

Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA SEPTEMBER 17, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, SEPTEMBER 17, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Martin Serna; a request to discuss plans to construct a fence at the southeast corner of a property used as a pecan orchard at 2799 Calle del Sur (**Case 060771**). Zoned: Residential/Agricultural (RA) (HR)

Item 2: Submitted by John Wright; a request to discuss plans to remodel a dwelling at 2782 Calle de San Albino (**Case 060779**). Zoned: Historical Residential (HR)

Item 3: Submitted by Anna Emerick Biad for Hacienda Investments, LLC; a request to discuss plans to renovate a commercial structure at 1750 Calle de Mercado in order to accommodate an extension of an adjacent private school, a banquet hall, a café, commercial offices, and a children's health care center (**Case 060783**), and to construct a directory sign on the property (**Case 060784**). Zoned: General Commercial (C).

Item 4: Submitted by Michael Clute, a request to discuss plans to replace the windows on a dwelling at 2186 Calle de Guadalupe (**Cases 060790**). Zoned: Historical Residential (HR)

PZHAC REGULAR MEETING AGENDA SEPTEMBER 17, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, SEPTEMBER 17, 2018 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

A. *PZHAC MINUTES – Meeting minutes of September 4 and September 5 Special Meeting, 2018.

B. *ADMINISTRATIVE APPROVAL

Building Permits

1. **Case 060786** – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to replace the evaporative cooler with refrigerated air conditioning on a dwelling at this address. Zoned: Historical Residential (HR)
2. **Case 060787** – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to repaint the inside of a dwelling at this address. Zoned: Historical Residential (HR)
3. **Case 060788**– 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to install a new clean out for the sewer system on a dwelling at this address. Zoned: Historical Residential (HR)
4. **Case 060789** – 2685 Calle de Parian, submitted by Stephan McIlvaine; a request for a building permit to allow the repair of a pump house and existing sprinkler lines including the burying of the lines on a residential property at this address. Zoned: Historical Residential (HR)
5. **Case 060791** – 1922 Calle de Cura, submitted by Nia Rucker; a request for a building permit renovate an existing bathroom, and repair plumbing and electrical systems on a dwelling at this address. Zoned: Historical Residential (HR)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

Building Permits

1. **Case 060771** – 2799 Calle del Sur, submitted by Martin Serna; a request for a building permit to construct a fence at the southeast corner of a property used as a pecan orchard at this address. Zoned: Rural/Agricultural (RA) **(Discussed during Work Session – Item 1)**
2. **Case 060779** – 2782 Calle de San Albino, submitted by John Wright; a request for a building permit to remodel a dwelling at this address. Zoned: Historic Residential (HR) **(Discussed during Work Session – Item 2)**
3. **Case 060783** – 1750 Calle de Mercado, submitted by Anna Emerick-Biad; a request for a building permit to allow the renovation of a commercial property at this address in order to accommodate an extension of an adjacent private school, a banquet hall, a café, commercial offices, and a children’s health care center. Zoned: General Commercial (C). **(Discussed during Work Session – Item 3)**
4. **Case 060790** – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to replace the windows on a dwelling at this address. Zoned: Historic Residential (HR) **(Discussed during Work Session – Item 4)**

Sign Permits

1. **Case 060784** – 1750 Calle de Mercado, submitted by Anna Emerick-Biad for Hacienda Investments, LLC; a request for a sign permit to erect a directory sign on a commercial property at this address. Zoned: General Commercial (C) **(Discussed during Work Session – Item 4)**

VI. PUBLIC COMMENTS

VII. PZHAC/STAFF COMMENTS

VIII. ADJOURNMENT

NOTICE

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

Posted on 9/13/18 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty’s Food Mart - 2290 Avenida de Mesilla; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

SEPTEMBER 17, 2018

WORK SESSION

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

The applicant would like to construct a metal and wood fence at the southeast corner of the subject property. The fence be about six feet high and will extend 50 feet in each direction along the south and east property lines from the corner. It will consist of metal sheets on wood uprights (see attached photos).

The applicant originally intended to build a storage structure on the property, but was informed that the structure had to be accessory to an existing use of the property. Since the only current legitimate use of the property is agricultural (the raising of pecans), the applicant was informed that the storage structure could only be used to store agricultural equipment and products related to the farming of pecans on the property.) The applicant was also informed that a storage structure on the property could not be used for commercial use such as the storage of contractor's materials and equipment associated with the applicant's business as a contractor.

The applicant has decided not to build the storage structure at this time.

Estimated Cost: @ 1000.00

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

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

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400411](#)

Parcel Number: 4006138037270

Owner: SERNA MARTIN

Mail Address: 1025 LARRY DR

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

Property Address: 2795 CALLE DEL
SUR

Acres: 2



27 99

calle del Sur

Martin Serna

575- 405-8787

50'

50'

11' 1/2"

50'

50'

5' 1/2"

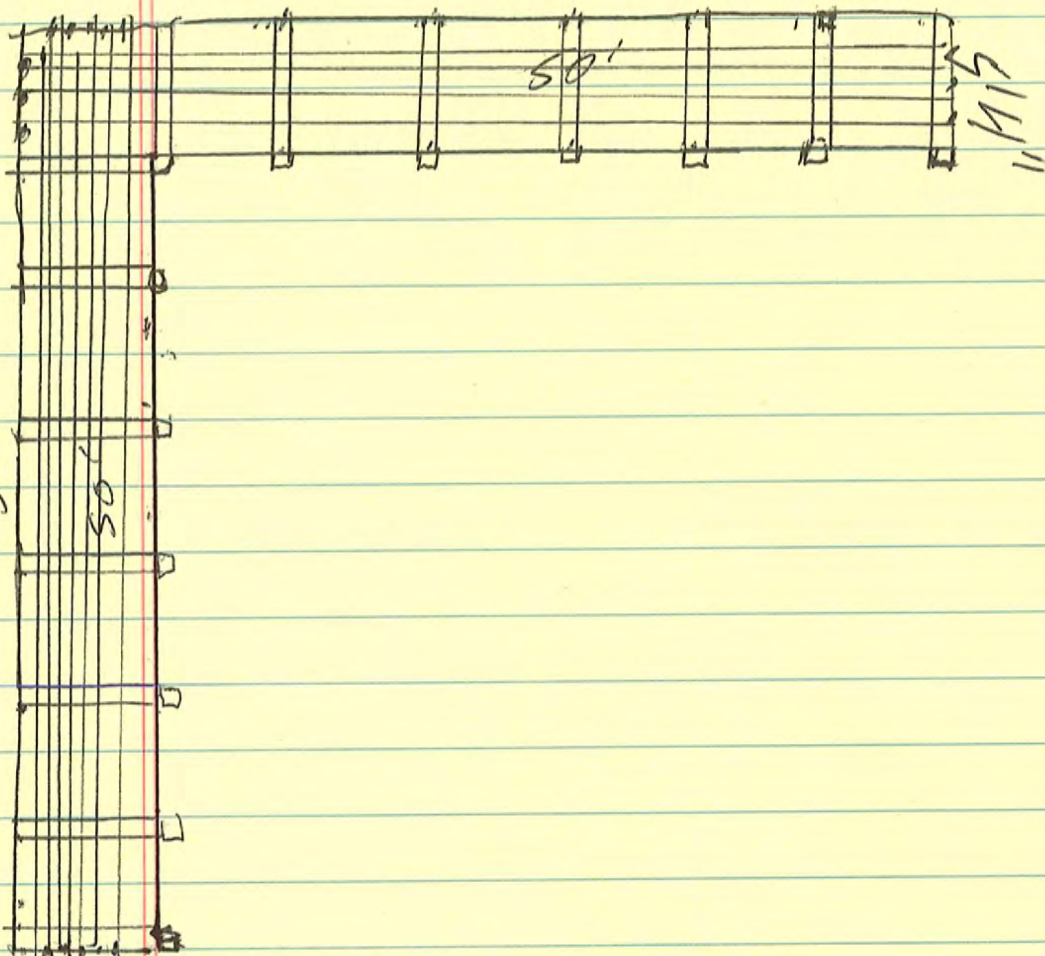


PHOTO OF THE PROPERTY FROM CALLE DEL SUR



PHOTOS OF SOUTHEAST CORNER OF PROPERTY SHOWING FENCE AND STORAGE STRUCTURE



PHOTOS OF SOUTHEAST CORNER OF PROPERTY SHOWING FENCE AND STORAGE STRUCTURE



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060771

Fee \$ 116.00

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

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

Name of Applicant/Owner: Martin Serna Applicant's Telephone Number: 575-405-8787
 Applicant's/Owner's Mailing Address: 1025 Luna de los Cruces City: M.M. State: N.M. Zip Code: 88001

Applicant's/Owner's E-mail Address: _____

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

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

Address of Proposed Work: 2799 Calle del Sur

Description of Proposed Work: Fence in two side 50ft each
~~and built to 16x18 on porch~~

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

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

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

FOR OFFICIAL USE ONLY

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

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & APPROVAL REQUIRED. CID PERMIT
MAY BE REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

**PZHAC WORK SESSION
SEPTEMBER 17, 2018
ITEM 2**

Submitted by John Wright; a request to discuss plans to remodel a dwelling at 2782 Calle de San Albino (**Case 060779**). Zoned: Historical Residential (HR)

Mr Wright would like to discuss his plans to alter 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 overall height of the garage by about 1½ feet during construction of the garage. The applicant also stated that he would divert run-off from the garage away from the neighboring property to the north. (This was not done.) The applicant has recently received a permit from the PZHAC to build an adobe wall along the property line to contain the run-off on his property.

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.

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 house 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.

Also attached are photos that show the existing structure, as well as structures on surrounding properties.

Estimated Cost: @ 30,000.00

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.

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

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

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400652](#)

Parcel Number: null

Owner: WRIGHT JOHN

Mail Address: PO BOX 566

Subdivision:

Property Address: 2782 CALLE DE
SAN ALBINO

Acres: 0



1. ALERT SHEET? YES NO

NEW MEXICO HISTORIC BUILDING INVENTORY
FORM 1: BUILDINGS & STRUCTURES 6-6-79 *Pict 66*

2. SURVEY DATE: *2-29-80* 3. BY: *JM*
4. CHECK DATE: 5. BY: 6. COMPUTER DATE: 7. BY: 8. FILE DATE: 9. BY: 10. REVISION DATE: 11. BY:

13. FIELD MAP: 14. NUMBER: 15. UTM REFERENCE NUMBER:
13 331300 3571700
ZONE EASTING NORTHING

16. SPECIFIC LOCATION: *2780
first house on the N.W.
corner of the square
block west of Calle de Santa
Ana & Old Camara Road*
17. CITY/TOWN: *Mesilla* 18. ZIP: *88048*
19. LAND GRANT OR RESERVATION: *Mesilla Civil Colony*



20. I.D. #: *19320*
22. ROLL #: *48* 23. NEG #: *20*
24. LOCATION OF NEG.

20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$

25. ARCHITECTURAL STYLE: *Adobe Vernacular* 26. NUMBER OF STORIES: *one*

27. FOUNDATION MATERIAL(S): *Concrete*

28. EXTERIOR WALL SURFACE(S): *Exposed Adobe*

29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS):
*Single metal casement, small lite windows w/no surrounds
Exposed wood lintel*

30. DOOR/ENTRANCE (TYPE/SURROUNDS):
Standard wood door, narrow surrounds

31. ROOF(S) (NUMBER/SHAPE/MATERIAL/DETAILS):
flat roof, w/flat parapet

32. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR/MATERIALS): *none*

33. EXTERIOR DETAILS: *canales, exposed wood lintel*

34. COMMENTS:

35. ESTIMATED DATE OF CONSTRUCTION: *1915*
37. SOURCE OF DATE:

36. ACTUAL DATE OF CONSTRUCTION:

39. SOURCE OF INFORMATION:

40. NAME:

USE: 41. PRESENT: *Residential*
42. HISTORIC: *11*

CONDITION: EXCELLENT GOOD FAIR DETERIORATED

44. DEGREE OF REMODELING: MINOR MODERATE MAJOR

45. IMMEDIATE SURROUNDINGS: *Residential*

46. RELATION TO SURROUNDINGS: SIMILAR NOT SIMILAR

47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS: PLUS NEUTRAL MINUS

48. OVERALL SIGNIFICANCE: NATIONAL STATE LOCAL NONE

49. ASSOCIATED BUILDINGS?: YES NO

50. WHAT TYPE?

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

52. SEE BACK?: YES NO

- 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**



FROM INTERSECTION OF SANTA ANA AND GUADALUPE



**PHOTOS OF DWELLING
LOOKING NORTH FROM SANTA ANA**



FROM INTERSECTION OF SAN ALBINO AND SANTA ANA



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



LOOKING SOUTHWEST FROM SAN ALBINO



PHOTOS OF DWELLINGS IN THE SURROUNDING AREA



PHOTOS OF DWELLINGS IN THE SURROUNDING AREA



PHOTOS OF DWELLINGS IN THE SURROUNDING AREA

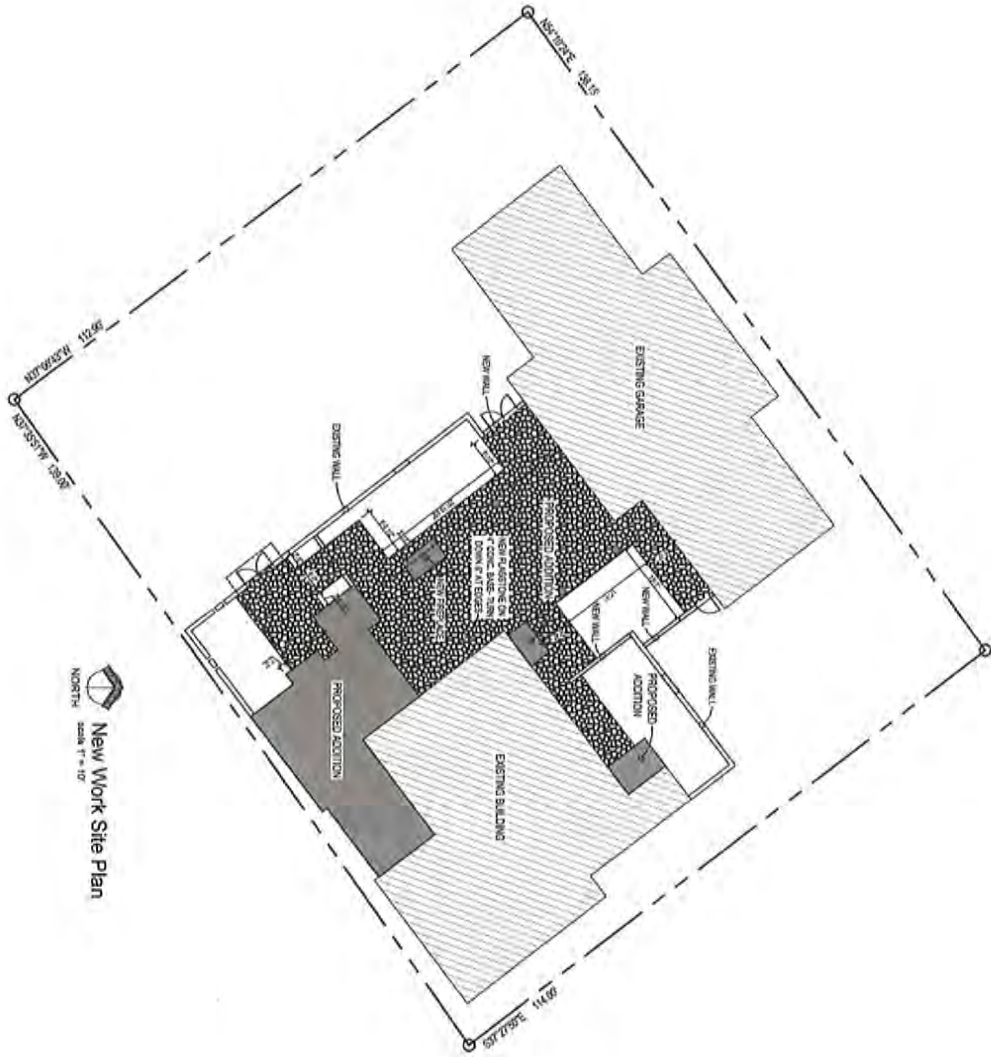



PHOTOS OF DWELLINGS IN THE SURROUNDING AREA



PHOTOS OF DWELLINGS IN THE A SURROUNDING REA






 NORTH
 New Work Site Plan
 Scale: 1" = 10'

- GENERAL NOTES**
1. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
 2. EXISTING WALLS, CEILING, FLOORING, AND FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
 3. EXISTING ROOFING TO REMAIN UNLESS OTHERWISE NOTED.
 4. EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING TO REMAIN UNLESS OTHERWISE NOTED.
 5. ALL NEW WORK TO BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 6. ALL NEW WORK TO BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
 7. ALL NEW WORK TO BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC).
 8. ALL NEW WORK TO BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
 9. ALL NEW WORK TO BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
 10. ALL NEW WORK TO BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL SWEET'S BUILDING CODE (SBC).

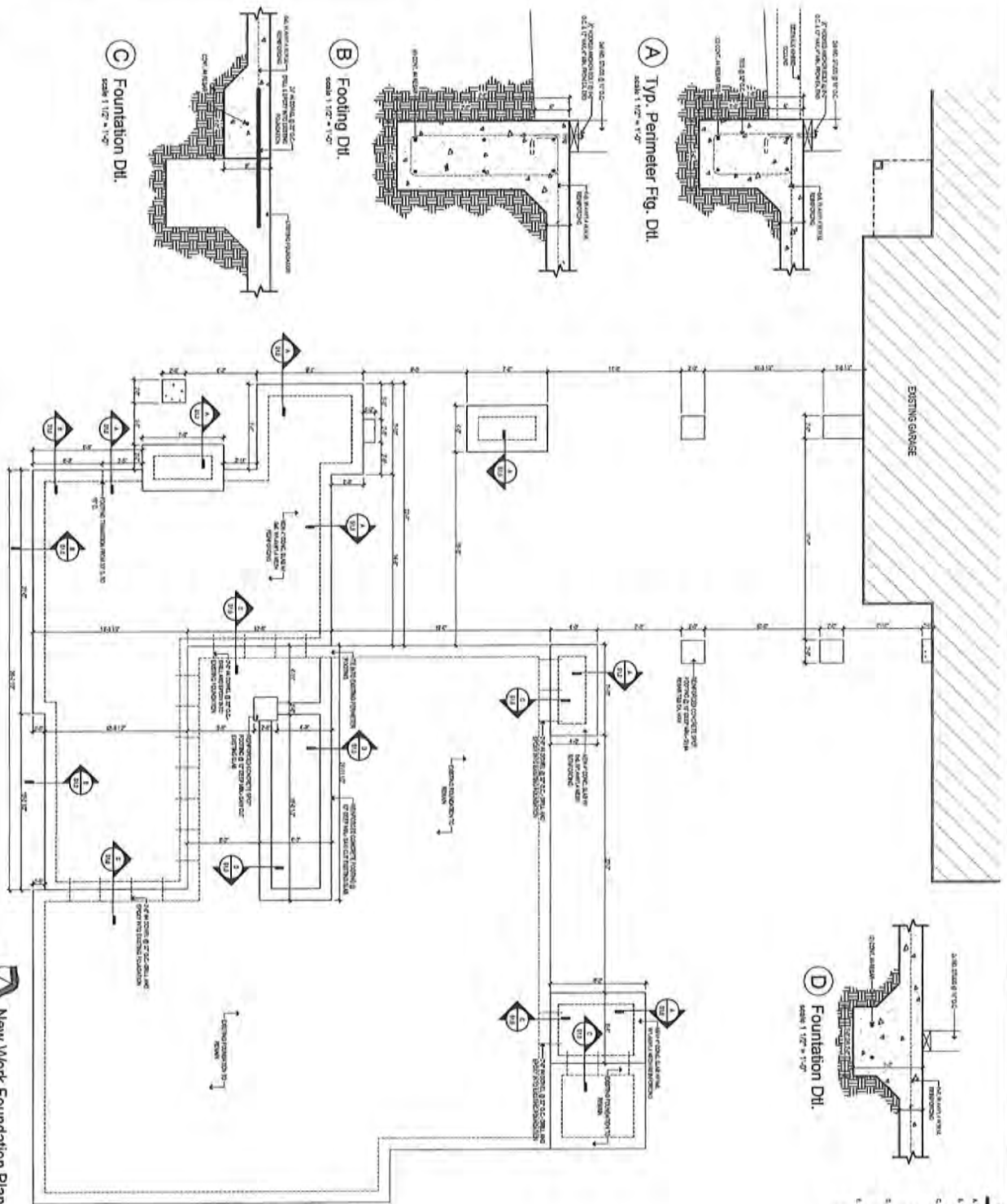
RonCnims
 architect, llc
 1000 N. GARDEN AVENUE, SUITE 100
 MESILLA, NM 88049



REVISION	DATE

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

sheet no.
AS1.0
 New Work
 Site Plan



- GENERAL NOTES**
1. FOUNDATION SHALL BE CONCRETE ON COMPACTED GRAVEL.
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 10. FOUNDATION SHALL BE CONCRETE ON COMPACTED GRAVEL.

New Work Foundation Plan
 NORTH
 Scale 1/4" = 1'-0"

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

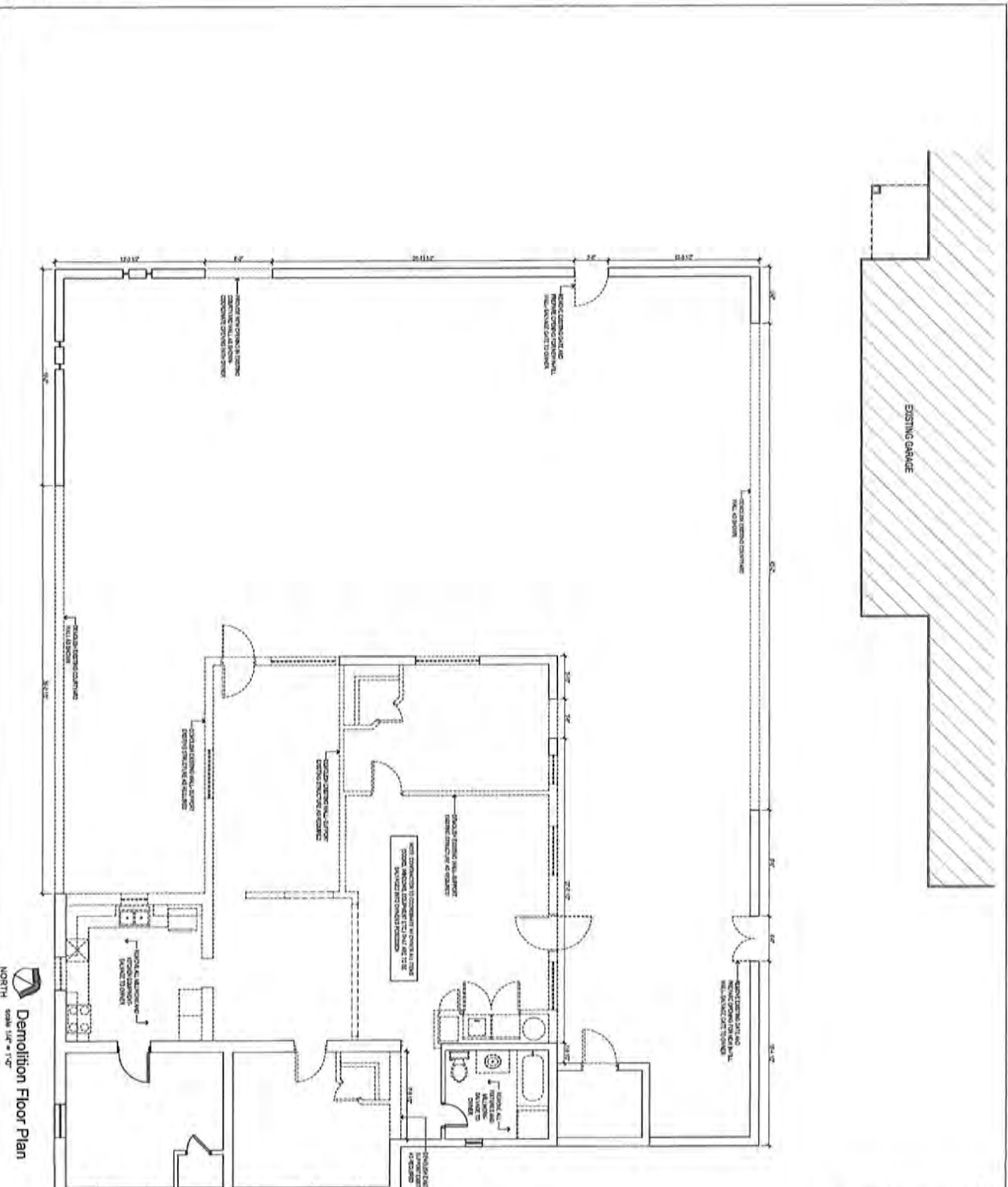
Mesilla, NM

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

RonCnims
 architect, llc
 1100 W. CENTRAL AVENUE, SUITE 100, MESA, AZ 85202
 (480) 944-1100

STATE OF NEW MEXICO
 ARCHITECTS
 7/1/18

REVISION _____ DATE _____



GENERAL NOTES

1. DEMOLITION TO EXISTING EXTERIOR WALLS
2. DEMOLITION TO EXISTING EXTERIOR WALLS AND EXISTING EXTERIOR WALLS
3. DEMOLITION TO EXISTING EXTERIOR WALLS AND EXISTING EXTERIOR WALLS
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10. DEMOLITION TO EXISTING EXTERIOR WALLS AND EXISTING EXTERIOR WALLS

RonNimis
 architect, llc.
 1000 N. 1ST ST. SUITE 100
 MESILLA, NM 88049
 505.833.8888

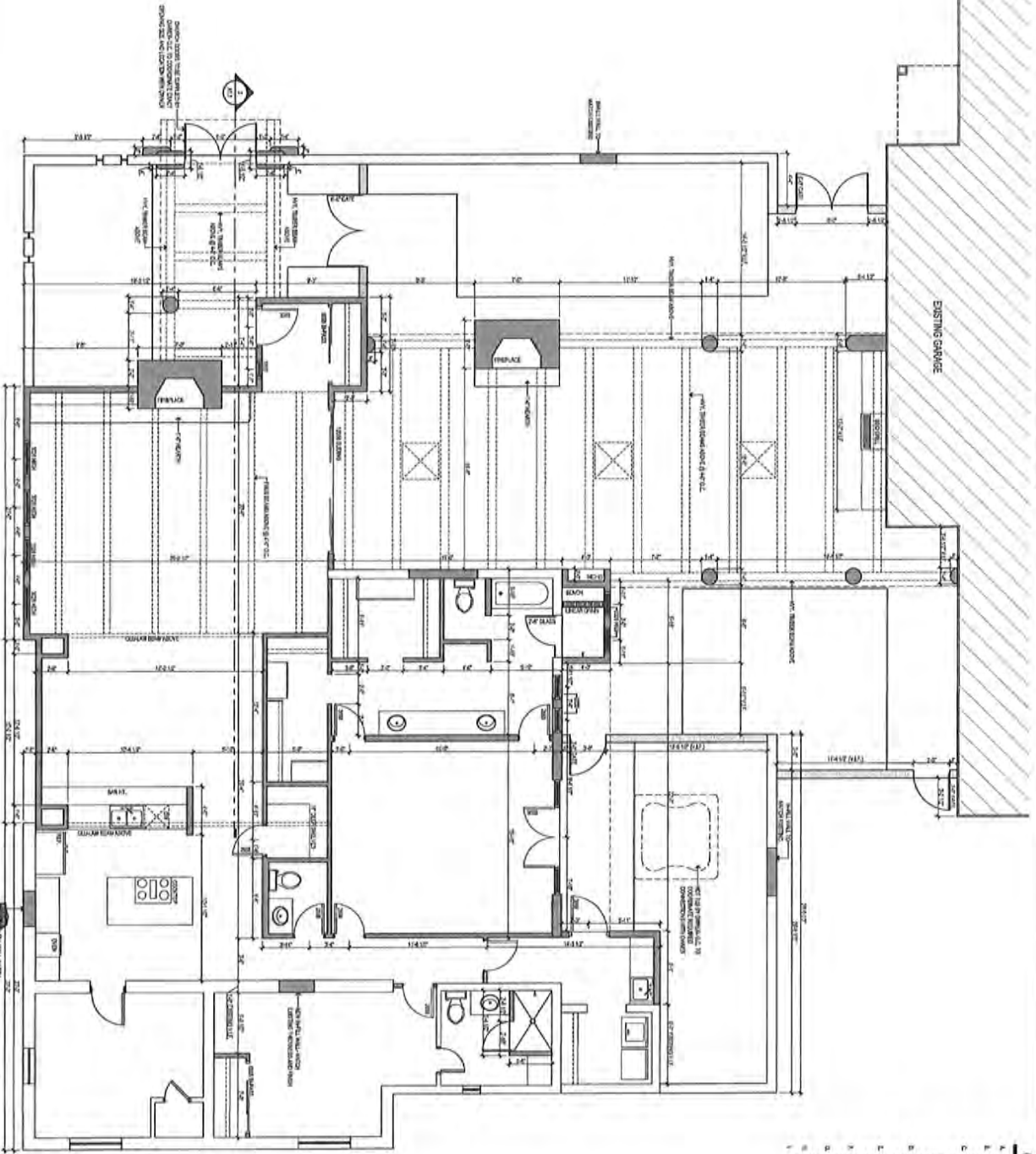


REVISION
 DATE

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

sheet no.

A0.1
 Demolition
 Floor Plan



NORTH
 Scale: 1/8" = 1'-0"

AREA CALCULATION
 NEW WORK
 TOTAL
 1,234.56
 1,234.56

- ### GENERAL NOTES
1. CONTRACTOR TO VERIFY ALL DIMENSIONS TO EXISTING CONDITIONS.
 2. VERIFY ALL DIMENSIONS TO EXISTING CONDITIONS.
 3. VERIFY ALL DIMENSIONS TO EXISTING CONDITIONS.
 4. VERIFY ALL DIMENSIONS TO EXISTING CONDITIONS.
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 9. VERIFY ALL DIMENSIONS TO EXISTING CONDITIONS.
 10. VERIFY ALL DIMENSIONS TO EXISTING CONDITIONS.

sheet no.

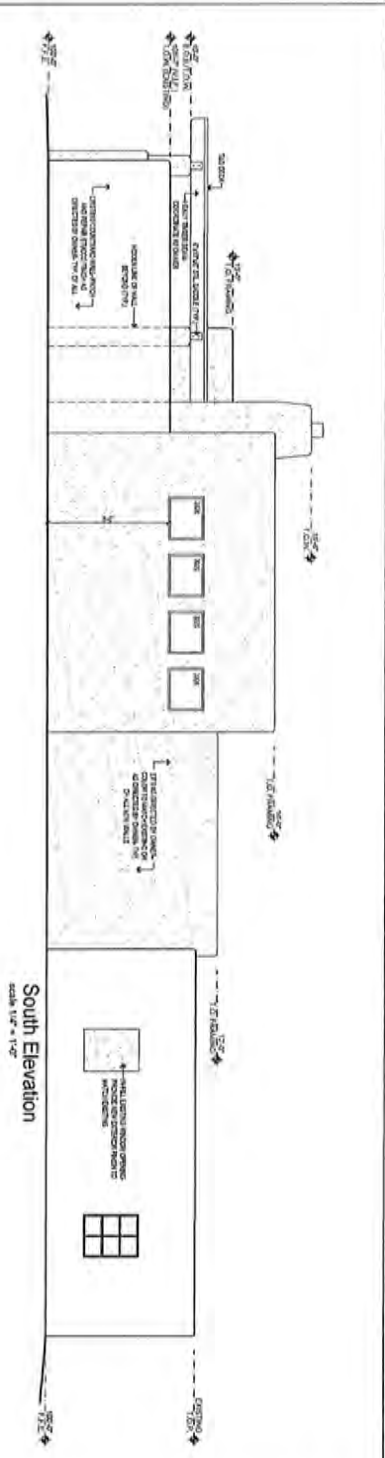
A1.0
 New Work
 Floor Plan

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

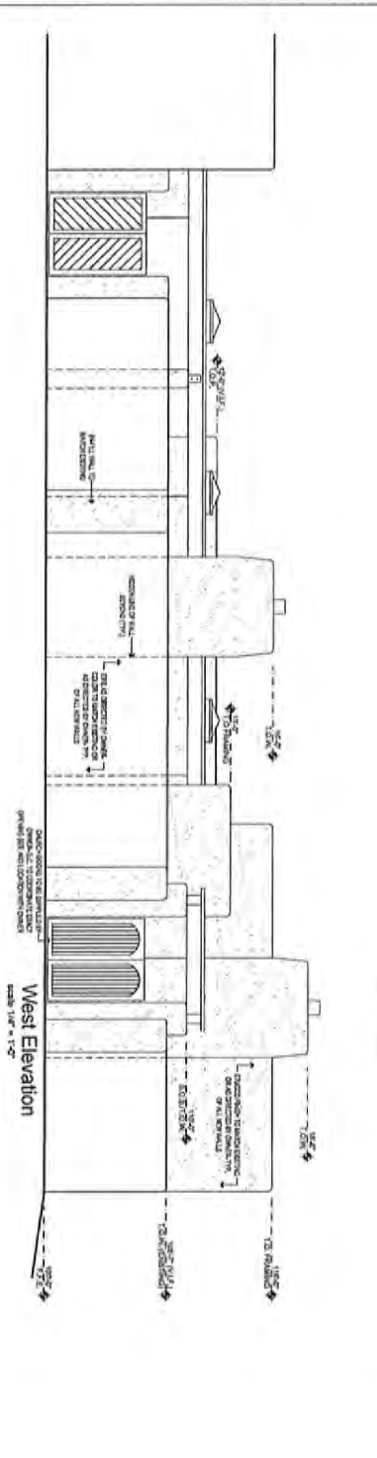
Mesilla, NM



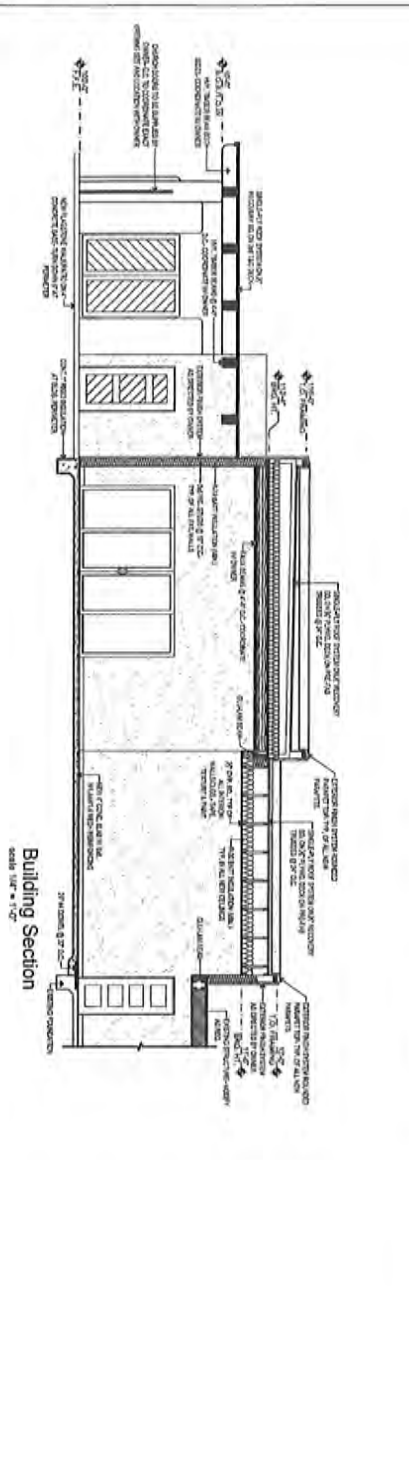
RonCnims
 ARCHITECTS, LLC
 1100 UNIVERSITY AVENUE, SUITE 100
 ALBUQUERQUE, NM 87102



South Elevation
 Scale: 1/4" = 1'-0"



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



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

- GENERAL NOTES**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS.
 2. VERIFY ALL DIMENSIONS AND LOCATIONS WITH ARCHITECT BEFORE COMMENCING WORK.
 3. VERIFY ALL DIMENSIONS AND LOCATIONS WITH ARCHITECT BEFORE COMMENCING WORK.
 4. VERIFY ALL DIMENSIONS AND LOCATIONS WITH ARCHITECT BEFORE COMMENCING WORK.
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 10. VERIFY ALL DIMENSIONS AND LOCATIONS WITH ARCHITECT BEFORE COMMENCING WORK.

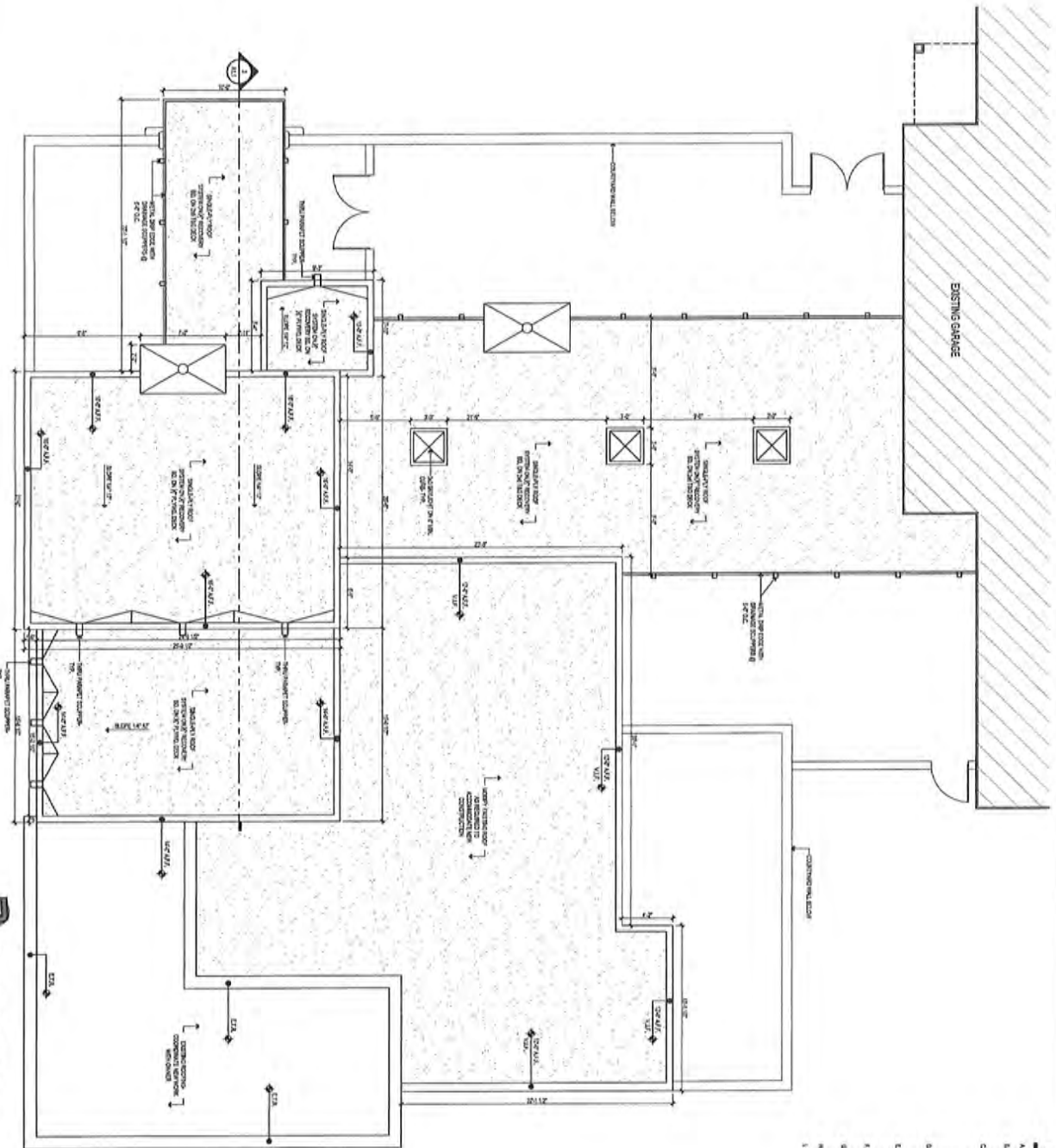
RonCnims
 architect, llc
 1000 S. ALBUQUERQUE BLVD. SUITE 100
 ALBUQUERQUE, NM 87106




REVISION DATE
 7/1/18

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

sheet no.
A1.1
 Exterior Elevations
 & Bldg. Section




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

- ### GENERAL NOTES
1. REFER TO SHEET A4 01 FOR GENERAL NOTES TO ARCHITECTURAL DRAWINGS.
 2. REFER TO SHEET A4 02 FOR GENERAL NOTES TO MECHANICAL DRAWINGS.
 3. REFER TO SHEET A4 03 FOR GENERAL NOTES TO ELECTRICAL DRAWINGS.
 4. REFER TO SHEET A4 04 FOR GENERAL NOTES TO PLUMBING DRAWINGS.
 5. REFER TO SHEET A4 05 FOR GENERAL NOTES TO STRUCTURAL DRAWINGS.
 6. REFER TO SHEET A4 06 FOR GENERAL NOTES TO INTERIORS DRAWINGS.
 7. REFER TO SHEET A4 07 FOR GENERAL NOTES TO EXTERIORS DRAWINGS.
 8. REFER TO SHEET A4 08 FOR GENERAL NOTES TO LANDSCAPE ARCHITECTURE DRAWINGS.
 9. REFER TO SHEET A4 09 FOR GENERAL NOTES TO SPECIALTIES DRAWINGS.
 10. REFER TO SHEET A4 10 FOR GENERAL NOTES TO FINISHES DRAWINGS.
 11. REFER TO SHEET A4 11 FOR GENERAL NOTES TO SCHEDULES DRAWINGS.
 12. REFER TO SHEET A4 12 FOR GENERAL NOTES TO SPECIFICATIONS DRAWINGS.
 13. REFER TO SHEET A4 13 FOR GENERAL NOTES TO CONTRACT ADMINISTRATION DRAWINGS.
 14. REFER TO SHEET A4 14 FOR GENERAL NOTES TO LEGEND DRAWINGS.
 15. REFER TO SHEET A4 15 FOR GENERAL NOTES TO INDEX DRAWINGS.
 16. REFER TO SHEET A4 16 FOR GENERAL NOTES TO TITLE BLOCK DRAWINGS.
 17. REFER TO SHEET A4 17 FOR GENERAL NOTES TO REVISIONS DRAWINGS.
 18. REFER TO SHEET A4 18 FOR GENERAL NOTES TO APPENDICES DRAWINGS.
 19. REFER TO SHEET A4 19 FOR GENERAL NOTES TO EXHIBITS DRAWINGS.
 20. REFER TO SHEET A4 20 FOR GENERAL NOTES TO SUPPLEMENTAL DRAWINGS.

sheet no.
A1.2
 New Work
 Roof Plan

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


Ron Nims
 architect, llc.
 1100 West Broadway, Suite 100
 Albuquerque, NM 87102

REVISION	DATE

PLAT OF SURVEY

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



Scale in Feet
 1" = 30'
 0 30 60

INSTRUMENT OF RECORD:
 FILED
 Instrument 80428042
 of Section 25, T.23S., R.1E.
 OF THE DONA ANA COUNTY RECORDS

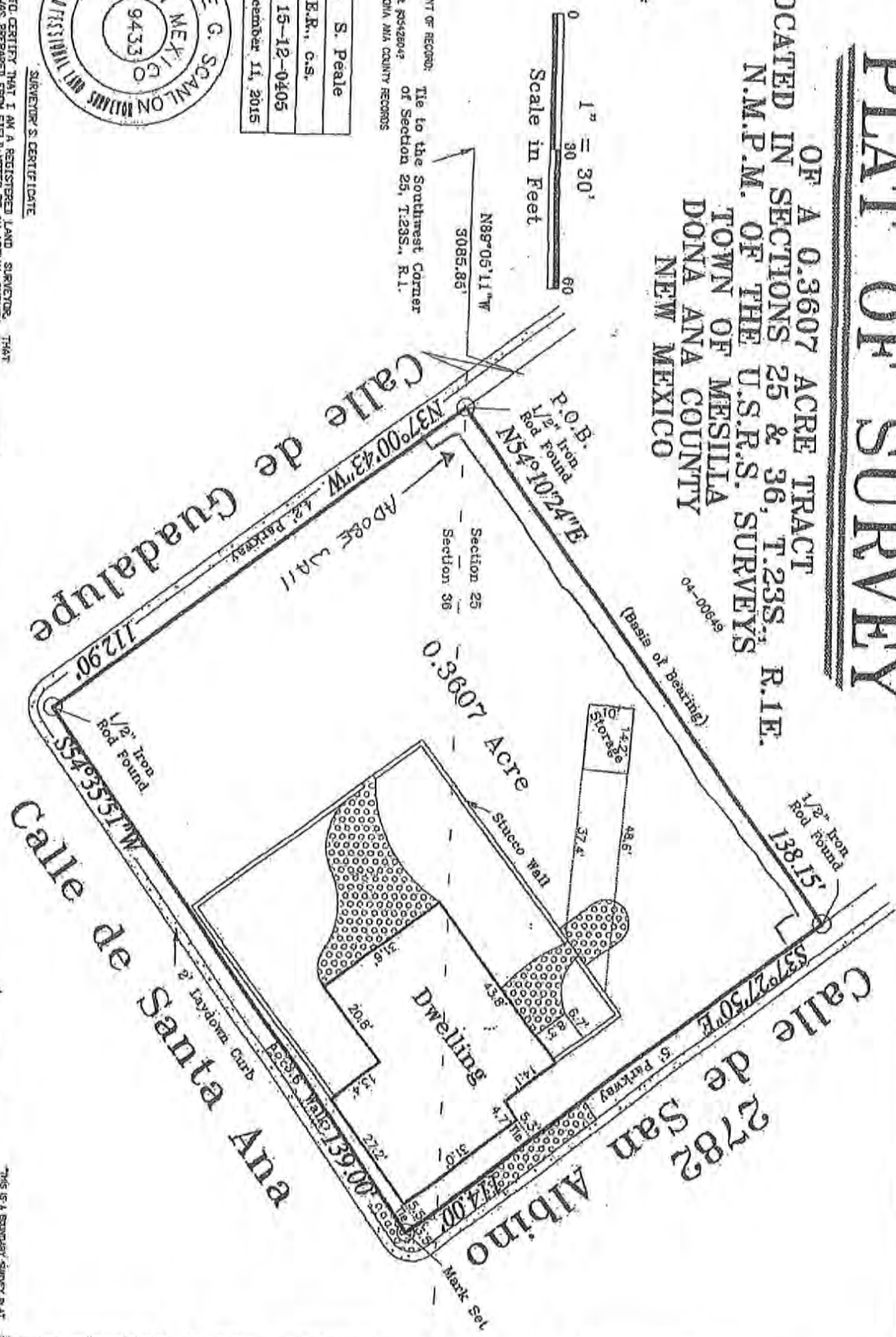
OWNER BY	S. Peale
RECORD BY	E.R., C.S.
DATE	15-12-0405
DATE	December 14, 2015



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT. I AM NOT PROVIDING 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.

December 14, 2015
 DATE OF SURVEY
 TEE G. SCANLON - 25 RD. 9433
 2990 N. Main Street, LAS CRUCES, NEW MEXICO 88001



NOTES:
 THE BASIS OF BEARING IS THE EAST BOUNDARY.
 ALL EXISTING SHOW HEREON ARE FROM THE FIELD INSTRUMENT OF RECORD AS NOTED HEREON.
 BEARINGS AND DISTANCES MATCH THAT OF RECORD, UNLESS OTHERWISE NOTED.
 1/2" IRON RODS 1/4" YELLOW PLASTIC CAP USED IN 9433 SET AT PROPERTY CORNER OR AS NOTED HEREON.

PROPERTY IS IN AN "X" DESIGNATED ZONE.
 AS SHOWN ON THE FLOOD INSURANCE RATE MAP
 COMMUNITY PANEL NO. 3601300633 E.
 EFFECTIVE SEPTEMBER 27, 1991.

ENGINEERS AND SURVEYORS LLC
 Las Cruces, New Mexico 88001
 Phone: (575) 522-1443
 Fax: (575) 522-9998

THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS OF LAND IN DONA ANA COUNTY, NEW MEXICO, DIVISION OF SURVEYING, REGISTERED IN THE NEW MEXICO SURVEYOR ACT.

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060779

Fee \$ 55.50

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

CASE NO. 060779 ZONE: HR CODE: ALT APPLICATION DATE: 8/8/18

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

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

Applicant's/Owner's E-mail Address: JOHN@ICEBOX BREWING


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: 2782 CALLE DE SAN ALBINO Mesilla NM 88046

Description of Proposed Work: Remodel of Home

Estimated Cost: \$ 30,000

Signature of Applicant: 

Date: 8-8-18

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

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

FOR OFFICIAL USE ONLY

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

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED
CID PERMIT : INSP. REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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

PZHAC WORK SESSION
SEPTEMBER 17, 2018
ITEM 3

Submitted by Anna Emerick Biad for Hacienda Investments, LLC; a request to discuss plans to renovate a commercial structure at 1750 Calle de Mercado in order to accommodate an extension of an adjacent private school, a banquet hall, a café, commercial offices, and a children's health care center (**Case 060783**), and to construct a directory sign on the property (**Case 060784**). Zoned: General Commercial (C).

The applicant has recently acquired this property and has obtained a Special Use Permit from the Town to expand the adjacent Acton Academy into one of the structures on the property. Part of the reason for the proposed construction is to allow the applicant to modify the structure in order to meet occupancy requirements for the school. The applicant would also like to renovate the remaining structures to accommodate other uses in addition to the school in order to utilize the existing kitchen in the facility. These uses include: a health care operation for children, a banquet hall for special events such as weddings and parties, and a café. Alterations will include removing the wall in front of the courtyard and completely remodeling the courtyard (see attached plans and photos), as well as modifications to the two covered walkways on either side of the courtyard.

The proposed uses are all allowed uses in the General Commercial district. The applicant has been informed that all work will need to maintain the existing architectural style of the structure.

The applicant would also like to install a directory sign on the property, since there will be at least five separate operations on the property, including the school. A photo of an example is attached. The applicant will discuss this further at the Work Session.

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

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401181](#)

Parcel Number: null

Owner: HACIENDA INVESTMENTS LTD

Mail Address: 5140 NIZHONI TRAIL

Subdivision: Subd: MERCADO DE LA

MESILLA PH 1 & 3B RPLT #1 (BK 24

PG 163 - 1627098) Lot: 1

Property Address: 1750 CALLE DE

MERCADO

Acres: 0



VIEW OF THE STRUCTURE FROM THE FRONT (NORTH)



WALL TO BE REMOVED



VIEW OF THE STRUCTURE FROM THE WEST



VIEW OF THE STRUCTURE FROM THE EAST



VIEWS OF THE STRUCTURE FROM THE SOUTH



CLIENT INFORMATION

CLIENT: JIM & JANE
 ADDRESS: 1234 GATEWAY BLVD, SUITE 100, HOUSTON, TX 77057
 CITY: HOUSTON, TEXAS
 PHONE: 713-555-1234
 FAX: 713-555-5678
 EMAIL: info@godesignsep.com



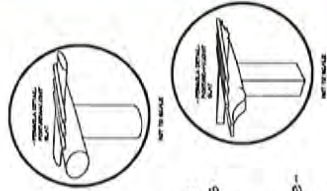
godesigns

Go Designs Inc
 George Ocampo/Peter Lugo
 Award Winning Designer/Licensed Irrigator
 State of Texas LI0023256
 El Paso Tx. Mobile: 915-400-8984
 george@godesignsep.com

Creative Vision—Design to build Remodel,
 Outdoor Living, Pools, Fire, Landscapes
 & Boutique Maintenance

- AWARD WINNING DESIGNS**
- ASPINSPII/MPG
 - GOLD, SILVER & BRONZE 2001-2011
 - "BEST OF HOZZZ 2016"
 - "BEST OF HOZZZ 2017"
 - "BEST OF HOZZZ 2016"
 - "BEST OF HOZZZ 2015"
 - "BEST OF HOZZZ 2014"
- PROJECTS FEATURED IN:**
- POOL, PATIOS AND FABULOUS OUTDOOR LIVING
 - LUXURY POOLS MAGAZINE, REGISTRY OF ELITE POOL BUILDERS
 - CITY MAGAZINE-EL PASO
 - SU CASA MAGAZINE-EL PASO

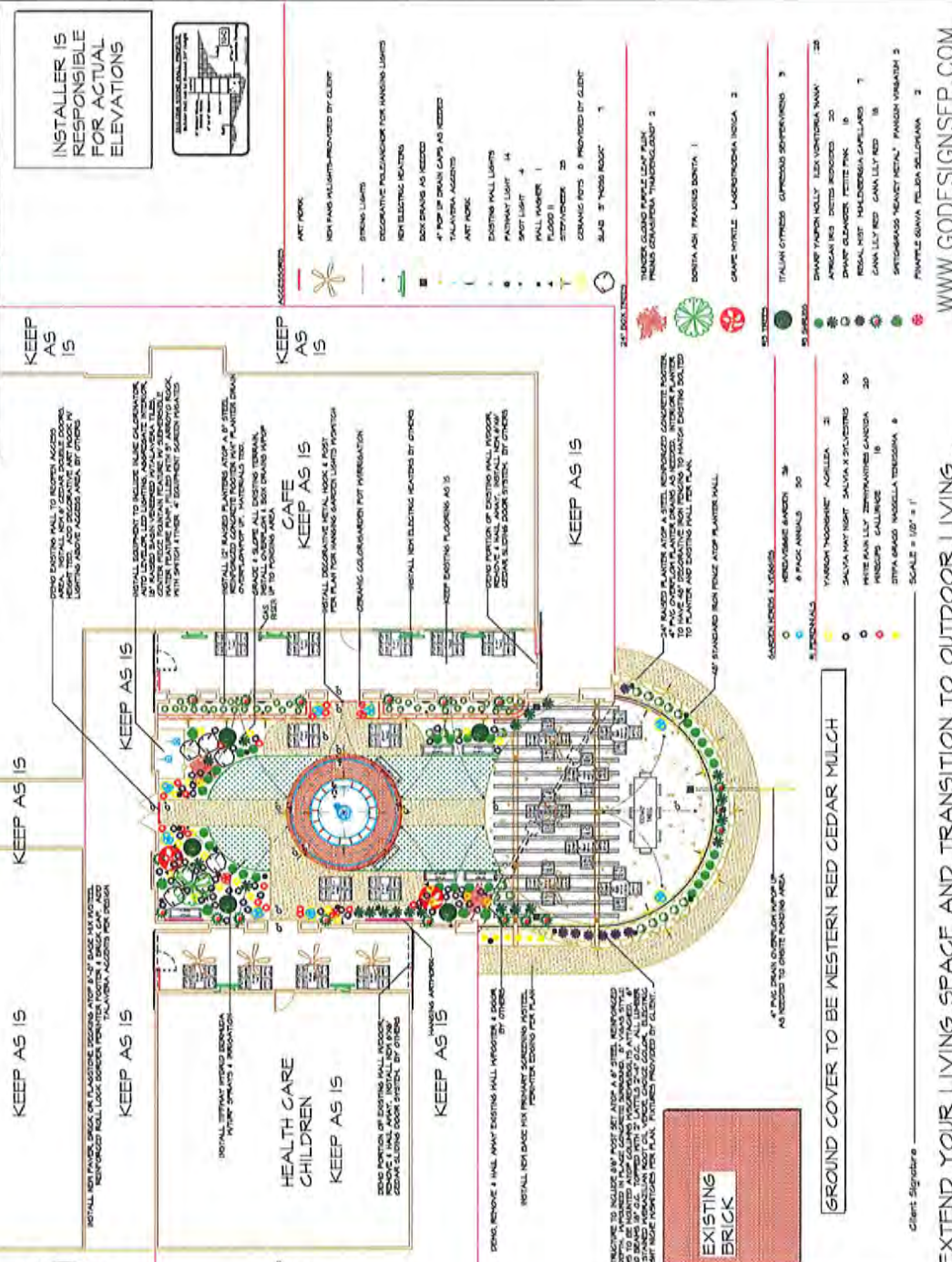
THIS IS AN ORIGINAL ARTIST RENDERING. All designs & specifications remain the property of GO Designs. Any use or reproduction is prohibited without written consent of GO Designs. ALL RIGHTS RESERVED.



PLANS PROVIDED ARE FOR DESIGN ONLY. CLIENT WILL NEED TO HAVE PERMIT FOR CITY APPROVAL AS WELL LICENSED IRRIGATOR, GAS PLUMBER & ELECTRICIAN

INSTALLER IS RESPONSIBLE FOR ACTUAL INSTALL GRADING, IRRIGATION, MATERIALS. DESIGN PER SURVEY PROVIDED. DESIGNER NOT RESPONSIBLE FOR ANY INSTALLATION.

INSTALLER IS RESPONSIBLE FOR ACTUAL ELEVATIONS



WWW.GODESIGNSEP.COM

EXTEND YOUR LIVING SPACE AND TRANSITION TO OUTDOOR LIVING...

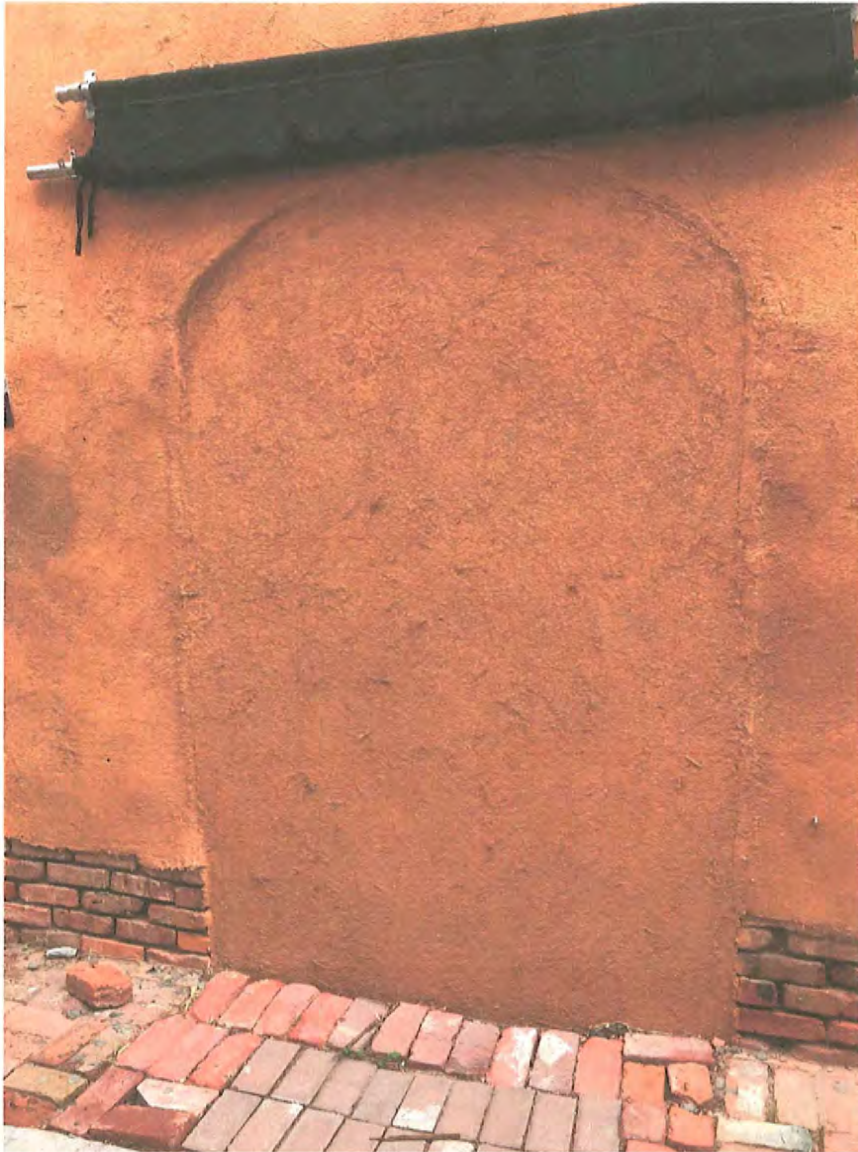
Hacienda Investments LLC

1750 Calle de Mercado

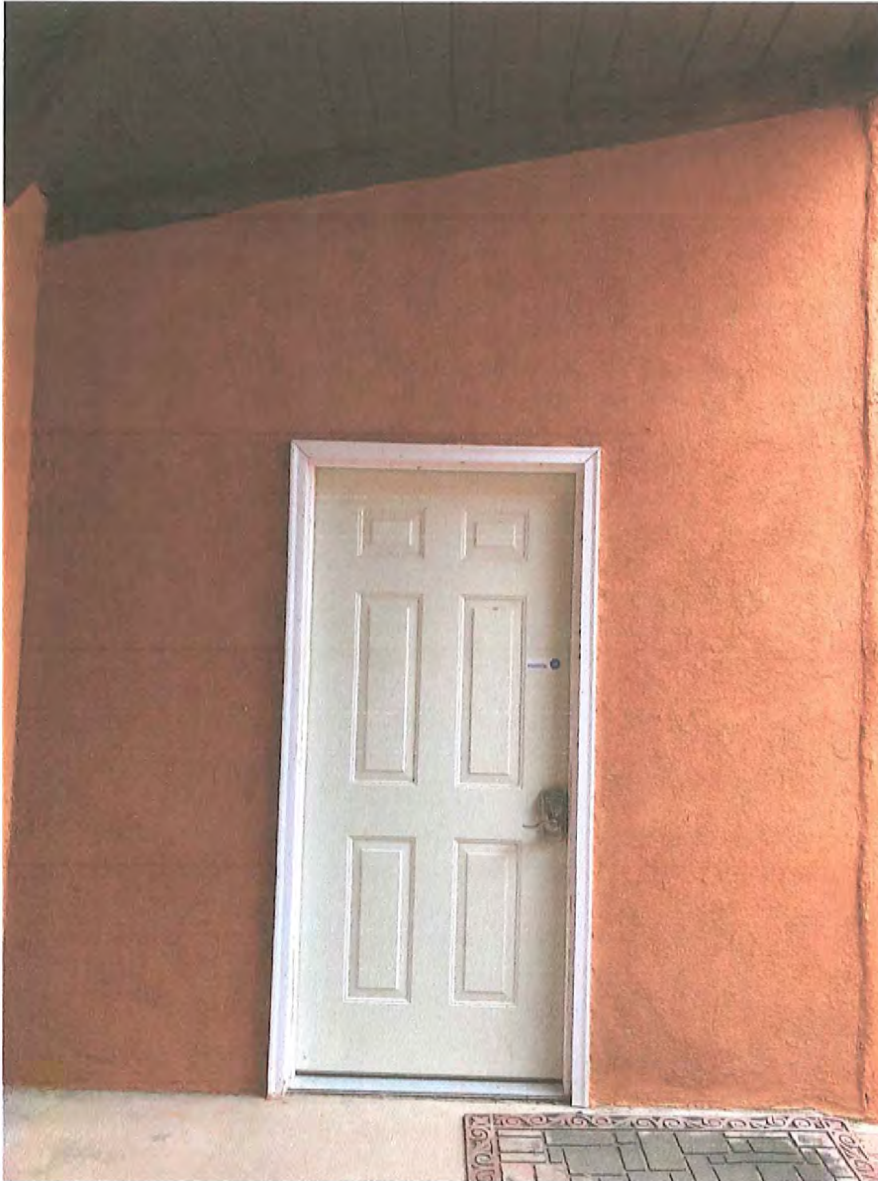
Anna Emerick-Biad

Demolition Request

We are requesting permission to remove the structures featured in these photos.



Reopen passageway into the central courtyard.



Remove passage walls that enclosed the east facing suite. The removal of these walls will allow easy flow in and out of the space. These walls were not in the original building design and were added to facilitate a day care program. To best serve a commercial use and allow for easy public access of this space, the two walls enclosing the entrance must be removed.



Remove the walls the wrought iron is resting on around the entire courtyard. Wrought iron will rest at floor level.



Remove the solid courtyard wall and replace it with a new landscape design per supplied plans.

Hacienda Investments LLC

Anna Emerick-Biad

Request for Sign Permit

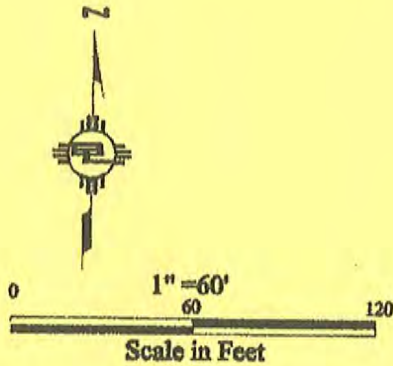
This is a sample design for our marquee to go at the property located at 1750 Tierra de Mesilla. The dimensions would not exceed 10 square feet (there are 5 leasable spaces on the property). The sign would be located toward the front of the property. Please see attached survey. Individual business signs could be located near the business entrance and not exceed town of Mesilla code requirements.



PLAT OF SURVEY

LOT 1, MERCADO DE LA MESILLA
 PHASE I & 3B, REPLAT NO. 1
 PLAT FILED NOVEMBER 23, 2016, IN
 PLAT BOOK 24, PAGE 163, OF THE
 DONA ANA COUNTY RECORDS
 TOWN OF MESILLA
 DONA ANA COUNTY
 NEW MEXICO

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD
C1	25.00	23.05	52°49'16"	N44°18'54"W	22.24
C2	71.00	23.47	18°56'14"	S27°22'18"E	23.36
C3	25.00	26.33	60°20'40"	N06°40'11"W	25.13
C4	257.44	252.09	56°06'20"	S04°32'45"E	242.14



INSTRUMENT OF RECORD:
 FILED
 Instrument, #0011842
 OF THE DONA ANA COUNTY RECORDS

DRAWN BY:	S. Peale
FIELD BY:	E.R., C.S.
JOB NO.:	17-07-0308
DATE:	July 27, 2017

PROPERTY IS IN AN "X" DESIGNATED ZONE;
 AS SHOWN ON THE FLOOD INSURANCE RATE MAP
 COMMUNITY PANEL NO. 35013C1093 G,
 EFFECTIVE JULY 6, 2016

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



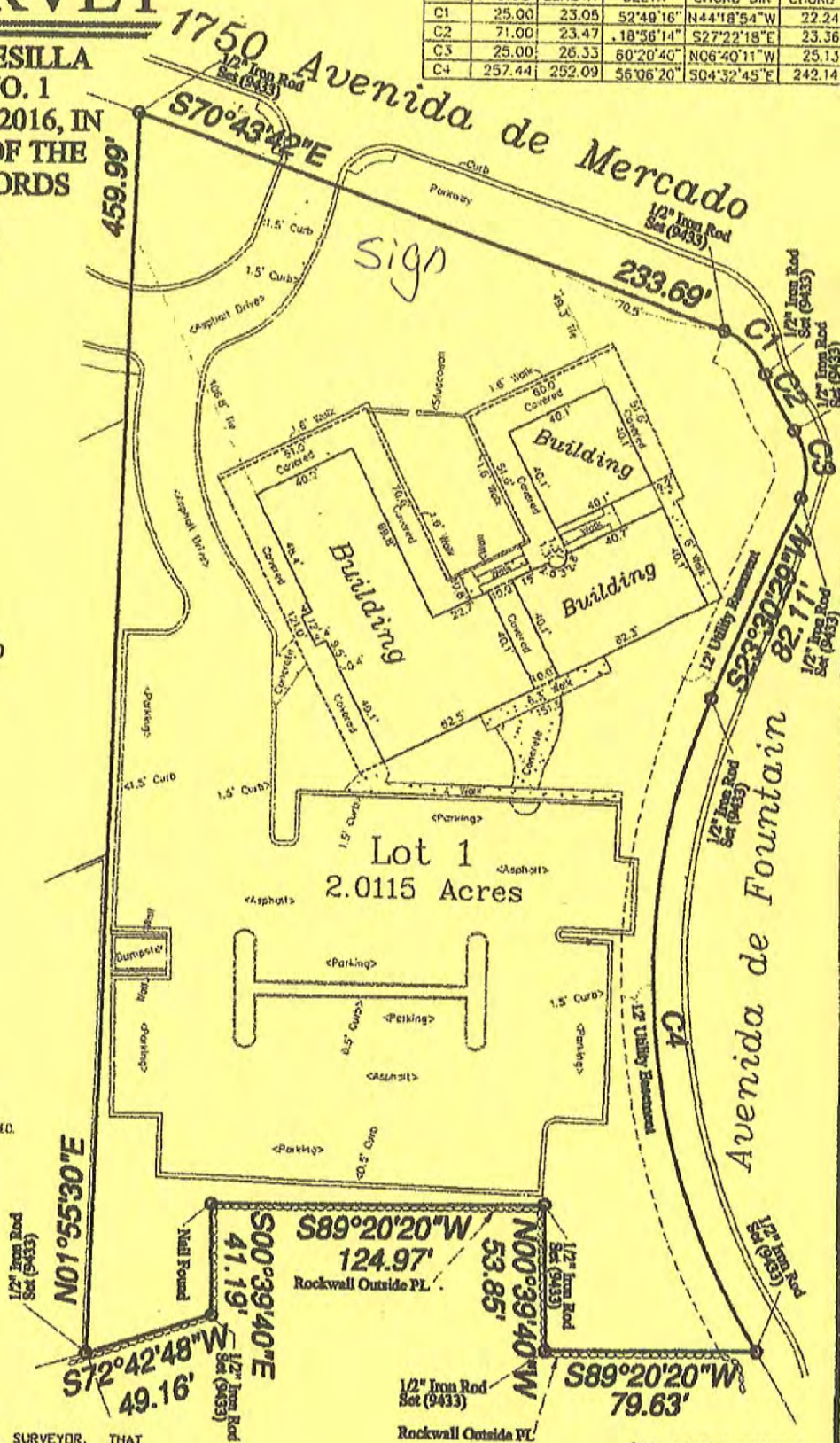
SURVEYOR'S CERTIFICATE

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.

July 27, 2017

DATE OF SURVEY

TED G. SCANLON - P.S. NO. 9109
 2990 N. MAIN STREET, STE. 3C, LAS CRUCES, NEW MEXICO 88001



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



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060783

Fee \$ 115.50

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

CASE NO. 060783 ZONE: C CODE: ACM APPLICATION DATE: 8/22/18

Hacienda Investments 644-8265
 Name of Applicant/Owner Applicant's Telephone Number

1730 Tiernade Mesilla Las Cruces, NM 88005
 Applicant's/Owner's Mailing Address City State Zip Code

anna@anna-e.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: 1730 Avenida de Mercado

Description of Proposed Work: See attached plan

\$70,000.00 Anna E Biod 8/22/18
 Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: Anna Emerald Biod

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 AND BOT FINAL APPROVAL ARE REQUIRED
CID PERMIT AND INSPECTION ARE REQUIRED
ZL

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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



OFFICIAL USE ONLY:

Case # 060784

Fee \$ 40.00

CASE NO. 060784 ZONE: C APPLICATION DATE: 8/21/18

Business Name Hacienda Investments LLC Business Telephone Number 644-8265

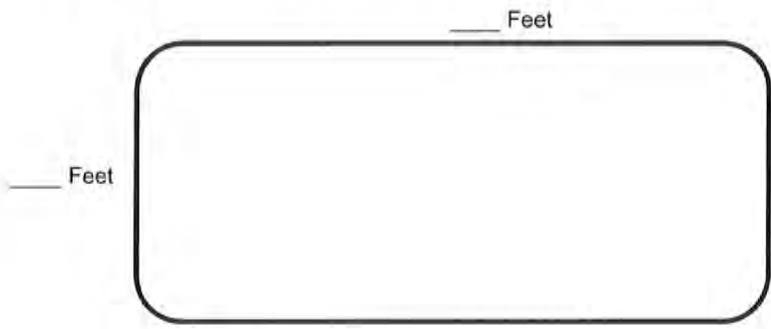
Business Address 1730 Tierna de Mesilla City Las Cruces State NM Zip Code 88005

Applicant Name Anna Biack Applicant Telephone/Cell Number 644-8265

Mailing Address Same City _____ State _____ Zip Code _____

Description of sign: See Attached

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



Colors: _____

FOR OFFICIAL USE ONLY

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

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED

PERMIT ISSUED BY: _____ ISSUE DATE: _____

PZHAC WORK SESSION
SEPTEMBER 17, 2018
ITEM 4

Submitted by Michael Clute, a request to discuss plans to replace the windows on a dwelling at 2186 Calle de Guadalupe (**Cases 060790**). Zoned: Historical Residential (HR)

The applicant would like to replace all the windows on the dwelling with new windows having a style and appearance that is more compatible with structures in the area. (The windows will be similar in style to the windows on the dwelling at 2149 Calle de Guadalupe – see attached photo and widow brochure.) Instead of white, the windows will be bronze in color.

According to the applicant, the existing windows were installed about six years ago and the moisture seals on some of the windows are starting to fail, causing condensation to form between the panes. Also, one of the windows is broken. Additionally, the new sliding door will have an appearance that is more in style with the dwelling.

The structure is in the Historic Register (see attached) and appears to have been built around 1940. Attached are the Historical Registry worksheet and the description sheet for the structure which were submitted by the Town as part of the application for inclusion in the Historical Register in 1980 (see attached). The structure was described as not being similar to its surroundings, and having a neutral architectural contribution to its surroundings. Also, it appears to have been remodeled significantly since the inventory was taken, and many of the features appear from the time, especially the windows, appear to have been changed. (The only record found in the files is a building permit from 2002 for the driveway and slab for a storage structure. Most of the renovations appear to have been done before that, according to a survey with the building permit.) The structure now appears to be similar to several other structures in the area.

Consistency with the Code: The PZHAC will need to determine that the proposed windows and door will be compatible with the style of the structure and the surrounding properties, and the proposed windows will be consistent with the following sections of the Code:

Chapter 18.35 HR – Historical Residential Zone

The addition could be compatible with the HR zoning of the property if the replacement windows are similar in appearance to those being replaced.

Chapter 18.33 – Historic Preservation

18.33.040 Declaration of purpose and statement of public policy.

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

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

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400274](#)

Parcel Number: 4006137199406

Owner: MADDRY JOSEPH D &
TREVELINE KAYE

Mail Address: PO BOX 1297

Subdivision:

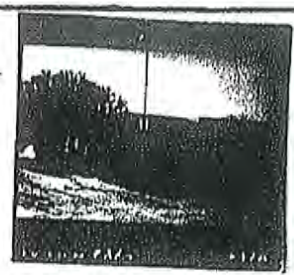
Property Address: 2185 CALLE DE
GUADALUPE

Acres: 0.21000918



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

Pict 10



1. ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6-6-79				REVISION			
2. SURVEY DATE 1/18/80 BY MRS		4. CHECK DATE		6. COMPUTER DATE		8. FILE DATE		10. REVISION DATE	
2. COUNTY Dona Ana		13. FIELD MAP		14. NUMBER		15. UTM REFERENCE NUMBER 13 330966 3572200 ZONE EASTING NORTHING			
16. SPECIFIC LOCATION On the NW corner of Calle de Guadalupe and Calle de Medanos.						17. CITY/TOWN Mesilla		20. I.D. # 183202800	
						18. ZIP 88046		22. ROLL # 33	
						19. LAND GRANT OR RESERVATION MESILLA CIVIL COLONY		23. NEG # 17	
20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4									
25. ARCHITECTURAL STYLE a double (?) vernacular					26. NUMBER OF STORIES 2				
27. FOUNDATION MATERIAL(S)					Tany Nieto 835 miembros has CRUCES, NW 88001				
28. EXTERIOR WALL SURFACE(S) tongue and groove stucco					4006-137-199-406				
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) metal casement, recessed									
30. DOOR/ENTRANCE (TYPE/SURROUNDS) door with large lite in upper portion, paneled in lower portion									
31. ROOF(S) (NUMBER/SHAPE/MATERIAL - DETAILS)									
32. CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS)									
33. EXTERIOR DETAILS small "L" shaped house. white picket fence enclosing lot. Front yard									
34. COMMENTS									
35. DATE OF CONSTRUCTION ESTIMATED 1940 (?)					36. ACTUAL				
37. SOURCE OF DATE					45. IMMEDIATE SURROUNDINGS residential				
38. ARCHITECT/ENGINEER/BUILDER					46. RELATION TO SURROUNDINGS <input type="checkbox"/> SIMILAR <input checked="" type="checkbox"/> NOT SIMILAR				
39. SOURCE OF INFORMATION					47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input type="checkbox"/> PLUS <input checked="" type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS				
40. NAME					48. OVERALL SIGNIFICANCE <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input type="checkbox"/> LOCAL <input type="checkbox"/> NONE				
41. PRESENT USE residential					49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
42. HISTORIC CONDITION					50. WHAT TYPE?				
<input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED					51. IF INVENTORIED, LIST I.D. #'S				
44. DEGREE OF REMODELING <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR					52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				

- 96 This stuccoed adobe Territorial Style house has a flat parapet, tin canales, and viga ends visible on the facade. The doorway has sidelights, and top lights. Windows are of wood frame and are fronted by iron grill work. Above the windows and door are decorative pediments. A portal of squared beams and decorative corbels fronts a portion of the building. est. 1860. (S)
- 97 This is a very fine example of the type of architecture that was prevalent in the vicinity of the plaza during the latter half of the 19th century. It has a flat roof, parapet, canales and wood frame windows. The entrance is through a zaguán. This residence fronts the streets on the east and west sides. Another residence (see next entry) is adjacent to, and to the north of the building. est. 1855. (S)
- 98 This residence is adjacent to the building to the south. This also occupies the width of the block, fronting the streets on the east, north and west. The doorway has sidelights and toplights and is fronted by a decorative screen door with spindles. The windows and door have decorative trim, the roof is flat with tin canales and the adobe walls are stuccoed. Blas Duran, the owner of this residence in the early 1850's, was a judge who held court here many times, thus making it one of the earliest seats of government in the village. (S)
- 99 This small stuccoed adobe house has a flat roof, tin canales and aluminum sash windows. This building has recently been renovated. est. 1920. (C)
- 100 This is a small ell-plan house of stuccoed adobe. It has a flat roof, parapet and recessed metal casement windows. est. 1940. (N)
- 101 Very similar to the above mentioned house, this residence has a flat roof, parapet, aluminum frame windows and is of an ell-plan. ca. 1940. (N)
- 102 Very similar to the two preceding houses, this residence has a flat roof, parapet, wood frame windows, and has an ell shaped floor plan. est. 1940. (N)
- 103 This stuccoed adobe house has metal casement windows. The building is fronted by a portal with shed roof that is covered with mission tile. Roof over the residence is flat with parapet. est. 1945. (N)
- 104 This is a stuccoed house with a gabled roof covered by asphalt shingles. Windows are metal casement. est. 1940. (N)
- 105 This house has a flat roof, parapet, metal casement windows fronted with iron grillwork, and it is stuccoed. est. 1935. (N)

ATTACHMENT FOR MICHAEL CLOTS

APPLICATION FOR PERMIT TO REPLACE EXISTING
WINDOWS 9/4/2018

Room

LIVING ROOM	2 e 60" x 48"
Bedroom #1	2 e 36" x 40" CASEMENT WITH BRASS HINGES
Bathroom	1 e 18" x 24" VENTING - AWNING STYLE
Kitchen	1 e 36" x 24" VENTING - AWNING STYLE
Bedroom #2	1 e 36" x 36" CASEMENT WITH BRASS HINGES
PATIO	1 e 60" x 80" SLIDING PATIO DOOR

NOTES: ALL EXISTING WINDOWS ARE BRONZE COLOR
ALL REPLACEMENT WINDOWS TO BE WHITE COLOR
ALL EXISTING WINDOWS INSTALLED APPROXIMATELY
6 YEARS AGO - MOISTURE SEAL IN
EXISTING WINDOWS FAILING (CONDENSATION
BETWEEN PANEES)

ALL REPLACEMENT WINDOWS AND DOOR TO
BE DIVIDED LITE - COLOR AND STYLE
TO BE SIMILAR TO 2149 CALLE DE GUADALUPE

VIEW OF FRONT OF PROPERTY FROM CALLE DE MEDANOS



VIEW OF REAR OF PROPERTY FROM CALLE DE MEDANOS



VIEW OF WINDOW AT FRONT OF DWELLING



VIEW OF WINDOW ON NORTH SIDE OF DWELLING



VIEW OF WINDOWS ON NORTH SIDE OF DWELLING



VIEW OF WINDOWS ON REAR SIDE OF DWELLING



VIEW OF WINDOWS ON REAR SIDE OF DWELLING



VIEW OF WINDOW AT 2149 CALLE DE GUADALUPE (EXAMPLE O REPLACEMENT STYLE)





80 Series

A L L - E N V I R O N M E N T V I N Y L W I N D O W S

STRENGTH
PERFORMANCE
EFFICIENCY

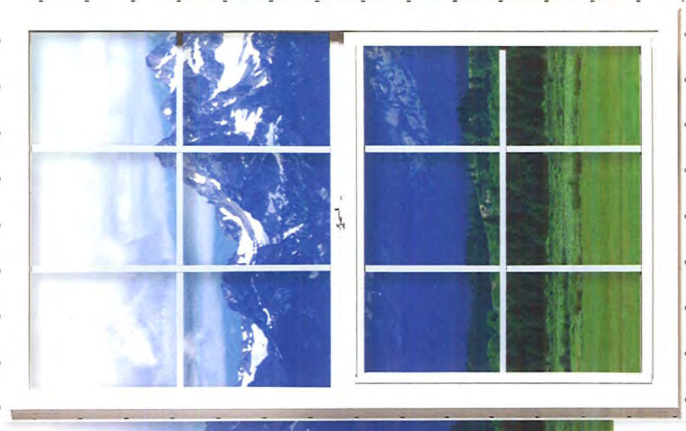


CHOOSE FROM FIVE BEAUTIFUL WINDOW STYLES

A 5 8 1

Single Hung

- 3 3/8" frame available in white, almond and desert clay or bronze exterior and white interior, offers classic beauty for new construction as well as retrofit applications.
- 1" glazing standard. Triple glazing available.
- Three grid options, continuous frame, mulling and "T" bar options give you maximum design flexibility.
- Standard Cam lock and keeper meet the toughest forced entry standards.
- Full length interlocking meeting rails and double weatherstripping reduce the potential for air and water infiltration and enhance thermal performance.
- All locking rails are metal reinforced for strength and durability.
- Integral dual lift rails make opening smooth, sure and easy.
- Side load sash operates on two concealed pre-calibrated block and tackle balances.

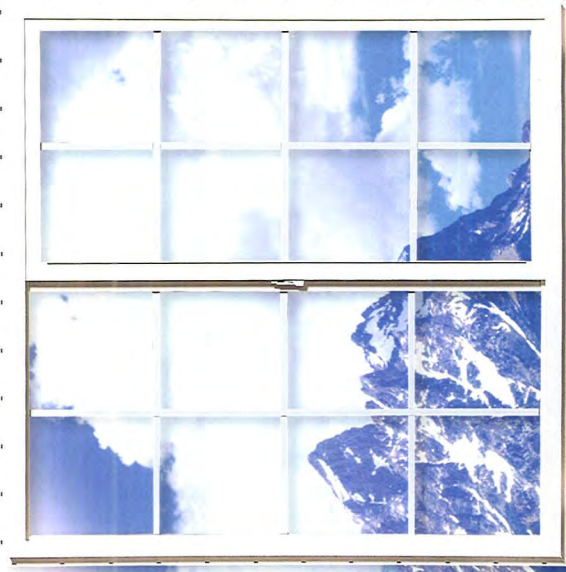


Alpine offers a 10-year, transferable commercial warranty for parts and labor and a limited lifetime residential parts and labor warranty.

A 2 8 2

Horizontal Sliding

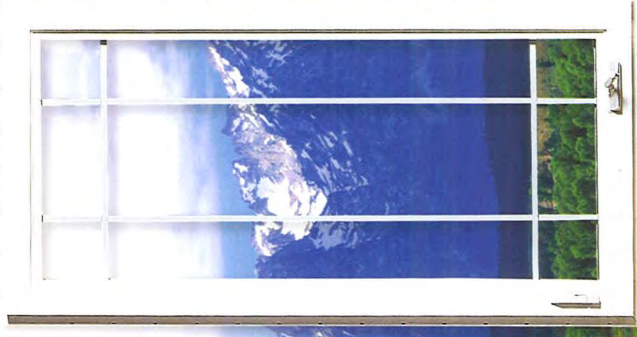
- 3 3/8" frame available in white, almond and desert clay or bronze exterior and white interior, offers classic beauty for new construction as well as retrofit applications.
- 1" glazing standard. Triple glazing available.
- Three grid options, continuous frame, mulling and "T" bar options give you maximum design flexibility.
- Standard Cam lock and keeper meet the toughest forced entry standards.
- Full length interlocking meeting rails and double weatherstripping reduce the potential for air and water infiltration and enhance thermal performance.
- All locking rails are metal reinforced for strength and durability.
- Adjustable, tandem brass rollers in a non-corrosive housing provide smooth operation and a quick sight line adjustment in the field.



A 6 8 2

Casement

- 3 3/8" frame offers classic beauty for new construction as well as retrofit applications and can achieve a "Commercial" window rating for strength.
- A single-lever, multi-point locking system combined with triple weatherstripping ensures added security and protection from the elements.
- Standard high-end hardware and hinges provide smooth window operation and can be upgraded to stainless steel.
- A collapsible handle for mini-blind applications is available as an upgrade.
- A snap-in, extruded aluminum lip screen frame with fiberglass mesh provides a strong and seamless solution to keeping the insects out.
- Multiple casement configurations and triple glazing available.



A 6 8 1

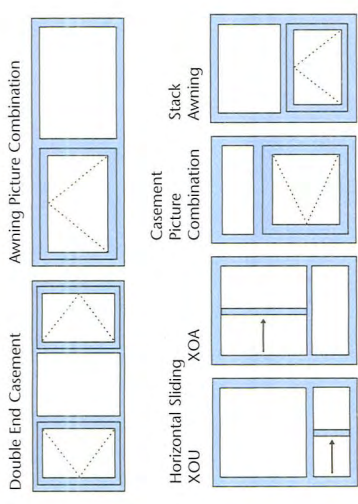
Awning

- 3 3/8" frame offers classic beauty for new construction as well as retrofit applications and can achieve a "Commercial" window rating for strength.
- The standard scissor hardware and hinges provide effortless operation and can be upgraded to stainless steel.
- Triple weatherstripping and independent lever locks at each jamb providing security and protection from the elements.
- A snap-in, extruded aluminum lip screen frame with fiberglass mesh provides a seamless solution to unwanted insects.
- Multiple awning configurations and triple glazing available.



Available Configurations

Additional configurations available, please contact your Alpine representative for details.

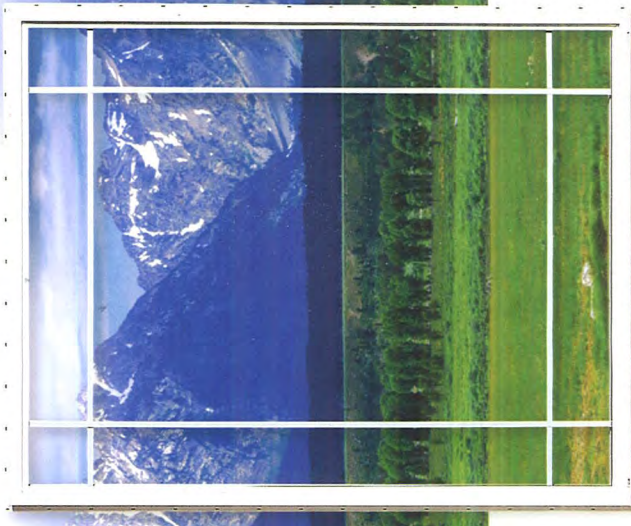


A 7 8 0

Picture

- Attractively styled vinyl window with sturdy 3 3/8" frame depth and integral nailing fin.
- Precision welded frames eliminate potential leak points at sill corners, ensure easy water runoff and improve energy efficiency.
- Narrow sight-lines for a clear attractive design.
- 1" warm-edge technology insulated glass unit with exterior glazing. Triple-glazed units available.
- The nailing fin is welded at all four corners for an enhanced weather tight installation.
- Special shapes available.

See back cover of this brochure for further information.



80 Series

Warm Climates



Low-E Glass Option

Our Low-E Glass option helps increase your home's comfort while reducing energy costs throughout the year. Its secret is an undetectable thin metal coating applied to the second surface of the insulated glass unit.

In warmer months, Low-E Glass filters long wave radiation reducing heat gain indoors to keep your home cooler.

Cool Climates



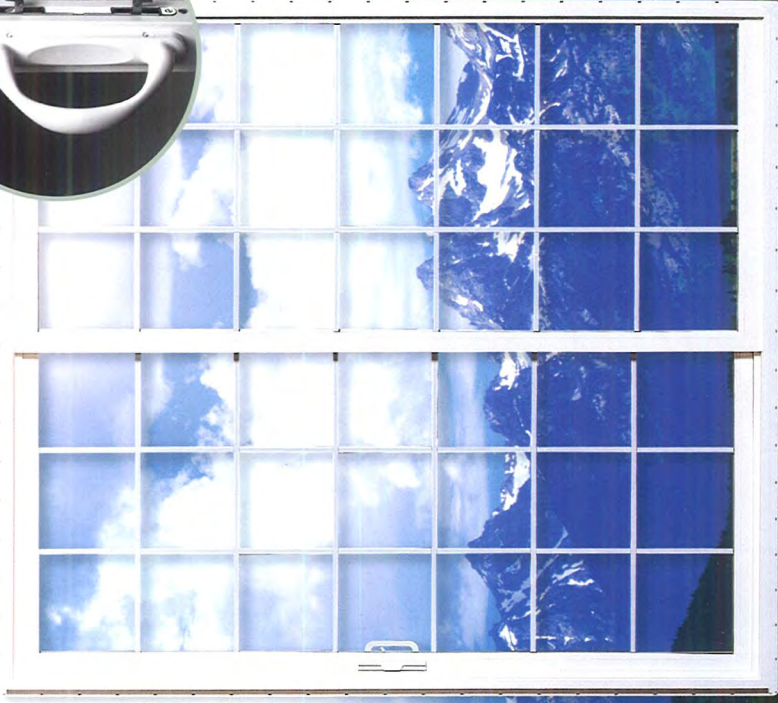
In cooler months, Low-E lets warm solar rays in, while preventing the heat from escaping.



A 1 7 2

Sliding Patio Door

- Sturdy 4½" frame depth.
- 1" glazing is standard. Triple glazing is available.
- Available in white, almond and desert clay or bronze exterior with white interior.
- A European style handle with thumb lock offers easy operation. Keyed locks and foot locks are available as an upgrade.
- Independently adjustable dual point mortise lock.
- Adjustable tandem rollers on a raised stainless steel track provide years of smooth trouble free operation.
- Metal reinforced meeting rails and sash provides strength and durability.
- Transoms are available up to 9' wide.
- Three and four panel configurations are available.
- Vinyl sheet rock returns also available.
- ADA (handicap) doors are available but must be specified on order. (Contractor is responsible to provide ramp to clear sill).
- Standard retrofit door sizes are in stock. (Consult your sales representative).

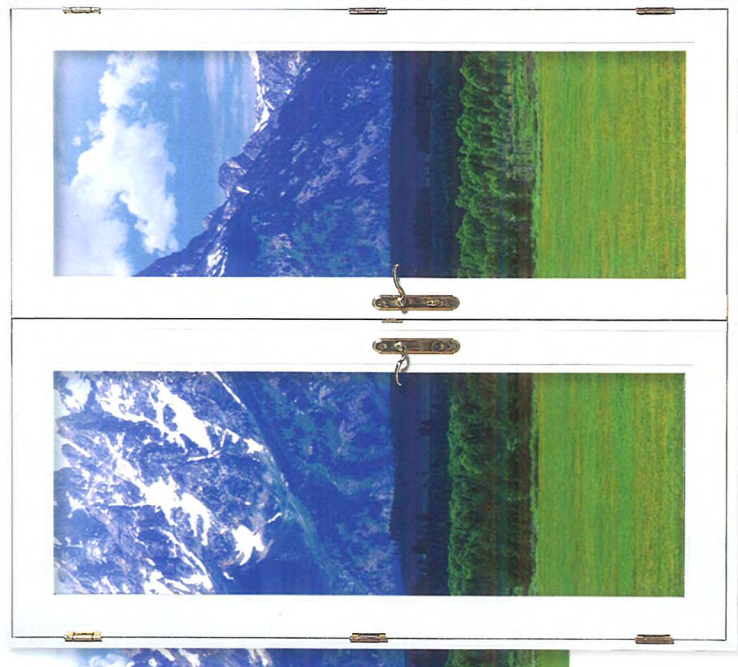


PATIO DOORS COME IN TWO STYLES TO SUIT ANY HOME

A 1 9 3

Hinged Patio Door

- Available in white and almond only.
- 1" glazing with Low-E and argon gas is standard. Triple glazing is available.
- Three point locking system for added security and a tighter seal.
- Heavy-duty aluminum reinforcement in all frame and panel members for added strength.
- Standard white hardware with adjustable non-corrosive hinges. Optional hardware finishes are available.
- Self-weeping sloped sill for increased water drainage.
- Single, double or French style doors are available in in-swing (4 7/16" or 6 7/16" jamb depths) or out-swing (4 7/16" jamb depth only.)
- Sidelites and vinyl brick mold are also available.



Bring the outdoors into your home...beautifully.

Alpine Patio Doors are designed with all the beauty and great energy saving features of Alpine's 80 Series Windows. Fusion-welded construction from solid vinyl extrusions make these patio doors strong enough to take on the most severe conditions, whatever the environment. And, like our windows, all Alpine Patio Doors are built with 1" glass units featuring warm-edge technology for superior energy efficiency.

SMART
COMFORTABLE
SECURE



80

Smart. Comfortable. Secure. Alpine 80 Series Windows and Patio Doors are the intelligent choice for any home. With their good looks, built-in strength and exceptional performance, you can be comfortable that you've made an investment to last a lifetime.

Design your home with Alpine Windows and create your own environment for living.

Alpine
WINDOWS

Sales Person:



Customer Acknowledgement

Quote Date
8/30/2018

Date Ordered
Quote Not Ordered

Dealer Name:

662640 RAWSON LC PREVAILING

Bill To:

Ship To:

Order Notes:

Delivery Notes:

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

Quote Name:

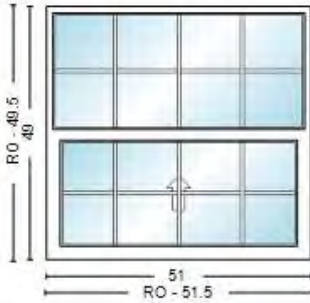
Project Name:

gen-con

2186 calle de guadalupe

QUOTE #	RUSH	STATUS	PO#
1941593	No	None	

Line Item #	Qty	Width x Height	UI	Description
1	2	51" X 49"	100	



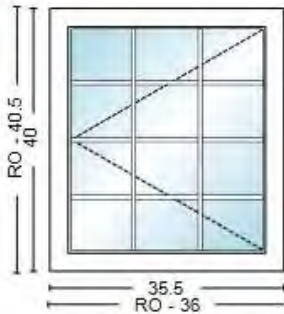
A581-80 Series Single Hung 51 x 49
 Frame Width = 51, Frame Height = 49, Sash Split = Even
 Operation / Venting = Single Hung
 NFS 1"
 Frame Color = White
 Double Glaze, SolarTherm Light, DS / DS
 Standard Screen, Boxed Screen
 U-Factor = 0.35, CR = 56, SHGC = 0.28, VT = 0.49, CPD
 = ASO-A-103-03794-00006
 Standard, Colonial, Grid Color = White, 3V1H
 Net Overall

Line Item Notes:

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description
2	1	35.5" X 40"	76	



A682-80 Series Left 35 1/2 x 40
 Frame Width = 35.5, Frame Height = 40
 Operation / Venting = Left
 NFS 1"
 Frame Color = White
 Double Glaze, SolarTherm Light, DS / DS
 Egress Hinges, SS Hardware
 Standard Screen, Boxed Screen
 U-Factor = 0.31, CR = 55, SHGC = 0.24, VT = 0.42, CPD
 = ASO-A-107-02066-00002
 Standard, Colonial, Grid Color = White, 2V3H
 Net Overall

Line Item Notes:

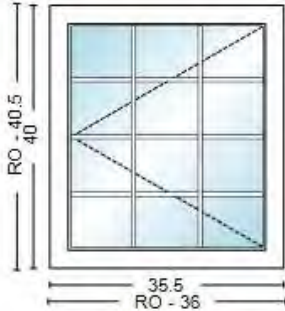
Comment / Room:

None Assigned

QUOTE #	RUSH	STATUS	PO#
1941593	No	None	

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

3 1 35.5" X 40" 76



A682-80 Series Left 35 1/2 x 40
 Frame Width = 35.5, Frame Height = 40
 Operation / Venting = Left
 NFS 1"
 Frame Color = White
 Double Glaze, SolarTherm Light, DS / DS
 Egress Hinges, SS Hardware
 Standard Screen, Boxed Screen
 U-Factor = 0.31, CR = 55, SHGC = 0.24, VT = 0.42, CPD
 = ASO-A-107-02066-00002
 Standard, Colonial, Grid Color = White, 2V3H
 Net Overall

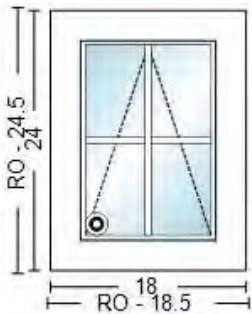
Line Item Notes:

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

4 1 18" X 24" 42



A681-80 Series Vent 18 x 24
 Frame Width = 18, Frame Height = 24
 Operation / Venting = Vent
 NFS 1"
 Frame Color = White
 Double Glaze, SolarTherm Light, Rain, DS / DS
 Standard Screen, Boxed Screen
 U-Factor = 0.32, CR = 51, SHGC = 0.24, VT = 0.42, CPD
 = ASO-A-108-02066-00002
 Standard, Colonial, Grid Color = White, 1V1H
 Net Overall

Line Item Notes:

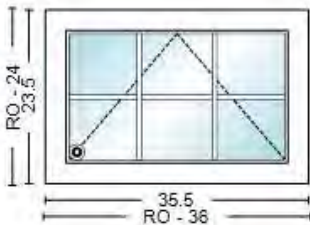
Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description
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5 1 35.5" X 23.5" 60

Overall Rough Opening: 36" X 24"



A681-80 Series Vent 35 1/2 x 23 1/2
 Frame Width = 35.5, Frame Height = 23.5
 Operation / Venting = Vent
 NFS 1"
 Frame Color = White
 Double Glaze, SolarTherm Light, Rain, DS / DS
 SS Hardware
 Standard Screen, Boxed Screen
 U-Factor = 0.32, CR = 51, SHGC = 0.24, VT = 0.42, CPD
 = ASO-A-108-02066-00002
 Standard, Colonial, Grid Color = White, 2V1H
 Rough Opening

Line Item Notes:

Comment / Room:

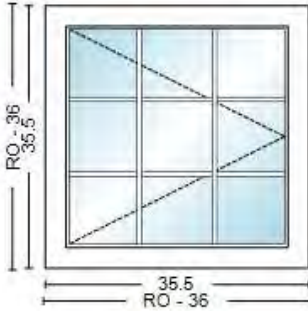
None Assigned

QUOTE #	RUSH	STATUS	PO#
1941593	No	None	

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

6 1 35.5" X 35.5" 72

Overall Rough Opening: 36" X 36"



A682-80 Series Right 35 1/2 x 35 1/2
 Frame Width = 35.5, Frame Height = 35.5
 Operation / Venting = Right
 NFS 1"
 Frame Color = White
 Double Glaze, SolarTherm Light, DS / DS
 Egress Hinges, SS Hardware
 Standard Screen, Boxed Screen
 U-Factor = 0.31, CR = 55, SHGC = 0.24, VT = 0.42, CPD = ASO-A-107-02066-00002
 Standard, Colonial, Grid Color = White, 2V2H
 Rough Opening

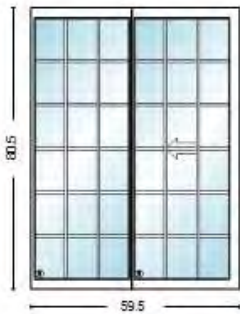
Line Item Notes:

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

7 1 59.5" X 80.5" 141



A172-West Doors OX 59 1/2 x 80 1/2
 Call Width = 60, Call Height = 81, Frame Width = 59.5,
 Frame Height = 80.5
 Operation / Venting = OX
 NFS 1 3/8", ADA Door
 Frame Color = White
 Double Glaze, SolarTherm Light, Tempered, DS / DS
 Foot Lock, SS Rollers
 HD Screen, Boxed Screen
 U-Factor = 0.34, CR = 51, SHGC = 0.3, VT = 0.53, CPD = ASO-A-98-00906-00002
 Standard, Colonial, Grid Color = White, 2V5H
 Net Overall

Line Item Notes:

Comment / Room:

None Assigned

QUOTE #	RUSH	STATUS	PO#
1941593	No	None	


ATTENTION

Total Unit Count	8
------------------	---

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

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

In accordance with the state of California:

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

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

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

By _____ Authorized Representative

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060790

Fee \$ 15.00

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

CASE NO. 060790 ZONE: HR CODE: ACH APPLICATION DATE: 9/6/18

MICHAEL CLUTE 575.644.4153
 Name of Applicant/Owner Applicant's Telephone Number
PO Box M Mesilla NM 88046
 Applicant's/Owner's Mailing Address City State Zip Code
mickey.clute@gmail.com
 Applicant's/Owner's E-mail Address
SELF
 Contractor's Name & Address (if none, indicate Self)

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

Address of Proposed Work: 2186 CALLE DE GUADALUPE

Description of Proposed Work: REPLACE EXISTING WINDOWS - EXISTING ARE BRONZE
- NEW REPLACEMENT TO BE WHITE - SIMILAR TO THOSE USED
AT 2149 CALLE DE GUADALUPE

\$3,000 M. Clute 9/4/2018
 Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: SEE ATTACHED FOR WINDOW SIZES

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 REVIEW REQUIRED
CID PERMIT MAY BE REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

PZHAC MEETING
MINUTES
SEPTEMBER 4, 2018

(PART OF CONSENT AGENDA)



**PZHAC WORK SESSION
MINUTES
SEPTEMBER 4, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, TUESDAY, SEPTEMBER 4, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Gerard Nevarez; a request to discuss a modification to his plans to construct a rock wall and a wooden fence along the property lines of a residential property at 2305 Calle de Colon (**Case 060776**). Zoned: Historical Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that the applicant had originally wanted to install a decorative wire fence across the front of the property. Since the Code limits the materials allowed for fences and walls in the front setback along streets, and since the only metal allowed is wrought iron, the PZHAC has interpreted this to mean that all other types or metal fences in the front setbacks are not allowed. Since the applicant did not want to have the case delayed any further as a result of discussion of the request, the applicant has changed his request from a decorative wire metal fence to a wooden fence, which is a material allowed by the Code.

There was no further discussion.

Item 2: Submitted by John Wright; a request to discuss plans to remodel a dwelling at 2782 Calle de San Albino (**Case 060779**). Zoned: Historical Residential (HR)

The applicant was not present to discuss the request, so there was no discussion.

Item 3: Submitted by Diane Moore, a request to discuss plans to renovate the exterior of a dwelling at 1986 Calle de Cura, including replacing doors and windows, and repainting the trim and stucco (**Cases 060780, 060781, and 060782**). Zoned: Historical Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that the applicant had just recently purchased the property and was repairing and renovating many deficiencies on the property. These include the need for new windows; the fact that interior doors had been used for two of the exterior doors; and the trim and stucco were in need of repair and repainting.

The applicant stated that the windows would be similar to those being replaced; and that the doors were to be repaired (front door) or replaced (side doors) with doors that were more fitting for the area in style and color. The applicant also stated that the color chosen for the stucco is a color that is in the catalog of acceptable colors for the Town, and the trim color is almost identical to another color allowed for trim. Additionally, the colors chosen match other colors used on other dwellings in the area.

There was no further discussion.

Item 4: Submitted by Anna Emerick Biad for Hacienda Investments, LLC; a request to discuss plans to renovate a commercial structure at 1750 Calle de Mercado in order to accommodate an extension of an adjacent private school, a banquet hall, a café, and a children's health care center (**Case 060783**), and to construct a directory sign on the property (**Case 060784**). Zoned: General Commercial (C).

The applicant was not able to be present at this meeting and requested that the case be postponed until the September 19, 2018 PZHAC Work Shop and meeting. There was no discussion.

**PZHAC REGULAR MEETING
MINUTES
SEPTEMBER 4, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING TUESDAY, SEPTEMBER 4, 2018 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioners Lucero, Houston, and Nevarez were present. A quorum was present. Commissioner Lucero was acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

Staff suggested that Case 060776 be postponed until Wednesday, September 5, 2018 at 9:00 A.M. in the Board Room of the Mesilla Town Hall in order for a quorum to be present for voting since Commissioner Nevarez will recuse himself from voting on the outcome of the Case. Staff also suggested that Cases 060779, 060783 and 060784 be removed from the agenda. Commissioner Houston made a motion amend the agenda and to approve the Agenda as amended, seconded by Commissioner Nevarez and approved by a vote of 3-0. (It was determined that Commissioner Nevarez was able to vote on this because this vote would not have an effect on the outcome of his case.)

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

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

A. *PZHAC MINUTES – Meeting minutes of August 20, 2018.

Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVAL

Building Permits

1. **Case 060760** – 1986 Calle de Cura, submitted by Diane Moore; a request for a building permit to remodel the interior of a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.
2. **Case 060770** – 2731 Calle Cuarta, submitted by Arthur Villa; a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.
3. **Case 060772** – 2523 Calle del Norte, submitted by Michelle Rasch; a request for a building permit to remodel a bathroom in a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.
4. **Case 060778** - 1986 Calle de Cura, submitted by Diane Moore; a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES - None

B. CASES:

Building Permits

1. **Case 060762** – 2547 Calle del Norte, submitted by Rosalina Contreras; a request for a building permit to replace windows, doors, and screens on a dwelling at this address. Zoned: Historic Residential (HR)
Staff provided a brief review of this request, explaining that the applicant had decided to use replacement windows that have an insert that makes the windows appear to have multiple panes. The windows to be used appear to have the same number of panes as the originals, and the almond color chosen will more closely match the color of the dwelling. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

2. **Case 060776** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a building permit to allow the construction of a rock wall and a wood fence along the property lines of a residential property at this address. Zoned: Historical Residential (HR) (**Discussed during Work Session – Item 1**)
This case was postponed until Wednesday at 9:00 AM, September 15, 2018.
3. **Case 060779** – 2782 Calle de San Albino, submitted by John Wright; a request for a building permit to remodel a dwelling at this address. Zoned: Historic Residential (HR)
This case was removed from the agenda.
4. **Case 060780** – 1986 Calle de Cura, submitted by Diane Moore; a request for a building permit to refinish exterior posts, repair or replace exterior doors, and add and paint security doors on a dwelling at this address. Zoned: Historic Residential (HR) (**Discussed during Work Session – Item 3**)
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Lucero, and approved by a vote of 3 – 0.
5. **Case 060781** – 1986 Calle de Cura, submitted by Diane Moore; a request for a building permit to replace the windows on a dwelling at this address. Zoned: Historic Residential (HR) (**Discussed during Work Session – Item 3**)
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There were no issues. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.
6. **Case 060782** – 1986 Calle de Cura, submitted by Diane Moore; a request for a building permit to repair and repaint the stucco on a dwelling at this address. Zoned: Historic Residential (HR) (**Discussed during Work Session – Item 3**)
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.
7. **Case 060783** – 1750 Calle de Mercado, submitted by Anna Emerick-Biad; a request for a building permit to allow the renovation of a commercial property at this address in order to accommodate an extension of an adjacent private school, a banquet hall, a café, and a children’s health care center. Zoned: General Commercial (C).
This case was removed from the agenda.

SUP Renewal

1. **Case 012064** – 1755 Avenida de Mercado, submitted by Lou Ellen Kay for the Las Cruces Academy, a request for an extension of the Special Use Permit for the private school located at this address. Zoned: General Commercial (C).
Staff provided a brief review of this request, stating that there have not been any issues with the use in the last six years, and that there were no issues in general with the request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

Business Permits

1. **Permit 0728** – 1799 Avenida de Mesilla, submitted by Rachel Floyd for “Spaology”; a request for a business license to allow the applicant to relocate a beauty salon from one structure to another at this address. Zoned: General Commercial (C)
Staff provided a brief review of this request, stating that the applicant was moving an existing business from one commercial structure on the property to another on the same property, and that there would be no changes to the business. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.
2. **Permit 0730** – 2488 Calle de Guadalupe, submitted by Janet Quintanilla for “Desert Mountain Acupuncture”; a request for a business license to operate an acupuncture clinic at this address. Zoned: Historical Commercial (HC)
Staff provided a brief review of this request. There were no issues. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

3. **Permit 0731** – 2488 Calle de Guadalupe, submitted by Judy K. Harmon for “Healing Mother Earth Products”; a request for a business license to operate a small retail operation selling herbs, jewelry and skin care products at this address. Zoned: Historical Commercial (HC)
Staff provided a brief review of this request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

Sign Permits

1. **Case 060784** – 1750 Calle de Mercado, submitted by Anna Emerick-Biad for Hacienda Investments, LLC; a request for a sign permit to erect a directory sign on a commercial property at this address. Zoned: General Commercial (C)
This case was removed from the agenda.
2. **Case 060785** – 1799 Avenida de Mesilla, submitted by Rachel Floyd for “Spaology”, a request for a sign permit to allow the relocation of an existing sign from one structure to another at this address. Zoned: General Commercial (C)
Staff provided a brief review of this request, stating that the applicant was moving an existing sign from one commercial structure to another on the same property, and that there would be no changes to the sign. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

VI. PUBLIC COMMENTS - None

VII. PZHAC/STAFF COMMENTS - None

VIII. ADJOURNMENT – The meeting was adjourned at 6:26 pm.

NOTICE

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

Posted on 8/30/18 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty’s Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC SPECIAL MEETING

MINUTES

SEPTEMBER 5, 2018

(PART OF CONSENT AGENDA)



**PZHAC SPECIAL MEETING
MINUTES
SEPTEMBER 5, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A SPECIAL MEETING WEDNESDAY, SEPTEMBER 5, 2018 AT 9:00 A.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Commission Chair Hernandez and Commissioners Lucero, Nevarez, and Houston were present, There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the agenda. Commissioner Houston made a motion accept the agenda, seconded by Commissioner Nevarez and approved by a vote of 3-0.

IV. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES - None

B. CASES:

Building Permits

1. **Case 060776** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a building permit to allow the construction of a rock wall and a wood fence along the property lines of a residential property at this address. Zoned: Historical Residential (HR) (**Discussed during Work Session – Item 1**)
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session on Tuesday, September 4, 2018. There were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0. (Commissioner Nevarez recused himself from voting on the case.)

V. PUBLIC COMMENTS - None

VI. PZHAC/STAFF COMMENTS

The PZHAC instructed staff to address the need for an amendment to the sign code with respect to off-premise signs.

VII. ADJOURNMENT - The meeting was adjourned at 9:16 am.

PZHAC NEW BUSINESS
SEPTEMBER 17, 2018

ADMINISTRATIVE APPROVALS
(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060786
[PZHAC CONSENT AGENDA – 9/17/2018]**

Item:

Case 060786 – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to replace the evaporative cooler with refrigerated air conditioning on a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant recently purchased this property and is in the process of remodeling portions of the dwelling. This permit is to upgrade the electrical system in order to replace an evaporative cooler with a central air conditioning system. The evaporative cooler is on the roof and will be removed. A refrigerated air conditioning unit will be installed on the ground toward the rear of the dwelling. According to the applicant, there will be no changes to the appearance of the structure other than removing the existing evaporative cooler.

Consistency with the Code:

Since these are repairs 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 DWELLING FROM CALLE DE MEDANOS



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400274](#)

Parcel Number: 4006137199406

Owner: MADDRY JOSEPH D &
TREVELINE KAYE

Mail Address: PO BOX 1297

Subdivision:

Property Address: 2185 CALLE DE
GUADALUPE

Acres: 0.21000918



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060786

Fee \$ 21.⁰⁰

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

CASE NO. 060786 ZONE: HR CODE: M1 APPLICATION DATE: 8/28/2018

MICHAEL CLUTE 575.644.4153

Name of Applicant/Owner PO Box M MESILLA NM 88046
 Applicant's Telephone Number

Applicant's/Owner's Mailing Address Mickey Clute@gmail.com City State Zip Code

Applicant's/Owner's E-mail Address Starrett's Heating & Air Conditioning

Contractor's Name & Address (if none, indicate Self) 575.382.0240 54704

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

Address of Proposed Work: 2186 Calle de Guadalupe

Description of Proposed Work: change evaporative a/c to refrigeration a/c

\$ 6300- M. Clute 8/28/2018
 Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: X (same)

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

FOR OFFICIAL USE ONLY

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

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: NO CHANGES TO EXTERIOR APPEARANCE OF STRUCTURE
CID PERMIT REQUIRED 21

PERMISSION **ISSUED** DENIED BY: Z. Shuman ISSUE DATE: 8/28/18

- 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 060787
[PZHAC CONSENT AGENDA –9/17//2018]**

Item:

Case 060787 – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to repaint the inside of a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant recently purchased this property and is in the process of remodeling portions of the dwelling. This permit is to allow the interior of the dwelling to be repainted and freshened up. There will not be any alterations to the walls or other structural components. The applicant is aware that any changes to the electrical system or plumbing will require a permit from CID.

Consistency with the Code:

Since these are repairs 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 STRUCTURE FROM CALLE DE MEDANOS



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400274](#)

Parcel Number: 4006137199406

Owner: MADDRY JOSEPH D &
TREVELINE KAYE

Mail Address: PO BOX 1297

Subdivision:

Property Address: 2185 CALLE DE
GUADALUPE

Acres: 0.21000918



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060787

Fee \$ 77.00

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

CASE NO. 060787 ZONE: UR CODE: M1 APPLICATION DATE: 8/28/2018

MICHAEL CLUTE
 Name of Applicant/Owner
PO Box M MESILLA
 Applicant's/Owner's Mailing Address City
575.644.4153
 Applicant's Telephone Number
NM 88046
 State Zip Code
mickeyclute@gmail.com
 Applicant's/Owner's E-mail Address
self
 Contractor's Name & Address (If none, indicate Self)

Contractor's Telephone Number
 Contractor's Tax ID Number
 Contractor's License Number
 Address of Proposed Work: 2186 Calle de Guadalupe
 Description of Proposed Work: Repaint inside of house

\$ 2000
 Estimated Cost
M. Clute
 Signature of Applicant
8/28/2018
 Date
 Signature of property owner if applicant is not the property owner: X (same)

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: NO CHANGES TO EXTERNAL APPEARANCE OF STRUCTURE.
JK

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 8/28/18

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 060788
[PZHAC CONSENT AGENDA – 9/17/2018]**

Item:

Case 060788– 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to install a new clean out for the sewer system on a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant recently purchased this property and is in the process of remodeling portions of the dwelling. This permit is to allow the applicant to install a new sewer clean out in order to address existing issues with the sewer line to the property. All of the proposed work will be done at ground level and will not affect the appearance of the dwelling or create a visual element to the property. A permit from CID will be required.

Consistency with the Code:

Since these are repairs 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 DWELLING FROM CALLE MEDANOS



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

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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: [R0400274](#)

Parcel Number: 4006137199406

Owner: MADDRY JOSEPH D &
TREVELINE KAYE

Mail Address: PO BOX 1297

Subdivision:

Property Address: 2185 CALLE DE
GUADALUPE

Acres: 0.21000918



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:
 Case # 060788
 Fee \$ 10.80

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

CASE NO. 060788 ZONE: HR CODE: MI APPLICATION DATE: 8/28/2018

MICHAEL CLUTE
 Name of Applicant/Owner
PO Box M MESILLA Applicant's Telephone Number 830456
 Applicant's/Owner's Mailing Address City State Zip Code
mickeyclute@gmail.com
 Applicant's/Owner's E-mail Address
VALLEY PLUMBING
 Contractor's Name & Address (If none, indicate Self)
575-526-6952 21163
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number
 Address of Proposed Work: 2186 Calle de Guadalupe
 Description of Proposed Work: install new clean out for existing sewer connection
 \$ 1000 Estimated Cost
M. Clute Signature of Applicant 8/28/2018 Date
 Signature of property owner if applicant is not the property owner: (SAME)

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: NO CHANGES TO APPEARANCE OF STRUCTURE

PERMISSION ISSUED DENIED BY: Z. Shuman ISSUE DATE: 8/28/18

- 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 060789
[PZHAC CONSENT AGENDA – 9/17/2018]**

Item:

Case 060789 – 2685 Calle de Parian, submitted by Stephan McIlvaine; a request for a building permit to allow the repair of a pump house and existing sprinkler lines including the burying of the lines on a residential property at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant recently purchased the property. The purpose of this permit is to allow the applicant to repair problems with a pump house and sprinkler line, and to complete work that had been started to bury the sprinkler line. There will be no changes to the dwelling or the property. The work is part of the applicant's ongoing work at cleaning and organizing the property.

Consistency with the Code:

Since these are repairs 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 DWELLING FROM CALLE DE PARIAN



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400441](#)

Parcel Number: 4006138096083

Owner: MCILVAINE WILLIAM

Mail Address: 7101 NORTH MESA
#370

Subdivision:

Property Address: 2685 CALLE DE
PARIAN #2

Acres: 0.93



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

OFFICIAL USE ONLY:
 Case # 060789
 Fee \$ 90.00

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

CASE NO. 060789 ZONE: HR CODE: M1 APPLICATION DATE: 9/4/18

Name of Applicant/Owner: 14° LINDA W. STEPHAN Applicant's Telephone Number: 310 614 5531

Applicant's/Owner's Mailing Address: PO BOX 360 MESILLA NM City: MESILLA State: NM Zip Code: 88046

Applicant's/Owner's E-mail Address: 37mesillanm@gmail.com

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

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

Address of Proposed Work: 2685 Calle de Karion

Description of Proposed Work: REPAIR & REBUILD EXISTING HOUSE + EXISTING SPRINKLER LINES, FIRE LINES

Estimated Cost: \$3,500- Signature of Applicant: [Signature] Date: 4 SEPT 2018

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: NO CHANGES TO APPEARANCE OR STYLE OF DWELLING
[Signature]

PERMISSION **ISSUED/DENIED** BY: [Signature] ISSUE DATE: 9/4/18

- 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 060791
[PZHAC CONSENT AGENDA – 9/17/2018]**

Item:

Case 060791 – 1922 Calle de Cura, submitted by Nia Rucker; a request for a building permit renovate an existing bathroom, and repair plumbing and electrical systems on a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The purpose of this request is to allow the applicant to completely renovate an existing bathroom including replacement of the tub, commode, and sink. There will also be work to repair and upgrade the plumbing and electric systems. All of the proposed work will be to the interior of the dwelling and will not affect the outside appearance or style of the structure, The applicant is aware that the project will require a permit from CID.

Consistency with the Code:

Since these are repairs 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 DWELLING FROM CALLE CURA



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400389](#)

Parcel Number: 4006137320503

Owner: RUCKER NIA

Mail Address: PO BOX 1668

Subdivision:

Property Address: 1922 CALLE DE CURA

Acres: 0.03999082



9/1/18

ARROWHEAD CONSTRUCTION LLC.

N.M LIC #90186

575-521-3675

1130 VIA NORTE LAS CRUCES NEW MEXICO 88007

575-621-5450

CONSTRUCTION REMODEL PROPOSAL

CLIENT: Nia Rucker 1922 Calle De Cura, Mesilla New Mexico 88005 Ph# 575-993 2930

SCOPE OF WORK :

- A. Arrowhead Construction LLC. To provide all required permits, Materials, and labor required for projected project.
- B. Arrowhead Construction to remove interior old gas wall heater & cap piping to heater as required.
- C. Arrowhead to enlarge opening where old wall heater was located, to approximately 48" opening. New opening cased w/ 2x12 to support Adobe surround. Stained jam and finished as required. Installation of exposed wood beam required for support of the roof structure.
- D. Arrowhead to remove existing shower enclosure. Existing walls striped of existing tile and sub state, base removed as required for new installation of new 48' x 34" shower stall. Sub floor removed and replaced for access to rework plumbing. See construction drawings.
- E. Existing commode location moved to center @ 18" from west side wall under existing window to allow move space for new shower enclosure.
- F. Arrowhead Construction to provide new Delta "Lahara" shower valve & monitor 1700 head. Satin nickel finish. Vanity sink faucet "Lahara" 4" center set. Nickel finish. Vanity base cabinet provided by owner. 24" w x 34" 1/2" h. x 24" d. Hampton bay kitchen 24" x 34" 1/2" x 24 d. \$150.00 @ home depot recommended. No addition towel or paper holder fixtures provided.
- G. Arrowhead Construction to provide New American Standard commode. ADA height. Bone color. Plumbing relocated to accommodate new location.
- H. New shower tile allowance as per agreement. \$2.00 per square foot. 130 ft required.
- I. New shower sliding glass door spec's. Dreamline Enigma 44-48"x76" brushed nickel (\$599.17)
- J. New bathroom layout as per plans. All interior ceiling & walls covered with 1/2" drywall & skip trowel texture.
- K. New pocket door 32"x 80" 6 panel pine stained w/clear finish. C-100 trim, nickel hardware.
- L. New Electrical service & rewire cost NOT included in this proposal. Arrowhead to purchase Single bath vanity fixture cost is included. Addition unknown fixtures excluded. Electrical contractor to provide all can's, plugs, switch's and permits.
- M. Arrowhead Construction to provide Porta potty during remodel.
- N. Plumbing labor contractor allowance \$2,800.00 included in this proposal.

ARROWHEAD REMODEL PROPOSAL ----- Nia Rucker

O. Arrowhead will provide all painting supplies & installation labor for repaint of remodeled area.

P

TERMS OF PAYMENT:

- 1. Proposed scope of work contract amount. -----(Base Cost) ----- \$16,580.00
- 2. N.M gr tax ----- \$1,357.48
- 3. Combined total ----- \$ 17,937.48
- 4. 1/3 of total deposit required. ----- \$5,979.16
- 5. 1/3 payment required @ completion of framing, ----- \$5,979.16
- 6. 1/3 final payment @ completion of project inspections. --- \$5,979.16

CHANGE ORDERS / EXTRA'S

- 1. All addition work to be completed after agreed cost estimate. Due payable upon completion.
- 2. Labor rate \$100.00 per hr + materials.

ACCEPTANCE OF PROPOSAL

Nia Rucker Nia Rucker Date 9/6/18

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

OFFICIAL USE ONLY:

Case # 060791
 Fee \$ 34.50

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

CASE NO. 060791 ZONE: UR CODE: M1 APPLICATION DATE: 9/6/18

Name of Applicant/Owner: NIA RUCKER Applicant's Telephone Number: _____

Applicant's/Owner's Mailing Address: 1922 CALLE DE CURA MESILLA City: MM State: _____ Zip Code: 88005

Applicant's/Owner's E-mail Address: _____

Contractor's Name & Address (If none, indicate Self): ARROWHEAD CONSTRUCTION LLC.

Contractor's Telephone Number: 575-624-5450 Contractor's Tax ID Number: _____ Contractor's License Number: NM-CB98 90186

Address of Proposed Work: 1922 CALLE DE CURA

Description of Proposed Work: BEYOND EXISTING BATHROOM & PLUMBING & ELECTRICAL

Estimated Cost: \$16,000.00 Signature of Applicant: [Signature] Date: 9-6-2018

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

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

CONDITIONS: NO CHANGES TO EXTERIOR OF STRUCTURE. CID PERMIT REQUIRED

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 9/6/18

- 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 17, 2018

PZHAC DECISIONS

BUILDING PERMITS

PZHAC ACTION FORM
BUILDING PERMIT 060762
[PZHAC REVIEW – 9/7/2018]
STAFF ANALYSIS

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

Item:

Case 060771 – 2799 Calle del Sur, submitted by Martin Serna; a request for a building permit to construct a fence at the southeast corner of a property used as a pecan orchard at this address. Zoned: Rural/Agricultural (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 fence will be acceptable for the zoning of the property, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

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

Estimated Cost: @ \$1,000.00

Consistency with the Code:

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

Findings:

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

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 060779
[PZHAC REVIEW – 9/17/2018]
STAFF ANALYSIS

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

Item:

Case 060779 – 2782 Calle de San Albino, submitted by John Wright; a request for a building permit to remodel a dwelling at this address. Zoned: Historic Residential (HR) (**Discussed during Work Session – Item 2**)

Staff Analysis:

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

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

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

Estimated Cost: @ \$1823.86

Consistency with the Code:

The PZHAC will need to determine that the proposed remodeling of the existing dwelling will be consistent with the historical and architectural character of the property and the area. Additionally, the PZHAC will need to determine that the request is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of remodeling an existing dwelling at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMITS 060782
[PZHAC REVIEW – 9/17/2018]
STAFF ANALYSIS

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

Items:

Case 060783 – 1750 Calle de Mercado, submitted by Anna Emerick-Biad; a request for a building permit to allow the renovation of a commercial property at this address in order to accommodate an extension of an adjacent private school, a banquet hall, a café, and a children’s health care center. 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 renovations to the property are architecturally appropriate or acceptable for the zoning of the area as proposed, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

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

Estimated Cost: @ \$5,000.00

Consistency with the Code:

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of constructing renovations to a commercial property at this address.
- The PZHAC has determined that the proposed renovations meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMITS 060784
[PZHAC REVIEW – 9/17/2018]
STAFF ANALYSIS

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

Items:

Case 060790 – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to replace the windows on a dwelling at this address. Zoned: Historic Residential (HR)

Staff Analysis:

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

If it is determined that the proposed windows 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 windows 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: @ \$3,000.00

Consistency with the Code:

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of replacing windows on a dwelling at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC NEW BUSINESS
SEPTEMBER 17, 2018

PZHAC DECISIONS
SIGN PERMITS

PZHAC ACTION FORM

SIGN REQUEST

CASE 060784

DIRECTORY SIGN

STAFF ANALYSIS

Item:

Case 060784 – 1750 Calle de Mercado, submitted by Anna Emerick-Biad for Hacienda Investments, LLC; a request for a sign permit to erect a directory sign on a commercial property at this address. Zoned: General Commercial (C)

Description of Work to be Done:

The applicant would like to install a 10 square foot directory sign at the front of this property to indicate businesses that will be on the property. The sign will be located near the entrance to the property, and will consist of a dark metal frame holding a two square foot sign for each operation (See attached photo of an example). There will be up to a total of five commercial uses on the property.

Consistency with the Code:

The PZHAC will be consistent with the following Section of the Sign Code (Chapter 18.65) that specifically applies to this project.

18.65.165 Directory signs.

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 10 square foot directory sign on the property.
- The subject property is zoned General Commercial (HC)
- The proposed sign will not have negative impacts on the surrounding businesses in the area.
- The proposed signs will be consistent with the Code.

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: