



Town of Mesilla, New Mexico

PZHAC WORK SESSION

AGENDA

AUGUST 20, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, AUGUST 20, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Rosalina Contreras, a request to discuss plans to replace doors, windows and screens on a dwelling at 247 Calle del Norte (**Case 060762**). Zoned: Historic Residential (HR)

Item 2: Submitted by Eric Hamilton; a request to discuss plans to construct an addition to a dwelling at 1366 Paisano Road (**Case 060765**). Zoned: Rural Farm (RF)

Item 3: Submitted by Martin Serna; a request to discuss plans to construct a fence and storage shelter at the southeast corner of a property used as a pecan orchard at 2799 Calle del Sur (**Case 060771**). Zoned: Residential/Agricultural (RA) (HR)

Item 4: Submitted by Oscar and Cleo Fritze; a request to discuss plans to construct a 6ft x 10ft wooden shed behind a carport a residential property at 2612 Calle Cuarta this address (**Case 060775**). Zoned: Historical Residential (HR)

Item 5: Submitted by Gerard Nevarez; a request to discuss plans to construct a rock wall and a wire fence along the property lines of a residential property at 2305 Calle de Colon (**Case 060776**). Zoned: Historical Residential (HR)

PZHAC REGULAR MEETING

AGENDA

AUGUST 20, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, AUGUST 20, 2018 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

A. *PZHAC MINUTES – Meeting minutes of August 6, 2018.

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

Building Permits

1. **Case 060762** – 2547 Calle del Norte, submitted by Rosalina Contreras; a request for a building permit to replace windows, doors, and screens on a dwelling at this address. Zoned: Historic Residential (HR) (**Discussed during Work Session – Item 1**)
2. **Case 060765** – 1366 Paisano Road, submitted by Eric Hamilton, a request for a building permit to construct an addition to an existing dwelling on the property at this address. Zoned: Rural Farm (RF) (**Discussed during Work Session – Item 2**)
3. **Case 060771** – 2799 Calle del Sur, submitted by Martin Serna; a request for a building permit to construct a fence and storage shelter at the southeast corner of a property used as a pecan orchard at this address. Zoned: Rural Farm (RF) (**Discussed during Work Session – Item 3**)

4. **Case 060774** – 2782 Calle de San Albino, submitted by John Wright; a request for a building permit to allow the construction of an adobe wall along the north property line of a residential property at this address. Zoned: Historic Residential (HR)
5. **Case 060775** – 2612 Calle Cuarta, submitted by Oscar and Cleo Fritze; a request for a building permit to enable a 6ft x 10ft wooden shed to be constructed on a residential property at this address. Zoned: Historical Residential (HR)
6. **Case 060776** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a building permit to allow the construction of a rock wall and a wire fence along the property lines of a residential property at this address. Zoned: Historical Residential (HR) **(Discussed during Work Session – Item 4)**

VI. PUBLIC COMMENTS

VII. PZHAC/STAFF COMMENTS

VIII. ADJOURNMENT

NOTICE

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

Posted on 8/16/18 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

AUGUST 20, 2018

WORK SESSION

**PZHAC WORK SESSION
AUGUST 20, 2018
ITEM 1**

Submitted by Rosalina Contreras, a request to discuss plans to replace doors, windows and screens on a dwelling at 247 Calle del Norte (**Case 060762**). Zoned: Historic Residential (HR)

The structure is in the Historic Register (see attached) and appears to have been built around 1935 Its architectural contribution to the Town was considered by the Town to be “neutral” on the Registry worksheet, but “contributing” on the Registry description sheet which was submitted by the Town as part of the application for inclusion in the Historical Register (see attached). The structure does not appear to have been substantially modified since the inventory was taken, and many of the existing features appear to be original. The current windows that exist in the structure do not appear to be the original windows, although they appear to be are old (see attached photos). According to the applicant, the proposed windows will be the same size as the windows being replaced, but will have only two panes per window rather than the multi-panes currently existing. Additionally, the windows will slide from side to side rather than be the overhead sash type that opens up and down. The window frames will be almond colored. The smaller two-pane bathroom windows will be replaced with windows that are very similar to the existing windows. The front wood screen door and screens, which have been damaged by a recent wind storm, will be repaired or replaced with a similar screen door and screens.

Estimated Cost: @ \$1823.86

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

Chapter 18.35 HR – Historical Residential Zone

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

Chapter 18.33 – Historic Preservation

18.33.040 Declaration of purpose and statement of public policy.

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

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

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

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400157](#)

Parcel Number: 4006137001472

Owner: CONTRERAS ROSA LINA

Mail Address: PO BOX 743

Subdivision:

Property Address: 2547 CALLE DEL NORTE

Acres: 0.23999082



PHOTOS OF EXISTING STRUCTURE SHOWING SOME OF THE WINDOWS TO BE REPLACED



CLOSE-UPS OF SOME OF THE EXISTING WINDOWS TO BE REPLACED



CLOSE-UPS OF SOME OF THE EXISTING WINDOWS TO BE REPLACED



REPLACEMENT WINDOWS – GENERAL



Window World

Window World of Las Cruces
 300 N. Telshor • Suite 100 • Las Cruces, NM 88011
 Phone: (575) 532-9390 • Fax: (575) 532-5230

NM CID# 391055

Customer: Rosalina Contreras Phone (h) (575) 635-0871
 Install Address: 2547 Calle Del Norte 88046 Phone (w) _____
 Bill Address: _____ E-mail _____

5-25-18
Friday

WINDOW WORLD WINDOW PACKAGES	
(Window max single hung / double hung 48x72 or 2-Lite 60x60. Package includes SolarZone Elite, DS glass, 1/2 screen, foam on jambs and head)	
3000 Series Single Hung	\$368
<u>4</u> 3000 Series 2-Lite Single Slider	\$388 <u>1500</u>
4000 Series Double Hung	\$388
4000 Series 2-Lite Slider	\$408
6000 Series Double Hung	\$459
6000 Series 2-Lite Slider	\$489

WINDOW WORLD WINDOWS	
(All Windows Include SolarZone Elite)	
4000 Series Picture / Fixed	\$459
4000 Series 3-Lite (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$610
6000 Series Picture / Fixed	\$499
6000 Series 3-Lite (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$670
3000 Series 3-Lite Slider (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$590
3000 Series Picture / Fixed	\$449
3000 Series Rounded Top SH	\$719
Windows Over 120 U.I	\$100
Casement (Not Egress)	\$459
Specialty Window	\$
Almond / Desert Clay	\$50
Bronze Exterior (Series 3000/4000) (Full Screens Only)	\$160
Window Color <u>Almond</u> / <u>Almond</u>	
Inside	Outside

DOORS	
Vinyl Rolling Patio Door	\$
Stucco Protector (Y/N) Custom Trim (Y/N)	
Color Grids	
Custom Rail Rolling Patio Door	\$
3" Rail 5" French Rail	
Stucco Protector (Y/N) Custom Trim (Y/N)	
Color Grids	
Interior Blinds (white blinds in white door panels) (Specific Standard Series Only)	\$
Specialty Doors	\$

INSULATED GLASS PACKS	
Solar Sun Shield Upgrade	\$60
Triple Glazed TG2** (Argon Filled)	\$155
Triple Glazed TK2** (Krypton Filled)	\$196
(**Series 6000 Only)	
ADDITIONAL FEATURES	
1/2 Screens	\$9
Foam Insulation on Jambs and Head	\$11
Double Strength Glass	\$15
Double Locks (> 26") (4000/6000)	\$5
Full Screens	\$22
Colonial Grids (Contoured/Flat)	\$65
Prairie Grids	\$75
Specialty Grids	\$
Tempered Sash	\$70
Tempered Other	\$
Tinted or Specialty Glass	\$
Obscure Glass Both Sash	\$80
Oriel Style (40/60 or 60/40)	\$60

PRE 1978 BUILT HOMES (Federal Lead Containment Law)	
With Custom Premium Exterior Trim	\$50
Without Custom Premium Exterior Trim	\$70
Lead Testing Fee (up to 4 windows)	\$50
MY HOME WAS BUILT IN THE YEAR	Initial

MISCELLANEOUS	
Second Story Labor	\$60
Custom Exterior Trim (minimum of 2 windows)	\$60
Custom Coil Color	
Window Removal Steel or in Stucco	\$60
<u>4</u> Window Removal Other	\$40 <u>160</u>
Stucco Protector/Flush Fin	\$40
(Designed to be trimmed for Installation)	
Install Interior Stops (unpainted wood)	\$50
Install Interior Casing	\$50
(Customer must provide the materials)	
Replace Sill (pine-no painting or staining)	\$100
Wood or Steel Mull Removal	\$40
Mull to Form Multi Unit	\$40
Remove Storm Window	\$30
Remove Security Bars (no reinstallation)	\$50
Other	\$

ROUND-UP FOR WINDOW WORLD CARES	
St. Jude Children's Research Hospital	\$

You the buyer are responsible for providing at least two feet of clear access on both sides of windows and for completely removing all blinds, brackets, shutters and other window coverings prior to installation. Initial: _____
 You the buyer are responsible for any applicable permitting. Balance due based upon percentage of windows installed upon completion. No compensation for job delays or product errors. No painting and no repairs or painting of damages to Stucco unless stated on Contract. Initial: _____

NO EXTRA WORK IF NOT IN WRITING!	
1797.60	Subtotal
- 171.00	10% off
<hr/>	
1619.60	
+ 63.00	permit
+ 142.26	Sales tax
<u>1823.86</u>	

Customer agrees to the terms of payment as follows:	
Subtotal	\$ <u>1712.00</u>
Setup and Handling (5%) Fee (minimum \$50)	\$ <u>85.60</u>
Permit	\$ <u>63.00</u>
Trip Charge	\$
Subtotal	\$ <u>1797.60</u>
<u>8.31</u> Tax (where applicable)	\$ <u>142.26</u>
Total Amount	\$ <u>1823.86</u>
Custom Order Deposit 50%	\$
Balance Paid to Installer upon Completion	\$
Amount Financed	\$

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.
THIS IS A CUSTOM ORDER NOT FOR RESALE!

5-25-18 _____ Owner _____ Date _____

288 C

1. ALERT SHEET?
 YES NO

NEW MEXICO HISTORIC BUILDING INVENTORY
FORM 1: BUILDINGS & STRUCTURES 6-6-79

2. SURVEY DATE 3. BY
1/80 MBT

4. CHECK DATE 5. BY

6. COMPUTER DATE 7. BY

8. FILE DATE 9. BY

10. REVISION DATE 11. BY

2. COUNTY
Dona Ana

13. FIELD MAP

14. NUMBER
2547 route

15. UTM REFERENCE NUMBER
13 33d300 3571910

16. SPECIFIC LOCATION
SE corner of Calle del Oeste and Calle del Norte

17. CITY: Mesilla

18. ZIP

19. LAND GRANT OR RESERVATION

20. ID. # 18.320.2288

22. ROLL # 92

23. NEG # 36

24. LOCATION OF NEG.

20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4

25. ARCHITECTURAL STYLE
adobe vernacular

26. NUMBER OF STORIES
one

27. FOUNDATION MATERIAL(S)
Roberta BERNICE ALVILLAR

28. EXTERIOR WALL SURFACE(S)
light brown stucco

29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS)
4.006-137.001-471
- hoatz slide, alum sashes, concrete lug sills, no surrounds

30. DOOR ENTRANCE (TYPE/SURROUNDS)
- common wood door

31. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS)
Flat with flat parapets

32. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR/MATERIALS)

33. EXTERIOR DETAILS

34. COMMENTS



DATE OF CONSTRUCTION

35. ESTIMATED 1935

36. ACTUAL

37. SOURCE OF DATE

38. ARCHITECT/ENGINEER/BUILDER

39. SOURCE OF INFORMATION

40. NAME

USE

41. PRESENT residential

42. HISTORIC

43. CONDITION

EXCELLENT GOOD FAIR DETERIORATED

44. DEGREE OF REMODELING

MINOR MODERATE MAJOR

45. IMMEDIATE SURROUNDINGS
rural/residential

46. RELATION TO SURROUNDINGS
 SIMILAR NOT SIMILAR

47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS
 PLUS NEUTRAL MINUS

48. OVERALL SIGNIFICANCE
 NATIONAL STATE LOCAL NONE

49. ASSOCIATED BUILDINGS? YES NO

50. WHAT TYPE?

51. IF INVENTORIED, LIST I.D. #'S

52. SEE BACK? YES NO

- 287 This stuccoed, gabled house has aluminum frame windows and a gabled porch protecting the entrance. est. 1960. (N)
- 288 This is a stuccoed residence with a flat roof and parapet. and aluminum frame windows. est. 1930. (C)
- ~~289 This is an adobe farm house with aluminum frame windows, a flat roof with parapet, viga ends visible, and a shed roof porch with mission tile. There is a utility shed, a barn, and a silo associated with this house. est. 1900. (C)~~
- 290 This stuccoed adobe residence has a flat roof and parapet and metal casement windows. est. 1910. (C)
- 291 This stuccoed adobe residence has a flat roof, wood frame windows, a parapet, and a square-plan. est. 1920. (C)
- 292 This Ranch Style house has terrecotta brick walls. est. 1965. (N)
- 293 This is an apartment complex in a Territorial Revival style. The architecture matches that of the house to the north. This building blends well with the surroundings. est. 1975. (N)
- 294 This stuccoed house has a gabled roof and wood frame windows. est. 1910. (C)
- 295 This stuccoed gabled house with a brick half wall and wood frame windows has purlins and brackets. est. 1935. (N)
- 296 This gabled adobe residence has wood frame windows. est. 1910. (C)
- 297 This Ranch Style house has brick walls and aluminum frame windows. est. 1965. (I)
- 298 This stuccoed adobe house has a low gabled roof and aluminum frame windows. est. 1900. (C)
- 299 This is a rectangular-plan house with aluminum frame windows and a gabled roof. est. 1965. (N)
- 300 This is a small gabled house with aluminum frame windows. A trailer house is adjacent to it to the west. est. 1955. (I)
- 301 This house has a crenalated parapet and wood frame windows covered by tiled hoods. est. 1915. (C)
- 302 This square-plan stuccoed house with a flat roof and parapet has wood frame windows. est. 1900. (C)
- 303 This is a very long, rectangular-plan adobe house with a flat roof, parapet, wood frame windows, and an open porch spanning the length of the facade. est. 1900. (C)

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060762

Fee \$ 77.00

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

CASE NO. 060762 ZONE: HR CODE: M1 APPLICATION DATE: 7/27/18

Rosalina Contreras (575) 635-0871
 Name of Applicant/Owner Applicant's Telephone Number

P.O. Box 743 Mesilla NM 88046
 Applicant's/Owner's Mailing Address City State Zip Code

rosaline2652@gmail.com
 Applicant's/Owner's E-mail Address

Window World 300 N. Tekshor Suite 100 Las Cruces, NM 88011
 Contractor's Name & Address (If none, indicate Self)

(575) 532-9390 _____
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2547 Calle del Norte

Description of Proposed Work: Replace windows, doors and screens

\$ 2,000.00 Rosalina Contreras 07/10/2018
 Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED
HL

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
AUGUST 20, 2018
ITEM 2**

Submitted by Eric Hamilton; a request to discuss plans to construct an addition to a dwelling at 1366 Paisano Road (**Case 060765**). Zoned: Rural Farm (RF)

The subject property is located on a 5 acre property that is on a private road west of Paisano Road. The dwelling was built last year. The applicant would like to construct an addition to the existing dwelling consisting of two bedrooms, two bathrooms, and a new den with a small kitchen area. The existing garage would be converted into the proposed den. A new garage would also be added to the western side of the structure. In addition to exterior doors, there will be access to the new part of the structure from the kitchen of the existing dwelling. The construction will be a continuation of the existing dwelling and will be finished to match. (A permit for the construction and any electrical and plumbing work will be required by CID.) There are no architectural standards in the RF zone.

Estimated Cost: @ 75,000.00

Consistency with the Code:

The property is zoned Residential/Agricultural (RF).

The structure, as currently located, will meet all setback requirements of the Zoning and Building codes for the property. The structure also will be consistent with Chapter 18.20 (RF) Rural Farm Zone of the Code in that it will be an extension of an existing dwelling. Additionally, it will meet the setback requirements for the RF zone.

18.20.050 RF Development standards.

C. Yards – Front. Each lot or parcel of land shall have a front yard extending across the full width of the lot or parcel, with a depth of not less than 30 feet.

If approved, 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.

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

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400029](#)

Parcel Number: 4005137178144

Owner: HAMILTON ERIC S

Mail Address: PO BOX 98

Subdivision:

Property Address: 1366 PAISANO RD

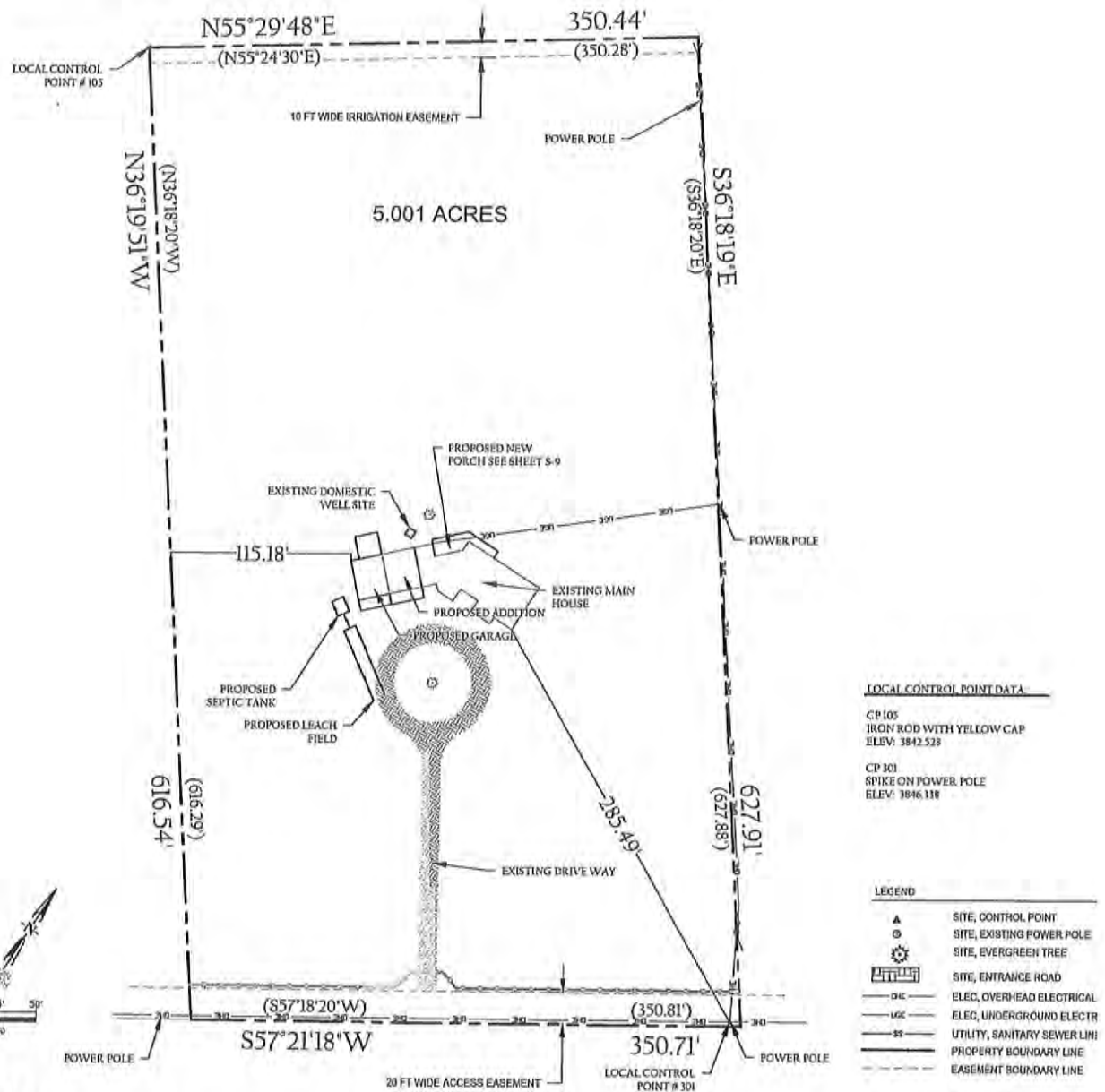
Acres: 1



PHOTOS OF THE PROPERTY FROM THE PRIVATE ROAD SHOWING WHERE THE ADDITION WILL BE



CONSTRUCTION PLAN FOR HOUSE ADDITION & PORCH LOCATED 1366 PAISANO ROAD



PLOT PLAN
TOWN OF MESILLA, NM
DONA ANA COUNTY
SECTION 26, T.23S., R1.E.

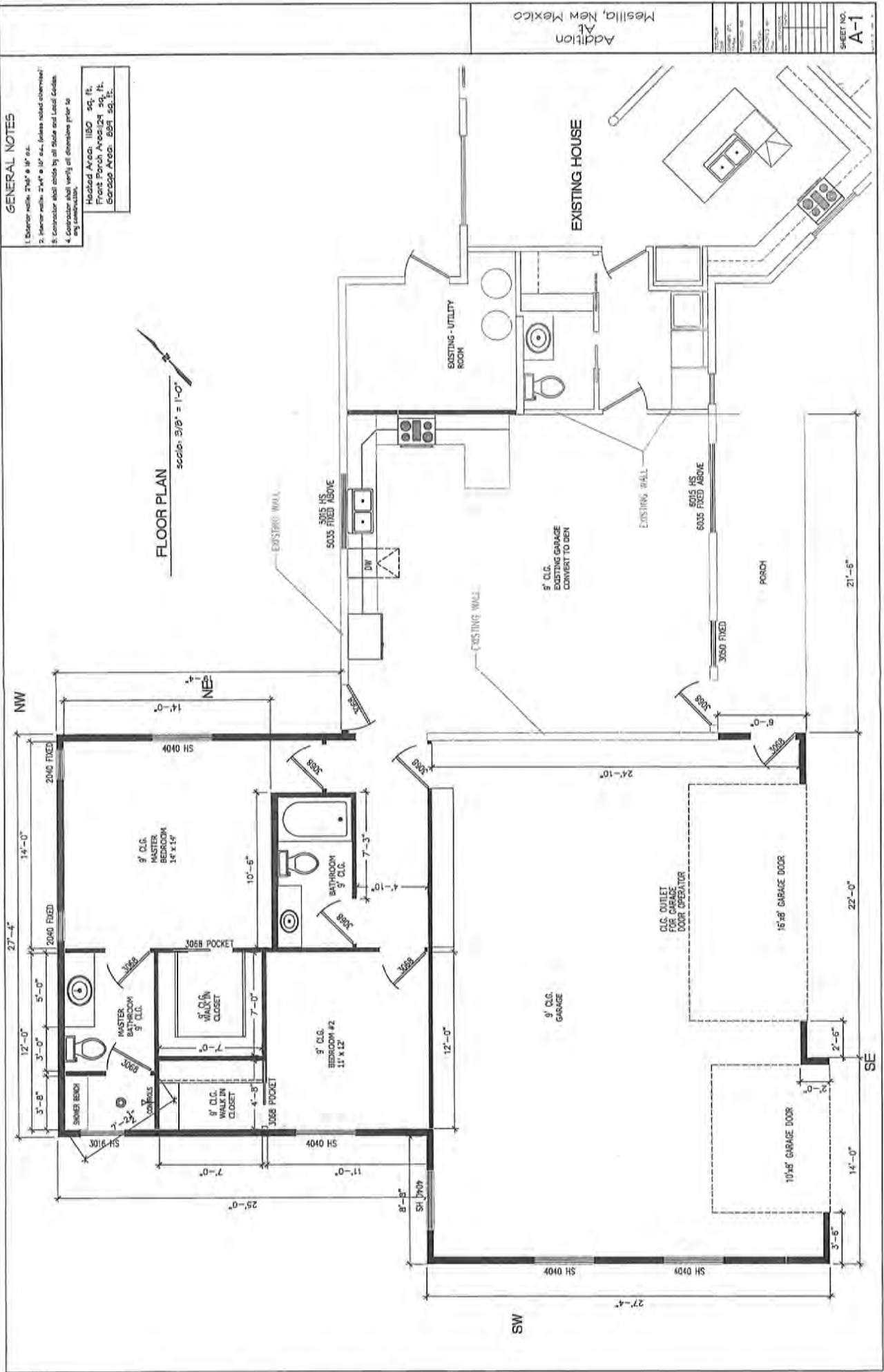
GENERAL NOTES

1. Exterior walls: 2x12 @ 16" o.c.
2. Interior walls: 2x12 @ 16" o.c., (unless noted otherwise)
3. Contractor shall obtain all state and local codes.
4. Contractor shall verify all dimensions prior to any construction.

Headed Area: 1180 sq. ft.
 Front Porch Area: 140 sq. ft.
 Garage Area: 888 sq. ft.

FLOOR PLAN

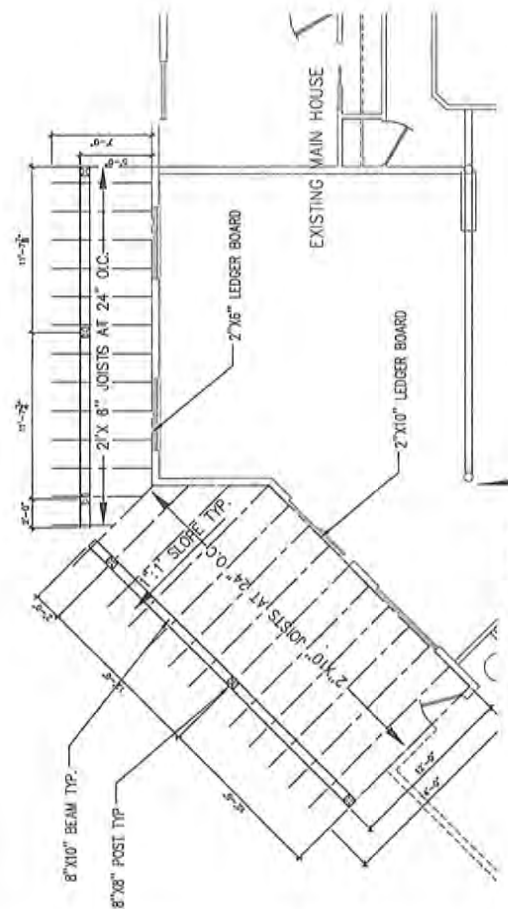
scale: 3/16" = 1'-0"



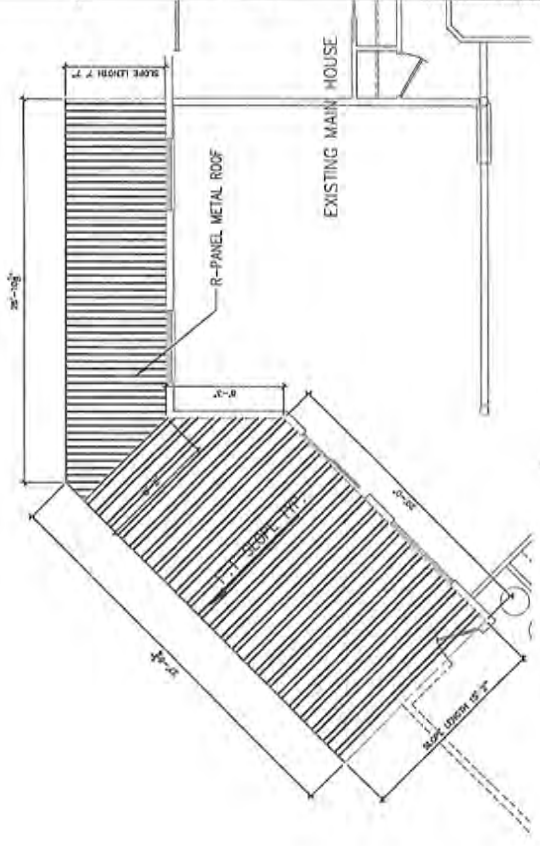
Addition
 At
 Mesilla, New Mexico

SHEET NO.	A-1
DATE	
SCALE	
PROJECT NO.	
CLIENT	
DESIGNER	
CHECKED BY	
DATE	

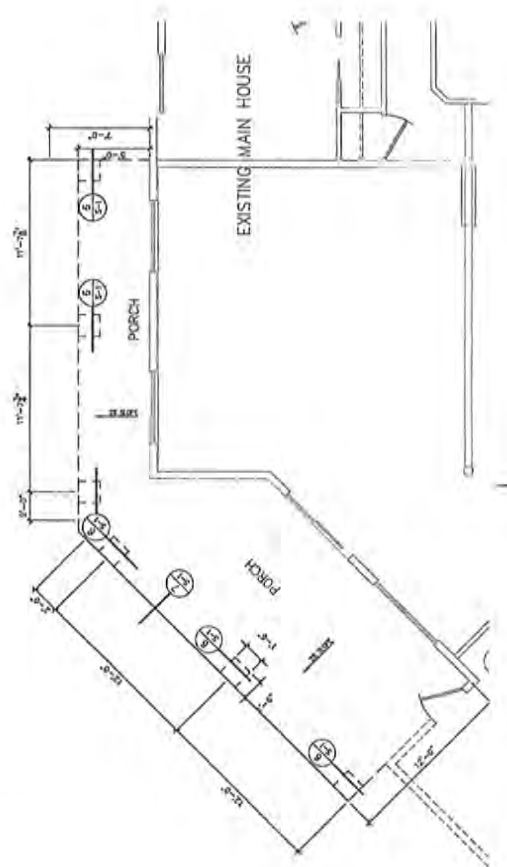
NOTES
PORCH AREA: 417 SF



PORCH FRAMING PLAN
scale: 1/4" = 1'-0"



PORCH ROOF PLAN
scale: 1/4" = 1'-0"



PORCH FOUNDATION PLAN
scale: 1/4" = 1'-0"



1610567 MAY 17, 2016 12:23:37 PM PAGES: 1
WARRANTY DEED Deputy: Brandi Delgado
Lynn J. Ellms, County Clerk, Dona Ana, NM



COPY

WARRANTY DEED (JOINT TENANTS)

SWAT #039681 GC/CP

a married man, as his sole and separate property,
Norman Keifetz, ~~XXXXXXXX~~, for consideration paid, grants to Eric S. Hamilton and Danielle C. Hamilton, husband and wife, as joint tenants, whose address is 1320 Avenida de Mesilla Apt. 2121 B, Las Cruces, NM 88005, the following described real estate in Dona Ana County, New Mexico:

A tract of land situate in the Town of Mesilla, Dona Ana County, New Mexico in Section 26, T.23S., R.1E., N.M.P.M. of the U.S.R.S. Surveys, being a part of U.S.R.S. Tract 10-41E and being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found along the south line of the Clark Lateral (an existing 50 foot wide right of way) for the northeast corner of this tract; Whence a U.S.B.O.R. Brass Cap found at check station 27+00 along the Clark Lateral near the intersection of Paisano Road bears N.53°56'41"E., 582.07 feet; THENCE, from the point of beginning, leaving the south line of the Clark Lateral, S.36°18'19"E., 627.91 feet to a 1/2" iron rod found along the south line of an existing 20' wide road easement for the southeast corner of this tract; THENCE along the south line of said easement, S.57°21'18"W., 350.71 feet to a 1/2" iron rod found for the southwest corner of this tract; THENCE leaving said easement, N.36°19'51"W., 616.54 feet to an iron rod found along the south line of the Clark Lateral for the northwest corner of this lot; THENCE along the south line of the Clark Lateral, N.55°29'48"E., 350.44 feet to the point of beginning, containing 5.001 acres of land, more or less.

SUBJECT TO: Restrictions, Reservations and Easements of record.

with warranty covenants.

Witness my hand(s) and seal this 16 day of May, 2016.

Norman Keifetz
Norman Keifetz

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF New York

COUNTY OF New York

This instrument was acknowledged before me on May 16, 2016, by Norman Keifetz.

My Commission Expires: 3/7/2020

ROBERTE E. YOUNG
Notary Public, State of New York
No. 01Y06338160
Qualified in New York County
Commission Expires March 07, 2020

Robert Young
Notary Public



Conventional-New Conventional Modification Registration ATS/ADS - New ATS/ADS Modification Commercial Amendment

Section 1 General Information							N M E D U S E O N L Y N M E D U S E O N L Y	Liquid Waste Processing Number: 006391			
Name (Property Legal owner, Inc., LLC, partnership, DBA, full legal name): Eric Hamilton								Field Office ID:	Application Date: REC'D APR 18 20		
Facility Name:			Phone:		E-mail address(es):						
System Location: Physical Address, County - (if needed, attach directions) . . . 1366 Paisano Rd.					Mailing Address (Invoices, permits, official correspondence): P.O. Box 98						
City: Las Cruces		State: NM	Zip Code: 88005		City: Mesilla		State: NM	Zip Code: 88046			
Uniform Property Code: 4-005-137-178-144		Date of Record: 2016		Lot Size (0.01 acres): 5.001	Total No. LW Systems on Property: 2		Total Design Flow on Property: 675				
Subdivision:		Subdivision Plat Date:		Unit/Phase:	Block:	Lot/Tract:	Township: 23S	Range: 1E	Section: 26		
Water Supply Source: <input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input checked="" type="checkbox"/> Private <input type="checkbox"/> Shared <input type="checkbox"/> Public	No. Connections: 1	OSE Well Permit No.:		Private or Shared Water Well Location (long., lat. or physical address, city, state):						
Public Water System Name: Well On Property			Irrigation well, flood irrigation area on lot? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Enter all LW permit nos. for lot: DA160255						
Section 2 Installer Information											
No person shall construct, install or modify an onsite liquid waste system unless that person holds a valid and appropriate classification of contractor's license issued by New Mexico CID.											
Installer Name: Adrian Rocha			Phone: 575-639-4016		Installer Company Name: Triple R Septic Service			<input type="checkbox"/> Corp., Inc. <input type="checkbox"/> LLC <input checked="" type="checkbox"/> Sole Prop. <input type="checkbox"/> LP, LLP, GP			
Mailing Address (street / PO Box, City, State, Zip): P.O. Box 132 Mesquite, NM 88048					E-mail address: tripleseptic@gmail.com						
CID License Classification: <input type="checkbox"/> MM-1 <input type="checkbox"/> MM-98 <input type="checkbox"/> MS-1 <input checked="" type="checkbox"/> MS-3 <input type="checkbox"/> Homeowner					CID License No.: 385444						
I am a licensed contractor by the State of New Mexico Regulation Licensing Department, Construction Industries Division (CID). I will either personally install the work myself or authorize my employee(s), <u>Adrian Rocha</u> (named here) to provide the services and labor for this permit application under my direct supervision.											
Section 3 Authentication / Verification											
By signing below, I attest that the information in this application is correct and true to the best of my knowledge. I understand the issuing of this permit does not relieve me from the responsibility of complying with all applicable provisions of the New Mexico Plumbing Code and the New Mexico Liquid Waste Disposal and Treatment Regulations. Obtaining this permit does not relieve me from the responsibility of obtaining any permit required by state, city or county regulation or ordinance or other requirements of state or federal law.											
<input checked="" type="checkbox"/> CID Licensed Contractor <input type="checkbox"/> Qualified Homeowner <input type="checkbox"/> Authorized Rep (Registrations Only)		Printed Name: Adrian Rocha			Signature: <i>Adrian Rocha</i>			Date Signed: 4/18/18			
NMED PERMIT TO CONSTRUCT					NMED PERMIT TO CONSTRUCT NO:						
A permit for construction of the Liquid Waste system described herein is hereby: <input type="checkbox"/> Granted <input checked="" type="checkbox"/> Granted with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Cancelled											
Conditions, Reasons for Cancellation or Denial: must meet all setbacks & construction standards / clay found in area											
NMED Inspector Name Printed:					NMED Inspector Signature:			Date:			
NMED LIQUID WASTE FEES											
<input checked="" type="checkbox"/> Conventional-New \$100		<input type="checkbox"/> Conventional Modification \$50		<input type="checkbox"/> Registration \$100		<input type="checkbox"/> ATS/ADS - New \$150		<input type="checkbox"/> ATS/ADS Modification \$75		<input type="checkbox"/> Commercial \$150	<input type="checkbox"/> Variance \$50
Total Fee Paid		Date Paid		Payment Received By							
FINAL INSPECTION OF LW SYSTEM											
<input type="checkbox"/> Final Inspection Conducted by NMED		Final Inspection Date:		NMED Inspector Name Printed:							
<input type="checkbox"/> Contractor photo inspection authorized:		Photo inspection date:		Date photos and Completed Form Received by NMED:							
NMED PERMIT TO OPERATE					NMED PERMIT TO OPERATE NO:						
A permit for operation of the Liquid Waste system described herein is hereby: <input type="checkbox"/> Granted <input type="checkbox"/> Granted with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Cancelled											
Conditions, Reasons for Cancellation or Denial:											
NMED Inspector Name Printed:					NMED Inspector Signature:			Date:			



If your lot has more than one LW system, you must fill out a separate application for each system. The site plan drawing must show all liquid waste systems located on your lot. Existing permitted systems must be identified with their LW Permit #. New, modified or unpermitted systems must be clearly labelled on the site plan. NMED agents are not authorized to amend or complete any portion of this application.

Liquid Waste Processing Number:

006391

Treatment & Disposal System Design

Section 1 Design Flow, Hydrology, and Soil Description

A. Wastewater Sources & Design Flow Calculations				B. Hydrology Data		C. Soil Description:	
Facility	Units (enter number)	(Q) Flow, calculated: gpd	Depth from ground surface to:	Feet	Type	AR	
<input checked="" type="checkbox"/> Single Family Residence	Bedrooms: 2	Total flow: 300	Seasonal High Water table	7	<input type="checkbox"/> Type Ia: Coarse Sand (or up to 30% gravel)	1.25	
<input type="checkbox"/> Multiple Family Units	No. Units: Calculation Sheet Attached: <input type="checkbox"/> YES <input type="checkbox"/> NO	Total flow:	Bedrock, caliche, tight clay	N/A	<input checked="" type="checkbox"/> Type Ib: Medium Sand, Loamy Sand	2.0	
<input type="checkbox"/> Commercial / Institution (type):	Method of Design Flow Calculation: <input type="checkbox"/> Table 201.1	Total flow:	Gravel, cobbles, highly permeable soil	N/A	<input type="checkbox"/> Type II: Sandy Loam, Fine Sand, Loam	2.0	
<input type="checkbox"/> Other:	<input type="checkbox"/> PE (Calc. Sheet)				<input type="checkbox"/> Type III: Silt, Silt Loam, Clay Loam, Silty Clay Loam, Sandy Clay Loam	2.0	
<input type="checkbox"/> Cluster	No. of Units:	Total flow:	Test Hole / Soil Borings Used: <input type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> Type IV: Sandy Clay, Silty Clay, Clay	5.0	
<input type="checkbox"/> Other (type):			Soil Classification Methodology used: <input type="checkbox"/> Jar Test				
Total Flow for this LW System: (see page 1 for total flow to property)		Q 300	<input type="checkbox"/> Laboratory: <input type="checkbox"/> Hand Sampling <input type="checkbox"/> Other: <input type="checkbox"/> Sieve				

Section 2. Treatment Unit and Pump Design:

Unit	Primary Treatment Unit	No. Septic Tank(s)	Manufacturer:	Series / Model / Certification No.:	Capacity (gallons)	Burial Depth:		
1	<input checked="" type="checkbox"/> Septic Tank(s)	1	Triple R Septic Service	NM-ITR-14-11821	1113	1		
2	PUMP	<input type="checkbox"/> Pump Tank	Manufacturer:	Series / Model:	Capacity (gallons)	Burial Depth:		
		<input type="checkbox"/> Pump <input type="checkbox"/> Dual Pump	Manufacturer:	Series / Model:	Pump Curve Attach'd: <input type="checkbox"/> YES <input type="checkbox"/> NO	Effluent Pump: <input type="checkbox"/> YES <input type="checkbox"/> NO		
3	ATS	<input type="checkbox"/> Secondary	<input type="checkbox"/> Standard <input type="checkbox"/> Conditional <input type="checkbox"/> Experimental	<input type="checkbox"/> Required <input type="checkbox"/> Voluntary	Manufacturer:	Series / Model:	Capacity (gallons)	Burial Depth:
		<input type="checkbox"/> Tertiary	<input type="checkbox"/> UV <input type="checkbox"/> Ozone <input type="checkbox"/> Chlorine	<input type="checkbox"/> Required <input type="checkbox"/> Voluntary	Manufacturer:	Series / Model:	Notes:	

Section 3 Disposal System Design, Components and Calculations

A. Minimum Required absorption area, calculated (Multiply Design Flow (Q) times Application Rate (AR):		Q	2	X	AR	300	=	Min. Sq. Ft. Required:	600
B. Design Components:		<input type="checkbox"/> Distribution Box	<input type="checkbox"/> Tee	<input type="checkbox"/> Drop Box	<input type="checkbox"/> Alternating Drainfield Valve	<input type="checkbox"/> Other:			
CONVENTIONAL DISPOSAL	<input checked="" type="checkbox"/> Pipe & Gravel	Trench Width: 2	Depth Gravel Below Pipe: 2.5	Total Linear Feet: 90	No. of Trenches: 1	Trench Depth: 3	Length, each trench: 90	Trench Spacing (ft): N/A	Proposed Sq. Ft.: 600
	<input type="checkbox"/> Chamber <input type="checkbox"/> Synthetic Agg. <input type="checkbox"/> Other:	Mfr. Model No & Sizing Credit (at/ft, or unit):		Total Linear Feet:	No. of Units:	Trench Depth:	Length, each trench:	Trench Spacing (ft):	Proposed Sq. Ft.:
	<input type="checkbox"/> Seepage Pit <input type="checkbox"/> Absorption Bed	Dimensions (L x W):		Depth below invert:	Proposed Sq. Ft.:	Trench Depth:	Notes:		

Section 4 Alternative Disposal System (ADS) Design, Components and Calculations

For all ADS's - calculation sheets & site plan drawings (plan view with cross section views) must be submitted with this permit application.

Alternative Disposal System	Discharging	<input type="checkbox"/> Wisconsin Mound	<input type="checkbox"/> Elevated System	<input type="checkbox"/> Unlined ET Bed	<input type="checkbox"/> Effluent Irrigation Re-use	<input type="checkbox"/> Sand-Lined Trench Sand ASTM Specs Attached? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> Bottomless Sand Filters Sand ASTM Specs Attached? <input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> LPD	<input type="checkbox"/> LPP	<input type="checkbox"/> Graywater	<input type="checkbox"/> Drip Irrigation		
	<input type="checkbox"/> Split Flow (complete holding tank section & septic tank & conventional disposal section)				<input type="checkbox"/> Wetland	<input type="checkbox"/> Other (description):	
	Non-Discharging	<input type="checkbox"/> Holding Tank	No. of Tank(s)	Manufacturer:	NM Certification No.:	Capacity:	Burial Depth:
<input type="checkbox"/> Lined ET Bed Sand ASTM Specs Attached? <input type="checkbox"/> YES <input type="checkbox"/> NO	Liner Material & Thickness (mils):		Dimensions (L x W) & sq. ft.:		<input type="checkbox"/> Lined Lagoon	Liner Material & Thickness (mils):	Dimensions (L x W) & sq. ft.:
<input type="checkbox"/> Vault	<input type="checkbox"/> Privy (outhouse)		<input type="checkbox"/> Other (description):				

Section 5 Setbacks / Site Plan & Attachments (check those that apply)	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	1. Does proposed system meet all setbacks required per 20.7.3.302 NMAC (see setback Table 302.1)?
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	2. Site plan attached w/ all structures shown, LW systems, wells & waters w/ 200' all setbacks clearly shown per 402.A.1 NMAC?
<input checked="" type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO	3. If ATS or ADS, all requirements under section 403 are submitted, including calculations and drawings?
Supporting Documents Included: <input type="checkbox"/> Survey <input type="checkbox"/> Plat <input type="checkbox"/> Floorplan <input checked="" type="checkbox"/> Warranty Deed <input type="checkbox"/> Tax Bill <input type="checkbox"/> Other:	

060765
\$123.⁰⁰

Town of Mesilla, New Mexico

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

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

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

Application Date: 7/24/2018

Eric Hamilton 575-519-8203
Name of Applicant Telephone Number

P.O. Box 98 Mesilla NM 88046
Address City State Zip Code

Proposed Use or Occupancy: Addition & Porch Zone: Rural Farm RF

NM CID HOMEOWNERS PERMIT n/a
Contractor Name Address

n/a n/a n/a
Telephone Number Contractor Tax I.D. # Contractor License #

This application includes:

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

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

Location & Description of Proposed Work:

Location: 1366 Paisano Road.

Proposed Work: Construction of an addition & porch for the existing main house in accordance with the attached plans, specification and utility permits.

Estimated Cost: \$75,000

Material: \$50,000

Labor: \$25,000

Signature of Applicant

Required Setbacks: Front Rear Side

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

FEE: 127.⁰⁰ RECEIPT #: ISSUE DATE:

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

CASE NO. 060765 Date Received: 7/27/13

**PZHAC WORK SESSION
AUGUST 20, 2018
ITEM 3**

The applicant would like to construct a metal and wood fence at the southeast corner of the subject property. The fence be about six feet high and will extend 50 feet in each direction along the south and east property lines from the corner. It will consist of metal sheets on wood uprights (see attached photos). A 16 foot by 18 foot open storage structure is currently attached to the fence on the east side of the property (see attached photos). Both the fence and the storage structure were built without permits. (The applicant has been issued a ticket that is currently on hold pending the outcome of this case.) It appears that the structure is currently being used to store material from the applicant's construction business.

Estimated Cost: @ 1000.00

Consistency with the Code:

The property is zoned Residential/Agricultural (RA).

The structure, as currently located, will **not** meet all setback requirements of the Zoning and Building codes for the property. The structure also will **not be consistent with Chapter 18.25 (RA Rural Farm Zone) of the Code**, especially the portions of the Code highlighted in yellow, as follows:

18.25.020 Permitted uses.

Permitted uses in the RA zone are as follows:

- A. A farm or ranch; provided, that livestock or poultry is not kept in corrals, barns or structures located within 50 feet of an adjacent residential property.
- B. A one-family house.
- C. A guest house, used only as an accessory to the primary single-family home and not rented or used as a business.
- D. Home occupations.
- E. **Accessory uses customarily incidental to the uses listed above.**

(Since the only use of the property currently is agricultural, and the current items being stored are not related to the agricultural use of the property, the proposed storage structure is not incidental to the current use of the property.)

18.25.040 Uses expressly prohibited.

Prohibited uses in the RA zone are as follows:

Same as the RF zone. [Ord. 94-06 § 1; prior code § 11-2-11.2.D]

Prohibited uses in the RF zone are as follows:

- B. Commercial uses other than the sale of agricultural products, the majority of which were produced on the property.**
- C. Industrial uses other than cottage or agricultural industries.**

(Since the only use of the property currently is agricultural, and the current items being stored are not related to the agricultural use of the property, it appears that the storage structure will be used for commercial purposes, which is prohibited.)

18.25.050 RA Development standards.

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

(The structure does not meet either the side or rear setback requirements.)

Storage structures are allowed in the RA zone as accessory uses to the primary use of the property. Since the only use of the property at this time is the raising of pecans, the primary use of the of the property would be agricultural The structure could be considered accessory to the agricultural use of the property, but only if the items stored are related to farming.

The structure cannot be used for the storage of general contractor equipment or materials. In order to be used for contractor storage, there would have to be a contractor's business on the property. Since the RA zone prohibits commercial uses, this use and storage would not be allowed. If part of the property were to be used for private storage, there would need to be a dwelling on the property.

If approved, 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.

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

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400411](#)

Parcel Number: 4006138037270

Owner: SERNA MARTIN

Mail Address: 1025 LARRY DR

Subdivision: VALDEZ TRACTS (BK 23
PG 462 - 1313264)

Property Address: 2795 CALLE DEL
SUR

Acres: 2



PHOTO OF THE PROPERTY FROM CALLE DEL SUR



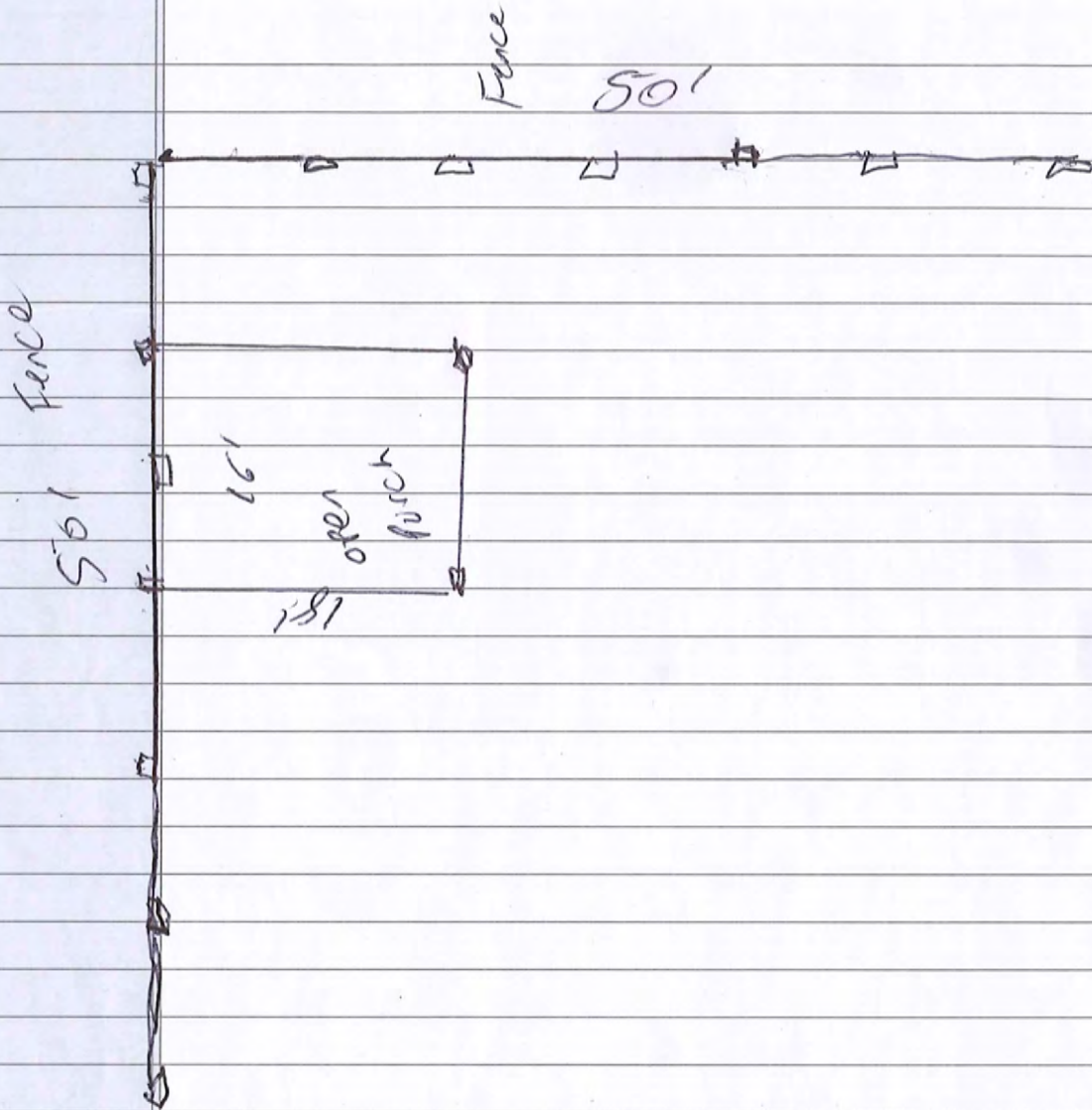
PHOTOS OF SOUTHEAST CORNER OF PROPERTY SHOWING FENCE AND STORAGE STRUCTURE



PHOTOS OF SOUTHEAST CORNER OF PROPERTY SHOWING FENCE AND STORAGE STRUCTURE



27.99 Calle del Sur



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060771

Fee \$ 116.00

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

CASE NO. 060771 ZONE: RA CODE: M1 APPLICATION DATE: 7/27/18

Martin Serna
 Name of Applicant/Owner
575-405-8787
 Applicant's Telephone Number
1025 Camino de las Ciencias N.M. 88001
 Applicant's/Owner's Mailing Address City State Zip Code

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: 2799 Calle del Sur

Description of Proposed Work: Fence In two side 50ft each one build 16x18 open Porch

\$ _____
 Estimated Cost Signature of Applicant [Signature] Date 7/30/18

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: PZHAC REVIEW & 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 WORK SESSION
AUGUST 20, 2018
ITEM 4

Submitted by Oscar and Cleo Frieze; a request to discuss plans to construct a 6ft x 10ft wooden shed behind a carport a residential property at 2612 Calle Cuarta this address (**Case 060775**). Zoned: Historical Residential (HR)

Staff Analysis:

The property currently contains a dwelling occupied by the applicants. The proposed shed is a 6 foot by 10 foot by 7 foot height wooden shed (see attached brochure) that is manufactured by a company called “Tuff Shed” and sold as a kit. The kit is delivered to the property by “Tuff Shed” and assembled on the property. The applicant would like to install the shed immediately behind the carport that is attached to the dwelling (see attached photos). The shed color will be similar to the existing dwelling.

The applicant would like to place the shed behind the carport to keep it as unobtrusive as possible, and to protect it from some of the elements. Also, the shed will be located behind the carport to use it as part of the house and carport.

It should be recommended that the shed be painted to match the color of the dwelling on the property.

Estimated Cost: \$2000.00

Consistency with the Code:

If the PZHAC determines that the shed will be compatible with the subject property and the surrounding properties, then the proposed dwelling will be consistent with the following sections of the Code:

Chapter 18.35 HR – Historical Residential Zone

The storage building should be compatible with the HR zoning of the property provided that it is painted to match the dwelling it is subordinate to.

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, especially with respect to proximity to the carport.

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

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400503](#)

Parcel Number: 4006138157077

Owner: FRIETZE OSCAR C

Mail Address: PO BOX 454

Subdivision:

Property Address: 2612 CALLE
CUARTA

Acres: 0.51





6x10 Tuft Shed
2612 Calle Cuarta
Docar + Cleo Friezz

BEST
BETTER
GOOD

The Garden Series
All buildings shown include optional accessories.

The entry price point product available at Tuff Shed factory-direct retail locations. Garden Series sheds offer Tuff Shed quality for even the budget-minded customer.

5
YEAR LIMITED WARRANTY

STANDARD FEATURES - QUALITY FROM THE START

ROOFING

- Rafters/Trusses Joined with Steel Plates
- 3-Tab Shingles w/ 25 Year Mfg's Warranty
- Roof system w/ 7/16" OSB Decking, 15# Felt Paper & Steel Drip Edge
- 4" (ranch or lean-to) or 3" (beam) Sidewall Eaves

FLOORING

- 3/4" Interlocking Floor Decking
- Aluminum Threshold at Door
- 2x6 Treated Wood Floor Joists

DOORS

- Patented, Steel-Reinforced 4'x6' Doors, Sheeted on Both Sides
- 5" Patented, Locking "L" Handle
- Patented, Heavy-Duty Steel Hinges

6x10



WALLS

- 2x4 Framing, 24" On-Center
- Double Top Plates on Sidewalls
- LP® SmartSide Siding & Trim w/ 50 Year Warranty

BEST
BETTER
GOOD

The Premier Series
All buildings shown include optional accessories.

Step up to Tuff Shed's legendary for their durability even patented features. The get more with Premier Series

7
YEAR LIMITED WARRANTY

GET THESE PREMIER SERIES® UPGRADES

ROOFING

- 7/16" LP® SilverTech Radiant Heat Barrier Roof Decking
- Upgraded Boxed Sidewall Eaves with 4" Fascia (ranches)

FLOORING

- 3/4" Treated LP® ProStr with SmartFinish
- 6" Tall Galvanized Steel

WALLS

- Taller Walls w/ 2x4 Framing, 16" On-Center (see height chart)
- LP® SilverTech® Radiant Heat Barrier Siding (w/50 Year Warranty)

DOORS

- Larger, 6" Patented, Lot
- Taller 6'-7" Door (fall Ra



Garden Hutch

- Single Slope 3/12 Roof Pitch & 3-Tab Shingles
- 5'8" or 6'5" (on tall wall) Clear Interior Height
- 5'5" Tall Door Placed on Front (short) Wall
- 4" Block Sidewall Eave (short wall only)

WxLxH*	Base	w/Paint	Monthly*
4'x8'x7'6"	\$1,091	\$1,200	\$22
6'x6'x7'5"	\$1,198	\$1,318	\$25
6'x8'x7'5"	\$1,401	\$1,541	\$29
6'x10'x7'5"	\$1,572	\$1,729	\$32
6'x12'x7'5"	\$1,744	\$1,916	\$35
8'x8'x7'9"	\$1,519	\$1,671	\$31
8'x10'x7'9"	\$1,711	\$1,882	\$35
8'x12'x7'9"	\$1,925	\$2,118	\$40
10'x10'x8'11"	\$2,065	\$2,272	\$42
10'x12'x8'11"	\$2,343	\$2,577	\$48
10'x16'x8'11"	\$2,835	\$3,119	\$58

Garden Ranch

- Ranch Style 4/12 Roof Pitch, & 3-Tab Shingles
- 5'8" Clear Interior Sidewall Height
- 6" Tall Door Placed on End Wall
- 4" Block Sidewall Eave

WxLxH*	Base	w/Paint	Monthly*
6'x6'x9'6"	\$1,316	\$1,448	\$27
6'x8'x9'6"	\$1,519	\$1,674	\$31
6'x10'x9'6"	\$1,690	\$1,869	\$35
6'x12'x9'6"	\$1,904	\$2,094	\$39
8'x8'x10'6"	\$1,765	\$1,942	\$36
8'x10'x10'6"	\$1,990	\$2,189	\$41
8'x12'x10'6"	\$2,225	\$2,443	\$46
10'x10'x11'6"	\$2,471	\$2,719	\$51
10'x12'x11'6"	\$2,835	\$3,119	\$58
10'x16'x11'6"	\$3,446	\$3,790	\$71

Garden Barn

- Barn Style 5/12 Roof Pitch & 3-Tab Shingles
- 5'8" Clear Interior Sidewall Height
- 6" Tall Door Placed on End Wall
- 8" Flat Sidewall Eave

WxLxH*	Base	w/Paint	Monthly*
6'x6'x8'3"	\$1,476	\$1,624	\$30
6'x8'x8'3"	\$1,684	\$1,852	\$35
6'x10'x8'3"	\$1,923	\$2,115	\$39
6'x12'x8'3"	\$2,163	\$2,379	\$44
8'x8'x8'7"	\$1,965	\$2,162	\$40
8'x10'x8'7"	\$2,267	\$2,494	\$47
8'x12'x8'7"	\$2,527	\$2,780	\$52
8'x14'x8'7"	\$2,797	\$3,077	\$57
8'x16'x8'7"	\$3,067	\$3,374	\$63
10'x10'x8'10"	\$2,631	\$2,894	\$54
10'x12'x8'10"	\$2,932	\$3,225	\$60
10'x14'x8'10"	\$3,421	\$3,763	\$70
10'x16'x8'10"	\$3,619	\$3,991	\$74
10'x20'x8'10"	\$4,409	\$4,850	\$90
12'x12'x9'2"	\$3,431	\$3,774	\$70
12'x16'x9'2"	\$4,180	\$4,598	\$86
12'x20'x9'2"	\$4,960	\$5,456	\$102
12'x24'x9'2"	\$5,730	\$6,303	\$118
12'x26'x9'2"	\$6,343	\$6,977	\$130
12'x32'x9'2"	\$7,071	\$7,778	\$145

Standard Ranch

- Ranch Style 4/12 Roof Pitch & 3-Tab Shingles
- 6'5" Clear Interior Sidewall Height
- 6" Tall Door Placed on Any Wall
- 4" Boxed Eave on Sidewalls

WxLxH*	Base	w/Paint	Monthly*
6'x6'x9'3"	\$1,715	\$1,887	\$35
6'x8'x9'3"	\$1,965	\$2,162	\$40
6'x10'x9'3"	\$2,246	\$2,471	\$46
6'x12'x9'3"	\$2,475	\$2,723	\$51
8'x8'x9'7"	\$2,329	\$2,562	\$48
8'x10'x9'7"	\$2,599	\$2,859	\$53
8'x12'x9'7"	\$2,911	\$3,202	\$60
8'x14'x9'7"	\$3,213	\$3,534	\$66
8'x16'x9'7"	\$3,525	\$3,878	\$72
10'x10'x9'10"	\$2,984	\$3,282	\$61
10'x12'x9'10"	\$3,348	\$3,683	\$69
10'x14'x9'10"	\$3,637	\$4,221	\$79
10'x16'x9'10"	\$4,066	\$4,473	\$83
10'x20'x9'10"	\$4,783	\$5,261	\$98
12'x12'x10'2"	\$3,920	\$4,312	\$80
12'x16'x10'2"	\$4,731	\$5,204	\$97
12'x20'x10'2"	\$5,543	\$6,097	\$114
12'x24'x10'2"	\$6,364	\$7,000	\$131
12'x26'x10'2"	\$7,040	\$7,744	\$144
12'x32'x10'2"	\$7,820	\$8,602	\$160
16'x20'x10'10"	\$7,175	\$7,893	\$147
16'x24'x10'10"	\$8,226	\$9,049	\$169

Tall Ranch

- Ranch Style 4/12 Roof Pitch & 3-Tab Shingles
- 7'5" Clear Interior Wall Height
- 6'7" Tall Door Placed on Any Wall
- 4" Boxed Eave on Sidewalls

WxLxH*	Base	w/Paint	Monthly*
6'x6'x10'2"	\$	\$	\$
6'x8'x10'2"	\$	\$	\$
6'x10'x10'2"	\$	\$	\$
6'x12'x10'2"	\$	\$	\$
8'x8'x11'2"	\$	\$	\$
8'x10'x11'2"	\$	\$	\$
8'x12'x11'2"	\$	\$	\$
8'x14'x11'2"	\$	\$	\$
8'x16'x11'2"	\$	\$	\$
10'x10'x12'2"	\$	\$	\$
10'x12'x12'2"	\$	\$	\$
10'x14'x12'2"	\$	\$	\$
10'x16'x12'2"	\$	\$	\$
10'x20'x12'2"	\$	\$	\$
12'x12'x13'2"	\$	\$	\$
12'x16'x13'2"	\$	\$	\$
12'x20'x13'2"	\$	\$	\$
12'x24'x13'2"	\$	\$	\$
12'x26'x13'2"	\$	\$	\$
16'x20'x15'2"	\$	\$	\$
16'x24'x15'2"	\$	\$	\$



**PROFESSIONAL
INSTALLATION INCLUDED**

VIEW OF DWELLING AND CARPORT FROM CALLE DE COLON



VIEW OF DWELLING AND CARPORT FROM CALLE DE COLON



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

OFFICIAL USE ONLY:

Case # 060775

Fee \$ 77.00

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

CASE NO. 060775 ZONE: HR CODE: M1 APPLICATION DATE: 8/2/18

Name of Applicant/Owner: Oscar & Cleo FRIETZE (575) 621-1004 - 621-5789
 Applicant's Telephone Number

P.O. Box 457 Mesilla N.M. 88046
 Applicant's/Owner's Mailing Address City State Zip Code

N/A
 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: 2612 Calle Cuarta Mesilla, NM 88046

Description of Proposed Work: 6 x 10 Tuff Shed Storage building

\$ 2,000.00 Estimated Cost
[Signature] Signature of Applicant
8-8-18 Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW ; BOT APPROVAL REQUIRED ; NO CHANGES TO DWELLING
[Signature]

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

**PZHAC WORK SESSION
AUGUST 20, 2018
ITEM 5**

Submitted by Gerard Nevarez; a request to discuss plans to construct a rock wall and a wire fence along the property lines of a residential property at 2305 Calle de Colon (**Case 060776**). Zoned: Historical Residential (HR)

Staff Analysis:

The property currently contains a dwelling that is under construction that will be occupied by the applicant when it is completed. While construction is still under way, the applicant would like to add a rock wall along the rear property line, and a wire fence along the front property line to contain his dog, but not block the view of the yard (see attached "Proposal" and site plan provided by the applicant).

The rock wall along the south, east and west property lines will not be out of character with other walls that have been approved in the area. Stone is also an approved material for walls that are in frontage setbacks in the Town. (Section 18.60.34(E) Wall, fence, or hedge - 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.)

According to the applicant, the requested "wire mesh" fence along the north property line (Calle de Colon) is similar to other fences of this type that have been previously approved or allowed historically through-out the historic districts of Mesilla, but is *technically* not allowed by the code because it is not one of the approved materials for fences or walls allowed by Section 18.60.340(E). The applicant contends that, historically, the type of fence proposed (double looped wire) has historically been used through-out the Town, and is more historically appropriate than some of the materials currently allowed in the historic area. (The applicant has provided several photos-attached-of similar wire fences in the area.) The applicant believes that the type of wire fence proposed will be historically and architecturally appropriate for the property and the area.

It should be recommended that the shed be painted to match the color of the dwelling on the property.

Estimated Cost: \$2000.00

Consistency with the Code:

The PZHAC will need to determine that the wall and the wire fence will be compatible with the subject property and the surrounding properties, then the proposed wall and fence will be consistent with the following sections of the Code:

Chapter 18.33 – Historic Preservation

18.33.040 Declaration of purpose and statement of public policy.

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

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

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

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400572](#)

Parcel Number: 4006138208035

Owner: NEVAREZ GERARD R

Mail Address: PO BOX 1102

Subdivision:

Property Address: 2305 CALLE DE COLON

Acres: 0.21999541



From: mesillaj3 <mesillaj3@aol.com>
To: mesillaj3 <mesillaj3@aol.com>
Subject: Rock Wall, Fence & Landscaping
Date: Sun, Aug 12, 2018 3:45 pm

"Proposal"

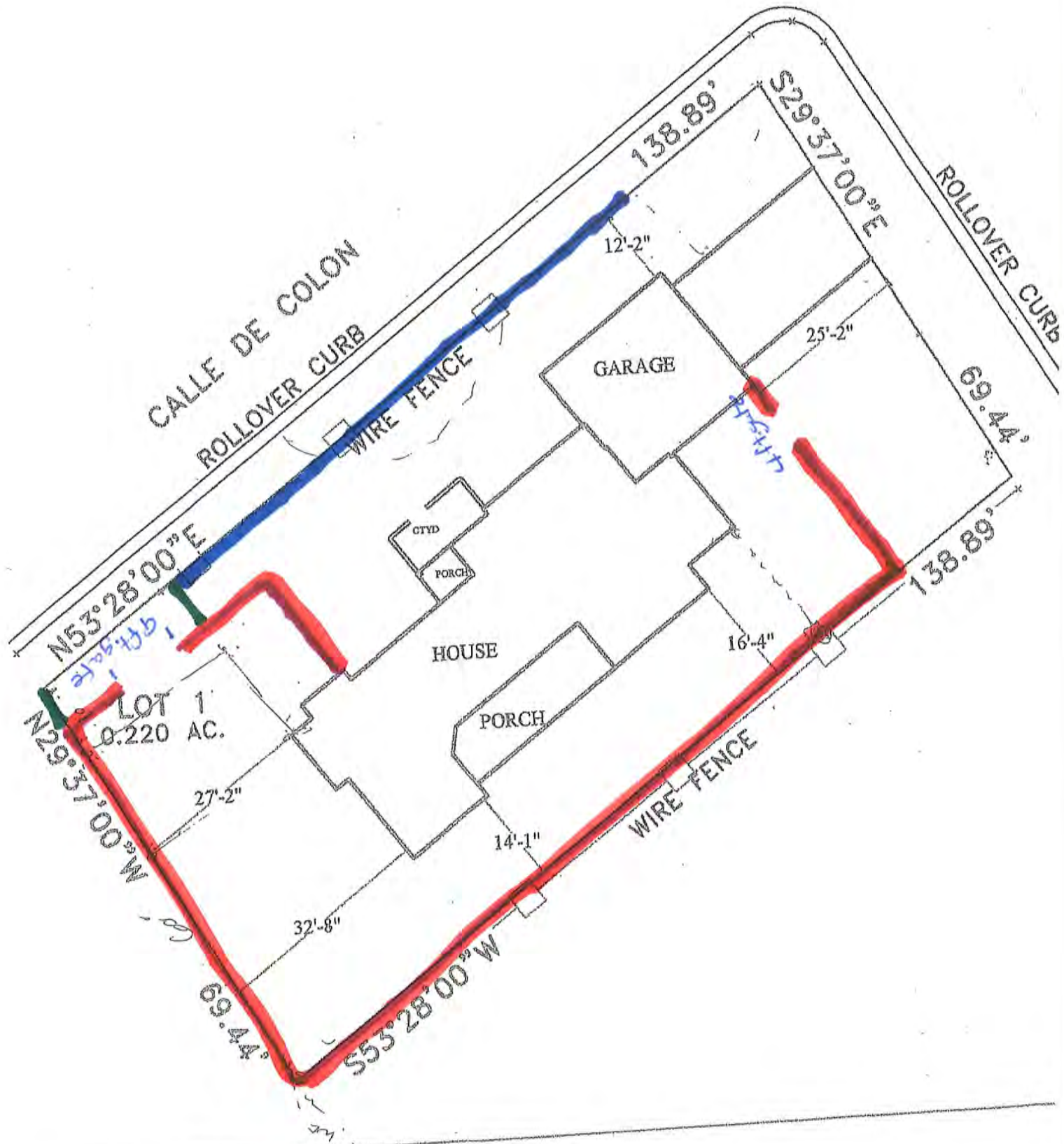
2305 Calle de Colon

Construct six foot high rock wall along south property line; six foot high rock wall along west property line dropping to three feet high rock wall three feet from property line; six foot high rock wall on east side starting at the southeast corner of garage and connecting with the six foot high rock wall running along the south property line. There will be a nine foot wide/six foot high wrought iron gate on the northeast corner of the property on Calle de Colon. There will be a four foot wide/six foot high gate on the east rock wall. The gate placement is outlined in Attachment #1 Also, on Attachment #1, the six foot high rock wall is outlined in "red"; the three foot high rock wall is outlined in "green". Gates will be similar to gates shown in Attachment #2.

Double looped wire fence running along the north side of the property line along Calle de Colon (outlined in blue in attachment #1). The wire fence will be similar to the one found on the J. Paul Taylor property facing Calle de Santiago (Attachment #3) Double looped wire fencing has existed in Mesilla for many years (see Attachment #4 and #5).

Landscaping in front yard and east side with landscaping rock and various plants.

Attachment #1



Attachment #2



Attachment # 3



Attachment # 36



Attachment # 4



J. Gutierrez Property
Corner calle de Santiago

Attachment #5



Behind Potteries

VIEW OF FRONT OF PROPERTY FROM CALLE DE COLON



VIEW OF REAR OF PROPERTY FROM CALLE SEGUNDA



VIEW OF PART OF WIRE FENCE ADJACENT TO CALLE DE SEGUNDA



FENCES IN FRONTAGES ON NEARBY PROPERTIES



FENCES IN FRONTAGES ON NEARBY PROPERTIES



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

OFFICIAL USE ONLY:

Case # _____

Fee \$ _____

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

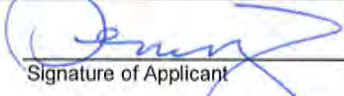
CASE NO. _____ ZONE: _____ CODE: _____ APPLICATION DATE: _____

Gerard Nevarez Name of Applicant/Owner
575.642.3938 Applicant's Telephone Number
PO Box 1102 Mesilla NM 88046 Applicant's/Owner's Mailing Address City State Zip Code
mesilla3@aol.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: 2305 Calle de Colon

Description of Proposed Work: rock wall, wire fence, + landscaping
→ see attached marked "Proposal"

\$5000⁰⁰ Estimated Cost
 Signature of Applicant
08.13.18 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: _____

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

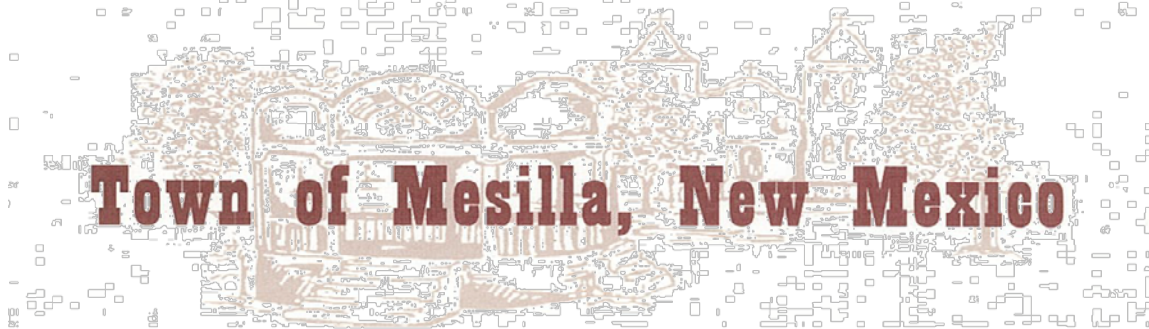
- This Application will include the following, if checked:
1. _____ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was **legally** subdivided through the Town of Mesilla or that the lot has been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

PZHAC MEETING

MINUTES

AUGUST 6, 2018

(PART OF CONSENT AGENDA)



**PZHAC WORK SESSION
MINUTES
AUGUST 6, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, AUGUST 6, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Maria Rios; a request to discuss the construction of a freestanding carport on a residential property at 2472 Calle de Cura (**Case 060736**). 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 this case was postponed from the last meeting to enable the applicant to provide staff with a copy of the survey for the property to determine the location of the carport with respect to the front property line. A survey had been provided to staff, and staff was able to determine that the carport was within the property lines. Staff was also able to determine that the carport was about 1.5 feet from the entrance of the dwelling. There was no further discussion.

Item 2: Submitted by Natalie B. Ogaz, a request to discuss plans for the construction of a new dwelling at 2729 Calle de San Albino (**Case 060748**). Zoned: Historic 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 had new plans that addressed the issues brought up at the last PZHAC meeting (building height, setbacks and parking). The PZHAC reviewed the new plans. There were no further issues.

Item 3: Submitted by R. Builders Inc. for the Las Cruces Diocese; a request to discuss plans to install an exterior door on a religious store located at 2270 Calle Principal, across Calle Principal from the church (**Case 060752**). Zoned: Historical Commercial (HC)

Father Christopher Williams was present to represent the Diocese and answer any questions that might arise. Staff provided a brief introduction of the case, stating that the case had been postponed to enable the applicant to return with a possible option for the requested door. This option consisted of replacing a widow at the far north end of the façade with a door and relocating the window to replace a non-historic door at the south end of the façade. Discussion followed as to whether this would change the historic character of the facade, and whether there had originally been a door where the window is currently located.

Item 4: submitted by Andrea Bryan; a request to discuss plans to replace a window with a door, to install a portico front entrance, and to construct a four foot high wall across part of a front yard on a property at 2557 Calle de Parian. (**Cases 060763 and 060769**). Zoned: Historical Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining the fact the Town had approved an addition to the dwelling about ten years ago that tripled the size of the dwelling. The result was that only about 25 percent of the current dwelling is original. The main issue, brought up by Commissioner Lucero, was that the window to be replaced will be in the historic part of the structure, which could affect the historic character of the dwelling. It was brought up that the historic character of the structure was already changed when the addition was constructed, and that the new work would be in character with the existing dwelling.. There were no further issues.

**PZHAC REGULAR MEETING
MINUTES
AUGUST 6, 2018**

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

All commissioners were present. There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Agenda. Commissioner Houston made a motion to approve the Agenda, seconded by Commissioner Prieto, and approved by a vote of 4 – 0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

There were no changes to the Consent Agenda. Commissioner Houston made a motion to approve the Agenda, seconded by Commissioner Prieto, and approved by a vote of 4 – 0.

A. *PZHAC MINUTES – Meeting minutes of July 2 and July 16, 2018.

Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVAL

Building Permits

1. **Case 060750** – 2941 Estrada Road, submitted by Victor Contreras; a request for a building permit to move a temporary fence to a rear property line on a property at this address. Zoned: Rural Agricultural (RA)
Approved as part of the Consent Agenda.
2. **Case 060758** – 2526 Snow Road, submitted by Brad Foreman; a request for a building permit to allow an electrical upgrade and the installation of solar panels on a dwelling at this address. Zoned: Rural Farm (RF)
Approved as part of the Consent Agenda.
3. **Case 060761** – 1986 Calle de Cura, submitted by Dianne Moore; a request for a building permit to allow an electrical upgrade and the replacement of an evaporative cooler with a refrigerated air conditioner on a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.
4. **Case 060766** – 2941 Estrada Road, submitted by Victor Contreras; a request for a building permit to replace two exterior doors on a dwelling at this address. Zoned: Rural Agricultural (RA)
Approved as part of the Consent Agenda.
5. **Case 060767** – 1013 Calle de El Paso, submitted by R.J. Bombach; a request for a building permit to reroof a dwelling at this address. Zoned: Rural Farm (RF)
Approved as part of the Consent Agenda.
6. **Case 060768** – 1910 Calle de Parian, submitted by Lillian Grijalva; a request for a building permit to temporarily cover part of a leaking flat roof with a tarp while funding for repairs is being obtained for a commercial structure at this address. Zoned: Historical Commercial (HC)
Approved as part of the Consent Agenda.

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES - None

B. CASES:

Building Permits

1. **Case 060736** – 2472 Calle de Cura, submitted by Maria Rios; a request for a building permit to allow a freestanding carport to be constructed on a residential property at this address. Zoned: Historical Residential (HR) (**Discussed during Work Session – Item 1**)
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There were no issues. A motion was made by Commissioner Lucero to approve the request with the condition 'that 'the carport be 'attached 'to the 'dwelling 'within six months. 'This was 'seconded by Commissioner Houston and approved with the stated condition by a vote of 4 – 0.

2. **Case 060748** – 2729 Calle de San Albino, submitted by Natalie B. Ogaz, a request for a building permit to construct a new residence at this address. Zoned: Historic Residential (HR). **(Discussed during Work Session – Item 2)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 4 – 0.
3. **Case 060749** - 1560 Calle de El Paso, submitted by Raul Rodriguez, a request for a building permit to allow construction of an open free-standing carport on a residential property at this address. Zoned: rural Agricultural (RA)
Staff provided a brief review of this request. There were no issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 – 0.
4. **Case 060752** – 2270 Calle Principal, submitted by R. Builders Inc. for the Las Cruces Diocese; a request for a building permit to allow the installation of an exterior door on the religious store at this address, across from the church. Zoned: Historical Commercial (HC). **(Discussed during Work Session – Item 3)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. The effect on the historical aspect of the change was discussed further. A motion was made by Commissioner Nevarez to approve the request with the condition that the window to be removed would be use to replace the door at the south end of the façade, if possible. This was seconded by Commissioner Prieto, and approved by a vote of 3 – 2 (Commission Chair Hernandez voted to break the tie.
5. **Case 060757** – 2631 Calle de Santa Ana, submitted by Christina R. Zamarripa; a request for a building permit to allow a wooden fence to be installed on a residential property at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request. There were no issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 – 0.
6. **Case 060762** – 2547 Calle del Norte, submitted by Rosalina Contreras; a request for a building permit to replace windows, doors, and screens on a dwelling at this address. Zoned: Historic Residential (HR)
Staff provided a brief review of this request. The PZHAC felt that since the new windows could change the character of the structure, the proposal should be discussed further at a work session. A motion was made by Commissioner Lucero to discuss this case at the next work session. This was seconded by Commissioner Houston, and the case was postponed by a vote of 4 – 0.
7. **Case 060763** – 2557 Calle de Parian, submitted by Andrea Bryan; a request for a building permit to allow the construction of a wall across part of the front yard of a residential property at this address. Zoned: Historical Residential (HR) **(Discussed during Work Session – Item 4)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There were no issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 4 – 0.
8. **Case 060764** – 2355 Calle de Guadalupe, submitted by Tenniel and Heather Salopek; a request for a building permit to allow the replacement of a front door and repainting of window trim on a commercial shop at this address. Zoned: Historical Commercial (HC)
Staff provided a brief review of this request. There were no issues. A motion was made by Commissioner Nevarez to approve the request with the condition that the color of the door and window be one of the colors in the color catalog approved by the Town. This was seconded by Commissioner Prieto and approved with the stated condition by a vote of 4 – 0.
9. **Case 060765** – 1366 Paisano Road, submitted by Eric Hamilton, a request for a building permit to construct an addition to an existing dwelling on the property at this address. Zoned: Rural Farm (RF)
Staff provided a brief review of this request. The PZHAC felt that they had some questions that would need to be answered and determined that the case should be discussed further at a Work Session. A motion was made by Commissioner Lucero to discuss this case at the next work session. This was seconded by Commissioner Houston, and the case was postponed by a vote of 4 – 0.
10. **Case 060769**– 2557 Calle de Parian, submitted by Andrea Bryan; a request for a building permit to allow the replacement of a window with a door and a small portico over the door on a dwelling at this address. Zoned: Historical Residential (HR) **(Discussed during Work Session – Item 4)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto and approved by a vote of 4 – 0.
11. **Case 060771** – 2799 Calle del Sur, submitted by Martin Serna; a request for a building permit to construct a fence and storage shelter at the southeast corner of a vacant property at this address. Zoned: Rural Farm (RF)

Staff provided a brief review of this request. The PZHAC felt that they had some questions that would need to be answered and determined that the case should be discussed further at a Work Session. A motion was made by Commissioner Lucero to discuss this case at the next work session. This was seconded by Commissioner Nevarez, and the case was postponed by a vote of 4 – 0.

Business Permits

12. **Permit 0716** – 2200 North Union Avenue, submitted by Debra Vance for “Debra Vance’s Art”; a request for a business license to allow the applicant to operate an artist’s studio as a home occupation at a dwelling at this address. Zoned: Rural Farm (RF)

Staff provided a brief review of this request. There were no issues. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto and approved by a vote of 4 – 0.

Special Use Permit

*** A PUBLIC HEARING MUST BE HELD PRIOR TO ACTION ON THE FOLLOWING SUP.***

13. **SUP18-002** – Submitted by Anna Biad, a request for a Special Use Permit to allow a for profit private school to expand into a building on an adjacent property at 1750 Avenida de Mercado, formerly occupied by a proposed day care center (“Round Table Academy”). Zoned: General Commercial (C).

Staff provided a brief description of the request, including the fact that the applicant has just notified staff that the school has applied for, but not yet received, non-profit status. According to the applicant, the status of the school could change within six months. Staff also explained that this SUP was to allow expansion of an existing private school (“Acton Academy of Las Cruces”) to expand onto this property from an adjacent property.

After the presentation by staff, the PZHAC by unanimous vote closed the Regular Meeting and opened the Public Hearing for SUP18-002. The only public input was from Susan Krueger, who stated that she strongly supported the Acton Academy as a “for-profit” school. There was no further input. The PZHAC then closed the Public Hearing and reopened the Regular Meeting.

A motion was made by Commissioner Prieto to recommend approval of the SUP to the BOT, seconded by Commissioner Nevarez, and approved by a vote of 4 – 0.

VI. PUBLIC COMMENTS

Susan Krueger – resident

In reference to non-profit organizations like the school, stated that “non-profits” do not add to the Town’s Gross Receipts Tax (GRT), and that the current SUP removes another large commercial building from the Town’s ability to collect GRT.

VII. PZHAC/STAFF COMMENTS

Commissioner Lucero –

Directed staff to look into complaints that water seeping from an adjacent building is damaging the structure containing a retail shop (“Silver Assets”).

Commission Chair Hernandez –

Stated that there were political signs on a property on Snow Road that needed to be removed.

VIII. ADJOURNMENT - The meeting was adjourned at 7:10 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 8/3/18 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty’s Food Mart - 2290 Avenida de Mesilla; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

AUGUST 20, 2018

PZHAC DECISION

..... **H9AG**

PZHAC ACTION FORM
BUILDING PERMIT 060762
[PZHAC REVIEW – 8/20/2018]
STAFF ANALYSIS

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

Item:

Case 060762 – 2547 Calle del Norte, submitted by Rosalina Contreras; a request for a building permit to replace windows, doors, and screens on a dwelling at this address. Zoned: Historic Residential (HR)

Staff Analysis:

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

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

If, on the other hand, it is determined that the proposed repairs and windows will not be architecturally appropriate or acceptable to 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: @ \$1823.86

Consistency with the Code:

The PZHAC will need to determine that the proposed repairs and windows will be consistent with the historical and architectural character of the property and the area. Additionally, the PZHAC will need to determine that the request 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 the windows and conducting other repairs on a dwelling at this address.
- The PZHAC has determined that the proposed carport meets all applicable Code requirements.

PZHAC OPTIONS:

Recommend approval of the application to the BOT.

Recommend approval of the application to the BOT with conditions.

Reject the application.

PZHAC ACTION:

**PZHAC ACTION FORM
BUILDING PERMIT 060765
[PZHAC REVIEW – 8/20/18]
STAFF ANALYSIS**

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

Item:

Case 060765 – 1366 Paisano Road, submitted by Eric Hamilton, a request for a building permit to construct an addition to an existing dwelling on the property at this address. Zoned: Rural Farm (RF)

Staff Analysis:

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

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

Estimated Cost: \$75,000.00

Consistency with the Code:

The PZHAC will need to determine that the addition to the dwelling will be consistent with the requirements and limitations of the code for dwellings in the RF zoning district. Additionally, the PZHAC will need to determine that the request meets all other development and construction 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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing an addition to a dwelling at this address.
- The PZHAC has determined that the proposed dwelling meets all applicable Code requirements.

PZHAC OPTIONS:

Recommend approval of the application to the BOT.

Recommend approval of the application to the BOT with conditions.

Reject the application.

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 060771
[PZHAC REVIEW – 8/20/18]
STAFF ANALYSIS

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

Item:

Case 060771 – 2799 Calle del Sur, submitted by Martin Serna; a request for a building permit to construct a fence and storage shelter at the southeast corner of a property used as a pecan orchard at this address. Zoned: Rural Farm (RF)

Staff Analysis:

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

If it is determined that the proposed fence and storage shelter 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 fence and storage shelter 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: @ \$1,000.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing a fence and a storage structure at this address.
- The PZHAC has determined that the proposed wall meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT REQUEST CASE 060774
[PZHAC REVIEW – 8/20/18]

Item:

Case 060774 – 2782 Calle de San Albino, submitted by John Wright; a request for a building permit to allow the construction of an adobe wall along the north property line of a residential property at this address. Zoned: Historic Residential (HR)

Staff Analysis:

The applicant would like to construct an adobe wall along the north property line. The wall, which will be between 4 to 5 ½ feet tall, will extend 138 feet along the north property line (inside the tree line) to the east and west property lines, where it will extend on these property lines from six to nine feet (see attached site diagram and photos). In addition to delineating the property line, the main purpose of the wall will be to retain water run-off resulting from recent new construction on the property. According to the applicant, the finish and appearance of the wall will be similar to a wall that was recently completed on the corner of Calle de San Albino and Calle de Colon (see attached photos).

The wall will need to meet clear-sight-triangle requirements at the ends near the applicant's driveways.

Estimated Cost: @ \$4000.00

Consistency with the Code:

Chapter 18.35 Historic Residential Zone

18.35.040 New structures.

New structures may be built in this zone providing the exterior appearance of the structure is approved by the commission. [Ord. 94-06 § 1; prior code § 11-2-11.4.D]

The proposed wall appears to be compliant with all other applicable Codes concerning residential construction in the Historic Residential (HR) zone.

Findings:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of construction 4 to 5½ foot high by 138 foot long adobe wall that will run along the north property line.
- The proposed wall will retain run-off created by new construction on the property.
- The proposed wall appears to meet all applicable sections of the Code with respect to construction of new dwellings in the HR zoning district.

PZHAC OPTIONS:

Recommend approval of the application to the BOT.

Recommend approval of the application with conditions to the BOT.

Reject the application.

PZHAC ACTION:

Do?a Ana County Zoning Map

Search Parcels

Distance

Area

Layer Visibility:

- Roads
- Buildings
- City Limits

Parcel ID: [04-00652](#)
 Map Code: [4-006-138-315-007](#)
 NAME: WRIGHT JOHN
 NAME2:
 Mail Address: PO BOX 566
 CITY: MESILLA
 STATE: NM
 ZIP: 88046-0566
 LOT:
 BLOCK:
 Subdivision:
 Condo Name:
 Condo Unit:
 Mobile Homes: 0
 Clerk Record: 1527046
 RTS: 1E 23S 36
 Property Address: 2782 CALLE DE SAN ALBINO
 Acres: 0.36



	Parcel ID	Map Code	Owner 1	Owner 2	Address	City	State
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**PHOTOS OF THE NEW STRUCTURE AND THE PROPOSED LOCATION OF THE WALL
(FROM CALLE DE SAN ALBINO)**



**PHOTOS OF THE NEW STRUCTURE AND THE PROPOSED LOCATION OF THE WALL
(FROM CALLE DE GUADALUPE)**

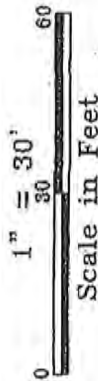






PLAT OF SURVEY

OF A 0.3607 ACRE TRACT
 LOCATED IN SECTIONS 25 & 36, T.23S., R.1E.
 N.M.P.M. OF THE U.S.R.S. SURVEYS
 TOWN OF MESILLA
 DONA ANA COUNTY
 NEW MEXICO



N89°05'11"W
 3085.86'

INSTRUMENT OF RECORD:
 FILED
 Instrument #04-28042
 OF THE DONA ANA COUNTY RECORDS

DRAWN BY:	S. Peale
FIELD BY:	E.R., C.S.
ASB NO.:	15-12-0405
DATE:	December 11, 2015

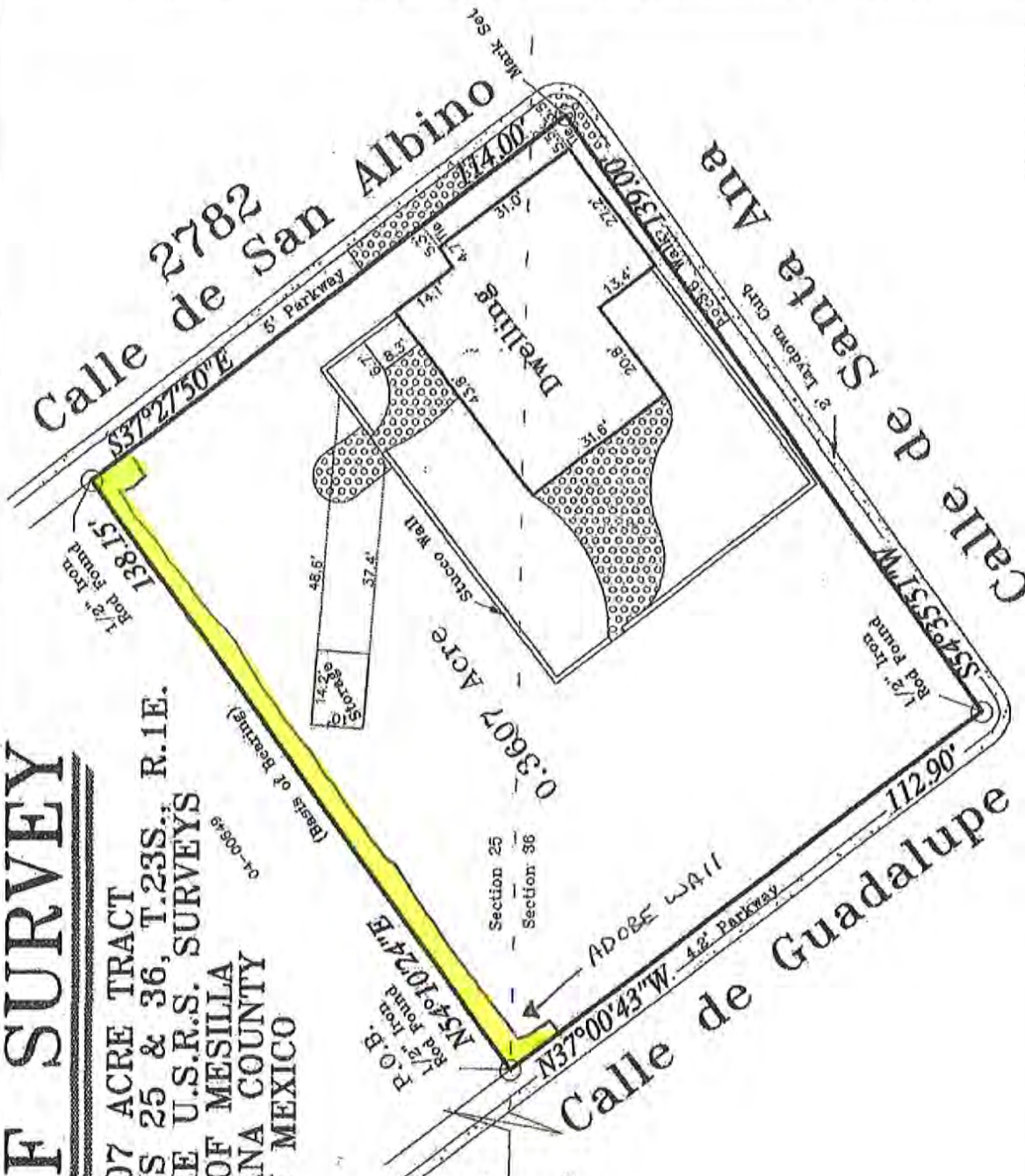


SURVEYOR'S CERTIFICATE

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 SUPERVISION AND THAT IT IS TRUE AND CORRECT, MEETING THE REQUISITE STANDARDS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ORDERED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

December 11, 2015

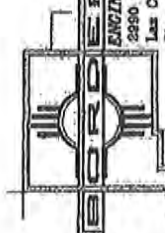
DATE OF SURVEY
 TERRY G. SCANLON - P.S. NO. 9433
 2990 N. Main Street, LAS CRUCES, NEW MEXICO 88001



NOTES:
 THE BASIS OF BEARING IS THE EAST BOUNDARY.
 ALL EASMENTS SHOWN HEREON ARE PER THE FILED INSTRUMENT OF RECORD, AS NOTED HEREON.
 BEARINGS AND DISTANCES MATCH THAT OF RECORD, UNLESS OTHERWISE NOTED.
 1/2" IRON RODS WITH YELLOW PLASTIC CAP LABELED NIPPS 9433 SET AT PROPERTY CORNERS OR AS NOTED HEREON.

PROPERTY IS IN AN "X" DESIGNATED ZONE,
 AS SHOWN ON THE FLOOD INSURANCE RATE MAP
 COMMUNITY PANEL NO. 35013C0663 5,
 EFFECTIVE SEPTEMBER 27, 1991.

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



BERLAND
 ENGINEERS AND SURVEYORS LLC
 2990 N. MAIN STREET, STE. 3C
 LAS CRUCES, NEW MEXICO 88001
 PHONE: (575) 522-1443
 FAX: (575) 522-9958



REVISION	DATE

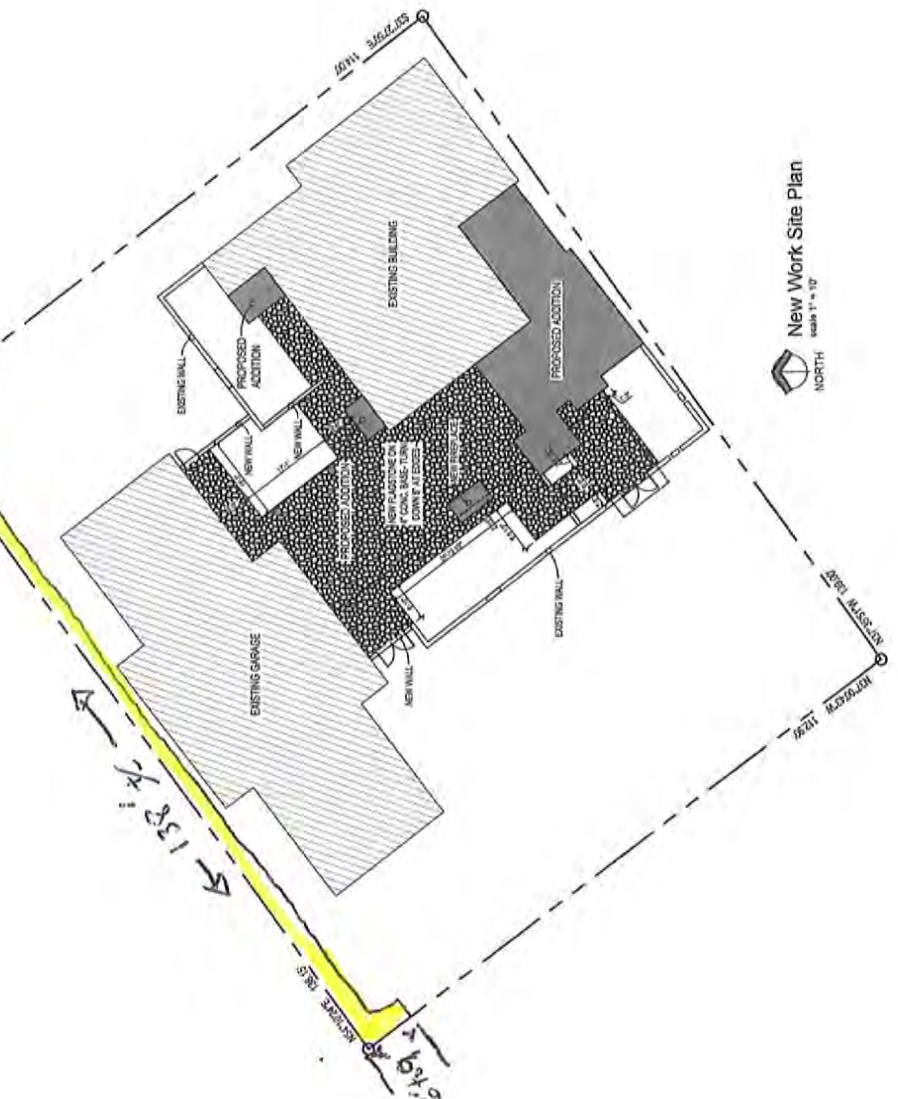
WRIGHT RESIDENCE REMODEL
 2782 Calle de San Albino
 Mesilla, NM
 July 1, 2018

GENERAL NOTES

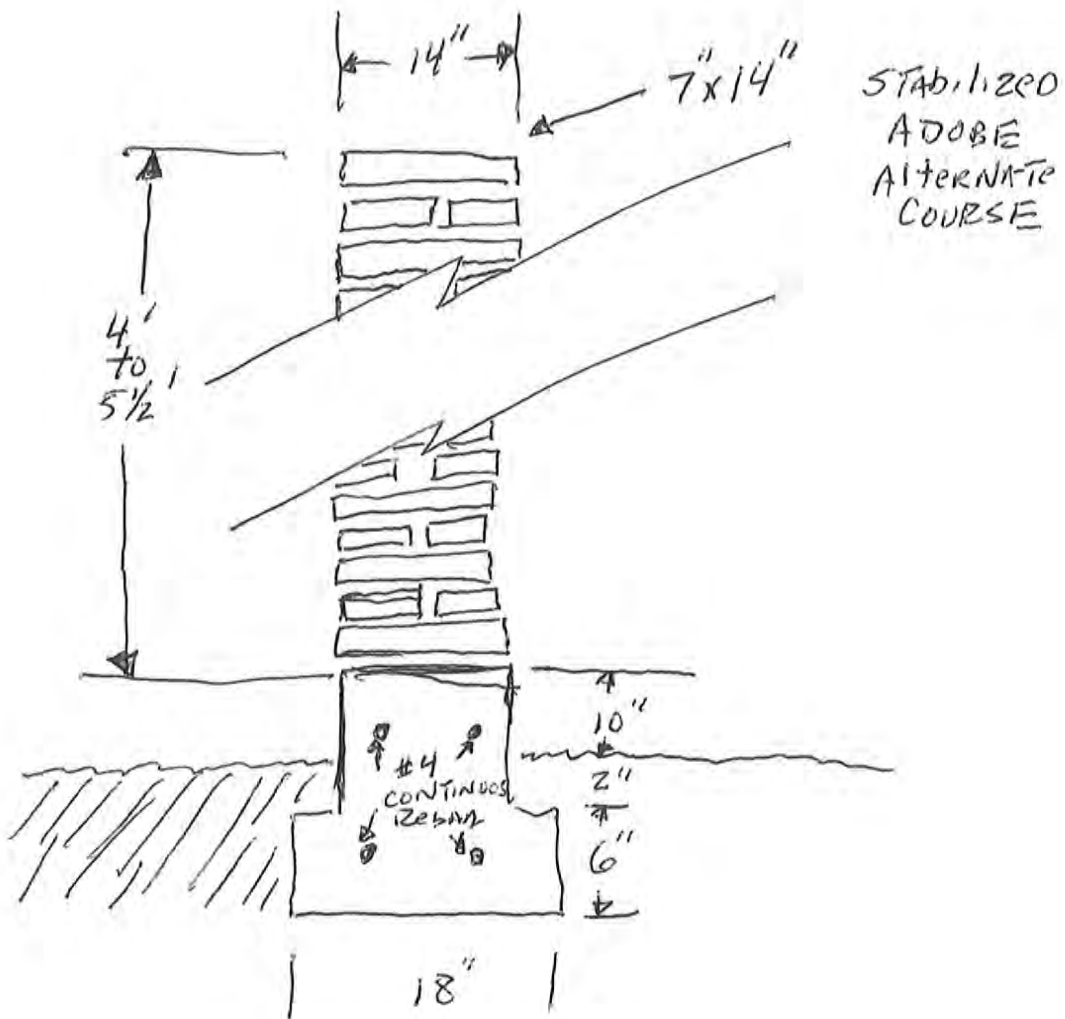
- A. CONTRACTOR TO OBTAIN NECESSARY PERMITS TO CONSTRUCT THIS PROJECT SUBJECT TO ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES.
- B. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BEFORE ANY CONSTRUCTION.
- C. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- D. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- E. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- F. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- G. CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND AS-BUILT DRAWINGS.
- H. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL MEASURES.
- I. CONTRACTOR SHALL MAINTAIN ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION.
- J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CLEANUP AND RESTORATION.
- K. CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND AS-BUILT DRAWINGS.
- L. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL MEASURES.
- M. CONTRACTOR SHALL MAINTAIN ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION.
- N. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CLEANUP AND RESTORATION.

*1. 0 ZERO SETBACK on NORTH P.L.
 2. WALL will END on PROPERTY LINE
 3. will NOT Infringe on Right of Way Easement*

PROPOSED ADJACENT WALL



2782 CALLE DE SAN ALBINO



PZHAC ACTION FORM
BUILDING PERMITS 060775
[PZHAC REVIEW – 8/20/2018]
STAFF ANALYSIS

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

Items:

Case 060775 – 2612 Calle Cuarta, submitted by Oscar and Cleo Frieze; a request for a building permit to enable a 6ft x 10ft wooden shed to be constructed behind a carport on a residential property at this address. Zoned: Historical Residential (HR)

Staff Analysis:

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

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

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

Estimated Cost: @ \$5,000.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing a small storage shed on a residential property at this address.
- The PZHAC has determined that the proposed alterations meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMITS 060776
[PZHAC REVIEW – 8/20/2018]
STAFF ANALYSIS

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

Items:

Case 060776 – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a building permit to allow the construction of a rock wall and a wire fence along the property lines of a residential property at this address. Zoned: Historical Residential (HR)

Staff Analysis:

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

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

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

Estimated Cost: @ \$5,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed wall and fence, when finished, will be consistent with the development of land in the HR zoning district. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing a rock wall and wire fence on the property lines of a residential property at this address.
- The PZHAC has determined that the proposed alterations meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION: