



Town of Mesilla, New Mexico

PZHAC WORK SESSION

AGENDA

MAY 6, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, MAY 6, 2019 AT 5:00 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)

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)

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)

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)

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

PZHAC REGULAR MEETING

AGENDA

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

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

A. *PZHAC MINUTES – PZHAC Work Session, Regular Meeting and Public Hearing of April 15, 2019.

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

- 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 on a property at this address. Zoned: Rural Agricultural (RA).
- 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)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

- 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 discussed during the Work Session – Item 1**)

2. **Case 060884** – 2631 Calle Tercera, submitted by Francisco Torres; a request for a zoning permit to all 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)**
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 discussed during the Work Session – Item 3)**
4. **Case 060886** - 2750 Valle Grande, submitted by Victor Sloan; a request for a zoning permit to construct a 60-foot by 100-foot work shop and storage structure on a five acre residential property at this address. Zoned: Rural Farm (RF) **(This case was discussed during the Work Session – Item 4)**
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)**
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)
7. **Case 060889** – 2523 Calle del Norte, submitted by Michele Rasch; a request for a zoning permit to allow the addition of a wrought iron gate to an exterior yard wall at this address. Zoned: Historical Residential (HR)
8. **Case 060890** – 2890 Avenida de Mesilla, submitted by Pena Rentals, LLC; a request for a zoning permit to allow replacing a board fence with a chain link fence along the west side of a property at this address. Zoned: Historical Residential (HR)
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)
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)
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)

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)
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)
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)

VI. PUBLIC COMMENTS

VII. PZHAC/STAFF COMMENTS

VIII. ADJOURNMENT

NOTICE

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

Posted on 4/30/19 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 NEW BUSINESS

MAY 6, 2019

WORK SESSION

**PZHAC WORK SESSION
MAY 6, 2019
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 0608DD) Zoned: Historical Residential (HR)

DESCRIPTION OF REQUEST:

The purpose of this request is to allow the applicant to install a work shop at the rear of a residence at this address. The work shop will consist of a 20-foot by 25-foot (500 square feet) frame and stucco site-built structure with electricity, a utility sink and a bath room. The work shop will be located at least five feet from the side property line (three feet is required) and at least 20 feet from the dwelling (see site attached site plan). The proposed structure will be finished to match the dwelling and will not be out of character with the property or the area. The proposed work shop has been reviewed and approved by the Mesilla Farms HOA (see attached letter).

The applicant has been informed that a building permit will be required from the State (CID) if the work shop is approved by the Town and that the applicable building codes used by CID will need to be met.

The purpose of the work shop is to allow the applicant's husband to be able to work on hobbies and crafts out of the weather. Since there is no room inside the dwelling for some of the hobbies, an external work shop is necessary.

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed work shop will be compatible with the character of the surrounding area. Since this property is part of a subdivision that was done after the Historical Register for the Town was established none of the surrounding properties are in the Historical Register. However since the subdivision, including this property, is zoned Historical Residential, the proposed work will need to be consistent with **Chapter 18.35 HR – Historical Residential Zone**.

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

PHOTO OF PROPERTY FROM BOLDT STREET



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

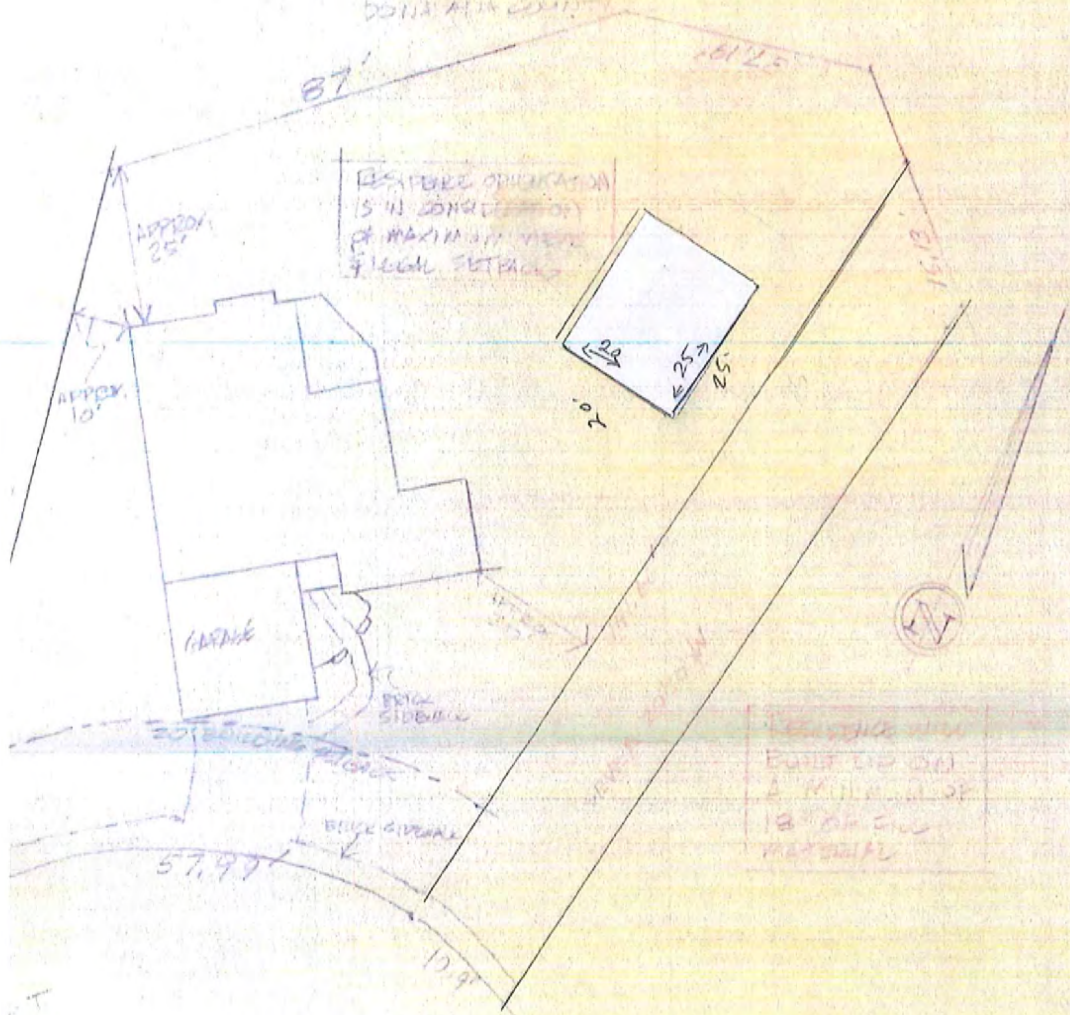
General Land Ownership

Account Number: [R0401040](#)
Parcel Number: 4006137435469
Owner: NEVAREZ GERARD R
Mail Address: PO BOX 1102
Subdivision: MESILLA FARMS
SUBDIVISION (BK 15 PG 389-390 -
8822094)
Property Address: 2815 BOLDT ST
Acres: 0



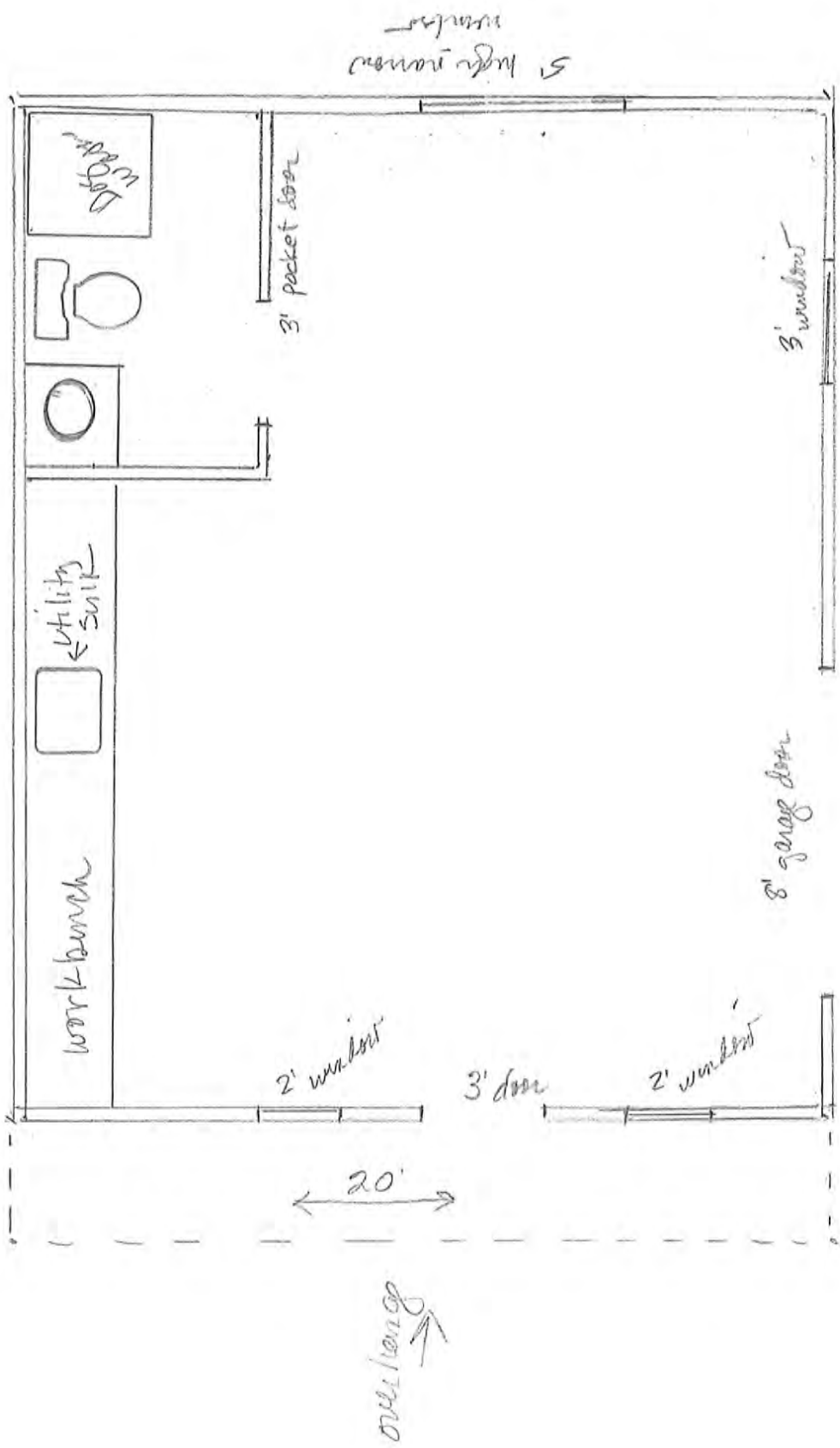
MESILLA FARMS SUBDIVISION

FORM 1920
2515 BOULEVARD ST.
LOT 6, BLK. C
MESILLA DOWNTOWN, N. MEX.
DONAHUE CO. 1917



RESERVE ORNAMENTAL
5' IN CONCRETE
OF MAXIMUM HEIGHT
9' LOCAL SETBACK

Handwritten signature
8/23/91



5' high narrow window

← 25' →

500 sq ft

April 11, 2019

RE: Construction of a 500 SF hobby shop/studio in the rear yard
2815 Boldt Street (contingent upon purchase of home)
Lot 6, Block C, Mesilla Farms Subdivision, Mesilla
Current Owner-Jerry Nevarez, Pending Buyer-Celina Einig, etux

Dear Board Members and Town of Mesilla,

The architectural committee has researched the impact of the above-referenced future homeowners' request to construct a 500 SF free-standing structure in rear yard at the above-referenced home.

The description of the work to be done furnished by the owner indicates the work will be appropriate with the traditional theme/style of homes in Mesilla Farms and it is assumed that the work will be performed in a professional manner. Furthermore, given the established fencing and landscaping, it will not be visible from the street, nor will it impair/diminish the view of any other homeowner. The Mesilla Farms Homeowners Association approves the issuing of a permit for the described work from the Town of Mesilla.

Sincerely,



Eric Van Pelt
Architectural Committee, HOA Board Member

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

OFFICIAL USE ONLY:
Case # 060883
Fee \$ 53.00

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

CASE NO. 060883 ZONE: HR CODE: AC APPLICATION DATE: 4/25/19

Celina Einig 575 649-6045
Name of Applicant/Owner Applicant's Telephone Number

4799 Falcon Dr Las Cruces NM 88011
Applicant's/Owner's Mailing Address City State Zip Code

celinaeinig@icloud.com
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: 2815 Boldt St, Las Cruces NM (MCHA)

Description of Proposed Work: Hobby / Art shop at back of lot
Approx 500 sq ft with 220 elec, water

\$ 25,000. GE 4/25/19
Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED
CID PERMIT REQUIRED
ZZ

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 6, 2019
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 0608EE) Zoned: Historical Residential (HR)

DESCRIPTION OF REQUEST:

The subject property is currently one of two adjacent properties owned by the applicant. This property is currently vacant except for a concrete slab on the property. The second property contains the applicant's dwelling. The slab was recently poured as a patio for use by the applicant and his family. The applicant would now like to construct a wood frame carport and shade structure over the slab. The applicant has been informed that if any structure was to encroach on the property line or required setbacks, the property line would need to be eliminated and the lots combined to form one lot. Staff has been assured that the new structure will meet the three-foot setback required by the HR zoning of the property, and the properties will be treated as two properties.

The structure will consist of nine uprights supporting a roof consisting of a flat roof deck on trusses or beams. The basic frame of the structure will be about ten feet high plus the height of the trusses/beams supporting the roof deck, which will be under two feet in height. The total height will be under thirteen feet. The roof will be the same style as the roof over a patio on the dwelling. (The applicant's dwelling is two stories in height.)

The applicant has been informed that a building permit will be required from the State (CID) if the proposed structure is approved by the Town and that the applicable building codes used by CID will need to be met.

The purpose of the structure is to allow the applicant's family to use the structure for outdoor entertaining, and to park vehicles in the shade at other times.

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed car port will be compatible with the character of the surrounding area and will be compatible with **Chapter 18.35 HR – Historical Residential Zone** of the Code.

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

PHOTO OF THE SUBJECT PROPERTY SHOWING THE EXISTING SLAB



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number Enter Value:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400560](#)
Parcel Number: 4006138199050
Owner: TORRES FRANCISCO J
Mail Address: 3575 TILE AVE
Subdivision:
Property Address: CALLE TERCERA
Acres: 0



PLAT OF SURVEY

OF A 0.192 ACRE TRACT AND A 0.247 ACRE TRACT
 LOCATED IN SECTION 36, T.23S., R.1E.,
 N.M.P.M. OF THE U.S.R.S. SURVEYS
 BEING LOT 6 & 7, BLOCK C
 SOUTHWEST ADDITION TO THE
 TOWN OF MESILLA, PLAT FILED
 FEBRUARY 4, 1943, IN BOOK 9, PAGE 76
 OF THE DONA ANA COUNTY RECORDS
 AS U.S.R.S. TRACT 11A-140 AND
 PART OF U.S.R.S. TRACT 11A-141C
 TOWN OF MESILLA
 DONA ANA COUNTY
 NEW MEXICO

PREPARED BY:	S. Peate
FILED BY:	E.R., C.B.
JOB NO.:	18-01-0030
DATE:	January 19, 2018

INSTRUMENT OF RECORD:
 FILED:
 Instrument 00210122 & 0131193
 OF THE DONA ANA COUNTY RECORDS

PROPERTY IS IN AN "X" DESIGNATED ZONE;
 AS SHOWN ON THE FLOOD INSURANCE RATE MAP
 COMMUNITY PANEL NO. 3503-5C1093 G
 EFFECTIVE JULY 6, 2016



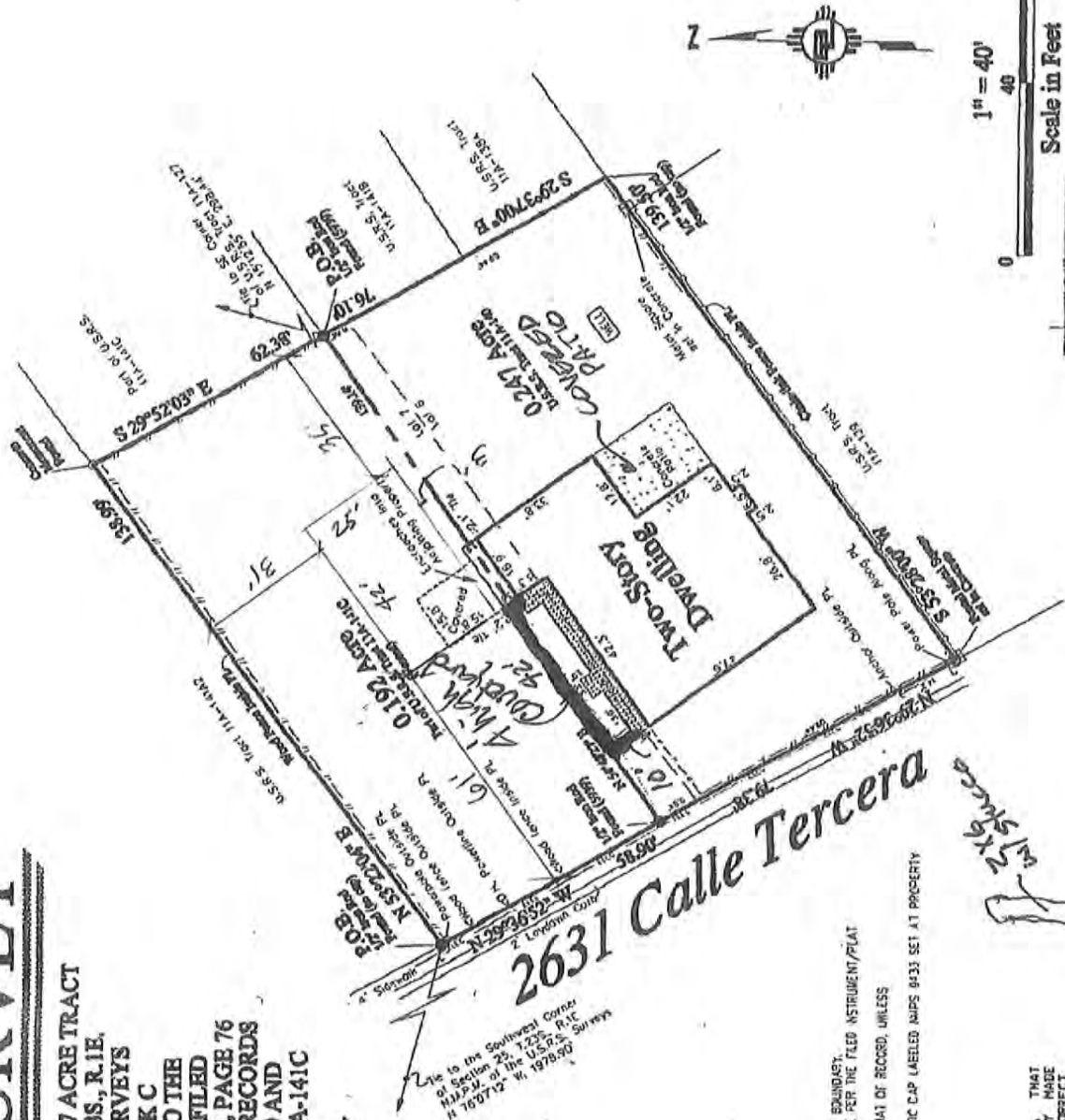
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT, BEING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

January 19, 2018

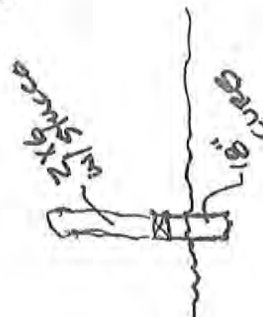
DATE OF SURVEY

TED G. SCANLON - P.S. NO. 9433
 2990 N. MAIN STREET, STE. 3C, LAS CRUCES, NEW MEXICO 88001

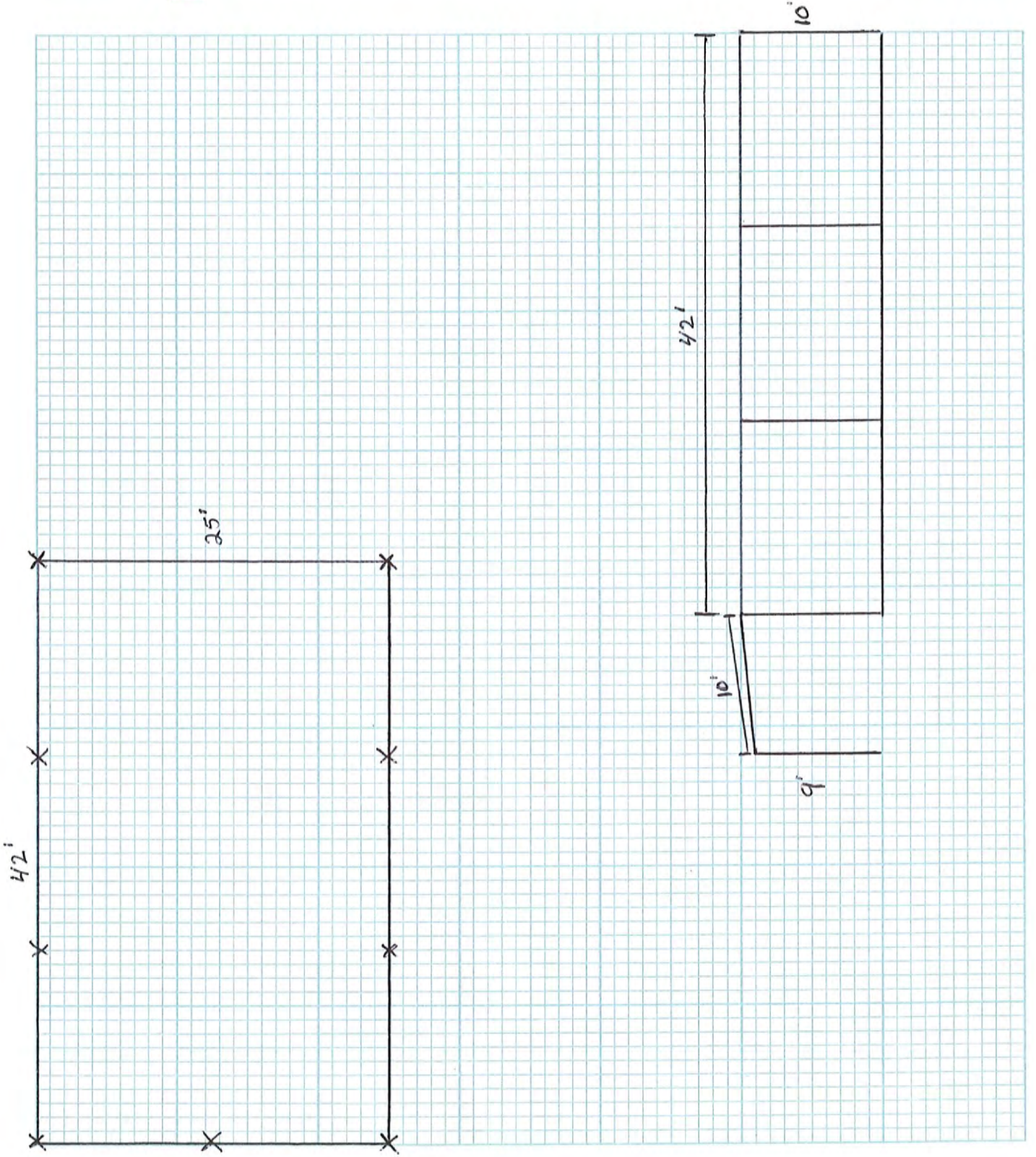


"THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS OF LAND. IT IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO MEASUREMENT ACT."

BORDERLAND ENGINEERS AND SURVEYORS LLC.
 2990 N. MAIN STREET, STE. 3C
 LAS CRUCES, NEW MEXICO 88001
 Phone: (575) 522-1443
 Fax: (575) 522-9988



NOTES:
 THE BASIS OF BEARING IS THE WEST BOUNDARY.
 ALL ELEMENTS SHOWN HEREON ARE PER THE FILED INSTRUMENT/PLAT AS NOTED HEREON.
 BEARINGS AND DISTANCES MATCH THAT OF RECORD, UNLESS OTHERWISE NOTED.
 1/2" IRON RODS WITH YELLOW PLASTIC CAP (LABELED A1P3 SET AT PROPERTY CORNERS OR AS NOTED HEREON)



LCC _____
 PROJ. SHEET _____
 SUBJ. OF _____

WILSON
 & COMPANY

COMP. _____
 CK. _____
 DATE. _____





PHOTOS OF OTHER PROPERTIES IN THE AREA



PHOTOS OF OTHER PROPERTIES IN THE AREA



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060884

Fee \$ 16.50

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

CASE NO. 060884 ZONE: HR CODE: AC APPLICATION DATE: 4/24/19

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

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

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

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

575-640-4354 Contractor's Telephone Number 03-209679-008 Contractor's Tax ID Number 11650 Contractor's License Number

Address of Proposed Work: 2631 Calle Tercera

Description of Proposed Work: Build car port

\$ 4,000.00 Estimated Cost [Signature] Signature of Applicant 4/24/19 Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED
CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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

**WORK SESSION
MAY 6, 2019
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 0608FF) Zoned: Historical Residential (HR)

DESCRIPTION OF REQUEST:

The applicant recently constructed and occupied the dwelling that is on the property (Permit 060776). The property was previously vacant. Other than a small storage shed that will located at the west end of the property, there are no other structures on the property at this time. Since completing the dwelling, the applicant has determined that an additional bedroom is needed, and that there is room on the property at the southeast corner of the property. The addition, which will be about 528 square feet in size, will consist of a bedroom, bathroom and small sunroom. Access to the addition from the main dwelling will be through a laundry room that is part of the main dwelling. The addition will also have direct access to the outside through a door on the south side of the addition. (Since the addition will have a setback of more than three feet from the south property line, the door and windows along the wall will not need to be removed.) The addition will be even with the exterior garage wall on the east side of the dwelling.

Staff also discussed the fact with the applicant that the proposed configuration of the addition could allow the addition to be used as a small apartment with a few minor alterations. Since the property is over 9500 square feet in size allowing over 4000 square feet of property per dwelling unit, and since there are no size requirements or limitations in the HR zone for accessory dwelling units providing that the unit meets the requirements of **Section 18.33 (Historic Preservation)** of the Code, such units are allowed. Additionally, there is adequate parking for the two units if the addition is eventually used as a rental unit. The applicant was informed that Staff would need to be informed if such a change took place, and that if the addition were to be used for short term rental, the rental would need to be registered with the Town.

The existing dwelling is not in the Historic Register for the Town but did meet the requirements of **Section 18.33 (Historic Preservation)** of the Code before the applicant could obtain a building permit from CID. The new addition being proposed will need to meet those same requirements.

CONSISTENCY WITH THE CODE:

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

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

PHOTO OF PROPERTY FROM CALLE SEGUNDA



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number Enter Value:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400572](#)

Parcel Number: 4006138208035

Owner: NEVAREZ GERARD R

Mail Address: PO BOX 1102

Subdivision:

Property Address: 2305 CALLE DE

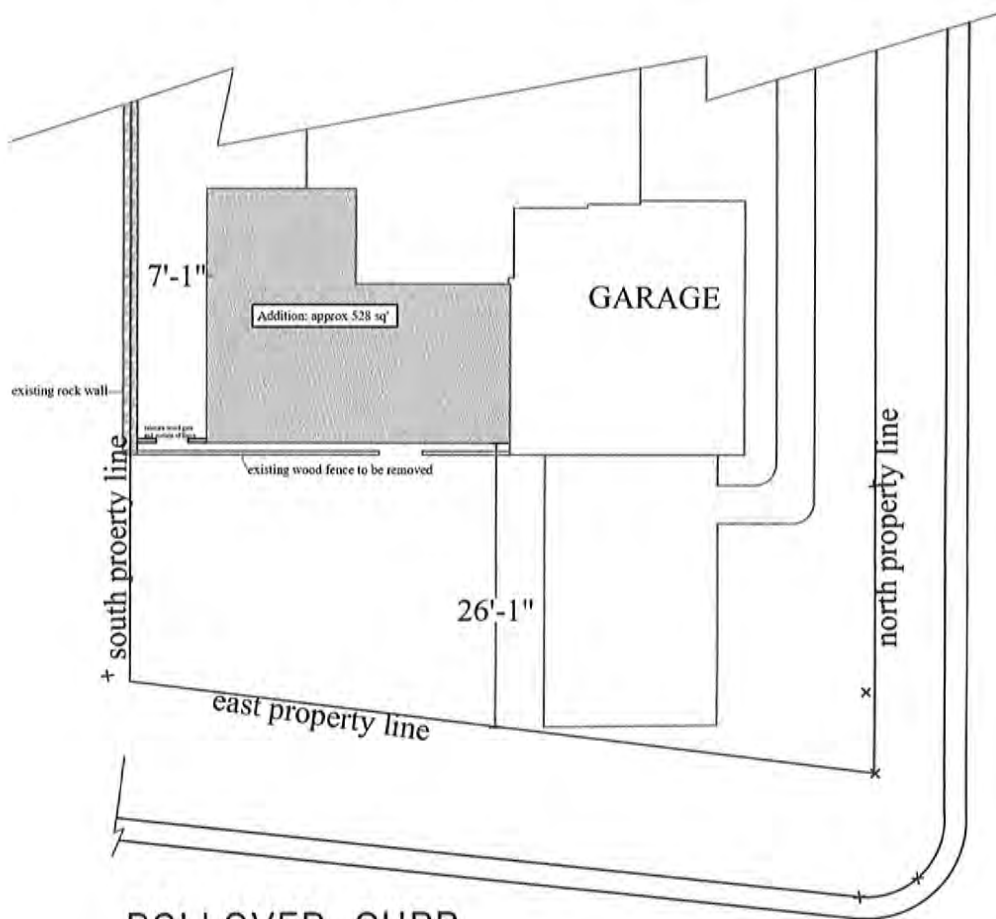
COLON

Acres: 0



partial site plan

CALLE DE COLON



ROLLOVER CURB

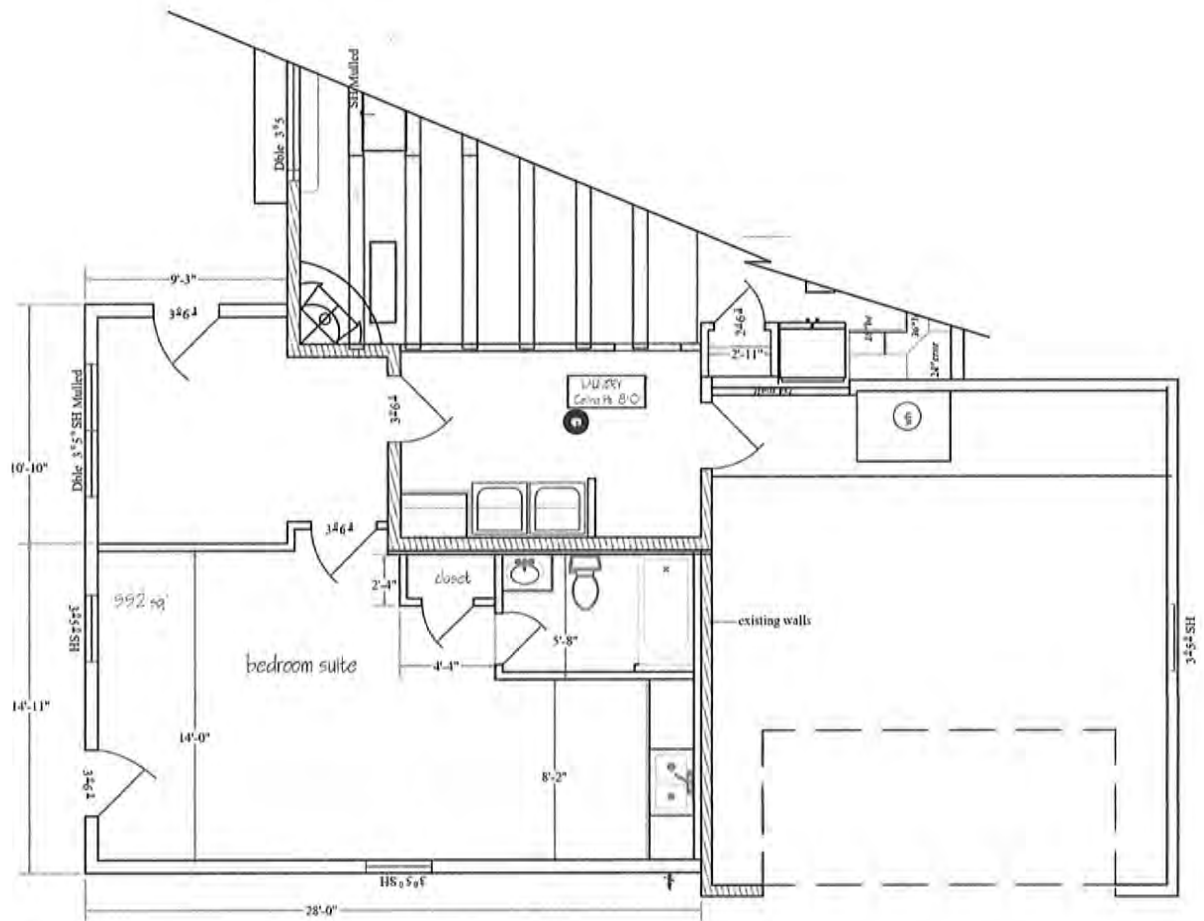
calle segunda



4-18-19

NTS

Drawn By: Patrick Vigil	2305 CALLE DE COLON	ViCa One Inc.
Drawn for: Nevarez		PO Box 669
575-644-3748	Mesilla, NM	Mesilla Park, NM

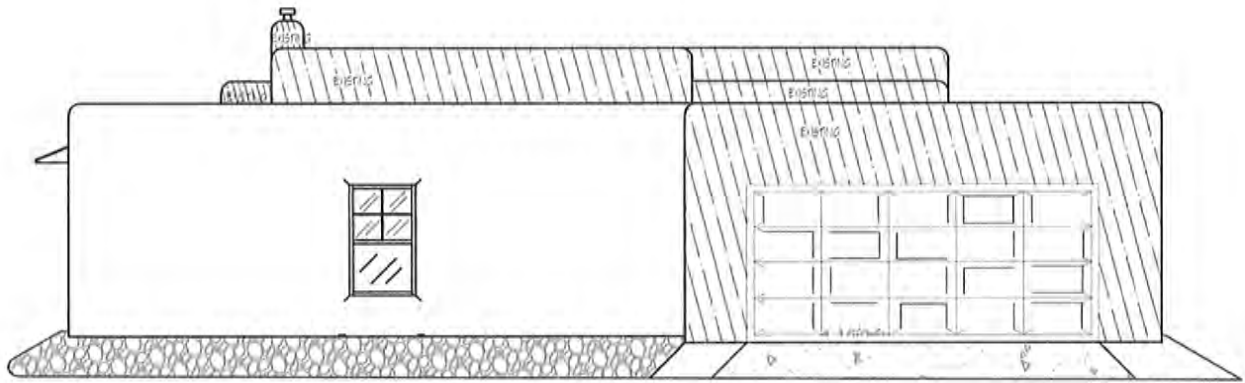


GENERAL FLOOR PLAN

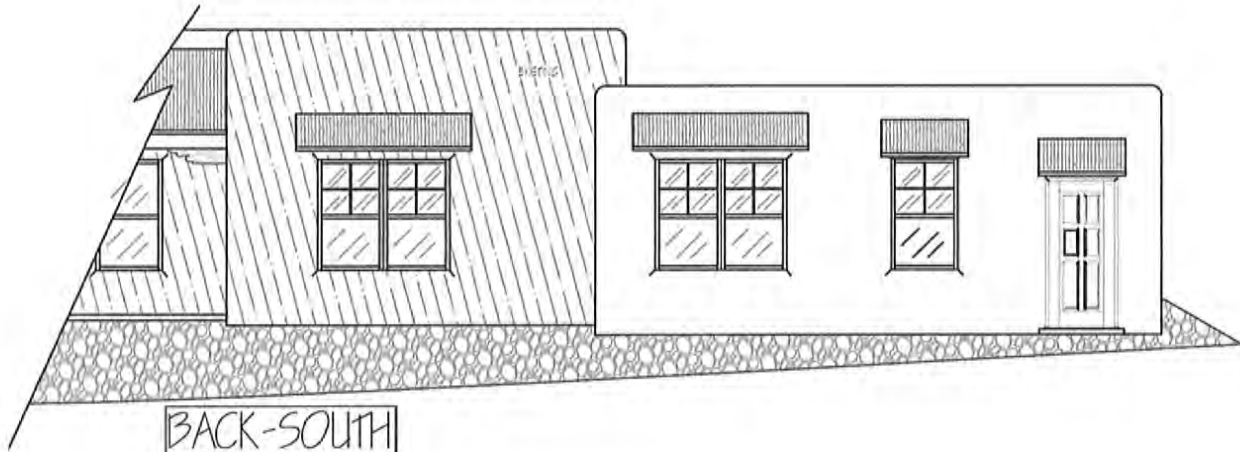
4-18-19

NTS

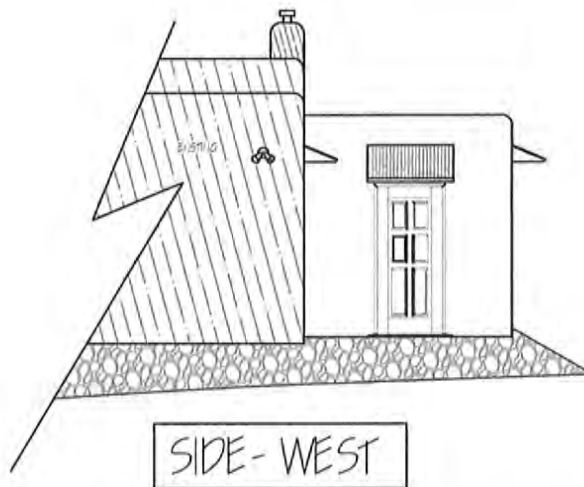
Drawn By: Patrick Vigil	2305 CALLE DE COLON	ViCa One Inc.
Drawn for: Nevarez		PO Box 669
575-644-3748	Mesilla, NM	Mesilla Park, NM



SIDE-EAST



BACK-SOUTH



SIDE-WEST

4-18-19

NTS

Drawn By: Patrick Vigil	2305 CALLE DE COLON	ViCa One Inc.
Drawn for: Nevarez		PO Box 669
575-644-3748	Mesilla, NM	Mesilla Park, NM

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

OFFICIAL USE ONLY:

Case # 060285

Fee \$ 67.50

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

CASE NO. 060285 ZONE: HR CODE: ADD APPLICATION DATE: 4/22/19

Gerard Nevaroz Name of Applicant/Owner 575 642 3738 Applicant's Telephone Number

PO Box 1102 Mesilla Applicant's/Owner's Mailing Address NM City 88046 State Zip Code

mesillaj3@aol.com Applicant's/Owner's E-mail Address

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

575 644 3748 Contractor's Telephone Number _____ Contractor's Tax ID Number _____ Contractor's License Number _____

Address of Proposed Work: 2305 Calle de Colon

Description of Proposed Work: Addition of bedroom outlined in attached

\$ 38000 Estimated Cost [Signature] Signature of Applicant 04.22.19 Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW ; BOT FINAL APPROVAL REQUIRED
CID PERMIT REQUIRED
[Signature]

PERMISSION ISSUED/DENIED BY: _____ **ISSUE DATE:** _____

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

WORK SESSION
MAY 6, 2019
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 0608GG) Zoned: Rural Farm (RF)

DESCRIPTION OF REQUEST:

The property currently contains the applicant's dwelling and a pecan grove. The is one of eight five-acre properties located along the north side of Valle Grande, which extends from Snow Road to Paisano Road. The property is surrounding by other similar sized properties, all zoned RF. Most of the lots in the area contain large single-family dwellings and large site-built storage structures along with pecan groves. The subject lot is located near the east end of the road.

The storage structure will be a metal framed building about 6000 square feet in size. The exterior will be finished to match the dwelling that exists on the property and will be about 40 feet from a wall around the rear yard of the dwelling and 50 feet from the west property line (see attached site plan). There is no side setback requirement in the RF zone. A row of pecan trees will be left between the structure and the side property line in order to partially shield the structure from the neighboring property. There will be electric and water in the structure. The structure will be used to store vehicles and farm equipment, and as a garage, work shop and hobby area for the applicant.

Photos of dwellings and other structures on nearby properties are attached, along with a survey showing the site plan of the dwelling and the proposed location of the storage building. According to the applicant, the style and color of the structure will be similar to the existing dwelling and will not be out of character with other storage structures in the surrounding area or the RF zone. (Storage structures in the surrounding area are an eclectic variety of styles that generally are in the same style as the dwellings on the properties.)

The PZHAC will need to determine that the proposed storage building is compatible with the development or other properties in the area, and for the zoning of the property and the dwelling on the property.

CONSISTENCY WITH THE CODE:

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

18.20.020 Permitted uses. (RF Zone)

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

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

The applicant has been informed that a building permit will be required from the State (CID) if the proposed structure is approved by the Town and that the applicable building codes used by CID will need to be met.

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

PHOTO OF THE SUBJECT PROPERTY



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



Site Plan for New Building

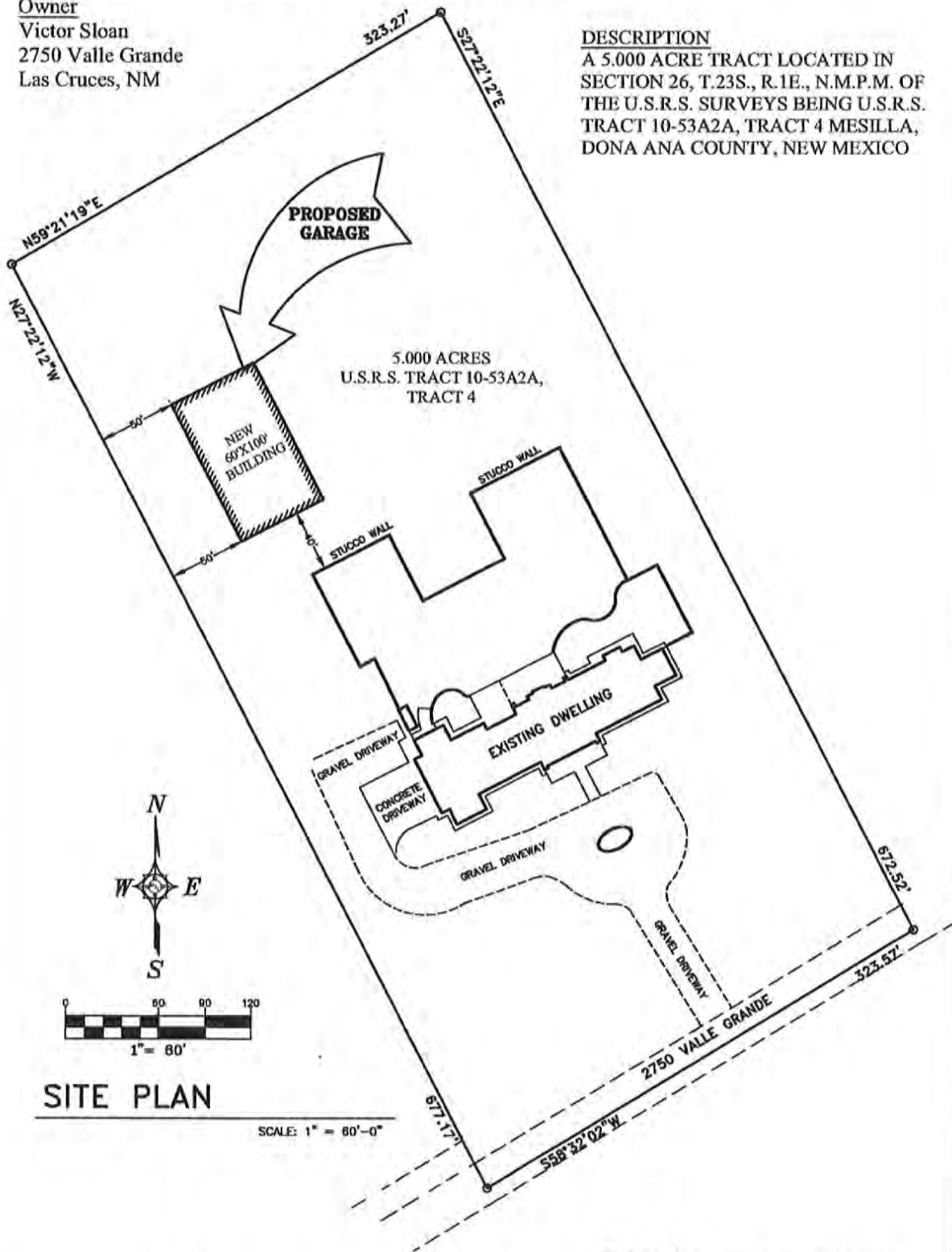
Scale: 1" = 60'

April 2019

Owner
Victor Sloan
2750 Valle Grande
Las Cruces, NM

DESCRIPTION

A 5.000 ACRE TRACT LOCATED IN SECTION 26, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS BEING U.S.R.S. TRACT 10-53A2A, TRACT 4 MESILLA, DONA ANA COUNTY, NEW MEXICO



SITE PLAN

SCALE: 1" = 60'-0"



Civil, Commercial and Residential Drafting
1615 S.SOLANO DRIVE Las Cruces, New Mexico
Phone: 575-541-5050 88001

Site Plan for New Building

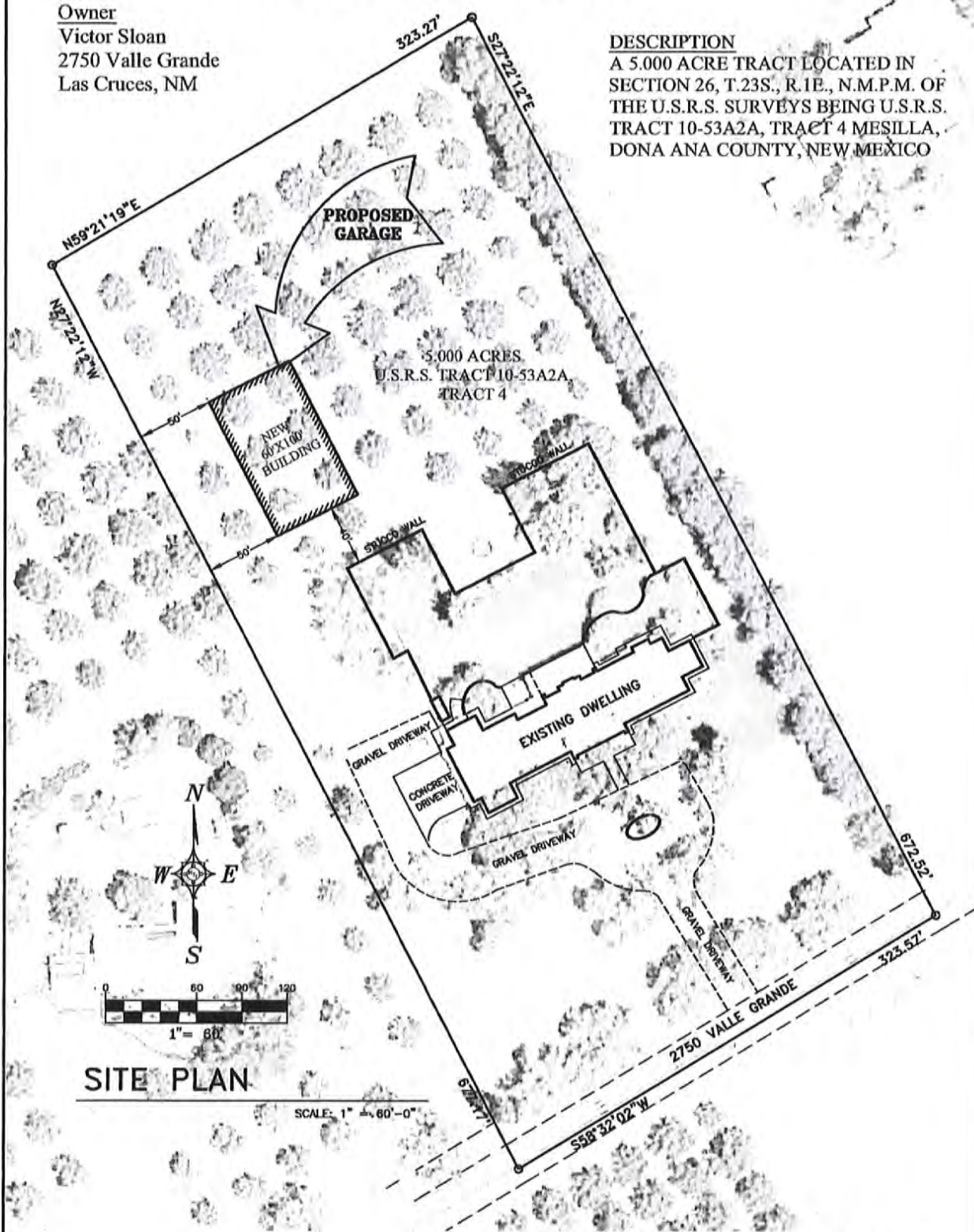
Scale: 1" = 60'

April 2019

Owner
Victor Sloan
2750 Valle Grande
Las Cruces, NM

DESCRIPTION

A 5.000 ACRE TRACT LOCATED IN SECTION 26, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS BEING U.S.R.S. TRACT 10-53A2A, TRACT 4 MESILLA, DONA ANA COUNTY, NEW MEXICO



SITE PLAN

SCALE: 1" = 60'-0"



Civil, Commercial and Residential Drafting
1615 S.SOLANO DRIVE Las Cruces, New Mexico
Phone: 575-541-5050 88001

PHOTO OF THE SUBJECT PROPERTY SHOWING SHED LOCATION



PHOTOS SHOWING OTHER PROPERTIES AND STORAGE STRUCTURES IN THE AREA



PHOTOS SHOWING OTHER PROPERTIES AND STORAGE STRUCTURES IN THE AREA



PHOTOS SHOWING OTHER PROPERTIES AND STORAGE STRUCTURES IN THE AREA



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

OFFICIAL USE ONLY:

Case # 060886

Fee \$ 130.50

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

CASE NO. 060886 ZONE: RF CODE: AC APPLICATION DATE: 4/16/19

VICTOR SLOAN 575 644 8247
Name of Applicant/Owner Applicant's Telephone Number

2750 VALLE GRANDE LAS CAUCES NM 88005
Applicant's/Owner's Mailing Address City State Zip Code

VICTOR@USSACOMMODITIES.COM
Applicant's/Owner's E-mail Address

FORNARD CEMENT/TELIC
Contractor's Name & Address (If none, indicate Self)

575 551 8996 03-360150.00-0 389485
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2750 VALLE GRANDE LAS CAUCES NM 88005

Description of Proposed Work: shop

80,000.00
\$ F.B.A. Estimated Cost
[Signature] Signature of Applicant
4/16/19 Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & APPROVAL REQUIRED
CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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

**WORK SESSION
MAY 6, 2019
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 0608HH) Zoned: Historical Residential (HR)

The proposed casita will be located in the east side of the garage, which is located on a 0.537 acre (@ 22,850 square feet) parcel that also contains a dwelling. (The Code requires 4000 square feet of property for each dwelling, so there is enough land for the proposed casita as a second dwelling unit on the property.)

According to the applicant, the proposed casita will be completely finished inside the building housing the garage, with no changes to the exterior of the structure. There will be a wall inside the structure separating the garage area from the living portion. This will need to meet CID building code requirements for walls separating such occupancies. Some of the existing windows may also be changed to meet building code requirements or to better accommodate the new use of this portion of the structure. There will be no other changes to the exterior of the structure. Currently, the garage is finished to match the existing dwelling. There is also adequate parking on the property for the proposed residential use.

Attached are photos of dwellings on other properties in the area. The PZHAC will need to determine if the proposed dwelling is compatible with the development zone for the property. Since this change of occupancy 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 has been informed that a building permit will be required from the State (CID) if the proposed casita is approved by the Town and that the applicable building codes used by CID will need to be met.

The applicant will be present at the work session to provide further information about the project and answer any questions the PZHAC may have.

PHOTO OF EXISTING GARAGE



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



PHOTOS OF GARAGE SHOWING SECTION TO BE CONVERTED



EL JALITO SUBDIVISION

A REPLAT OF A 1.103 ACRE TRACT OF LAND LOCATED IN SECTION 36, T. 23S., R. 1E., N.M.P.M. OF THE U.S.R.S. SURVEYS BEING PART OF SERIAL NO. 11A-92B1 & 11A-92B2 OF THE U.S.R.S. PROPERTY MAPS TOWN OF MESILLA, DOÑA ANA COUNTY, NEW MEXICO
 SCALE: 1" = 50'

THE 1.103 ACRE TRACT OF LAND SHOWN HEREON IS TO BE DIVIDED AS EL JALITO SUBDIVISION

SECTION 36, TOWNSHIP 23 SOUTH, RANGE 1 EAST N.M.P.M. OF THE U.S.R.S. SURVEYS AS PART OF U.S.R.S. TRACTS 11A-92B1 & 11A-92B2 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT FOUND ON THE NORTH LINE OF CALLE DEL SUR FOR THE SOUTHWEST CORNER OF U.S.R.S. TRACT 11A-123A; THENCE ALONG THE NORTHERLY LINE OF CALLE DEL SUR N 62°14'17"E, 914.94 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP NO. 18619 FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE TRUE POINT OF BEGINNING; THENCE N 25°57'39"W, 43.34 FEET ALONG THE MESILLA LATERAL TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP NO. 18619 FOR THE NORTHWEST CORNER OF SAID TRACT; THENCE N 85°20'09"E, 278.09 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP NO. 5929; THENCE S 47°43'58"E, 63.98 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP NO. 5929; THENCE S 11°16'48"E, 131.14 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP NO. 18619 FOR THE SOUTHWEST CORNER OF SAID TRACT AND A POINT ON THE NORTH LINE OF CALLE DEL SUR; THENCE ALONG SAID NORTH LINE OF CALLE DEL SUR S 02°15'15"W, 152.43 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP NO. 18619; THENCE CONTINUING ALONG SAID NORTH LINE OF CALLE DEL SUR N 27°46'07"W, 5.00 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP NO. 18619; THENCE CONTINUING ALONG SAID NORTH LINE OF CALLE DEL SUR S 62°13'51"W, 149.93 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.103 ACRES OF LAND, MORE OR LESS.

ELECTRIC, TELEPHONE GAS, WATER, SANITARY AND STORM SEWER, CABLE TELEVISION AND OVERHEAD OR ALONG THE UTILITY EASEMENTS SHOWN. ALL INSTALLATIONS SHALL CONFORM WITH THE NATIONAL ELECTRIC SAFETY CODE AND OTHER APPLICABLE LOCAL CODES IN EFFECT AT THE TIME OF INSTALLATION. THE UTILITIES SHOWN ARE TO BE INSTALLED UNDERGROUND OR ON OVERHEAD LINES AS SHOWN ON THIS PLAN AND SHALL BE INSTALLED IN ACCORDANCE WITH THE TRANSFORMER INSTALLATIONS, INCLUDING PADMOUNT AND CONVENTIONAL PULLBOXES, MANHOLES, SERVICE FACILITIES AND ALL OTHER NECESSARY EQUIPMENT FOR UNDERGROUND OR OVERHEAD UTILITIES. THE INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH THE INSPECTION, REPAIR, MAINTENANCE, REPLACEMENT, REMOVAL, AND REMOVAL THEREOF, AND ALSO THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, BUILDINGS AND STRUCTURES OF A NATURE WHICH INTERFERE WITH THE UTILITIES SHOWN. THE UTILITIES SHOWN ARE NOT PROMISED FROM BEING BUILT ON OR OVER AND EASEMENTS. EXCEPTIONS TO THE ABOVE MUST BE OBTAINED FROM ALL THE AFFECTED UTILITY COMPANIES.

THIS PLAN HAS BEEN SUBMITTED TO AND CHECKED BY THE MESILLA TOWN BOARD OF TRUSTEES AND IS ACCORDANCE WITH THE DESIRE OF THE UNDERGROUND OWNERS AND PROPRIETORS OF SAID TRACTS OF LAND. THE PUBLIC STREETS AS SHOWN HEREON WERE PREVIOUSLY DEDICATED TO THE PUBLIC FOR ITS USE FOREVER.

INSTRUMENT OF OWNERSHIP: REDEVELOPMENT OF EL JALITO TRACT, INSTRUMENT NO. 1714850 FILED ON JUNE 23, 2017

I, THE UNDERGROUND OWNER, HEREBY SET MY HAND AND SEAL

THIS 9th DAY OF Feb, 2018

MATTHEW DAVISON
 P.O. BOX 1279
 CORRALES, NM 87048

I, THE UNDERGROUND OWNER, HEREBY SET MY HAND AND SEAL

THIS 9th DAY OF Feb, 2018

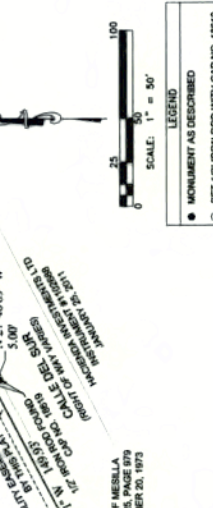
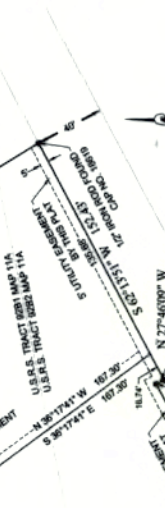
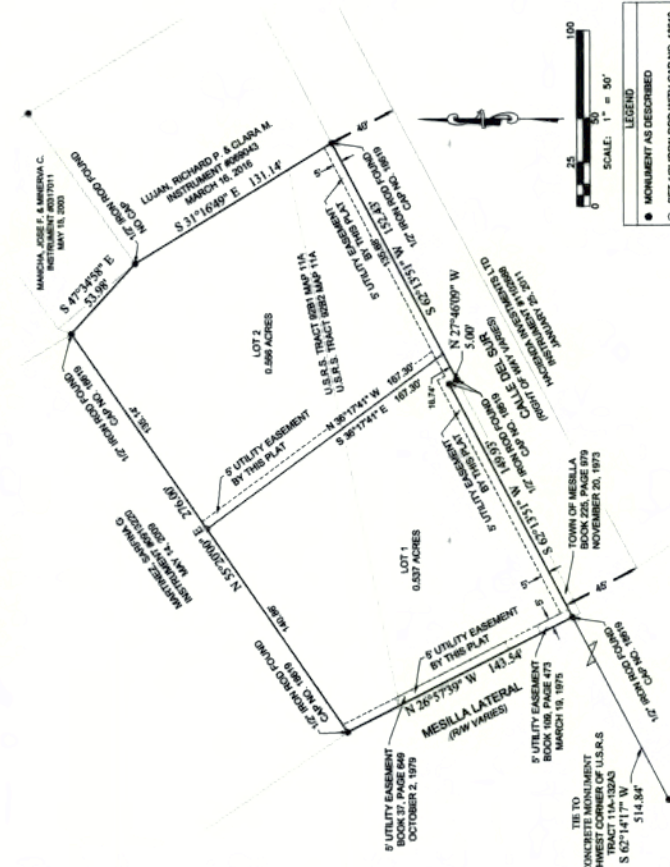
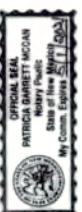
TESSA DAVISON
 P.O. BOX 1279
 CORRALES, NM 87048

STATE OF NEW MEXICO
 COUNTY OF SAGUARO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 9th DAY OF Feb, 2018,

Matthew Davison & Tessa Davison
 SAGUARO PUBLIC NOTARY
 Patricia Garrett McLean



SURVEYOR'S CERTIFICATION
 I, MICHAEL T. SANDERS, A NEW MEXICO PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY. THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAN MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

MICHAEL T. SANDERS, PLS 18619
 DATE: 2-15-18



DOÑA ANA COUNTY CLERK

PLAT NO. _____ RECEPTION NO. _____
 STATE OF NEW MEXICO
 COUNTY OF DOÑA ANA

ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK
 AND DULY RECORDED IN PLAT BOOK NO. _____ PAGE(S) _____ AND
 FILED IN THE RECORDS OF COUNTY CLERK, DOÑA ANA COUNTY, NEW MEXICO.

COUNTY CLERK

DEPUTY CLERK

REVISION	1-11-2018
REVISION	
REVISION	

CHECKED BY:	MRS	FILED DATE:	06-12-2017
DRAWN BY:	MRS	DWG. DATE:	12-19-2017
PROJECT NO.:	170601		
CLIENT:	DAVISON		

LANDCRAFT, LLC
 575-464-8823
 LANDCRAFT@CMAIL.COM
 P.O. BOX 98
 FARMERS, NM 87003

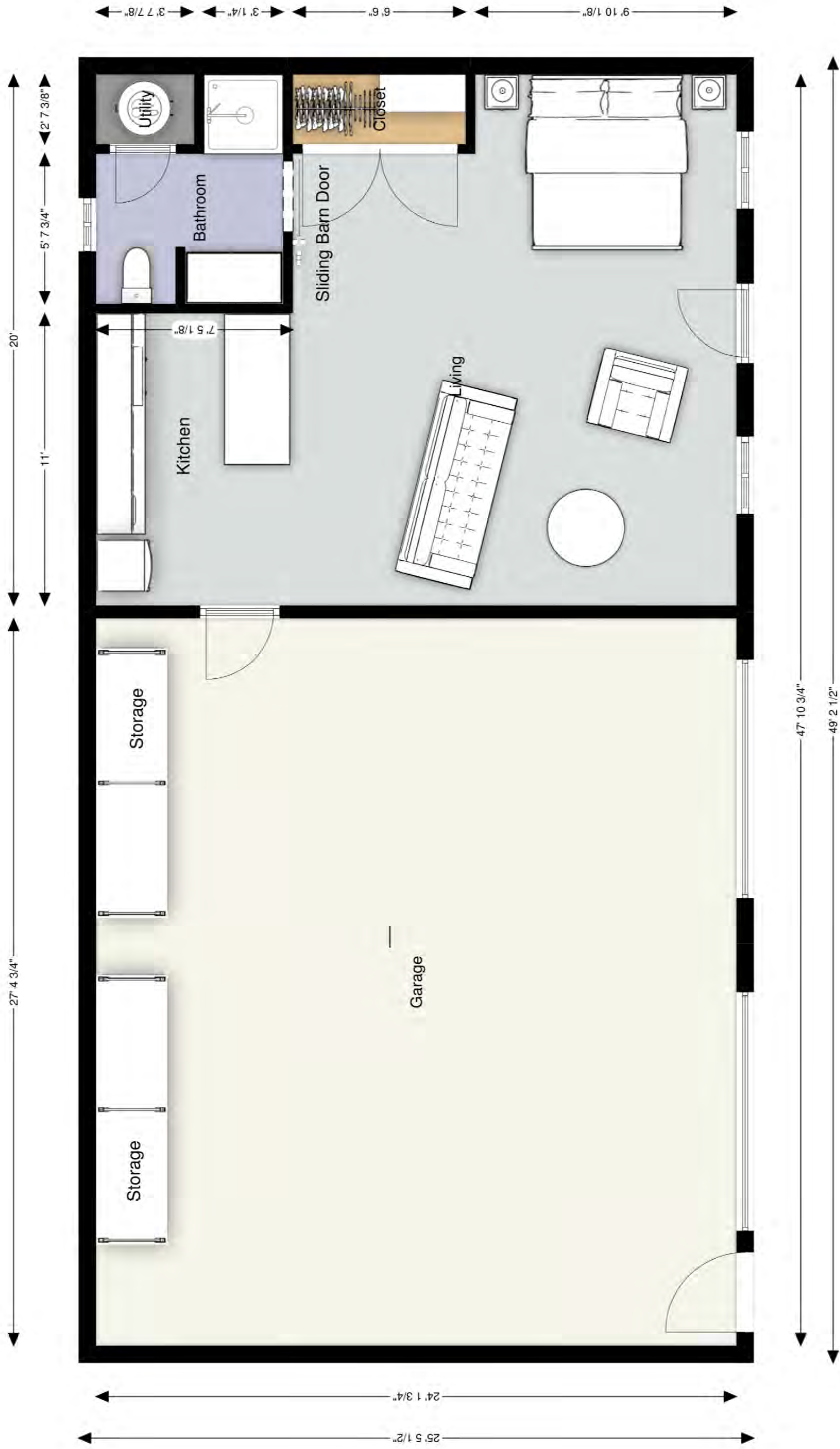
SHEET 1 OF 1

THIS PLAN HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAN DOES NOT IN ANY WAY GUARANTEE UTILITY SERVICE BY THE UNDERGROUND COMPANIES TO THE SUBDIVISION.
 EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST OF NEW MEXICO INC. ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION OF UNDERGROUND (OVERHEAD) (UNDERGROUND AND/OR OVERHEAD FEEDER) (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) (CABLE TELEVISION) INTERNET UTILITIES.
 COMCAST OF NEW MEXICO INC.
 BY: [Signature] DATE: 1-30-18
 EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO EL PASO ELECTRIC COMPANY ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION OF UNDERGROUND (OVERHEAD) (UNDERGROUND AND/OR OVERHEAD FEEDER) (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) ELECTRICAL FACILITIES.
 EL PASO ELECTRIC COMPANY
 BY: [Signature] DATE: 1/23/2018

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO CENTURYLINK COMPANY ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND AND/OR OVERHEAD FEEDER) (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) TELEPHONE FACILITIES.
 CENTURY CORPORATION, 999 CENTURYLINK DR
 BY: [Signature] DATE: 2-2-18
 EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO 2A NATURAL GAS COMPANY ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND AND/OR OVERHEAD) (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) GAS FACILITIES.
 2A NATURAL GAS COMPANY
 BY: [Signature] DATE: 2/2/18

TOWN OF MESILLA BOARD OF TRUSTEES APPROVAL
 THE ACCOMPANYING SUBDIVISION, BEING WITHIN THE CORPORATE LIMITS OF THE TOWN OF MESILLA, HAS BEEN PRESENTED TO AND APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA.
 ATTEST: Mayor [Signature] DATE: 2/2/18
 TOWN CLERK [Signature] DATE: 2/2/18

TOWN OF MESILLA PLANNING AND ZONING APPROVALS
 THIS PLAN HAS BEEN SUBMITTED TO AND HAS BEEN CHECKED BY THE TOWN OF MESILLA PLANNING AND ZONING COMMISSION AND IS HEREBY RECOMMENDED FOR APPROVAL BY HAVING MET THE REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE TOWN OF MESILLA.
 DOÑA ANA COUNTY, NEW MEXICO, THIS _____ DAY OF _____, 20____.
 CHAIRMAN [Signature] DATE: 2/10/18
 SECRETARY [Signature] DATE: 2/15/18







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

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY: Case # 060887 Fee \$ 40.50 2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104

CASE NO. 060887 ZONE: HR CODE: AC APPLICATION DATE: 4/25/19

Name of Applicant/Owner **Matthew Davidson**

Applicant's Telephone Number **505-977-1861**

Applicant's/Owner's Mailing Address **PO Box 1278 City Corrales State NM Zip Code 87048**

Applicant's/Owner's E-mail Address **matt@tinroofprops.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: **2138 Calle Del Sur, Mesilla, NM 88005**

Description of Proposed Work: **Renovation of approx 535 sqft of an approx 1275 sqft existing structure, into a guest house. The footprint of the structure will remain unchanged and all visible alterations (windows and doors) will match the style of the main residence as close as possible. The subject structure will be re-roofed in the process but the roof is not visible from the ground.**

\$ 20,000.00
Estimated Cost

Signature of Applicant

Authentisign
Matthew S Davidson
4/22/2019 5:21:38 PM MDT

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	<input type="radio"/>	Administrative Approval	BOT	<input type="radio"/>	Approved Date:
	<input type="radio"/>	Approved Date:		<input type="radio"/>	Disapproved Date:
	<input type="radio"/>	Disapproved Date:		<input type="radio"/>	Approved with Conditions
	<input type="radio"/>	Approved with conditions			

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS:

**PZHAC REVIEW & BOT APPROVAL REQUIRED
CID PERMIT REQUIRED**

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

- Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was **legally** subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
- Site Plan with dimensions and details.

PZHAC MEETING

MINUTES

APRIL 4, 2019

(corrected)

(PART OF CONSENT AGENDA)



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA APRIL 2, 2019

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

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

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

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

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

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

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

PZHAC REGULAR MEETING AGENDA APRIL 2, 2019

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

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

III. CHANGES/APPROVAL OF THE AGENDA

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

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

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

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

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

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

Approved as part of the Consent Agenda

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

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

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

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

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

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

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.

B. PUBLIC INPUT ON CASES

None

C. CASES:

1. **Case 060821** - Submitted by Christina DiMatteo; a request for a summary subdivision to allow for a lot line adjustment to combine a 0.18 acre property at 3066 Snow Road with a 0.30 acre property immediately to the south and to adjust the western lot line of the two properties to create a single 0.69 acre property. Zoned: Rural Agricultural
Staff provided a brief review of this request, explaining the applicant's reasons for the request. Staff also included the fact that the proposed lot size of 0.69 acres was approved by the Board of Adjustment (BOA) as a variance to lot size approved after a Public Hearing held March 26, 2019; although this information was not in the written agenda packet. The PZHAC determined that there were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Lucero, and approved by a vote of 3 - 0.
2. **Case 060852** – 2195 Calle del Norte, submitted by Jorge Larrazabal; a request for a zoning permit to allow the construction of a carport, garage, and storage structure as an addition to an existing dwelling at this address. Zoned: Historical Residential (HR) **This case was heard during the Work Session – Item 1)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Lucero, and approved by a vote of 3 - 0.
3. **Case 060862** – 2206 Avenida de Mesilla, submitted by Jake Quinones of Quinones Design/Build for Emilie Cano; a request for a zoning permit to allow the repair of the adobe walls and roof on a dwelling at 2206 Avenida de Mesilla. Zoned: Historical Commercial (HC) **(This case was heard during the Work Session – Item 2)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.
4. **Case 060868** - 3116 Avenida de Mesilla, submitted by George A. Klebansky, a request for a zoning permit to install a temporary 15-18 foot wide four foot high above ground pool on a residential property at this address. Zoned: Rural Agricultural (RA). **(This case was heard during the Work Session – Item 3)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Lucero, and approved by a vote of 3 - 0.

VI. PUBLIC COMMENTS

Susan Krueger – resident

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

Chris Alexander – Town Business Owner and former PZHAC Commissioner

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

Jesus Caro – applicant

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

Solomon Perez - notified property owner and neighbor of applicant

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

VII. PZHAC/STAFF COMMENTS

Commissioner Lucero

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

VIII. ADJOURNMENT

The meeting was adjourned at 7:26 pm.

NOTICE

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

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

PZHAC MEETING

MINUTES

APRIL 15, 2019

(PART OF CONSENT AGENDA)



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA APRIL 15, 2019

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

Item 1: Submitted by Felix Armijo; a request to discuss plans to install an old door on the east side of the store occupied by “The Real Man” at 2290 Calle de Parian. (Case 060872) Zoned: Historical Residential (HR)
The applicant was not present at this meeting, so no discussion took place.

Item 2: Submitted by Robert Carson; a request to discuss plans to construct a new dwelling on a vacant property located at 3000 Mesilla Verde Terrace. (Case 060877) Zoned: Rural Agricultural (RA)
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 plans submitted met all the required setbacks for the zoning, and that even though there are no architectural requirements for structures in the R zoning districts, the proposed dwelling was not out of character with other dwellings in the area. There were no issues.

Item 3: Submitted by William and Mary Davidson; a request to discuss plans to install a trellis above an existing rock wall at the rear of a residential property at 2880 Teresita Street. (Case 060879) Zoned: Historical Residential (HR)
The applicants were present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining where and how the trellis was to be set on the wall, and that fact that the trellis was approved by the Mesilla Farms HOA. There were no issues.

Item 4: Submitted by Eugenio G. Diaz; a request to discuss plans to build a work shed behind a dwelling at 2483 Calle de San Albino. (Case 060880) Zoned: Historical Residential (HR)
The applicants were present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the applicant intended to close the existing carport to make the work shed. Issues discussed were the setbacks of the proposed shed from the dwelling and the property line, potential run-off from the shed and how it would be handled, compatibility with the existing dwelling, and possible CID requirements. (Tom Maese, CID inspector, was not present for comments.) There were no other issues.

PZHAC REGULAR MEETING AGENDA APRIL 15, 2019

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

All commissioners were present. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

Case 060872 was removed from the agenda since there was no discussion of the case. A motion to approve the agenda as amended was made by Commissioner Prieto, seconded by Commissioner Houston, and approved by a vote of 4 - 0.

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.*

Commission Chair stated that it appeared that there were some statements made by the public during the Public Hearing at the last meeting that did not appear to be included in the minutes. He recommended that the minutes be removed from the Consent Agenda for correction, and be brought back at the May 6 PZHAC meeting for approval. A motion to approve the agenda as amended was made by Commissioner Prieto, seconded by Commissioner Houston, and approved by a vote of 4 - 0.

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

B. *ADMINISTRATIVE APPROVAL
Zoning Permits

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

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES
None

B. CASES:

- 1. Case 060872** – 2290 Calle de Parian, submitted by Felix Armijo; a request for a zoning permit to allow the installation of an old door on the east side of the store occupied by “The Real Man” . Zoned: Historical Residential (HR) **This case was discussed during the Work Session – Item 1)**
This case was removed from the agenda.
- 2. Case 060875** – 2684 Calle de Principal, submitted by Elizabeth Ann Rohovec; a request for a zoning permit to repaint a dwelling at this address. Zoned: Historical Residential (HR)
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 Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.
- 3. Case 060877** – 3000 Mesilla Terrace, submitted by Robert Carson; a request for a zoning permit to allow the construction of a new dwelling on a vacant property located at this address. Zoned: Rural Agricultural (RA) **This case was discussed during the Work Session – Item 2)**
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 Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.

4. **Case 060878** – 2838 Calle de Principal, submitted by Anita M. Morales; a request for a zoning permit to restucco a dwelling this address. Zoned: Historical Residential (HR)
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 Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.
5. **Case 060879** – 2880 Teresita Street, submitted by William and Mary Davidson; a request for a zoning permit to install a trellis above an existing rock wall at the rear of a residential property at this address. Zoned: Historical Residential (HR) **(This case was discussed during the Work Session – Item 3)**
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 Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.
6. **Case 060880** – 2483 Calle de San Albino, submitted by Eugenio G. Diaz; a request for a zoning permit to build a work shed behind a dwelling at this address. Zoned: Historical Residential (HR) **(This case was discussed during the Work Session – Item 4)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session and that there were several issues that were brought up during discussion. A motion was made by Commissioner Prieto to approve the request with conditions that would address the issues discussed. This was seconded by Commissioner Nevarez, and approved by a vote of 4 – 0 with the following conditions:
 - a. *The structure shall meet the setbacks from the property line, and from the existing dwelling required by the Zoning and Building Codes*
 - b. *The structure shall be stuccoed and painted to match the existing dwelling.*
 - c. *Run-off will be kept from entering the neighboring property.*
 - d. *CID requirements will need to be met for structures of this type.*

VI. PUBLIC COMMENTS

Susan Krueger – resident

Stated that there is a document titled “Guide to Building Permit in Historic Zones” that the PZHAC and staff should be familiar with. Referencing a comment by Samuel Kane at a recent PZHAC meeting in which he stated that the requirements for Historical Appropriateness are vague, stated that the Guide provides clear styles And examples, and that staff needs to provide a copy to the PZHAC. She then provide staff with a copy.

VII. PZHAC/STAFF COMMENTS

Commissioner Prieto

Referencing Item 4 in the Work Session, stated that staff should ensure that there should be more detail provided with some of the cases.

Commissioner Lucero

Supported Commissioner Prieto’s statement.

VIII. ADJOURNMENT

The meeting was adjourned at 6:35 pm.

NOTICE

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

PZHAC NEW BUSINESS

MAY 6, 2019

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060881
[PZHAC CONSENT AGENDA – 5/6/2019]**

Item:

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 on a property at this address. Zoned: Rural Agricultural (RA).

Description of Work Done:

The applicant intends to construct a four foot pipe fence along the property line this address to limit access to the property from Estrada Road, as well as to deter thefts and trespassing on the property.

Consistency with the Code:

Since this is a project that will not affect or change the appearance of any structures on the property, and since the work will not consist of any additions or changes to heated/cooled areas of any of the structures on the property, review and approval of the building permit by the PZHAC is not required. [(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.**]

Additionally, this type of fence is not prohibited in the RA zone, and restrictions on materials imposed by **Section 18.60.340(E) - Walls or fences constructed within the front yard setback area facing a street within the H-R, H-C, R-1 zones must be built with the following materials only: stucco, brick, stone, wood, adobe and wrought iron** – do not apply to fences in the RF zone.

PHOTO OF PROPERTY FROM ESTRADA ROAD

Doña Ana County, NM

General Reference Maps

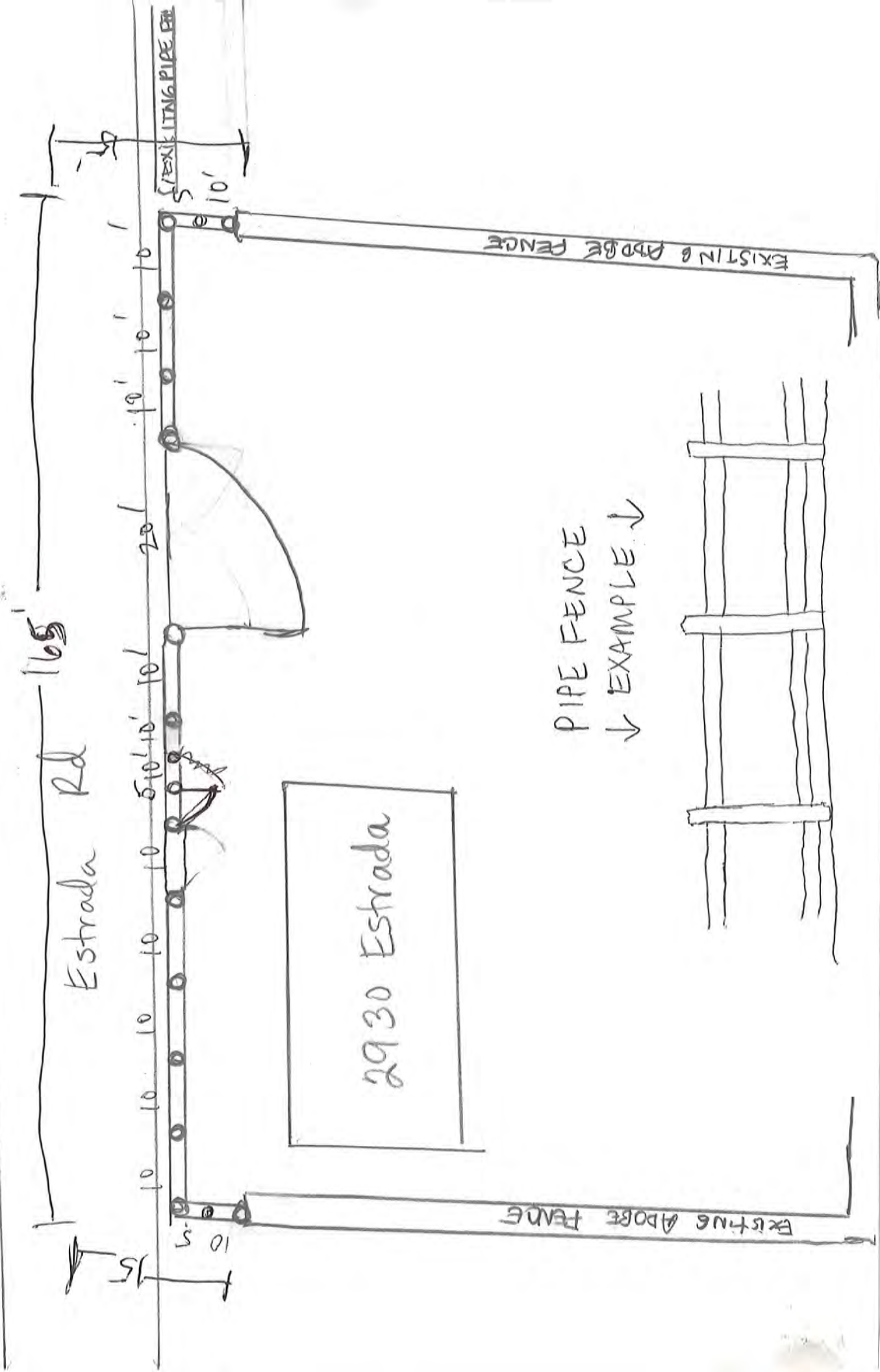
2014 Aerial

Addresses

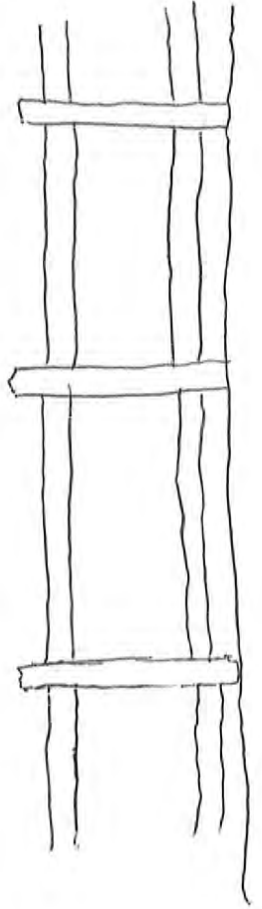
County Address Points



← Z



PIPE FENCE
↓ EXAMPLE ↓



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

OFFICIAL USE ONLY:

Case # 060881

Fee \$ 68.00

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

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

Oscar Calvillo _____ (505) 615-7577 _____
Name of Applicant/Owner Applicant's Telephone Number

340 E. Joy Drive Anthony NM 88021 _____
Applicant's/Owner's Mailing Address City State Zip Code

oscarcalvillo@msn.com _____
Applicant's/Owner's E-mail Address

Oscar Calvillo 340 E. Joy Drive Anthony, NM 88021 _____
Contractor's Name & Address (If none, indicate Self)

(505) 615-7577 03-316170-00-4 _____
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2930 Estrada Mesilla, NM _____

Description of Proposed Work: Pipe fence installation _____
Resident/ applicant owns metal fabrication business _____

\$ 1500.00 _____ [Signature] _____ 04/08/2019 _____
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: ~~CID PERMIT MAY BE REQUIRED.~~ _____

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 4/15/19

- 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
ZONING PERMIT REQUEST CASE 060882
[PZHAC CONSENT AGENDA – 5/6/2019]**

Item:

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)

Description of Work Done:

The applicant will install a photo-voltaic system on the roof of a dwelling at this address. The applicant has been informed that a permit and required inspections will have to be obtained through CID. Similar installations have been allowed in this area. Due to the fact that the subject installation will be on a flat roof with a parapet, the proposed system will not cause any negative visual impacts to the surrounding properties.

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 THE SUBJECT DWELLING FROM ERMINDA STREET



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401013](#)

Parcel Number: 4006137386500

Owner: PADILLA SOLOMON JR &
EMILY G

Mail Address: PO BOX 552

Subdivision: MESILLA FARMS
SUBDIVISION (BK 15 PG 389-390 -
8822094)

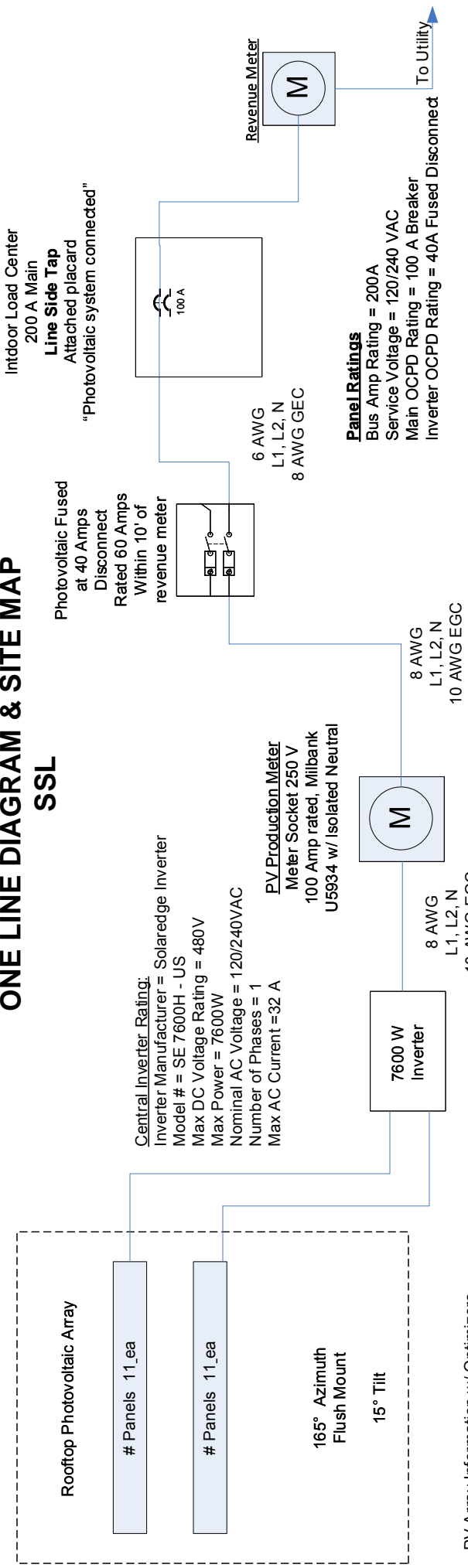
Property Address: 2832 ERMINDA ST

Acres: 0



ONE LINE DIAGRAM & SITE MAP

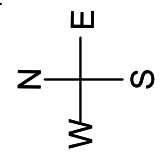
SSL



- Notes & Distances**
- Weather proof one line electric diagram of generating facility will be located at the point of service connection to the utility
 - PV array on roof of residence.
 - All AC equipment located on north wall of residence
 - Inverter located by meter
 - Photovoltaic AC Disconnect to main service panel within 5'
 - Main service panel to revenue meter within 5'
 - Photovoltaic AC Disconnect to revenue meter within 10'
 - Photovoltaic AC Disconnect is lockable and visible within sight to revenue meter

Estimated Annual DG System Output

Total 12,375 kWh



PV Module Ratings @ STC

- Module Manufacturer = Yingli
- Module Model # = YL325P-35b
- Max Power Current (Imp) = 8.72 A
- Max Power Voltage (Vmp) = 37.3 V
- Open Circuit Voltage (Voc) = 46.38 V
- Short Circuit Current (Isc) = 9.24 A
- Max Series Fuse (OCPD) = 15 A
- Maximum Power (Pmax) = 325 W
- Max System Voltage = 1000V
- Voc Temp Coefficient = -0.32 % / °C

Customer Name: Solomon Padilla
(575) 635-9333

Total System Size: 7.6 kW AC / 7.15 kW DC @ STC

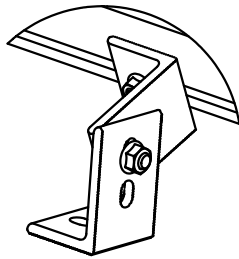
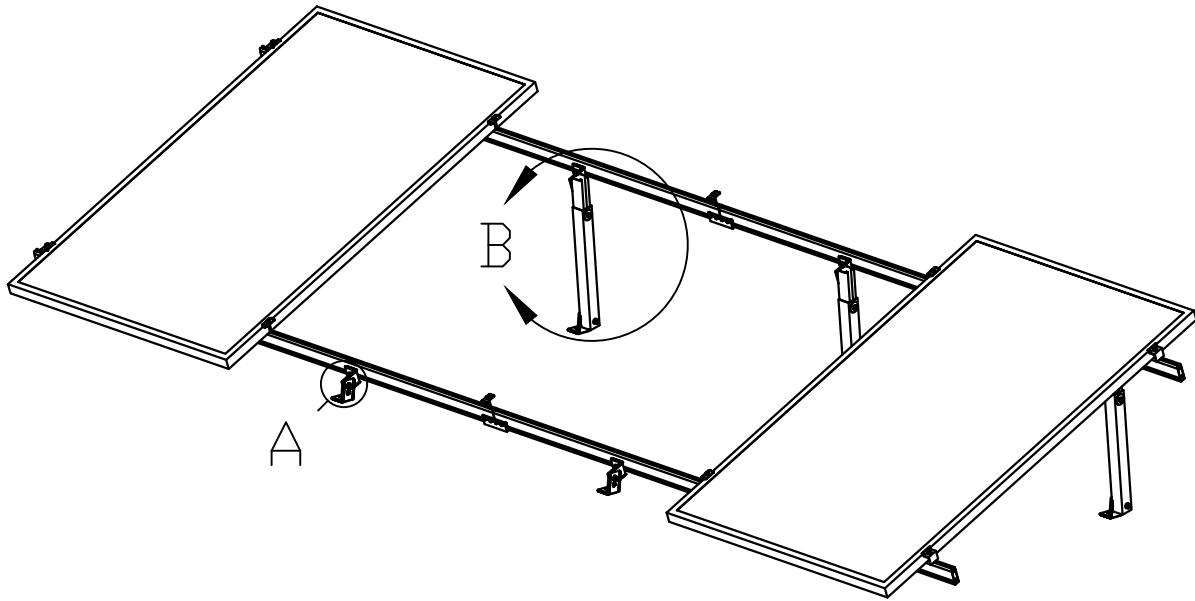
Install Address: 22 Solar Panels
 2832 Ermina St
 Mesilla, NM 88005

Date: March 24, 2019

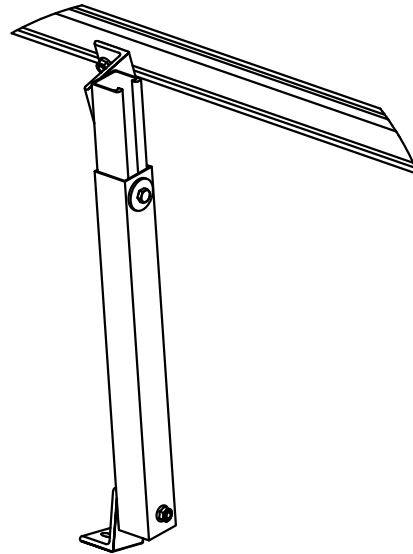
Installer Name: Solar Smart Living, LLC
108 Ray Ward Place
 Santa Teresa, NM 88008
(915) 400-2995

Phone: Javier Perea (915) 474-5824
Contact: jperea@SolarSmartLiving.com
Email:





DETAIL A - FRONT L FOOT HINGE



DETAIL B - REAR TILT LEG



1411 BROADWAY BLVD NE
ALBUQUERQUE, NM 87102 USA

WWW.UNIRAC.COM

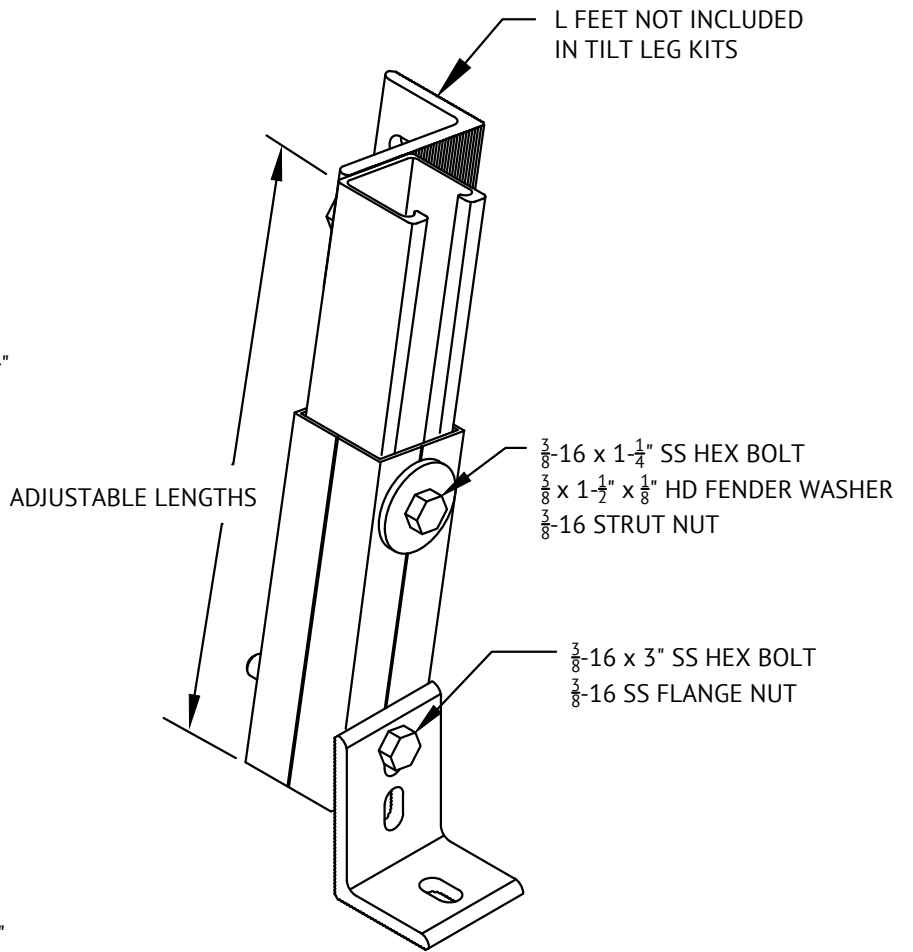
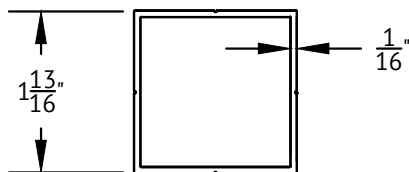
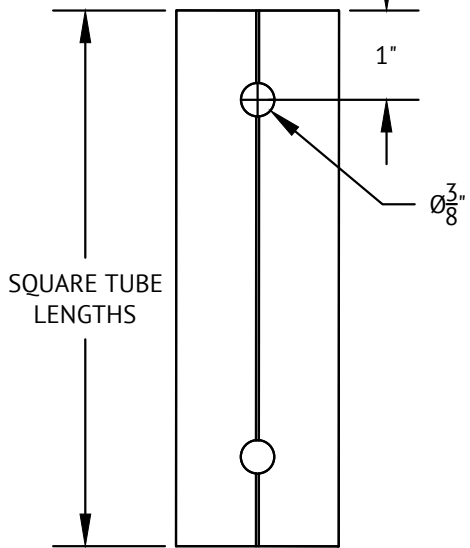
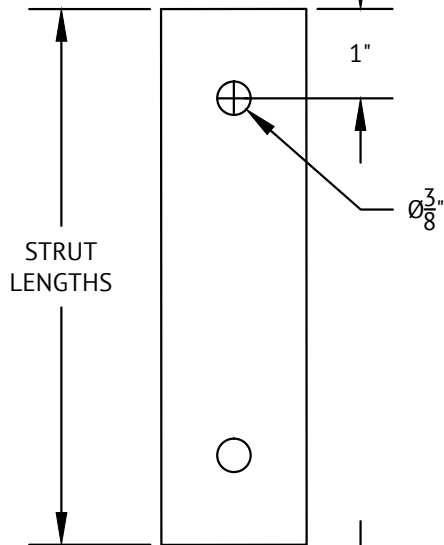
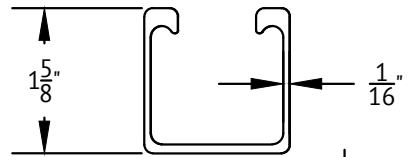
PRODUCT LINE:	SOLARMOUNT
DRAWING TYPE:	ASSEMBLY
DESCRIPTION:	LOW PROFILE TILT
REVISION DATE:	APRIL 2016

DRAWING NOT TO SCALE
ALL DIMENSIONS ARE NOMINAL

PRODUCT PROTECTED BY ONE
OR MORE US PATENTS

LEGAL NOTICE

SM-A04
SHEET



TILT LEG LENGTHS		
TOTAL ADJUSTABLE LENGTHS	SQUARE TUBE	STRUT
8" to 12"	8"	8"
18" to 30"	18"	18"
26" to 44"	26"	26"
40" to 72"	40"	40"



1411 BROADWAY BLVD NE
ALBUQUERQUE, NM 87102 USA

WWW.UNIRAC.COM

PRODUCT LINE: SOLARMOUNT TILT

DRAWING TYPE: ASSEMBLY

DESCRIPTION: ADJUSTABLE TILT LEG

REVISION DATE: APRIL 2016

DRAWING NOT TO SCALE
ALL DIMENSIONS ARE NOMINAL

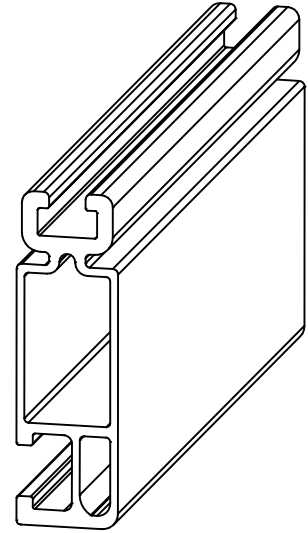
PRODUCT PROTECTED BY ONE
OR MORE US PATENTS

LEGAL NOTICE

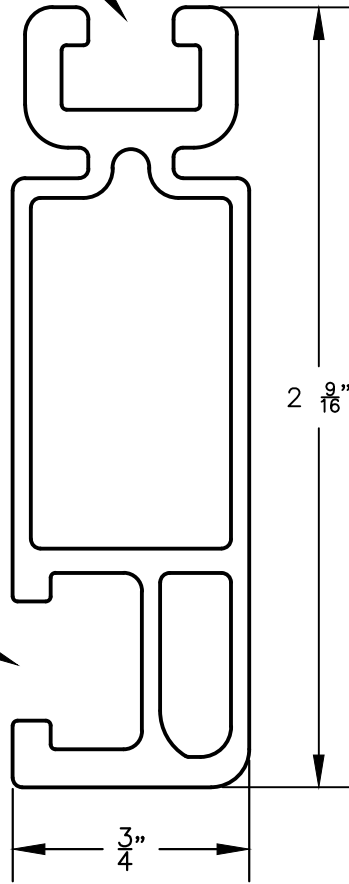
SM-A06

SHEET

1/4" BOLT LOCATION



3/8" BOLT LOCATION



Standard Rail Lengths:

132"

168"

208"

240"



1411 BROADWAY BLVD NE
ALBUQUERQUE, NM 87102 USA

WWW.UNIRAC.COM

PRODUCT LINE: SOLARMOUNT

DRAWING TYPE: PART DETAIL

DESCRIPTION: RAIL

REVISION DATE: October 2016

DRAWING NOT TO SCALE
ALL DIMENSIONS ARE NOMINAL

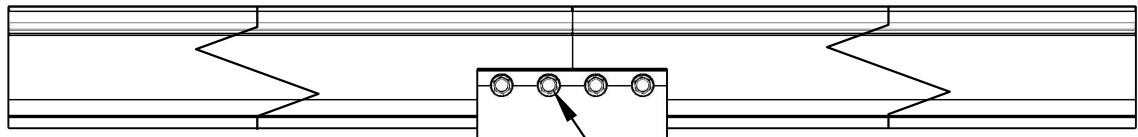
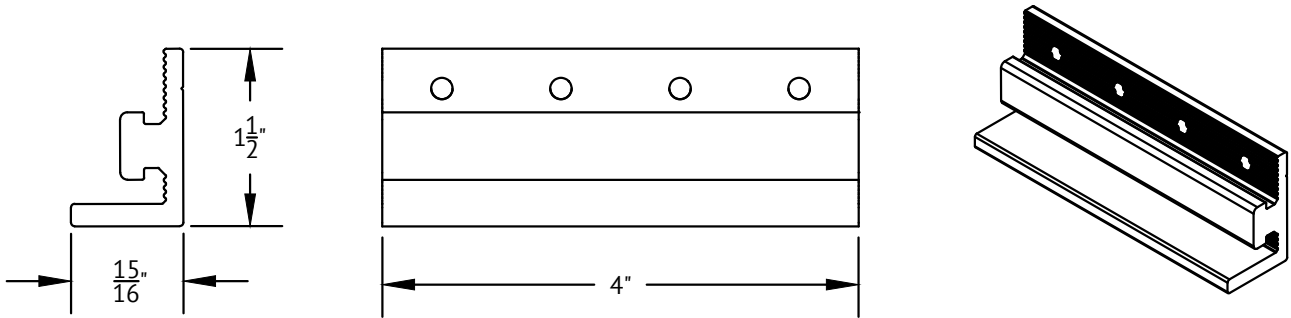
PRODUCT PROTECTED BY
ONE OR MORE US PATENTS.

LEGAL NOTICE

SM-PO1

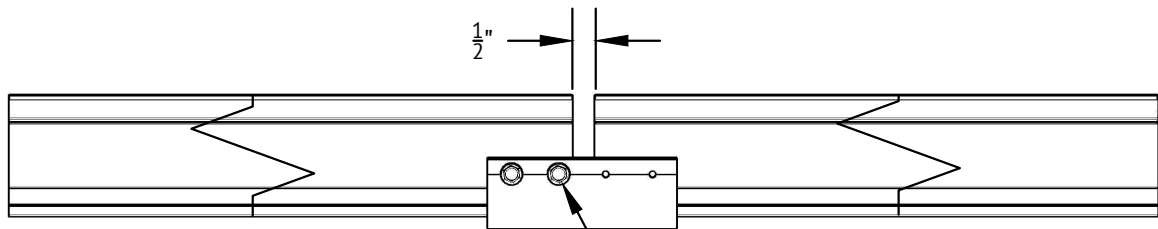
SHEET

BONDING SPLICE BAR



#12 X 3/4 SELF DRILLING SS SCREWS INCLUDED

TYPICAL SPLICE BAR DETAIL



TYPICAL EXPANSION JOINT DETAIL

NOTE THAT ONLY 2 SCREWS ARE USED AT AN EXPANSION JOINT. THE SPLICE BAR DOES NOT BOND ACROSS AN EXPANSION JOINT.



1411 BROADWAY BLVD NE
ALBUQUERQUE, NM 87102 USA

WWW.UNIRAC.COM

PRODUCT LINE: SOLARMOUNT

DRAWING TYPE: PART & ASSEMBLY

DESCRIPTION: BONDING SPLICE BAR

REVISION DATE: APRIL 2016

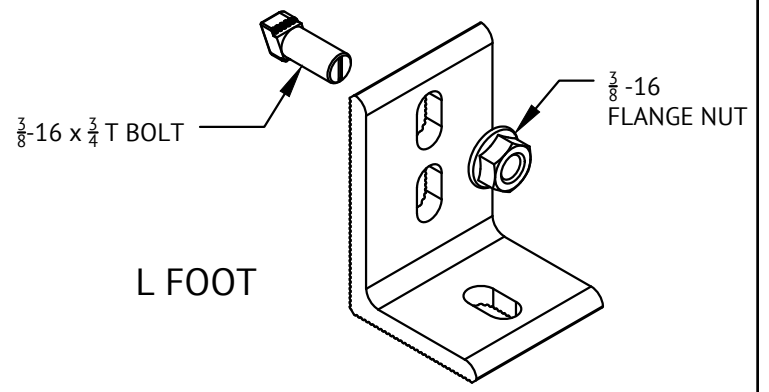
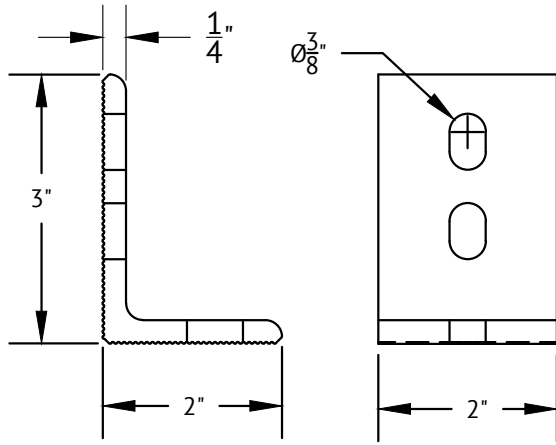
DRAWING NOT TO SCALE
ALL DIMENSIONS ARE NOMINAL

PRODUCT PROTECTED BY ONE OR MORE
US PATENTS

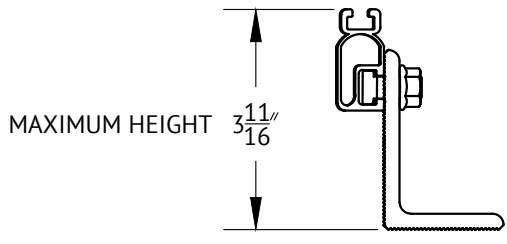
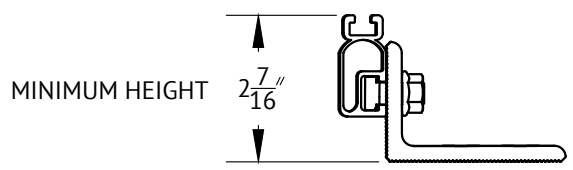
LEGAL NOTICE

SM-A01

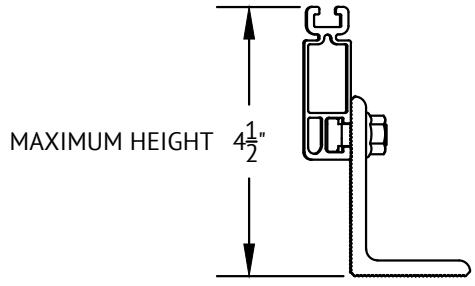
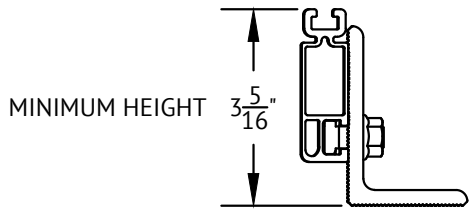
SHEET



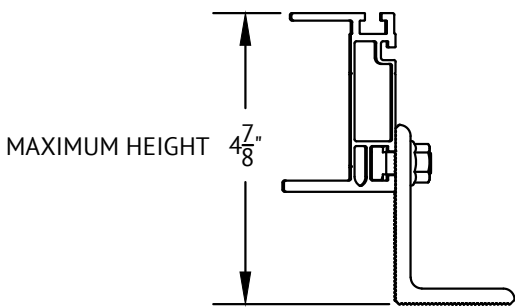
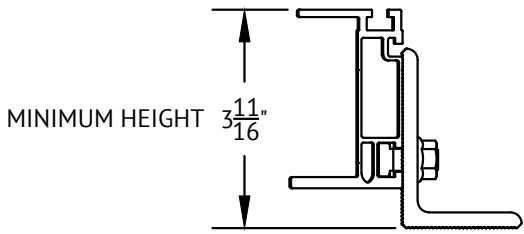
SOLARMOUNT LIGHT ON L-FOOT



SOLARMOUNT STANDARD ON L-FOOT



SOLARMOUNT HD ON L-FOOT



NOTE: L-FOOT CAN BE INSTALLED IN TWO ORIENTATIONS. PLEASE REFER TO INSTRUCTIONS IN THE QUICK START GUIDE.

UNIRAC
 1411 BROADWAY BLVD NE
 ALBUQUERQUE, NM 87102 USA
 WWW.UNIRAC.COM

PRODUCT LINE:	SOLARMOUNT
DRAWING TYPE:	PART & ASSEMBLY
DESCRIPTION:	L-FOOT
REVISION DATE:	APRIL 2016

DRAWING NOT TO SCALE
 ALL DIMENSIONS ARE NOMINAL

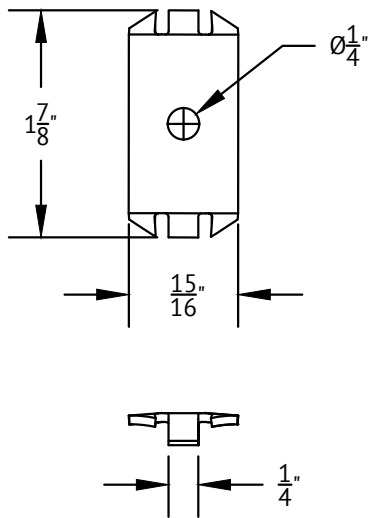
PRODUCT PROTECTED BY ONE OR MORE
 US PATENTS

LEGAL NOTICE

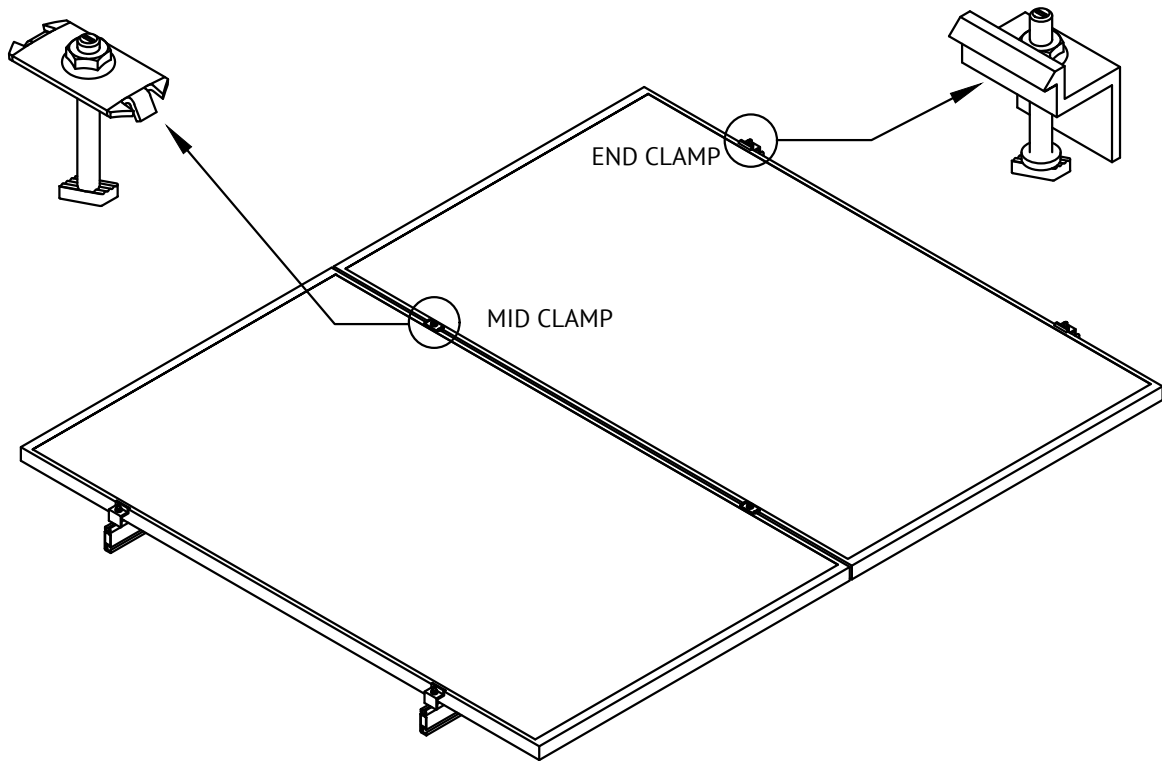
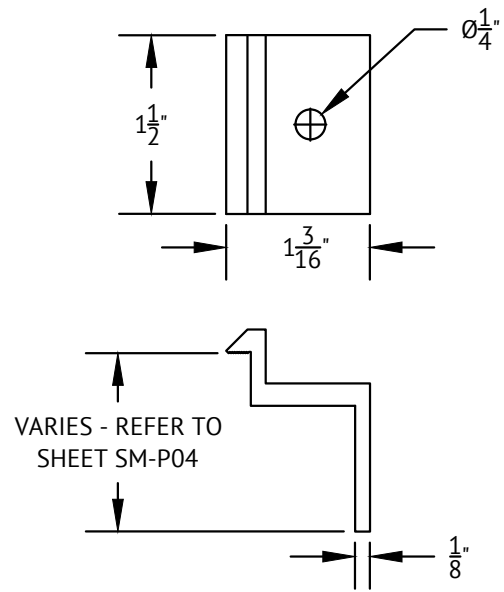
SM-A02

SHEET

BONDING SM MID CLAMP



BONDING SM END CLAMP



1411 BROADWAY BLVD NE
ALBUQUERQUE, NM 87102 USA

WWW.UNIRAC.COM

PRODUCT LINE:	SOLARMOUNT
DRAWING TYPE:	PART & ASSEMBLY
DESCRIPTION:	BONDING TOP CLAMPS
REVISION DATE:	APRIL 2016

DRAWING NOT TO SCALE
ALL DIMENSIONS ARE NOMINAL

PRODUCT PROTECTED BY ONE
OR MORE US PATENTS

LEGAL NOTICE

SM-A07
SHEET

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060882

Fee \$ 43.50

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

CASE NO. 060882 ZONE: HR CODE: 01 APPLICATION DATE: 4/9/19

Name of Applicant/Owner: Paulina Olivas Applicant's Telephone Number: (915) 400-2995

P.O. Box 1377, Santa Teresa, NM 88008
 Applicant's/Owner's Mailing Address City State Zip Code

Applicant's/Owner's E-mail Address: paulina@solarsmartliving.com
 Applicant's/Owner's Address (if none, indicate Self): Solar Smart Living, LLC 106 Ray Ward Pl, Santa Teresa, NM 88008

Contractor's Name & Address (if none, indicate Self):
 Contractor's Telephone Number: (915) 400-2995 Contractor's Tax ID Number: 03-090713-00-6 Contractor's License Number: 361818

Address of Proposed Work: 2832 Erinda St, Mesilla, NM 88005

Description of Proposed Work: Installation of rooftop solar panels. 22 solar panels with power optimizers on the back of each pane. Each panel is 325W, total system size is 7.15 kW DC.

Estimated Cost: \$ 21,879.00 Signature of Applicant: [Signature] Date: 4/9/2019

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: _____ 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: NO CHANGES TO APPEARANCE OR STYLE OF STRUCTURE
CID PERMIT REQUIRED

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 4/24/19

- 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.

PZHAC NEW BUSINESS

MAY 6, 2019

PZHAC DECISIONS

ZONING PERMITS

PZHAC ACTION FORM
ZONING PERMIT 060883
[PZHAC REVIEW – 5/6/2019]
STAFF ANALYSIS

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

Item:
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 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 workshop 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 workshop 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: @ \$5000.00

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

- Findings:**
- The PZHAC has jurisdiction to review and approve this request.
 - The proposed work consists of installing a workshop in the backyard of a residential property at 2518 Boldt Street..
 - The PZHAC has determined that the proposed work meets all applicable Code requirements.

- PZHAC OPTIONS:**
1. Recommend approval of the requested zoning permit to the BOT.
 2. Recommend approval of the requested zoning permit with conditions to the BOT.
 3. Reject the permit.

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060884
[PZHAC REVIEW – 5/6/2019]
STAFF ANALYSIS

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

Item:

Case 060884 – 2631 Calle Tercera, submitted by Francisco Torres; a request for a zoning permit to all 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)

Staff Analysis:

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

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

If, on the other hand, it is determined that the proposed carport 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: @ \$4000.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work building a carport at 2631 Calle Tercera.
- 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 060885
[PZHAC REVIEW – 5/6/2019]
STAFF ANALYSIS

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

Item:

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

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

Estimated Cost: \$38000.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of adding a bedroom, bathroom, and sunroom to a dwelling at 2305 Calle de Colon.
- 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 060886
[PZHAC REVIEW – 5/6/2019]
STAFF ANALYSIS

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

Item:

Case 060886 - 2750 Valle Grande, submitted by Victor Sloan; a request for a zoning permit to construct a 60-foot by 100-foot work shop and storage structure on a five acre residential property at this address. Zoned: Rural Farm (RF)

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 work shop and storage structure 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 work shop and storage structure 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: \$80,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed work shop and storage structure 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 building a work shop and storage structure on a residential property at 2750 Valle Grande.
- 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
ZONING PERMIT 060887
[PZHAC REVIEW – 5/6/2019]
STAFF ANALYSIS

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

Item:

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)

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 house 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 guest house 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: \$20,000.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of converting part of a detached garage into a small guest house.
- 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
BUILDING PERMIT 060888
[PZHAC REVIEW – 5/6/19]
STAFF ANALYSIS

Item:

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)

Summary of Request:

This property was the subject of Case 060856 which was heard by the PZHAC on March 4, 2019 in order to allow the applicants to paint the trim on the dwelling. The applicants would now like to paint the two fences at either side of the front of the property. The proposed colors will be either dark brown or black in order to provide contrast with the dwelling. Both of these colors have been reviewed and approved by the HOA for the subdivision (see attached letter). There are other similar fences in the subdivision.

The property is located in the Mesilla Farms Subdivision. Although dwellings in this subdivision are not in the Historical Register for the Town, the subdivision is subject to the restrictions of the Historical district. There will be no other changes to the dwelling.

Photos of the dwelling are attached.

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.

Estimated Cost: @ 100.00

Consistency with the Code:

The PZHAC will need to determine that the colors proposed for the fences will be consistent with the other properties in the subdivision. Additionally, the PZHAC will need to determine that the request meets 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 repainting the fences on either side of the front of the dwelling at this address.
- The PZHAC has determined that the proposed color meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PHOTOS OF DWELLING FROM BOLDT STREET (BEFORE AND AFTER TRIM PAINT)



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number Enter Value:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401046](#)

Parcel Number: 4006137390458

Owner: JONES DANIEL J

Mail Address: 2755 BOLDT ST

Subdivision: MESILLA FARMS
SUBDIVISION (BK 15 PG 389-390 -
8822094)

Property Address: 2755 BOLDT ST

Acres: 0



CLOSE-UP OF FENCES FROM BOLDT STREET



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

OFFICIAL USE ONLY:

Case # 060888

Fee \$ 0.00

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

CASE NO. 060888 ZONE: HR CODE: M1 APPLICATION DATE: 4/14/19

Teresa Griffith / Dan Jones Name of Applicant/Owner
740 350 8440 / 740 350 6418 Applicant's Telephone Number

PO Box 1410 Applicant's/Owner's Mailing Address
Mesilla Park City
NM State
88047 Zip Code

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

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

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

Address of Proposed Work: 2755 Boldt Street

Description of Proposed Work: paint metal decorative gates on left & right of house - Black - or some dark brown approved for house

\$ 100.00/hr Estimated Cost
Teresa A Griffith Signature of Applicant
April 14, 2019 Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW : BOT APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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

PZHAC ACTION FORM
BUILDING PERMIT 060889
[PZHAC REVIEW – 5/6/19]
STAFF ANALYSIS

Item:

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)

Summary of Request:

The applicant received a permit (Permit 060597) to build the carport on August 13, 2017 from the BOT, and a permit (Permit 060621) to build the wall from the BOT on September 11, 2017. The applicant would now like to install wrought iron gates in the wall. The gates will be designed to match the iron work that was approved for the carport as a railing in order to maintain a common architectural style throughout the property. The gates will be painted to match the fences on the carport.

A photo of the carport and wall is attached.

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.

Estimated Cost: @ 1400.00

Consistency with the Code:

The PZHAC will need to determine that the proposed gates will be consistent with the other properties in the area. Additionally, the PZHAC will need to determine that the request meets 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 installing wrought iron gates in the existing wall in front of the carport at this address.
- The PZHAC has determined that the gates meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PHOTO OF DWELLING, CARPORT AND WALL FROM CALLE DEL NORTE



Doña Ana County, NM

General Reference Maps

2014 Aerial

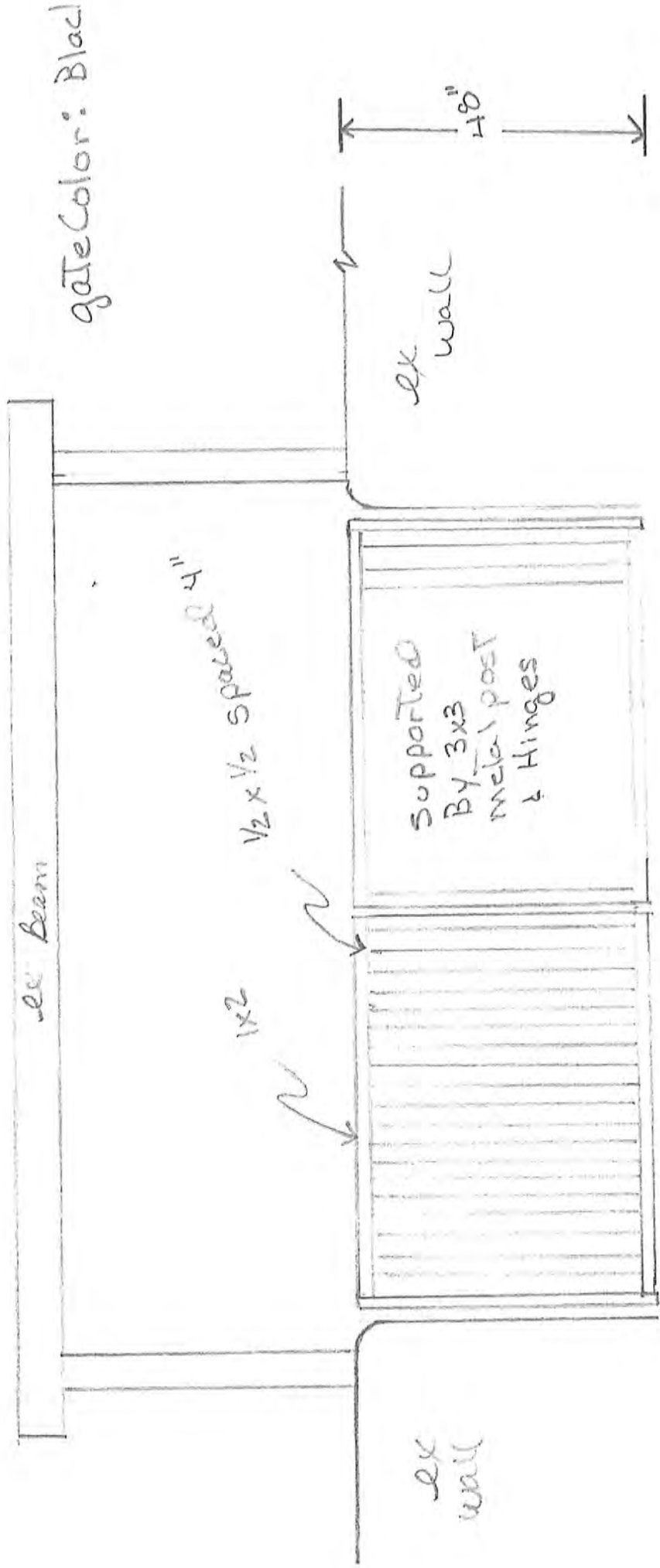
Addresses

County Address Points



Michele Metal Gates

Drive Through



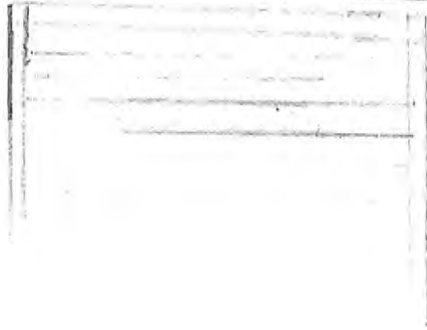
10' 4"

walk Throug gate NW Property Corner

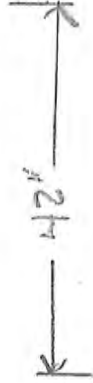
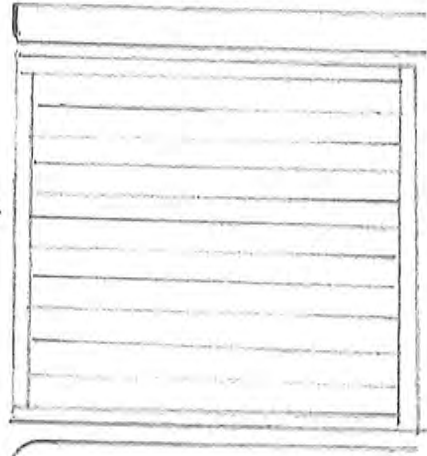


✓ Drive gates

Same Construction as Drive through



NTS





DO NOT
PARK

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060889

Fee \$ 66.00

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

CASE NO. 060889 ZONE: HR CODE: M1 APPLICATION DATE: 4/22/19

Name of Applicant/Owner Michele Rasch Applicant's Telephone Number 805 452-2789

Applicant's/Owner's Mailing Address PO Box 429 Mesilla City NM State 88046 Zip Code

Applicant's/Owner's E-mail Address Rasch@sbcc.edu

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

Contractor's Telephone Number 575 649-6238 Contractor's Tax ID Number _____ Contractor's License Number _____

Address of Proposed Work: 2523 Calle del Norte

Description of Proposed Work: gate into backyard. wrought iron same design as currently on Carport

Estimated Cost \$ 1400 Signature of Applicant Michele Rasch Date 4-22-19

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ **ISSUE DATE:** _____

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

PZHAC ACTION FORM
BUILDING PERMIT 060890
[PZHAC REVIEW – 5/6/2019]

STAFF ANALYSIS

Item:

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)

Description of Work to be Done:

The applicants would like to replace an existing wood fence that runs along much of the west property line with chain link similar to the chain link fence on the neighboring property to the north (see attached photos). There are a number of other chain link fences in the area. Many of these are not in setbacks along roads and therefore are not a direct violation of the Code requiring specific material for construction (Section 18.60.340). Other properties, including the applicant's property and the neighboring property to the north, appear to have been grandfathered in. Since the proposed fence is in a setback area along a street, it will need to meet the requirements of this portion of the Code.

Consistency with the Code:

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

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

A. All applications for work in the Historical zones and Commercial zone (not subject to administrative approval) shall be reviewed by the planning, zoning and historical appropriateness commission. The commission shall determine whether the request involved will be appropriate for the purposes of this title. If the request shall be determined to be inappropriate, the board shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historical district generally, such application may be approved without substantial detriment to the public welfare and without substantial derogation of the intent and purposes of this title.

18.60.340 Wall, fence, or hedge.

E. Walls or fences constructed within the front yard setback area facing a street within the H-R, H-C, R-1 zones must be built with the following materials only: stucco, brick, stone, wood, adobe and wrought iron.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a chain link fence along the west side of a property that borders Calle de San Albino.
- The subject property is zoned Historical Residential (HR)
- The proposed installation will be consistent with the Code.

PZHAC OPTIONS:

1. Recommend approval of the request to the BOT.
2. Recommend approval of the request to the BOT with conditions.
3. Reject the application.

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



VIEWS OF THE EXISTING FENCE ON THE WEST PROPERTY LINE ALONG CALLE DE SAN ALBINO



VIEWS OF THE NEIGHBORING PROPERTIES TO THE NORTH

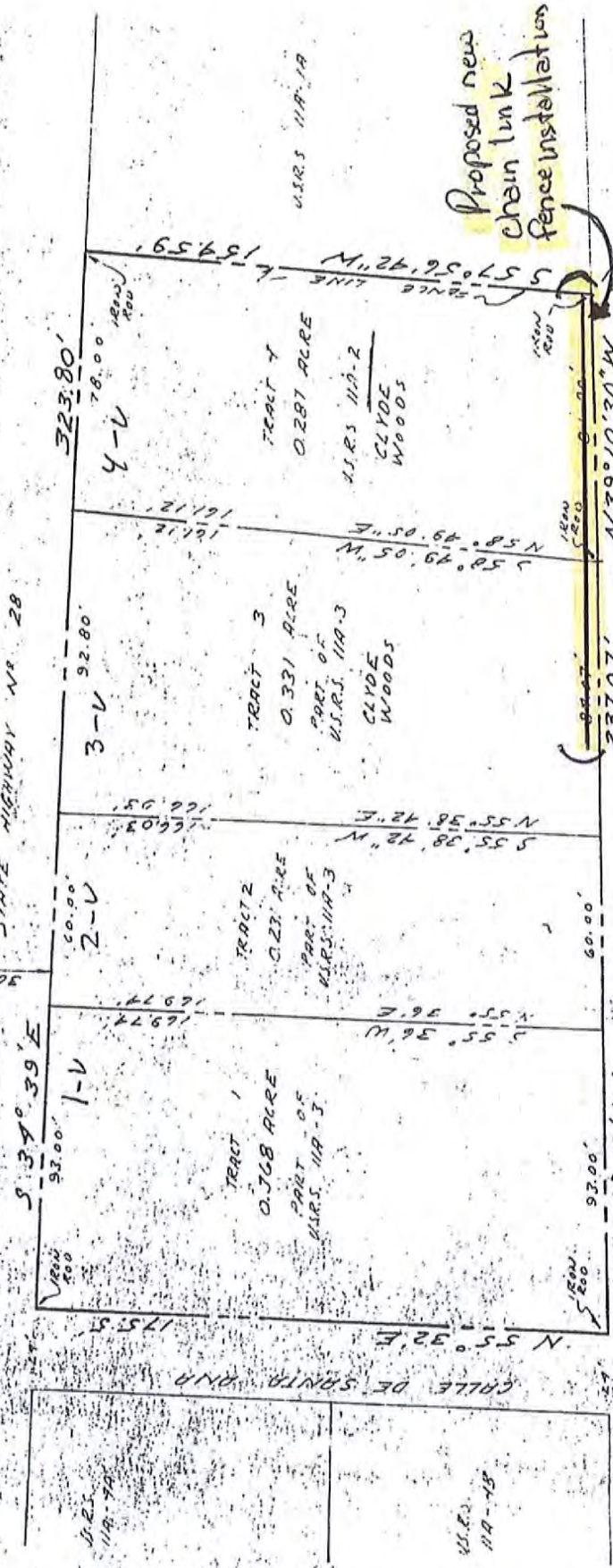


SCALE: 1"=50'

PLAT OF SURVEY OF U.S.R.C. TRACTS 11A-3 AND 11A-2
VILLAGE OF MESILLA, DONA ANA COUNTY, N.M.

MARCH 18, 1961

STATE HIGHWAY NR 28



DONALD H. HISE &
REGISTERED ENGINEER
LAND SURVEYORS
JAS CRUCES, NEM MI

Surveyed by D.H. Hise

WARRANTY DEED

BEATRICE L. PEÑA, a widow dealing in her sole and separate property, and STEVE PEÑA, a single man dealing his sole and separate property, for consideration, grant to PEÑA RENTALS, L.L.C., a New Mexico limited liability company, whose address is P.O. Box 278, Mesilla, New Mexico 88046, all of their right, title and interest in and to the following described real property located at 2890 Avenida de Mesilla, Mesilla, Doña Ana County, New Mexico:

A tract of land in the Village of Mesilla, Doña Ana County, New Mexico, being part of U.S.R.S. Tract 11A-2 and more particularly described as follow, to-wit:

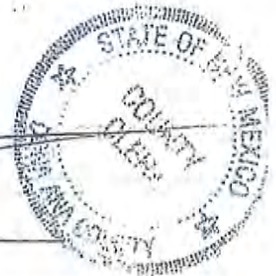
Beginning at the northeast corner of this tract marked by a fence post at the northeast corner of a block wall on the west right of way of State Highway 28, whence a fence corner at the north side of Calle De Santa Ana bears N.34°39'W. a distance of 269.80 feet; thence along Highway 28, S.34°39'E. 78.00 feet to the southeast corner of this tract marked by an iron rod, also the northeast corner of U.S.R.S. Tract 11A-1A; thence S.57°56'42"W. 154.59 feet along a wire fence to an iron rod at a fence corner at the southwest corner of this tract; thence along the east line of Calle De San Albino, N.39°10'30"W. 81.0 feet to the northwest corner marked by an iron rod; thence N58°49'05"E. 161.12 feet to the place of beginning, containing 0.287 acres of land, more or less.

with warranty covenants.

WITNESS our hands and seals this 17th day of July, 2008.

Beatrice L. Peña
Beatrice L. Peña

Steve Peña
Steve Peña



STATE OF NEW MEXICO)
) ss.
COUNTY OF DONA ANA)

The foregoing instrument was acknowledged before me this 17th day of July, 2008, by Beatrice L. Peña and Steve Peña.

My commission expires:
March 13, 2012

Joseph M. Holm

COUNTY OF DONA ANA)
STATE OF NEW MEXICO) ss

WARRANTY DEED
PAGES: 1

Hereby Certify that this Instrument has been filed for record on the 18th Day of July, 2008 at 01:54:27 PM and was duly recorded as Instrument # 0020597 in the Records of Dona Ana County

Witness My Hand And Seal Of Office
Rita Torres
Rita Torres
County Clerk, Dona Ana, NM

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

OFFICIAL USE ONLY: Case # 060890 Fee \$ 68.00

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

CASE NO. 060890 ZONE: HR CODE: M1 APPLICATION DATE: 4/22/19

Name of Applicant/Owner Peña Rentals LLC Applicant's Telephone Number 575-526-6952

Applicant's/Owner's Mailing Address P.O. Box 278 Mesilla, NM 88046 City State Zip Code

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

Contractor's Name & Address (If none, indicate Self) Academy Fence Co., 2820 Doña Ana Rd., Las Cruces, NM 88005

Contractor's Telephone Number 575-523-0119 Contractor's Tax ID Number # 9130 Contractor's License Number Tax ID# 01-782030008

Address of Proposed Work: West of 2840 Avenida de Mesilla, parallel with Calle de San Albino

Description of Proposed Work: Replace an existing old board fence (falling apart) with new chain link fence

Estimated Cost \$ 1500.00

Signature of Applicant [Signature] Date 4.22.19

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: _____
PZHAC REVIEW & BOT APPROVAL REQUIRED

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:

The following are requirements to be included with all building permit applications for new structures or

PZHAC ACTION FORM
BUILDING PERMIT 060889
[PZHAC REVIEW – 5/6/19]
STAFF ANALYSIS

Item:

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)

Summary of Request:

The applicant received a permit (Permit 060764) from the BOT to paint the door the existing color on August 13, 2018. The applicant originally requested a different shade of red, but it was determined that the shade requested would not fit in with the area. The applicant would now like to paint the door, door jamb, and window trim the same color as the door and trim that is on a store that was her previous business location a block away in the HC zone.

A photo of the door from the previous location of the applicant's shop on Calle de Guadalupe is attached to show the color that was approved for that door. The color requested for this door is the same color. This is an approved color in the HC zoning district (see attached color chart).

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. (**Approval of this application constitutes approval of historic appropriateness.**) 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.

Estimated Cost: @ 50.00

Consistency with the Code:

The PZHAC will need to determine that the proposed color will be consistent with the other properties in the area. Additionally, the PZHAC will need to determine that the request meets 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 painting the door, door jamb, and window trim on a shop at this address a turquoise blue.
- The PZHAC has determined that the gates meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PHOTO OF DOOR AND DOOR JAMB TO BE REPAINTED



PHOTO OF EXISTING DOOR AND WINDOW ONE BLOCK AWAY SHOWING COLOR



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Numbe Enter Value:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400327](#)

Parcel Number: 4006137244440

Owner: RITTER C W & MARGARET B

Mail Address: PO BOX 905

Subdivision:

Property Address: 2355 CALLE DE

GUADALUPE

Acres: 0



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

OFFICIAL USE ONLY:

Case # 060891

Fee \$ 0.00

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

CASE NO. 060891 ZONE: Hc CODE: Misc APPLICATION DATE: 4/25/19

Heather Salopek 575-642-0071
Name of Applicant/Owner Applicant's Telephone Number

5620 Snow Rd LL NM 88005
Applicant's/Owner's Mailing Address City State Zip Code

heather@legacypecans.com
Applicant's/Owner's E-mail Address

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

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

Address of Proposed Work: 2355 Calle de Guadalupe, Mesilla NM 88006

Description of Proposed Work:
Paint door, door jam & window. Turquoise, already approved color of old store.

\$ 50⁰⁰ Heather Salopek 4-25-19
Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW ? BOT APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ **ISSUE DATE:** _____

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

PZHAC ACTION FORM
BUILDING PERMIT 060892
[PZHAC REVIEW – 5/6/19]
STAFF ANALYSIS

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 Analysis:

The applicant would like to replace nine windows on the dwelling at this address with nine new windows of similar size and style. Aside from minor changes in the construction of the replacement windows, there will be no changes to the style or appearance of the dwelling. The applicant is having the windows redone to increase the thermal efficiency of the windows.

The subject property is in the Rural Agricultural (RA) zone. There are no architectural standards in the Code for the RF zone, although the PZHAC has historically tried to ensure that any work done in this zone would not result in a structure being out of character with the surrounding properties. Once the work is completed, the style of the dwelling will remain very similar to other housing styles and types in this area and in the rest of the RA zone in this area.

Estimated Cost: @ 2000.00

Consistency with the Code:

The proposed structure, when finished, will be consistent with Chapter 18.25 (RA Zone) of the Code, which does not contain architectural or design standards for dwellings.

18.25.050 RA Development standards.

- A. Lot Area. Each lot shall have a minimum area of three acres for each dwelling unit except cluster development.
- B. Lot Dimensions. Each lot shall have a minimum width of 200 feet. Each lot shall have a minimum depth of 300 feet.
- C. Yards.
 - 1. Front. Each lot or parcel of land shall have a front yard extending across the full width of the lot or parcel, with a minimum depth of 30 feet.
 - 2. Side. There shall be a side yard with a minimum width of 10 feet on each side of the lot or parcel extending from the front yard to the rear yard.
 - 3. Rear. There shall be a rear yard extending across the full width of the lot, with a minimum depth of 30 feet.
- D. Height Limitations. Same as the RF zone.
- E. Off-Street Parking. See MTC [18.60.170](#).
- F. Utilities. All installation of utility lines shall be underground, wherever technically feasible. [Ord. 2004-7 § 4; Ord. 2004-01 § 2; Ord. 94-06 § 1; prior code § 11-2-11.2.E]

The PZHAC will 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 replacing nine windows with similar new windows.
- The proposed windows are compatible with the RA zoning of the property.
- The PZHAC has determined that the windows will meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



PHOTOS OF DWELLING FROM ESTRADA ROAD SHOWING WINDOWS TO BE REPLACED



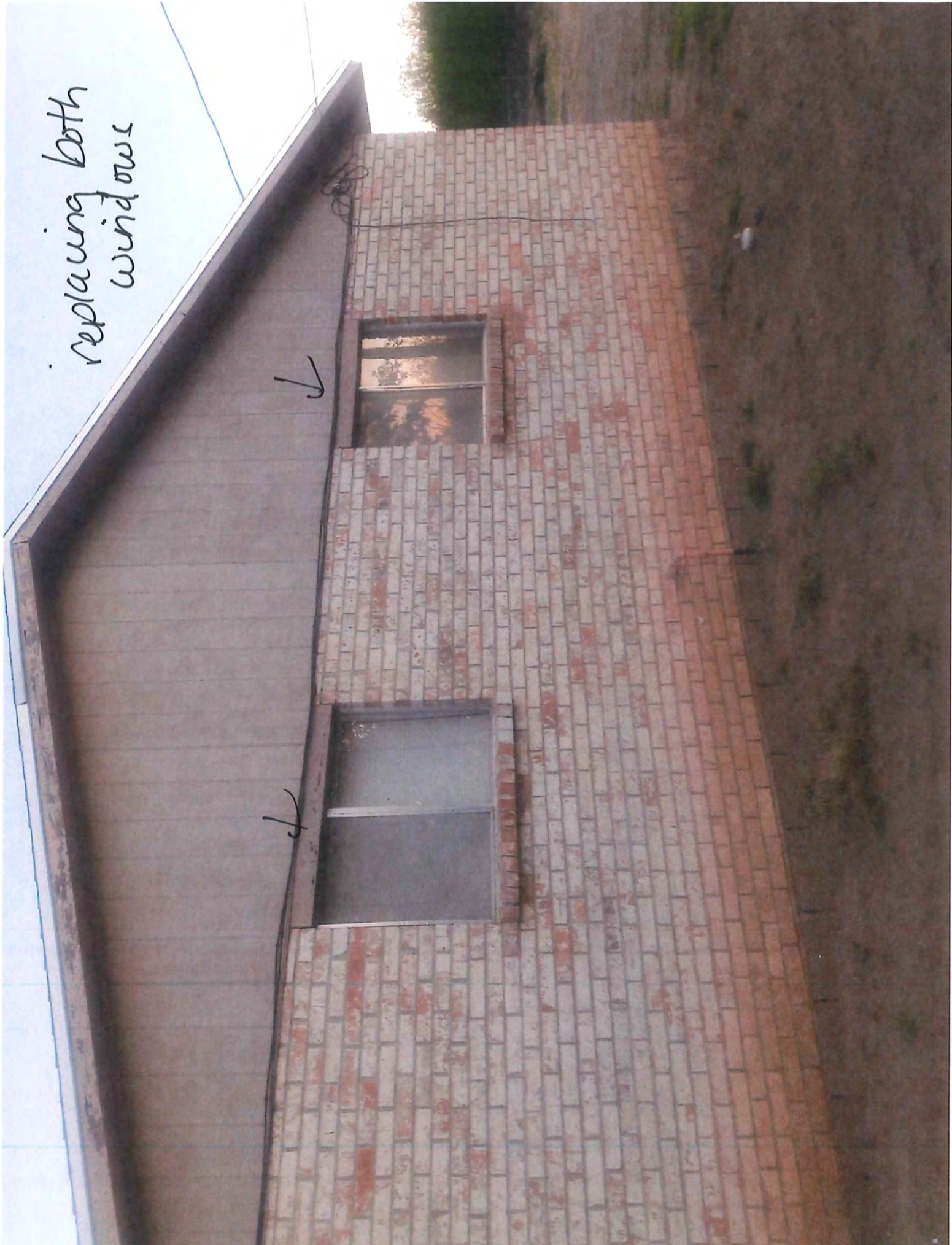
Replacing all three
Windows



Replacing all four
Windows



replacing both windows



Sales Person:



Customer Acknowledgement
Quote Date 4/5/2019
Date Ordered Quote Not Ordered

Dealer Name:

662640 RAWSON LC PREVAILING

Bill To:
 RAWSON BUILDERS SUPPLY
 2355 NEVADA AVE
 LAS CRUCES NM 88001

Ship To:
 RAWSON BUILDERS SUPPLY
 2355 NEVADA AVE
 LAS CRUCES NM 88001

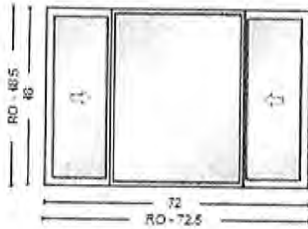
Phone: (575) 524-3568 Fax: (575) 524-3568

Quote Name: OSCAR LUJAN
Project Name: OSCAR LUJAN

805-5715

QUOTE #	RUSH	STATUS	PO#
2146957	No	None	

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
1	1	72" X 48"	120		\$345.60	\$345.60



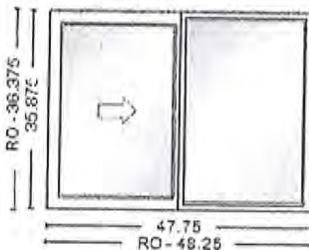
A273-70 Series XOX 72 x 48
 Frame Width = 72, Frame Height = 48, Sash Split = 1/4 - 1/2 - 1/4
 Operation / Venting = XOX
 Rip Fins, Rip Fin Location = All Sides
 Frame Color = White
 Double Glaze, SolarTherm Light, DS / DS
 Lock Height = Standard Lock Height
 Standard Screen, Boxed Screen
 U-Factor = 0.34, CR = 52, SHGC = 0.33, VT = 0.58, CPD = ASO-A-102-02426-00002
 Net Overall

Line Item Notes:

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
2	1	47.75" X 35.875"	84		\$199.20	\$199.20



A272-70 Series XO 47 3/4 x 35 7/8
 Frame Width = 47.75, Frame Height = 35.875, Sash Split = Even
 Operation / Venting = XO
 Rip Fins, Rip Fin Location = All Sides
 Frame Color = White
 Double Glaze, SolarTherm Light, DS / DS
 Lock Height = Standard Lock Height
 Standard Screen, Boxed Screen
 U-Factor = 0.34, CR = 52, SHGC = 0.33, VT = 0.58, CPD = ASO-A-102-02426-00002
 Net Overall

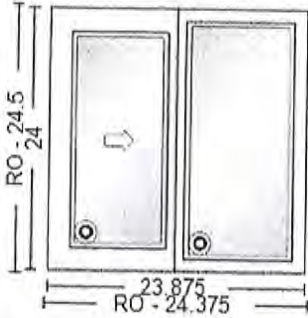
Line Item Notes:

Comment / Room:

None Assigned

QUOTE #	RUSH	STATUS	PO#
2146957	No	None	

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
3	1	23.875" X 24"	48		\$133.60	\$133.60



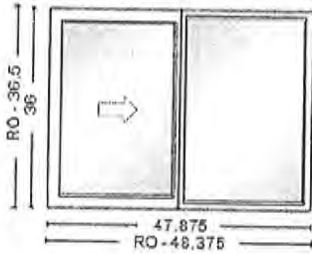
A272-70 Series XO 23 7/8 x 24
 Frame Width = 23.875, Frame Height = 24, Sash Split = Even
 Operation / Venting = XO
 Rip Fins, Rip Fin Location = All Sides
 Frame Color = White
 Double Glaze, SolarTherm Light, OBSCURE FULL, DS / DS
 Lock Height = Standard Lock Height
 Standard Screen, Boxed Screen
 U-Factor = 0.34, CR = 52, SHGC = 0.33, VT = 0.58, CPD = ASO-A-102-02426-00002
 Net Overall

Line Item Notes:

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
4	1	47.875" X 36"	84		\$199.20	\$199.20



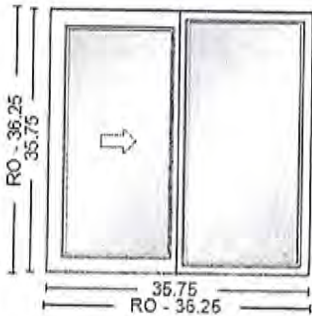
A272-70 Series XO 47 7/8 x 36
 Frame Width = 47.875, Frame Height = 36, Sash Split = Even
 Operation / Venting = XO
 Rip Fins, Rip Fin Location = All Sides
 Frame Color = White
 Double Glaze, SolarTherm Light, DS / DS
 Lock Height = Standard Lock Height
 Standard Screen, Boxed Screen
 U-Factor = 0.34, CR = 52, SHGC = 0.33, VT = 0.58, CPD = ASO-A-102-02426-00002
 Net Overall

Line Item Notes:

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
5	1	35.75" X 35.75"	72		\$180.00	\$180.00



A272-70 Series XO 35 3/4 x 35 3/4
 Frame Width = 35.75, Frame Height = 35.75, Sash Split = Even
 Operation / Venting = XO
 Rip Fins, Rip Fin Location = All Sides
 Frame Color = White
 Double Glaze, SolarTherm Light, DS / DS
 Lock Height = Standard Lock Height
 Standard Screen, Boxed Screen
 U-Factor = 0.34, CR = 52, SHGC = 0.33, VT = 0.58, CPD = ASO-A-102-02426-00002
 Net Overall

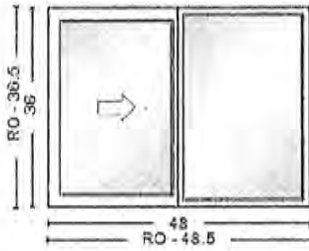
Line Item Notes:

Comment / Room:

None Assigned

QUOTE #	RUSH	STATUS	PO#
2146957	No	None	

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
6	4	48" X 36"	84		\$199.20	\$796.80



A272-70 Series XO 48 x 36
 Frame Width = 48, Frame Height = 36, Sash Split = Even
 Operation / Venting = XO
 Rip Fins, Rip Fin Location = All Sides
 Frame Color = White
 Double Glaze, SolarTherm Light, DS / DS
 Lock Height = Standard Lock Height
 Standard Screen, Boxed Screen
 U-Factor = 0.34, CR = 52, SHGC = 0.33, VT = 0.58, CPD
 = ASO-A-102-02426-00002
 Net Overall

Line Item Notes:

Comment / Room:

None Assigned

Customer Notes:

ATTENTION

Please note that all weights provided are estimates and subject to change based on actual order shipment. For Informational Purposes: All windows are viewed from the outside looking in.

NOTICE: The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

In accordance with the state of California:

WARNING: Cancer and Reproductive Harm - www.p65Warnings.ca.gov

This order is subject to AMI's Standard Terms and Conditions, which can be found here: <http://www.associatedmaterials.com/Tools.html>

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

By *Sandra Lujan*
 Authorized Representative

Total Unit Count	9
TOTAL WEIGHT	434.9
SUB-TOTAL:	\$1,854.40
SALES TAX 1	\$154.15
SALES TAX 2:	\$0.00
LABOR:	\$0.00
FREIGHT:	\$0.00
TOTAL:	\$2,008.55

Deposit
\$1000.00
OK # 2677
4-11-19
[Signature]

MDL#029373086
 526-4776
SANDRA LUJAN
 P.O. BOX 937
 MESILLA, NM 88046

2677
 88-8094/3120
 302

4/11/19
 Date

Pay to the Order of Rawson Builders Supply \$ 1,000.00
one thousand & no/100 Dollars

FIRSTLIGHT
 FEDERAL CREDIT UNION
 Offices in El Paso, TX and
 Las Cruces, NM
 PO Box 28901
 El Paso, TX 79914-0901
 1-800-391-1670
www.firstlightcu.org

for white vinyl windows dep. Sandra Lujan

⑆ 3 1 208094 1⑆ 7 10000 7 25988 2⑆ 2677

72" x 48" ^{POW} _{5/16"} EXACT

47³/₄ x 35⁷/₈ HS SIZE

47⁷/₈ x 36 HS No

48" x 36" HS WHITE

48" x 36" HS COE

48 x 36 HS

23⁷/₈ x 24 - absurd HS

35³/₄ x 35³/₄ HS

48 x 36

HS

OSCAR
Log
5719

TOM MAESE
524-6320

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

OFFICIAL USE ONLY:
Case # 060892
Fee \$ 77.00

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

CASE NO. 060892 ZONE: RA CODE: M1 APPLICATION DATE: 4/25/19

Sandra Lujan
Name of Applicant/Owner
PO Box 937 mesilla nm 88046
Applicant's/Owner's Mailing Address City State Zip Code
Salujan70@gmail.com
Applicant's/Owner's E-mail Address
Self
Contractor's Name & Address (If none, indicate Self)

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

Address of Proposed Work: 3050 Los Arenales mesilla, nm 88046

Description of Proposed Work: replace current aluminum windows with Alpine series white solar therm light windows. Quote attached. Also repaint trim to a similar color. Dum Edwards paint DE 5185 Cedarville

\$ 2000.00 Sandra Lujan 4/25/19
Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: Carado V. Lucero by Sandra Lujan, POA

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC APPROVAL REQUIRED
CID PERMIT MAY BE REQUIRED

PERMISSION ISSUED/DENIED BY: _____ **ISSUE DATE:** _____

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

PZHAC ACTION FORM
BUILDING PERMIT 060893
PZHAC REVIEW – 5/6/2019

STAFF ANALYSIS

Item:

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 Analysis:

The applicant would like to replace a small bathroom on the rear of a dwelling with a larger bathroom. To accomplish this, the applicant is going to add a small addition to the rear wall of the dwelling to encompass the new bathroom (see attached drawings). The new addition will be finished to match the existing dwelling, and there will be no apparent changes to the appearance or use of the dwelling. There will be no other changes to the structure.

Estimated Cost: \$10,000

Consistency with the Code:

Since the Code does not have architectural requirements for structures in the RA zone, the proposed construction will not be incompatible with the Code.

The applicant has been informed that the new door will need to meet applicable building codes for use as an exit for the church if the Special Use Permit is approved.

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 adding to a dwelling in order to enlarge a bathroom in the dwelling.
- The PZHAC has determined that the proposed addition meets all applicable Code requirements.

PZHAC OPTIONS:

1. Approve the application as requested.
2. Approve the application with conditions.
3. Reject the proposed addition.

PZHAC ACTION:

VIEW OF THE DWELLING FROM ESTRADA ROAD



Doña Ana County, NM

General Reference Maps

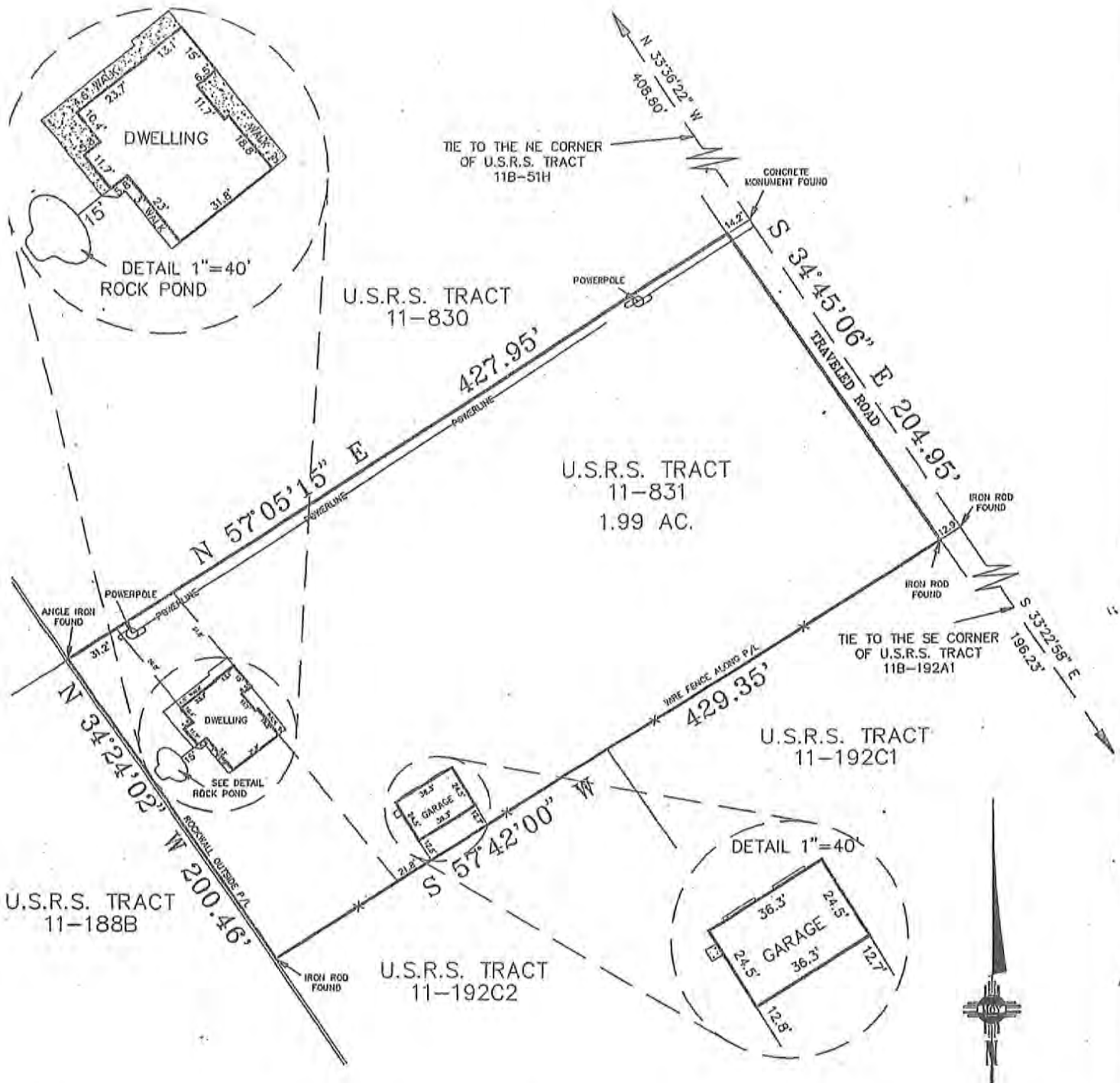
2014 Aerial

Addresses

County Address Points

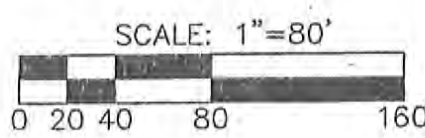


3200 Estrada Road

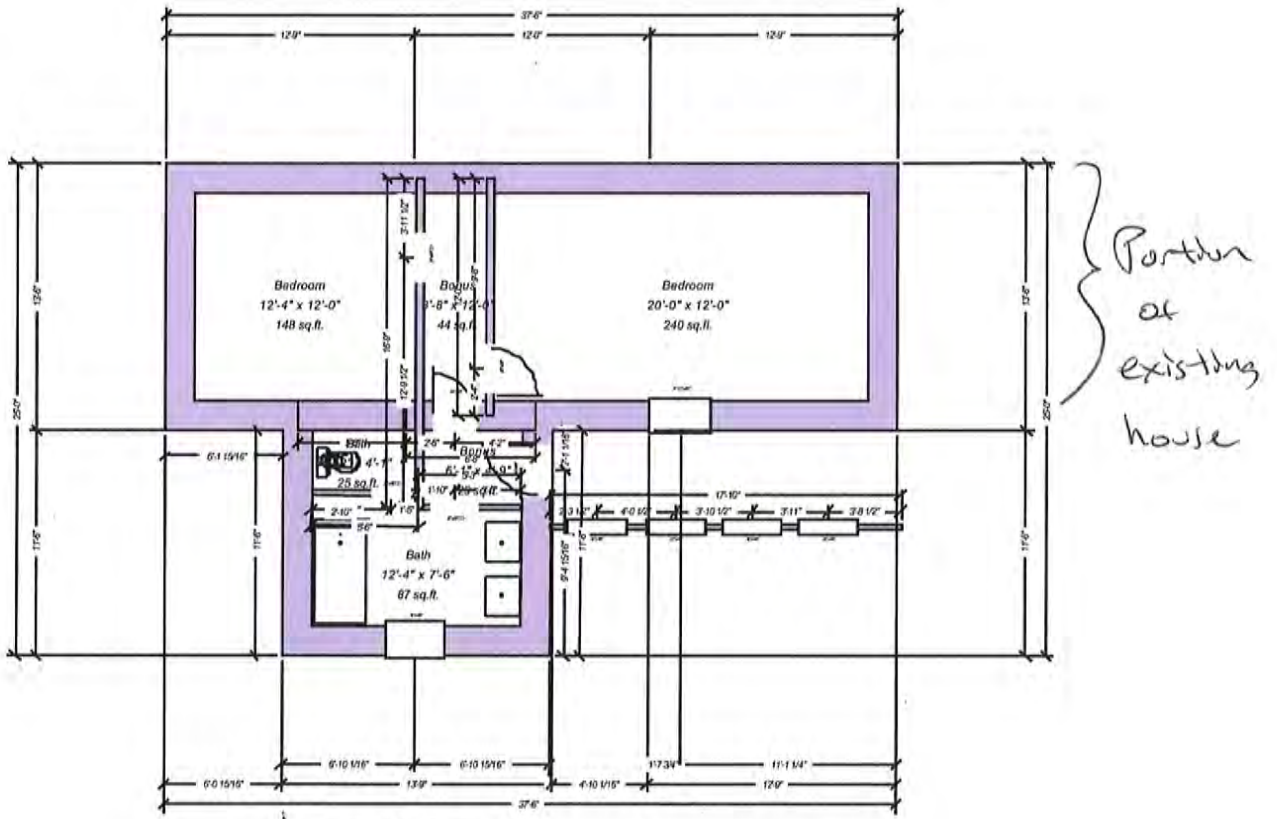
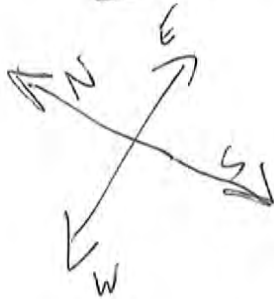


NOTE: INFORMATION IN THE PREPARATION OF THIS PLAT DERIVES FROM QUITCLAIM DEED FILED DECEMBER 27, 1989, IN DEED BOOK 337, PAGES 414-415, DONA ANA COUNTY RECORDS.

