



Town of Mesilla, New Mexico

PZHAC WORK SESSION

AGENDA

MAY 20, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, MAY 20, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Ruben Contreras for Brittany Bloch; a request to discuss plans to construct two commercial buildings at 1901 Calle de Correo. (Case 060848) Zoned: Historical Commercial (HC)

Item 2: Submitted by Henry S. Newman; a request to discuss plans to construct a dwelling on a vacant residential property at 1940 Calle Pecana. (Case 060895) Zoned: Historical Residential (HR)

Item 3: Submitted by Chris Schaefer for Paul Miller; a request to discuss plans to construct a freestanding directory sign on a commercial property at 1680 Calle de Alvarez. (Case 060896) Zoned: General Commercial (C)

PZHAC REGULAR MEETING

AGENDA

MAY 20, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, MAY 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 Regular Meeting of May 6, 2019; and special meeting of May 8, 2019

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

- Case 060894** – 2330 Calle de Principal, submitted by Pat Taylor for J. Paul Taylor; a request for a zoning permit to allow the repair of mud plaster on the wall of a dwelling at this address. Zoned: Historical Commercial (HC)
- Case 060897** – 2525 Calle del Norte, submitted by Joy Miller; a request for a zoning permit to allow the repainting of a dwelling at this address. Zoned: Historical Residential (HR)
- Case 060898** – 2149 Calle de Los Huertos, submitted by Gabriel Quintana, a request for a zoning permit to allow the recoating of a roof on a dwelling at this address. Zoned: Historical Residential (HR)
- Case 060899** – 2149 Calle de Los Huertos, submitted by Gabriel Quintana, a request for a zoning permit to allow the repair of the stucco on a decorative wall at this address. Zoned: Historical Residential (HR)
- Case 060900** – 2149 Calle de Los Huertos, submitted by Gabriel Quintana, a request for a zoning permit to allow the repainting of a dwelling at this address. Zoned: Historical Residential (HR)
- Case 060901** – 2391 Calle de Parian, submitted by Robert Reynolds; a request for a zoning permit to allow the construction of a brick walkway on the west and north sides of an existing dwelling at this address. Zoned: Historical Residential (HR)
- Case 060903** – 2415 Calle de Parian, submitted by Robert Reynolds; a request for a zoning permit to allow the construction of a brick driveway on the west side of an existing dwelling at this address. Zoned: Historical Residential (HR)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES/DECISIONS:

1. **Case 060848** – Submitted by Ruben Contreras for Brittany Bloch; a request for a zoning permit to construct two commercial buildings on a property at 1901 Calle de Correo. Zoned: Historical Commercial (HC) **(This case was discussed during the Work Session – Item 1)**
2. **Case 090895** – 1940 Calle Pecana, submitted by Henry S. Newman; a request for a zoning permit to construct a dwelling on a vacant residential property at this address. Zoned: Historical Residential (HR) **(This case was discussed during the Work Session – Item 2)**
3. **Case 060896** – 1680 Calle de Alvarez, submitted by Chris Schaefer for Paul Miller; a request for a zoning permit to construct a freestanding directory sign on a commercial property at this address. Zoned: General Commercial (C) **(This case was discussed during the Work Session – Item 3)**
4. **Case 060902** – 2391 Calle de Parian, submitted by Robert Reynolds; a request for a zoning permit to install a porch covering over a door on a dwelling at this address to protect an exterior kitchen door and adobe wall from the elements. Zoned: Historical Residential (HR)

Business Registrations

5. **Permit 0799** – 2525 Calle del Norte; submitted by Joy Miller for “Miller’s Desert Crossing”; a request for a business license to operate a graphics services and consulting operation as a home occupation at this address. Zoned: Historical Residential (HR)

Zone Change:

6. **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). (A Public Hearing for this case was held by the PZHAC on April 2, 2019)

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 5/16/19 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

MAY 20, 2019

WORK SESSION

**PZHAC WORK SESSION
MAY 20, 2019
ITEM 1**

Submitted by Ruben Contreras for Brittany Bloch; a request to discuss plans to construct two commercial buildings at 1901 Calle de Correo. (Case 060848) Zoned: Historical Commercial (HC)

This case was heard at the March 4 PZHAC Work Session and received a recommendation of approval to the BOT based on Commercial and Residential uses being allowed on the same property in the Historic Commercial (HC) zone Section 18.40 – Historical Commercial Zone. The BOT interpreted Section 18.40 as denying new residential uses in the Historical Commercial zone.

As a result of research by staff into short-term rental units as part of an effort to regulate such uses in the Town, staff has determined that short-term rental units are similar or equivalent in use and operation to hotels and are commercial in nature. Staff is currently in the process of registering all short-term rental units in the Town to collect Gross Receipts and Lodger's taxes from each unit. Long-term rental units (30 days or longer of rental) are not subject to Gross Receipts or Lodger's taxes and are considered residential uses.

Since neither the PZHAC or the BOT had any opposition to the commercial structure to be used as a tattoo parlor, and since the short-term rental unit is actually considered a commercial use equivalent to a hotel operation by the Town, the applicant would like to obtain approval for the short-term rental as a commercial use along with the other structure to be used as a tattoo parlor. Additionally, there is nothing in the Code that refers to property size or limits the number of commercial operations or buildings that can be located on a property in the HC zone provided that all other applicable requirements of the Code are met.

The property, which is 0.130 acres (5662.8 square feet) in size (see attached survey), is currently vacant, and is being used as a parking lot for parking by Caballero's Shopping Plaza across Avenida de Mesilla. The applicant has been informed by Staff that water and sewer service would have to be provided to the property in order to develop the property. Staff has not yet seen proof that either utility is available to the property. Access to the property will be from Calle de Correo. The buildings will be located on the Avenida de Mesilla side of the property. The western half of the property will be used for parking, and will be adequate for the parking required by the two units.

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

The size of the short term rental unit will be 525 square feet and about 14 feet tall. According to the applicant, "The short-term rental portion of the site will house a studio apartment with a living area, kitchenette, sleeping area and bathroom. The intent of the air b&b (short-term rental) is partially to have a place for out-of-town clients to stay when scheduled for a tattoo. The air b&b will also accommodate tourists and contribute to the overall economy of Mesilla."

The other building will be 850 square feet and about 16 feet tall. The applicant proposes to use this building to house "Black Rat Tattoo," an established professional business in the City of Las Cruces. The space will serve 1 to 2 artists. A tattoo parlor ("Muerte Tattoo" at 2309 Calle de Guadalupe, Suite B) had been an allowed use in the past in the HC zone as a "Professional Office" (Similar uses that have been allowed are "Kneading to Heal" at 2222 Avenida de Mesilla, and "Desert Mountain Acupuncture" at 2488 Calle de Guadalupe.) However, since the building is in the HC zone and many commercial uses are allowed by right in a commercial building, the use of the PZHAC should not grant or deny the construction of this building based solely on the use being proposed at this time. There are other uses allowed in the HC zone that could possibly use the building in the future.

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

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

Compliance with the Code:

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

18.33.060 Development zone.

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

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

18.33.080 Historical appropriateness permit.

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

18.40.020 Uses permitted.

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

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

18.45.020 Uses permitted (C Zone)

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

- Office, business and professional
- Hotels

The applicant has been made aware that if the use of the short-term rental were to change to long-term rental, this would cause the unit to be considered residential and would require further review by the PZHAC and a possible change in occupancy according to the Building Code.

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

FRONT VIEW OF STRUCTURES FROM AVENIDA DE MESILLA



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400376](#)

Parcel Number: 4006137296464

Owner: BLACK RAT TATTOO LLC

Mail Address: 439 LINDA VISTA RD

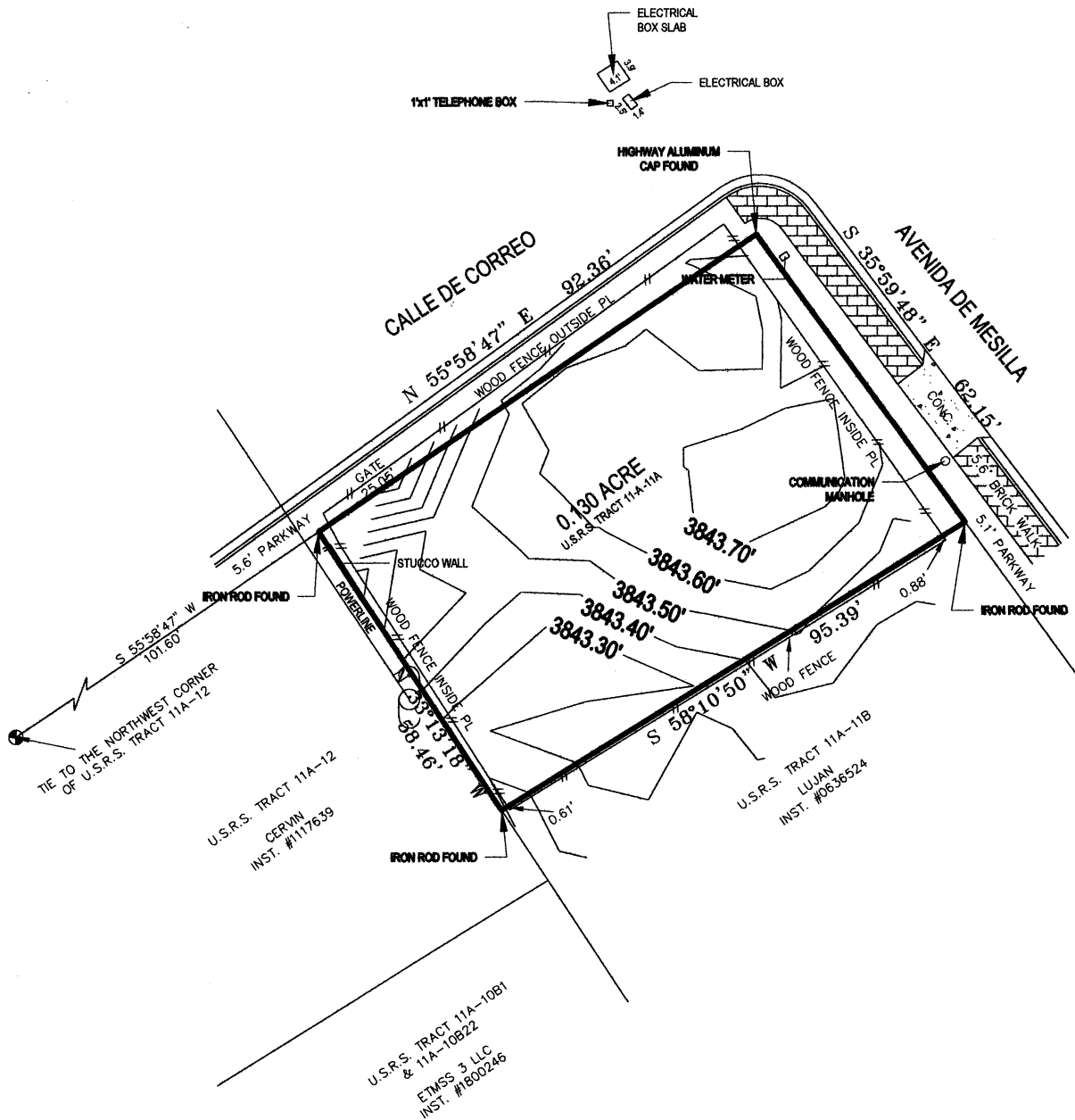
Subdivision:

Property Address: CALLE DE

CORREO

Acres: 0.23999082

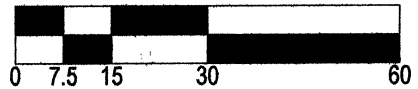




NOTES:
 FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS PER MAP NO. 35013C10933 G, REVISED JULY 6, 2016.

FIELD NOTES BY MOY SURVEYING INC., LICENSE #18078.
 ALL CORNERS SET ARE 1/2" IRON RODS WITH 1" PLASTIC CAPS STAMPED #18078. ALL IRON RODS OR MONUMENTS FOUND, TAGGED, STAMPED #18078. UNLESS OTHERWISE NOTED DEED BEARINGS AND DISTANCES AND FIELD BEARING AND DISTANCES ARE THE SAME.

SCALE: 1"=30'



PROPERTY OWNER: BLACK RAT TATTOO LLC
 PROPERTY LOCATION: MESILLA
 ACCOUNT NUMBER: 4006137296464
 PARCEL NUMBER: R0400376



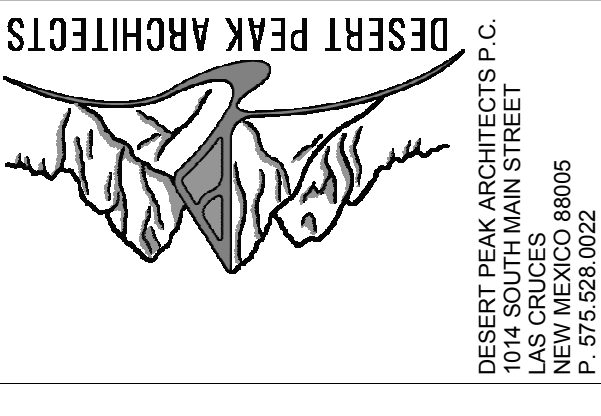
PLAT OF SURVEY SHOWING THE LOCATION OF IMPROVEMENTS ON A 0.130 ACRE TRACT IN SECTION 25, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS BEING U.S.R.S. TRACT 11A-12 TOWN OF MESILLA DONA ANA COUNTY NEW MEXICO

I, HENRY MAGALLANEZ, A NEW MEXICO PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED THIS SURVEY AND/OR WAS DONE UNDER MY DIRECTION, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

Henry Magallanez 18078
 HENRY MAGALLANEZ N.M.P.S. #18078



JOB NO: 19-0123
 DRAWN BY: CHARLES T.
 FIELD BY: KENNY/VIC/AARON
 DATE: 03/25/19 SCALE: 1"=30'



DESERT PEAK ARCHITECTS P.C.
1000 W. ANAHEIM STREET
LAS CRUCES
NEW MEXICO 88605
P. 575.528.0022

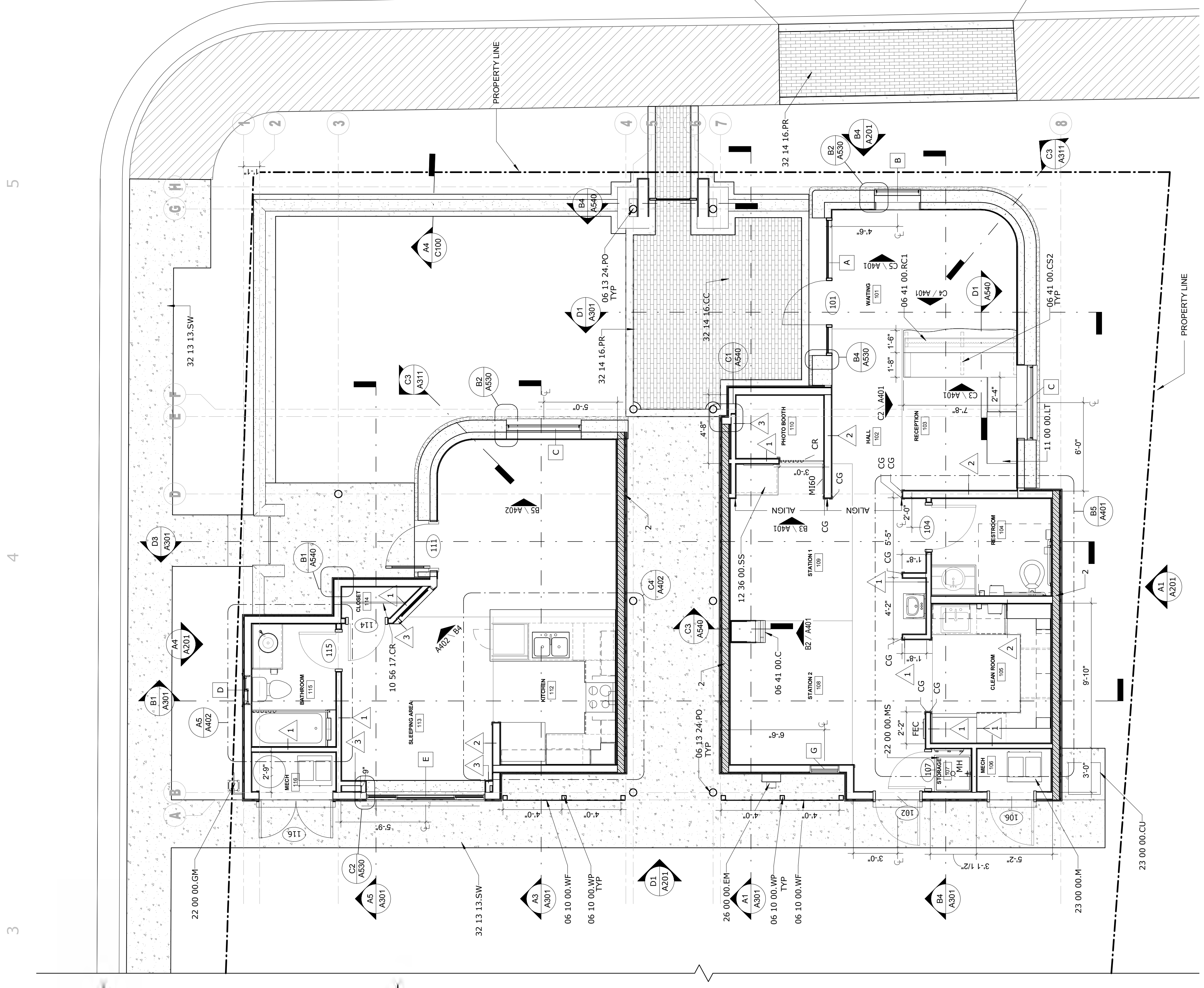
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PROJECT NO.
480-01

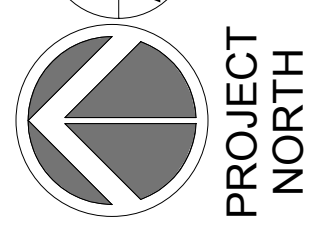
SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.
A101

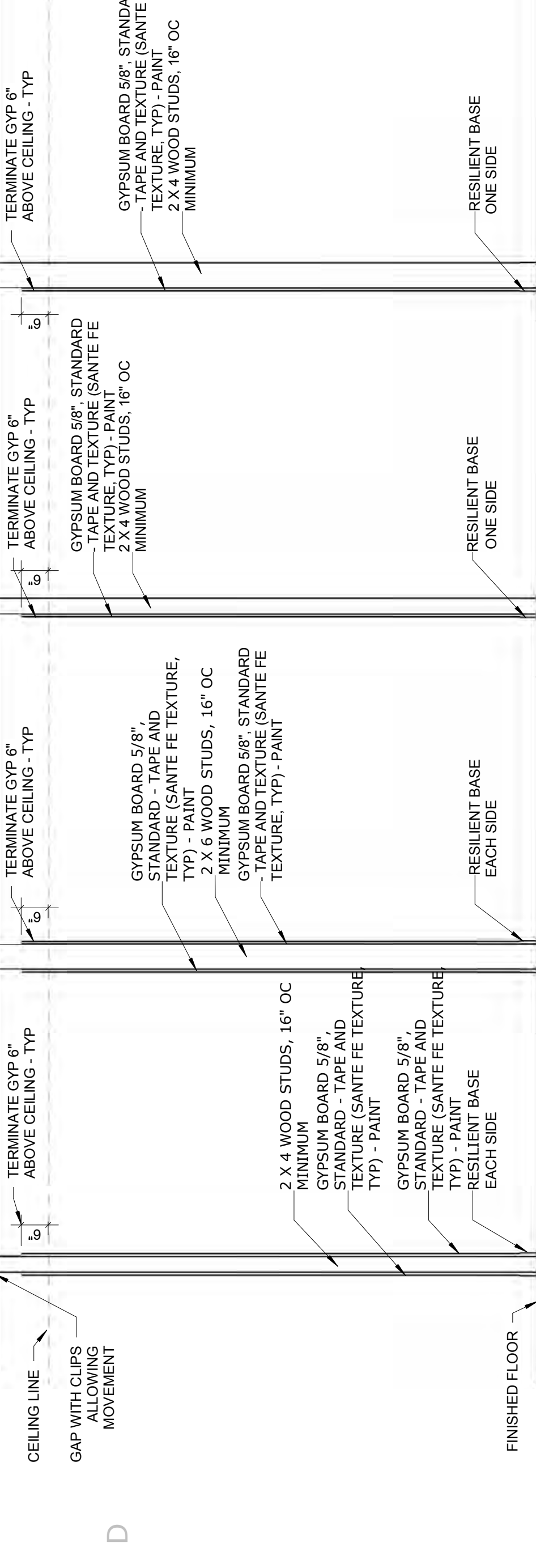
A101



A3 FIRST FLOOR PLAN
A101 1/4" = 1'-0"



PROJECT NORTH



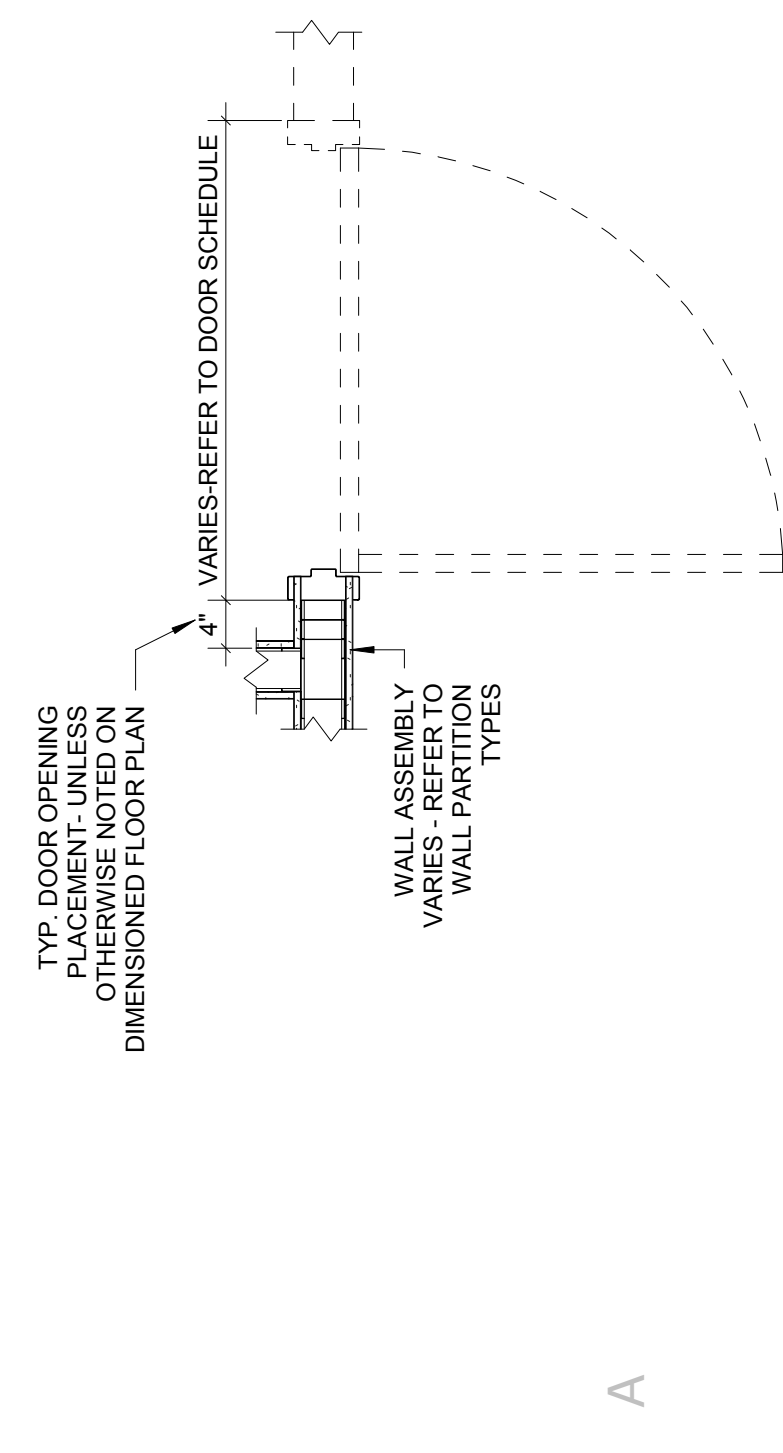
C1 WALL PARTITION TYPES
A101 1/2" = 1'-0"

GENERAL NOTES

- A. PROVIDE FIRE RESISTANT WOOD BLOCKING BETWEEN STUDS AT ALL WALL MOUNTED EQUIPMENT, BOARDS, GRAB BARS, CASEWORK, ETC
- B. REFER TO PARTITION SHEET FOR GENERAL PARTITION NOTES
- C. REFER TO PARTITION SHEET FOR CEILING-MOUNTED EQUIPMENT, CEILING TRANSITIONS AND DETAIL INFORMATION
- D. REFER TO WINDOW TYPE LEGEND FOR WINDOW SIZES
- E. REFER TO PLUMBING SHEETS FOR SINK LOCATIONS AND SCHEDULED EQUIPMENT
- F. SEAL ALL PENETRATIONS AT EXTERIOR WALLS THROUGH RIGID CONTINUOUS GYPSUM BOARD
- G. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY. COLUMNS ARE TO CENTERLINE OF COLUMN WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING IN STUD WALLS. REFER TO A2/A101 FOR TYP. DOOR OPENING PLACEMENT
- H. PENETRATIONS THROUGH FIRE RATED WALLS WITH FIRE STOPPING SHALL BE INSTALLED IN ACCORDANCE WITH THE FIRE RATING OF THE WALLS
- I. NOTE: FINISH MATERIALS SHOWN ARE BASIS OF DESIGN - SUBSTITUTIONS PERMITTED AS APPROVED BY OWNER
- J. REFER TO DETAIL A1/A101 FOR TYPICAL DOOR PLACEMENT U.N.O.

KEYNOTE LEGEND

06-10 00.WF	2-HOUR FIRE WALL - REFER TO WALL SECTIONS
06-10 00.WP	PRESSURE TREATED WOOD 4X4 WOOD POST - PAINT
06-13 24.PO	WOOD STUD FRAMING @ 16" O.C. W/ STANDARD GYP - ONE SIDE
06-41 00.CS2	CONDENSATION CONTROL SHEET METAL - STAIN AND SEAL - SUBSTITUTIONS PERMITTED AS APPROVED BY OWNER
06-41 00.C	PLASTIC LAMINATE CASEWORK
06-41 00.RC1	COUNTERTOP SUPPORT BRACKET, 4'-0" O.C. MIN
09 00 00.SB	RECEPTION CASEWORK, REFER TO DETAIL D1/A540
09 21	RECEPTION BASE
09 21 16.WS4	GYPSUM BOARD 5/8" - STANDARD - TAPE AND TEXTURE (SANTE FE TEXTURE, TYP) - PAINT
09 21 16.WS6	2 X 4 WOOD STUDS, 16" OC MINIMUM
10 56 17.CR	2 X 6 WOOD STUDS, 16" OC MINIMUM
11 00 00.LT	CLOSET ROD
12 36 00.SS	1/2" SOLID SURFACE COUNTERTOP OVER 3/4" MDF UNDERLAYMENT - BASIS OF DESIGN - SUBSTITUTIONS PERMITTED AS APPROVED BY OWNER
22 00 00.GM	GAS METER - REFER TO PLUMBING
23 00 00.CU	MOP SINK - REFER TO PLUMBING
23 00 00.M	MECHANICAL UNIT - REFER TO MECHANICAL - PROVIDE 4" THICK CONCRETE PAD FOR MOUNTING
26 00 00.EM	ELECTRICAL METER - REFER TO ELECTRICAL
32 13 13.SW	CAST-IN-PLACE CONCRETE SIDEWALK - 4" THICK - REFER TO DETAIL C1/C100
32 14 16.PR	BRICK PAVERS WITH HANDTIGHT SAND-SWEPT JOINTS, PEDESTRIAN RATED 1.75" THICK - MATCH EXISTING BRICK PAVERS



A1 TYP DOOR PLACEMENT DETAIL
A101 3/4" = 1'-0"

TYPE	NAME	Comments
CG	CORNER GUARD	
CR	CURTAIN ROD	
FEC	SEMI-RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER	
GB18	18" Vertical Grab Bar	
GB36	36" GRAB BAR	
GB42	42" GRAB BAR	
MH	MOP AND BROOM HOLDER	OWNER PROVIDED, REFER TO PLUMBING
MI	24" X 48" MIRROR	OWNER INSTALLED TO PROVIDE IN-WALL BLOCKING
PD	PAPER TOWEL DISPENSER	
RH	ROBE HOOK	
SD	SOAP DISPENSER	
SN	SANITARY NAPKIN RECEPTACLE	
TP	TOILET PAPER DISPENSER	
TS	TOWEL SHELF	

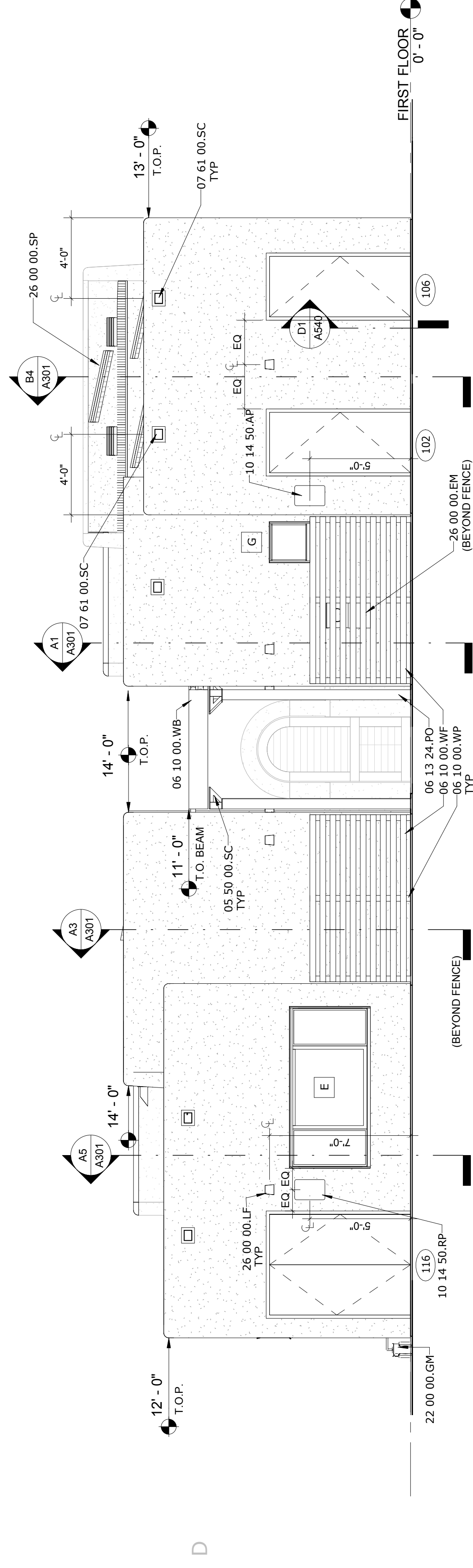
1

2

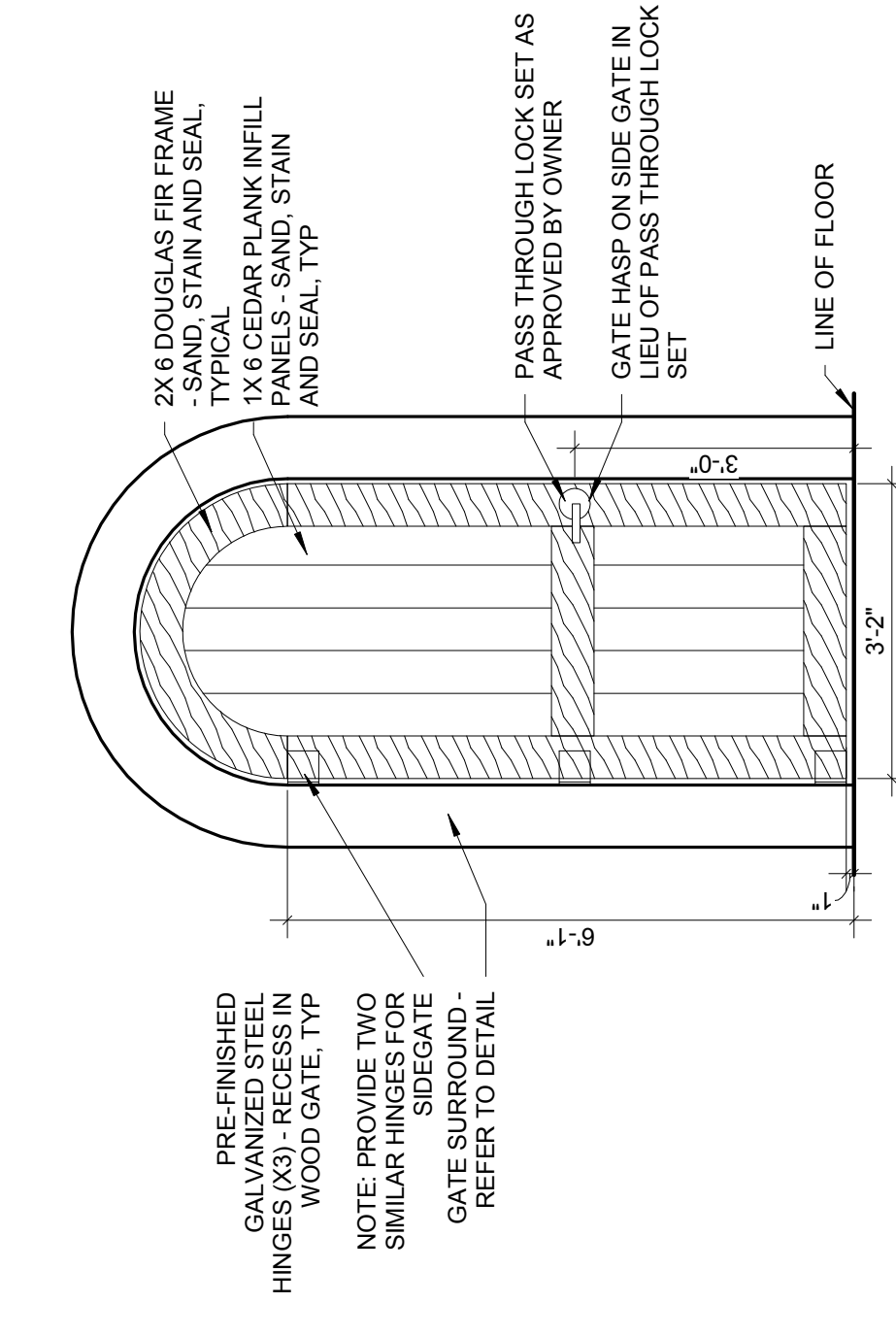
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4

5

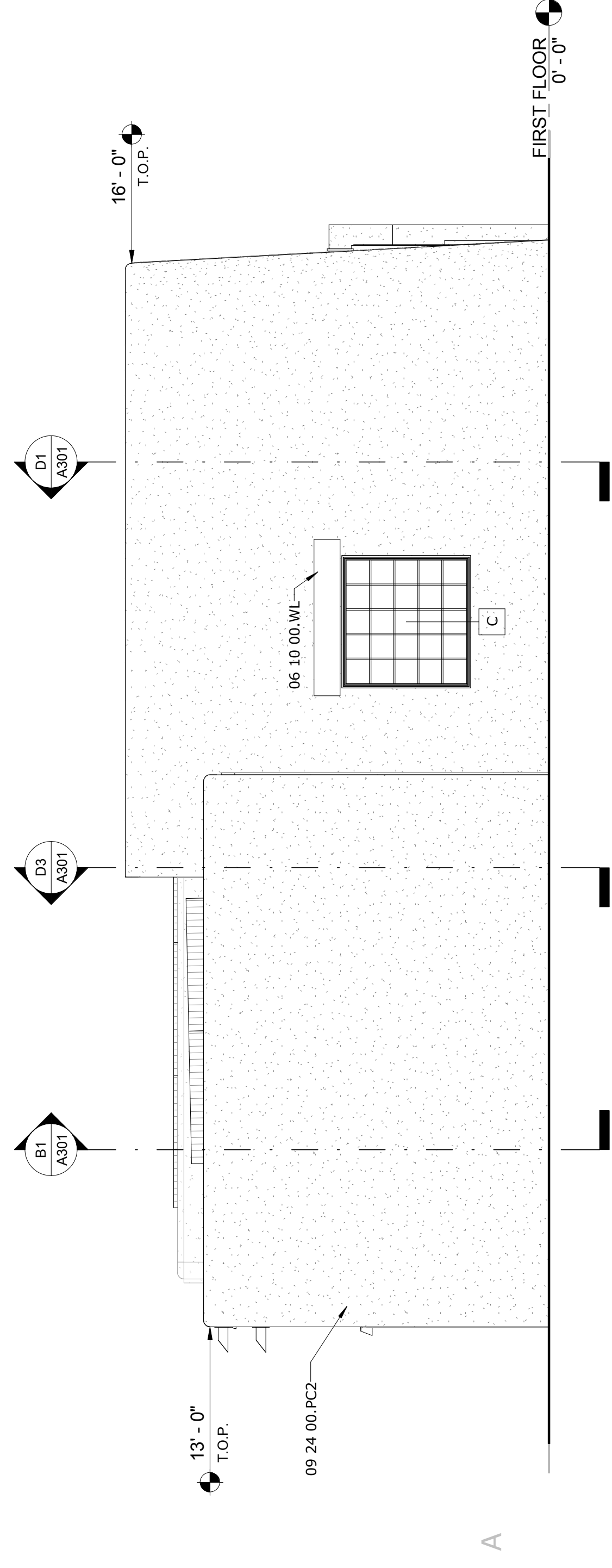


D1 WEST ELEVATION
1/4" = 1'-0"

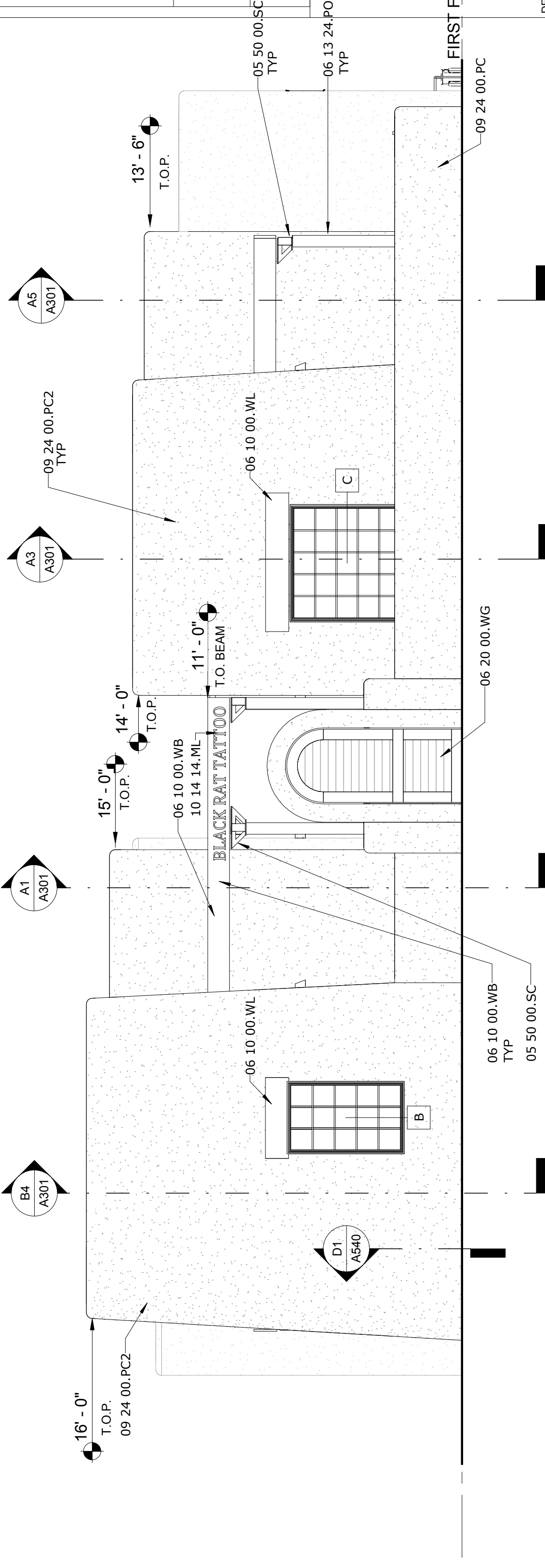


NOTE: PROVIDE SIMILAR MATERIAL AND CONSTRUCTION FOR SIDEGATE

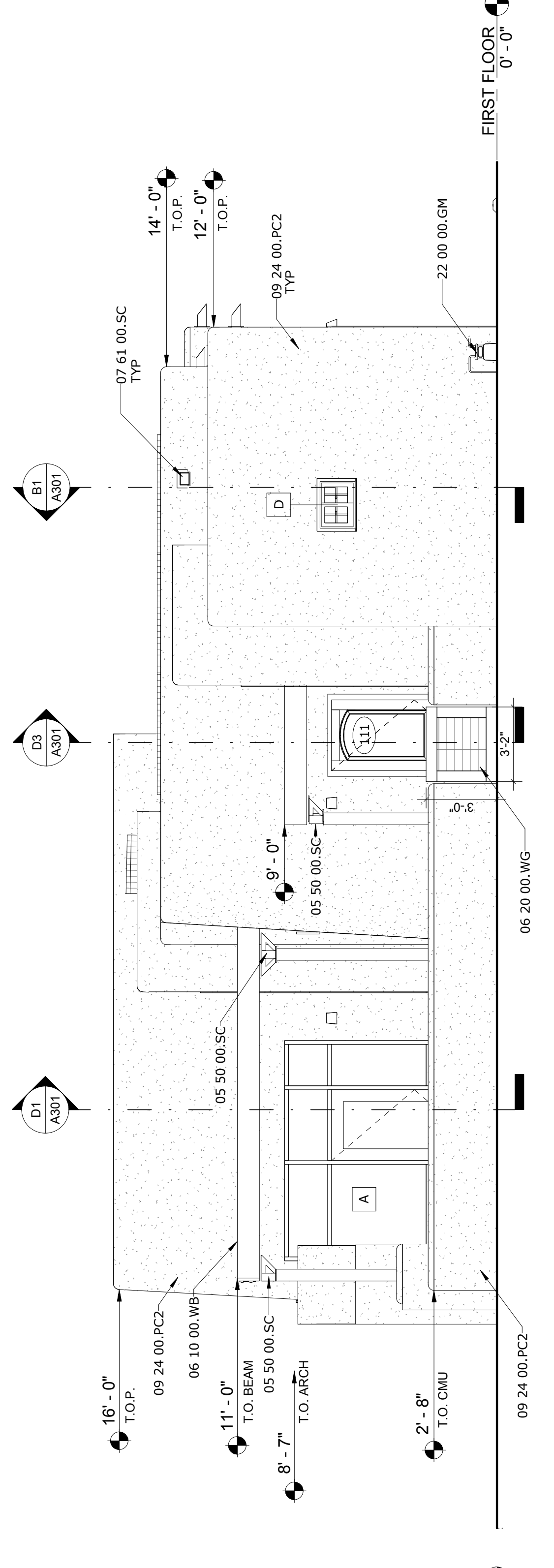
B2 WOOD GATE DETAIL
1/2" = 1'-0"



A1 SOUTH ELEVATION
1/4" = 1'-0"



B4 EAST ELEVATION
1/4" = 1'-0"



A4 NORTH ELEVATION
1/4" = 1'-0"

GENERAL NOTES

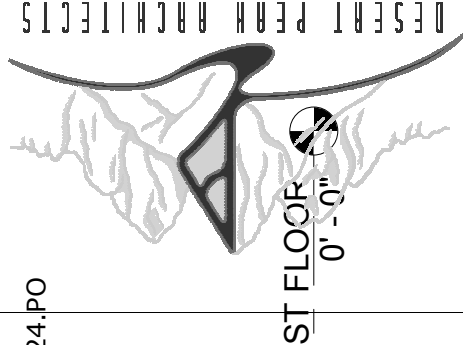
- REFER TO WINDOW TYPE LEGEND FOR WINDOW SIZES.
- SEAL ALL PENETRATIONS AT EXTERIOR WALLS THROUGH RIGID CONTINUOUS INSULATION WITH MEDIUM DENSITY FOAM INSULATION.
- SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS WITH FIRE RESISTANT PENETRATION SYSTEMS.
- REFER TO ELECTRICAL FOR EXTERIOR LIGHT FIXTURES.

KEYNOTE LEGEND

05 50 00.SC	STEEL CORBEL - REFER TO DETAILS CJ/S1.04 AND C2/S1.04- PRIME AND PAINT
06 10 00.WB	2" X 12" WOOD BEAM - DOUGLAS FIR - SAND WITH 100 GRIT SANDPAPER - STAIN AND SEAL
06 10 00.WF	PRESSURE TREATED 1X4 FENCE PLANK - REMOVABLE FROM POSTS - PAINT
06 10 00.WL	EXPOSED WOOD FAUX LINTEL - CEDAR - STAIN AND SEAL
06 10 00.WP	PRESSURE TREATED WOOD 4X4 WOOD POST - PAINT
06 13 24.PO	POSTS - GALVANIZED STEEL - STAIN AND SEAL - SUBSTITUTIONS PERMITTED AS APPROVED BY OWNER
06 20 00.WG	WOOD GATE - REFER TO DETAIL B2/A201 - STAIN AND SEAL
07 61 00.SC	BREAK METAL SCRAPPER - 24 GA GALVANIZED STEEL - REFER TO DETAIL C2/A510 - PAINT WHITE
09 24 00.PC	TRADITIONAL STUCCO - PORTLAND CEMENT AND LIME BASED, THREE-COAT - NO SYNTHETIC STUCCO / ELASTOMERIC FINISHES PERMITTED - FINISH COAT COLOR - WHITE TO MATCH BUILDING FINISH
09 24 00.PC2	COAT AND CEMENT PLASTER, THREE-COAT, 3/4" - FINISH COAT COLOR - WHITE
10 14 14.ML	METAL LETTERS - REFER TO SPECS
10 14 50.AP	ACCESSIBLE PARKING SIGN TO READ "HANDICAPPED PARKING - VAN ACCESSIBLE", WALL MOUNTED - PROVIDE IN-WALL BLOCKING.
10 14 50.RP	RESERVED PARKING SIGN TO READ "RESERVED - TENANTS ONLY".
22 00 00.GM	GAS METER - REFER TO PLUMBING
26 00 00.EM	ELECTRICAL METER - REFER TO ELECTRICAL
26 00 00.LF	LIGHT FIXTURE - REFER TO ELECTRICAL
26 00 00.SP	SOLAR PANELS, TYP. N.I.C. - BY OWNER AT A LATER DATE

MESILLA
BLACK RAT TATTOO

95% CONSTRUCTION DOCUMENTS
19 04 19
ISSUE:
Date
Mark
Description



DESERT PEAK ARCHITECTS P.C.
1500 S. MOUNTAIN STREET
LAS CRUCES
NEW MEXICO 88005
P. 575.528.0022

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PROJECT NO.
480-01

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.

A201

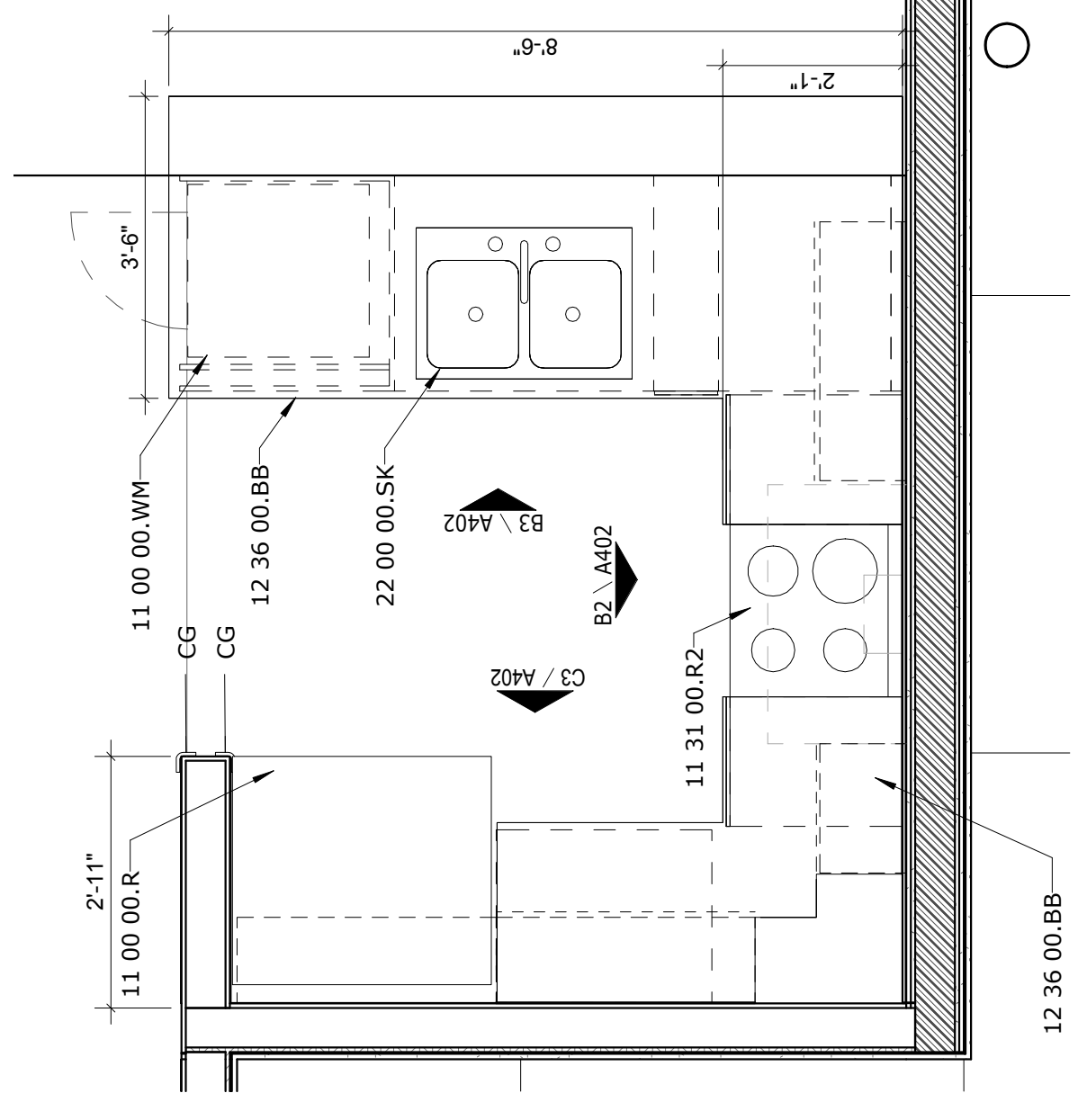
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EQUIPMENT SCHEDULE		
TYPE	NAME	Comments
CG	CORNER GUARD	
CR	CURTAIN ROD	
FEC	SEMI-RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER	
GB18	18" Vertical Grab Bar	
GB36	36" GRAB BAR	
GB42	42" GRAB BAR	
MH	MOP AND BROOM HOLDER	
MI	24" X 48" MIRROR	
MI60	FULL HEIGHT MIRROR	
PD	PAPER TOWEL DISPENSER	OWNER PROVIDED, OWNER INSTALLED
RH	ROBE HOOK	
SD	SOAP DISPENSER	
SN	SANITARY NAPKIN RECEPTACLE	
TP	TOILET PAPER DISPENSER	
TS	TOWEL SHELF	PROVIDE IN-WALL BLOCKING

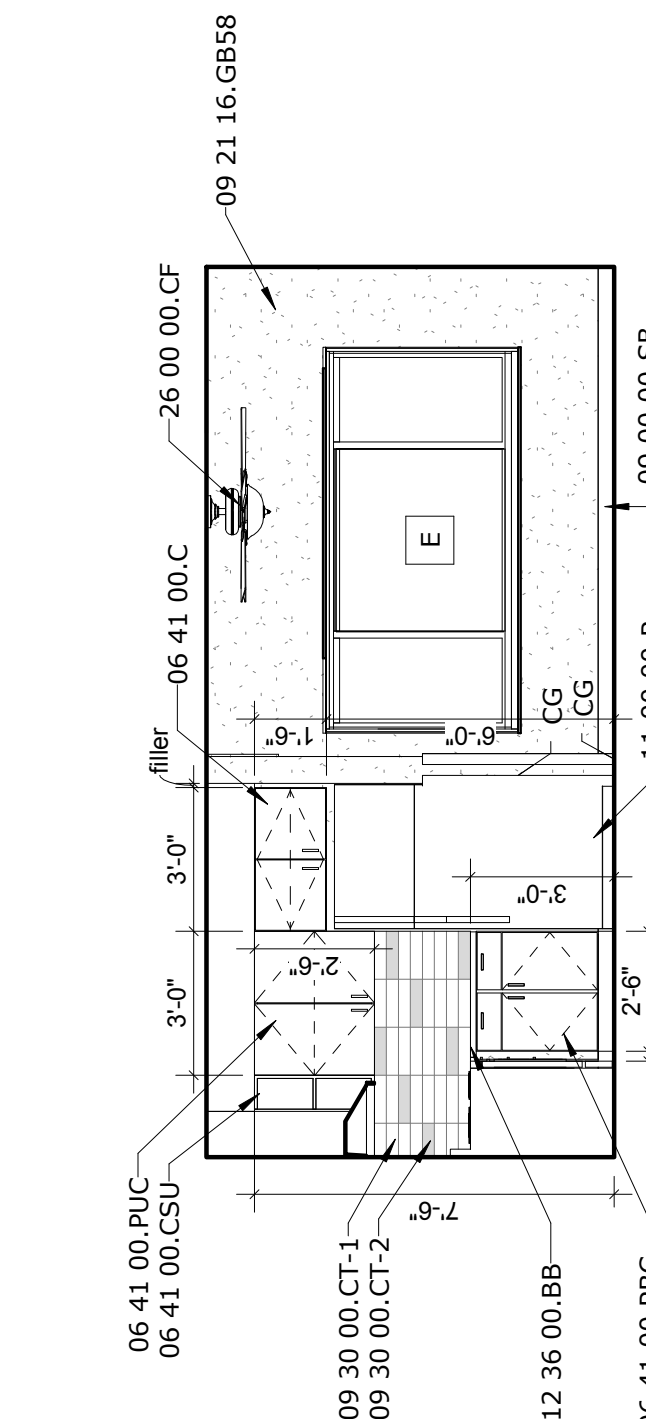
BLACK RAT TATTOO
MESILLA

KEYNOTE LEGEND

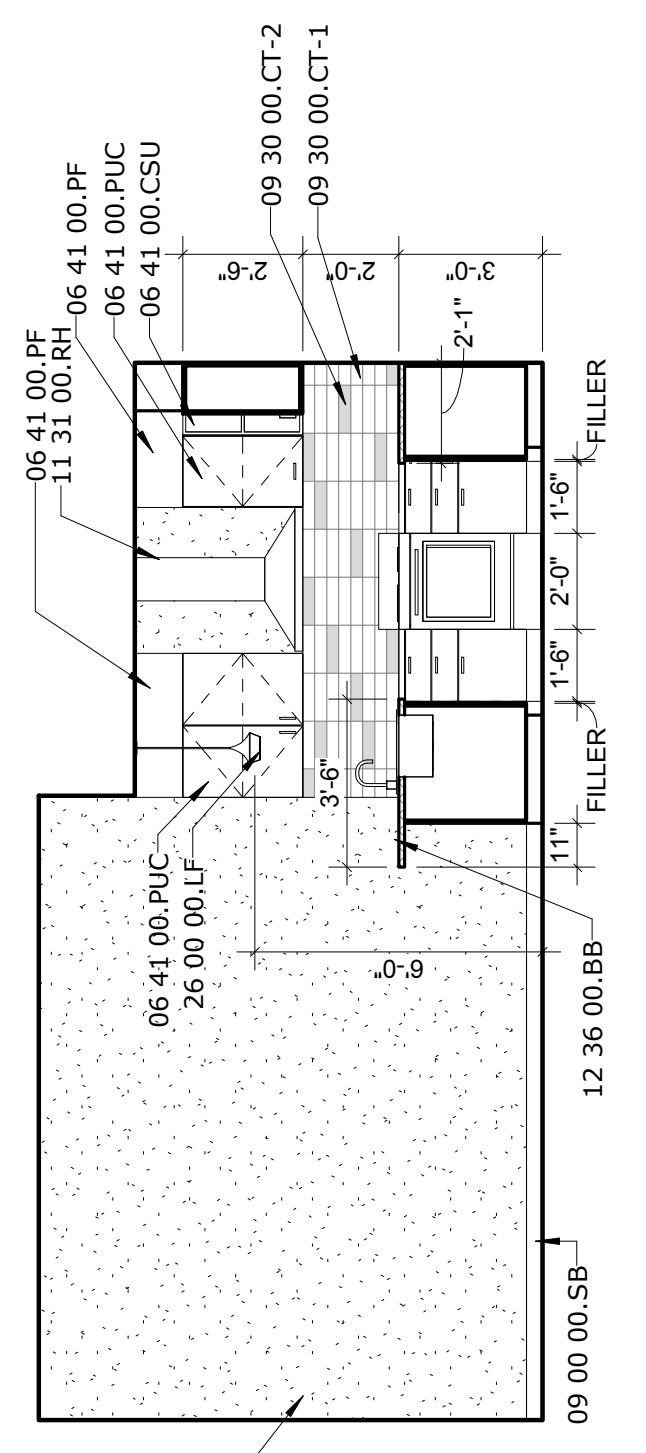
- 06 41 00.C PLASTIC LAMINATE CASEWORK
- 06 41 00.CMDF PLASTIC LAMINATE OVER 3/4" MDF UNDERLAYMENT
- 06 41 00.CSU PLASTIC LAMINATE OVER 3/4" MDF UNDERLAYMENT - OPEN CORNER
- 06 41 00.PBC PLASTIC LAMINATE FACED BASE CABINET W/ 3/4" MDF UNDERLAYMENT
- 06 41 00.PF PLASTIC LAMINATE FACED FULLER W/ 3/4" MDF UNDERLAYMENT. EXTEND FROM T.O. UPPER CABINETS TO B.O. CEILING
- 06 41 00.PVC PLASTIC LAMINATE FACED UPPER CABINET W/ 3/4" MDF UNDERLAYMENT RESILIENT BASE
- 09 00 00.SB RESILIENT BASE
- 09 21 16.FR58 GYPSUM BOARD 5/8", FIRECODE C, TAPE AND TEXTURE - PAINT.
- 09 21 16.GB58 GYPSUM BOARD 5/8", STANDARD - TAPE AND TEXTURE (SAMTE FE TEXTURE, TYP) - PAINT
- 09 21 16.MR58 GYPSUM BOARD, 5/8", MOISTURE RESISTANT - TAPE, TEXTURE AND PAINT
- 09 30 00.BTS ANNODIZED CLEAR ALUMINUM BULL-NOSED TRANSITION STRIP
- 09 30 00.CT-1 3" X 12" SEMI-GLOSS GLAZED CERAMIC WALL TILE, FIELD COLOR
- 09 30 00.CT-2 3" X 12" SEMI-GLOSS GLAZED CERAMIC WALL TILE, ACCENT COLOR #1
- 09 30 00.CTB1 6"X13" GLAZED CERAMIC COVE TILE BASE, FIELD COLOR
- 11 00 00.R REFRIGERATOR, NTC
- 11 00 00.TV TELEVISION - N.T.C. - CONTRACTOR TO PROVIDE IN-WALL BLOCKING
- 11 00 00.WM WASHING MACHINE - NTC - REFER TO PLUMBING
- 11 31 00.RH RANGE HOOD - REFER TO MECHANICAL
- 11 31 00.RH GAS RANGE - PROVIDED & INSTALLED BY CONTRACTOR - REFER TO MECHANICAL
- 11 31 00.RH RANGE HOOD - REFER TO MECHANICAL
- 12 36 00.BB BUTCHER BLOCK COUNTERTOP - SAND, STAIN AND SEAL - BASIS OF DESIGN - MATERIAL TO BE SELECTED BY OWNER
- 12 36 00.SS 1/2" SOLID SURFACE COUNTERTOP OVER 3/4" MDF UNDERLAYMENT - BASIS OF DESIGN - SUBSTITUTIONS PERMITTED AS APPROVED BY OWNER
- 22 00 00.PF PLUMBING FIXTURE - REFER TO PLUMBING
- 22 00 00.SK SINK - PROVIDE ADA PIPE GUARD AT ALL EXPOSED PIPING. REFER TO PLUMBING
- 26 00 00.CF CEILING FAN - REFER TO ELECTRICAL
- 26 00 00.LF LIGHT FIXTURE - REFER TO ELECTRICAL



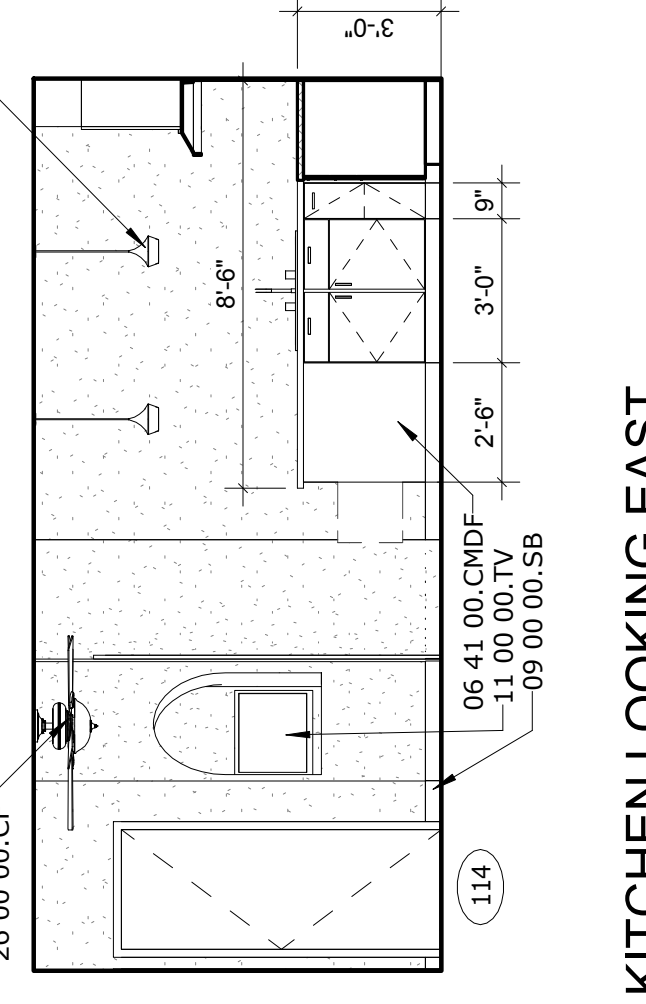
C4 ENLARGED FLOOR PLAN - KITCHEN
1/2" = 1'-0"



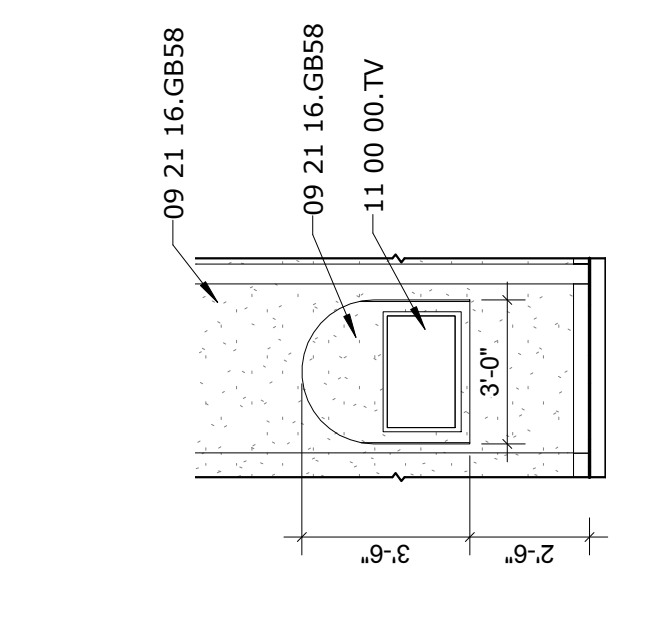
C3 KITCHEN LOOKING WEST
1/4" = 1'-0"



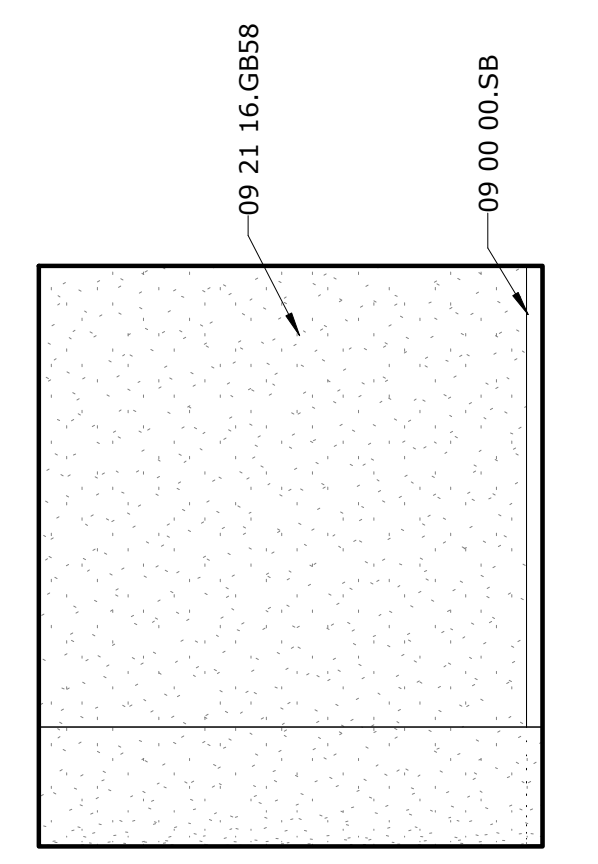
B2 KITCHEN LOOKING SOUTH
1/4" = 1'-0"



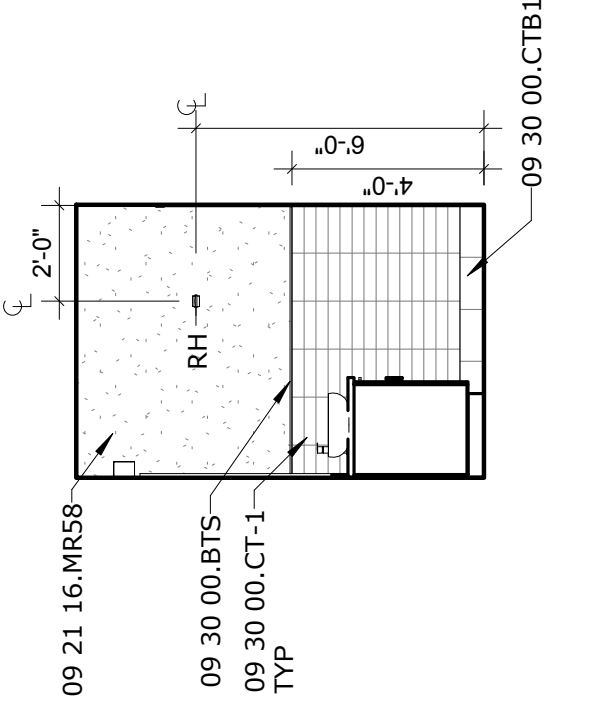
B3 KITCHEN LOOKING EAST
1/4" = 1'-0"



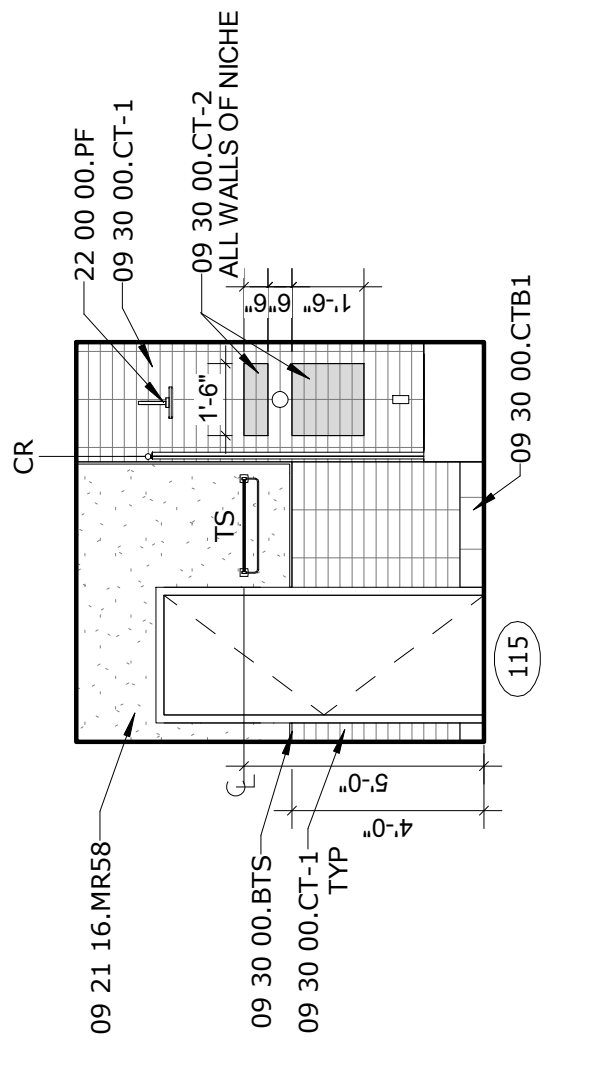
B4 TELEVISION NICHE
1/4" = 1'-0"



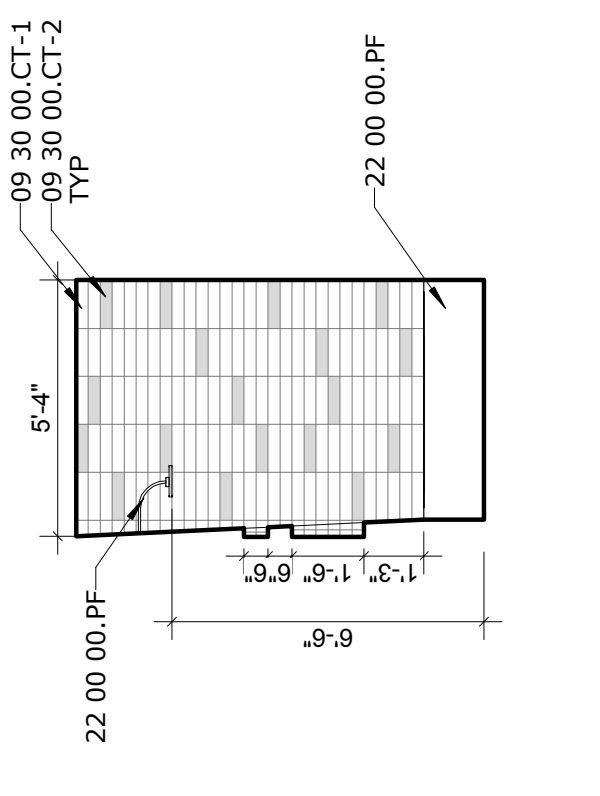
B5 LIVING AREA LOOKING EAST
1/4" = 1'-0"



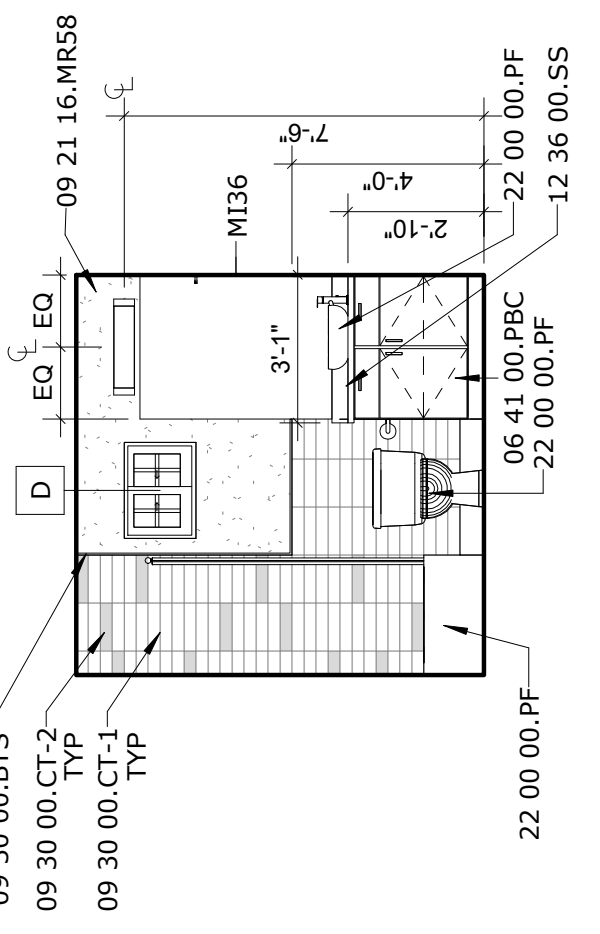
A1 RESTROOM 115 LOOKING EAST
1/4" = 1'-0"



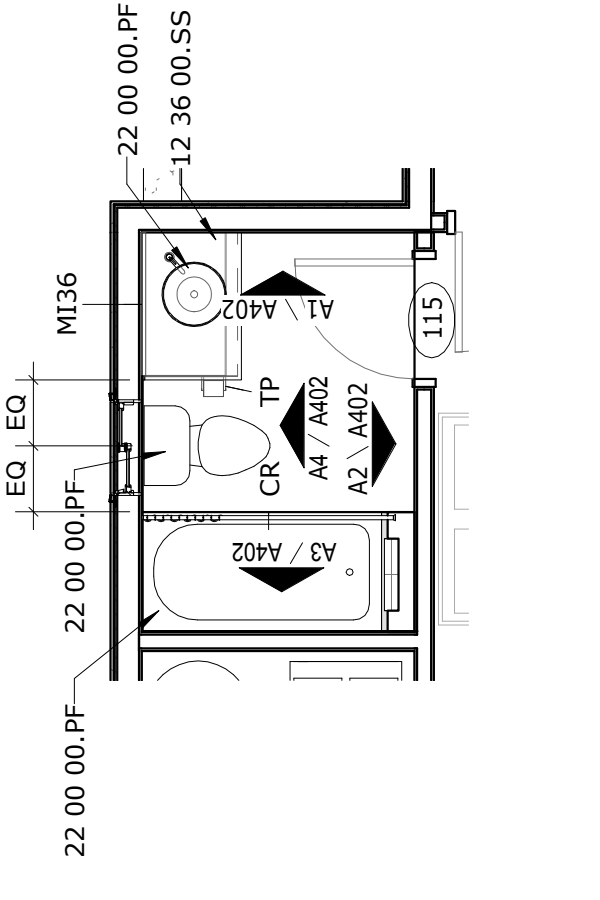
A2 BATHROOM 115 LOOKING SOUTH
1/4" = 1'-0"



A3 BATHROOM 115 LOOKING WEST
1/4" = 1'-0"



A4 BATHROOM 115 LOOKING NORTH
1/4" = 1'-0"



A5 ENLARGED FLOOR PLAN - BATHROOM 115
1/4" = 1'-0"

GENERAL NOTES

- A. ALL FINISH MATERIALS AND PATTERNS SHOWN ARE BASIS OF DESIGN. MATERIALS AND PATTERNS - SUBSTITUTIONS PERMITTED AS APPROVED BY OWNER.
- B. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
- C. REFERENCE SHEET G003 FOR MOUNTING HEIGHTS
- D. ALL WALL HUNG ACCESSORIES, BRACKETS AND WALL HUNG FIXTURES AND WALL HUNG ACCESSORIES.
- E. PROVIDE CERAMIC TILE IN ALL RESTROOMS FROM FINISHED FLOOR TO 4" AFF U.N.O. ON ALL WALLS. PROVIDE TILE BACKER UNDER ALL TILED WALL SURFACES. PROVIDE MOISTURE RESISTANT GYPSUM WALL ABOVE ALL TILED WALL SURFACES.
- F. PROVIDE SIMILAR TILE PATTERNS ON RESTROOM WALLS IF ELEVATION IS NOT GIVEN.
- G. PROVIDE 4" CORNER GUARDS AT ALL OUTSIDE GYPSUM BOARD CORNERS
- H. PROVIDE ROOM IDENTIFICATION SIGN IN COMMERCIAL PORTION (W/ INTERIOR FINISHES) AND ROOM IDENTIFICATION SIGN IN RESIDENTIAL PORTION (W/ INTERIOR FINISHES) WITH BR/LE/RF/FF NUMBER
- I. MOUNT LAVATORY MIRRORS DIRECTLY ABOVE LAVATORY OR COUNTER.
- J. REFER TO A546 FOR TYPICAL CABINET DETAILS FOR CONSTRUCTION.



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NEW MEXICO 88005
P. 575.528.0022

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Mark	Date	Issue	Description
	19 04 19	ISSUE: 95% CONSTRUCTION DOCUMENTS	

PROJECT NO.
480-01

SHEET TITLE
ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS

SHEET NO.
A402

A402

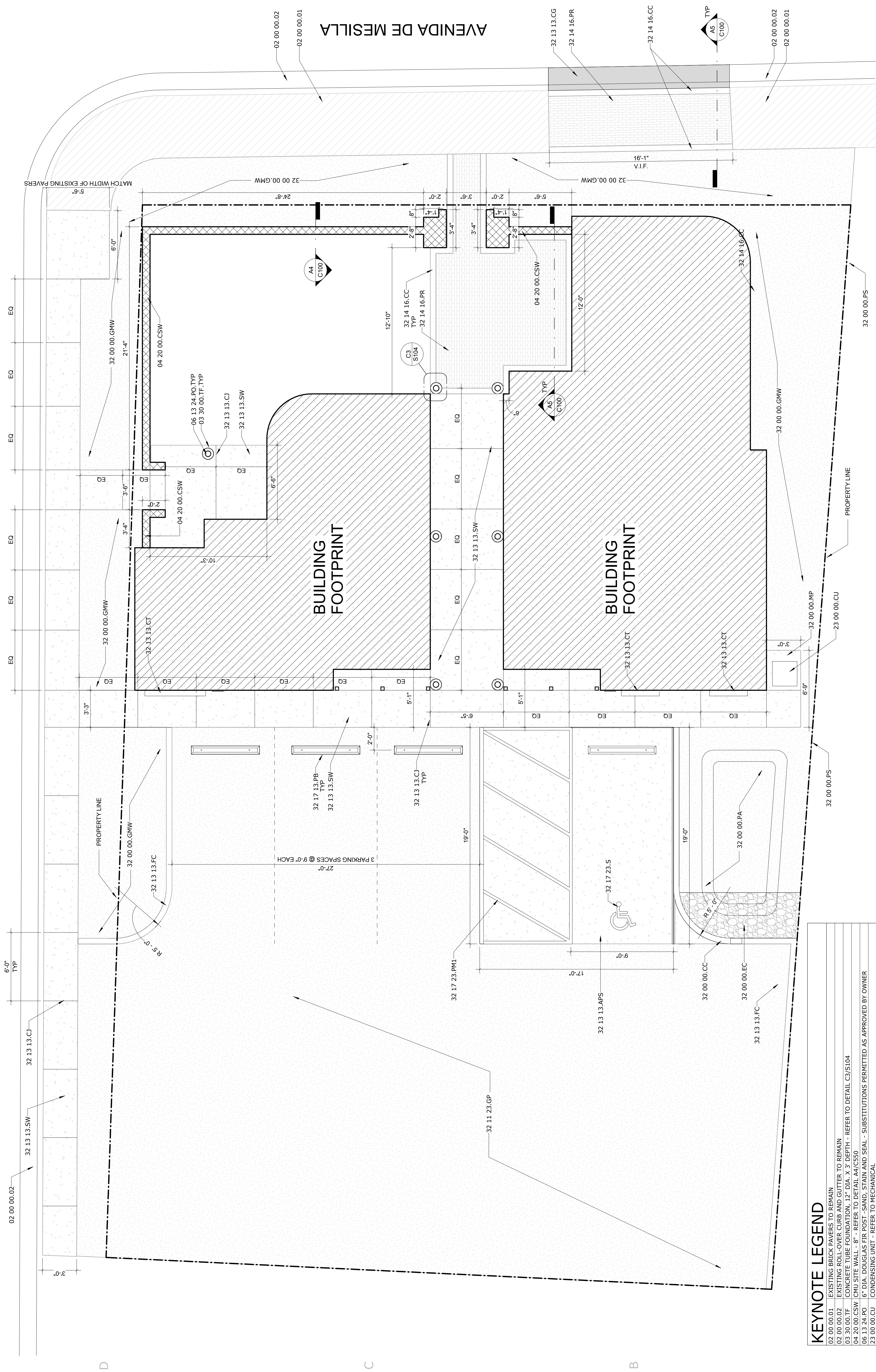
CALLE DE CORREO

5

4

2

1



BLACK RAT TATTOO
MESILLA

Mark	Date	Description
ISSUE:	19 04 19	95% CONSTRUCTION DOCUMENTS



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PROJECT NO.
480-01

SITE PLAN

SHEET NO.
C200

KEYNOTE LEGEND

02 00 00.01	EXISTING BRICK PAVERS TO REMAIN
02 00 00.02	EXISTING ROLL-OVER CURB AND GUTTER TO REMAIN
03 30 00.0F	CONCRETE TUBE FOUNDATION, 12" DIA. X 3' DEPTH - REFER TO DETAIL C3/S104
04 20 00.CSW	CHU SITE WALL - 8" - REFER TO DETAIL A4/C550
06 13 24.PO	6" DIA. DOUGLAS FIR POST - SAND, STAIN AND SEAL - SUBSTITUTIONS PERMITTED AS APPROVED BY OWNER
23 00 00.CU	CONDENSING UNIT - REFER TO MECHANICAL
32 00 00.CC	INSTALL 12" WIDE CURB CUT IN CURB. REFER TO DETAIL D1/C550
32 00 00.EC	INSTALL RIP-RAP EROSION CONTROL. REFER TO DETAIL D1/C550
32 00 00.GMW	1" WHITE GRAVEL MULCH, LOCALLY AVAILABLE - 2" DEPTH OVER COMMERCIAL GRADE WEED CONTROL FABRIC
32 00 00.MP	CAST-IN-PLACE CONCRETE PAD FOR MECHANICAL UNITS, 4" THICK
32 00 00.PA	BUILD STORMWATER RETENTION AREA WITH 4:1 MAX SIDE WALL SLOPE
32 00 00.PS	PRE-FINISHED 1/8" X 3" STEEL PLATE GRAVEL STOP ALONG PROPERTY LINE - PRIME AND PAINT
32 11 23.GP	GRAVEL PARKING LOT - REFER TO DETAIL C3/C550
32 13 13.APS	CAST-IN-PLACE CONCRETE ADA PARKING SPACE, 4,000 PSI - REFER TO DETAIL A3/C550
32 13 13.CG	CAST-IN-PLACE CURB AND GUTTER TO MATCH EXISTING - REFER TO DETAIL B3/C550
32 13 13.CJ	CONCRETE CONTROL JOINT - REFERENCE PLAN FOR SPACING
32 13 13.CI	6" CAST-IN-PLACE CONCRETE CURB AT DOOR THRESHOLD
32 13 13.FC	6" WIDE CAST-IN-PLACE CONCRETE FLUSH CURB - REFER TO DETAIL B2/C550
32 13 13.SW	CAST-IN-PLACE CONCRETE SIDEWALK - 4" THICK - REFER TO DETAIL C1/C100
32 14 16.CC	CAST-IN-PLACE 6" CONCRETE CURB WITH INTEGRAL COLORING - COLOR TO BE THE SAME AS PAVEMENT COLOR
32 14 16.PR	BRICK PAVERS WITH HANDLIGHT SAND-SWEPT JOINTS, PEDESTRIAN RATED 1.75" THICK - MATCH EXISTING BRICK PAVERS
32 13 13.PA	BRICK PAVEMENT WITH 6" WIDE BELIE
32 17 23.P1	PAINTED PAVEMENT MARKINGS, 4" WIDE - BELIE
32 17 23.S	PAINTED ADA SYMBOL - REFER TO DETAIL A1/C550

PHOTO OF THE SUBJECT PROPERTY LOOKING SOUTH FROM CALLE DE CORREO



PHOTO OF THE STEINBORN REALTY PROPERTY FROM SUBJECT PROPERTY



PHOTO OF RISTRAMNN FROM SUBJECT PROPERTY



PHOTO OF PALACIOS BAR FROM SUBJECT PROPERTY



PHOTO OF PALACIOS BAR FROM THE SOUTH



PHOTO OF MESILLA VALLEY PLUMBING



PHOTO OF CABALLERO'S PLAZA



PHOTO OF NEARBY RESIDENTIAL RENTAL UNIT



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060848

Fee \$ 217.50

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

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

Brittany Bloch 575-526-1590

Name of Applicant/Owner Applicant's Telephone Number

439 Linda Vista Road Las Cruces NM 88005

Applicant's/Owner's Mailing Address City State Zip Code

freyja2012@zoho.com

Applicant's/Owner's E-mail Address

RES Construction, Inc. (Ronald Scott) 2000 Bellamah, Las Cruces, NM 88001

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

575 - 649 - 5425 GB98 License # 395391

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

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

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

\$137,500 02/12/2019

Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: _____

Approved Date: _____ Disapproved Date: _____

Disapproved Date: _____ Approved with Conditions

Approved with conditions

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

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

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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

PZHAC WORK SESSION
MAY 20, 2019
ITEM 2

Submitted by Henry S. Newman; a request to discuss plans to construct a dwelling on a vacant residential property at 1940 Calle Pecana. (Case 060895) Zoned: Historical Residential (HR)

The property, which is 0.334 acres in size, is located in the Sommer Grove Subdivision (Lot 6) and is accessed by Calle Pacana. (See attached Subdivision Plan.) The dwelling, which will contain 2483 square feet of heated/cooled area with a 964 square foot garage and a 304 square foot covered porch. Setbacks will be about 28 feet at the front (north side), 8 feet on the east side, over 43 feet at the rear (south side), and over 16 feet on the west side. (Required setbacks are three feet all around.)

Attached is a survey and site plan of the property, along with an elevation and floor plans for the dwelling. According to the applicant, the style and color of the dwelling will be similar to the other historic structures in the area.

All necessary utilities and access are available to the property. Calle Pacana is a 35 foot wide paved ROW that provides all weather access to the property. Both water and sewer are available from the Town as part of the original subdivision.

The PZHAC will need to determine if the style of the proposed dwelling is compatible with the development zone for the property. There are only two other properties in the subdivision that are developed (Lots 7 & 9). They contain a 3125 square foot dwelling (Lot 7) and a 2518 square foot dwelling (Lot 9) that are similar in style and size to the proposed dwelling. The remainder of the lots contain pecan trees. To the east, along NM State Highway 292 (Calle de El Paso), is a property that contains a 2150 square foot main dwelling and 646 accessory dwelling, both built in the early 1900's. To the south are properties along Calle del Norte that contain dwellings of various styles that date back to the 1950's.

The proposed structure is Spanish Pueblo in style and appears to be similar to or compatible with other structures that have been built in the area. (This is one of the five styles that is allowed by the Yguado Plan for new dwellings in the Town.) The PZHAC will need to determine if the style of the proposed structure is indeed compatible with the development zone for the property. Since this construction is in a Historic zoning district, the following section of the Code applies:

18.33.080 Historical appropriateness permit.

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

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

Doña Ana County, NM

General Reference Maps

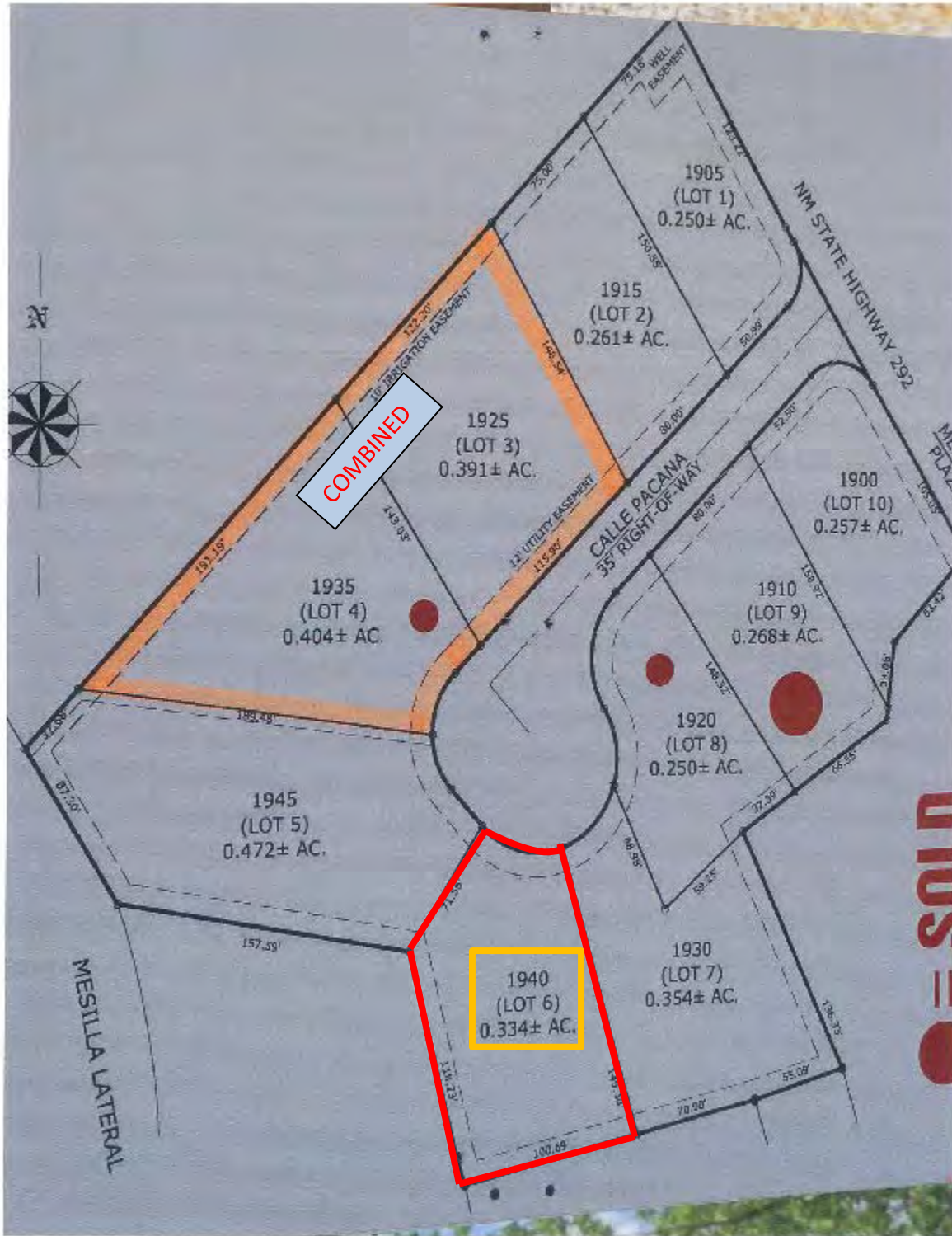
2014 Aerial

Addresses

County Address Points

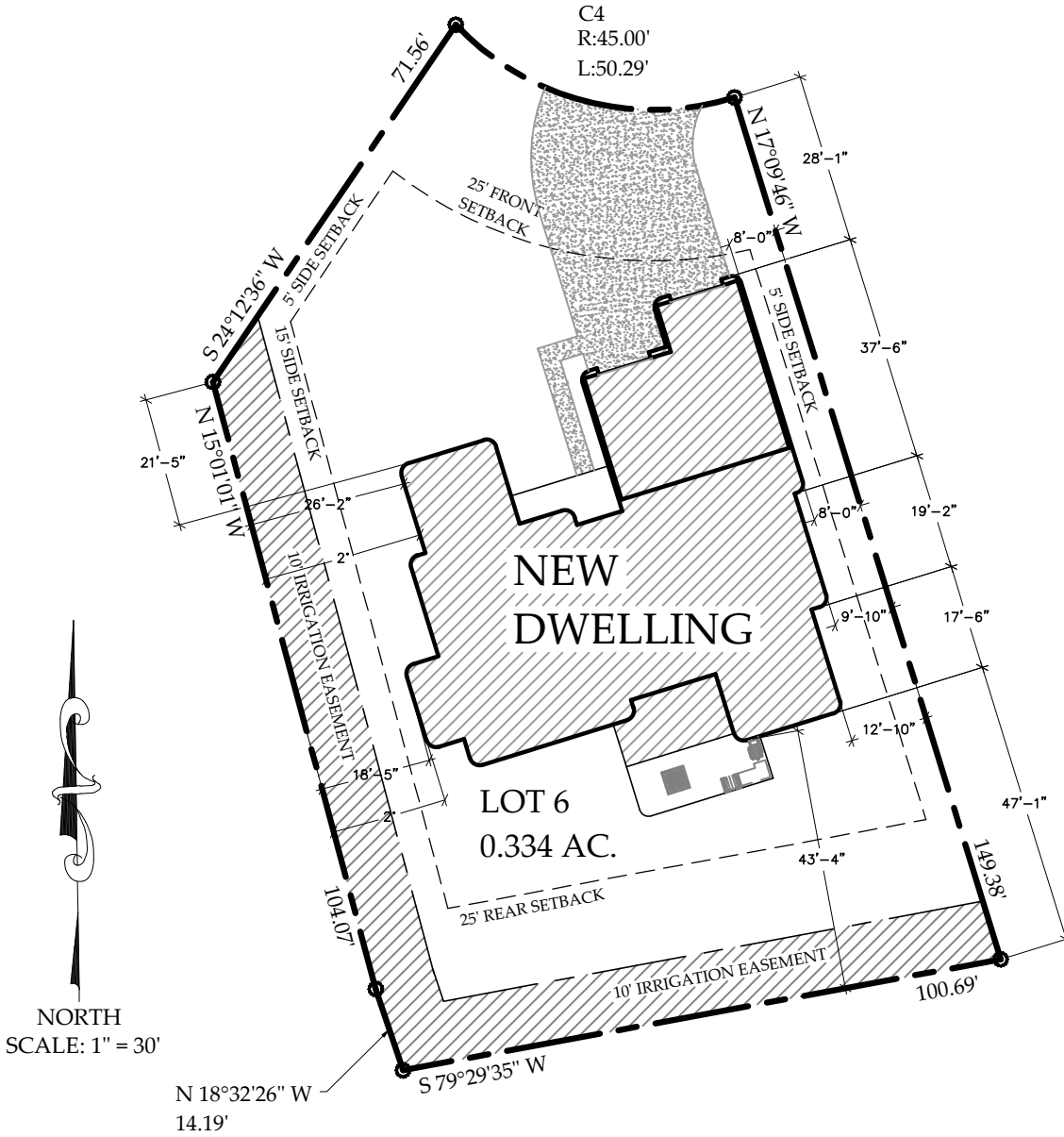


SOMMER GROVE SUBDIVISION
19 0 CALLE PACANA
(LOT 7)



CALLE PACANA

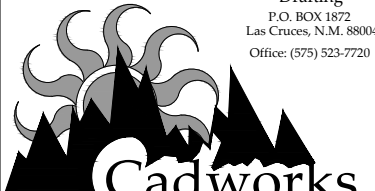

C4
R:45.00'
L:50.29'



SITE PLAN

SOMMER GROVE SUBDIVISION

LOT 6

 <p>Cadworks Home Designs & Drafting P.O. BOX 1872 Las Cruces, N.M. 88004 Office: (575) 523-7720</p>	DATE		PROJECT NAME:	SHEET TITLE
	4/30/19		 <p>PO Box 16097 Las Cruces, NM 88004-6097 Fax 575-523-7439 GB 98 LICENSE # 81509 www.villacustomhomes.com</p>	SITE PLAN
	DRAWN BY			SHEET NO.
	UMPHRESS	<p><small>DISCLAIMER ALL MEASUREMENTS, DIMENSIONS, & SPECIFICATIONS, INCLUDING ALL BLDG. MATERIALS ARE TO BE CHECKED BY OWNER & CONTRACTOR & ARE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR. THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER. THIS DRAWING IS AN INSTRUMENT OF OWNER, AND CONTRACTOR. THIS DRAWING MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT THEIR WRITTEN PERMISSION.</small></p>		5 OF 5
FILE NAME	JS-1205S18-3			

DATE	4/29/19
DRAWN BY	UMPHRESS
FILE NAME	JS-120618-3
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Judd M. Singer
Cadworks
 70 Box 1007
 LAUREL, MD 20646
 410.326.7430
 www.juddm.com
 jms@juddm.com

PROJECT NAME: 1940 CALLE PACANA
 Mary Lisa Belvito &
 Henry Scott Newiman

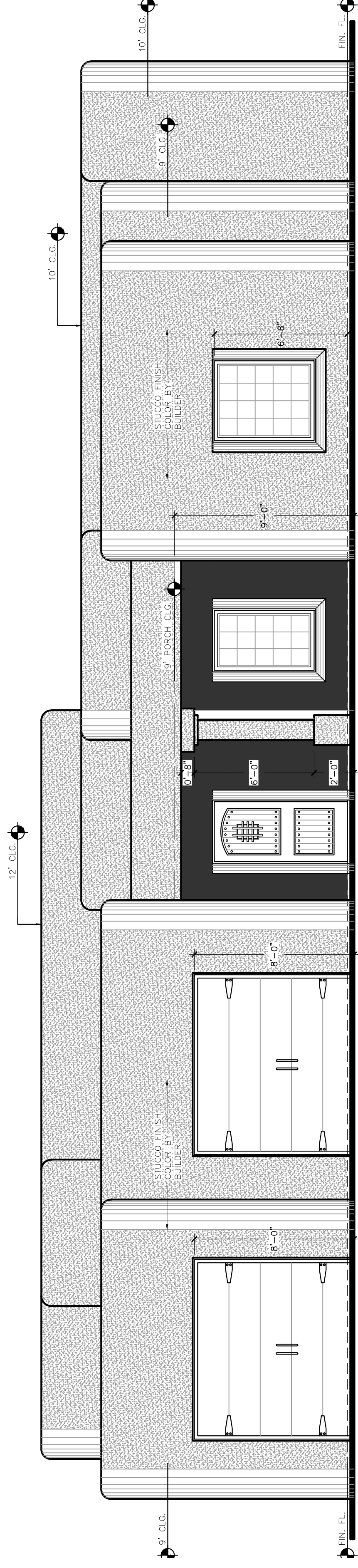
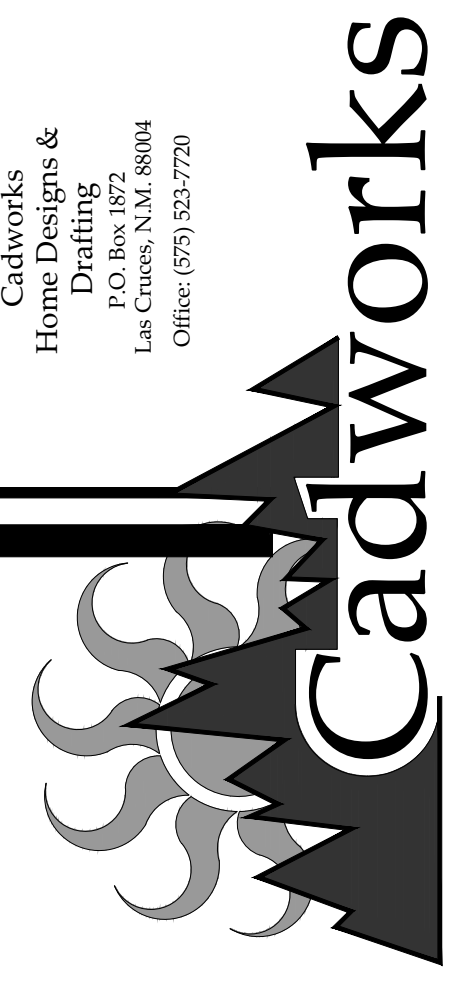
AREA: TOTAL	
HEATED	2,483 SQ. FT.
GARAGE	964 SQ. FT.
PORCH	304 SQ. FT.
TOTAL	3,751 SQ. FT.

PROFESSIONAL SEAL

SHEET TITLE
 ELEVATIONS/
 ROOF TRUSS PLAN

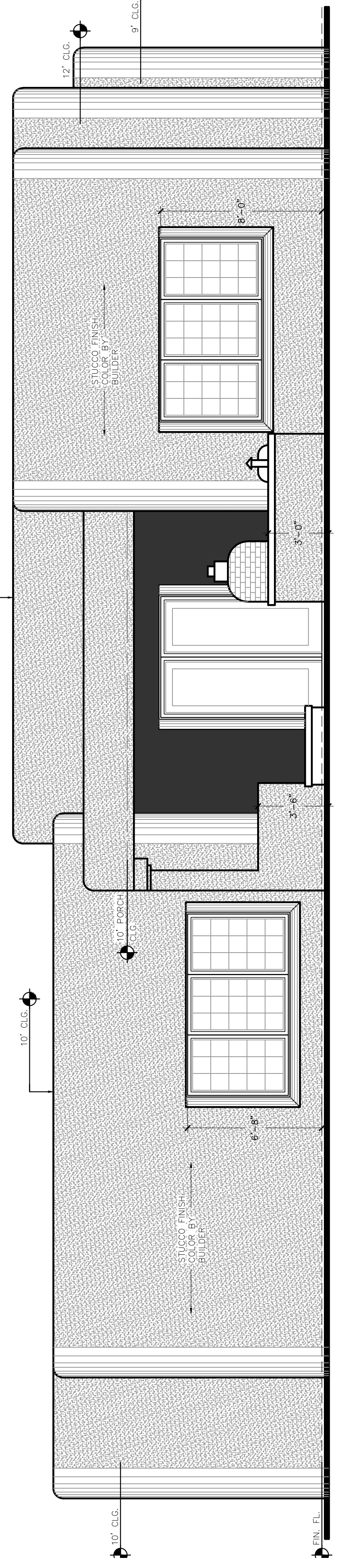
SHEET NO.
2 OF 5

Cadworks
 Home Designs &
 Drafting
 10001
 Lee Cross N.M. 88041
 Office: (505) 332-7720



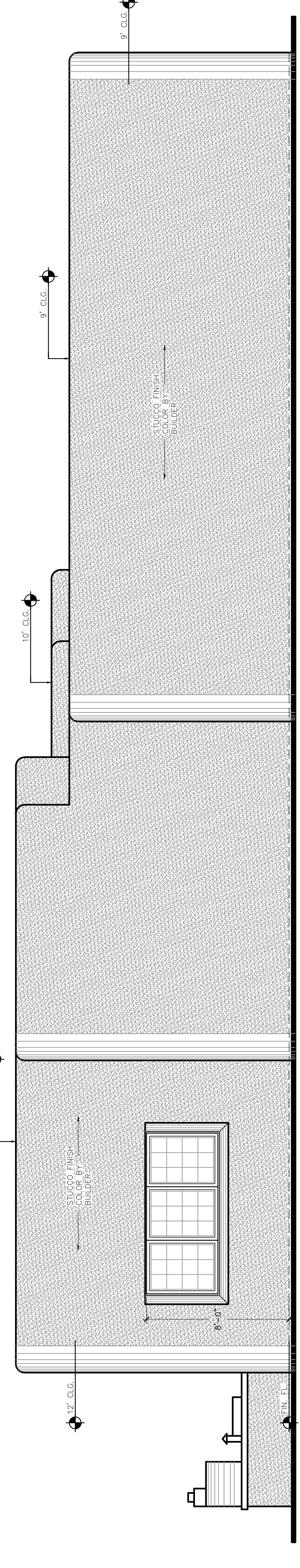
FRONT ELEVATION

1/4" = 1'-0"



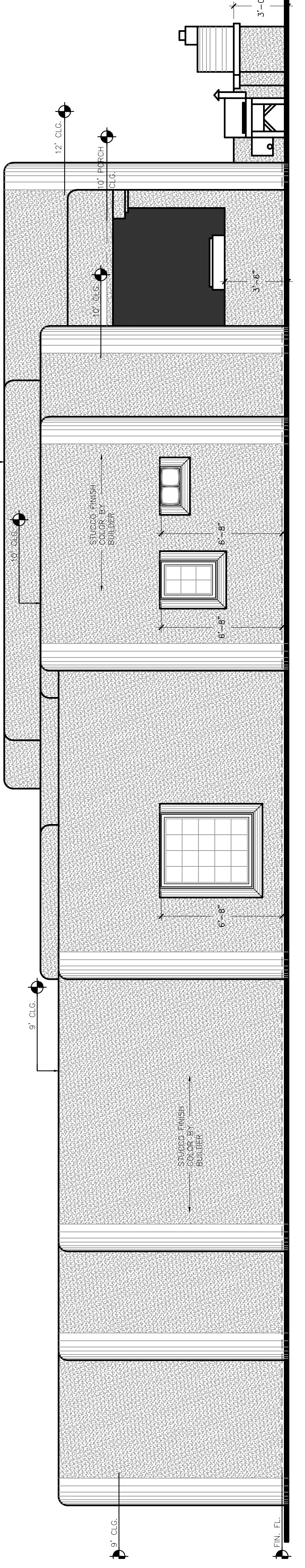
REAR ELEVATION

1/4" = 1'-0"



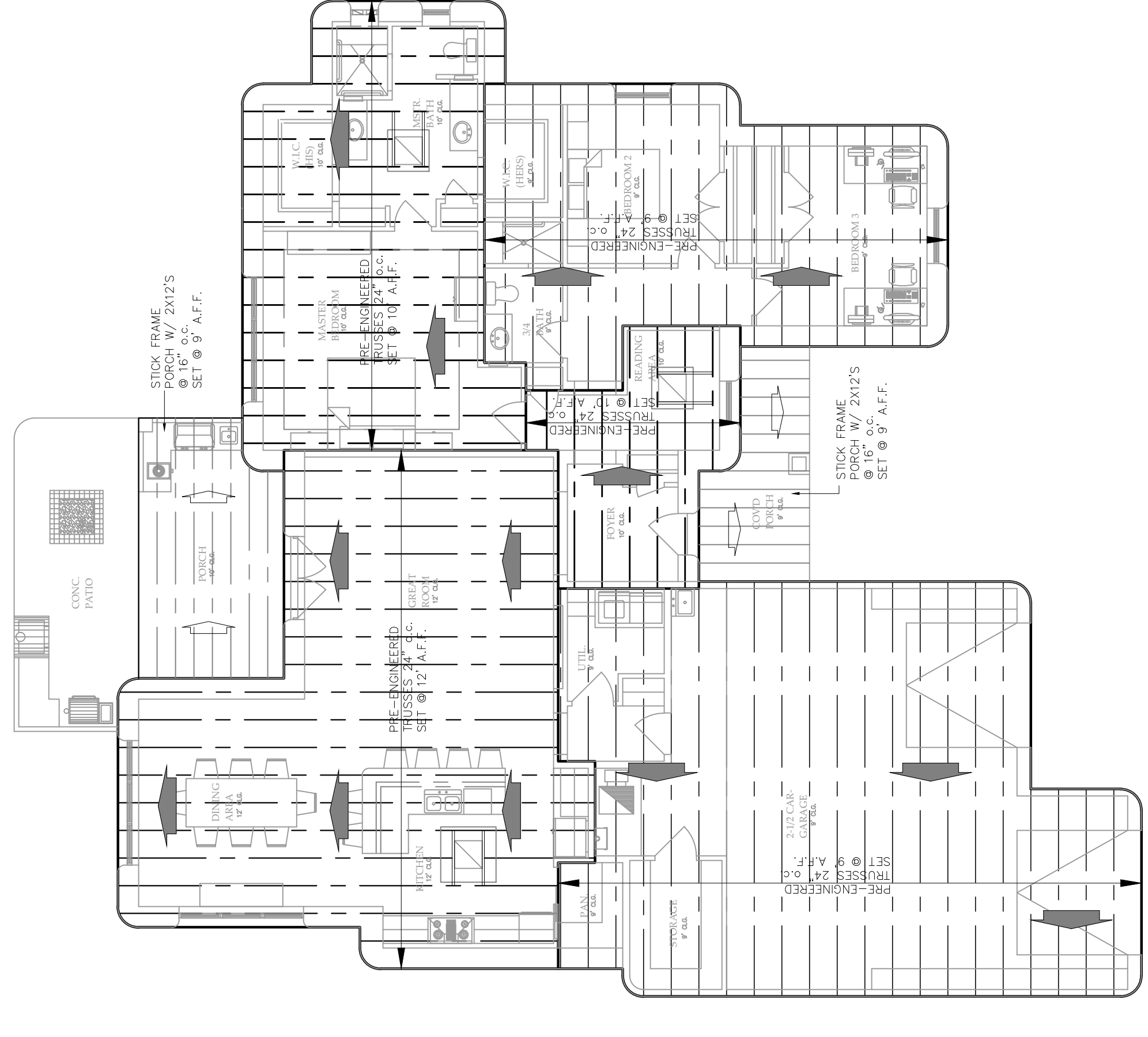
LEFT LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



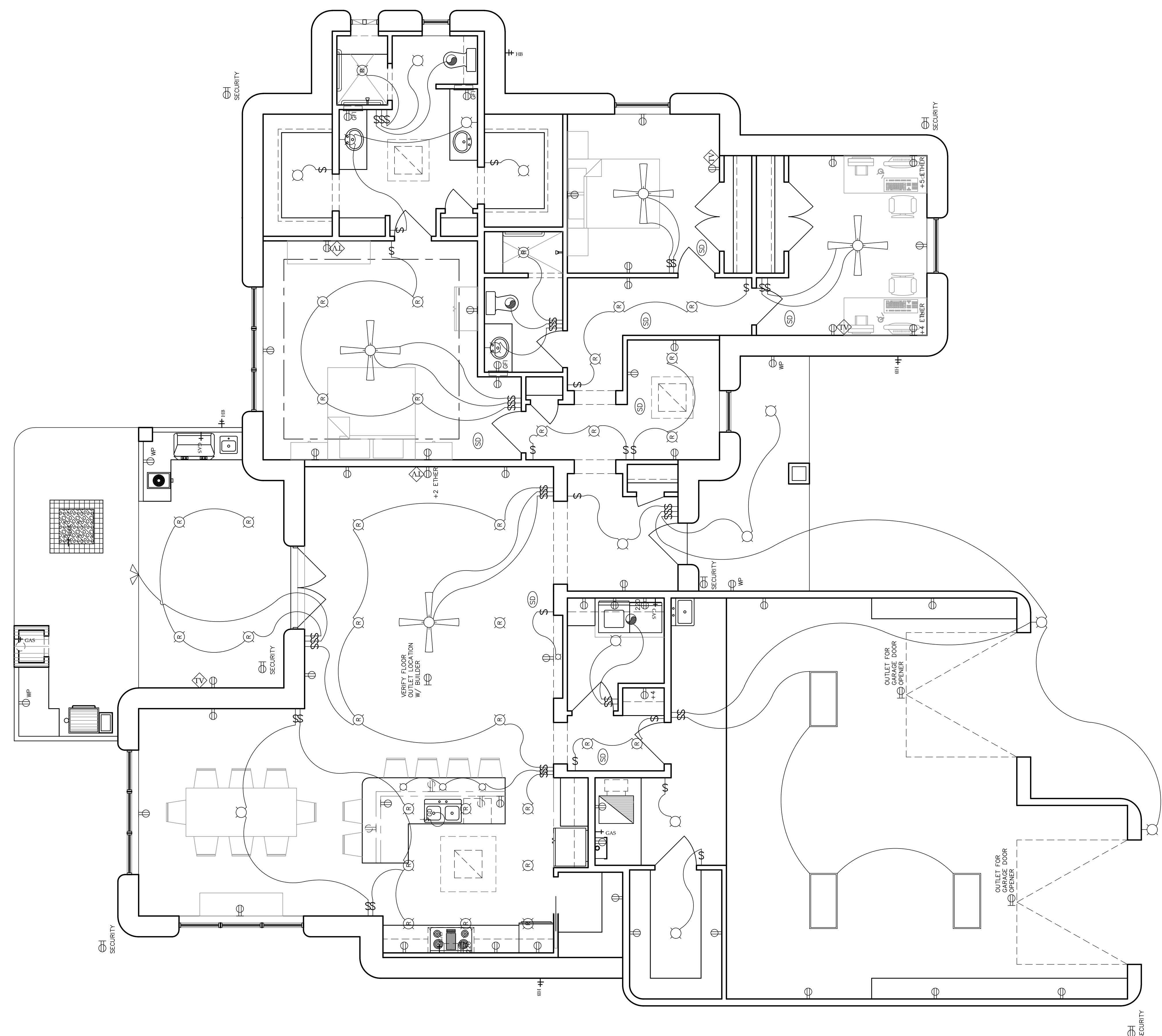
ROOF TRUSS LAYOUT

1/8" = 1'-0"

DATE	4/29/19
DRAWN BY	UMPHRESS
FILE NAME	JS-1206L18-3
DISCLAIMER	DISCLAIMER: DIMENSIONS, A SPECIFICATIONS INCLUDING ALL BIDDING DOCUMENTS, CONTRACTS, AND PERMITS. THE CONTRACTOR AND OWNER ARE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
PROJECT NAME	1940 CALLE PACANA
DESIGNER	Mary Lisa Belvito & Henry Scott Newman
AREA: TOTAL	HEATED 2,483 SQ. FT. GARAGE 964 SQ. FT. PORCH 304 SQ. FT. TOTAL 3,751 SQ. FT.
PROFESSIONAL SEAL	
SHEET TITLE	ELECTRICAL PLAN
SHEET NO.	3 OF 5



JUDD M. SINGER
 Construction
 PO Box 1007
 11400 N. 20th Ave., Suite 100
 Phoenix, AZ 85021
 Tel: 602.998.1800
 Fax: 602.998.1800
 www.juddm.com



ELECTRICAL NOTES:

1. ALL OUTLETS AT VANITIES AND COUNTERS TO BE AT 42"
2. PROVIDE 110V UNDER COUNTER OUTLET FOR DISHWASHER AND GARBAGE DISPOSAL
3. PROVIDE OUTLET AT 60" FOR RANGE HOOD
4. ALL EXTERIOR LIGHT FIXTURES AND OUTLETS TO BE WEATHERPROOF
5. ELECTRICIAN TO SIZE AND LOCATE PANEL AND SERVICE
6. ELECTRICIAN TO PROVIDE POWER TO COOLER(S)
7. ALL OUTLETS IN THE KITCHEN AND BATH ROOMS ARE TO BE C.F.I.
8. INSTALL POWER OUTLETS UNDER PORCH AND PARAPETS FOR SECURITY CAMERAS
9. INSTALL CAT-5 (ETHERNET) LOCATIONS TO BE DETERMINED BY BUILDER
10. PRE-PLUMB FOR POOL (FUTURE)
11. PRE-PLUMB FOR POOL (FUTURE)

SYM.	ELECTRIC SYMBOLS
⊖	SWITCH OUTLET
⊖/3	3-WAY SWITCH OUTLET
⊖/4	4-WAY SWITCH OUTLET
⊖/S	SMOKE DETECTOR
⊖/C	CENTRAL AIR CONDITIONER
⊖/L	LIGHT FIXTURE OUTLET
⊖/R	RECESSED LIGHT FIXTURE
⊖/A	SPOT OUTLET
⊖/B	SHAKE DETECTOR
⊖/H	HOSE BIBB
⊖/F	EXHAUST FAN
⊖/D	CEILING FAN
⊖/G	GAS OUTLET
⊖/E	TELEPHONE JACK

ELECTRICAL PLAN

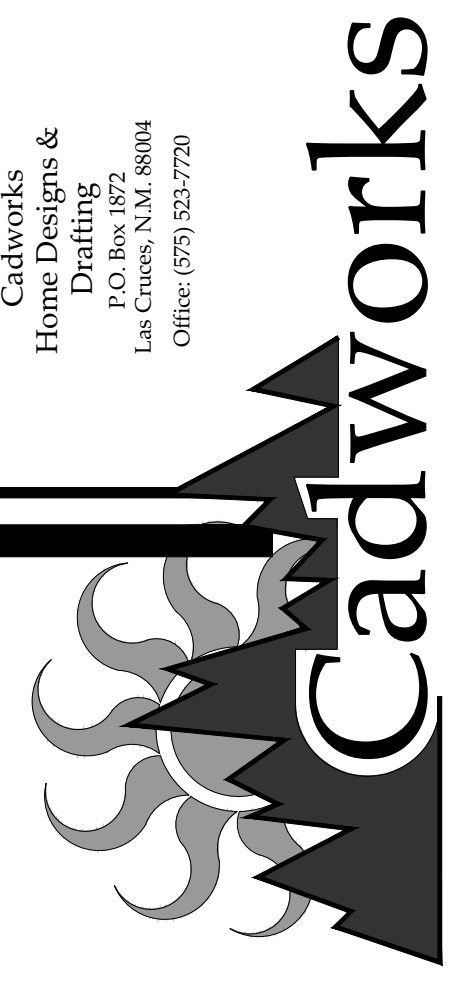
1/4" = 1'-0"

DATE	4/29/19
DRAWN BY	UMPHRESS
FILE NAME	JS-1206F18-3
DISCLAIMER	DISCLAIMER: DIMENSIONS, A SPECIFICATIONS INCLUDING ALL BIDDING DOCUMENTS, CONTRACTS, AND PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR & ARE THE PROPERTY OF THE OWNER & CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
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AREA TOTAL	HEATED 2,483 SQ. FT. GARAGE 964 SQ. FT. PORCH 304 SQ. FT.
PROFESSIONAL SEAL	TOTAL 3,751 SQ. FT.
SHEET TITLE	FLOOR PLAN
SHEET NO.	1 OF 5


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 Architect
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 575.650.7377
 jms@jmsarchitect.com
 www.jmsarchitect.com

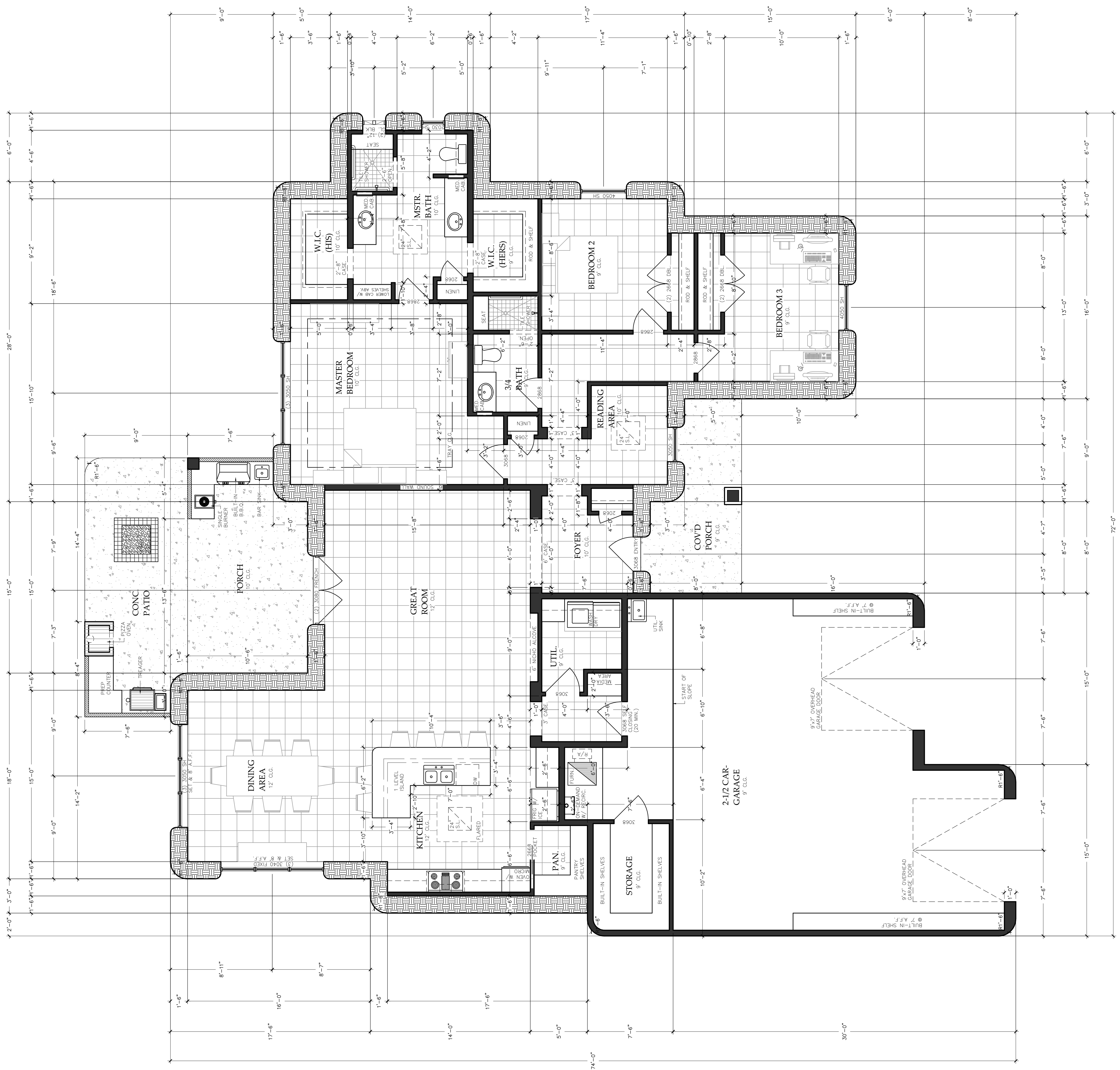
Mary Lisa Belvito & Henry Scott Newman
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Cadworks
 Home Designs & Drafting
 10000
 Las Colinas, N.M. 88004
 Office: (975) 332-7720



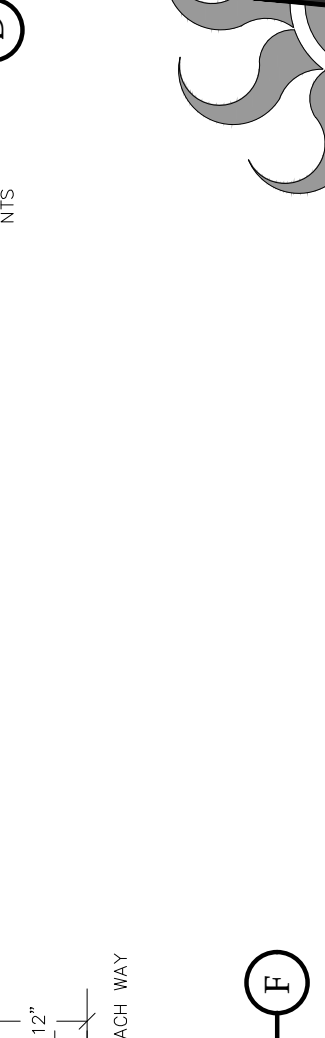
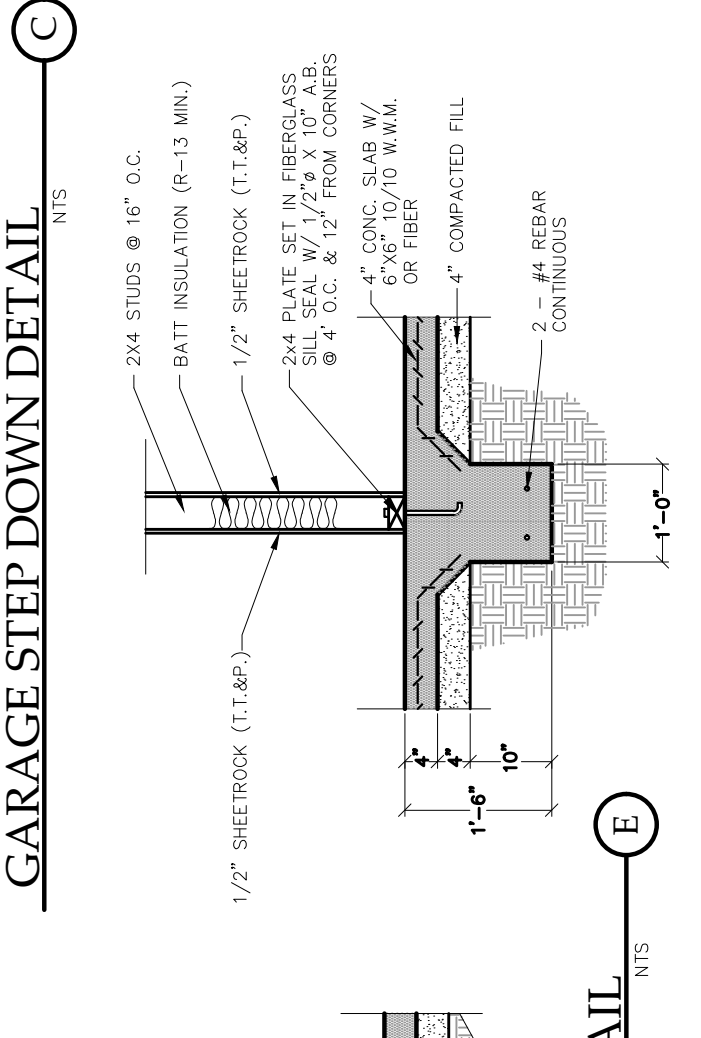
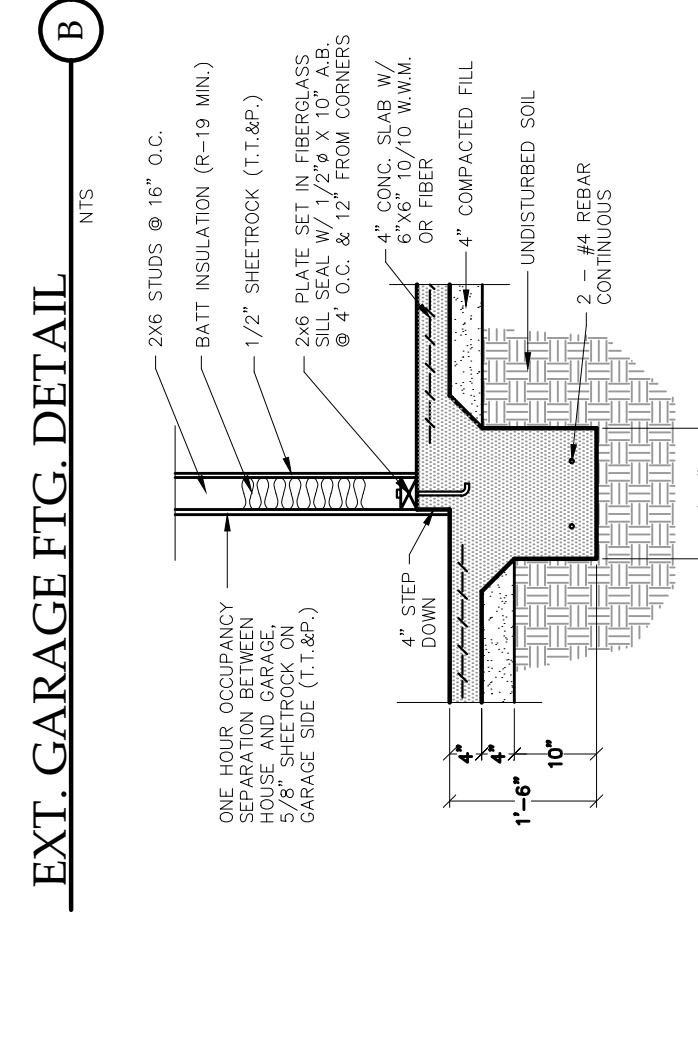
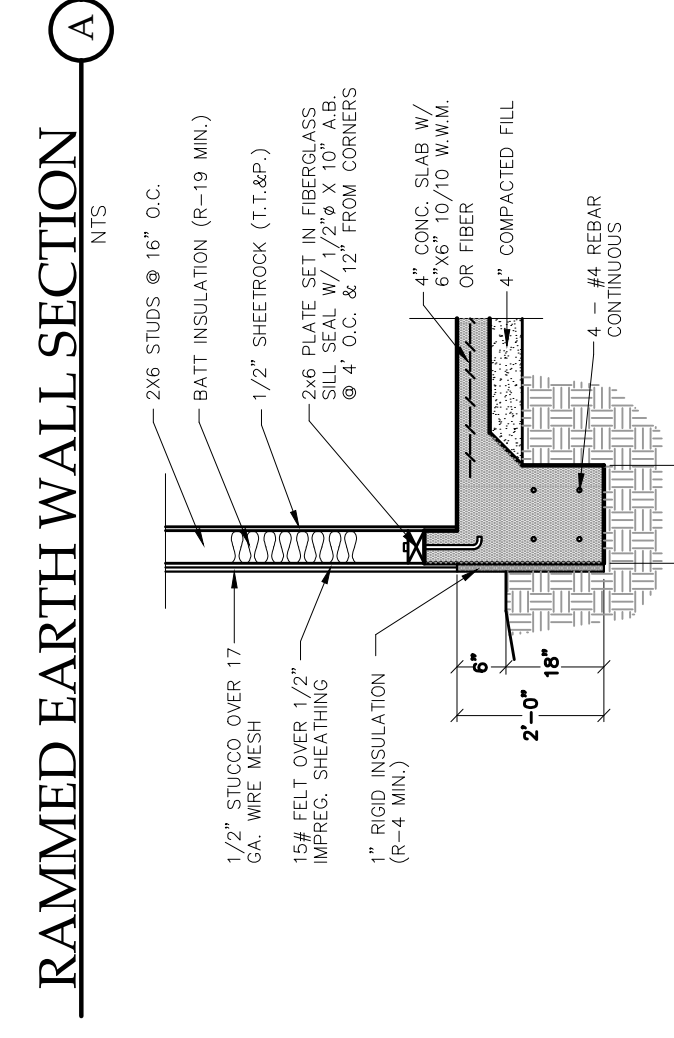
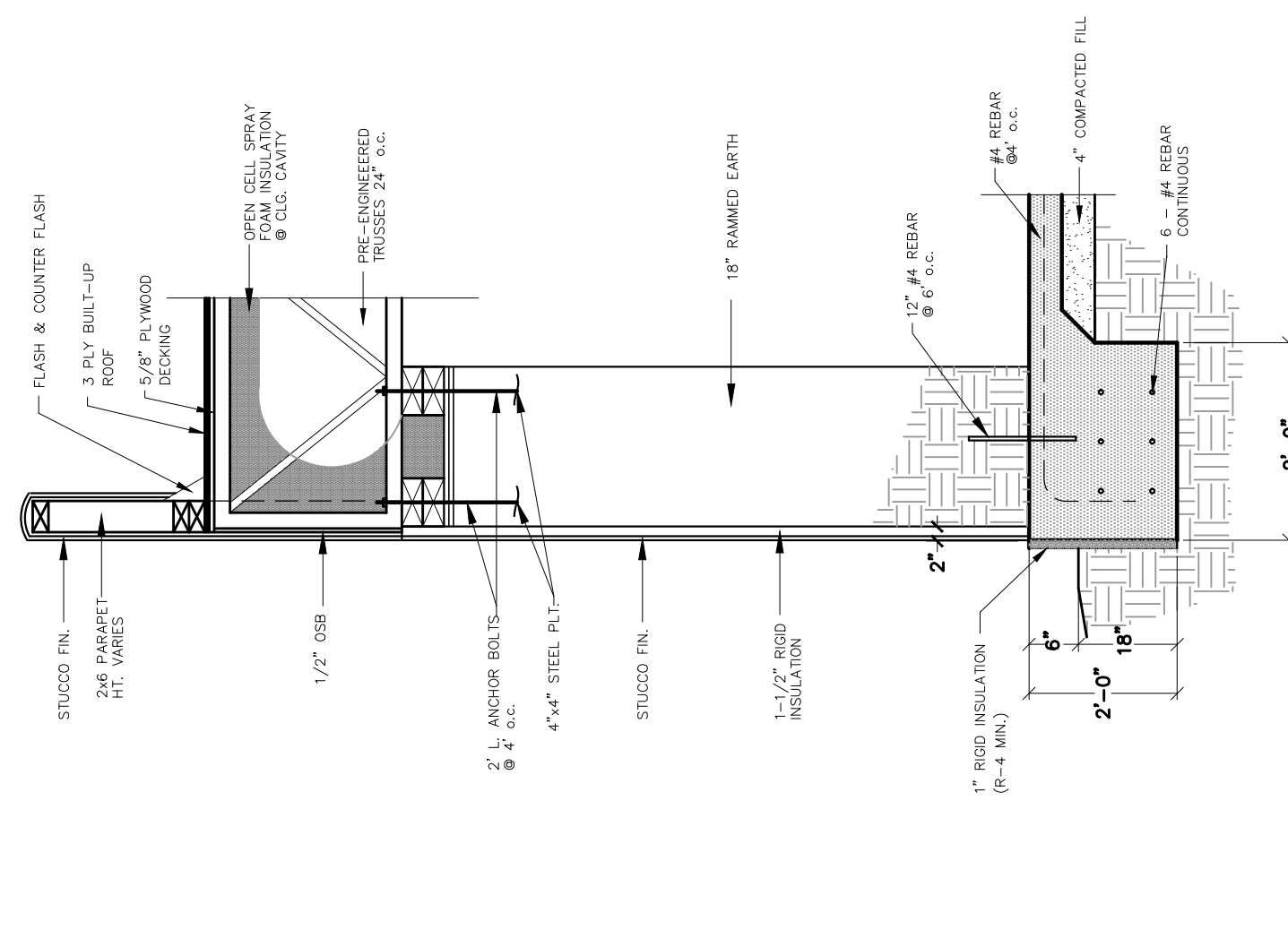
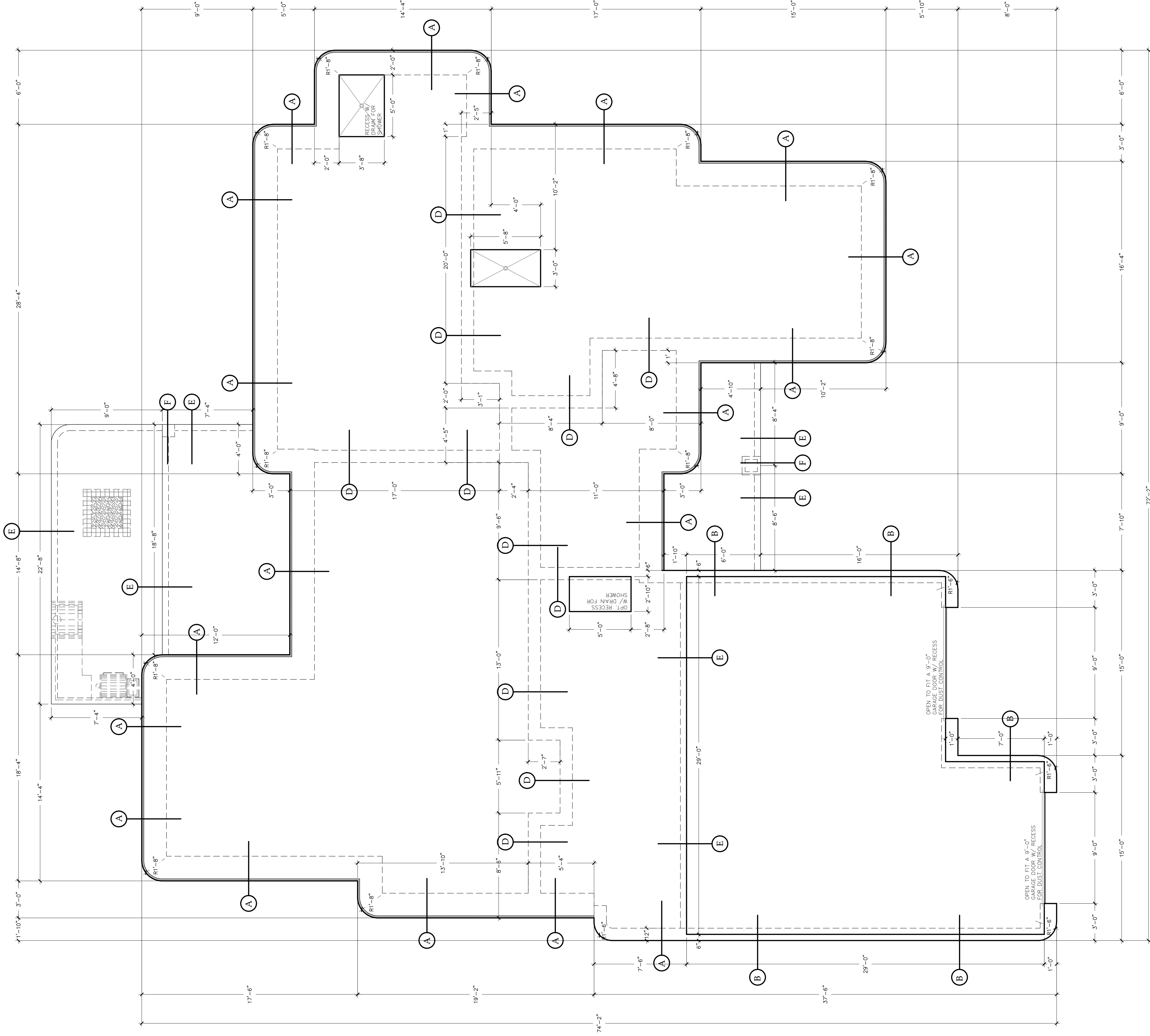
GENERAL NOTES:

1. EXTERIOR WALLS TO BE 18" +/- RANMED EARTH
2. INTERIOR NON-BEARING WALLS TO BE 2X4 STUDS @ 16" O.C.
3. INTERIOR BEARING WALLS TO BE 2X4 STUDS @ 16" O.C.
4. ALL HEADERS SPANNING MORE THAN 2' SHALL BE 2X12
5. ALL FIXTURES & APPLIANCES TO BE CHOSEN BY OWNER
6. USE FIRE STOPS PER U.F.C., U.B.C. OR LOCAL CODE REQUIREMENTS
7. ONE HOUR OCCUPANCY SEPARATION BETWEEN HOUSE AND GARAGE
8. ALL DIMENSIONS ARE TO BE CHECKED AND CONFIRMED BY CONTRACTOR PRIOR TO POURING OF CONCRETE
9. INSULATE WALLS R-19 MIN., CEILINGS R-38, PERIMETER R-4 MIN.
10. INTERIOR TO BE SHEETROCK, TAPED, TEXTURED, AND PAINTED
11. EXTERIOR TO BE STUCCO - COLOR BY OWNER/CONTRACTOR
12. PRE-PLUMB FOR SOLAR POWER (FUTURE)
13. PRE-PLUMB FOR POOL EQUIPMENT (FUTURE)



FLOOR PLAN

1/4"=1'-0"

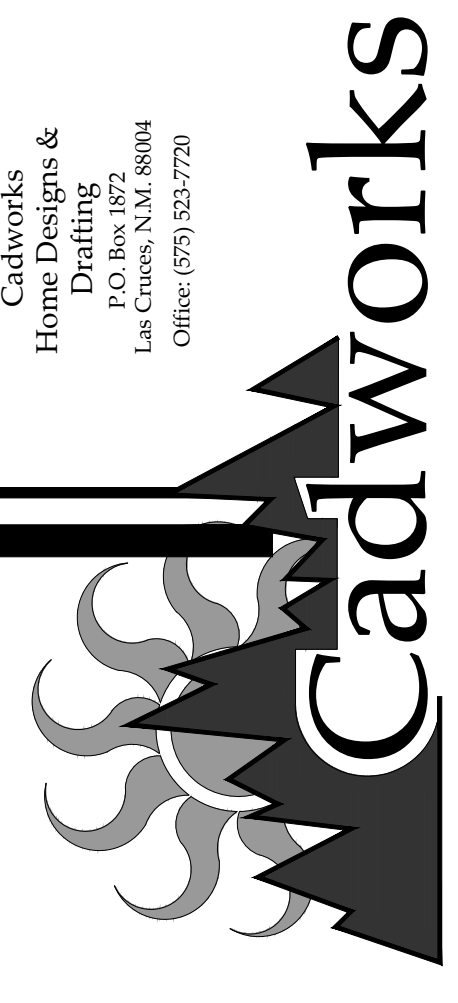


DATE	4/24/19
DRAWN BY	UMPHRESS
FILE NAME	JS-1206CL8-3
DISCLAIMER	DISCLAIMER: DIMENSIONS, A SPECIFICATIONS INCLUDING ALL BIDDING DOCUMENTS ARE THE PROPERTY OF THE OWNER & CONTRACTOR & ARE THE PROPERTY OF THE OWNER & CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR AND OWNER, AND CONTRACTOR, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR AND OWNER, AND CONTRACTOR, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.
PROJECT NAME	1940 CALLE PACANA
AREA: TOTAL	HEATED 2,483 SQ. FT. GARAGE 964 SQ. FT. PORCH 304 SQ. FT. TOTAL 3,751 SQ. FT.
PROFESSIONAL SEAL	
SHEET TITLE	FOUNDATION PLAN
SHEET NO.	4 OF 5

JUD M. SINGER
Architect
 730 BOK (2001)
 575.650.7377
 jms@judm.com

**Mary Lisa Belvito &
 Henry Scott Newman**

Cadworks
 Home Designs &
 Drafting
 1000 N. W. 10th St.
 Las Colinas, N.M. 88004
 Office: (975) 332-7720



**PHOTO OF THE SUBJECT PROPERTY LOOKING SOUTH FROM CALLE PACANA
(REAR OF DWELLING AT 2060 CALLE DEL NORTE)**



PHOTO OF SUBJECT PROPERTY SHOWING PROPERTIES TO THE SOUTHWEST



PHOTO OF THE DWELLING AT 1910 CALLE PACANA



PHOTO OF THE DWELLING TO THE EAST (2008 CALLE DE EL PASO)



PHOTO OF THE DWELLING AT 2140 CALLE DEL NORTE



PHOTO OF THE DWELLING AT 2170 CALLE DEL NORTE



PHOTO OF THE DWELLING AT 2188 CALLE DEL NORTE



PHOTO OF THE DWELLING AT 2100 CALLE DEL NORTE



PHOTO OF THE DWELLING AT 1910 CALLE PACANA



PHOTO OF THE DWELLING AT 2008 CALLE DE EL PASO



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

OFFICIAL USE ONLY:

Case # 060895

Fee \$ 74.00

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

CASE NO. 060895 ZONE: HR CODE: NR APPLICATION DATE: 5/13/19

Name of Applicant/Owner: Henry S. Newman & Lisa Belvito Applicant's Telephone Number: Henry 651-206-7608 or 575-660-7377 Tuld

Applicant's/Owner's Mailing Address: 1652 Hewitt Ave City: St Paul, MN State: St Paul, MN Zip Code: 55104-1125

Applicant's/Owner's E-mail Address: hsw@hsgnewman.com

Contractor's Name & Address (if none, indicate Self): Villa Custom Homes Inc. (Judd Singer) PO Box 16097 LC, NM 88004

Contractor's Telephone Number: 575-650-7377 Contractor's Tax ID Number: 85-0452636 Contractor's License Number: 81509

Address of Proposed Work: 1940 Calle Pacana Summer Grove Subdivision

Description of Proposed Work: Construct new residential Rammed Earth Home for Henry Newman + Lisa Belvito

Estimated Cost: \$469,000 Signature of Applicant: [Signature] Date: 5.13-19

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW + BOT FINAL APPROVAL REQUIRED
CID PERMIT REQUIRED ZL

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
MAY 20, 2019
ITEM 3**

Submitted by Chris Schaefer for Paul Miller (property owner); a request to discuss plans to construct a freestanding directory sign on a commercial property at 1680 Calle de Alvarez. (Case 060896) Zoned: General Commercial (C)

DESCRIPTION OF REQUEST:

The applicant occupies part of a commercial building located in the commercial area behind the subject property. Currently, there is no indication or signs along Avenida de Mesilla that this commercial area exists or that there are commercial operations in the area. (This area is considered the “Mercado”, or commercial, area of Mesilla.) According to the applicant, very few people who visit Mesilla are even aware that this area exists, so he would like to install what would be, in essence, a directional sign that will be located on the property that is at the entrance to the area and will list the businesses in the Mercado area. (Attached is a photo of the proposed property where the sign would be located.) The owner of the property is aware of this request, and is the applicant for the sign permit.

The proposed sign is shown in an attached diagram.

The following are the portions of the Sign Code that address Directory and Development Identification Signs: (The Sign Code is attached in its entirety at the end of this presentation.)

18.65.165 Directory signs.

- A. A directory sign may be permitted for a building or development where there is more than one business or tenant. A directory sign may be a wall sign, projecting sign, or freestanding sign, provided the sign complies with all requirements for the type of sign.
- B. A directory sign shall be limited to 15 square feet in area for signs located in the Historical Commercial (H-C zone) zone and 25 square feet in area for signs located in the Commercial (C) zone.
- C. All directory signs shall be located on the premises where the businesses are located.
- D. A directory sign may list all businesses or only the building or development name.
- E. Each business may have one individual sign in addition to the identification on the directory sign, in accordance with the sign regulations and all other laws and ordinances. [Ord. 2008-04 § 10]

18.65.170 Development identification signs.

A development identification sign may be permitted at the entrance/exit to a commercial development to identify the development name and logo only.

- A. The structure of a development identification sign shall be no larger than 48 square feet in size, and have a height no higher than four feet.
- B. The actual sign portion of the development identification sign shall not exceed 25 square feet for the Commercial (C) zone, or 15 square feet for the Historic Commercial (H-C) zone. Area of the actual sign shall be determined by measuring the extent of the painted sign or graphic horizontally and vertically and calculating the area. [Ord. 2003-05 § 5; prior code § 11-3-17]

The PZHAC will need to decide if the proposed sign can be allowed as a directory sign, or if it falls under any other category.

The applicant will be present to provide further information regarding this request, and to answer any questions that might arise.

PHOTOS OF THE SUBJECT PROPERTY



Doña Ana County, NM

General Reference Maps

Select Search Type: Account N

2014 Aerial Addresses County Address Points



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: [R0401179](#)
Parcel Number: 4006137231190
Owner: MILLER PAUL D G
Mail Address: PO BOX 121
Subdivision: MERCADO DE LA
MESILLA PHASE 1 (BK 19 PG 87-88 -
989472)
Property Address: CALLE DE
MERCADO
Acres: 0

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Account N

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

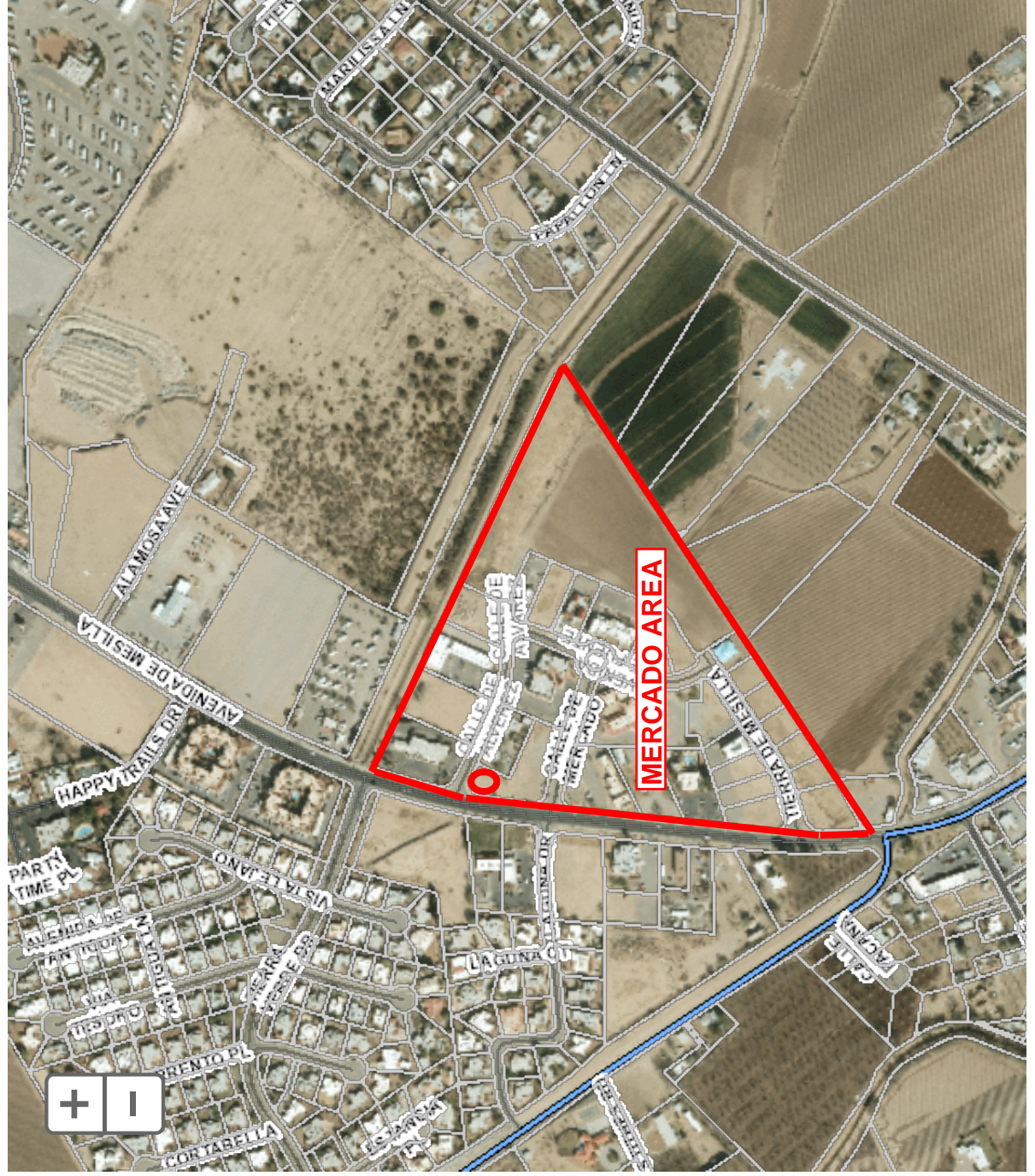
NM Senate Districts

County Commission Districts

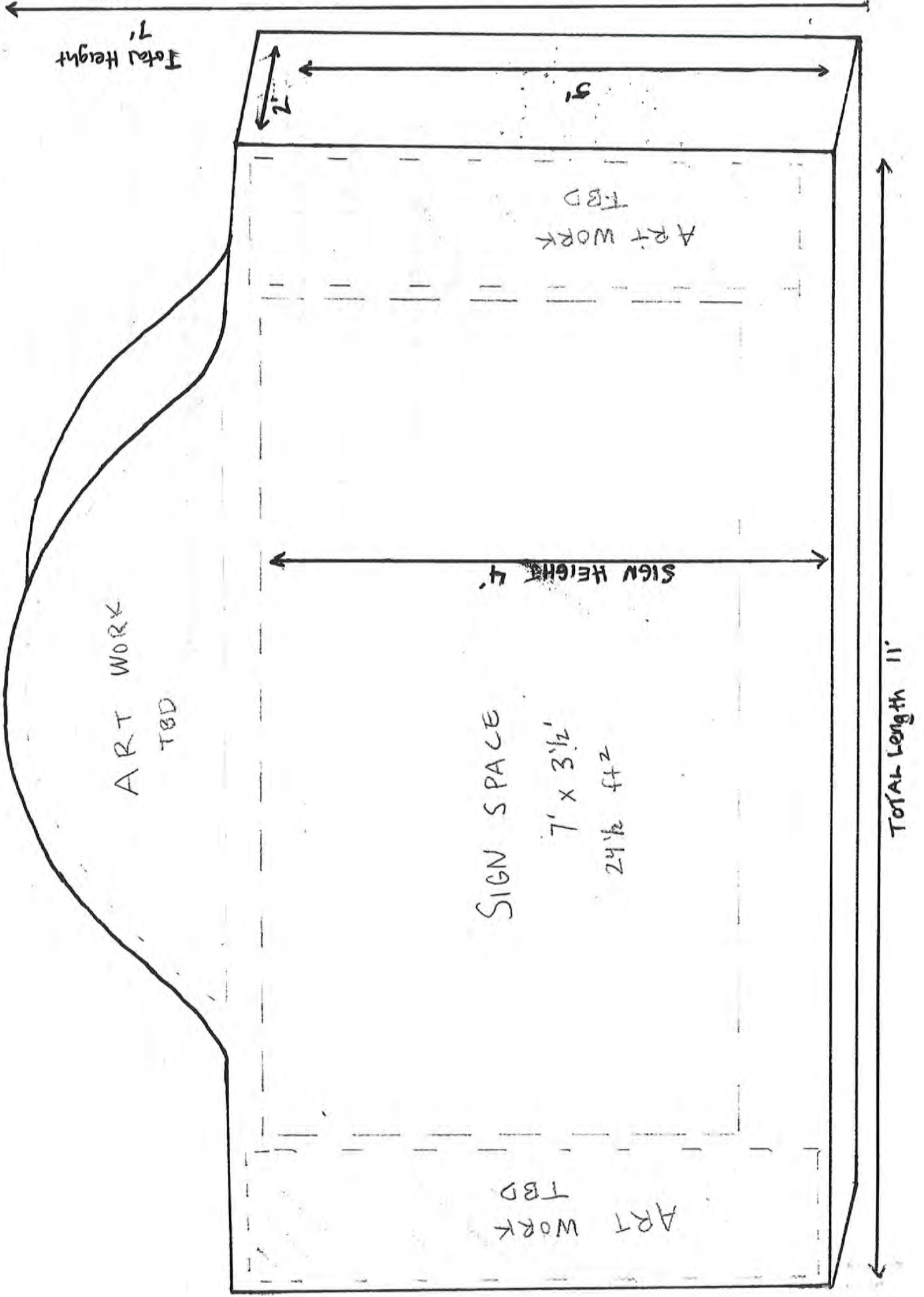
City Council Districts

Median Household Income

General Land Ownership



* See Back



Total height 7 feet
Total length 11 feet
Total width 2 feet
Sign height 4 feet

Sign space $7 \times 3\frac{1}{2}$ feet = $24\frac{1}{2}$ feet squared

- Tan stucco finish
- Rounded adobe-like construction
- All art work to be determined and approved by Town of Mesilla



OFFICIAL USE ONLY:

Case # 060896

Fee \$ 50.00

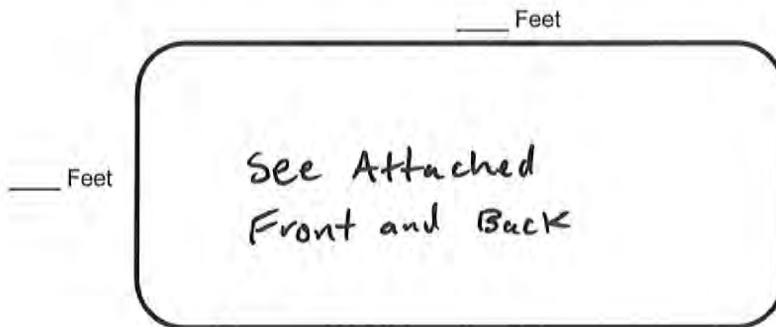
CASE NO. 060896 ZONE: C APPLICATION DATE: 5/7/19

Business Name: Directory Sign Business Telephone Number: 575-636-3856
Business Address: Mercado de Mesilla City: Mesilla State: NM Zip Code: 88047

Applicant Name: Chris Schaefer/Paul Miller Applicant Telephone/Cell Number: 575-636-3856
Mailing Address: 1680 Calle de Alvarez Ste C2, Las Cruces, NM City: Las Cruces State: NM Zip Code: 88005

Description of sign: Free standing directory sign

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



Colors: _____

FOR OFFICIAL USE ONLY

- PZHAC: [] Administrative Approval, [] Approved Date: _____, [] Disapproved Date: _____, [] Approved with conditions
- BOT: [] Approved Date: _____, [] Disapproved Date: _____, [] Approved with Conditions

CONDITIONS: _____

PERMIT ISSUED BY: _____ ISSUE DATE: _____

Chapter 18.65 SIGNS*

Sections:

- [18.65.010](#) Title.
- [18.65.020](#) Purpose.
- [18.65.030](#) Authority for chapter.
- [18.65.040](#) Existing uses – Nonconforming signs.
- [18.65.050](#) Definitions.
- [18.65.060](#) Permits required.
- [18.65.070](#) Exceptions.
- [18.65.080](#) Application to erect a sign.
- [18.65.090](#) Permit issued if application is in order.
- [18.65.100](#) Permit fees.
- [18.65.110](#) Inspection.
- [18.65.120](#) Obstruction.
- [18.65.130](#) Temporary signs.
- [18.65.135](#) Sandwich board or A-frame signs.
- [18.65.140](#) Wall signs.
- [18.65.150](#) Projecting signs.
- [18.65.160](#) Freestanding signs.
- [18.65.165](#) Directory signs.
- [18.65.170](#) Development identification signs.
- [18.65.180](#) Illumination.
- [18.65.190](#) Lettering and coloring.
- [18.65.200](#) What may be advertised.
- [18.65.210](#) Maintenance.
- [18.65.220](#) Number of permitted signs.
- [18.65.230](#) Location.
- [18.65.240](#) Miscellaneous.
- [18.65.250](#) Unlawful signs.
- [18.65.260](#) Notice of unlawful signs and abatement.
- [18.65.270](#) Complaint.
- [18.65.280](#) Removal of unsafe or unlawful sign.
- [18.65.290](#) Injunctions.

* Prior legislation: Ords. 89-08 and 92-05.

18.65.010 Title.

This chapter and all subsequent amendments hereto may be cited as the “sign standards and regulations ordinance.” [Ord. 94-08; prior code § 11-3-1]

18.65.020 Purpose.

This chapter is for the purpose of regulating the installation and use of signs within the town of Mesilla. [Ord. 94-08; prior code § 11-3-2]

18.65.030 Authority for chapter.

This chapter is adopted pursuant to the provisions of an Act of the State Legislature known as Chapter 3, Laws of Article 19 (being Sections 1 through 12 of the New Mexico State Statutes Annotated, 1978) as amended. The provisions of this chapter are adopted in acceptance of and in accordance with said Act. [Ord. 94-08; prior code § 11-3-3]

18.65.040 Existing uses – Nonconforming signs.

Nonconforming signs which have been approved by the Mesilla board of trustees or signs which are not in conformity with these regulations but for which permits or variances were granted under previous ordinances, may continue, until one of the following occurs:

- A. The business is terminated.
- B. The sign is changed, modified, or painted.
- C. Five years after the ordinance codified in this chapter is in effect. [Ord. 2008-04 § 1; Ord. 94-08; prior code § 11-3-4]

18.65.050 Definitions.

For the purpose of this chapter, certain terms or words used herein shall be interpreted or defined as follows:

- A. General.
 - 1. Words used in the present tense include the future tense. The singular includes the plural. The word “person” includes a municipality, firm, association, organization, partnership, trust, company, or corporation as well as an individual.
 - 2. The word “lot” includes the word “plot” or “parcel.” The term “shall” is mandatory; the term “may” is permissive. The word “town” shall mean the town of Mesilla. The words “board of trustees” shall mean the town board of trustees of the town of Mesilla. The word “commission” shall mean the planning, zoning and historical appropriateness commission of the town of Mesilla.
- B. Specific.
 - 1. “Sign” shall mean and include every sign, billboard, ground sign, wall sign, roof sign, illuminating sign, projecting sign, marquee, awning, canopy, and shall include any announcement, declaration, demonstration, illustration or insignia used to advertise or promote the interest of any person when the same is placed out of doors. Allowed signs in the town of Mesilla shall be limited to wall signs, projecting signs, freestanding signs, development identification signs, sandwich board signs and directory signs, as well as those signs that are identified as “temporary signs” or exceptions as defined in MTC [18.65.070](#).
 - a. “Freestanding sign” as regulated by these guidelines shall include any sign attached to or supported from the ground and not attached to any building.
 - b. “Temporary sign” shall mean any banner or advertising display with or without frames intended to be displayed for a period of less than 15 days. Maximum total sign space not to

exceed 15 square feet and no more than two permits per business per year may be issued.

c. "Sandwich board or A-frame sign" shall mean any sign of a nonpermanent nature which is a type of advertisement composed of two boards (holding a message or graphic) and being set up (for example next to a store advertising its goods) in a triangle shape, hinged along the top.

d. "Projecting sign," as regulated by these guidelines, shall include any sign, which is attached to a building or other structure and extends beyond the line of said building or structure.

e. "Wall sign," as regulated by these guidelines, shall include all flat signs with projecting letters attached to a wall, or signs with letters painted directly upon a wall, or painted sign board attached to a wall.

f. "Development identification sign," as regulated by these guidelines, shall include any sign at the entrance/exit to a commercial development to identify the development name and logo only, and not attached to any building.

g. "Directory sign" is a sign that identifies the names and locations of tenants in a multi-tenant building or in a development made up of a group of buildings. A directory sign may also be a sign that identifies the development or building which the group of businesses/tenants occupy.

2. "Location" shall mean the lot or premises upon which the sign may be permitted.

3. "Display" shall mean to exhibit any item or items on the interior or exterior, for the purpose of attracting people for business. [Ord. 2008-04 § 2; Ord. 2003-05 § 1; Ord. 94-08; prior code § 11-3-5]

18.65.060 Permits required.

Other than the exceptions listed in MTC [18.65.070](#), temporary signs, and repair and maintenance of existing conforming signs, it shall be unlawful for any person to place, erect, repair, alter, relocate, or retain within the town of Mesilla any sign or other advertising structure without first obtaining a review and recommendation by the planning, zoning and historical appropriateness commission and a permit approved by the Mesilla board of trustees. [Ord. 2008-04 § 3; Ord. 2005-06 § 1; Ord. 94-08; prior code § 11-3-6]

18.65.070 Exceptions.

The provisions and regulations of these guidelines shall not apply to temporary signs and the following signs; provided however, the number of exception signs does not exceed two for each business or use (with the exception of subsection (G) of this section) and said signs do not deviate radically from standards set forth herein:

A. Real estate signs not exceeding six square feet in area which advertise the sale, rental, or lease of the premises upon which said signs are located.

B. One professional name plate not exceeding one square foot in area.

C. One bulletin board not over eight square feet in area for public, charitable, or religious institutions when the same are located on the premises of said institutions.

D. Signs denoting the developer, architect, engineer, or contractor when placed on work under construction and when not exceeding 12 square feet in area.

E. An occupational sign denoting only the name and profession of an occupant in a commercial building, public institution, or dwelling, and not exceeding two square feet in area.

F. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other incombustible materials.

G. Traffic or other municipal signs, legal notices, railroad crossing signs, danger, and such temporary, emergency, or other nonadvertising signs as may be approved by the Mesilla board of trustees.

H. Agricultural signs may be permitted where crops are grown; provided, they do not exceed 15 square feet in area in RA and RF zones and six square feet in area for all other zones and only advertise farm products for sale, the majority of which are grown on the premises.

I. Political signs supporting a candidate or candidates for public office; provided, that it is placed no more than 30 days prior to the pertinent election and does not exceed four feet by eight feet in size. Political signs shall be removed no later than seven days following an election.

J. Occupants may place displays or descriptions of their merchandise or services behind the glass of windows or doors. Any business on the plaza must not occupy more than one-third of the glass area with displays or descriptions.

K. Parking, directional or OPEN/CLOSED signs which do not exceed two square feet in area.

L. Cottage industries signs; provided, that only one unlighted sign be placed, having a maximum area of 10 square feet.

M. House signs that warn of safety hazards, "Private Drive," "No Parking" or family name signs; provided, that they are not larger than one square foot.

N. Signs of historical significance.

O. Temporary directional signs for nonprofit organizations guiding patrons to functions approved by the board of trustees; provided, the sign does not exceed eight square feet. [Ord. 2008-04 § 4; Ord. 2005-06 § 2; Ord. 2003-05 § 2; Ord. 94-08; prior code § 11-3-7]

18.65.080 Application to erect a sign.

Application to erect a sign shall be made upon forms provided by the Mesilla Town Hall and shall contain, or have attached thereto the following information:

A. Name, address, and telephone number of applicant.

B. Location of building, structure, or lot upon which the sign is attached or erected.

C. Position of the sign, in relation to other signs, lot lines or other building.

D. A complete dimensioned scale drawing with full description of size, material, texture and/or finish lettering and graphics to be used.

E. Name of person, firm, corporation or association erecting structure.

F. Written consent from the owner of the building, structure, or land to which or on which the structure is to be erected. [Ord. 94-08; prior code § 11-3-8]

18.65.090 Permit issued if application is in order.

When the proposed sign is in compliance with all the requirements of these guidelines and all other laws and ordinances of the town, the permit may be issued administratively by the duly authorized representative for repair and maintenance of existing signs, temporary signs or sandwich board signs and may be issued following the recommendation of the planning, zoning and historical appropriateness commission, and approval of the board of trustees for all other signs that are in compliance with the requirements of these guidelines and all other laws and ordinances of the town. If the work authorized under a sign permit has not been completed within six months after date of issuance, the permit shall become null and void. The application must be acted upon by the board of trustees within 75 days from the date of application. [Ord. 2008-04 § 5; Ord. 94-08; prior code § 11-3-9]

18.65.100 Permit fees.

Every applicant after being granted a permit shall pay to the town of Mesilla a fee of \$2.00 per square foot for the permitted sign. The maximum fee for any sign shall be \$50.00. No fee shall be assessed for signs listed under exceptions or temporary signs. [Ord. 2008-04 § 6; Ord. 2005-06 § 3; Ord. 94-08; prior code § 11-3-10]

18.65.110 Inspection.

The Mesilla board of trustees, or authorized designated representative, shall inspect as they deem necessary each sign regulated by these guidelines for the purpose of ascertaining that the sign conforms with the approved sign permit. [Ord. 94-08; prior code § 11-3-11]

18.65.120 Obstruction.

No signs shall be erected, relocated or maintained so as to prevent free ingress or egress at any door, window, or fire escape.

No sign or other advertising structure as regulated by these guidelines shall be erected in the 30-foot clear sight triangle of any street or in such a manner as to obstruct free and clear vision; or at any location where, by reason of the position, shape, or color, it may interfere with or obstruct the view of, or be confused with any authorized traffic sign, signal or device; or which makes use of the words "STOP," "DANGER" or any other word, phrase, symbol, or character in such manner as to interfere with, mislead or confuse traffic. Signs shall also conform to the sight distance of MTC [18.60.340](#), Wall, fence or hedge. [Ord. 94-08; prior code § 11-3-12]

18.65.130 Temporary signs.

A. A business may have a temporary sign for a period of 15 days. The temporary sign shall be no larger than 15 square feet in area. Each business may have up to two temporary signs per year.

B. Temporary signs may be administratively approved by community development staff pursuant to guidelines established by the board of trustees by adoption of a resolution. [Ord. 2008-04 § 7; Ord. 2005-06 § 4; Ord. 94-08; prior code § 11-3-13]

18.65.135 Sandwich board or A-frame signs.

A. A sandwich board or A-frame type sign may be permitted for a business establishment. Such sign shall be located on the premises where the business is located, and shall be nonpermanent in nature, brought inside when the business closes for the day. This sign shall be no larger than six square feet in area.

B. Sandwich board signs will be allowed for a three-month trial period upon approval of the ordinance codified in this section by the board of trustees. They are only allowed in the Commercial (C) zone and at the Town Hall. [Ord. 2008-04 § 8]

18.65.140 Wall signs.

A. Wall Sign Area.

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

2. Within the Commercial (C) zone, the wall sign area on any given house or building shall in no case exceed 10 percent of any wall area including apertures or 25 square feet, whichever is less. Dimensions of painted signs or graphics with no frame shall be determined by measuring the extent of the painted sign or graphic horizontally and vertically and calculating the area.

B. No wall sign shall be permitted to be more than six inches thick. All wall signs shall be safely and securely attached to the building wall. [Ord. 2008-04 § 9; Ord. 2003-05 § 3; Ord. 2000-02 § 1; Ord. 94-08; prior code § 11-3-14]

18.65.150 Projecting signs.

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

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

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

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

18.65.160 Freestanding signs.

A. A freestanding sign (ground-based or post) may be permitted where a business establishment is set back from a street alignment of building facades more than 10 feet. A business establishment thus set back, in addition to the signs permitted upon the building itself, may maintain a freestanding sign of not more than 15 square feet in area including the frame but not the supports, and such sign must relate to the conduct of the business within. If a building has an unencumbered front setback of at least 25 feet, a two-face freestanding sign with a maximum of 15 square feet of area on each face, sign dimensions no greater than six feet in any dimension will be permitted; provided, it relates to the business conducted on the premises.

B. The bottom of freestanding signs supported by posts, which are not within two feet of the ground shall not be less than seven feet above the ground level.

C. For freestanding ground-based signs, the wall of a freestanding ground-based sign shall have a maximum square footage of 15 square feet for the Historical Commercial (H-C) zone and 25 square feet for the General Commercial (GC) zone. The height of a ground-based sign will be no more than four feet high. The ground-based signs shall also be required to have building permits for the structure complying with any building code requirements, clear sight triangle requirements or any other applicable codes or regulations.

D. All freestanding signs with posts shall be securely constructed, and erected upon posts extending at least three feet below the surface of the ground. All wood post parts below ground level shall be treated to protect them from moisture by an approved method.

E. No freestanding sign or any part thereof shall be more than 15 feet above the level of the street which the sign faces, or above the adjoining ground level, if such ground is higher than the street level.

F. All parts of a freestanding sign shall be two feet inside the property line. [Ord. 2006-01 § 1; Ord. 2003-05 § 4; Ord. 94-08; prior code § 11-3-16]

18.65.165 Directory signs.

A. A directory sign may be permitted for a building or development where there is more than one business or tenant. A directory sign may be a wall sign, projecting sign, or freestanding sign, provided the sign complies with all requirements for the type of sign.

B. A directory sign shall be limited to 15 square feet in area for signs located in the Historical Commercial (H-C zone) zone and 25 square feet in area for signs located in the Commercial (C) zone.

C. All directory signs shall be located on the premises where the businesses are located.

D. A directory sign may list all businesses or only the building or development name.

E. Each business may have one individual sign in addition to the identification on the directory sign, in accordance with the sign regulations and all other laws and ordinances. [Ord. 2008-04 § 10]

18.65.170 Development identification signs.

A development identification sign may be permitted at the entrance/exit to a commercial development to identify the development name and logo only.

A. The structure of a development identification sign shall be no larger than 48 square feet in size, and

have a height no higher than four feet.

B. The actual sign portion of the development identification sign shall not exceed 25 square feet for the Commercial (C) zone, or 15 square feet for the Historic Commercial (H-C) zone. Area of the actual sign shall be determined by measuring the extent of the painted sign or graphic horizontally and vertically and calculating the area. [Ord. 2003-05 § 5; prior code § 11-3-17]

18.65.180 Illumination.

A. No signs that flash, blink, revolve, or are otherwise in motion, vary in intensity, or seem to be in motion shall be permitted.

B. No sign shall have any illumination outside of the face of the letters, other than goose neck lighting; there shall be no neon or similar lighting, exposed bulbs, or any moving parts or lights that give effect of moving parts.

C. Goose neck lights with reflectors shall be permitted on projecting signs, freestanding signs and wall signs, provided the illumination falls upon the sign so as to prevent glare upon the street or adjacent property.

D. Nonblinking electric signs including neon signs may be placed inside windows and glass doors provided their proportions are not in excess of the window area so allowed in MTC [18.65.070\(J\)](#). Interior electric signs must be approved by the board of trustees or their designated representative. [Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-18]

18.65.190 Lettering and coloring.

All letters, figures, characters or representations in cut-out or irregular form maintained in conjunction with, attached to or superimposed upon any sign shall be safely and securely built or attached to the sign structure. Color of signs must be approved at the time of application for sign permit.

In Mesilla, signs shall not detract from the historic cultural attraction of the town; therefore, approval of color and design are left to the board of trustees or their designated representatives. [Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-19]

18.65.200 What may be advertised.

Exterior signs shall advertise a bona fide business conducted in or on said premises, and the advertising of products shall not exceed 25 percent of the area of such sign. [Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-20]

18.65.210 Maintenance.

The plot where the sign is located is to be maintained by the owner thereof in a safe, clean, sanitary, inoffensive condition, and free and clear of all obnoxious substances, rubbish, and weeds. [Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-21]

18.65.220 Number of permitted signs.

A. A total of two exterior signs may be allowed to each store or bona fide place of business.

B. When more than one business occupies a single building each business will be limited to one sign

plus a space on a directory sign at each entrance. [Ord. 2008-04 § 11; Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-22]

18.65.230 Location.

No off-premises signs will be permitted for commercial business. [Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-23]

18.65.240 Miscellaneous.

A. Parking Lots, Etc. Where the nature of a business does not involve a structure on which a sign may be attached, such as parking lots, freestanding signs are allowed and the same regulations apply.

B. Exterior Commercial Display. The exterior display of items for sale is not permitted on town property or where the condition endangers the health, welfare and safety of the general public. [Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-24]

18.65.250 Unlawful signs.

It shall be unlawful to construct, erect and maintain a sign or other advertising structure in violation of the provisions and guidelines of this chapter. [Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-25]

18.65.260 Notice of unlawful signs and abatement.

The town may issue a notice directed to the owner of record of the property on which the unsafe or unlawful sign occurs, or to the occupant or tenant of the property, or both. The notice shall describe the violation and shall establish a reasonable time limit for abatement which shall not be less than two days nor more than 10 days after serving the notice. The notice may be served either personally or by registered mail at the owner's or occupant's last known address. The town shall be held harmless of all unsafe or unlawful signs. The person who owns the sign shall assume all liability or risk of damage to persons or property which may arise from an unsafe or unlawful sign and save the town of Mesilla, its officers and agents harmless from any and all liability which may arise or be incurred from the erection, construction, or operation of same. [Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-26]

18.65.270 Complaint.

In the event the owner or occupant of the property where the unsafe or unlawful sign exists has failed, within the prescribed time, to abate the nuisance, then the town shall file a complaint charging violation of this with the municipal court. [Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-27]

18.65.280 Removal of unsafe or unlawful sign.

Upon the failure of the person to remove or correct the unsafe or unlawful sign, the town shall proceed to correct or remove the sign and shall prepare a statement of costs incurred. Any and all costs shall constitute a lien against property upon which the unsafe or unlawful sign existed, or against personal property of the owner of the unsafe or unlawful sign, which lien shall be filed, proven and collected as provided by law.

Alternatively, the town attorney may bring a civil action by verified complaint in the name of the town, by any public officer, in the municipal court against any person who shall create or maintain an unsafe or unlawful sign.

When judgment is against the defendant in an action to remove an unsafe or unlawful sign, he shall be adjudged to pay all court cost and a reasonable fee for the town attorney. [Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-28]

18.65.290 Injunctions.

The board of trustees or their representatives, when a violation exists as set forth in this chapter, may request an action in the name of the municipality to perpetually enjoin all persons from maintaining or permitting the unsafe or unlawful use and to abate the same. [Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-29]

The Mesilla Town Code is current through Ordinance 2018-01, passed June 25, 2018.

Disclaimer: The Town Clerk's Office has the official version of the Mesilla Town Code. Users should contact the Town Clerk's Office for ordinances passed subsequent to the ordinance cited above.



PZHAC MEETING

MINUTES

MAY 6, 2019

(PART OF CONSENT AGENDA)



**PZHAC WORK SESSION
MINUTES
MAY 6, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, MAY 6, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Celina Einig; request to discuss plans to construct a 20 foot by 25-foot workshop at the rear of a residential property at 2518 Boldt Street. (Case **060883**) Zoned: Historical Residential (HR)

The applicant was not present at this meeting, so no discussion took place.

Item 2: Submitted by Francisco Torres; a request to discuss plans to construct a 24-foot by 45-foot wood frame carport on a concrete slab on a residential property at 2631 Calle Tercera. (Case **060884**) 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 setbacks of the structure were discussed with the applicant, and that since the applicant considered the property to be separate from the property containing his dwelling, it would be necessary to meet the required setback of three feet from the side property line. This was also stated by Tom Maese, inspector for CID. Other issues discussed included the style and size of the proposed structure.

Item 3: Submitted by Gerard Nevarez; a request to discuss plans to install a bedroom addition to a dwelling at 2305 Calle de Colon. (Case **060885**) Zoned: Historical Residential (HR)

Since there were only two other Commissioners present at this meeting and Commissioner Nevarez intended to recuse himself from the Case, no discussion took place.

Item 4: Submitted by Victor Sloan; a request to discuss plans to construct a 60-foot by 100-foot work shop and storage structure on a five-acre residential property at 2750 Valle Grande. (Case **060886**) Zoned: Rural Farm (RF)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed structure would not be out of character with the property or the area, and that there were other similar structures in the surrounding area. Additionally, the Code does not have architectural standard or requirements in the RF district. There were no issues.

Item 5: Submitted by Matthew Davidson; a request to discuss plans to convert part of an existing 1275 square foot detached garage at 2138 Calle del Sur into a 535 square-foot casita. (Case **060887**) Zoned: Historical Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed accessory dwelling would not be out of character other similar dwellings in the Historic Residential District, and the conversion would have very little effect on the appearance of the garage or property. Staff also explained that the size of the property met the requirements of the Code for an accessory dwelling, and that there was adequate room for parking. Tom Maese(CID Inspector) stated that separation requirements of the Building Code will need to be met for the combination garage and apartment. Also, since this will be a one room efficiency apartment that has a door to the exterior, the exterior window requirements for egress do not apply. There were no other issues.

**PZHAC REGULAR MEETING
MINUTES
MAY 6, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, MAY 6, 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

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

III. CHANGES/APPROVAL OF THE AGENDA

It was determined by the PZHAC that Cases 060883 and 060885 would be postponed to a special PZHAC meeting to be held Wednesday, May 8, 2019 at 4:00 pm in the Board Room of the Mesilla Town Hall in order to have a quorum of the PZHAC present to vote on these cases. A motion to approve the Agenda as amended was made by Commissioner Houston, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

A motion to approve the Consent Agenda was made by Commissioner Nevarez, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

- A. *PZHAC MINUTES – Corrected minutes of PZHAC Work Session, Regular Meeting and Public Hearing of April 4, 2019, and PZHAC Work Session and Regular Meeting of April 15, 2019**
Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL
Zoning Permits

- 1. Case 060881** – 2930 Estrada Road, submitted by Oscar Calvillo; a request for a zoning permit to allow the construction of a pipe fence along the front property line of a property at this address. Zoned: Rural Agricultural (RA)
Approved as part of the Consent Agenda
- 2. Case 060882** – 2832 Erminda Street, submitted by Solar Smart Living, LLC for Solomon Padilla; a request for a zoning permit to allow the installation of photo-voltaic panels on a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Susan Krueger – resident

Case 060890 – Stated that the applicant was requesting approval for a chain link fence along Calle de San Albino, and that the Code did not allow such fences along streets in the HR zone. Stated that this case should be denied.

B. CASES:

- 1. Case 060883** – 2518 Boldt Street, submitted by Celina Einig; request for a zoning permit to allow construction of a 20 foot by 25-foot workshop at the rear of a residential property this address. Zoned: Historical Residential (HR)
This case was postponed to a special PZHAC meeting to be held Wednesday, May 8, 2019 at 4:00 pm in the Board Room of the Mesilla Town Hall in order to have a quorum of the PZHAC present to make a determination on the case.
- 2. Case 060884** – 2631 Calle Tercera, submitted by Francisco Torres; a request for a zoning permit to allow construction of a 24-foot by 45-foot wood frame carport on a concrete slab on a property located at this address. Zoned: Historical Residential (HR) **(This case was discussed 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, with input from Tom Maese (CID Inspector), that the three foot setback from the side property line would be acceptable according to the Code and that there were no other issues with the proposed request. A motion was made by Commissioner Nevarez to recommend approval of request to the BOT. This was seconded by Commissioner Houston, and approved by a vote of 3 - 0.*
3. **Case 060885** - 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a zoning permit to construction of a bedroom addition to a dwelling at this address. Zoned: Historical Residential (HR)
This case was postponed to a special PZHAC meeting to be held Wednesday, May 8, 2019 at 4:00 pm in the Board Room of the Mesilla Town Hall in order to have a quorum of the PZHAC present to make a determination on the case.
 4. **Case 060886** – 3000 Mesilla Terrace, submitted by Robert Carson; a request for a zoning permit to allow the construction of a new dwelling on a vacant property located at this address. Zoned: Rural Agricultural (RA) **(This case was discussed during the Work Session – Item 4)**
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 with the proposed request. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.
 5. **Case 060887** – 2138 Calle del Sur, submitted by Matthew Davidson; a request for a zoning permit to allow part of an existing detached garage at this address to be converted into a 535 square-foot guest house. Zoned: Historical Residential (HR) **(This case was discussed 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 with the proposed request. A motion was made by Commissioner Nevarez to recommend approval of request to the BOT. This was seconded by Commissioner Houston, and approved by a vote of 3 - 0.
 6. **Case 060888** – 2755 Boldt Street, submitted by Teresa Griffith and Dan Jones; a request for a zoning permit to allow the repainting of metal fences on the left and right sides of a dwelling at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to recommend approval of request to the BOT. This was seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.
 7. **Case 060889** – 2523 Calle del Norte, submitted by Michele Rasch; a request for a zoning permit to allow the addition of wrought iron gates to an exterior yard wall at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Nevarez to recommend approval of request to the BOT. This was seconded by Commissioner Houston, and approved by a vote of 3 - 0.
 8. **Case 060890** – 2890 Avenida de Mesilla, submitted by Pena Rentals, LLC; a request for a zoning permit to allow the replacement of a board fence with a chain link fence along the west side of a property at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request, explaining that the applicant was requesting permission to erect a chain link fence along Calle de San Albino, and that Section 18.60.340 of the Code did not allow metal fences of this sort along streets in the HR zone. The PZHAC determined that the proposed chain link fence would not be in compliance with Section 18.60.340 of the Code for fences along streets. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston. The request failed by a vote of 0 - 3.
 9. **Case 060891** – 2355 Calle de Guadalupe, submitted by Heather Salopek; a request for a zoning permit to allow the repainting of a door, door jamb, and window frame on a store at this address. Zoned: Historical Commercial (HC)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to recommend approval of request to the BOT. This was seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.
 10. **Case 060892** - 3050 Los Arenales, submitted by Sandra Lujan; a request for a zoning permit to allow the replacement of nine windows on a dwelling at this address. Zoned: Rural Agricultural (RA)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.
 11. **Case 060893** – 3200 Estrada Road, submitted by Eric Liefeld; a request for a zoning permit to allow a small extension on a dwelling to replace an existing bathroom in a dwelling at this address. Zoned: Rural Agricultural (RA)

Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

Business Registrations:

- 12. Permit 0771** – 1750 Calle de Mercado, Suite 5; submitted by Melissa Y. Roybal; a request for a business license to allow “Revolution Realty, LLC” to operate at this address as a property management operation. Zoned: General Commercial (C)

Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

- 13. Permit 0772** – 1750 Calle de Mercado, Suite 5; submitted by Melissa Y. Roybal; a request for a business license to allow “Advanced Design Build, LLC” to operate at this address as a design and construction management operation. Zoned: General Commercial (C)

Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.

- 14. Permit 0773** – 1750 Calle de Mercado, Suite 5; submitted by Melissa Y. Roybal; a request for a business license to allow “United Country Real Estate – Revolution, LLC” to operate at this address as a real estate services operation. Zoned: General Commercial (C)

Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.

VI. PUBLIC COMMENTS

None

VII. PZHAC/STAFF COMMENTS

Commissioner Nevarez referenced several points that he had learned at the NMLZO semi-annual meeting held in Albuquerque at the beginning of the month and stated that he will pass on further information in the future.

VIII. ADJOURNMENT

The meeting was adjourned at 6:52 pm.

NOTICE

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

Posted on 4/30/19 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC MEETING

MINUTES

MAY 8, 2019

(SPECIAL MEETING)

(PART OF CONSENT AGENDA)



**PZHAC SPECIAL MEETING
MINUTES
MAY 8, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, MAY 8, 2019 AT 4:00 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

Commission Chair Hernandez was absent. All other Commissioners were present. A quorum was present. e(Commissioner Nevarez declared that he had an interest in the properties involved in the cases and recused himself from any PZHAC action on the cases.)

III. CHANGES/APPROVAL OF THE AGENDA

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

IV. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES - None

B. CASES:

- 1. Case 060883** – 2518 Boldt Street, submitted by Celina Einig; request for a zoning permit to allow construction of a 20 foot by 25-foot workshop at the rear of a residential property this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request, explaining that this case was postponed to this specific date and time by the PZHAC in order to have a quorum of the PZHAC present to make a determination on the case. Staff also explained that since Commissioner Nevarez owned the property in question, he intended to recuse himself from any action taken by the PZHAC on the case.
The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to recommend APPROVAL of this request to the BOT. This was seconded by Commissioner Prieto, and approved by a vote of 3 - 0.
- 2. Case 060885** - 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a zoning permit to construction of a bedroom addition to a dwelling at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request, explaining that this case was postponed to this specific date and time by the PZHAC in order to have a quorum of the PZHAC present to make a determination on the case. Staff also explained that since Commissioner Nevarez owned the property in question, he intended to recuse himself from any action taken by the PZHAC on the case.
It was determined by the PZHAC that the proposed plans meet the Code, and the PZHAC voted 3 – 0 to recommend APPROVAL of this request to the BOT. A motion was made by Commissioner Houston to recommend approval of this request to the BOT. This was seconded by Commissioner Prieto, and approved by a vote of 3 - 0.

V. PUBLIC COMMENTS - None

VI. PZHAC/STAFF COMMENTS

VIII. ADJOURNMENT - The meeting was adjourned at 4:16 pm.

PZHAC NEW BUSINESS

MAY 20, 2019

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060894
[PZHAC CONSENT AGENDA – 5/20/2019]**

Item:

Case 060894 – 2330 Calle de Principal, submitted by Pat Taylor for J. Paul Taylor; a request for a zoning permit to allow the repair of mud plaster on the wall of a dwelling at this address. Zoned: Historical Commercial (HC)

Description of Work Done:

The applicant intends to repair the mud plaster coat on the wall of the adobe house at this address. The applicant will remove the existing cement and mud plaster that is currently on the wall and replace it with new mud plaster. The plaster will then be painted to match the existing color of the wall.

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 PROPERTY FROM CALLE DE SANTIAGO



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

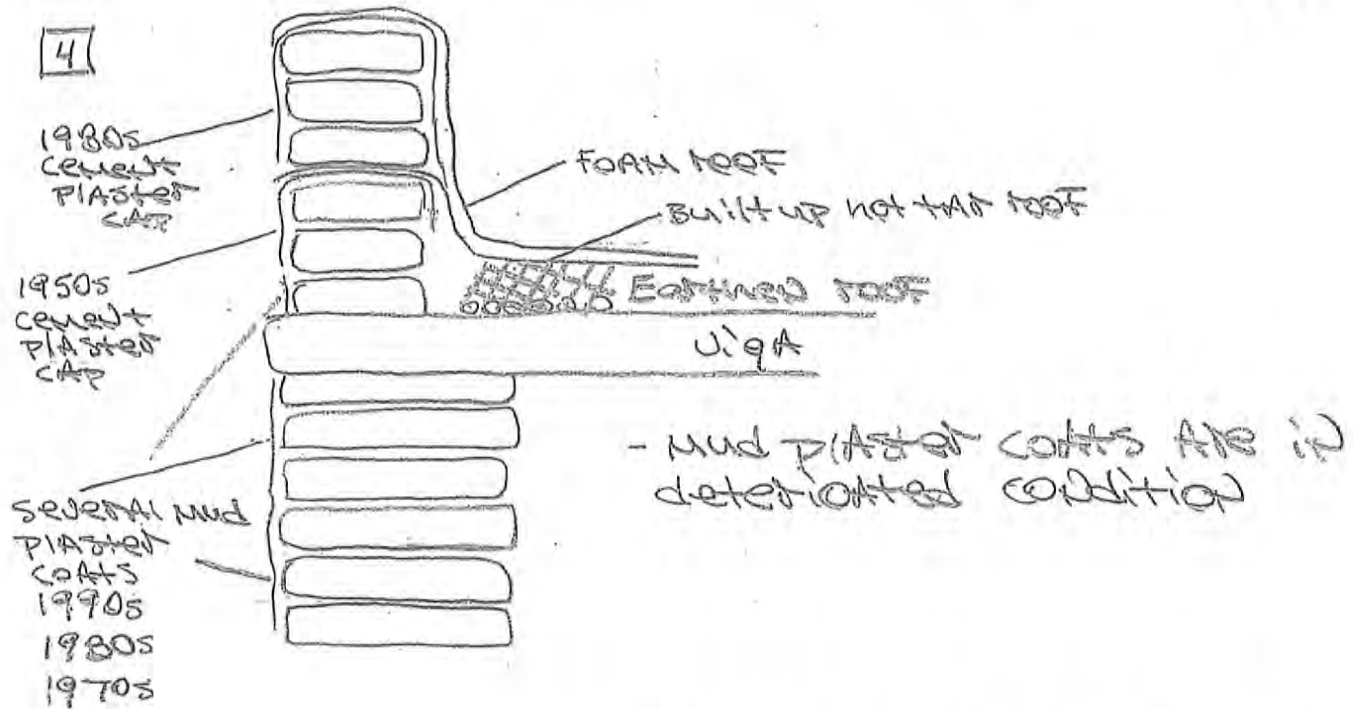
County Address Points



EXISTING CONDITIONS

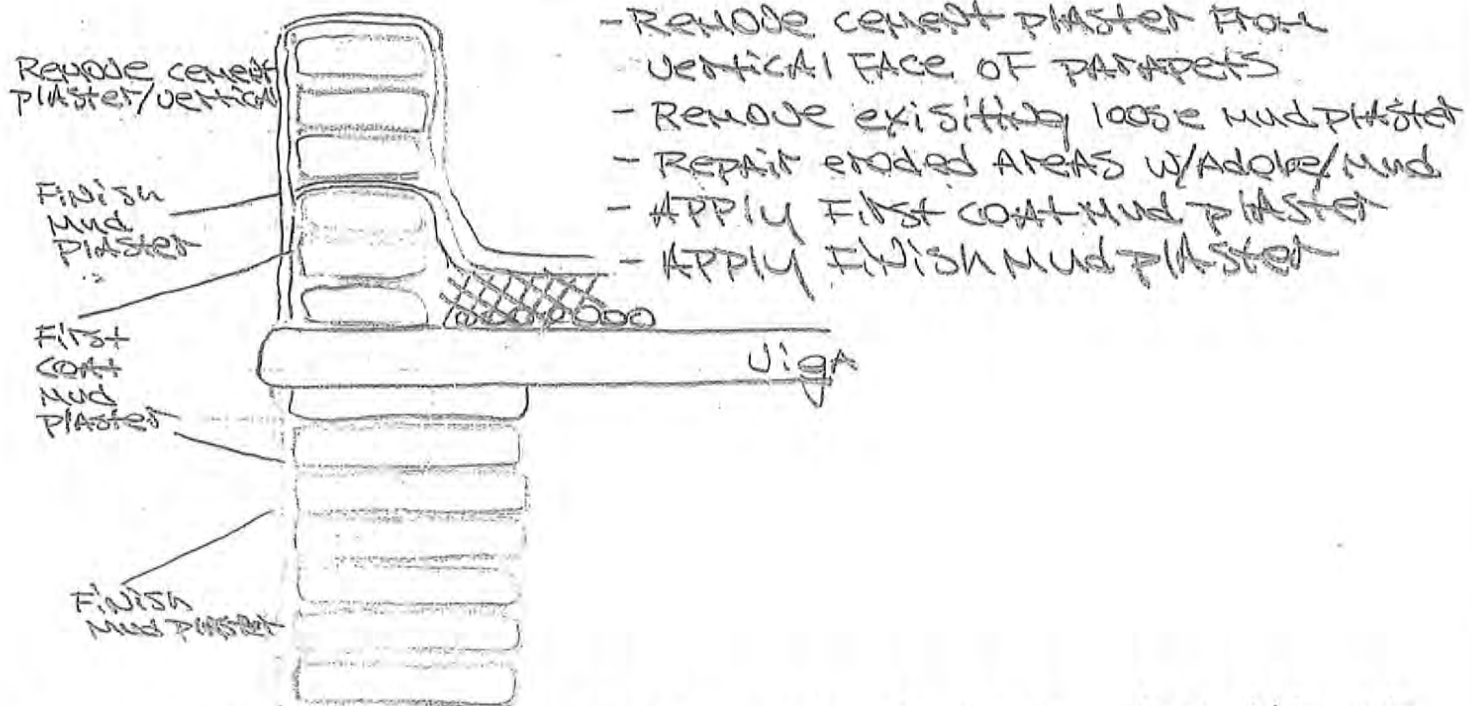
P Taylor

TBR



PROPOSED MUD PLASTER WORK

TBR



2330 Calle Principal, north side of house. Repair of mud plaster & new mud plaster. NO color change, same type of material, cyclical maintenance.

PAT TAYLOR 575 526 7995

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060834

Fee \$ 52.00

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

CASE NO. _____ ZONE: _____ CODE: _____ APPLICATION DATE: _____

J PAUL TAYLOR / PAT TAYLOR 575 526 7995
 Name of Applicant/Owner Applicant's Telephone Number

PO BOX 673 MESILLA, NM 88046
 Applicant's/Owner's Mailing Address City State Zip Code

apatey101@comcast.net
 Applicant's/Owner's E-mail Address

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: 2330 Calle Principal

Description of Proposed Work: MUD PLASTER ON NORTH SIDE OF HOUSE
MUD PLASTER IS EXISTING & WE'RE GOING TO REPAIR & MAINTAIN
MUD PLASTER WALL AGAIN. NO COLOR CHANGE, SAME MATERIAL

\$ 500.00 Pat Taylor 5/10/11
 Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: Pat Taylor FOR TAYLOR FAMILY

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: Z. Sh... ISSUE DATE: 5/12/11

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 060897
[PZHAC CONSENT AGENDA – 5/20/2019]**

Item:

Case 060897 – 2525 Calle del Norte, submitted by Joy Miller; a request for a zoning permit to allow the repainting of a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant intends to repaint the dwelling the same color as the existing color of the dwelling. There will be no changes to the appearance or the style of the dwelling. The proposed color is very similar to the existing color, which appears to have been a color that was acceptable to the Town.

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 PROPERTY FROM CALLE DEL NORTE



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



TOWN OF MESILLA
ZONING APPROVAL
 PERMISSION TO CONDUCT WORK
 OR

OFFICIAL USE ONLY:

Case # 060897
 Fee \$ 0.00

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060897 ZONE: HR CODE: M1 APPLICATION DATE: 5/2/19

Name of Applicant/Owner: Joy Miller Applicant's Telephone Number: 575-621-7035

Applicant's/Owner's Mailing Address: PO Box 1273 Mesilla City: Mesilla State: NM Zip Code: 88046

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

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

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

Address of Proposed Work: 2525 Calle del Norte

Description of Proposed Work: stucco patching and repainting (same color, as close as I can match it)

Estimated Cost: \$ 210.00 Signature of Applicant: [Signature] Date: 5-2-18

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 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

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

INSPECTION/APPROVAL REQUIRED: ___ YES NO ___ SEE CONDITIONS

PERMIT/INSPECTION REQUIRED: ___ YES NO ___ SEE CONDITIONS

CONDITIONS: SAME COLOR - NO CHANGES TO APPEARANCE OR STYLE OF STRUCTURE

PERMIT ISSUED/DENIED BY: [Signature] ISSUE DATE: 5/12/19

- Information 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:

color sample attached

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060898
[PZHAC CONSENT AGENDA – 5/20/2019]**

Item:

Case 060898 – 2149 Calle de Los Huertos, submitted by Gabriel Quintana, a request for a zoning permit to allow the recoating of a roof on a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant intends to recoat an existing roof on the dwelling in order to repair leaks that have occurred as a result of recent storms. The repairs will be on a flat roof and will not be visible from the ground. There will be no change to the appearance or style of the structure. The applicant has been informed that CID will need to be notified of the work.

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 PROPERTY FROM CALLE DE LOS HUERTOS



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



TOWN OF MESILLA
ZONING APPROVAL

PERMISSION TO CONDUCT WORK

OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060898

Fee \$ 15.00

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

CASE NO. 060898 ZONE: HR CODE: RR APPLICATION DATE: 5/2/10

GABRIEL QUINTANA
Name of Applicant/Owner

941-539-5709
Applicant's Telephone Number

200 DESERT PASS ST. #638 EL PASO TEXAS 79912
Applicant's/Owner's Mailing Address City State Zip Code

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

ENGEL COATINGS INC. 2050 W. HADLEY AVE. LAS CRUCES, NM 88007
Contractor's Name & Address (If none, indicate Self)

575-642-5481 Contractor's Telephone Number
Contractor's Tax ID Number
Contractor's License Number

Address of Proposed Work: 2149 CALLE DE LOS HUERTOS, MESILLA, NM 88046

Description of Proposed Work: RECOATING EXISTING ROOF.

\$ 2659.22
Estimated Cost

[Signature]
Signature of Applicant

5-6-10
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 EXTERIOR APPEARANCE OR STYLE OF DUAL DWELLING

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 5/13/10

This Application will include the following, if checked:

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

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060899
[PZHAC CONSENT AGENDA – 5/20/2019]**

Item:

Case 060899 – 2149 Calle de Los Huertos, submitted by Gabriel Quintana, a request for a zoning permit to allow the repair of the stucco on a decorative wall at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant intends to have a large crack in a stuccoed wall repaired and repainted. There will be no changes to the structure or appearance of the wall, and the repairs will be repainted to match the existing appearance of the wall.

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 PROPERTY FROM CALLE DE LOS HUERTOS



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



CID
524-6320

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

OFFICIAL USE ONLY:
Case # 060899
Fee \$ 0.00

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060899 ZONE: HR CODE: M1 APPLICATION DATE: 5/2/19

GABRIEL QUIATANA 941-539-5709
Name of Applicant/Owner Applicant's Telephone Number

200 DESERT PASS ST. #638 EL PASO TEXAS 79912
Applicant's/Owner's Mailing Address City State Zip Code

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

LARRY LIMON 2810 CALLE PRINCIPAL MESILLA, NM
Contractor's Name & Address (If none, indicate Self)

575-636-5073
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2149 CALLE DE LOS HUERTOS, MESILLA NM 88046

Description of Proposed Work: REPAIR OF STUCCO DECORATIVE WALL. WALL HAS LARGE CRACK IN IT. WILL REPAIR WALL TO ITS ORIGINAL LOOK. NO CHANGES IN LOOK OR STYLE WILL OCCUR.

\$ 280.00 [Signature] 5-2-19
Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: REPAIR ONLY - NO CHANGES TO APPEARANCE OR STYLE OF DWELLING

PERMISSION **ISSUED** DENIED BY: [Signature] ISSUE DATE: 5/13/19

- 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 060900
[PZHAC CONSENT AGENDA – 5/20/2019]**

Item:

Case 060900 – 2149 Calle de Los Huertos, submitted by Gabriel Quintana, a request for a zoning permit to allow the repainting of a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant intends to repaint the exterior of the dwelling at this address the same color as is existing. There will be no changes to the structure or style of the dwelling. The existing color is a color that is acceptable to the Town.

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 PROPERTY FROM CALLE DE LOS HUERTOS



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



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

OFFICIAL USE ONLY:

Case # 060900

Fee \$ 0.00

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

CASE NO. 060900 ZONE: HR CODE: M1 APPLICATION DATE: 5/2/19

GABRIEL QUINTANA 941-539-5709
Name of Applicant/Owner Applicant's Telephone Number

200 DESERT PASS ST. #638 EL PASO, TEXAS 79912
Applicant's/Owner's Mailing Address City State Zip Code

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

GABRIEL QUINTANA 200 DESERT PASS ST. #638 EL PASO, TEXAS 79912
Contractor's Name & Address (If none, indicate Self)

941-539-5709 Contractor's Telephone Number
Contractor's Tax ID Number
Contractor's License Number

Address of Proposed Work: 2149 CALLE DE LOS HUERTOS MESILLA, NM 88046

Description of Proposed Work: PAINT EXTERIOR OF HOME, SAME COLOR AS EXISTING.

\$ 150.00 Estimated Cost
Gabriel Quintana Signature of Applicant
5-2-19 Date

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

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: COLOR TO BE IDENTICAL - NO CHANGE TO APPEARANCE OR STYLE OF DWELLING

PERMISSION ISSUED DENIED BY: Z. Shuman ISSUE DATE: 5/13/19

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

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060901
[PZHAC CONSENT AGENDA – 5/20/2019]**

Item:

Case 060901 – 2391 Calle de Parian, submitted by Robert Reynolds; a request for a zoning permit to allow the construction of a brick walkway on the west and north sides of an existing dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant will install a brick walkway along the sides of the dwelling at this address in order to protect the adobe walls of the dwelling from storm run-off and water accumulating at the base of the walls. Since this is flatwork and will have no structures associated with it or loads placed on it such as on a driveway or foundation, construction permits may not be required. The walkway will not change the style of the structure.

Consistency with the Code:

Since this is 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 PROPERTY FROM CALLE TERCERA





North Side

Front Walkway

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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060901

Fee \$ 70.00

52.00

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

CASE NO. 060901 ZONE: J-R CODE: M1 APPLICATION DATE: 5/14/19

Name of Applicant/Owner: Robert Reynolds Applicant's Telephone Number: 575 644 0829

Applicant's/Owner's Mailing Address: Po Box 1000 Mesilla NM 88046
City: Mesilla State: NM Zip Code: 88046

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

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

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

Address of Proposed Work: 2391 Calle de Parian

Description of Proposed Work: Brick path next to house on west and north sides (see photo) The walk way is needed to protect adobe wall

Estimated Cost: \$1600.620 Signature of Applicant: [Signature] Date: 5/14/2019

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

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

FOR OFFICIAL USE ONLY

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

BOT Approved Date: _____
 Disapproved Date: _____
 Approved with Conditions

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

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

CONDITIONS: FLATWORK - NO CHANGES TO APPEARANCE OR STYLE OR STRUCTURE OR PROPERTY

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 5/14/19

- 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 060903
[PZHAC CONSENT AGENDA – 5/20/2019]**

Item:

Case 060903 – 2415 Calle de Parian, submitted by Robert Reynolds; a request for a zoning permit to allow the construction of a brick driveway on the west side of an existing dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant will install a brick driveway from the garage at the west side of the dwelling to Calle de Parian. Since this is flatwork that will have loads placed on it as a driveway, the applicant has been informed that a construction permit may be required. The driveway will not change the appearance or style 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 PROPERTY FROM CALLE DE PARIAN





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

OFFICIAL USE ONLY:

Case # 060903

Fee \$ 130.00

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

CASE NO. 060903 ZONE: HR CODE: M1 APPLICATION DATE: 5/14/19

Name of Applicant/Owner: Robert Reynolds Applicant's Telephone Number: 575 644 0829

Applicant's/Owner's Mailing Address: PO Box 1000 City: Mesilla State: NM Zip Code: 88046

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

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

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

Address of Proposed Work: 2415 Calle de Parian

Description of Proposed Work: Brick drive way with brick.

Estimated Cost: \$ 7500 Signature of Applicant: [Signature] Date: 5/14/2019

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: FLATWORK - NO CHANGES TO APPEARANCE OR STYLE OF STRUCTURE

PERMISSION ISSUED/DENIED BY: [Signature] **ISSUE DATE:** 5/14/19

- 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:

PZHAC NEW BUSINESS

MAY 20, 2019

PZHAC DECISIONS

ZONING PERMITS

PZHAC ACTION FORM
ZONING PERMIT 060848
[PZHAC REVIEW – 5/20/2019]
STAFF ANALYSIS

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

Item:

Case 060848 – Submitted by Ruben Contreras for Brittany Bloch; a request for a zoning permit to construct two commercial buildings on a property at 1901 Calle de Correo. 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 buildings 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 buildings 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: @ \$137,500.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing two commercial buildings at 1901 Calle de Correo.
- 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 060895
[PZHAC REVIEW – 5/20/2019]
STAFF ANALYSIS

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

Item:

Case 090895 – 1940 Calle Pecana, submitted by Henry S. Newman; a request for a zoning permit to construct a dwelling on a vacant residential property at this address. Zoned: Historical Residential (HR)

Staff Analysis:

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

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

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

Estimated Cost: @ \$469,000.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed consists of constructing a new single family dwelling at 1940 Calle Pecana in the HR zoning district.
- 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 060869
[PZHAC REVIEW – 5/20/2019]
STAFF ANALYSIS

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

Item:

Case 060896 – 1680 Calle de Alvarez, submitted by Chris Schaefer for Paul Miller; a request for a zoning permit to construct a freestanding directory sign on a commercial property at this address. Zoned: General Commercial (C)

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

Consistency with the Code:

The PZHAC will need to determine that the proposed sign 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 constructing a directory sign at 1680 Calle de Alvarez.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 060902
[PZHAC REVIEW – 5/20/2019]
STAFF ANALYSIS

Item:

Case 060902 – 2391 Calle de Parian, submitted by Robert Reynolds; a request for a zoning permit to install a porch covering over a door on a dwelling at this address to protect an exterior kitchen door and adobe wall from the elements. Zoned: Historical Residential (HR)

Staff Analysis:

The applicant would like to install a wood frame awning with a red metal corrugated covering over a doorway on the west side of the structure (see attached plans, and photo of door). The purpose is to protect the doorway from the sun and rain. The awning will be about seven feet from the ground on a wood frame that will be anchored at the ground. The awning will be a little wider than the door.

The dwelling is listed in the historical Register for the Town (see attached sheets). According to the Register, the dwelling was built in the 1950's and was not considered to have any historical or architectural significance to the area. Additionally, the register considered the dwellings architectural contribution to the area to be "negative". There appear to have been several changes to the dwelling that have taken place since the dwelling was included in the Register that have brought the appearance of the dwelling more in line with the appearance of other more historical dwellings in Mesilla. The proposed awning over the kitchen door does not appear to be out of character with those changes and will not negatively affect the character of the dwelling or the area.

Estimated Cost: @ \$2200.00

Consistency with the Code:

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

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing an awning over a door on the structure on the property.
- The PZHAC has determined that the proposed awning will meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

VIEW OF PROPERTY FROM CALLE TERCERA SHOWING DOOR



VIEW OF SIMILAR AWNING ON CALLE DE COLON



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points





ProWoodMarket

ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6-6-79				
SURVEY DATE 3.BY 4/16/80 STP		CHECK DATE 4. BY	COMPUTER DATE 6. BY	FILE DATE 8. BY	REVISION DATE 10. BY	
COUNTY Doña Ana		13. FIELD MAP	14. NUMBER 2391	15. UTM REFERENCE NUMBER 13 330800 3571750 ZONE EASTING NORTHING		
SPECIFIC LOCATION South east corner of Calle Tercera and Calle de Pasian		17. CITY/TOWN Mesilla		18. ZIP 88046		
0. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4		19. LAND GRANT OR RESERVATION Mesilla Civil Adm		20. I.D. # 183201209		
5. ARCHITECTURAL STYLE Gabled Box		26. NUMBER OF STORIES One Henry Bunch				22. ROLL # 92
7. FOUNDATION MATERIAL(S) Concrete		Box 1188 Mesilla 88046				23. NEG # 2
8. EXTERIOR WALL SURFACE(S) Cinderblock		4,006 · 138 · 172 · 012				24. LOCATION OF NEG.
9. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) Single; aluminium vertical slide windows w/o surrounds; concrete lug sills						
10. DOOR ENTRANCE (TYPE/SURROUNDS) Standard wood door w/o surrounds						
1. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS) Double medium gable asphalt shingle roof w/ wood fascia						
2. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR, MATERIALS) none						
3. EXTERIOR DETAILS none						
14. COMMENTS						
DATE OF CONSTRUCTION ESTIMATED 1950'S		36. ACTUAL				
SOURCE OF DATE		45. IMMEDIATE SURROUNDINGS Residential				
ARCHITECT/ENGINEER/BUILDER		46. RELATION TO SURROUNDINGS <input type="checkbox"/> SIMILAR <input checked="" type="checkbox"/> NOT SIMILAR				
SOURCE OF INFORMATION		47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL <input checked="" type="checkbox"/> MINUS				
NAME		48. OVERALL SIGNIFICANCE <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input type="checkbox"/> LOCAL <input checked="" type="checkbox"/> NONE				
41. PRESENT } Residential 42. HISTORIC }		49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
CONDITION <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED		50. WHAT TYPE?				
4. DEGREE OF REMODELING <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR		51. IF INVENTORIED, LIST I.D.#'S				
		52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				

- 206 A stuccoed house with a brick halfwall veneer, this building has a gabled roof with a gabled roof over the small front porch. est. 1935. (N)
- 207 This is a stuccoed house with a gabled roof and metal casement windows. There is a gabled garage apart from the house to the west. est. 1950. (N)
- 208 This tiny, square-plan house with a low gabled roof has unplastered concrete block walls. est. 1955. (I)
- 209 This is a stuccoed, gabled roof house with aluminum frame windows. est. 1955. (N)
- 210 This ell shaped house has metal casement windows and a gabled roof. est. 1950. (N)
- 211 This is a stuccoed adobe house with wood frame windows, a flat roof with parapet, and exposed viga ends. est. 1930. (C)
- 212 This unplastered adobe house, square-plan with an addition on the west side, has a roof over the core of the house with overhanging eaves. The windows are wood frame and viga ends are visible on the north side. est. 1925. (C)
- 213 Currently undergoing remodeling, this unplastered adobe house has a flat roof, wood and metal casement windows. A room has been added to the west side. est. 1925. (C)
- 214 This is a square-plan stuccoed adobe house with wood and aluminum frame windows. It has a shed roof porch spanning the width of the facade. est. 1930. (C)
- 215 This rectangular-plan stuccoed adobe house with aluminum frame windows has a gabled roof and a shed roof porch spanning the width of the facade. est. 1930. (C)
- 216 This flat roofed unplastered adobe house now is being drastically remodeled. It has new French doors on the facade, the parapet has been heightened considerably by the addition of concrete block, and the doorway has new arched brick surrounds. est. 1930. (C)
- 217 This stuccoed adobe residence has a flat roof, parapet, wood and aluminum frame windows, canales, and a carport adjacent to the house. est. 1930. (C)
- 218 This is a gabled roof house, stuccoed, with aluminum frame windows. est. 1955. (N)
- 219 This unplastered adobe house has wood and aluminum frame windows, a flat roof at two levels, and a porch on the south side. est. 1920. (C)

Assesory Bldg

3.2
1375
1250
68750

060902
RECO

Town of Mesilla, New Mexico

P.O. BOX 10
MESILLA, NM 88046
PHONE: (505)524-3262 FAX (505)541-6327

Application for Building Permit Certificate of Occupancy, Use and Historic Appropriateness

Application is hereby for the issuance of a Certificate of Occupancy, Use, and when applicable, a Certificate of Historical Appropriateness.

Application Date: 5/10/2019

Robert Reynolds
Name of Applicant

575 644 0829
Telephone Number

2391 Calle de Parion
Address

Mesilla
City

NM
State

88046
Zip Code

Proposed Use or Occupancy: residence

Zone: historic

Contractor Name

Address

Telephone Number

Contractor Tax I.D. #

Contractor License #

This application includes:

1. Plot plan with legal description to show existing structures, adjoining, streets, driveway(s), improvements & setbacks.
2. Foundation Plan with details
3. Floor Plans showing rooms, their uses and dimensions
4. Cross Sections of walls
5. Roof and floor framing plan (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan
7. Architectural style and color scheme (Historical zones only)
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from Public Utility providing water service.
9. Recorded proof of ownership with legal description of property (deed or current tax bill)

All applications for electrical, mechanical/plumbing installations are made at the construction industries division

Location & Description of Proposed Work: ~~Brick path next to house on west and north side. Needed to protect adobe wall from moisture.~~ Adding porch cover over kitchen door (see picture) ~~Pest will be installed with cement 16" deep next to door to support porch.~~

Estimated Cost: 2220.
Material: 820
Labor: 1400

Adrienne Donald
Signature of Applicant

Required Setbacks: Front n/a Rear n/a Side n/a

PZHAC Administrative Approval **BOT** Approved
 Approved Disapproved
 Approved with Conditions Date Approved w/ Cond.

FEE: 80.00 **RECEIPT #:** _____ **ISSUE DATE:** _____

THERE IS A TEN (10) DAY MINIMUM REVIEW PERIOD ON ALL APPLICATIONS (with the exception of administrative approvals)

CASE NO. 060902 **Date Received:** 5/14/9

PZHAC NEW BUSINESS

MAY 20, 2019

PZHAC DECISIONS

BUSINESS REGISTRATIONS

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST 0799
[PZHAC REVIEW – 5/20/19]

STAFF ANALYSIS

Item:

Permit 0799 – 2525 Calle del Norte; submitted by Joy Miller for “Miller’s Desert Crossing”; a request for a business license to operate a graphics services and consulting operation as a home occupation at this address. Zoned: Historical Residential (HR)

Description of Business:

The purpose of the application is to allow the applicant to use part of the dwelling at this address as an office for a consulting business. Research and design work will be done on a home computer and over the internet, and the final product will be available to clients over the internet or by e-mail. There will be no customers or vendors coming to the property. The applicant will continue to use the dwelling as his primary occupancy.

Consistency with the Code:

The proposed home occupation meets the requirements of Section 18.52.030 Home Occupations-General Conditions of the Code, which also allows Home Occupations in HR zones.

Findings:

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

PZHAC OPTIONS:

- Approve the application.
- Approve the application with conditions.
- Reject the application.

PZHAC ACTION:

PHOTO OF DWELLING FROM CALLE DEL NORTE



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



Appendix A

Checklist for Compliance with MTC 18.52.030, Home Occupation General Conditions

As a part of your application, first time and renewal, for a home occupation we ask that you acknowledge compliance with the following rules and regulations for home occupations in the town of Mesilla by initialing each requirement and signing the checklist below.

AM Only immediate family members occupying the dwelling shall be engaged in the home occupation.

AM The primary use of the dwelling shall be for residential purposes.

AM Items shall not be displayed on the outside of the dwelling or on the premises of the home occupation.

AM There shall be no change in the outside appearance of the dwelling or the premises.

AM Only products of the home occupation shall be sold from the premises.

AM Only two occupations shall be permitted at a time.

AM All activities shall be conducted indoors. There shall be no direct sale of products off display shelves or racks. Retail sales shall only be conducted if product orders are placed earlier by telephone or fax or electronically.

AM Sales to customers shall be arranged by appointment and scheduled so that not more than one customer vehicle is at the dwelling at any one time except for instructional services.

AM For instructional service home occupations no more than five students shall be at the dwelling at any one time.

AM Only one unlighted sign have a maximum area of one and one-half square feet and identifying the occupant(s) and the home occupation(s) shall be permitted.

AM There shall be no external evidence of the conduct of a home occupation on the premises such as commercial vehicles or outside storage of products, materials or supplies.

AM Company owned vehicles which are three-quarter-ton truck or smaller which are also used for personal transportation purposes shall be exempt from the above condition. No more than one such commercial vehicle shall be parked overnight on the premises of a home occupation.

AM No equipment or process shall be used in a home occupation which creates noise, odor, dust, fumes, vibration, glare, electrical interference or other nuisance detectable on adjacent properties.

AM There shall be no toxic, explosive, highly flammable, combustible, corrosive, radioactive or other restricted materials used or stored on the premises of a home occupation beyond the amount kept at a normal residential dwelling or on hand to operate or maintain equipment permitted by the Uniform Fire Code as adopted by the town of Mesilla.

AM All customer parking shall be off-street parking including parking for those home occupations involving teaching where the maximum number of clients shall be five at any one time.

I hereby state under oath that by initialing each requirement above and signing this checklist below I acknowledge that my proposed home occupation is in compliance with

the rules and regulations for home occupations in the town of Mesilla and further I state under oath that my responses are true and valid:

JOY MILLER
Applicant's name printed

Applicant's signature Date

Witness Date

Town of Mesilla
Business Registration Application



OFFICIAL USE ONLY:

Business License #: 0799

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

PLEASE TYPE OR PRINT

Business Registration Application is: New Renewal

Name of Business Miller's Desert Crossing

Name of Applicant Joy Miller

MAILING Address PO Box 1273

City Mesilla

State NM

Zip 88046

PHYSICAL Address of Business 2525 Calle del Norte

Business Phone 575-621-7035

Alternate Phone n/a

E-mail Address joyemillermiller@gmail.com

Please include a valid E-mail address, which will be used for information and updates about special events, street closures, and other important town information. If you would like your business included on the Town's tourism website, please visit www.mesillanm.gov and fill out the Business Information Update Request Form, or contact the special events coordinator at irenep@mesillanm.gov.

Property Owner Name same as above

Property Owner Address

City

State

Zip

Property Owner Phone

The Location code for reporting earnings received in the Town of Mesilla is 07-303

Square Footage of Business 100

Number of Employees 0

Number of Parking Spaces 1

Zoning Code Residential/Historic

Business Applicant Is:

Sole Proprietorship

Partnership

Corporation

Current NM CRS Tax ID 03-424065-00-9

Type of Business - Please describe the product(s) and/or service(s)
Graphic design services and consulting

Emergency Contact Information

Responsible party to be called in case of emergency. Enter information in order of requested contact.

Contact 1 Phone Number

Address

Contact 2 Phone Number

Address


Contact 3 Phone Number

Address

Do you have an alarm system? Yes No

If yes, what kind? What company responds?

Applicant hereby states under oath that all statements and representations made in this application are true and valid.

Signature of Applicant  Date 5-2-18

Signature of Building Owner _____ Date _____

OFFICE USE ONLY

Receipt Number	<input type="text"/>	Date of Payment	<input type="text"/>	<input type="checkbox"/> Utility service verified with utility department
Case Number	<input type="text" value="0799"/>	PZHAC Approval Date	<input type="text" value="5/20/19"/>	
Sign Permit Case #	<input type="text" value="N/A"/>	BOT Approval Date	<input type="text" value="-"/>	
Zone	<input type="text" value="HR"/>	Renewal Date	<input type="text" value="3/15/20"/>	

Fire Department Inspection Verification

Fire Department Signature N/A

Inspection Date N/A Approved Yes No

CRS Verification of Location Code

PZHAC NEW BUSINESS

MAY 20, 2019

ZONE CHANGE

Z19-001

ZONE CHANGE REQUEST Z19-001
[PZHAC REVIEW 5/20/19]
STAFF ANALYSIS
(ORIGINALLY PRESENTED TO THE 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 the applicant 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.

It has been brought to staff's attention that the one acres lots zoned R-1 shown on the DAC maps for the area may not legally exist as one acre lots. Deeds for the properties from 1970-1980 appear to show the lots as 5-4-5 acres in size. It appears that there was intent to split the properties in 1.75 acre parcels, but that this was never officially done, even though the rezoning to allow the creation of one acre lots was done in 1980. This could be considered a good example of the fact that the zoning does not automatically result in the creation of smaller lots, and that the creation of smaller lots is a separate subdivision process.

The PZHAC will need to determine the following, bases on evidence presented at the Public Hearing:

1. The proposed zone change will be compatible with, and is supported by the Mesilla Comprehensive Plan.
2. The subject property shares similar characteristics to the properties zoned R-1 in order to determine that the request would not result in spot zoning.
3. The requested zone change will not set a precedent that will have a detrimental effect on the surrounding properties and the Town.

Attached are the minutes for the April 2, 2019 Public Hearing for the requested zone change.

Also 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.

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:

MINUTES OF THE APRIL 2, 2019 PUBLIC HEARING

A. PUBLIC HEARING AND DECISION (*The Public Hearing was held after the other cases had been heard.*)

Z19-001 – Submitted by Jesus Caro, an application for a zone change from Rural Farm, five acre minimum lot size (RF) to Residential, one acre minimum lot size (R-1) for a 4.36 acre residential parcel located at the west end of Fresquez /Snow Road (a private easement).

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

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

Chris Alexander – Town Business Owner and former PZHAC Commissioner

Gave a brief history of the R-1 zoning of the properties along the “Fresquez” easement (all of the properties currently zoned R-1). He stated that this was approved by the Town as an intra-family lot split at the County recognized the one acre parcels in order to allow the property to be split for the Fresquez family. This had the effect of creating spot zoning. He also stated that because of this, a zone change request may be hard to deny in that a precedent had been set, but should not be encouraged. He also stated that the current request is just for a zone change, not a subdivision for one acre. He encouraged the PZHAC to support the zone change.

Susan Krueger – resident adjacent to the R-1 zone

She questioned the investigative process by staff. She referenced the rezoning of the Cotton Gin and stated that this was spot zoning, despite the Town's legal opinion. She stated that even though the original zone change to R-1 was done in 1980, there is a legal restriction that limits the division of the 14 acres zoned R-1 to three parcels of 5 acres, 4 acres, and 5 acres. She said that she has spoken with Dona Ana County staff and that there is no record that a subdivision was done through Mesilla to create one acre parcels from the three larger parcels mentioned earlier. She also stated that the applicant's parcel has never been part of the original 14 acres. She wants staff to investigate the statements made in the application.

Jesus Caro – applicant

Stated that the R-1 zoning of the properties in the area has been established and is supported by the Town's location of the new water line, which is at the edge of the 15 foot wide easement. According to Mr. Caro, this indicates that the Town recognizes that the 15 foot wide easement is adequate for subdivisions in the area, further supporting the precedent set by the initial zoning of the property.

Solomon Perez - notified property owner and neighbor of applicant

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

Chris Alexander – Town Business Owner and former PZHAC Commissioner

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

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

Commission Chair Hernandez asked for input from the PZHAC.

Commissioner Lucero

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

Commission Chair Hernandez

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

Commissioner Lucero

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

Commissioner Nevarez

Would like more information

Juan Padilla – Property owner in the R-1 zone

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

Commission Chair Hernandez

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

There were no other comments during the Public Hearing.

VI. PUBLIC COMMENTS – End of Regular Meeting (referring to the Zone Change)

Chris Alexander – Town Business Owner and former PZHAC Commissioner

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

Jesus Caro – applicant

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

Solomon Perez - notified property owner and neighbor of applicant

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

VII. PZHAC/STAFF COMMENTS - End of Regular Meeting

Commissioner Lucero

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

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

RESOLUTION 2019-001

WHEREAS, the PZHAC convened on April 2, 2019 at a Public Hearing and Regular Meeting, and at a Regular Meeting on May 20, 2019; to hear and determine 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 at the Public Hearing and subsequent meetings; 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 20nd day of May, 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

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Maps

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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

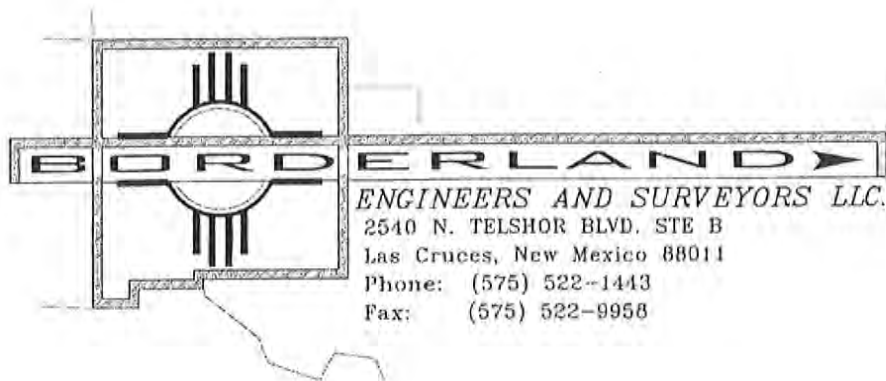
Mail Address: PO BOX 284

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.

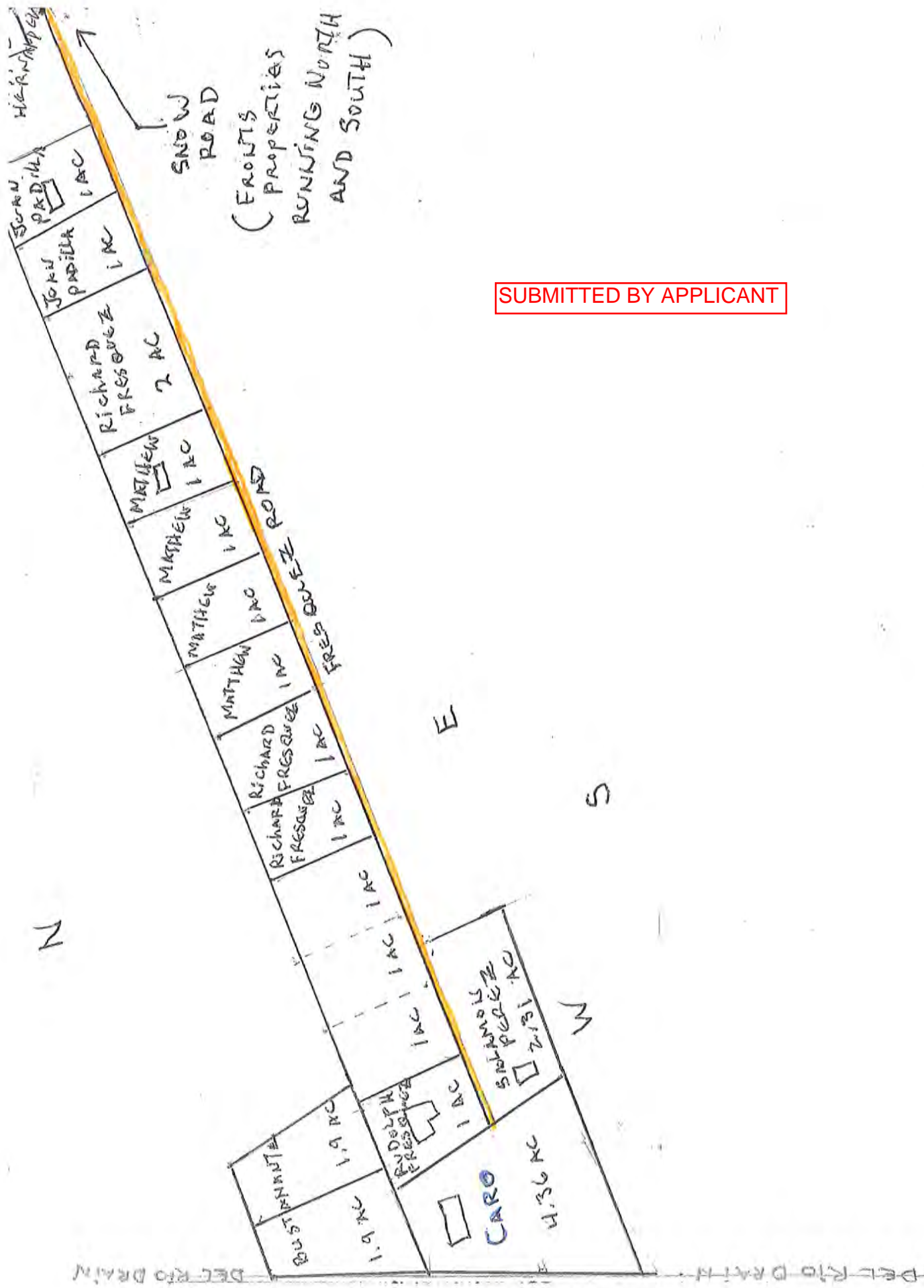
Paloma Perez

R.V. Frey

Richard Mosquera

HICKORY DRIVE
 SNOW ROAD
 (FRONTS PROPERTIES RUNNING NORTH AND SOUTH)

SUBMITTED BY APPLICANT





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

RESIDENT