



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA SEPTEMBER 16, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION MONDAY, SEPTEMBER 16, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Robert Carson at the request of the PZHAC, a discussion of plans to construct a garage/storage/shop building in the backyard of a dwelling at 3000 Mesilla Verde Terrace. (Case 060950) Zoned: Rural Farm (RA).

Item 2: Submitted by Gary Coppedge; a request to discuss plans to reconstruct a collapsed latia porch at 1701 Calle de Mercado. (Case 060953) Zoned: General Commercial (C)

Item 3: Submitted by John Wright; a request to discuss plans to remodel and build an addition to a dwelling at 2782 Calle de San Albino. (Case 060957) Zoned: Historical Residential (HR)

Item 4: Submitted by Ray Carl for Logos Development Inc.; a request to discuss plans to construct a new dwelling at 1900 Pecana Drive. (Case 060959) Zoned: Historical Residential (HR)

PZHAC REGULAR MEETING AGENDA SEPTEMBER 16, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, SEPTEMBER 16, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

A. *PZHAC MINUTES – PZHAC Regular Meeting of September 3, 2019

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

1. **Case 060954** – 107 Capri Road, submitted by Nancy Matteucci; a request for a zoning permit to allow internal renovation (sheetrock repairs, flooring, cabinets, etc.) of a dwelling at this address. Zoned: Residential, one acre minimum (R-1)
2. **Case 060955** – 2372 Calle de Parian, submitted by Yolanda Lucero; a request for a zoning permit to install solar panels on a set of apartments at this address. Zoned: Historical Residential (HR)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. DECISIONS:

Zoning Permits:

1. **Case 060950** – 3000 Mesilla Verde Terrace, submitted by Robert Carson; a request for a zoning permit to construct a garage/storage/shop building in the backyard of a dwelling at this address. Zoned: Rural Farm (RA) (**This case was discussed during the Work Session – Item 1**)
2. **Case 060953** - 1701 Calle de Mercado, submitted by Gary Coppedge; a request for a zoning permit to reconstruct a collapsed latia porch at 1701 Calle de Mercado. Zoned: General Commercial (C) (**This case was discussed during the Work Session – Item 2**)

3. **Case 060956** – 2557 Calle de Parian, submitted by Andrea Bryan; a request for a zoning permit to install a fake lintel beam over a window and restucco the dwelling at this address in a different color. Zoned: Historical Residential (HR)
4. **Case 060957** – 2782 Calle de San Albino, submitted by John Wright; a request for a zoning permit to remodel and build an addition to a dwelling at. Zoned: Historical Residential (HR) **(This case was discussed during the Work Session – Item 3)**
5. **Case 060958** – 2805 Boldt Street, submitted by Stephen W. Stile; a request for a zoning permit to repaint a dwelling at this address. Zoned: Historical Residential (HR)
6. **Case 060959** – 1900 Calle Pecana, submitted by Ray Carl for Logos Development Inc., a request for a zoning permit to construct a new dwelling at this address. Zoned: Historical Residential (HR) **(This case was discussed during the Work Session – Item 4)**

VI. PUBLIC COMMENTS

VII. PZHAC/STAFF COMMENTS

VIII. ADJOURNMENT

NOTICE

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

Posted on 9/12/19 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS
SEPTEMBER 16, 2019

WORK SESSION

**PZHAC WORK SESSION
SEPTEMBER 17, 2018
ITEM 1**

Case 060950 – 3000 Mesilla Verde Terrace, submitted by Robert Carson; a request for a zoning permit to construct a garage/storage/shop building in the backyard of a dwelling at this address. Zoned: Rural Farm (RA)

This case was originally heard by the PZHAC at their regular meeting on September 3, 2019 but was tabled to allow the applicant to address the issue that the structure would violate a rear setback if build as proposed. This was the only issue brought up by the PZHAC at that time.

DESCRIPTION OF REQUEST:

The applicant would like to install a garage/storage/shop building in the rear yard behind his dwelling that is under construction. The applicant just recently bought the property and is in the process of building his dwelling on the property. The proposed structure will be about 30 ft. by 30 ft. square (900 square feet), with overhead doors on two adjacent sides. The roof will be predominantly flat with a small pitched section over one of the overhead doors. The pitched section will have a tile roof. Total height will be about 16 feet.

According to the site diagram supplied with the application, due to the odd shape of the property, the structure will be set back about 10 feet a side property line and less than 25 feet from a rear property line. Normally, required setbacks in the RA zone are 10-foot side and 30-foot rear. **However, since the Mesilla Verde Subdivision is a “Cluster Subdivision” approved by Mesilla, the Mesilla Town Code (Section 17.45.070 – Cluster Subdivision Development Standards) allows the rear setbacks to be 15 feet (see attached). The structure will fit on the property without violating any rear setbacks if the 15-foot setbacks are used as allowed by the Code.**

Since the property is in a Residential/Agricultural (RA) zoning district, there are no architectural or historical guidelines that need to be met for the structure. However, the PZHAC has historically (for at least the last five years) considered how new structures in the “R” zones are compatible with other structures in the immediate area. The proposed structure does appear to be similar in style and construction with the dwelling on the same property, as well as with other structures in the area.

ESTIMATED COST: @ \$35,000.00

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed structure will be compatible with the RA Zoning of the property. (Detached garages and storage sheds are generally considered to be an ancillary or subordinate use to the residential use of a property.)

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

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: [R0401282](#)

Parcel Number: 4006138146309

Owner: CARSON ROBERT F IV

Mail Address: 1445 SAN BONIFACIO
ARC

Subdivision: MESILLA VERDE (BK 21
PG 72-74 - 0440356)

Property Address: MESILLA VERDE
TER

Acres: 0



PHOTOS OF PROPERTY FROM MESILLA VERDE TERRACE SHOWING PROPOSED LOCATION



UTILITY APPROVALS

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

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) ELECTRICAL FACILITIES.

EL PASO ELECTRIC COMPANY

By: Margaret Ontiveros DATE: 11/12/04

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO TCI CABLEVISION OF NEW MEXICO, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) TELEVISION FACILITIES.

COMCAST

By: [Signature] DATE: 11/16/04

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO U.S. WEST TELEPHONE COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) TELEPHONE FACILITIES.

QWEST TELEPHONE COMPANY

By: John Meling DATE: 11-16-04

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO RIO GRANDE NATURAL GAS ASSOCIATION AND ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF UNDERGROUND NATURAL GAS FACILITIES.

RIO GRANDE NATURAL GAS ASSOCIATION

By: [Signature] DATE: 11/22/04

TOWN OF MESILLA BOARD OF TRUSTEES APPROVAL

THE ACCOMPANYING SUBDIVISION, BEING WITHIN THE CORPORATE LIMITS OF THE TOWN OF MESILLA, HAS BEEN PRESENTED TO AND APPROVED FOR FILING BY THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA.

Attest: [Signature] DATE: 12/14/04 TOWN CLERK DATE

TOWN OF MESILLA PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE TOWN OF MESILLA PLANNING AND ZONING COMMISSION AND IS HEREBY RECOMMENDED FOR APPROVAL BY HAVING MET THE REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE TOWN OF MESILLA APPROVAL BY HAVING MET THE REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE TOWN OF MESILLA.

[Signature] DATE: 12-14-04 CHAIRMAN DATE SECRETARY DATE

CERTIFICATION BY THE TOWN OF MESILLA CLERK

THE TOWN CLERK HEREBY CERTIFIES THAT THE DRAINAGE ANALYSIS PLAN IS APPROVED, THAT ALL STREETS, CURBS, GUTTERS, DRAINAGE REQUIREMENTS AND WATER, GAS, FIRE HYDRANTS, AND SEWER SYSTEMS NEEDS HAVE BEEN PROVIDED OR SECURITY AGREEMENTS FOR SAID FACILITIES HAVE BEEN PROVIDED.

[Signature] DATE: 12/14/04 TOWN CLERK DATE

SURVEYOR'S CERTIFICATE

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

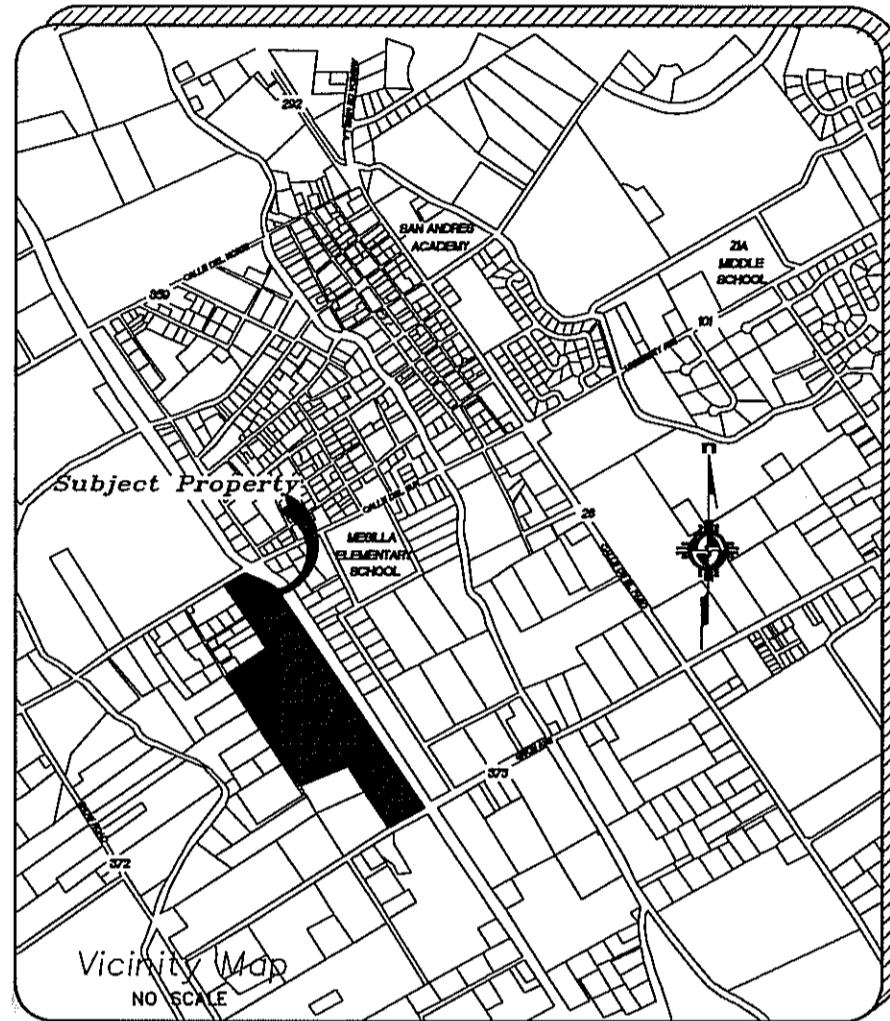
DATE OF SURVEY: 10/10/04 SURVEYOR: Ted G. Scanlon PS NO. 9433 540 N. WATER STREET, LAS CRUCES, NM 88001



MESILLA VERDE

FINAL PLAT

36.673 ACRES OF LAND, ZONED R-A FOR A CLUSTER SUBDIVISION HAVING 2 TRACTS AND 12 LOTS LOCATED IN SECTION 36, T.23S., R.1E. N.M.P.M. OF THE U.S.R.S. SURVEYS BEING U.S.R.S. TRACT 11-163B TOWN OF MESILLA, NEW MEXICO DONA ANA COUNTY SEPTEMBER 10, 2004



THE SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON.

I, THE UNDERSIGNED OWNER HEREBY SET MY HAND AND SEAL THIS 17th OF November, 2004

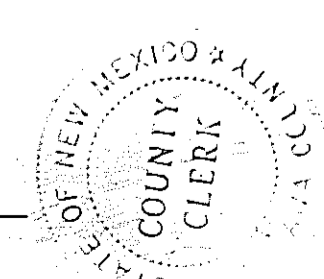
[Signature] Philippou T. Philippou, President, Katerina Inc. P. O. Box 6190 Las Cruces, New Mexico 88004

STATE OF NEW MEXICO } COUNTY OF DONA ANA } THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th OF November, 2004 BY PHILIPPOUS PHILIPPOU, PRESIDENT OF KATERINA, INC. ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES: 11-18-07 [Signature] NOTARY PUBLIC

DONA ANA COUNTY CLERK

PLAT NO. 4073 RECEPTION NO. 40354 STATE OF NEW MEXICO } COUNTY OF DONA ANA } I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 15 DAY OF December, 2004, AT 11:08 AM AND DULY RECORDED IN PLAT BOOK NO. 21, PAGE 72-74 AND FILED IN THE RECORDS OF THE COUNTY CLERK, DONA ANA COUNTY, NEW MEXICO. [Signature] By [Signature] COUNTY CLERK



DEDICATION OF MESILLA VERDE

KNOW ALL MEN BY THESE PRESENTS: THAT TRACT OF LAND SITUATE WITHIN THE TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO LYING SOUTH OF LAS CRUCES IN SECTION 36, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS AND BEING U.S.R.S. TRACT 11-163B AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY OF NEW MEXICO STATE HIGHWAY NO. 373 (UNION AVENUE) FOR THE SOUTHERN MOST CORNER OF THIS TRACT, WHENCE THE SOUTH EAST CORNER OF SECTION 36, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS BEARS S 66°33'34" E., A DISTANCE OF 2988.62 FEET;

THENCE, FROM THE POINT OF BEGINNING, N32°41'16"W A DISTANCE OF 701.62 FEET TO AN IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE, S69°37'05"W A DISTANCE OF 494.46 FEET TO AN IRON ROD FOUND ON THE EASTERLY RIGHT-OF-WAY OF ESTRADA ROAD FOR A CORNER OF THIS TRACT; THENCE, ALONG THE EASTERN RIGHT-OF-WAY OF ESTRADA ROAD N34°00'28"W A DISTANCE OF 1208.14 FEET TO AN AXLE FOUND FOR A CORNER OF THIS TRACT; THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY OF ESTRADA ROAD N57°01'14"E A DISTANCE OF 440.97 FEET TO AN AXLE FOUND FOR A CORNER OF THIS TRACT; THENCE, N33°53'52"W A DISTANCE OF 713.00 FEET TO AN IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF CALLE DE SUR N57°10'15"E A DISTANCE OF 253.58 FEET TO AN IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE, LEAVING THE SOUTHERN RIGHT-OF-WAY OF CALLE DE SUR S66°11'00"E A DISTANCE OF 196.35 FEET TO AN IRON ROD SET FOR A POINT OF CURVATURE OF THIS TRACT; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 427.50 FEET, A DELTA OF 32°42'00", AN ARC LENGTH OF 243.98 FEET, AND WHOSE LONG CHORD BEARS N49°50'00"W A DISTANCE OF 240.69 FEET TO AN IRON ROD SET FOR A POINT OF TANGENCY; THENCE, S33°29'00"E A DISTANCE OF 2354.48 FEET TO AN IRON ROD SET ALONG THE NORTHERN RIGHT-OF-WAY OF N.M.S.R. 373 (UNION AVENUE); THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5759.58 FEET, A DELTA OF 00°14'56", AN ARC LENGTH OF 25.03 FEET AND WHOSE LONG CHORD BEARS S59°14'48"W A DISTANCE OF 25.03 FEET TO AN IRON ROD SET FOR A POINT OF TANGENCY; THENCE, S60°22'00"W A DISTANCE OF 216.15 FEET TO AN IRON ROD SET FOR A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5759.58 FEET, A DELTA OF 01°12'43", AN ARC LENGTH OF 121.83 FEET AND WHOSE LONG CHORD BEARS S59°45'40"W A DISTANCE OF 121.83 FEET TBACK TO THE POINT OF BEGINNING; THIS TRACT CONTAINS 36.673 ACRES OF LAND MORE OR LESS AS APPEARS ON THIS PLAT TO WHICH THIS DEDICATION IS ATTACHED A MADE A PART HEREOF. THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE TOWN OF MESILLA ZONING & DONA ANA COUNTY PLANNING DEPARTMENTS, AS BY STATUTE PROVIDED FOR AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). THE SUBDIVISION HEREON IS TO BE KNOWN AS MESILLA VERDE.

ELECTRIC, TELEPHONE, GAS, WATER, CABLE TELEVISION FACILITIES AND OTHER PUBLIC UTILITIES WILL BE INSTALLED UNDERGROUND IN OR ALONG STREETS, UTILITY EASEMENTS, PUBLIC AREAS AND IN LOT OWNER'S FACILITIES. ALL INSTALLATIONS SHALL CONFORM NATIONAL ELECTRIC SAFETY CODE AND OTHER APPLICABLE LOCAL CODES IN EFFECT. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE GRANTED FOR UNDERGROUND PIPELINES, OVERHEAD AND UNDERGROUND CABLES, POLES, ANCHORS, CONDUCTORS, CONDUITS, TRANSFORMER INSTALLATIONS (PADMOUNT AND CONVENTIONAL), PULLBOXES, MANHOLES, SERVICE FACILITIES, AND OTHER NECESSARY EQUIPMENT FOR AN UNDERGROUND OR AERIAL DISTRIBUTION SYSTEMS, TOGETHER WITH OVERHANG OF SERVICE WIRES AND WITH THE RIGHTS OF INGRESS AND EGRESS THERETO FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, REPLACEMENT, RENEWAL REMOVAL THEREOF AND ALSO THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. PERMANENT STRUCTURES WILL NOT BE PERMITTED ON OR OVER ANY EASEMENT, FENCES, SIDEWALKS, AND DRIVEWAYS ARE HEREBY EXCEPTED BUT MAY BE REMOVED AND REPLACED BY RECIPIENTS OF THIS EASEMENT DEDICATION.

GENERAL NOTES:

- 1. ALL STREETS WITHIN MESILLA VERDE TO BE MINOR LOCAL - IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH WITHIN THE TOWN OF MESILLA DESIGN STANDARDS OR APPROVED VARIANCES THERETO.
2. ALL STREET CONSTRUCTION TO CONFORM TO TOWN OF MESILLA DESIGN STANDARDS OR APPROVED VARIANCES THERETO.
3. ALL UTILITIES CONSTRUCTION TO CONFORM TO TOWN OF MESILLA STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
4. ALL DRAINAGE CONTROL CONSTRUCTION TO CONFORM TO TOWN OF MESILLA DESIGN STANDARDS.
5. ALL LOTS TO CONFORM TO TOWN OF MESILLA R-A ZONING CRITERIA FOR LOT SIZE, AREA, FRONTAGE, AND SETBACKS UNDER CLUSTER SUBDIVISION REGULATION.
6. UTILITY EASEMENTS SHOWN ARE 12' FRONT YARD EASEMENTS FOR UNDERGROUND INSTALLATION OF ELECTRIC, TELEPHONE, AND CABLE TV CONDUCTOR, AND DRAINAGE.
7. ALL LOTS FOR SINGLE FAMILY DETACHED SITE BUILT RESIDENCES ONLY.
8. ALL IRON RODS TO BE SET UPON FILING OF FINAL PLAT.
IRF - DENOTES 1/2" IRON ROD FOUND.
IRS - DENOTES 1/2" IRON ROD SET.
ALL SET IRON RODS TO BE CAPPED #9433
9. UTILITY STUB OUTS TO EACH LOT WILL BE PROVIDED BY DEVELOPER.
11. DENOTES EXCESS STORM DRAINAGE TO BE RETAINED ON EACH LOT. OWNER IS RESPONSIBLE FOR MAINTENANCE, DESIGN, AND CONSTRUCTION OF ON LOT STORM WATER RETENTION FACILITIES.
12. SEWER COLLECTION SYSTEM AND OUTFALL TO BE DETERMINED UPON FINAL AGREEMENT BETWEEN DEVELOPER AND THE TOWN OF MESILLA
13. ALL DISTANCES BETWEEN MONUMENTS ARE LABELED BOTH RECORD AND MEASURED DISTANCES. (IF THEY ARE DIFFERENT)
14. NO DIRECT ACCESS PERMITTED FROM ANY LOT ONTO N.M. HWY. 373
15. TRACTS "A" AND "B" ARE NON-DEVELOPABLE TRACTS OF LAND. NO DEVELOPMENT OTHER THAN FARM AND AGRICULTURAL SHALL BE ALLOWED.
16. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE 5' ROAD EASEMENT ADJACENT TO ESTRADA ROAD.

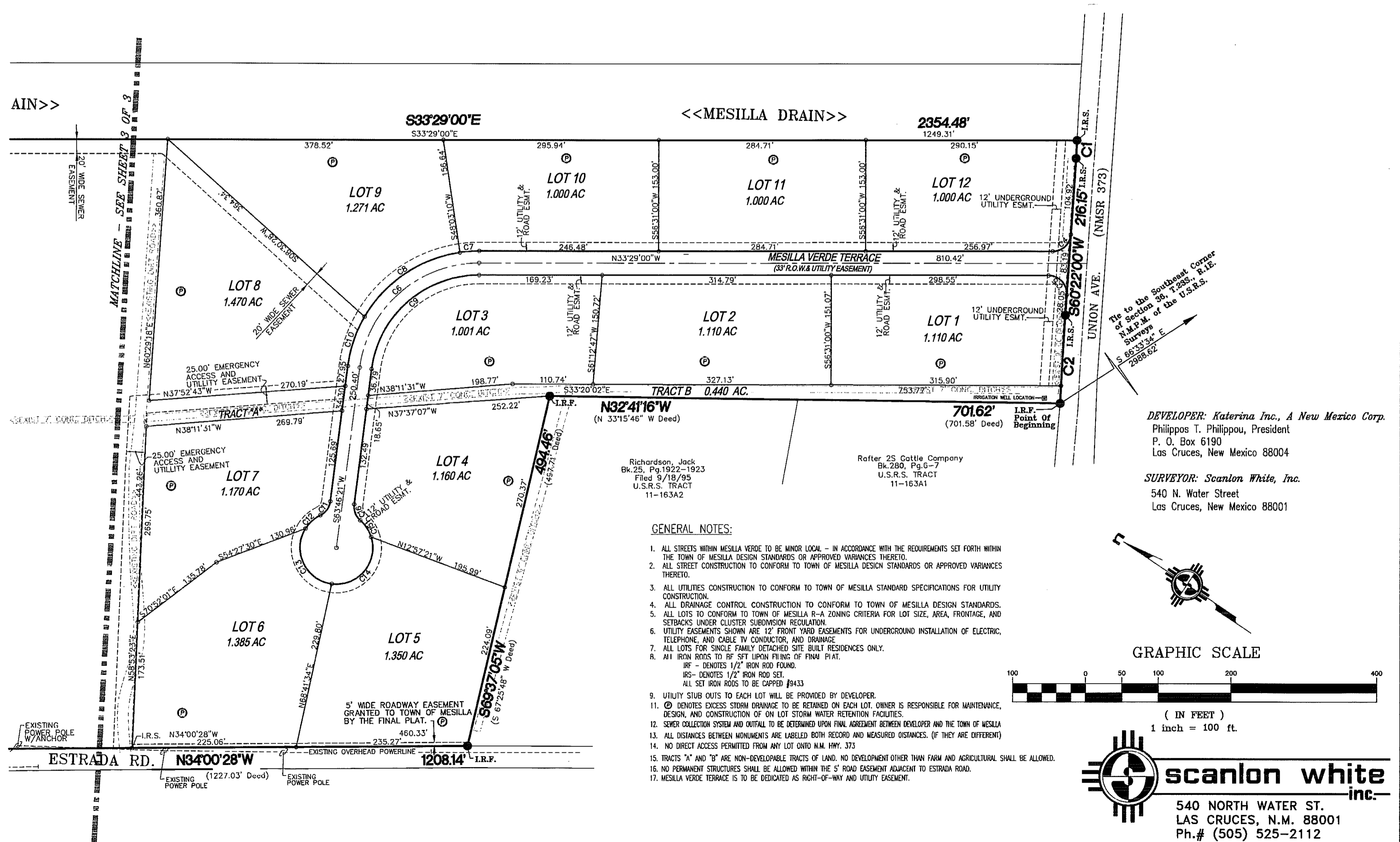
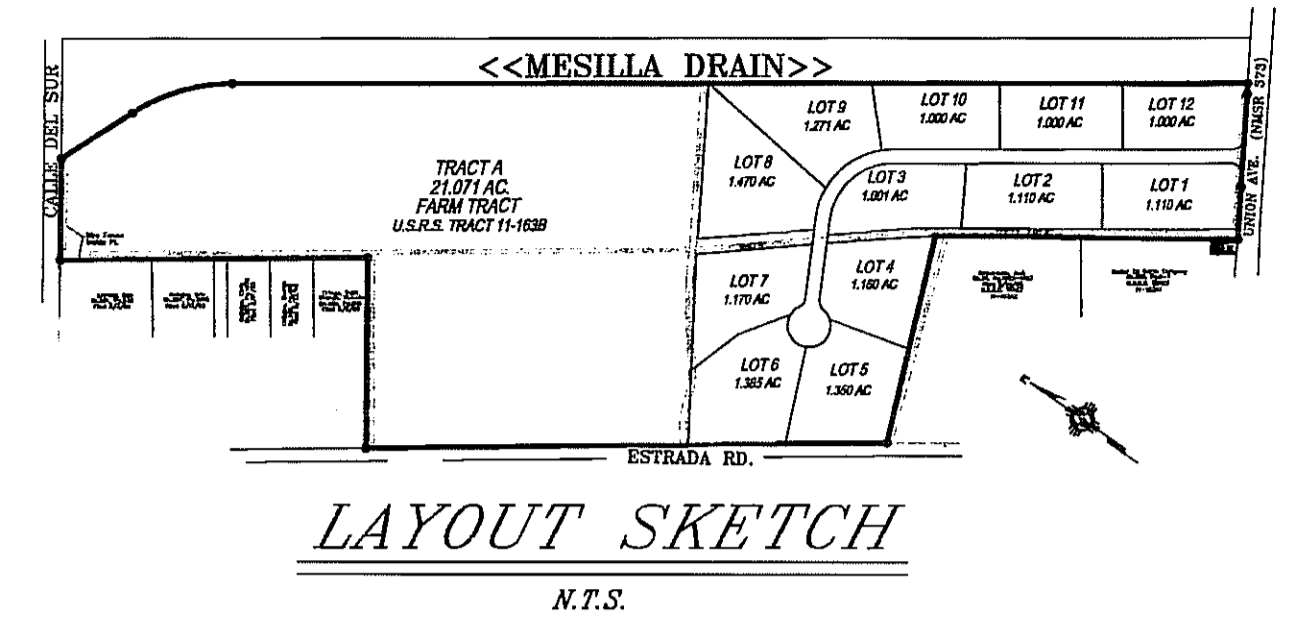
scanlon white inc. 540 NORTH WATER ST. LAS CRUCES, N.M. 88001 Ph.# (505) 525-2112 Fax# (505) 525-1226

MESILLA VERDE

FINAL PLAT

36.673 ACRES OF LAND, ZONED R-A
 FOR A CLUSTER SUBDIVISION HAVING 2 TRACTS AND 12 LOTS
 LOCATED IN SECTION 36, T.23S., R.1E. N.M.P.M. OF THE U.S.R.S. SURVEYS
 BEING U.S.R.S. TRACT 11-163B
 TOWN OF MESILLA, NEW MEXICO
 DONA ANA COUNTY
 SEPTEMBER 10, 2004

CURVE TABLE						
CURVE	RADIUS	TANGENT LENGTH	DELTA	CHORD DIR	CHORD	
C1	5759.58	12.51	25.03	00°14'56"	S59°14'48"W	25.03
C2	5759.58	60.92	121.83	01°12'43"	S59°45'40"W	121.83
C3	427.50	125.41	243.98	32°42'00"	N49°50'00"W	240.69
C4	25.00	23.37	37.59	86°09'00"	S76°33'30"E	34.15
C5	25.00	26.74	40.95	93°51'00"	N13°26'30"E	36.52
C6	165.00	145.32	238.29	82°44'39"	N74°51'20"W	218.11
C7	181.50	13.28	26.50	08°22'00"	N37°40'00"W	26.48
C8	181.50	87.81	163.56	51°38'00"	N67°40'00"W	158.08
C9	148.50	130.79	214.46	82°44'39"	N74°51'20"W	196.30
C10	181.50	36.50	72.05	22°44'39"	S75°08'40"W	71.58
C11	25.00	13.41	24.61	56°24'14"	S88°01'32"E	23.63
C12	50.00	14.25	27.76	31°48'31"	N75°43'40"W	27.40
C13	50.00	77.88	100.00	114°35'44"	S31°04'13"W	84.15
C14	50.00	77.87	100.00	114°35'39"	S83°31'28"E	84.15
C15	50.00	14.25	27.76	31°48'36"	N23°16'24"E	27.40
C16	25.00	13.41	24.61	56°24'14"	N35°34'14"E	23.63

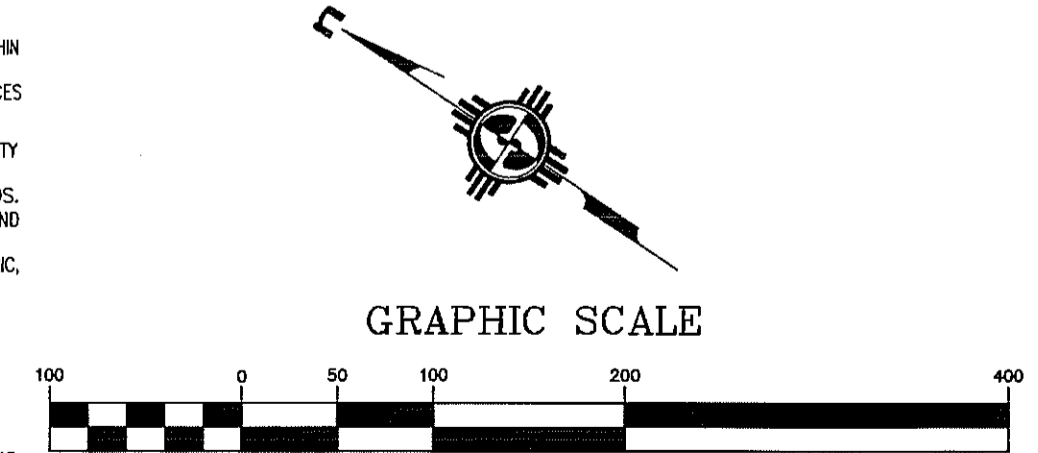


GENERAL NOTES:

- ALL STREETS WITHIN MESILLA VERDE TO BE MINOR LOCAL - IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH WITHIN THE TOWN OF MESILLA DESIGN STANDARDS OR APPROVED VARIANCES THERETO.
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- ALL DRAINAGE CONTROL CONSTRUCTION TO CONFORM TO TOWN OF MESILLA DESIGN STANDARDS.
- ALL LOTS TO CONFORM TO TOWN OF MESILLA R-A ZONING CRITERIA FOR LOT SIZE, AREA, FRONTAGE, AND SETBACKS UNDER CLUSTER SUBDIVISION REGULATION.
- UTILITY EASEMENTS SHOWN ARE 12' FRONT YARD EASEMENTS FOR UNDERGROUND INSTALLATION OF ELECTRIC, TELEPHONE, AND CABLE TV CONDUCTOR, AND DRAINAGE.
- ALL LOTS FOR SINGLE FAMILY DETACHED SITE BUILT RESIDENCES ONLY.
- ALL IRON RODS TO BE SET UPON FILING OF FINAL PLAT.
 I.R.F. - DENOTES 1/2" IRON ROD FOUND.
 I.R.S. - DENOTES 1/2" IRON ROD SET.
 ALL SET IRON RODS TO BE CAPPED #9433
- UTILITY SIUB OUTS TO EACH LOT WILL BE PROVIDED BY DEVELOPER.
- ⊙ DENOTES EXCESS STORM DRAINAGE TO BE RETAINED ON EACH LOT. OWNER IS RESPONSIBLE FOR MAINTENANCE, DESIGN, AND CONSTRUCTION OF ON LOT STORM WATER RETENTION FACILITIES.
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- ALL DISTANCES BETWEEN MONUMENTS ARE LABELED BOTH RECORD AND MEASURED DISTANCES. (IF THEY ARE DIFFERENT)
- NO DIRECT ACCESS PERMITTED FROM ANY LOT ONTO N.M. HWY. 373
- TRACTS "A" AND "B" ARE NON-DEVELOPABLE TRACTS OF LAND. NO DEVELOPMENT OTHER THAN FARM AND AGRICULTURAL SHALL BE ALLOWED.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE 5' ROAD EASEMENT ADJACENT TO ESTRADA ROAD.
- MESILLA VERDE TERRACE IS TO BE DEDICATED AS RIGHT-OF-WAY AND UTILITY EASEMENT.

DEVELOPER: Katerina Inc., A New Mexico Corp.
 Philippos T. Philippos, President
 P. O. Box 6190
 Las Cruces, New Mexico 88004

SURVEYOR: Scanlon White, Inc.
 540 N. Water Street
 Las Cruces, New Mexico 88001

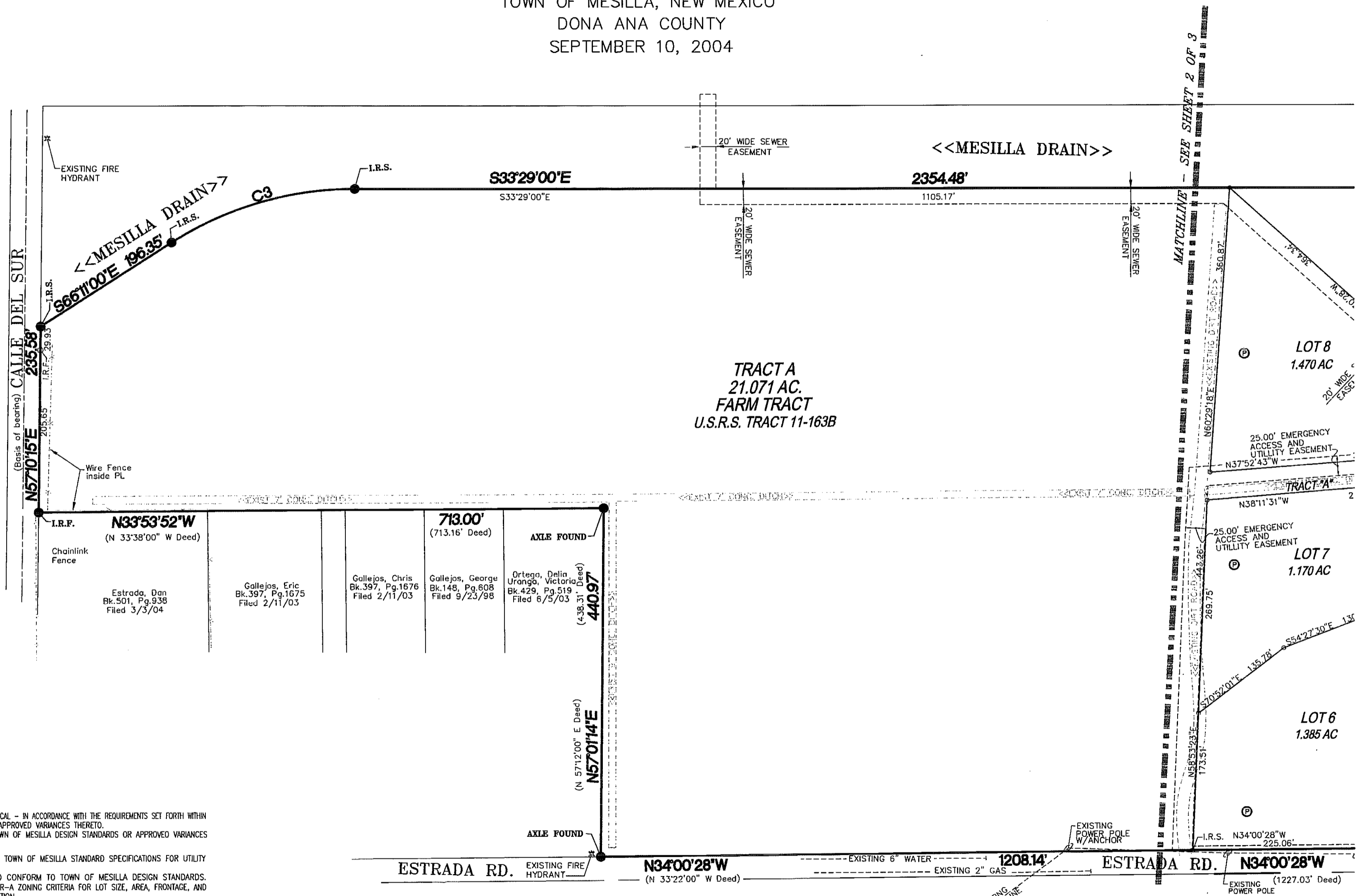


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 DONA ANA COUNTY
 SEPTEMBER 10, 2004

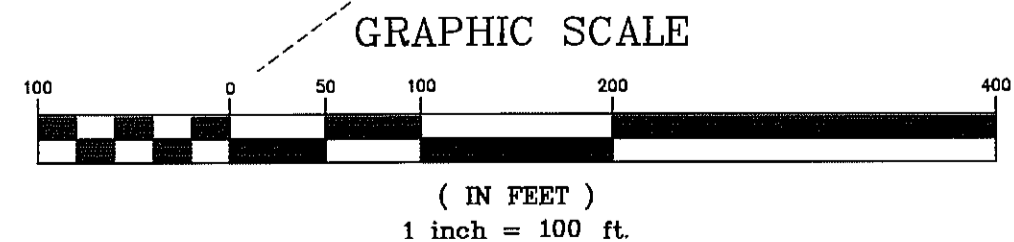
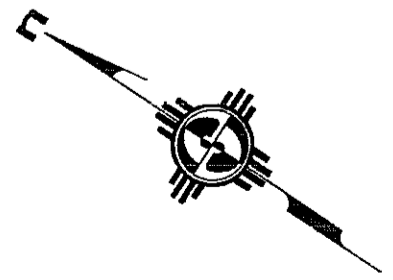


GENERAL NOTES:

- ALL STREETS WITHIN MESILLA VERDE TO BE MINOR LOCAL - IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH WITHIN THE TOWN OF MESILLA DESIGN STANDARDS OR APPROVED VARIANCES THERETO.
- ALL STREET CONSTRUCTION TO CONFORM TO TOWN OF MESILLA DESIGN STANDARDS OR APPROVED VARIANCES THERETO.
- ALL UTILITIES CONSTRUCTION TO CONFORM TO TOWN OF MESILLA STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION.
- ALL DRAINAGE CONTROL CONSTRUCTION TO CONFORM TO TOWN OF MESILLA DESIGN STANDARDS.
- ALL LOTS TO CONFORM TO TOWN OF MESILLA R-A ZONING CRITERIA FOR LOT SIZE, AREA, FRONTAGE, AND SETBACKS UNDER CLUSTER SUBDIVISION REGULATION.
- UTILITY EASEMENTS SHOWN ARE 12' FRONT YARD EASEMENTS FOR UNDERGROUND INSTALLATION OF ELECTRIC, TELEPHONE, AND CABLE TV CONDUCTOR, AND DRAINAGE.
- ALL LOTS FOR SINGLE FAMILY DETACHED SITE BUILT RESIDENCES ONLY.
- ALL IRON RODS TO BE SET UPON FILING OF FINAL PLAT.
 IRF - DENOTES 1/2" IRON ROD FOUND.
 IRS - DENOTES 1/2" IRON ROD SET.
 ALL SET IRON RODS TO BE CAPPED #9433
- UTILITY STUB OUTS TO EACH LOT WILL BE PROVIDED BY DEVELOPER.
- ⊙ DENOTES EXCESS STORM DRAINAGE TO BE RETAINED ON EACH LOT. OWNER IS RESPONSIBLE FOR MAINTENANCE, DESIGN, AND CONSTRUCTION OF ON LOT STORM WATER RETENTION FACILITIES.
- SEWER COLLECTION SYSTEM AND OUTFALL TO BE DETERMINED UPON FINAL AGREEMENT BETWEEN DEVELOPER AND THE TOWN OF MESILLA
- ALL DISTANCES BETWEEN MONUMENTS ARE LABELED BOTH RECORD AND MEASURED DISTANCES. (IF THEY ARE DIFFERENT)
- NO DIRECT ACCESS PERMITTED FROM ANY LOT ONTO N.M. HWY. 173
- TRACTS "A" AND "B" ARE NON-DEVELOPABLE TRACTS OF LAND. NO DEVELOPMENT OTHER THAN FARM AND AGRICULTURAL SHALL BE ALLOWED.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE 5' ROAD EASEMENT ADJACENT TO ESTRADA ROAD.
- MESILLA VERDE TERRACE IS TO BE DEDICATED AS RIGHT-OF-WAY AND UTILITY EASEMENT.

DEVELOPER: Katerina Inc., A New Mexico Corp.
 Philppos T. Philippou, President
 P. O. Box 6190
 Las Cruces, New Mexico 88004

SURVEYOR: Scanlon White, Inc.
 540 N. Water Street
 Las Cruces, New Mexico 88001



scanlon white inc.
 540 NORTH WATER ST.
 LAS CRUCES, N.M. 88001
 Ph.# (505) 525-2112
 Fax# (505) 525-1226

BUILDING & CODE DATA

APPLICABLE CODES AND DESIGN DATA:

- * 2009 NEW MEXICO RESIDENTIAL BUILDING CODE
- * 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)

SINGLE FAMILY RESIDENCE

- BUILDING HEIGHT 24'-7" (MAXIMUM HT. 30'-0")
- BUILDING IS IN A NON FLOOD ZONE

MINIMUM DESIGN LIVE LOADS:

- T.B.P. PER TRUSS MANUFACTURER
- ROOFS: T.B.P. BY TRUSS MANUFACTURER

FINISHING	FACTURE SCHEDULE	PROVIDED
TOILETS		5
LAWS		6
BATHS/INCLUDING LAUNDRY		3
TUB W/ SHOWER COMBO		1
SUMMER TUB		1
FOUR-SEATER		2

SQ. FT.	PROVIDED
3,923	5
1,683	6
7,258	3

SQ. FT.	PROVIDED
3,923	5
1,683	6
7,258	3

MEANS OF EGRESS NO. OF EXITS 2 (1 OPTIONAL)
 EXIT WIDTHS PROVIDED 3'-0" OF 3'-0" MINIMUM (4x 3'-0")
 MAXIMUM DISTANCE TO EXITS 30'



ISSUED PERMIT:
REVISIONS: 1

THIS DOCUMENT IS THE PROPERTY OF ALLURE ARCHITECTURE, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ALLURE ARCHITECTURE, INC. IS STRICTLY PROHIBITED. THE USER OF THIS DOCUMENT AGREES TO HOLD ALLURE ARCHITECTURE, INC. HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING ATTORNEY'S FEES, ARISING FROM OR OUT OF ANY SUCH REUSE OR REPRODUCTION.

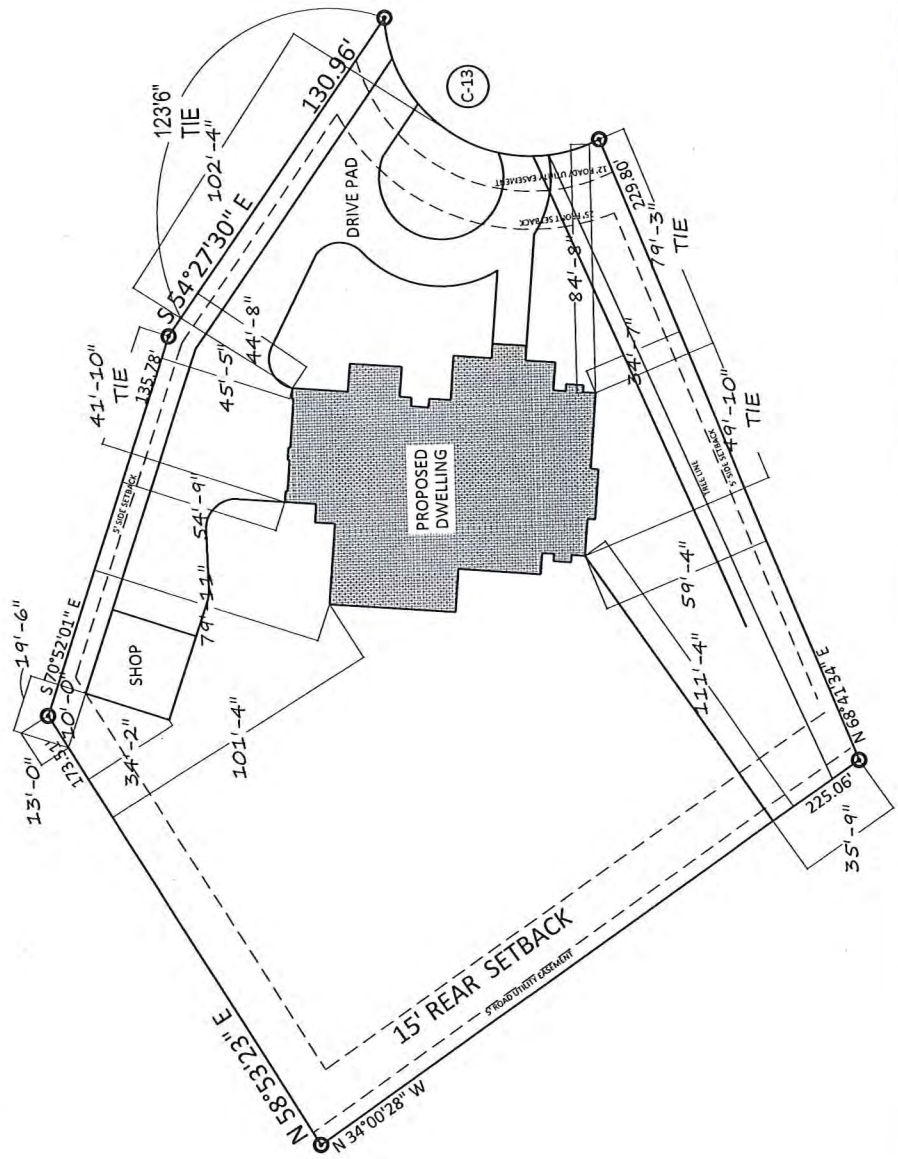
GENERAL CONTRACTOR
ROBERT CARSON

PROJECT
PERSONAL RESIDENCE

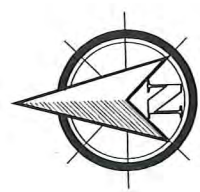
SHEET TITLE
**COVER SHEET/
 SITE PLAN**

DRAWN BY: S. GREEN
 CHECKED BY: R. CARSON
 DATE: 9/4/2019

SHEET NUMBER
C.1



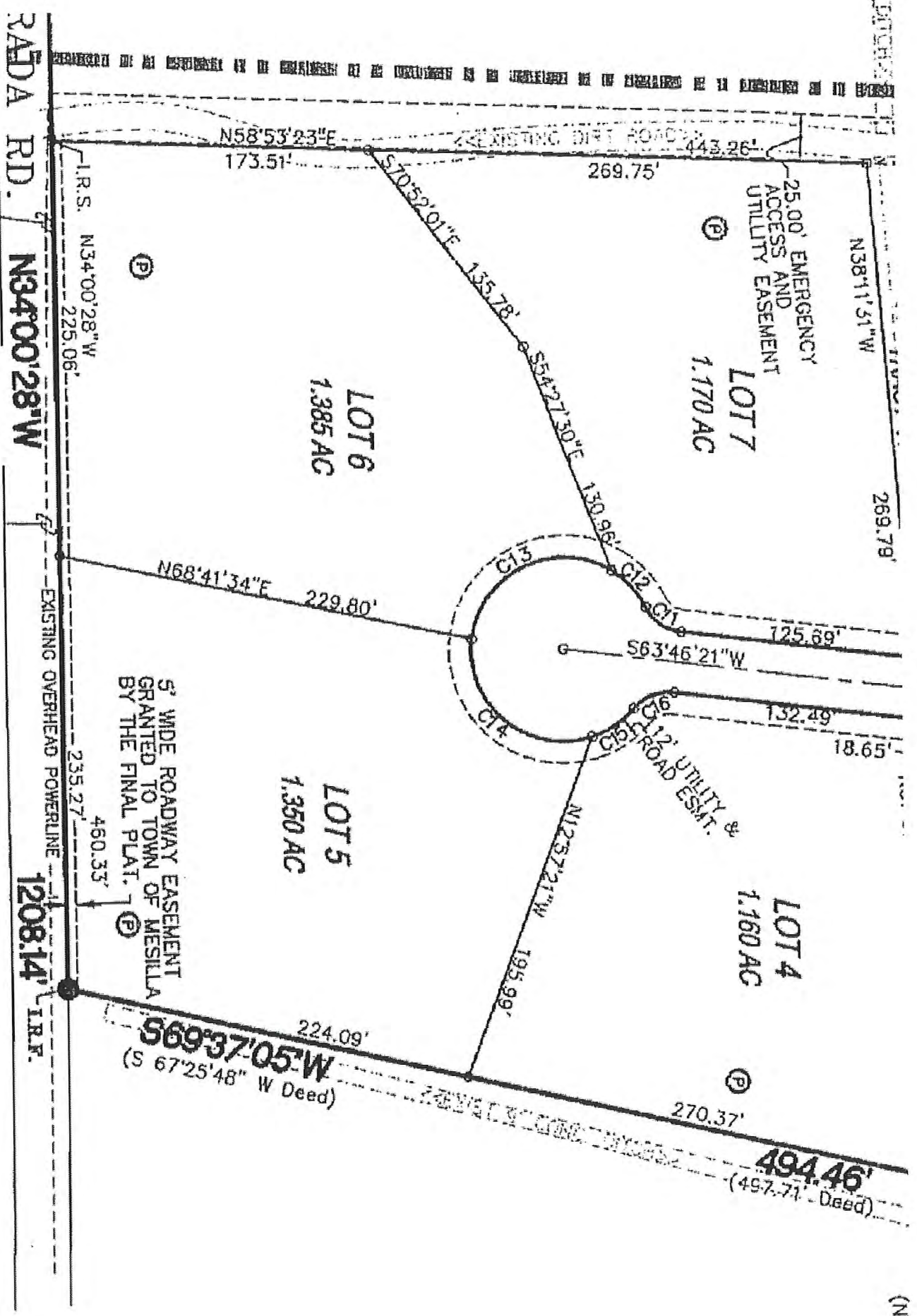
PG.	INDEX OF SHEETS
C1	COVER SHEET 1 OF 5
A.1	FLOOR PLAN 2 OF 5
A.2	ELEVATION/ROOF TRUSS LAYOUT 3 OF 5
A.3	FOUNDATION PLAN LAYOUT 4 OF 5
E.1	ELECTRICAL/PLUMBING ROUGH IN LAYOUT 5 OF 5



1"=20'-0"

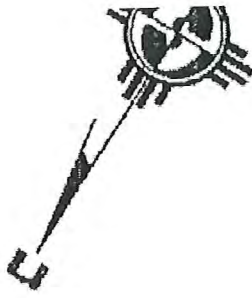
ADDRESS
**3000 MESILLA VERDE TERRACE
 LAS CRUCES, NEW MEXICO,
 88005**

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

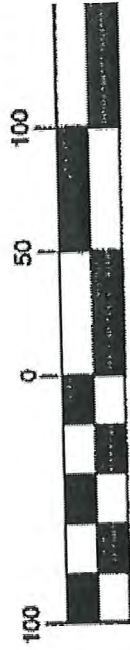


GENERAL NOTES:

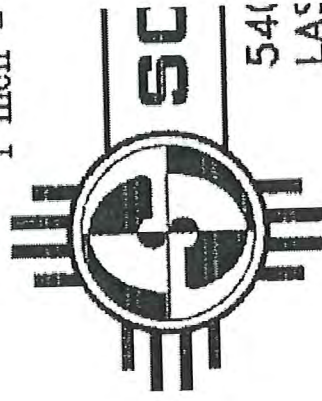
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14. NO DIRECT ACCESS PERMITTED FROM ANY LOT ONTO N.M. HWY. 373
15. TRACTS "A" AND "B" ARE NON-DEVELOPABLE TRACTS OF LAND. NO DEVELOPMENT OTHER THAN FARM AND AGRICULTURAL SHALL BE ALLOWED.
16. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE 5' ROAD EASEMENT ADJACENT TO ESTRADA ROAD.
17. MESILLA VERDE TERRACE IS TO BE DEDICATED AS RIGHT-OF-WAY AND UTILITY EASEMENT.



GRAPHIC



(IN F
1 inch =



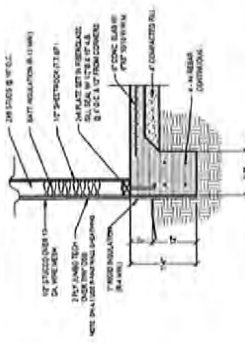
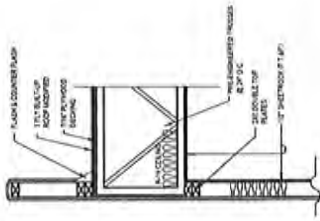
Chapter 17.45 CLUSTER SUBDIVISIONS

17.45.070 Development standards.

A. Design Standards for Development Areas. All new development shall meet the requirements of the following sections of the MTC: MTC 13.25.224, Water conservation on new buildings, MTC 15.05.080, Establishment of development permit, Chapter 18.50 MTC, Outdoor Lighting, and MTC 18.60.170, Required off-street parking, including parking spaces for the handicapped. In addition, all installation of utility lines shall be underground. Other design standards are:

1. Maximum lot area shall be one acre, except for townhouse development.
2. Minimum lot area shall be 0.15 acre.
3. Minimum lot frontage shall be 60 feet.
4. Minimum yard setbacks shall be:
 - a. Twenty feet for front yards.
 - b. Five feet for side yards.
 - c. Fifteen feet for rear yards.
5. Minimum separation of structures on individual lots shall be 10 feet from overhang to overhang.
6. Minimum paved or surfaced residential street width shall be 24 feet for two-way streets and 12 feet for one-way streets.
7. Minimum cul-de-sac diameter shall be 100 feet.
8. Structures must not exceed 26 feet in height at any point and view corridors shall be incorporated into the siting of homes during the sketch plan process.
9. Development set back from major Mesilla roadways and from the nearest levee of the Rio Grande shall be considered on a case-by-case basis and shall be determined by the location of the water source that will be used to irrigate the farmland portion of the cluster subdivision. Major Mesilla roadways include Calle de El Paso/Highway 292, University Avenue, Calle del Norte, Snow Road, Boutz Road, Highway 28/Avenida de Mesilla, Paisano Road, Union Avenue and other similar major roadways. If the parcel abuts more than one major roadway and/or the Rio Grande, the spatial arrangement of the development area shall be determined during the sketch plan review process in a manner that best furthers the goals of this chapter and the farmland conservation plan.

ALL INFORMATION, INCLUDING BUT NOT LIMITED TO, THE DESIGN AND CONSTRUCTION OF THE PROJECT, IS THE PROPERTY OF ALLURE ARCHITECTURAL. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ALLURE ARCHITECTURAL.

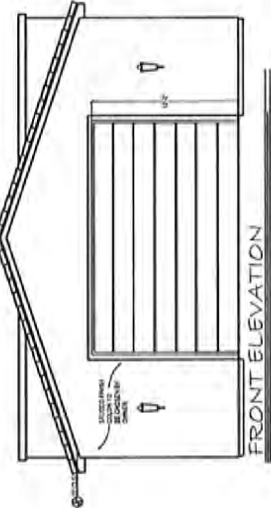


TYPICAL WALL SECTION

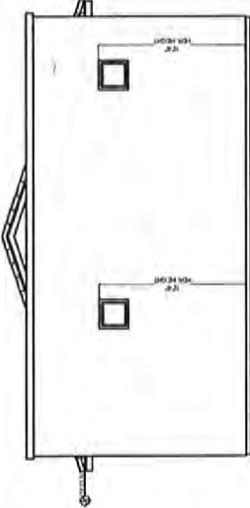
SYMBOL	DESCRIPTION
1	1/2" GYPSUM BOARD
2	2x8 STUDS @ 16" O.C.
3	BATT INSULATION (R-13)
4	1/2" METAL ROOF PANELS
5	1/2" INSULATION
6	1/2" COMPACT FILL
7	1/2" ALUMINUM COMPOSITE PANEL

GENERAL NOTES:

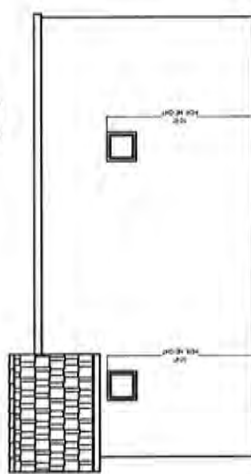
1. REFER TO ALL OTHER SHEETS FOR ALL INFORMATION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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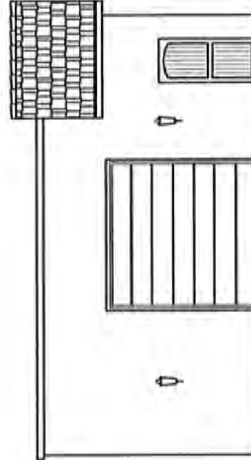
FRONT ELEVATION



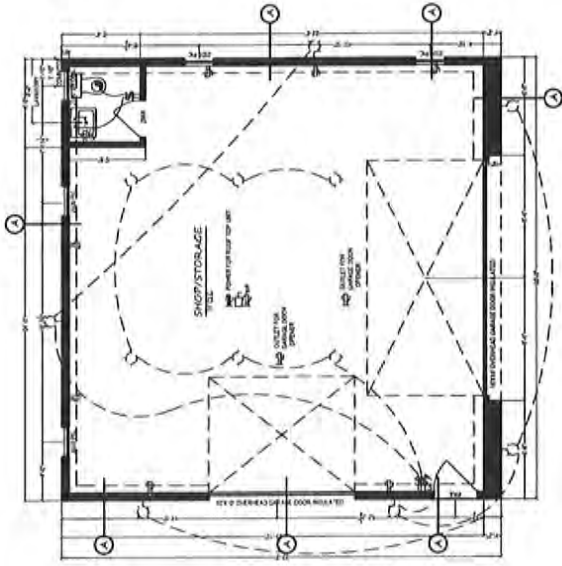
REAR ELEVATION



RIGHT ELEVATION

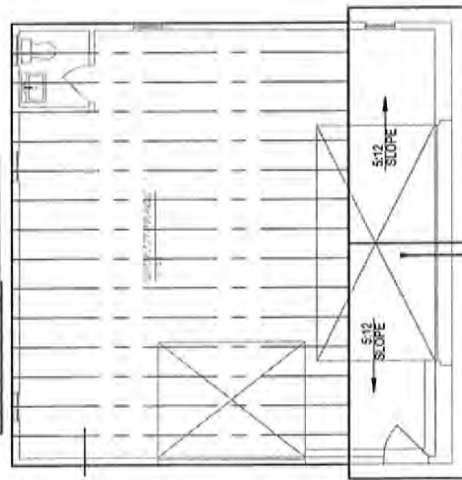


LEFT ELEVATION



FLOOR PLAN/ELECTRICAL/FOUNDATION

AREA SHOP
TOTAL AREA 900 SQFT



PRE-ENGINEERED
WOOD TRUSSES 24" o.c.
METAL DECK CLAY TILE ROOFING

ROOF TRUSS LAYOUT

PRE-ENGINEERED
TRUSSES 24" o.c.

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

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



Applicant

Date: 8/28/19

Property Owner (if not applicant)

Date: _____

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

OFFICIAL USE ONLY:

Case # 060950

Fee \$ 65.00

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

CASE NO. 060950 ZONE: RA CODE: AC APPLICATION DATE: 8/28/19

ROBERT CARSON

575 644 3515

Name of Applicant/Owner

Applicant's Telephone Number

3000 MESILLA VERDE TER.

LAS CRUCES

NM

88005

Applicant's/Owner's Mailing Address

City

State

Zip Code

robert@genconcorp.com

Applicant's/Owner's E-mail Address

ROBERT CARSON - SELF

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

575 644 3515

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

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

Description of Proposed Work: NEW RESIDENTIAL CONSTRUCTION

\$ 35,000

Estimated Cost



Signature of Applicant

8/28/19

Date

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

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

FOR OFFICIAL USE ONLY

PZHAC

Administrative Approval

BOT

Approved Date: N/A

Approved Date: _____

Disapproved Date: _____

Disapproved Date: _____

Approved with Conditions

Approved with conditions

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

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

CONDITIONS: PZHAC REVIEW & APPROVAL REQ'D

CID PERMIT REQUIRED



PERMISSION ISSUED/DENIED BY: _____

ISSUE DATE: _____

This Application will include the following, if checked:

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

R04-01282

**PZHAC WORK SESSION
SEPTEMBER 16, 2019
ITEM 2**

Submitted by Gary Coppedge; a request to discuss plans to reconstruct a collapsed latilla porch at 1701 Calle de Mercado. (Case 060953) Zoned: General Commercial (C)

A portion of the applicant's building at this address has a covered viga and latilla porch over several entrances to commercial operations in the building. This porch was the subject of a permit (Case 060564) issued by PZHAC on May 5, 2017. At that time several of the vigas and latillas had become weathered to the point of collapse (see attached photos taken at the time). The applicant had planned to replace the viga and latilla porch with a more substantial type of porch that has been used over the entrance to another commercial operation in the same building (see attached diagram). The proposed porch would be more durable and would withstand the sun and weather better than the existing porch. The permit was approved at the time, but the porch was never replaced.

The porch has now collapsed (see attached photos) and the applicant would like to replace the collapsed portion with the same structure that was proposed in 2017 (see attached diagram from the 2017 permit). The structure will consist of a post and beam structure that will support an R-panel corrugated metal roof (see attached documentation). The proposed porch is similar to one that has been previously approved for another commercial operation in the same building and is compatible with the Code for the General Commercial (C) zone. The construction will meet all applicable sections of the building and zoning codes pertaining to the zoning of property. (A building permit form CID will be required.)

Estimated Cost: @ 5,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed structure will be compatible with the surrounding properties, especially the development zone for the property, and that the proposed porch will not change the style of the building or have a negative effect on neighboring properties.

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.

PHOTO OF COLLAPSED PORCH



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401180](#)
Parcel Number: 4006137230213
Owner: MERCADO VENTURE LLC
Mail Address: PO BOX 935
Subdivision: MERCADO DE LA
MESILLA PHASE 1 (BK 19 PG 87-88 -
989472)
Property Address: 1701 CALLE DEL
MERCADO
Acres: 0



PHOTOS OF LATILLA PORCH FROM MAY 2017 SHOWING DAMAGED VIGAS



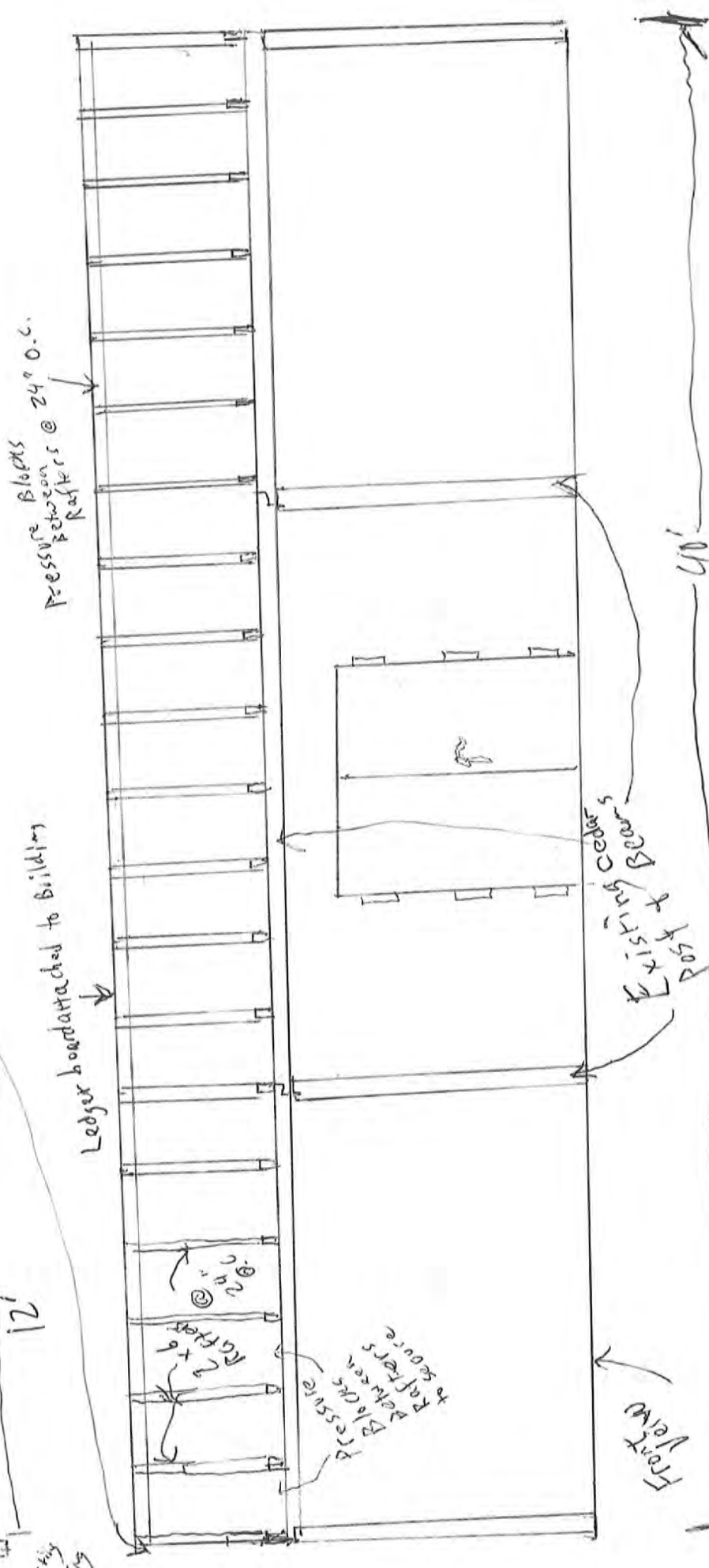
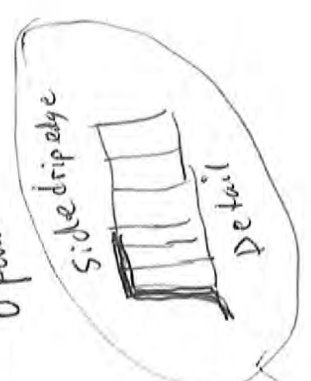
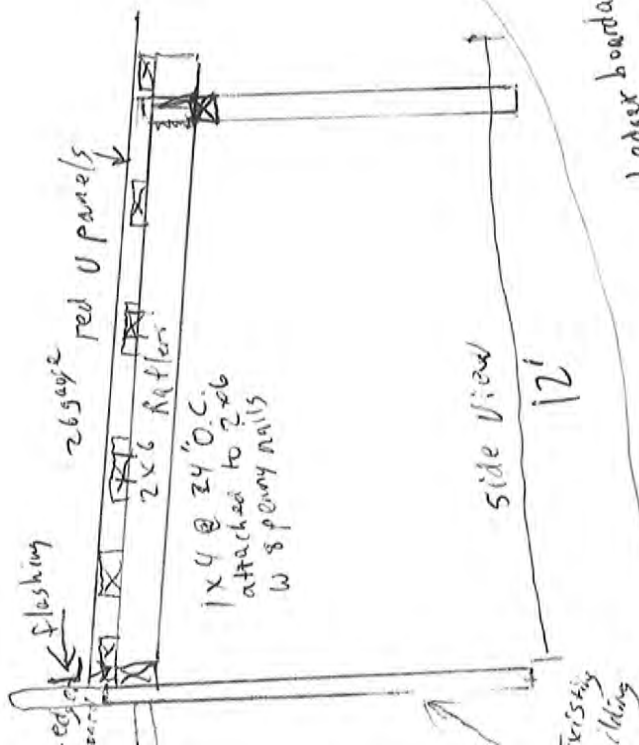
PHOTOS OF LATTILLA (MAY 2107) PORCH SHOWING DAMAGE



PHOTO OF PORCH ON SAME BUILDING SIMILAR TO REPLACEMENT PORCH



Repair/Replace Lattilla porches
 @ 1701 Calle de Mercado
 w/ Rough Sawn Post + Beam
 2x6 White Wood Sanded K4 White wood sanded
 U panel Roofing



Front View

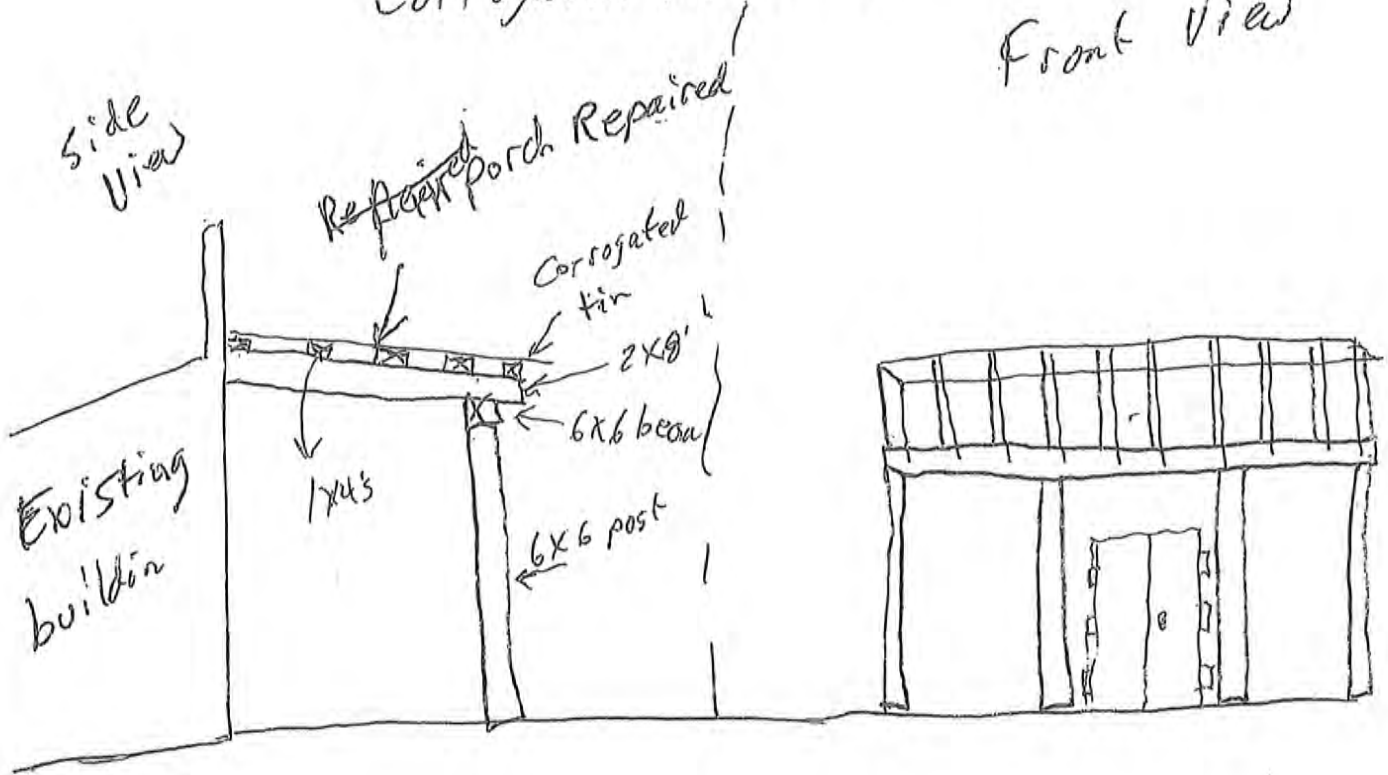
Repair/Replace lattilla

Porches @ 1701 Calle de Mercado

✓ Rough sawn ~~posts~~ ~~beams~~ lumber and

Corroaged metal on top.

Front View



Houston Headquarters: 877/713-6224
 Houston Northwinds: 800/356-4416
 Adel, GA 888/446-6224
 Atlanta, GA 877/512-6224
 Atwater, CA 800/829-9324
 Boise, ID 800/632-3340
 Dallas, TX 800/653-6224

Indianapolis, IN 800/735-6224
 Jackson, MS 800/467-5585
 Lubbock, TX 800/758-6224
 Mattoon, IL 800/926-5799
 Memphis, TN 800/206-6224
 Oklahoma City, OK 800/597-6224
 Omaha, NE 800/458-6224

Phoenix, AZ 888/533-6224
 Richmond, VA 800/729-6224
 Rome, NY 800/559-6224
 Salt Lake City, UT 800/874-2404
 San Antonio, TX 800/598-6224
 Tampa, FL 800/359-6224
 International Sales Office: 800/359-6224



COMMERCIAL/INDUSTRIAL PRODUCT INFORMATION

Panel Fastener Locations (Panel Ends)



"R" PANEL



"U" PANEL



"C" PANEL (See Note 4 below)



"D" PANEL



S-36



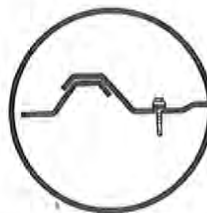
SUPRA-RIB



"A" PANEL

NOTE

1. "R", "U", "A", "D" AND SUPRA RIB Panels have symmetrical side laps and may be lapped on either side. However, where possible, they should be lapped against the prevailing winds.



**APPLICATION
PREVAILING WIND**



NOTES

1. The above are typical fastener spacings. However, they may not be appropriate for all applications. Consult a professional engineer for use on any specific application.
2. Minimum 1/2" x 3/32" tape sealer required at panel side laps when used as roof panels.
3. Side lap fasteners are required. Typical spacing is 20" O.C. However, this spacing may not be appropriate for all applications. Consult a professional engineer for use on any specific application.
4. It is recommended that PBC be used for roof applications. However, if "C" Panel is used as a roof panel, it should be lapped two corrugations. Please remember that when "C" Panel is lapped two corrugations, you are not achieving a 32" panel coverage and may need to order additional panels. When used in a wall application, "C" Panel may be lapped one corrugation. In this application, the panel coverage will be 32". Panel attachment fasteners with a head or washer diameter over 1/2" may cause dimpling of the panels.



Houston Headquarters: 877/713-6224
 Houston Northwinds: 800/356-4416
 Adel, GA 888/446-6224
 Atlanta, GA 877/512-6224
 Atwater, CA 800/829-9324
 Boise, ID 800/632-3340
 Dallas, TX 800/653-6224

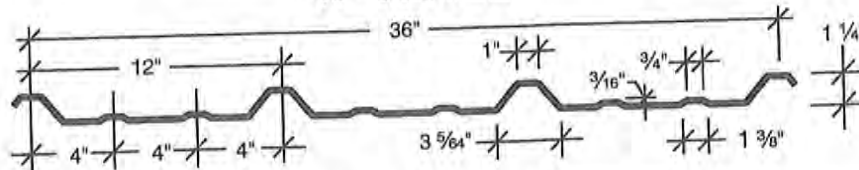
Indianapolis, IN 800/735-6224
 Jackson, MS 800/467-5585
 Lubbock, TX 800/758-6224
 Mattoon, IL 800/926-5799
 Memphis, TN 800/206-6224
 Oklahoma City, OK 800/597-6224
 Omaha, NE 800/459-6224

Phoenix, AZ 888/533-6224
 Richmond, VA 800/729-6224
 Rome, NY 800/559-6224
 Salt Lake City, UT 800/874-2404
 San Antonio, TX 800/598-6224
 Tampa, FL 800/359-6224
 International Sales Office: 800/359-6224

ENGINEERING

COMMERCIAL/INDUSTRIAL

"R" PANEL



PANEL GAUGE	F _y (KSI)	WEIGHT (PSF)	TOP FLAT IN COMPRESSION			BOTTOM FLAT IN COMPRESSION		
			l _x (in. 1/ft.)	S _x (in. 3/ft.)	M _a (in. Kip)	l _x (in. 1/ft.)	S _x (in. 3/ft.)	M _a (in. Kip)
			29	60.0	0.75	0.0286	0.0255	0.9161
26	60.0	0.94	0.0423	0.0388	1.3928	0.0390	0.0437	1.5698
24	50.0	1.14	0.0542	0.0518	1.5500	0.0517	0.0544	1.6296
22	50.0	1.44	0.0696	0.0704	2.1084	0.0454	0.0610	1.8253

NOTES

- All calculations for the properties of panels are calculated in accordance with the 1986 edition of *Specifications for the Design of Light Gauge Cold Formed Steel Structural Members* - published by the American Iron and Steel Institute (A.I.S.I.).
- l_x is for deflection determination.
- S_x is for bending.
- M_a is allowable bending moment.
- All values are for one foot of panel width.

ALLOWABLE UNIFORM LIVE LOADS IN POUNDS PER SQUARE FOOT

SPAN LOAD TYPE		29 Gauge (F _y = 80 KSI)						26 Gauge (F _y = 80 KSI)					
		SPAN IN FEET						SPAN IN FEET					
		3.0	4.0	5.0	6.0	7.0	8.0	3.0	4.0	5.0	6.0	7.0	8.0
SIMPLE	NEGATIVE WIND LOAD	118.3	66.5	42.6	29.6	21.7	16.6	155.0	87.2	55.8	38.8	28.5	21.8
	LIVE LOAD/DEFLECTION	67.9	29.3	15.0	8.7	5.5	3.7	102.7	43.3	22.2	12.8	8.1	5.4
2-SPAN	NEGATIVE WIND LOAD	90.5	50.9	32.6	22.6	16.6	12.7	137.6	77.4	49.5	34.4	25.3	19.3
	LIVE LOAD/DEFLECTION	88.7	49.9	31.9	20.2	12.7	8.5	116.3	65.4	41.9	28.5	18.0	12.0
3-SPAN	NEGATIVE WIND LOAD	113.1	63.6	40.7	28.3	20.8	15.9	172.0	96.7	61.9	43.0	31.6	24.2
	LIVE LOAD/DEFLECTION	106.0	53.3	27.3	15.8	10.0	6.7	145.4	75.4	38.6	22.3	14.1	9.4
4-SPAN OR MORE	NEGATIVE WIND LOAD	105.6	59.4	38.0	26.4	19.4	14.9	160.6	90.3	57.8	40.1	29.5	22.6
	LIVE LOAD/DEFLECTION	103.5	56.6	29.0	16.8	10.6	7.1	135.7	76.3	41.0	23.7	14.9	10.0
SPAN LOAD TYPE		24 Gauge (F _y = 50 KSI)						22 Gauge (F _y = 50 KSI)					
		SPAN IN FEET						SPAN IN FEET					
		3.0	4.0	5.0	6.0	7.0	8.0	3.0	4.0	5.0	6.0	7.0	8.0
SIMPLE	NEGATIVE WIND LOAD	160.9	90.5	57.9	40.2	29.6	22.6	180.3	101.4	64.9	45.1	33.1	25.4
	LIVE LOAD/DEFLECTION	114.8	55.5	28.4	16.4	10.4	6.9	156.2	71.3	36.5	21.1	13.3	8.9
2-SPAN	NEGATIVE WIND LOAD	153.1	86.1	55.1	38.3	28.1	21.5	208.2	117.1	75.0	52.1	38.2	29.3
	LIVE LOAD/DEFLECTION	120.7	67.9	43.5	30.2	22.2	15.9	135.2	76.1	48.7	33.2	20.9	14.0
3-SPAN	NEGATIVE WIND LOAD	191.4	107.6	68.9	47.8	35.1	26.9	260.3	146.4	93.7	65.1	47.8	36.6
	LIVE LOAD/DEFLECTION	150.9	84.9	51.2	29.6	18.6	12.5	189.0	87.8	44.9	26.0	16.4	11.0
4-SPAN OR MORE	NEGATIVE WIND LOAD	178.7	100.5	64.3	44.7	32.8	25.1	243.0	136.7	87.5	60.8	44.6	34.2
	LIVE LOAD/DEFLECTION	140.9	79.2	50.7	31.4	19.8	13.3	157.8	88.8	47.7	27.6	17.4	11.6

NOTES

- Allowable loads are based on uniform span lengths and F_y of 80 KSI for 29 and 26 gauge and F_y of 50 KSI for 24 and 22 gauge.
- Live load is allowable live load.
- Wind load is allowable wind load and has been increased by 33.333%.
- Deflection loads are limited by a maximum deflection ratio of L/240 of span or maximum bending stress from live load.
- Weight of the panel has not been deducted from allowable loads.
- Load table values do not address web crippling requirements or connection of panel to substrate.
- Minimum bearing length of 1.5" required.

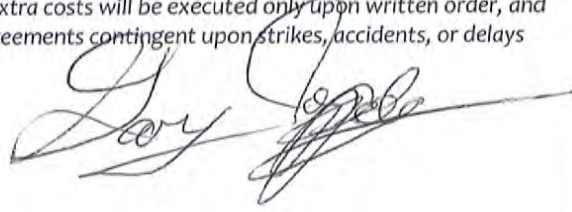
PROPOSAL

Proposal
Sheet No.1
Date: 8-23-19

Mesilla Valley Construction Specialties, Inc. Andre Larranaga
PO Box 1669
Mesilla Park, NM 88047 (575)993-4106

Proposal Submitted To:

Work To Be Performed At:

Name: Gary Coppedge	Address: 1701 Calle De Mercado
Address: 1701 Calle De Mercado	
Las Cruces NM 88011	Date of Plans:
Phone No. (575)649-4084	Architect:
<p>We hereby propose to furnish the materials and perform the labor necessary for the completion of:</p> <ul style="list-style-type: none"> Repair/replace 2 front porches. Porches had latillas as roofing which rotted away. Use 2X8 rafters at 24 inch on center. Install 1X4 above rafters at 36 inch OC. Install R-panels on 1x4 (red in color). 	
<p>All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of: Nine Thousand Five Hundred Dollars (\$9,500.00) Tax Included.</p> <p>With payments to be made as follows.</p> <ul style="list-style-type: none"> 50% upon acceptance 50% upon completion 	
<p><i>Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.</i></p>	
<p>Respectfully Submitted _____</p>	<p style="text-align: center;">8-28-19</p> 
<p>Per _____</p>	

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

OFFICIAL USE ONLY:

Case # 060953

Fee \$ 25.50

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

CASE NO. 060953 ZONE: C CODE: MISC APPLICATION DATE: 8/26/19

Gary Coppedge (575) 649-4084
Name of Applicant/Owner Applicant's Telephone Number

5045 Bankhouse Rd Las Cruces NM 88011
Applicant's/Owner's Mailing Address City State Zip Code

gary@CTdevelopment.com
Applicant's/Owner's E-mail Address

Mesilla Valley Const. Specialties, inc.
Contractor's Name & Address (If none, indicate Self)

(575) 993-4106 85-0406601 50747
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 1701 Calle de Mercado

Description of Proposed Work: Replace Collapsed Lattilla Porches w/ R-panel Roof.

\$ 5000.00 each [Signature] 8-26-19
Estimated Cost Signature of Applicant Date

10,000.00 TOTAL
Signature of property owner if applicant is not the property owner. [Signature]

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: EMERGENCY REPAIR - REPLACEMENT OF COLLAPSED LATTILAS (PORCHES)
(REPLACEMENT WAS ORIGINALLY APPROVED BY PZHAC 8/5/17
BUT NEVER DONE), CID PERMIT REQUIRED. ZL

PERMISSION ISSUED / DENIED BY: [Signature] ISSUE DATE: 8/26/19

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

PZHAC WORK SESSION
SEPTEMBER 16, 2019
ITEM 3

Submitted by John Wright; a request to discuss plans to remodel and build an addition to a dwelling at 2782 Calle de San Albino. (Case 060957) Zoned: Historical Residential (HR)

Mr Wright would like to discuss his plans to remodel and add additions to the dwelling at this address. He has been before the PZHAC in 2016 (Case 060455) for permission to construct alterations to a dwelling and a build a garage at this address. Issues that resulted from the work approved at that time included the height of the resulting structure not being compatible with other structures in the area, and drainage onto the neighboring property to the north. To address the height issue, the applicant lowered the finished height of the garage by about 1.5 feet during construction of the garage. To address the drainage issue, the applicant came before the PZHAC in October of 2018 for a permit (Case 06774) to build an adobe wall along the north property line to hold back and redirect run-off from the property. In October of 2018 the PZHAC decided to postpone a decision on a permit request to allow further renovations and additions to the dwelling (Case 060779) in order to allow the applicant to complete the adobe wall to address the drainage issue. Now that the adobe wall is complete, the applicant would like to continue with the renovations and addition to the dwelling that had originally been proposed.

The purpose of this permit request is to allow further alterations and additions to the existing structure. Mr. Wright is aware that he will need to ensure that any changes to the structure, along with any new construction on the property, will need to match and maintain the architectural style and character of the existing structure as set forth in the Historic Preservation section of the Code. He is also aware that the overall height of the structure with respect to other structures in the development zone will be a concern.

The property is a 0.36 acre residential parcel that is bordered by Calle de San Albino, Calle de Santa ana, and Calle de Guadalupe. The property currently contains a single family dwelling and a large garage and workshop. The single family dwelling has a yard that is currently surrounded by an 8 foot high wall that connect with the walls of the dwelling. The applicant would like to enclose part of the open area with the existing walls of the structure (see site plan) to form an addition to the existing dwelling. The proposed addition will use part of this wall as an exterior wall for the addition and the wall will be increased in height to about 14.5 feet (see attached plans). Several windows will be added to the existing walls. Since the addition will be entirely within the existing walls of the structure and there will be no increase to the footprint of the walled structure other than connecting the exterior wall with the garage that had been added to the structure.

Attached is the worksheet and description for the property from the Historic Register for the Town showing that the original dwelling contributes to the architectural character of the surrounding area. The Registry indicates that the dwelling was a small structure that was built about 1915. There have been substantial additions and changes to the structure since that time. Records of previous work that was done on the property are for repairs to a soffit and a repainting in 2006, as well as the addition of the garage in 2016. There are no records of other work or additions in the file.

The County Assessor's office indicates the dwelling was built in 1940, and lists the style of the house as "conventional". The worksheet for the Historical Register for Mesilla states that the house was built in 1915, has a flat roof and parapet, and lists the architectural style as "adobe vernacular". When compared to the Yguado Plan, the house appears to have a "Territorial" style.

In addition to plans for the renovations and addition, photos that show the existing structure as well as structures on surrounding properties are also attached.

Estimated Cost: @ 67,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed alterations and additions will be compatible with the surrounding properties, especially the development zone for the property, and that the proposed alterations will not change the style of the dwelling or have a negative effect on neighboring properties.

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

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

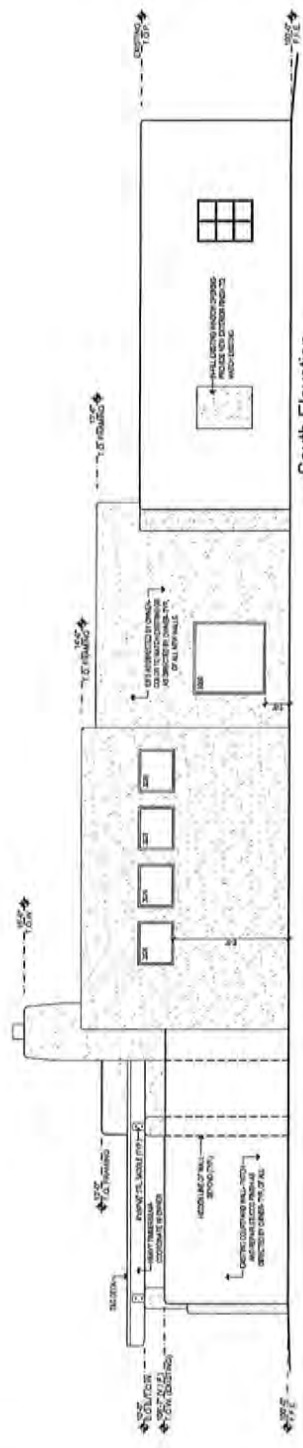
General Land Ownership

Account Number: [R0400652](#)
Parcel Number: 4006138315007
Owner: WRIGHT JOHN
Mail Address: PO BOX 566
Subdivision:
Property Address: 2782 CALLE DE SAN ALBINO
Acres: 0

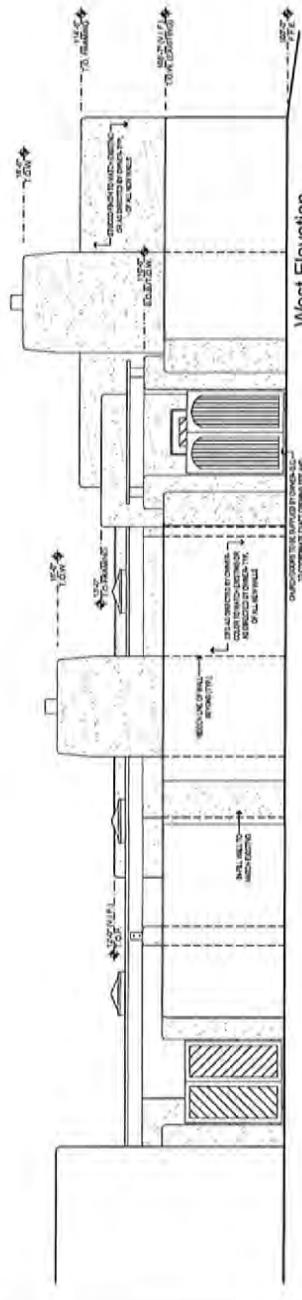


GENERAL NOTES

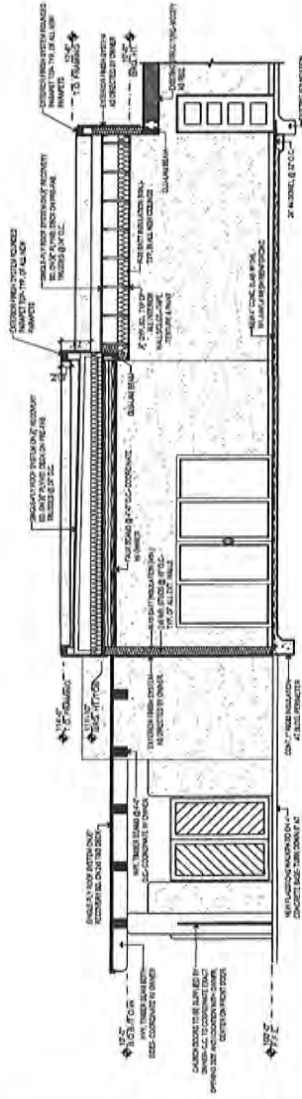
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA CONTRACT DOCUMENTS AND ALL APPLICABLE LOCAL ORDINANCES.
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South Elevation
Scale 1/4" = 1'-0"



West Elevation
Scale 1/4" = 1'-0"



Building Section
Scale 1/4" = 1'-0"

WRIGHT RESIDENCE REMODEL
2782 Calle de San Albino
Mesilla, NM
August 5, 2019

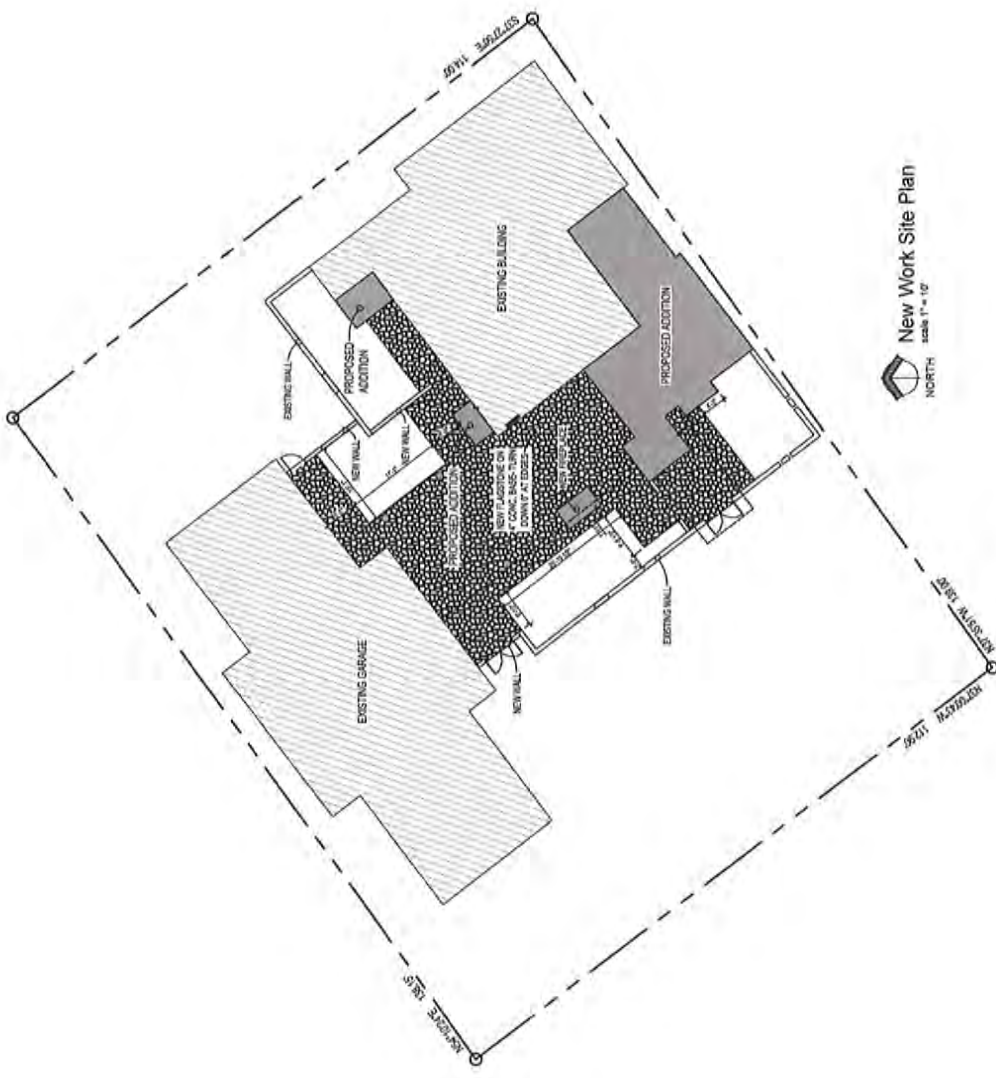
WRIGHT RESIDENCE REMODEL
2782 Calle de San Albino
Mesilla, NM
August 5, 2019

sheet no.

AS1.0
New Work
Site Plan

GENERAL NOTES

- A. OWNER'S RESPONSIBILITY FOR OBTAINING NECESSARY PERMITS IS ASSUMED BY THE OWNER.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
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- G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
- H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
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- J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.



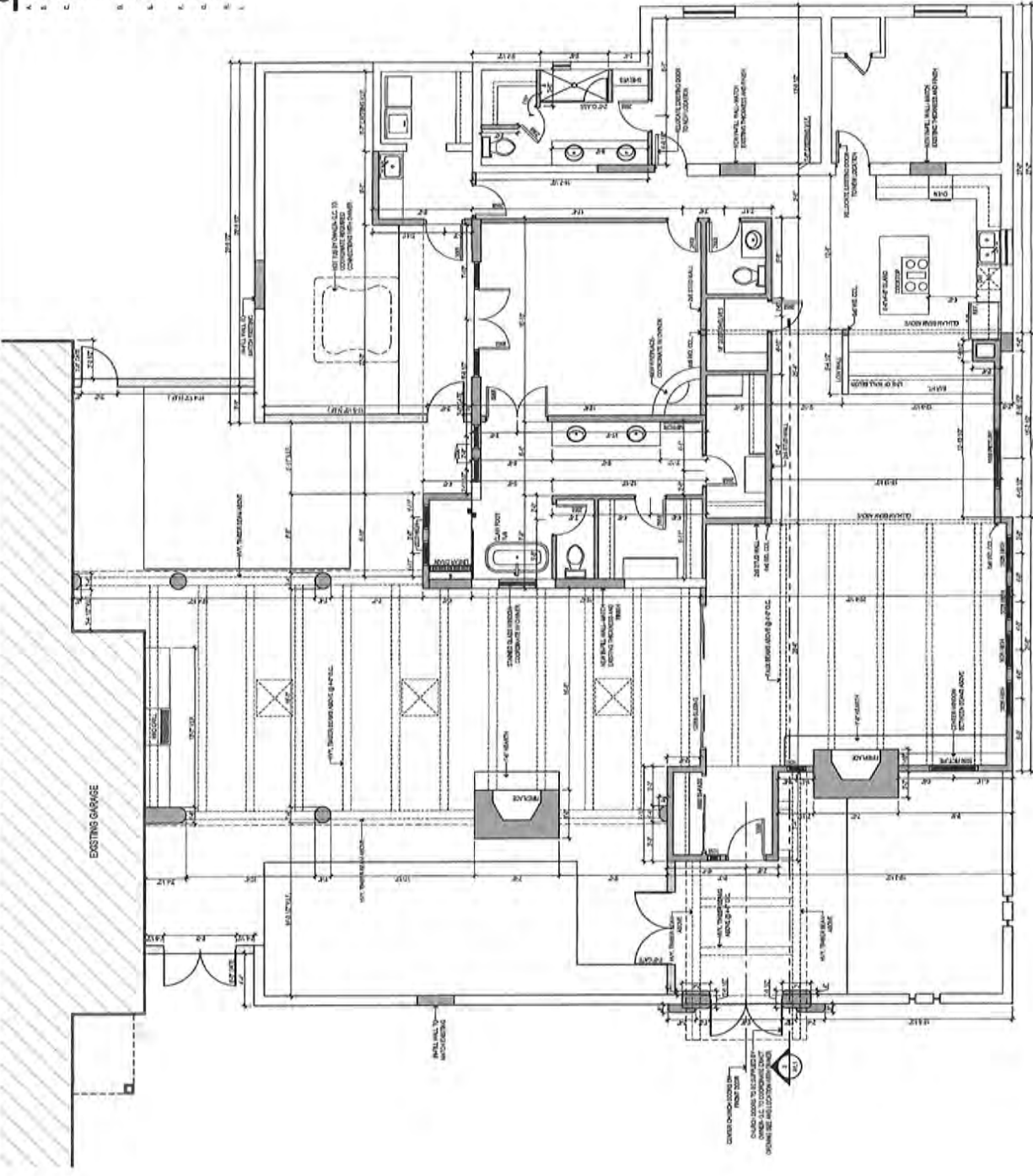
New Work Site Plan
Scale 1" = 10'
NORTH

GENERAL NOTES

- A. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING WALLS AND FOUNDATIONS TO BE REMOVED OR RELOCATED. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING WALLS AND FOUNDATIONS TO BE REMOVED OR RELOCATED.
- B. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING WALLS AND FOUNDATIONS TO BE REMOVED OR RELOCATED.
- C. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING WALLS AND FOUNDATIONS TO BE REMOVED OR RELOCATED.
- D. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING WALLS AND FOUNDATIONS TO BE REMOVED OR RELOCATED.
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- G. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING WALLS AND FOUNDATIONS TO BE REMOVED OR RELOCATED.
- H. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING WALLS AND FOUNDATIONS TO BE REMOVED OR RELOCATED.
- I. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING WALLS AND FOUNDATIONS TO BE REMOVED OR RELOCATED.

AREA CALCULATION

EXISTING FLOOR AREA	1,077.12
NEW WORK FLOOR AREA	1,088.12
TOTAL FLOOR AREA	2,165.24



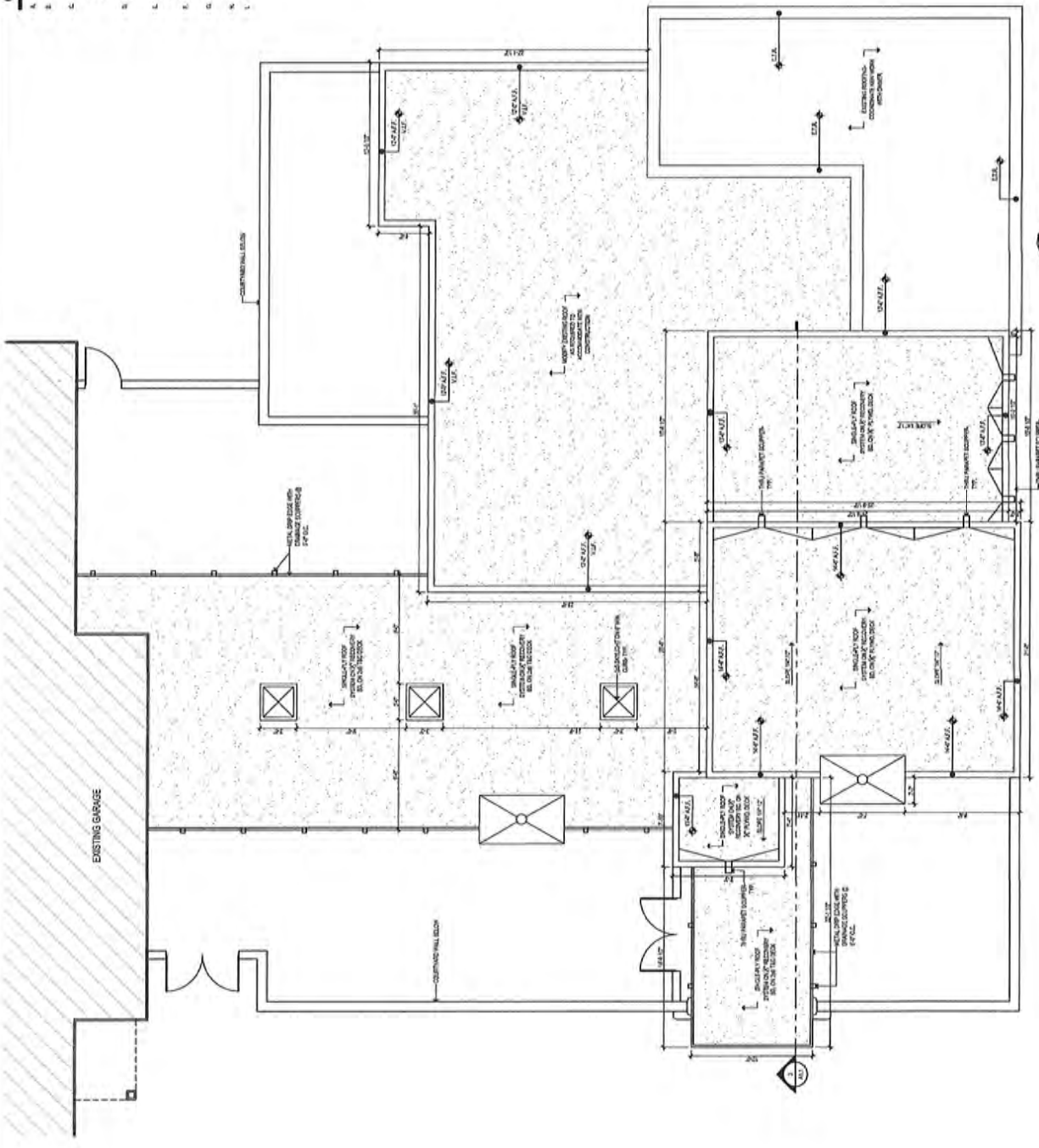
New Work Floor Plan
Scale: 1/4" = 1'-0"

GENERAL NOTES

- A. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO COMMENCING WORK.
- B. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- C. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- D. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- E. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- F. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
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- I. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- J. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- K. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- L. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- M. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- N. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- O. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
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- Q. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- R. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
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- V. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- W. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- X. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- Y. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- Z. VERIFY ALL EXISTING CONDITIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.

WRIGHT RESIDENCE REMODEL
2782 Calle de San Albino
Mesilla, NM
August 5, 2019

sheet no. **A1.2**
New Work
Roof Plan



New Work Roof Plan
scale 1/4" = 1'-0"
NORTH

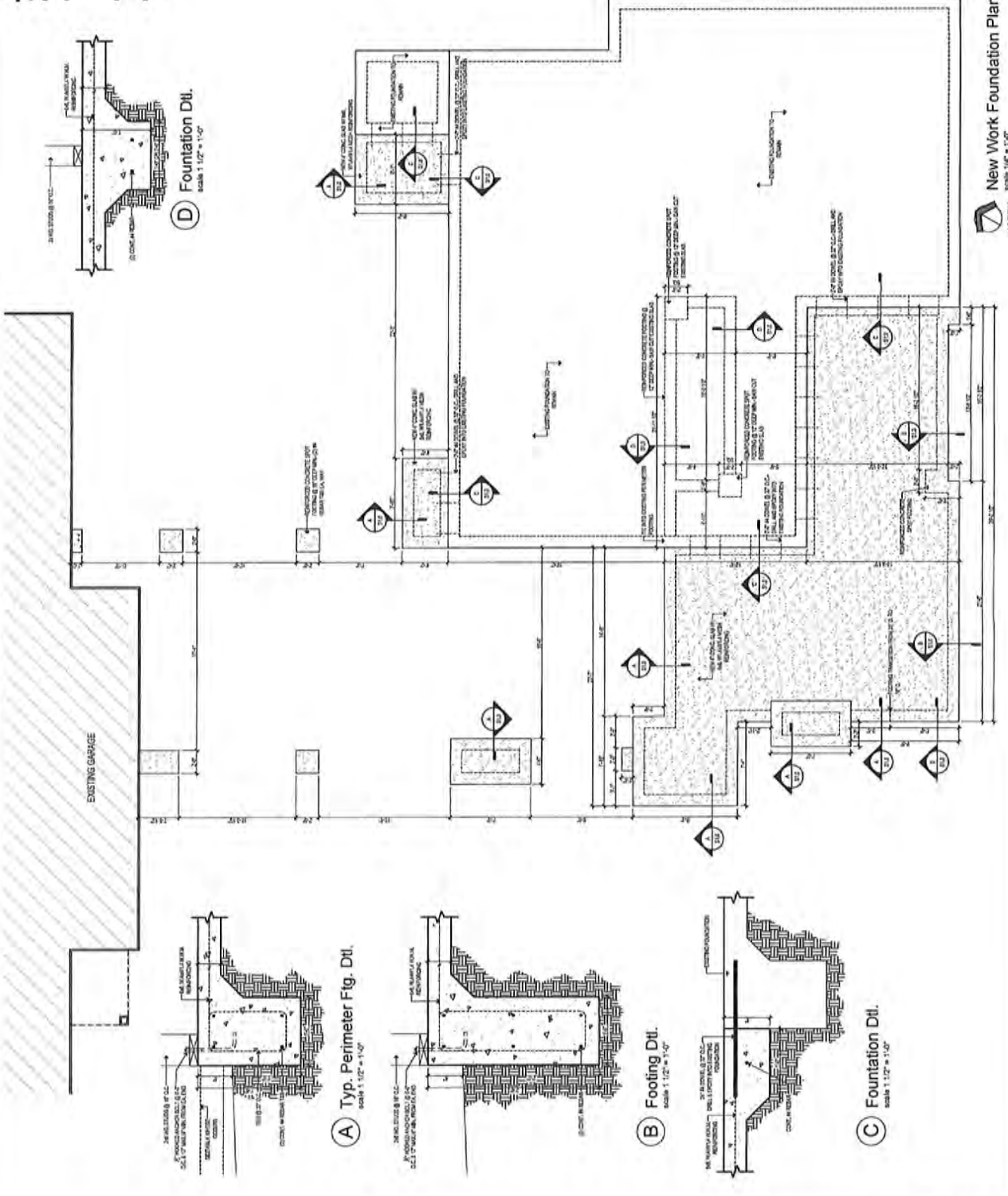
GENERAL NOTES

- SEE ALL DIMENSIONS UNLESS OTHERWISE NOTED TO OTHERWISE.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING FOUNDATION, CONCRETE AND MASONRY BEFORE BEGINNING WORK.
- ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE INTERNATIONAL FOUNDATION CODE.
- ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE INTERNATIONAL FOUNDATION CODE.
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REVISION	DATE
OWNER DIRECTED CHANGES	7/28/19

WRIGHT RESIDENCE REMODEL
2782 Calle de San Albino
Mesilla, NM
August 5, 2019

sheet no. **S1.0**
New Work
Foundation Plan



New Work Foundation Plan
scale 1/8" = 1'-0"

DATE: Aug 05, 2019 - 2:29pm
DRAWING FILE: C:\Users\RonCnims\Documents\Projects\Wright\Wright Foundation Plan.dwg
DRAWN BY: RonCnims
SCALE: 1/8" = 1'-0"

1. ALERT SHEET? <input type="checkbox"/> YES <input type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6-6-79 <i>pic 66</i>				REVISION 10. DATE 11. BY	
2. SURVEY DATE <i>2-9-80 JM</i>	3. BY <i>JM</i>	4. CHECK DATE	5. BY	6. COMPUTER DATE	7. BY	8. FILE DATE	9. BY
16. SPECIFIC LOCATION <i>first house on the N.W. corner of intersection block west of Calle de Santa Ana & Old Camarero Road Alhambra</i>		13. FIELD MAP	14. NUMBER	15. UTM REFERENCE NUMBER ZONE EASTING NORTHING <i>13 321300 3571700</i>		20. I.D. # <i>183205062</i>	
20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$		17. CITY/TOWN <i>Mesilla</i>		18. ZIP <i>88048</i>		22. ROLL # <i>48</i>	23. NEG # <i>20</i>
25. ARCHITECTURAL STYLE <i>Adobe Vernacular</i>		26. NUMBER OF STORIES <i>one</i>					
27. FOUNDATION MATERIAL(S) <i>Concrete</i>		28. EXTERIOR WALL SURFACE(S) <i>Exposed Adobe</i>					
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) <i>Single metal casement, small lit windows w/no surrounds Exposed wood lintel</i>		30. DOOR/ENTRANCE (TYPE/SURROUNDS) <i>Standard wood door, narrow surrounds</i>					
31. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS) <i>flat roof, w/ flat parapet</i>		32. CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS) <i>none</i>					
33. EXTERIOR DETAILS <i>Canales, exposed wood lintel</i>		34. COMMENTS					
35. DATE OF CONSTRUCTION ESTIMATED <i>1915</i> 36. ACTUAL		37. SOURCE OF DATE		38. ARCHITECT/ENGINEER/BUILDER		45. IMMEDIATE SURROUNDINGS <i>Residential</i>	
39. SOURCE OF INFORMATION		40. NAME		41. PRESENT USE <i>Residential</i>		46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR	
42. HISTORIC CONDITION <input type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED		43. DEGREE OF REMODELING <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR		47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS		48. OVERALL SIGNIFICANCE <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input checked="" type="checkbox"/> LOCAL <input type="checkbox"/> NONE	
44. DEGREE OF REMODELING		49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		50. WHAT TYPE?		51. IF INVENTORIED, LIST I.D. #'S	
44. DEGREE OF REMODELING		52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		50. WHAT TYPE?		51. IF INVENTORIED, LIST I.D. #'S	

- 53 This is a stuccoed adobe house with an asphalt shingle hip roof and aluminum frame windows. est. 1930. (C)
- 54 A rectangular plan gabled adobe with metal casement and aluminum frame windows, this building fronts the street. est. 1930. (C)
- 55 This stuccoed flat roof adobe has a rectangular plan. The house has tandem wood frame windows and rounded buttresses the height of the building on many of its corners. est. 1910. (C)
- 56 This is a stuccoed residence with metal frame windows and an asphalt shingled multi-hip roof. est. 1955. (N)
- 57 This Ranch Style house has exposed concrete block exterior wall surfaces and aluminum frame windows and is covered by an asphalt shingled hip roof. est. 1960. (I)
- 58 This stuccoed adobe residence has an asphalt shingled hip roof, aluminum windows, and a square floor plan. est. 1935. (N)
- 59 This small rectangular plan stuccoed house has a gabled roof, a gabled open front porch and aluminum frame windows. est. 1940. (N)
- 60 This stuccoed, flat roofed adobe house has metal casement windows and aluminum frame windows. est. 1920. (C)
- 61 This low gabled, stuccoed adobe residence has wood frame windows. est. 1910. (C)
- 62 This small adobe house, recently stuccoed, has metal casement windows and a flat roof with flat parapet. est. 1915. (C)
- 63 This Ranch Style house is of brick and has aluminum frame windows. est. 1965. (I)
- 64 This small stuccoed adobe house has wood frame windows and a square floor plan. est. 1930. (C)
- 65 A recently built duplex with an open shed roof front porch, this stuccoed frame structure has a flat roof and aluminum sash 6/6 double hung windows. est. 1978. (N)
- 66 This stuccoed adobe residence has a flat roof and flat parapet with tin canales on the facade. It has wood frame windows and is of a rectangular floor plan. est. 1910. (C)
- 67 This stuccoed, flat roofed residence with aluminum sash windows has an addition on the S.E. section with a low gable roof. A porch supported by squared beams fronts the house. est. 1935. (N)

**PHOTOS OF DWELLING
FROM WEST SHOWING NEIGHBORING DWELLING TO THE NORTH**



FROM INTERSECTION OF CALLE DE SANTA ANA AND CALLE DE GUADALUPE



**PHOTOS OF DWELLING LOOKING NORTH FROM CALLE DE SANTA ANA
SHOWING PART OF WALL TO BE AFFECTED BY ADDITION**



FROM INTERSECTION OF CALLE DE SAN ALBINO AND CALLE DE SANTA ANA



**PHOTOS OF DWELLING
LOOKING SOUTHWEST FROM CALLE DE SAN ALBINO**



LOOKING SOUTHWEST FROM CALLE DE SAN ALBINO AND CALLE DE CURA



PHOTOS OF DWELLINGS IN THE SURROUNDING AREA



PHOTOS OF DWELLINGS IN THE SURROUNDING AREA



PHOTOS OF DWELLINGS IN THE SURROUNDING AREA



PHOTOS OF DWELLINGS IN THE SURROUNDING AREA



PHOTOS OF DWELLINGS IN THE A SURROUNDING REA



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

OFFICIAL USE ONLY:
Case # 060957
Fee \$ 111.00

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

CASE NO. 060957 ZONE: HR CODE: AD APPLICATION DATE: 8/21/19

JOHN WRIGHT Name of Applicant/Owner
575-644-8202 Applicant's Telephone Number

Box 566 Applicant's/Owner's Mailing Address
Mesilla City
NM State
88046 Zip Code

JOHN @ ICE BOX BREWING.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: 2782 CALLE DE SAN ALBINO

Description of Proposed Work: REMODEL AND ADDITION

\$ 67,000 Estimated Cost
[Signature] Signature of Applicant
8-21-19 Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQ'D
CID PERMIT REQ'D

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
SEPTEMBER 17, 2018
ITEM 4

Submitted by Ray Carl for Logos Development Inc.; a request to discuss plans to construct a new dwelling at 1900 Calle Pecana. (**Case 060959**) Zoned: Historical Residential (HR)

The subject property is one of six remaining properties in the Sommer Grove Subdivision that are currently vacant. (There are two properties with existing dwellings, and two with dwellings that are under construction. The subject property is the property on the southwest corner of Boulevard and Calle Pacana. There are dwellings on the properties to the west. The property to the south is vacant. Surrounding properties are either vacant or contain dwellings that are a mix of architectural styles. (Photos of some of the adjacent neighboring properties area attached.)

The property is about 0.263 acres (11,194 square feet) in size. All necessary utilities are available to the property. Access to the property is by Calle Pacana. The proposed dwelling will be Pueblo style, with about 2,315 square feet of heated area, an attached 630 square foot garage, and 606 square feet of porches for a total of 3,551 square feet. The dwelling will be Pueblo style and construction will be wood frame with stucco, with a flat roof.

There is adequate space for the required parking of three off-street spaces. The style and height of the proposed dwelling will be compatible with other dwellings in the area.

Consistency with the Code:

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

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

- A. All applications for work in the Historical zones and Commercial zone (not subject to administrative approval) shall be reviewed by the planning, zoning and historical appropriateness commission. The commission shall determine whether the request involved will be appropriate for the purposes of this title. If the request shall be determined to be inappropriate, the board shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historical district generally, such application may be approved without substantial detriment to the public welfare and without substantial derogation of the intent and purposes of this title.
- B. In reviewing an application, the planning, zoning and historical appropriateness commission shall consider in addition to this chapter:
 1. The historical and literary value and significance of the site, building, or structure;
 2. The general design, arrangement, texture, material and color of the features, sign or billboard involved;
 3. The relation of such factors to similar factors or sites, buildings and structures in the immediate surroundings;
 4. The appropriateness of the size and shape of the building or structure in relation to:
 - a. The land area upon which the building or structure is situated;
 - b. The landscaping and planting features proposed by the applicant; and
 - c. The neighboring sites, buildings or structures within the historical district.
 5. The commission shall also consider the applicable zoning and other laws of the town.
- C. In recommending approval of an application the commission may impose conditions which shall be binding upon the property. Prior to approving an application subject to conditions, the commission may notify the applicant of its proposed action to solicit his opinion. The concurring vote of three members of the board shall be necessary to make a determination in favor of the applicant on any application.
[Ord. 2009-05 § 2]

Chapter 18.35 HR – Historical Residential Zone

In the HR zone, there is no size limit on either the primary or secondary dwelling as long as each dwelling unit has over 4000 square feet of property is **determined to be architecturally compatible and historically appropriate for the area** and meets building code requirements. The PZHAC will need to determine if the style of the proposed work is compatible with the development zone for the property. Since this construction is in a Historic zoning district, the following section of the Code applies:

18.33.080 Historical appropriateness permit.

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

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

VIEW OF THE SUBJECT PROPERTY FROM CALLE PACANA



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401602](#)
Parcel Number: 4006137172288
Owner: LOGOS DEVELOPMENT INC
Mail Address: PO BOX 5019
Subdivision: SOMMER GROVE
SUBDIVISION (BK 22 PG 783-784 -
0933138)
Property Address: 1900 CALLE DE
PECANA
Acres: 0

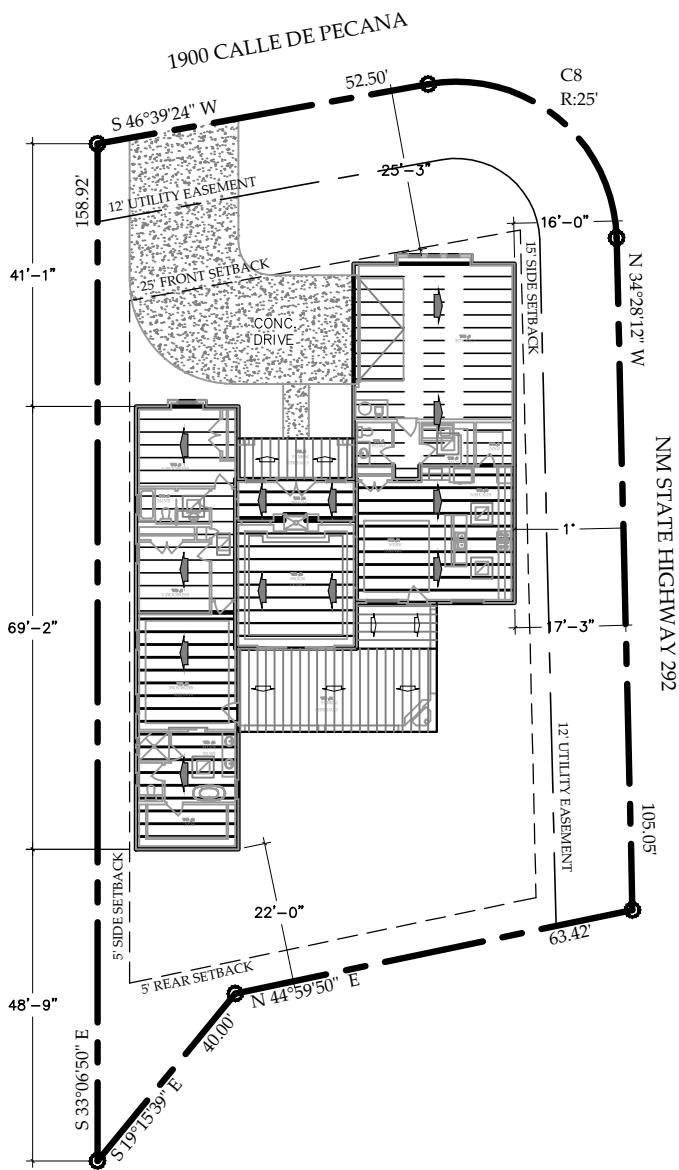


**VIEW OF THE DWELLING AT 1910 CALLE PACANA
(NEIGHBOR TO THE WEST)**



VIEW OF THE DWELLING AT 1930 CALLE PACANA

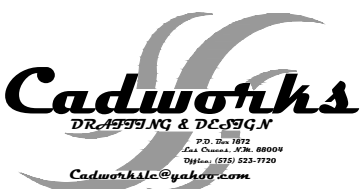


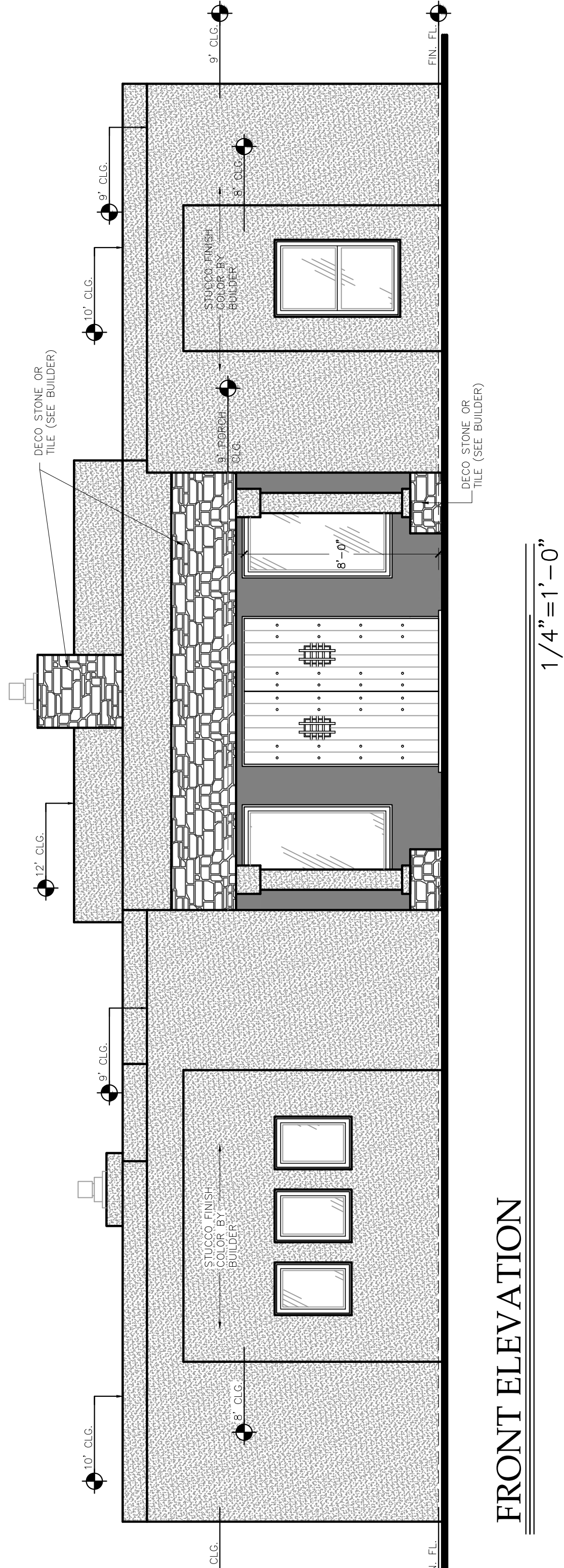


SITE PLAN

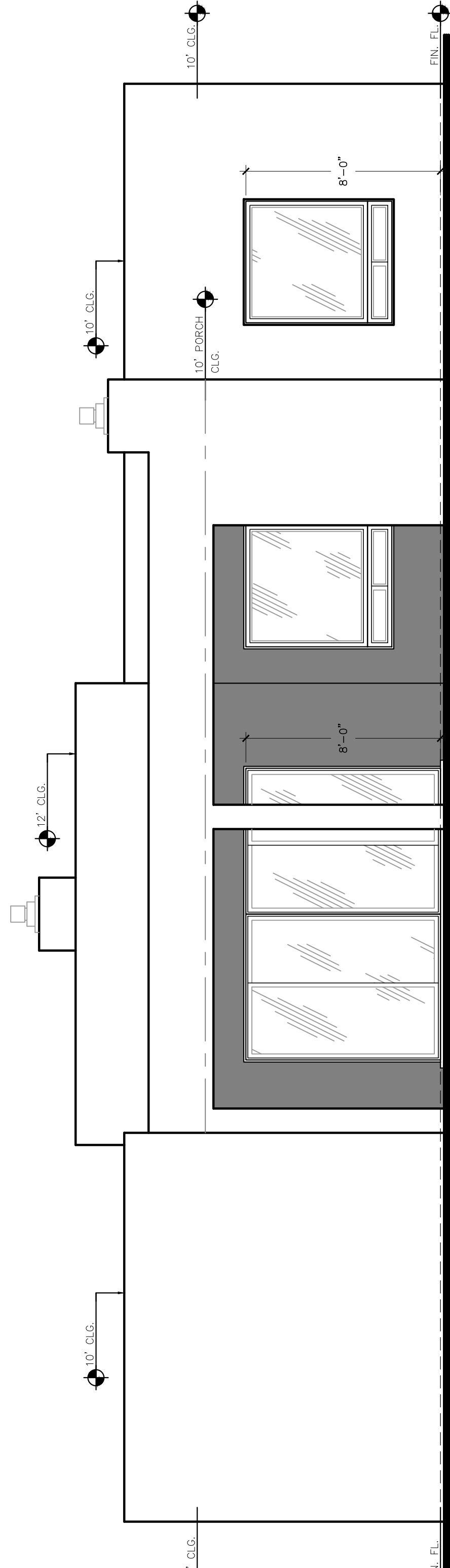
SOMMER GROVE SUBDIVISION

LOT 10

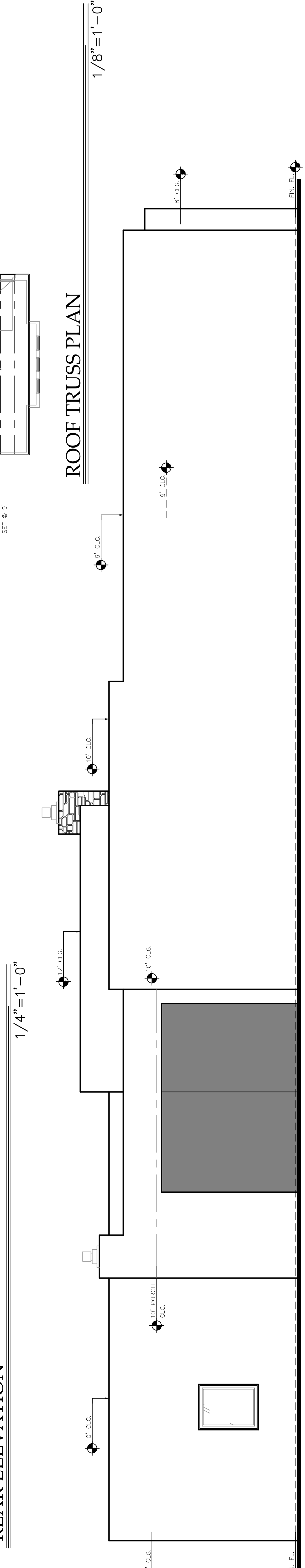
 <p>Cadworks DRAWING & DESIGN P.O. Box 1872 Las Cruces, N.M. 88009 Telephone: (575) 523-7720 Cadworks@yakov.com</p>	DATE		PROJECT NAME:	SHEET TITLE
	8/14/19		<p>CARLSON CONSTRUCTION</p>	SITE PLAN
	DRAWN BY			SHEET NO.
	UMPHRESS	<p><small>DISCLAIMER ALL MEASUREMENTS, DIMENSIONS, & SPECIFICATIONS, INCLUDING ALL BLDG. MATERIALS ARE TO BE CHECKED BY OWNER & CONTRACTOR & ARE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR. THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER. THIS DRAWING IS AN INSTRUMENT OF OWNER, AND CONTRACTOR. THIS DRAWING MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT THEIR WRITTEN PERMISSION.</small></p>		4 OF 4
FILE NAME	RC-402S19-3			



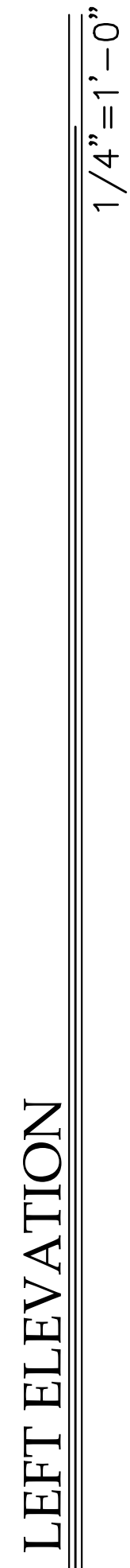
FRONT ELEVATION



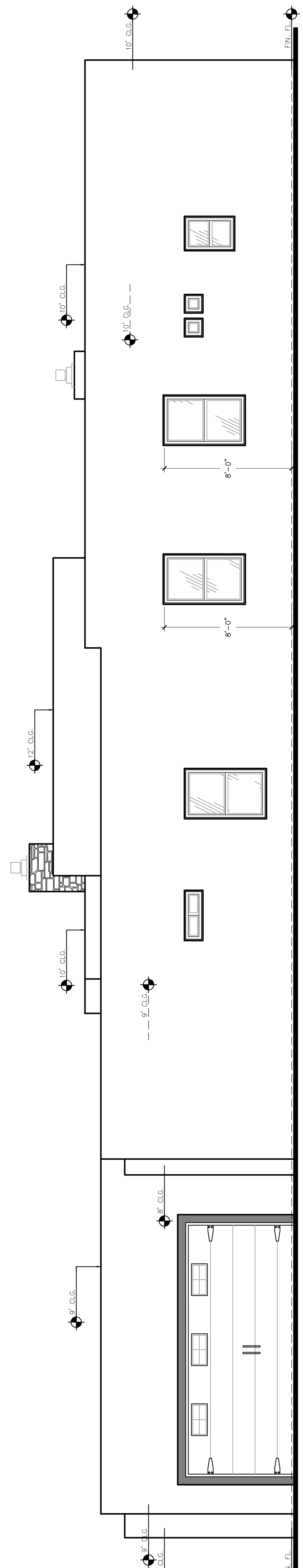
REAR ELEVATION



ROOF TRUSS PLAN



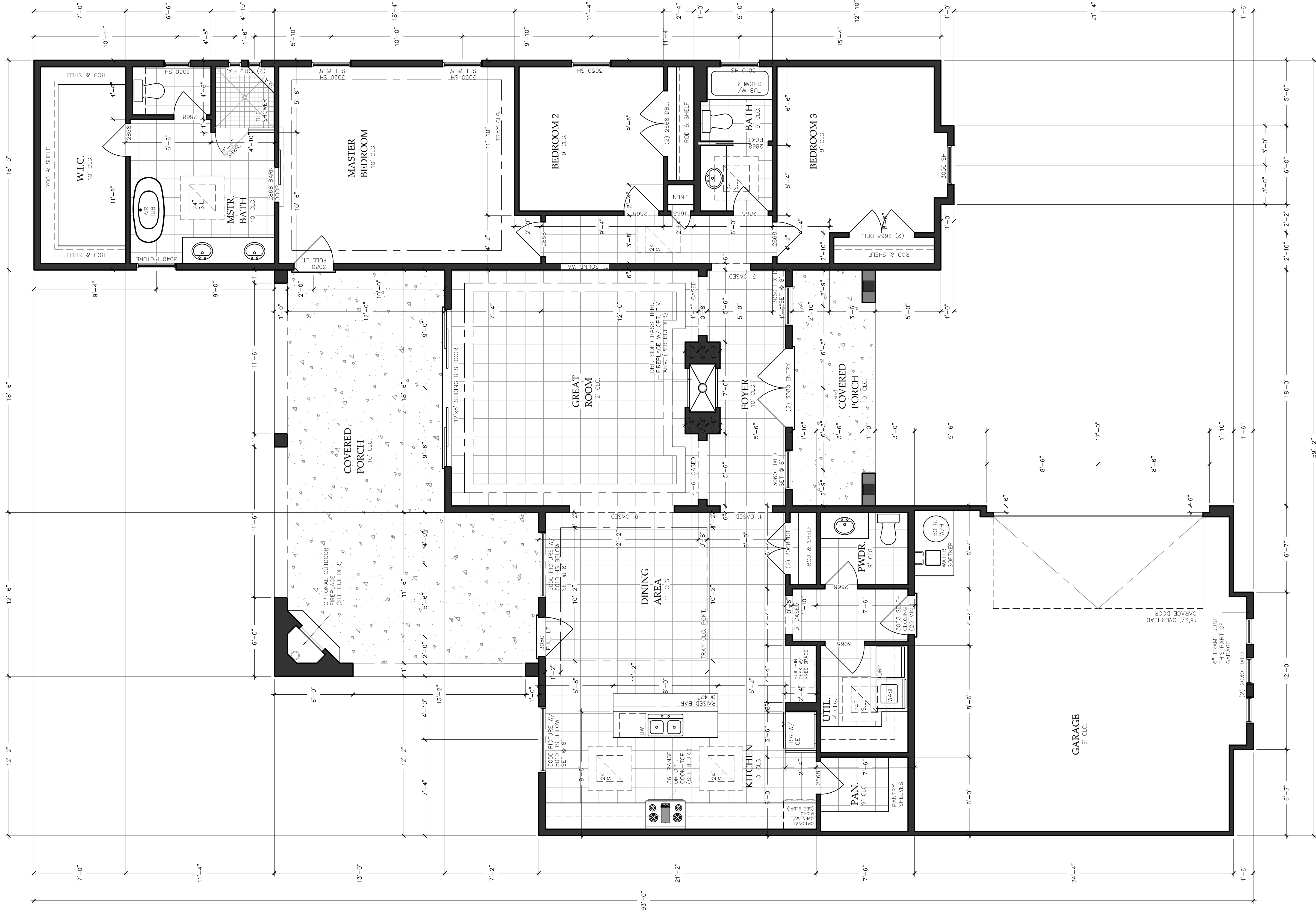
LEFT ELEVATION



RIGHT ELEVATION

DATE	8/14/19
DRAWN BY	UMPHRESS
FILE NAME	RC-40ZE19-3
<p>DISCLAIMER: ALL MEASUREMENTS, DIMENSIONS, & MATERIALS ARE TO BE CHECKED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.</p>	
<p>CARLSON CONSTRUCTION</p>	
<p>PROJECT NAME: LOT 10 ~ SOMMER GROVE SUBDIVISION-</p>	
AREA: TOTAL	2,315 SQ. FT.
HEATED	630 SQ. FT.
GARAGE	606 SQ. FT.
PORCH	
TOTAL	3,551 SQ. FT.
PROFESSIONAL SEAL	
SHEET TITLE	ELEVATIONS/ ROOF TRUSS PLAN
SHEET NO.	2 OF 4





FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES:

1. EXTERIOR WALLS TO BE 2X6 (2X4 GARAGE) STUDS @ 16" O.C.
2. INTERIOR NON-BEARING WALLS TO BE 2X4 STUDS @ 16" O.C.
3. INTERIOR BEARING WALLS TO BE 2X4 STUDS @ 16" O.C.
4. ALL HEADERS SPANNING MORE THAN 3' SHALL BE 2X12
5. ALL FIXTURES & APPLIANCES TO BE CHOSEN BY OWNER
6. USE FIRE STOPS PER U.F.C. - U.B.C. OR LOCAL CODE REQUIREMENTS
7. ONE HOUR OCCUPANCY SEPARATION BETWEEN HOUSE AND GARAGE. 5/8" SHEETROCK ON GARAGE SIDE

ELECTRICAL PLAN

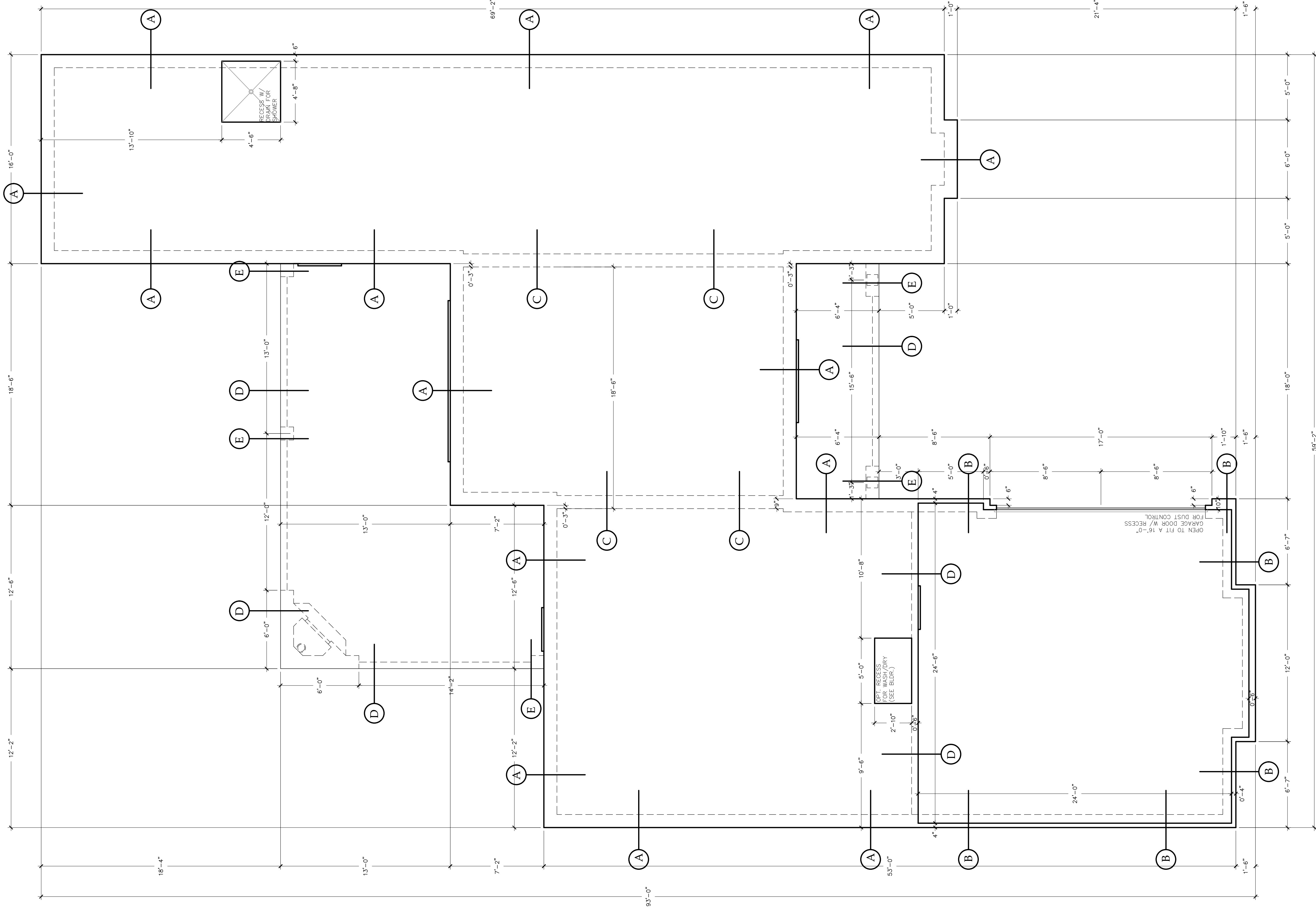
ELECTRICAL NOTES: 1/4" = 1'-0"

1. ALL OUTLETS AT VANITIES AND COUNTERS TO BE AT 42"
2. PROVIDE 110V UNDER COUNTER OUTLET FOR DISHWASHER AND GARBAGE DISPOSAL
3. PROVIDE OUTLET AT 60" FOR RANGE HOOD
4. ALL EXTERIOR LIGHT FIXTURES AND OUTLETS TO BE WEATHERPROOF
5. ELECTRICIAN TO SIZE AND LOCATE PANEL AND SERVICE
6. ELECTRICIAN TO PROVIDE POWER TO COOLER(S)
7. ALL OUTLETS IN THE KITCHEN AND BATH ROOMS ARE TO BE G.F.I.

SYM.	ELECTRIC SYMBOLS
—O—	SWITCH OUTLET
—O—	3-WAY SWITCH OUTLET
—O—	DUPLEX OUTLET
—O—	SPLIT OUTLET W/ SWITCH CONTROL
—O—	LIGHT FIXTURE OUTLET
—O—	RECESSED LIGHT FIXTURE
—O—	SPOT OUTLET
—O—	SMOKE DETECTOR
—O—	HOSE BIBB
—O—	EXHAUST FAN
—O—	CEILING FAN
—O—	GAS OUTLET
—O—	TELEPHONE JACK
—O—	TELEPHONE JACK

DATE	8/14/19
DRAWN BY	UMPHRESS
FILE NAME	RC-402F19-3
<p>DISCLAIMER: DIMENSIONS, MATERIALS, SPECIFICATIONS, INCLUDING ALL BIDDING, SHALL BE GOVERNED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</p>	
<p>PROJECT NAME: LOT 10 - SOMMER GROVE SUBDIVISION - CARLSON CONSTRUCTION</p>	
AREA: TOTAL	2,315 SQ. FT. GARAGE 630 SQ. FT. PORCH 606 SQ. FT.
TOTAL	3,551 SQ. FT.
PROFESSIONAL SEAL	
SHEET TITLE	FLOOR PLAN / ELECTRICAL
SHEET NO.	1 OF 4

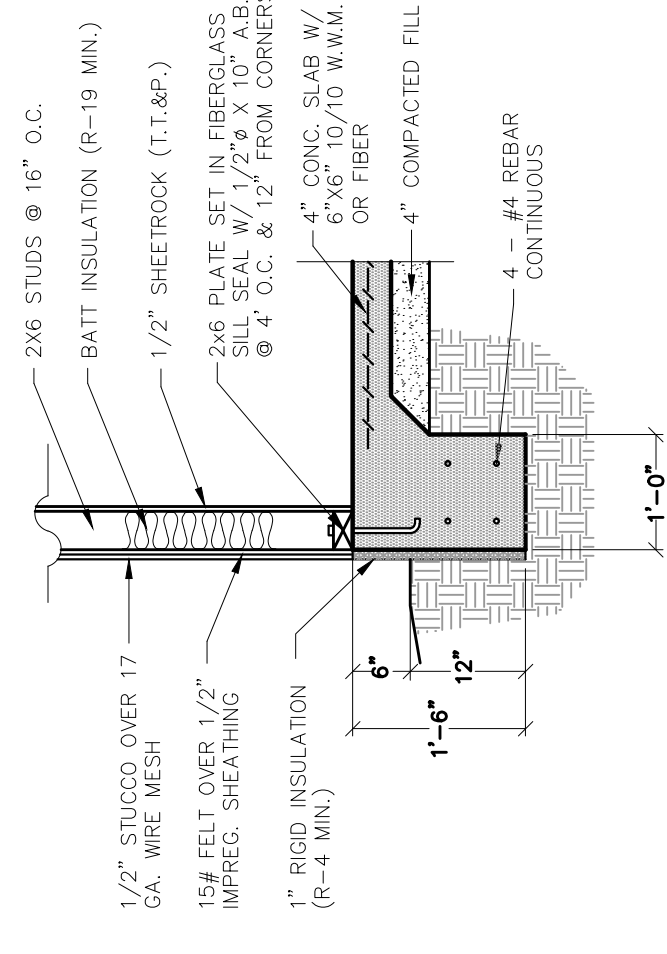
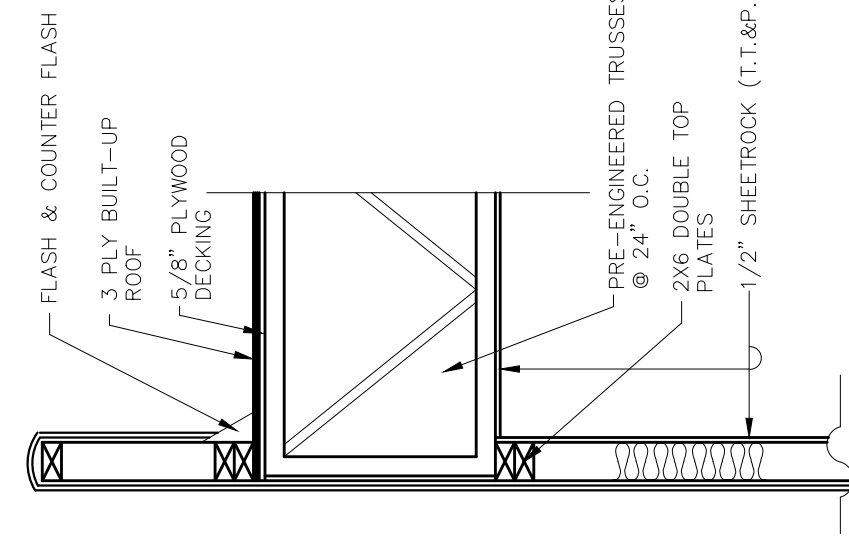




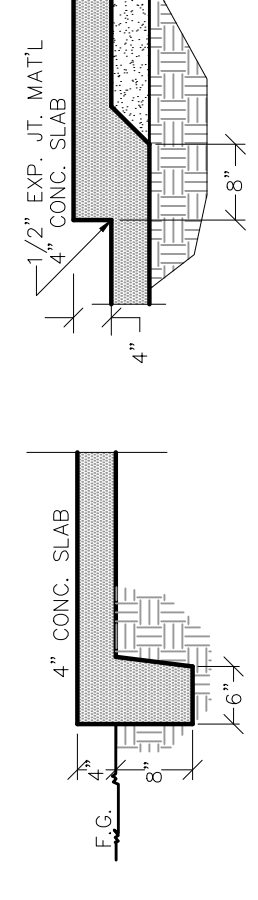
FOUNDATION PLAN

1/4"=1'-0"

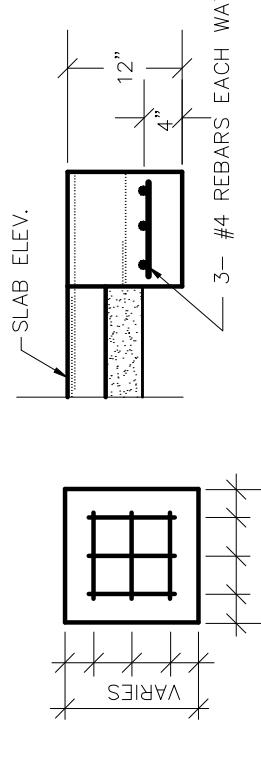
DATE	8/14/19
DRAWN BY	UMPHRESS
FILE NAME	RC-402CI9-3
DISCLAIMER: DIMENSIONS, DIMENSIONS, & SPECIFICATIONS, INCLUDING ALL BUILDING CODES, SHALL BE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR & ARE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE FOUNDATION. THE CONTRACTOR AND OWNER OF THIS PROJECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS FOUNDATION.	
CARLSON CONSTRUCTION	
PROJECT NAME: LOT 10 - SOMMER GROVE SUBDIVISION -	
AREA: TOTAL	HEATED 2,315 SQ. FT. GARAGE 630 SQ. FT. PORCH 606 SQ. FT.
PROFESSIONAL SEAL	TOTAL 3,551 SQ. FT.
SHEET TITLE	FOUNDATION PLAN
SHEET NO.	3 OF 4



INTERIOR BEARING DETAIL

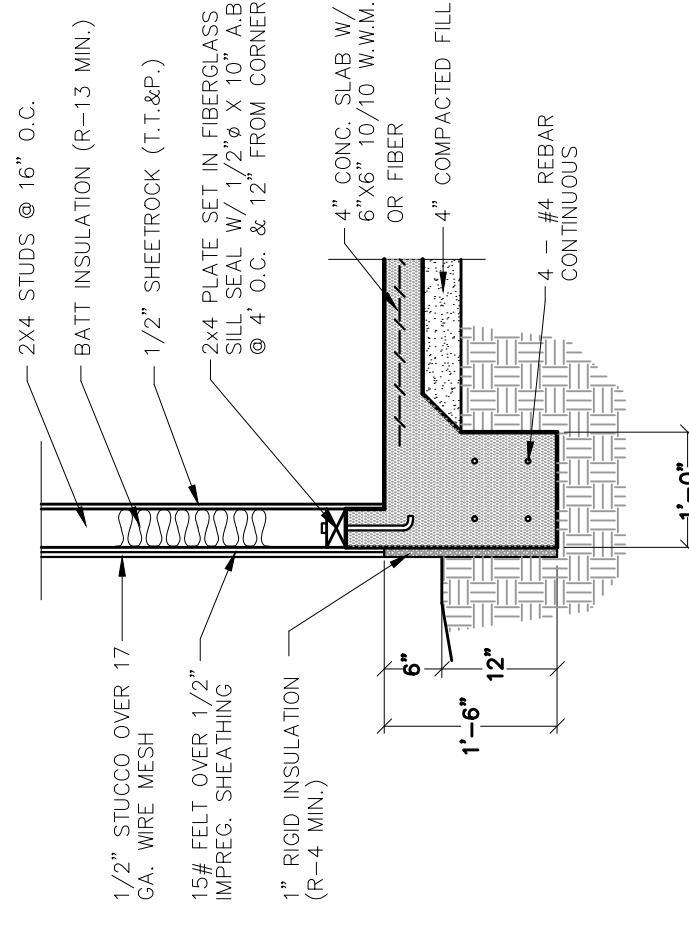


PRCH. TURNDOWN & STEP DETAIL



POST DETAIL

TYPICAL WALL SECTION



EXT. GARAGE FIG. DETAIL

ARCHITECTURAL STYLES AND STANDARDS

18.33.170 Appendix A – Design standards with compliance checklist for the following architectural styles: Spanish Pueblo, Territorial, Spanish Mission, Northern New Mexico and Ranch Style.

Each style and its design standards with compliance checklist are listed below with instructions for completing the checklist. The styles appear on separate pages for ease in copying for individual use.

SPANISH PUEBLO

Design standards with compliance checklist for the Spanish Pueblo architectural style.

When completing a checklist, applicants shall circle all the components within individual items that apply to their application and annotate their responses as needed. If a component is not required and does not apply to the application, it should be marked "n/a."

A "1" in parentheses after a component indicates that staff will figure an appropriate range for proportion or size, location or number, etc., based on the development zone of the structure. Drawings and photographs to further illustrate components are available in the community development office.

	COMPLIANCE	
	YES	NO
Design Components		
Building Height: One or two stories, to be determined by development zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setback: For commercial usage, can be built to property line; for residential, meets prevailing setback in the development zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proportion, relationship of height to length: Buildings are long and low (1).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
In the case of a two-story application of this style, the second level occurs over only a portion of the lower level.	<input type="checkbox"/>	<input type="checkbox"/>
The overall proportion of the building is dependent in part on the height of the firewall or parapet which is a continuation of the exterior walls extending beyond the roof line on three or more sides (1).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walls, historically, are reduced in thickness towards the top to form a battered silhouette.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Portales or porches, if used, create a lower profile than the basic building (1).	<input type="checkbox"/>	<input type="checkbox"/>
The character of the building's shapes is rounded or softened without sharp lines.	<input type="checkbox"/>	<input type="checkbox"/>
Pattern and Rhythm		
Solid wall space is greater in any facade than window and door space combined (1).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window and door openings are small and randomly, not symmetrically, placed on the facades.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window heights from grade are uneven.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Canales, or drainspouts, pierce the parapet and are spaced in an uneven pattern as required for drainage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Number	Proportion	Size
Doors	4		6080, 3080, 3080, 12x8
Windows	14		8 different sizes
Gates	2		4x6 3x6
Walls	1	rock	perimeter

SPANISH PUEBLO (CON'T.)

Roof Type

Flat with a slight slope for drainage.

✓

Parapet or firewall: roofs are surrounded on at least three sides by a parapet or firewall.

✓

Surface Texture of Walls

Mud plaster. Hard plaster, smoothly applied, is acceptable.

5/10

✓

Color

Exterior walls must be of a same single color. Acceptable colors are those of natural adobe, ranging from a light earth color to a dark earth color. Flat white is also acceptable. (See color charts)

✓

The protected space under portales may be painted white or a contrasting color or a mural may be used.

Site Utilization

Follows development zone. Historically, examples of this style are seen most often in a rural setting or with setbacks if sited in an urban location.

✓

Projections and Cavities

Historically, windows are usually deep set defining, from the exterior, the wall thickness.

✓

Wall heights vary according to room shapes or additions.

✓

Buttresses, fireplace outlines and chimneys are massive and important facade elements.

✓

Vigas, or beams, round or rectilinear, sometimes project through exterior walls or are sometimes cut flush with the unplastered adobe walls and plastered over for protection.

 ✓

Architectural Details

Wood trim is minimal around window and door openings with a rounding of the wall creating a transition from wall surface to window surface.

✓

Canales are built up of saw timber, hollowed out from logs, or sheet metal bent to shape, or ceramic pipe sections or other materials as long as they are encased in one of the above materials.

 ✓

Lintels above windows and door openings are exposed wood.

 ✓

Portales or covered porches, either inset or projecting, have posts of round logs capped with a corbel and square beams.

 ✓

(The rest of this page is left blank intentionally)

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

OFFICIAL USE ONLY:

Case # 060959

Fee \$ _____

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060959 ZONE: HR CODE: NR APPLICATION DATE: 9/10/19

Logos Development Inc 575-522-3455
Name of Applicant/Owner Applicant's Telephone Number

PO Box 5019 Las Cruces, NM 88003
Applicant's/Owner's Mailing Address City State Zip Code

RAYCARL007@yahoo.com
Applicant's/Owner's E-mail Address

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

575-639-1040 03-04996800-2 92721
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

1900 Calle de Pecana
Address of Proposed Work:

new house
Description of Proposed Work:

\$ 250,000 [Signature] 9-10-2019
Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval 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 REQ'D
CID PERMIT REQUIRED
[Signature]

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

PZHAC MEETING
MINUTES
SEPTEMBER 3, 2019

(PART OF CONSENT AGENDA)



Town of Mesilla, New Mexico

PZHAC REGULAR MEETING MINUTES SEPTEMBER 3, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING TUESDAY, SEPTEMBER 3, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Chair Hernandez And Commissioner Nevarez were absent. All others were present. A quorum was present. Commissioner Lucero was acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

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

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

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

A. *PZHAC MINUTES – PZHAC Work Session and Regular Meeting of August 13, 2019

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

1. **Case 060949** – 3076 Los Arenales Street, submitted by Erasmo Campos for Sylvia Cabrales; a request for a zoning permit to reroof a dwelling at this address. Zoned: Residential/Agriculture (RA)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

None

B. DECISIONS:

Zoning Permit:

1. **Case 060950** – 3000 Mesilla Verde Terrace, submitted by Robert Carson; a request for a zoning permit to construct a garage/storage/shop building in the backyard of a dwelling at this address. Zoned: Rural Farm (RA)

Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. The only issue that arose was the fact that the subject property is an odd shaped lot with two rear property lines, and the proposed structure encroach on one of the rear setbacks. The applicant stated that he could possibly rearrange the location of the structure so that it would not encroach on the setback. Commissioner Houston made a motion to table the request to allow the applicant to revise his plans. This was seconded by Commissioner Prieto and tabled by a vote of 3 – 0.

2. **Case 060951** – 1770 Tierra de Mesilla, submitted by Los Migueles de Mesilla; a request for a zoning permit to allow the installation of a small stand-by generator at the northeast corner of an existing doctor’s office. Zoned: General Commercial (C).
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

3. **Case 060952** – 2755 Boldt Street, submitted by Daniel J. Jones; a request for a zoning permit to allow a 12-foot by 40-foot addition containing a garage and studio to a dwelling at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request. Tom Maese, Chief Inspector for CID, stated that since the structure would be within three feet of a property line, the exterior wall would need to be fire rated. The PZHAC determined that there were no other issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.

VI. PUBLIC COMMENTS

Susan Kreuger – resident 18.45.040 Development standards.

Distributed copies of the Development Standards for the General Commercial District (Section 18.45.040) and stated that this section of the Code requires that the subdivider or developer of the property in this zoning district is required to build a uniform six-foot high wall between the subdivision and the neighboring agricultural land. The PZHAC should require that this wall be built. Since Eddie Binns is the current owner of the subdivision created by Ben Boldt and Ben Boldt is no longer around, Mr. Binns should be held responsible for building the wall.

VII. PZHAC/STAFF COMMENTS

None

VIII. ADJOURNMENT

The meeting was adjourned at 6:36 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 8/15/19 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty’s Food Mart - 2290 Avenida de Mesilla; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

SEPTEMBER 16, 2019

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060954
[PZHAC CONSENT AGENDA – 9/16/2019]**

Item:

Case 060954 – 107 Capri Road, submitted by Nancy Matteucci; a request for a zoning permit to allow internal renovation (sheetrock repairs, flooring, cabinets, etc.) of a dwelling at this address. Zoned: Residential, one acre minimum (R-1)

Description of Work Done:

The applicant intends to renovate the interior of the dwelling. This will include repairs to the sheetrock, new flooring, upgraded cabinets and countertops, trim work, and repainting. There will not be any work done on the exterior of the dwelling. The renovation will not result in any changes to the exterior of the dwelling.

Consistency with the Code:

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

PHOTO OF DWELLING FROM CAPRI ROAD



Doña Ana County, NM

General Reference Maps

2019-09-09 11:37:57

2014 Aerial | Addresses | County Address Points

Maps | Legend

Map Themes

- Parcels
- UDC Zoning
- Roads and Transportation
- NM House Districts
- NM Senate Districts
- County Commission Districts
- City Council Districts
- Median Household Income
- General Land Ownership

Account Number: [R0401061](#)
 Parcel Number: 4007137134462
 Owner: MATTEUCCI NANCY P
 TRUSTEE TRUST A SURVIVORS TRUST
 Mail Address: 107 CAPRI RD
 Subdivision: MESILLA PARK MANOR
 PLAT 3A (BK 1 PG 61 - 625579)
 Property Address: 107 CAPRI RD
 Acres: 0



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OFFICIAL USE ONLY:

Case # 060954

Fee \$ 374.00

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060954 ZONE: M1 CODE: R-1 APPLICATION DATE: 8/27/19

NANCY MATTEUCCI / Luis Renteria 575644-1031
 Name of Applicant/Owner Applicant's Telephone Number

3917 Pearl Court Las Cruces NM 88012
 Applicant's/Owner's Mailing Address City State Zip Code

Applicant's/Owner's E-mail Address

DOUBLE R CONSTRUCTION

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

575-644-1031 82-243-9497 393483
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 107 Capri Rd Mesilla NM, 88005

Description of Proposed Work: SHEETROCK REPAIRS, FLOORING, CABINETS, COUNTERTOPS, TRIM, millwork, paint.

\$ 30,000
 Estimated Cost

Luis Renteria
 Signature of Applicant

8/27/2019
 Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: INTERIOR WORK ONLY, NO CHANGES TO EXTERIOR OF DWELLING
CID PERMIT REQUIRED IF THERE ANY CHANGES TO ELECTRICAL, PLUMBING,
OR STRUCTURAL ELEMENTS

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 8/27/19

This Application will include the following, if checked:

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

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060955
[PZHAC CONSENT AGENDA – 9/16/2019]**

Item:

Case 060955 – 2372 Calle de Parian, submitted by Yolanda Lucero; a request for a zoning permit to install solar panels on a set of apartments at this address. Zoned: Historical Residential (HR)

Description of Work Done:

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

Consistency with the Code:

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

PHOTO OF THE DUPLEX FROM THE PROPERTY



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400225](#)

Parcel Number: 4006137154528

Owner: CASITAS DE LUCERO INC

Mail Address: PO BOX 25

Subdivision: LUCERO TRACTS NO 2
CORRECTED PLAT (BK 20 PG 532 -
043383)

Property Address: 2392 CALLE DE
PARIAN

Acres: 0





TOWN OF MESILLA
ZONING APPROVAL

PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060955

Fee \$ 40.50

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

CASE NO. 060955 ZONE: H2 CODE: M1 APPLICATION DATE: 9/3/19

Yolanda Lucero 575/640-9133
Name of Applicant/Owner Applicant's Telephone Number

2392 CAIE DE PARIAN, MESILLA, NM, 88046
Applicant's/Owner's Mailing Address City State Zip Code

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

ERUS BUILDERS LLC 1155 LARRY MAHAN DR. EL PASO TX 79925
Contractor's Name & Address (If none, indicate Self)

844/272-8336 NM:G802#382417
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

2392 CAIE DE PARIAN, MESILLA, NM, 88046
Address of Proposed Work:

SOLAR PANEL INSTALLATION
Description of Proposed Work:

\$20,000 [Signature] 9-3-19
Estimated Cost Signature of Applicant Date

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

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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: NO CHANGES TO APPEARANCE OF STRUCTURE
CID PERMIT REQ'D

PERMISSION ISSUED/DENIED BY: [Signature] ISSUE DATE: 9/2/19

This Application will include the following, if checked:

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

PZHAC NEW BUSINESS
SEPTEMBER 16, 2019

PZHAC DECISIONS
ZONING PERMITS

PZHAC ACTION FORM
ZONING PERMIT 060950
[PZHAC REVIEW – 9/16/19]
STAFF ANALYSIS

Decision to be based on information provided during the Work Session – Item 1

Case 060950 – 3000 Mesilla Verde Terrace, submitted by Robert Carson; a request for a zoning permit to construct a garage/storage/shop building in the backyard of a dwelling at this address. Zoned: Rural Farm (RA)

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

Estimated Cost: @ \$35,000.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a garage/storage/shop in the backyard of a residential property at this address.
- The PZHAC has determined that the proposed garage/storage/shop meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060953
[PZHAC REVIEW – 9/16/19]
STAFF ANALYSIS

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

Case 060953 - 1701 Calle de Mercado, submitted by Gary Coppedge; a request for a zoning permit to reconstruct a collapsed latia porch at 1701 Calle de Mercado. Zoned: General Commercial (C)

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 replacement is acceptable to the Town 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 replacement is not be acceptable to the Town, 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 replacement will be consistent with the requirements of the General Commercial (C) zoning district. Additionally, the PZHAC will need to determine that the request meets all other development and application requirements of the Code.

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of replacing a collapsed latia porch over the front entrances of a set of commercial shops at this address.
- The PZHAC has determined that the proposed latia porch meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMITS 060955
[PZHAC REVIEW – 9/16/19]
STAFF ANALYSIS

Items:

Case 060956 – 2557 Calle de Parian, submitted by Andrea Bryan; a request for a zoning permit to install a fake lintel beam over a window and restucco the dwelling at this address in a different color. Zoned: Historical Residential (HR)

Staff Analysis:

This is in Addition to proposed work that was discussed and approved at their August 6, 2018 Work Session and Regular Meeting (Case 060769). At that meeting the applicant was allowed to replace a window on the west part of the front of the dwelling with an exterior door and portico, and surround part of the western portion of the front yard with a four to six foot high stuccoed wall that matches the exterior of the structure (see attached diagrams and pictures).

The window to be replaced would be replaced with a 36-inch wide door having a window with 6 lites and a small portico over the door to shield it from the weather. The portico will have a red corrugated metal roof and a small concrete pad at the base of the door. The stuccoed wall will surround the portion of the front yard in front of the door, creating a small private yard with an entrance through the wall at the front (see attached diagrams). The roof of the portico and the wall would both be finished to match the exterior finish and style of the dwelling.

The reason for the new permit is to allow the applicant to place a false lintel beam over the window (see attached), and to restucco the entire dwelling in a different color than the existing color. The new color will be El Rey Adobe which is a color that is an approved color by the Town of Mesilla. The applicant feels that the change in color, as well as the false lintel, will bring the appearance of the dwelling more into character with the surrounding dwellings.

The structure is in the Historic Register and appears to have been built around 1930 in an architectural style that contributes to the flavor of Mesilla (see attached). The applicant intends to maintain this character of the structure.

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

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

- A. All applications for work in the Historical zones and Commercial zone (not subject to administrative approval) shall be reviewed by the planning, zoning and historical appropriateness commission. The commission shall determine whether the request involved will be appropriate for the purposes of this title. If the request shall be determined to be inappropriate, the board shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historical district generally, such application may be approved without substantial detriment to the public welfare and without substantial derogation of the intent and purposes of this title.
- B. In reviewing an application, the planning, zoning and historical appropriateness commission shall consider in addition to this chapter:
1. The historical and literary value and significance of the site, building, or structure;
 2. The general design, arrangement, texture, material and color of the features, sign or billboard involved;
 3. The relation of such factors to similar factors or sites, buildings and structures in the immediate surroundings;
 4. The appropriateness of the size and shape of the building or structure in relation to:
 - a. The land area upon which the building or structure is situated;
 - b. The landscaping and planting features proposed by the applicant; and
 - c. The neighboring sites, buildings or structures within the historical district.
 5. The commission shall also consider the applicable zoning and other laws of the town.

Estimated Cost: @ \$2,000.00

Consistency with the Code:

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

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a false lintel beam over an existing window and resuccoing a dwelling 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:

PHOTO OF DWELLING FROM CALLE DE PARIAN SHOWING SUBJECT WINDOW



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400461](#)

Parcel Number: 4006138113068

Owner: BRYAN ANDREA

Mail Address: 3224 NE 18TH AVE

Subdivision:

Property Address: 2557 CALLE DE PARIAN

Acres: 0



From: Andrea BRYAN andrea97212@yahoo.com
Subject: Letter to Larry
Date: Aug 25, 2019 at 12:48:31 PM
To: andrea97212@gmail.com

Hi Larry,

I know Greg spoke to you regarding the permit situation, but forgot to bring up our additional questions.

When speaking with our stucco contractor regarding repairing the stucco around the new door, he mentioned the current color (Palomino) would not match the new (Palomino) color and it would be quite obvious. He proposed the idea of doing just the front of the house to the corners and hoping it wouldn't be obvious and I am not comfortable with that either. I would prefer to just change the color entirely of the house and garage, which brings me to the first question. Do we need to resubmit to the committee a new proposal? We are looking at the color Adobe by El Ray Premium Colors.

The second idea suggested by our contractor was to put faux headers over the 2 front facing windows and door while he is re-stuccoing. This would give the house a more historical look from the street. Attached is the look we are hoping to achieve. Header only.



El Rey Premium Color swatch Adobe below - The photo looks a bit darker than the swatch.



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

OFFICIAL USE ONLY:
Case # 060956
Fee \$ 13.50

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

CASE NO. 060956 ZONE: HR CODE: M1 APPLICATION DATE: 9/5/09

ANDREA BRYAN
Name of Applicant/Owner
P.O. 1246 MESILLA
Applicant's/Owner's Mailing Address City
503-975-7436
Applicant's Telephone Number
NEW MEXICO 88046
State Zip Code
ANDREA 97212@YAHOO.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: 2557 Gallede Parian

Description of Proposed Work: Install faux beam ^{over} EXISTING window beam Re stucco house in different approved color because of difficulty to match existing finish.

\$ 2000⁰⁰ Estimated Cost
[Signature] Signature of Applicant
9/5/09 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: _____ **BOT** Approved Date: _____
 Disapproved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

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

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

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQ'D
CID PERMIT REQ'D

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

This Application will include the following, if checked:

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

**PZHAC ACTION FORM
ZONING PERMIT 060957
[PZHAC REVIEW – 9/16/19]
STAFF ANALYSIS**

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

Case 060957 – 2782 Calle de San Albino, submitted by John Wright; a request for a zoning permit to remodel and build an addition to a dwelling at. 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 addition is acceptable to the Town 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 addition is not be acceptable to the Town, 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: @ \$67,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed addition be consistent with the requirements of the HR zoning district. Additionally, the PZHAC will need to determine that the request meets all other development and application requirements of the Code.

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

Findings:

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

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060958
[PZHAC REVIEW – 9/16/2019]
STAFF ANALYSIS

Item:

Case 060958 – 2805 Boldt Street, submitted by Stephen W. Stile; a request for a zoning permit to repaint a dwelling at this address. Zoned: Historical Residential (HR)

Staff Analysis:

The subject property is in the Mesilla Farms Subdivision, which is zoned Historical Residential (HR) but is not in the Historical Register. The subdivision has a Home Owner’s Association that has strict architectural and color requirements for its members. The applicant submitted a Zoning Permit to the Town but proceeded to repaint the dwelling prior to receiving permission from the Town. The new color is lighter than the original color of the dwelling but is a color that is approved by both the HOA and the Town. The applicant has been charged twice the permit fee normally charged, as per Section 15.50.040 of the Mesilla Town Code.

Other than the color, there will be no changes to the dwelling itself. The color will be the same as or similar to other dwellings in the subdivision.

Estimated Cost: @ \$4,000.00

Consistency with the Code:

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

18.33.080 Historical appropriateness permit.

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

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of repainting the dwelling and at 2805 Boldt Street.
- The PZHAC has determined that the proposed color meets all applicable Code requirements.

PZHAC ACTION:

PHOTO OF THE DWELLING FROM BOLDT STREET



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401041](#)

Parcel Number: 4006137424471

Owner: STILE STEPHEN W

Mail Address: 2805 BOLDT

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

Property Address: 2805 BOLDT ST

Acres: 0



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

OFFICIAL USE ONLY:

Case # 060958

Fee \$ 180.00

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

CASE NO. 060958 ZONE: HR CODE: M1 APPLICATION DATE: 8/30/19

Name of Applicant/Owner: Stephan W. Stile Applicant's Telephone Number: 915 309 1481 (c) 575 526 8706 (H)

Applicant's/Owner's Mailing Address: 2805 Boldt, Las Cruces, NM City: Las Cruces State: NM Zip Code: 88005

Applicant's/Owner's E-mail Address: sstile2@hotmail.com

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

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

Address of Proposed Work: Same as above

Description of Proposed Work: Painting exterior of house

Estimated Cost: \$4,000 Signature of Applicant: S.W. Stile Date: 08/30/2019

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

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval 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 & BOT APPROVAL REQ'D

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

**PZHAC ACTION FORM
ZONING PERMIT 060959
[PZHAC REVIEW – 9/16/19]
STAFF ANALYSIS**

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

Case 060959 – 1900 Calle Pecana, submitted by Ray Carl for Logos Development Inc., a request for a zoning permit to construct a new dwelling 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 dwelling is acceptable to the Town 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 dwelling would not be acceptable to the Town, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

Consistency with the Code:

The PZHAC will need to determine that the proposed addition be consistent with the requirements of the HR zoning district. Additionally, the PZHAC will need to determine that the request meets all other development and application requirements of the Code.

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

Findings:

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

PZHAC OPTIONS:

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

PZHAC ACTION: