., 167.72 feet to the point of beginning enclosing 10.801 acres of more or less.

All rights of way and public easement shown hereon are dedicated to the Town of Mesilla. Utility easements are granted for the use of the utility companies that are shown on this plat and to the Town of Mesilla. All rules and regulations of the Town of Mesilla and said utilities will apply to these easements. All other easements shown hereon are shown on this plat, to wit:

The subdivision has been delineated in accordance with the wishes of the underground owners of the land shown hereon.

This Replat shall be known as "DiMatteo Summary Subdivision".

Director of Records:
 Christina DiMatteo
 3088 Snow Road
 Las Cruces, NM, 88005

Instrument of Ownership:
 Special Warranty Deed
 Instrument # 801754
 February 28, 1985

Special Warranty Deed:
 Instrument # 801754
 February 28, 1985

Personal Representative's Deed:
 Instrument # 151033
 July 25, 2015

We, the undersigned owner, hereby set out our habits and seals this _____ day of _____, 2018.

Cristina DiMatteo

STATE OF NEW MEXICO
 COUNTY OF DOÑA ANA

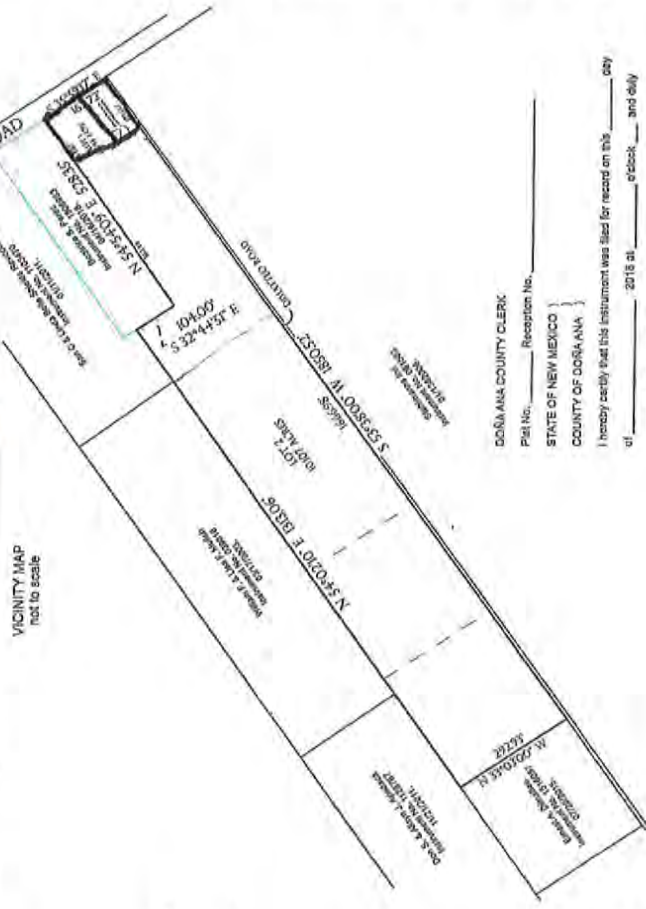
The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by _____

My Commission expires: _____
 Nancy Public

Surveyor's Certification

This is to certify that I am a Licensed Professional Surveyor; that this plat was prepared from field notes of an actual survey made by me, and that I am in good standing, meeting the Minimum Standards for Land Surveying in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Surveyors, to the best of my knowledge and belief.

Date of Survey: _____
 Gilbert Chavez, NMPS 6332
 P.O. Box 882
 Mesilla, NM 88046



UTILITY APPROVALS
 THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE UTILITY SERVICE BY THE UNDERSIGNED UTILITY COMPANIES.

El Paso Electric Company:
 Easements shown hereon, copies of which have been presented to El Paso Electric Company, are satisfactory to meet the needs for the installation and maintenance of overhead and designated overhead feeder electrical utilities.
 By: _____ Date: _____

Qwest Communications:
 Easements shown hereon, copies of which have been presented to Qwest Communications, are satisfactory to meet the needs for the installation and maintenance of underground, overhead, underground and/or overhead feeder, underground and designated overhead feeder telephone company utilities.
 By: _____ Date: _____

Comcast Cable Communications, Inc.:
 Easements shown hereon, copies of which have been presented to Comcast Cable Communications, Inc. are satisfactory to meet the needs for the installation and maintenance of underground, overhead, underground and/or overhead feeder cable television/internet communication utilities.
 By: _____ Date: _____

City of Las Cruces Approvals
 This Plat has been approved by the City of Las Cruces, and all the requirements for approval of the plat have been complied to the satisfaction of the City of Las Cruces, subject to any and all conditions required by the Planning Authority for the approval of this plat.

Director of Community Development _____ Date _____

Director of Utilities _____ Date _____

Director of Public Works _____ Date _____

Chairman _____ Date _____

Secretary _____ Date _____

DOÑA ANA COUNTY CLERK
 Plat No. _____ Reception No. _____
 STATE OF NEW MEXICO }
 COUNTY OF DOÑA ANA }
 I hereby certify that this instrument was filed for record on this _____ day of _____, 2018 at _____ o'clock _____ and duly recorded in Plat Record _____, Page _____ in the records of Doña Ana County Clerk
 Doña Ana County Clerk _____
 Doña Ana County Deputy Clerk _____

Gilbert Chavez
 Professional Surveyor
Vista Grande Surveys
 10000 N. I-17
 Mesilla, NM 88046-2822
 Phone (505) 537-6020
 Email: gil@vgsurveys.com
 VS 18-070

DiMatteo Summary Subdivision a Replat of U.S.R.S. Tract 6-A1, 6-A2, 6-B, 6-C, 6-D, and 6-E within the Town of Mesilla, Doña Ana County, New Mexico, in Section 35, T.23S. R.1E., and Section 2, T.24S., R.1E. of the U.S.R.S. Surveys November, 2018

Scale: 1" = 200'

UTILITY APPROVALS
THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY.
THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE
UTILITY SERVICE BY THE UNDERSIGNED UTILITY COMPANIES.

El Paso Electric Company.

Easements shown herein, copies of which have been presented to El Paso Electric Company, are satisfactory to meet the needs for the installation and maintenance of overhead and designated overhead feeder electrical utilities.

By: _____ Date: _____

Qwest Communications

Easements shown herein, copies of which have been presented to Qwest Communications, are satisfactory to meet the needs for the installation and maintenance of underground, overhead, underground and/or overhead feeder, underground and designated overhead feeder telephone company utilities.

By: _____ Date: _____

Comcast Cable Communications, Inc.

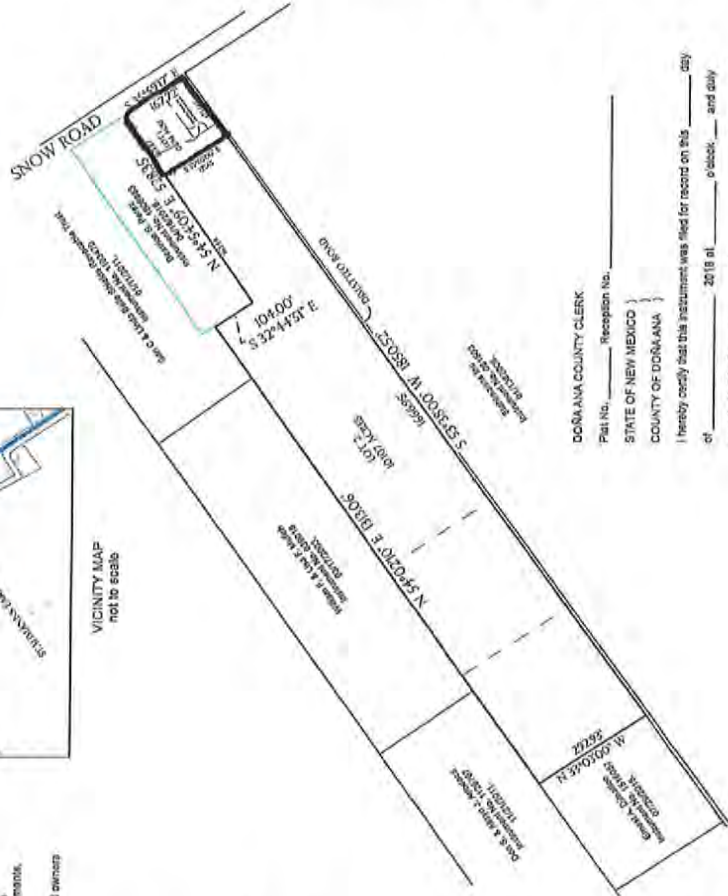
Easements shown herein, copies of which have been presented to Comcast Cable Communications, Inc., are satisfactory to meet the needs for the installation and maintenance of underground, overhead, underground and/or overhead feeder cable/satellite/terrestrial communication utilities.

By: _____ Date: _____



VICINITY MAP
not to scale

PROPOSED



DEDICATION
KNOW ALL MEN BY THESE PRESENTS: A strip of land situated within the City Limits of Mesilla, Doña Ana County, New Mexico in Section 35 T.23S., R.1E., and Section 2, T.24S., R.1E. of the U.S.R.S. Surveys, a replat of U.S.R.S. Tracts 6-A1, 6-A2, 6-B, 6-C, 6-D and 6-E and being more particularly as follows, to wit:

BEGINNING at an iron rod found at the intersection of the west right-of-way off Snow Road (NM State Road 200) and the north line of Dilmatteo Road for the southeast corner of U.S.R.S. Tract 16-3 and for the southeast corner of the tract herein described;

THENCE FROM THE POINT OF BEGINNING along the north side of Dilmatteo Road 5.52' 152.00' W., 1850.55' feet to the southeast corner of the tract herein described;

THENCE leaving Dilmatteo Road N. 33°03'00" W., 592.69' Feet to the northwest corner of the tract herein described;

THENCE S. 32°44'31" E., 104.00' feet to an angle point;

THENCE N. 54°54'00" E., 528.35' to a point on the west right-of-way of Snow Road for the northeast corner of the tract herein described;

THENCE along Snow Road S 32°52'17" E., 157.72' feet to the point of beginning containing 10.80' acres of land more or less.

All rights of way and public uses shown herein are dedicated to the Town of Mesilla. Utility easements shown herein are for the use of electric, gas, water, sewer, telephone and said utilities will apply to these easements. All other easements shown herein are granted for the use indicated. No encroachment that will interfere with the use of easements, as shown on this plat, is allowed.

The subdivision has been dedicated in accordance with the wishes of the underground owner of the land shown hereon.
This Replat shall be known as "Dilmatteo Summary Subdivision".

Owner of Record:

Christina Dilmatteo
3300 Snow Road
Las Cruces, NM 88005

Instrument of Conveyance:

Special Warranty Deed
Instrument # 8001778
February 25, 1980
Special Warranty Deed
Instrument # 8001754
February 25, 1980
Personal Representation Deed
Instrument # 151058
July 25, 2015

We, the undersigned owner, hereby set out our hands and seals this _____ day of _____, 2018.

Christina Dilmatteo

STATE OF NEW MEXICO }
COUNTY OF DOÑA ANA }

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by _____

My Commission expires: _____

Notary Public

Surveyor's Certification

This is to certify that I am a Licensed Professional Surveyor; that this plat was prepared by me and that I am duly qualified by my education, training and experience to do so; that I have followed the Minimum Standards for Land Surveys as prescribed and adopted by the New Mexico Board of Librarians for Professional Engineers and Professional Surveyors, to the best of my knowledge and belief.

Date of Survey:

Gilbert Chavez, NMPS 6532
P.O. Box 692
Mesilla, NM 88046

City of Las Cruces, Approver

This Plat has been approved by the City of Las Cruces, and all the requirements for approval of this plat have been complied to the satisfaction of the City of Las Cruces, subject to any and all conditions required by the Planning Authority for the approval of this plat.

Director of Community Development _____ Date _____

Director of Utilities _____ Date _____

Director of Public Works _____ Date _____

Chairman _____ Date _____

Secretary _____ Date _____

DOÑA ANA COUNTY CLERK

Plat No. _____ Reception No. _____

STATE OF NEW MEXICO }

COUNTY OF DOÑA ANA }

I hereby certify that this instrument was filed for record on this _____ day of _____, 2018 at _____ o'clock _____ and duly recorded in Plat Record _____, Folio _____ in the records of

Doña Ana County Clerk

Doña Ana County Clerk

Doña Ana County Deputy Clerk

Gilbert Chavez
Professional Surveyor
Vista Grande Surveys
P.O. Box 692
Mesilla, NM 88046
Phone: (505) 337-6262
Email: gilbert@vgs.com
VG 18-270

SUBDIVISION APPLICATION

OFFICIAL USE ONLY:

Case # 060823

Fee \$ 150.00

CASE NO. 060823 ZONE: RF CODE: LOT LINE ADJ. APPLICATION DATE: 11/20/18
 Preliminary Plat Summary Subdivision Final Plat Vacation of Lot Line

Name of Applicant: CHRISTINA DiMATTEO Applicant's Telephone/Cell Number: (575) 652-2062
 Mailing Address: _____ City: _____ State: _____ Zip Code: _____

3046 SNOW RD. LAS CRUCES NM 88005
 Owner of Record: Address City State Zip Code

(SAME AS ABOVE)

Name of Engineer: _____ License # of Engineer: _____ Address: _____ Telephone/Cell Number: _____
CALBERT CHAVEZ NM 6832 PO BOX 882 Mesilla 649-7605
 Name of Architect License # of Architect Address Telephone/Cell Number

DiMATTEO SIMMONS SUBDIVISION SUBDIVISION
 Subdivision Name Subdivision Location

Total Acreage: 0.69 AC Number of Lots: 3 TOTAL (ORIGINALLY 6)
 Acreage of Largest Lot: 0.10 AC Acreage of Smallest Lot: 0.18 AC
 Legal Description: LOTS 12-6A, 6A2, 6B, 6C, 6D, 6E

Tax Map Property Code (s) (SEE ATTACHED) Jacob's Map # _____

A ZONE CHANGE, VARIANCE, EXEMPTION, OR SPECIAL PERMIT IS ALSO BEING REQUESTED WITH THIS PROPERTY.

EXPLAIN: V19-001 - VARIANCE TO LOT SIZE (GRANTED 3/26/19)
TO RECOGNIZE THE 0.69 AC LOT WILL BE CREATED LEGALLY THROUGH THE TOWN SUB. PROCESS

By signing this application, you hereby acknowledge that ALL the information submitted on and with this application is true and correct to the best of your knowledge and that all provisions of the Town of Mesilla shall be met. No application will be accepted without the original signature of the owner(s) of record of the described property. If more than one owner, ALL owners must sign the application. (Attached an additional sheet if necessary).

Owner(s): Christina DiMatteo Date: 11-20-18
 Applicant(s) (if different than owner): _____ Date: _____

FOR OFFICIAL USE ONLY

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

CONDITIONS: PZHAC REVIEW - BOT FINAL APPROVAL REQUIRED.

PZHAC NEW BUSINESS

APRIL 2, 2019

PZHAC DECISIONS

ZONING PERMITS

PZHAC ACTION FORM
ZONING PERMIT 060852
[PZHAC REVIEW – 4/2/2019]
STAFF ANALYSIS

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

Item:

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)

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 carport and storage addition 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 carport and storage addition 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: @ \$8000.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installation of a carport and storage addition to a dwelling on a residential property at 2195 Calle del Norte
- 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 060862
[PZHAC REVIEW – 4/2/2019]
STAFF ANALYSIS

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

Item:

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)

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

Estimated Cost: @ \$6000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed repairs 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 repairing the adobe walls and roof of a dwelling at 2206 Avenida de Mesilla.
- 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 060868
[PZHAC REVIEW – 4/2/2019]
STAFF ANALYSIS

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

Item:

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).

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 pool 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 pool 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: \$375.00

Consistency with the Code:

The PZHAC will need to determine that the proposed 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 installation of a temporary pool on a residential property at 3116 Avenida de Mesilla.
- 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:

(If this request is approved, it should be with the condition that the applicant shall also meet any fencing and safety measures required by CID for this type of pool.)