NOTE: FLOOD ZONE "X"; AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. IN MAP NO. 7501300633 & EFFECTIVE SEPTEMBER 27, 1991

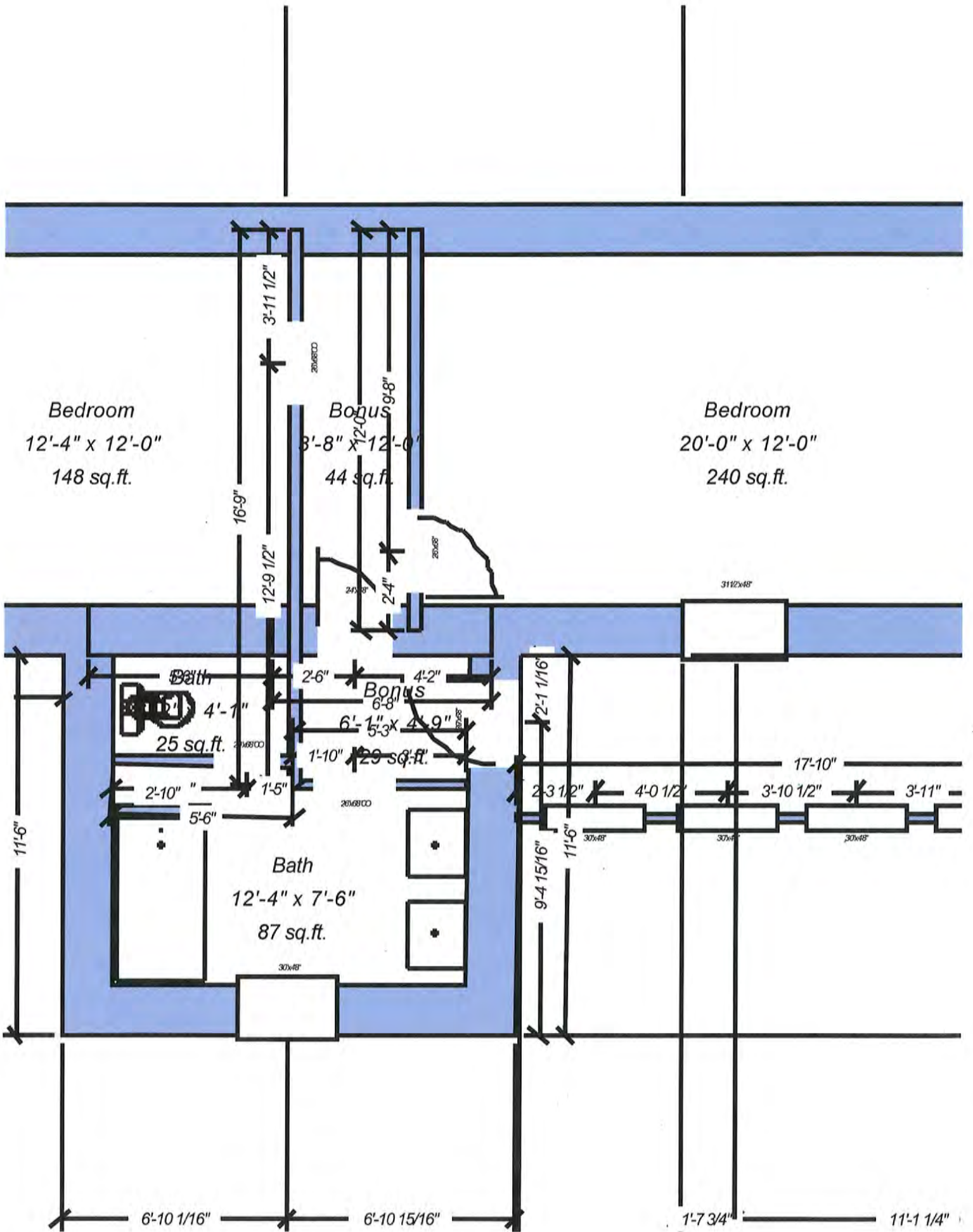


3200 Estrada Road



New
Bathroom
(110sf)

- Replaces existing 50sf bathroom
- 16-inch adobe construction



Bedroom
12'-4" x 12'-0"
148 sq.ft.

Bedroom
20'-0" x 12'-0"
240 sq.ft.

Bonus
3'-8" x 12'-0"
44 sq.ft.

Bath
4'-1" x 4'-1"
25 sq.ft.

Bath
12'-4" x 7'-6"
87 sq.ft.

Bonus
6'-8" x 4'-9"
29 sq.ft.

6'-10 1/16"

6'-10 15/16"

1'-7 3/4"

11'-1 1/4"

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

OFFICIAL USE ONLY:

Case # 060893

Fee \$ 25.50

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

CASE NO. 060893 ZONE: RA CODE: AD APPLICATION DATE: 4/26/19

Eric Liefeld Name of Applicant/Owner 575-571-5674 Applicant's Telephone Number

P.O. Box 1780 Mesilla NM 88046 Applicant's/Owner's Mailing Address City State Zip Code

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

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

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

Address of Proposed Work: 3200 Estrada Road

Description of Proposed Work: Replace existing bathroom

\$ 10,000.00 Estimated Cost [Signature] Signature of Applicant 4/26/2019 Date

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

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval Approved 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: PZHAC REVIEW & APPROVAL REQUIRED
CID PERMIT REQUIRED
[Signature]

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

PZHAC NEW BUSINESS

MAY 6, 2019

PZHAC DECISIONS

BUSINESS REGISTRATIONS

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 5/6/2019
STAFF ANALYSIS

Item:

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)

Description of Business:

The purpose of the application is to allow the applicant use part of the commercial space at this location as an office for a property management service operated by the applicant. This is a use that is allowed in the Historical Commercial district as a professional office. The proposed use will not result in any changes to the occupancy of the structure, or change the character of the area.

Consistency with the Code:

The request is for a commercial retail operation in the General Commercial (C) district, and is consistent with all applicable sections of the MTC. There will be no changes to the structure. This portion of the structure was originally designed and built for use as a commercial facility, and the structure has been used for commercial operations since its construction.

The requested license will not result in any changes to the external physical elements or style of the structure. There will be some cosmetic changes to the interior of the structure. Existing parking facilities for the structure appear to be adequate for the proposed uses.

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the commercial character of the structure.
- This is a use that is allowed by the MTC in this 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 LOCATION FROM CALLE DE MERCADO



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



Town of Mesilla

Business Registration Application

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



OFFICIAL USE ONLY:

Business License #: 0771

PLEASE TYPE OR PRINT

Business Registration Application is: New Renewal

Name of Business **Revolution Realty, LLC**

Name of Applicant **Melissa Y. Roybal**

MAILING Address **PO Box 1585**

City **Fairacres**

State **NM**

Zip **8 8 0 3 3**

PHYSICAL Address of Business **1750 Calle de Mercado, Suite 5**

Business Phone **575-652-3152**

Alternate Phone **575-640-7520**

E-mail Address **melissa@nmlandandhome.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 Community Development Coordinator, Larry Shannon at larrys@mesillanm.gov.

Property Owner Name **Hacienda Investments, LTD**

Property Owner Address **5140 Nizhoni Tr.**

City **Las Cruces**

State **NM**

Zip **8 8 0 0 5**

Property Owner Phone **575-449-4796**

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

Square Footage of Business **1240** *1496 NYR*

Number of Employees **0 Employees, 1 Ind. Contractors**

Number of Parking Spaces **6**

Zoning Code **Commercial**

Business Applicant Is:

- Sole Proprietorship
- Partnership
- Corporation

Current NM CRS Tax ID **03-249023-00-2**

Type of Business - Please describe the product(s) and/or service(s)

Property Management Services by appointment only.

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
4/15/2019 12:30:58 PM MDT Date

Signature of Building Owner
4/18/2019 9:31:24 AM MDT 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="0771"/>	PZHAC Approval Date	<input type="text" value="5/6/19"/>	
Sign Permit Case #	<input type="text" value="N/A"/>	BOT Approval Date	<input type="text"/>	
Zone	<input type="text" value="C"/>	Renewal Date	<input type="text" value="3/15/20"/>	

Fire Department Inspection Verification

Fire Department Signature _____

Inspection Date _____ Approved Yes No

CRS Verification of Location Code

MELISSA ROYBAL
REVOLUTION REALTY, LLC
PO BOX 1585
FAIRACRES, NM 88033-1585

April 18, 2019
CRS: 03-249023-00-2
Letter ID: L0905565360

STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT
REGISTRATION CERTIFICATE

Date ID Issued 23-Jul-2012	IDENTIFICATION NUMBER 03-249023-00-2	Business Start Date 05-Jul-2012
Business Location 1750 CALLE DE MERCADO STE 5	Business End Date	
City and State LAS CRUCES, NM	Zip Code 88005-8230	
Taxpayer Name REVOLUTION REALTY, LLC	Taxpayer Type LLC	
Firm Name REVOLUTION REALTY, LLC	Filing Frequency Quarterly	
Mailing Address PO BOX 1585		
City and State FAIRACRES, NM	Zip Code 88033-1585	

This Registration Certificate is issued pursuant to Section 7-1-12 NMSA 1978 for Gross Receipts, County Gross Receipts, Municipal Gross Receipts, Compensating and Withholding Taxes. This copy must be displayed conspicuously in the place of business. Any purchaser of the registrants business is subject to certain requirements under Section 7-1-61 NMSA 1978.

Cabinet Secretary

By 

Any inquiries concerning your Identification Number should be addressed to the Audit & Compliance Division, P.O. Box 630, Santa Fe, New Mexico 87504-0630

Form Revised 02/2003

THIS CERTIFICATE IS NOT TRANSFERABLE

STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT
REGISTRATION CERTIFICATE

Date ID Issued 23-Jul-2012	IDENTIFICATION NUMBER 03-249023-00-2	Business Start Date 05-Jul-2012
Business Location 1750 CALLE DE MERCADO STE 5	Business End Date	
City and State LAS CRUCES, NM	Zip Code 88005-8230	
Taxpayer Name REVOLUTION REALTY, LLC	Taxpayer Type LLC	
Firm Name REVOLUTION REALTY, LLC	Filing Frequency Quarterly	
Mailing Address PO BOX 1585		
City and State FAIRACRES, NM	Zip Code 88033-1585	

This Registration Certificate is issued pursuant to Section 7-1-12 NMSA 1978 for Gross Receipts, County Gross Receipts, Municipal Gross Receipts, Compensating and Withholding Taxes. This copy must be displayed conspicuously in the place of business. Any purchaser of the registrants business is subject to certain requirements under Section 7-1-61 NMSA 1978.

Cabinet Secretary

By 

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Form Revised 02/2003

THIS CERTIFICATE IS NOT TRANSFERABLE

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 5/6/2019
STAFF ANALYSIS

Item:

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)

Description of Business:

The purpose of the application is to allow the applicant use part of the commercial space at this location as an office for a design and construction management service operated by the applicant. This is a use that is allowed in the Historical Commercial district as a professional office. The proposed use will not result in any changes to the occupancy of the structure, or change the character of the area.

Consistency with the Code:

The request is for a commercial retail operation in the General Commercial (C) district, and is consistent with all applicable sections of the MTC. There will be no changes to the structure. This portion of the structure was originally designed and built for use as a commercial facility, and the structure has been used for commercial operations since its construction.

The requested license will not result in any changes to the external physical elements or style of the structure. There will be some cosmetic changes to the interior of the structure. Existing parking facilities for the structure appear to be adequate for the proposed uses.

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the commercial character of the structure.
- This is a use that is allowed by the MTC in this 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 LOCATION FROM CALLE DE MERCADO



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



Town of Mesilla

Business Registration Application

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



OFFICIAL USE ONLY:

Business License #: 0772

PLEASE TYPE OR PRINT

Business Registration Application is: New Renewal

Name of Business

Name of Applicant

MAILING Address

City

State

Zip

PHYSICAL Address of Business

Business Phone

Alternate Phone

E-mail Address

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 Community Development Coordinator, Larry Shannon at larrys@mesillanm.gov.

Property Owner Name

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 *14910 NYSK*

Number of Employees

Number of Parking Spaces

Zoning Code

Current NM CRS Tax ID

Business Applicant Is:

- Sole Proprietorship
- Partnership
- Corporation

Type of Business - Please describe the product(s) and/or service(s)

Design and Construction Management. Melissa Roybal is General Contractor and has no employees. Meetings are by appointment only.

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

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="0772"/>	PZHAC Approval Date	<input type="text" value="5/6/19"/>	
Sign Permit Case #	<input type="text" value="N/A"/>	BOT Approval Date	<input type="text"/>	
Zone	<input type="text" value="C"/>	Renewal Date	<input type="text"/>	

Fire Department Inspection Verification

Fire Department Signature _____

Inspection Date _____ Approved Yes No

CRS Verification of Location Code

ADVANCED DESIGN BUILD, LLC
PO BOX 1585
FAIRACRES, NM 88033-1585

April 18, 2019
CRS: 03-181299-00-6
Letter ID: L2039911600

STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT
REGISTRATION CERTIFICATE

Date ID Issued 11-Feb-2010	IDENTIFICATION NUMBER 03-181299-00-6	Business Start Date 02-Nov-2009
Business Location 1750 CALLE DE MERCADO STE 5		Business End Date
City and State LAS CRUCES, NM		Zip Code 88005-8230
Taxpayer Name ADVANCED DESIGN BUILD, LLC		Taxpayer Type LLC
Firm Name ADVANCED DESIGN BUILD, LLC		Filing Frequency Quarterly
Mailing Address PO BOX 1585		
City and State FAIRACRES, NM		Zip Code 88033-1585

This Registration Certificate is issued pursuant to Section 7-1-12 NMSA 1978 for Gross Receipts, County Gross Receipts, Municipal Gross Receipts, Compensating and Withholding Taxes. This copy must be displayed conspicuously in the place of business. Any purchaser of the registrants business is subject to certain requirements under Section 7-1-61 NMSA 1978.

Cabinet Secretary

By 

Any inquiries concerning your Identification Number should be addressed to the Audit & Compliance Division, P.O. Box 630, Santa Fe, New Mexico 87504-0630

Form Revised 02/2003

THIS CERTIFICATE IS NOT TRANSFERABLE

STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT
REGISTRATION CERTIFICATE

Date ID Issued 11-Feb-2010	IDENTIFICATION NUMBER 03-181299-00-6	Business Start Date 02-Nov-2009
Business Location 1750 CALLE DE MERCADO STE 5		Business End Date
City and State LAS CRUCES, NM		Zip Code 88005-8230
Taxpayer Name ADVANCED DESIGN BUILD, LLC		Taxpayer Type LLC
Firm Name ADVANCED DESIGN BUILD, LLC		Filing Frequency Quarterly
Mailing Address PO BOX 1585		
City and State FAIRACRES, NM		Zip Code 88033-1585

This Registration Certificate is issued pursuant to Section 7-1-12 NMSA 1978 for Gross Receipts, County Gross Receipts, Municipal Gross Receipts, Compensating and Withholding Taxes. This copy must be displayed conspicuously in the place of business. Any purchaser of the registrants business is subject to certain requirements under Section 7-1-61 NMSA 1978.

Cabinet Secretary

By 

Any inquiries concerning your Identification Number should be addressed to the Audit & Compliance Division, P.O. Box 630, Santa Fe, New Mexico 87504-0630

Form Revised 02/2003

THIS CERTIFICATE IS NOT TRANSFERABLE

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 5/6/2019
STAFF ANALYSIS

Item:

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)

Description of Business:

The purpose of the application is to allow the applicant use part of the commercial space at this location as an office for a real estate service operated by the applicant. This is a use that is allowed in the Historical Commercial district by right. The proposed use will not result in any changes to the occupancy of the structure, or change the character of the area.

Consistency with the Code:

The request is for a commercial retail operation in the General Commercial (C) district, and is consistent with all applicable sections of the MTC. There will be no changes to the structure. This portion of the structure was originally designed and built for use as a commercial facility, and the structure has been used for commercial operations since its construction.

The requested license will not result in any changes to the external physical elements or style of the structure. There will be some cosmetic changes to the interior of the structure. Existing parking facilities for the structure appear to be adequate for the proposed uses.

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the commercial character of the structure.
- This is a use that is allowed by the MTC in this 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 LOCATION FROM CALLE DE MERCADO



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



Town of Mesilla

Business Registration Application

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



OFFICIAL USE ONLY:

Business License #: 0723

PLEASE TYPE OR PRINT

Business Registration Application is: New Renewal

Name of Business **United Country Real Estate- Revolution, LLC**

Name of Applicant **Melissa Y. Roybal**

MAILING Address **PO Box 1585**

City **Fairacres** State **NM** Zip **8 8 0 3 3**

PHYSICAL Address of Business **1750 Calle de Mercado, Suite 5**

Business Phone **575-652-3152** Alternate Phone **575-640-7520**

E-mail Address **melissa@nmlandandhome.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 Community Development Coordinator, Larry Shannon at larrys@mesillanm.gov.

Property Owner Name **Hacienda Investments, LTD**

Property Owner Address **5140 Nizhoni Tr.**

City **Las Cruces** State **NM** Zip **8 8 0 0 5**

Property Owner Phone **575-449-4796**

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

Square Footage of Business **1240** *1490 NUR*

Number of Employees **0 Employees, 3 Ind. Contractors**

Number of Parking Spaces **6**

Zoning Code **Commercial**

Business Applicant Is:
 Sole Proprietorship
 Partnership
 Corporation

Current NM CRS Tax ID **03-386089-00-0**

Type of Business - Please describe the product(s) and/or service(s)

Real Estate Services- Meetings by appointment only. Associate brokers are not present other than when they have appointments with clients or need to print something. They are independent contractors and do not hold office hours.

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 4/15/19
4/15/2019 12:30:59 PM MDT

Signature of Building Owner  Date 04/18/2019
4/18/2019 9:31:25 AM MDT

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="0773"/>	PZHAC Approval Date	<input type="text" value="5/6/20"/>	
Sign Permit Case #	<input type="text" value="N/A"/>	BOT Approval Date	<input type="text"/>	
Zone	<input type="text" value="C"/>	Renewal Date	<input type="text" value="3/15/20"/>	

Fire Department Inspection Verification

Fire Department Signature _____

Inspection Date _____ Approved Yes No

CRS Verification of Location Code

UNITED COUNTRY REAL ESTATE - REVOLUTION, LLC
PO BOX 1585
FAIRACRES, NM 88033-1585

April 18, 2019
CRS: 03-386089-00-0
Letter ID: L1167496368

STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT
REGISTRATION CERTIFICATE

Date ID Issued 07-Aug-2017	IDENTIFICATION NUMBER 03-386089-00-0	Business Start Date 01-May-2017
Business Location 1750 CALLE DE MERCADO STE 5		Business End Date
City and State LAS CRUCES, NM		Zip Code 88005-8230
Taxpayer Name UNITED COUNTRY REAL ESTATE - REVOLUTION, LLC		Taxpayer Type LLC
Firm Name UNITED COUNTRY REAL ESTATE - REVOLUTION, LLC		Filing Frequency Quarterly
Mailing Address PO BOX 1585		
City and State FAIRACRES, NM		Zip Code 88033-1585

This Registration Certificate is issued pursuant to Section 7-1-12 NMSA 1978 for Gross Receipts, County Gross Receipts, Municipal Gross Receipts, Compensating and Withholding Taxes. This copy must be displayed conspicuously in the place of business. Any purchaser of the registrants business is subject to certain requirements under Section 7-1-61 NMSA 1978.

Cabinet Secretary

By 

Any inquiries concerning your Identification Number should be addressed to the Audit & Compliance Division, P.O. Box 630, Santa Fe, New Mexico 87504-0630

Form Revised 02/2003

THIS CERTIFICATE IS NOT TRANSFERABLE

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