

PZHAC REGULAR MEETING AGENDA SEPTEMBER 3, 2019

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

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND DETERMINATION OF A QUORUM
- III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

- A. *PZHAC MINUTES PZHAC Work Session and Regular Meeting of August 13, 2019
- **B. *ADMINISTRATIVE APPROVAL**

Zoning Permits

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

V. PZHAC NEW BUSINESS:

- A. PUBLIC INPUT ON CASES
- **B. DECISIONS:**

Zoning Permit:

- 1. Case 060950 3000 Mesilla Verde Terrace, submitted by Robert Carson; a request for a zoning permit to construct a garage/storage/shop building in the backyard of a dwelling at this address. Zoned: Rural Farm (RA)
- 2. Case 060951 1770 Tierra de Mesilla, submitted by Los Migueles de Mesilla; a request for a zoning permit to allow the installation of a small stand-by generator at the northeast corner of an existing doctor's office. Zoned: General Commercial (C).
- 3. Case 060952 2755 Boldt Street, submitted by Daniel J. Jones; a request for a zoning permit to allow a 12-foot by 40-foot addition containing a garage and studio to a dwelling at this address. Zoned: Historical Residential (HR)

VI. PUBLIC COMMENTS

VII. PZHAC/STAFF COMMENTS

VIII. ADJOURNMENT

NOTICE

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

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

PZHAC MEETING MINUTES AUGUST 19, 2019

(PART OF CONSENT AGENDA)



PZHAC WORK SESSION AGENDA AUGUST 19, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, AUGUST 19, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: A discussion of a zone change (**Z19-002**) from Historical Residential (HR) to Historical Commercial (HC) for a 7749 square foot residential parcel owned by Sylvia J. and David B. Fierro, located at 1985 Calle de Colon.

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the case was postponed from the previous PZHAC meeting in order to allow Staff to respond to several questions that were brought up at the meeting. These included: compatibility with the Comprehensive Plan, how the "Dog House" received approval, and the definition of the "Rule of Precedent".

Staff explained that the future "preferred" land use map used in the packet showing the property as becoming commercial in the future was from a draft Comprehensive Plan dated November 6, 2017 that had not yet been granted final approval. The next draft, which was the final dated November 17 did not show the property as becoming commercial, and in the Plan that was finally approved, the map was not very clear.

The property the "Dog House" now occupies had been rezoned from HR to HC in 1995, but remained residential in use until 2010. At that time a request for a change in occupancy of the existing dwelling from residential to commercial was requested to allow the "Dog House" to use the structure as a restaurant.

Staff also explained that the "Rule of Precedent" was a concept that applied strictly to upper court decisions (case law), and did not apply to land use planning.

There was also discussion about whether a zone change for this property would result in spot zoning, since Velia Chavez, owner of Palacio's Bar, had decided not to rezone the bar to commercial, and there were no other commercial zoned properties adjacent to the applicant's property. There were no other issues.

Item 2: Submitted by Patrick A. Vigil for Theodore Calhoun; a request to discuss plans to construct a new dwelling on a vacant residential property at 2630 Calle Segunda. **Case 060944** –Zoned: Historical Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed dwelling will be done in "Pueblo" style, and that it will meet the requirements of the Code, and that the dwelling will not be out of character with the other dwellings in the area. There were no issues.

PZHAC REGULAR MEETING AGENDA AUGUST 19, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, AUGUST 19, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Houston was absent. All others were present. There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

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

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

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

A. *PZHAC MINUTES – PZHAC Work Session and Regular Meeting of August 5, 2019

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

- 1. Case 060945 2231 Calle de Parian, Teresa Sanchez; a request for a zoning permit to repair and repaint a gate and wall to match a wall of an existing dwelling at this address. Zoned: Historical Residential (HR) *Approved as part of the Consent Agenda*
- 2. Case 060948 2260 Calle de Santiago, submitted by Bill and Janice Cook; a request for a zoning permit to reroof a commercial structure at this address. Zoned: Historical Commercial (HC) *Approved as part of the Consent Agenda*

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Susan Krueger – resident

Z19-002: Stated that consistency is important and that the argument for the zone change for 1985 Calle de Colon is not valid due to the fact that the property is not adjacent to any properties zoned HC, it is surrounded by HR zoning. She compared the present zone change request with the one requested by Jesus Caro in the RF zone (Z19-001) and stated that they could both set a precedent.

David Fierro - Z19-001 Applicant

Stated that a Comprehensive Plan should be used to encourage economic development.

B. DECISIONS:

Summary Subdivision:

1. Case 060940 – 306 Capri Arc, submitted by Suzanne M. Brannan for Joseph W. Rogers; a request to discuss plans to eliminate a lot line between two parcels to create one residential parcel at this address. Zoned: Single Family Residential (R-1)

Staff provided a brief review of this request, explaining that the reason for this request is to eliminate a lot line between a residential lot in a subdivision and a smaller vacant lot to create one parcel. The PZHAC determined that there were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.

Zone Changes:

2. Z19-002 – 1985 Calle de Colon, submitted by Sylvia J. and David B. Fierro; an application for a zone change from Historical Residential (HR) to Historical Commercial (HC) for a 7749 square foot residential parcel located adjacent to the west side of Palacio's Bar. (This case was discussed during the Work Session) Staff provided a brief review of this request, explaining that this case was heard during a Public Hearing and regular PZHAC meeting held August 5, 2019, and during the Work Session heard prior to this meeting. There were no new issues discussed. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Lucero and approved by a vote of 3 - 0.

Zoning Permit:

3. Case 060944 – 2630 Calle Segunda, submitted by Patrick A. Vigil for Theodore Calhoun; a request for a zoning permit to construct a new dwelling on a vacant residential property at this address. Zoned: Historical Residential (HR) (This case was discussed during the Work Session)

Staff provided a brief review of this request, explaining that this case was heard during the Public Hearing. The PZHAC determined that there were no issues. A motion was made by Commissioner Prieto to approve the request with the following conditions: 1. The wall on the property line be considered under a second permit; 2. The applicant will provide staff with an "Architectural Checklist" for the style of dwelling proposed. This was seconded by Commissioner Lucero and approved by a vote of 3 - 0.

VI. PUBLIC COMMENTS

Susan Krueger - resident

Referencing Section 18.45.040 of the Code, stated that a rock wall is required between all development in the General Commercial zone (Mercado) and the adjacent residential zone, and that the PZHAC should hold a work session to discuss this requirement.

David Fierro - Z19-001 Applicant

Stated appreciation for the PZHAC's time and that he would uphold the requirements of the Code for commercial development in the HC zoning district.

VII. PZHAC/STAFF COMMENTS

Commissioner Nevarez stated that the zone change form should be standardized to include the informtion normally asked at the meetings.

VIII. ADJOURNMENT – The meeting was adjourned at 6:44 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 8/1/19 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS SEPTEMBER 3, 2019

ADMINISTRATIVE APPROVALS (PART OF CONSENT AGENDA)

ADMINISTRATIVE APPROVAL BUILDING PERMIT REQUEST CASE 060949 [PZHAC CONSENT AGENDA – 9/3/2019]

Item:

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

Description of Work Done:

The applicant intends to replace the roof covering on a dwelling at this address in order to repair storm damage to the roof. The replacement roof will be the same as the original an there will be no changes to the structure. The repairs will be on a pitch roof. There will be no change to the appearance or style of the structure. The applicant has been informed that a permit from CID will be needed.

Consistency with the Code:

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

PHOTO OF PROPERTY FROM LOS ARENALES STREET



Doña Ana County, NM

General Reference Maps

2014 Aerial Addresses

County Address Points

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: R0400596 Parcel Number: 4006138229278 Owner: CABRALES SYLVIA

Mail Address: 1515 ALTURA AVE Subdivision: LOS ARENALES

SUBDIVISION 721

Property Address: 3076 LOS

ARENALES ST Acres: 0





Sylvia Carbales 3076 Los Arenales St Las Cruces, NM 88005 (575) 496-8711

Erasmos Roofing LLC

430 Sheryl Way / Lic #358167 Las Cruces, New Mexico 88001

Phone: (575) 621-5872

Email: erasmosroofing@hotmail.com

Estimate # Date

000242

08/05/2019

Description	Quantity	Rate	Total
Reroof shingles	18.0	\$250.00	\$4,500.00
Tear off old existing roof shingles to decking. Install new roof: 1-Layer synthetic underlayment nailed down with 1¼ plastic cap. 1-Layer 30-year Architectural shingles nailed down with 1¼ roofing nails. Shingle color homeowners choice. Remove and replace all PVC pipe boot flashings and 2x2 drip edge on all gables and rakes. Install new 2x2 drip edge made out of 26-gage metal galvanized in color.Install 18"valley flashing on all valleys.Seal all penetrations with modified plastic cement and fiberglass webbing. Total job clean up and haul away trash to landfill. Estimate includes county permits and inspections. Area Approx. 1,800 sqft including starter strip and ridge cap.			
A/C cooler	1.0	\$125.00	\$125.00
We will have to detach and reset A/C unit to facilitate roof tear off and proper new roof installation.		11111	

Subtotal	\$4,625.00
County rate	\$312.19
Total	\$4,937.19

TOWN OF MESILLA

PERMISSION TO CONDUCT WORK

OR OR

Case # 660 3 4 9
Fee \$ 1 2.00

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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PZHAC NEW BUSINESS <u>SEPTEMBER 3, 2019</u>

PZHAC DECISIONS ZONING PERMIT

PZHAC ACTION FORM ZONING PERMIT 060950 [PZHAC REVIEW – 9/3/19] STAFF ANALYSIS

Item:

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

DESCRIPTION OF REQUEST:

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

According to the site diagram supplied with the application, due to the odd shape of the property, the structure will be set back about 10 feet from both a side and a rear property line. Required setbacks in the RA zone are 10-foot side and 30-foot rear. However, it appears that the Town approved 5-foot side and 25-foot rear setbacks for this subdivision when the subdivision was approved. The proposed structure will need to be sited on the property so that it meets both required setbacks.

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

ESTIMATED COST: @ \$35,000.00

CONSISTENCY WITH THE CODE:

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

Findings:

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

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial Addresses

County Address Points

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: R0401282 Parcel Number: 4006138146309 Owner: CARSON ROBERT F IV Mail Address: 1445 SAN BONIFACIO ARC

Subdivision: MESILLA VERDE (BK 21

PG 72-74 - 0440356)

Property Address: MESILLA VERDE

TER Acres: 0







BUILDING & CODE DATA

APPLICABLE CODES AND DESIGN DATA:

- 2009 NEW MEXICO RESIDENTIAL BUILDING CODE

- 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)

SINLGE FAMILY RESIDENCE

* BUILDING HEIGHT 24'-7" (MAXIMUM HT: 50'-0")

BUILDING IS IN A NON FLOOD ZONE

SQ.PT. CALCULATION TABLE	50.57
HEATED AREA OF DIVISIONS	3,423
PORCHIX	27.472
GARAGE 3 GAR.	2,662
TOTAL FRAMED AREA	12021
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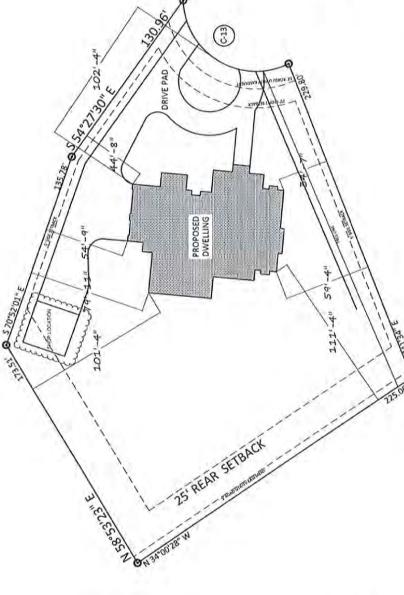
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ISSUED PERMIT: REVISIONS: 1

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A 1 FLOOR PLAN 2 OF S
A 2 ELEVATION/ROOF TAYOUT 3 OF S
EAS FOUNDATION PLAN LAYOUT 4 OF S
ELECTRICAL/PLUMGING ROUGH IN LAYOUT 5 OF S

INDEX OF SHEETS

50

ADDRESS

3000 MESILLA VERDE TERRACE LAS CRUCES, NEW MEXICO,

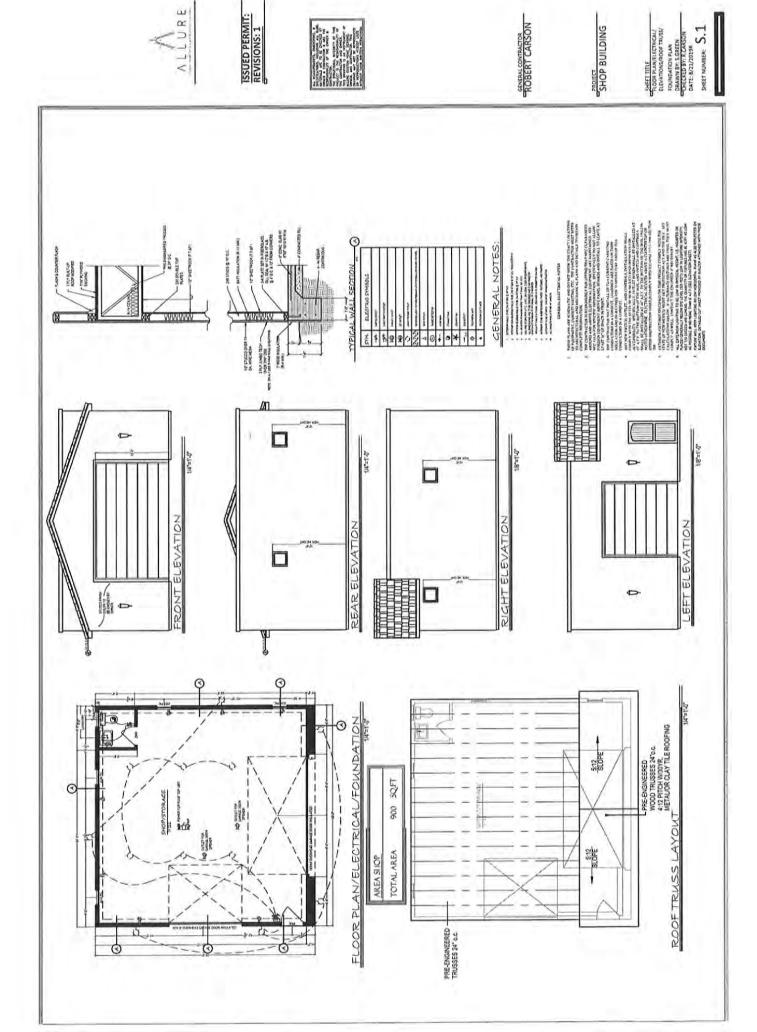
LOT 6 IN "MESILLA VERDE FINAL PLAT "
ZONED R-A
DONA ANA COUNTY RECORDS.

LEGAL DESCRIPTION: (AS FURNISHED) 88005



PERSONAL RESIDENCE

GENERAL CONTRACTOR
ROBERT CARSON



CERTIFICATION OF COMPLIANCE WITH CHAPTER 18.50 OF THE CITY CODE "OUTDOOR LIGHTING ORDINANCE"

on the property at, do hereby certify that I am reconstructed in the property at, and that any exapplicable requirements set forth in the Town's "construction".	ACE , further identified by Dona Ana County terior lighting on the structures will meet all
the City Code) that have been in effect as of October	er 21, 2013.
Applicant	Date: 8/28/19
Property Owner (if not applicant)	Date:

TOWN OF MESILLA **ZONING APPROVAL**

PERMISSION TO CONDUCT WORK

OFFICIAL USE ONLY: Case # 060950 Fee \$ 65,00

OR
OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

	20NE: _	RA CODE:		PLICATION DATE: 8/28/19
ROBERT CARS	ON		575 644 3515	5
Name of Applicant/Ow			Applicant's Teleph	
3000 MESILLA		LAS CRUCES	NM	88005
Applicant's/Owner's M robert@genco		City	State	Zip Code
Applicant's/Owner's E- ROBERT CAR				
Contractor's Name & A	Address (If none, indic	ate Self)		
575 644 3515		_		
Contractor's Telephon	e Number	Contractor's Tax II	O Number	Contractor's License Number
Address of Proposed \	Work: 3000 ME	SILLA VERDE TER	RACE LAS CR	UCES, NM 88005
Description of Propose	ad Work: NEW	RESIDENTIAL CON	NSTRUCTION	
	71	1		
35,000	10	VIIV		0/20/19
Estimated Cost	Signature of A	Applicant		Date
Signature of property	owner if applicant is n	ot the property owner: _		
With the exception of	administrative appro	vals, all permit requests	must undergo a re	view process from staff, PZHAC and BC f property (deed or current lax bill) along wi
verification of legally sub	bdivided status of the pr	operty are required. Plan	sheets are to be no l	arger than 11 x 17 inches.
		FOR OFFICIAL	USE ONLY	
ZHAC [Administrative Appro	oval	вот	☐ Approved Date: ► 1/A
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ERMISSION ISSUE Plot plan w setbacks. Ve in existence p Site Plan with Proof of legal Drainage plan Architectural s Proof of sew	D/DENIED BY:	ecked: n to show existing hat the lot was legally sections. s. — diagrams or elevations of septic tank permiters.	structures, adjoinin ubdivided through t s (Historical and con	ng streets, driveway(s), improvements he Town of Mesilla or that the lot has bee

PZHAC ACTION FORM ZONING PERMIT 060951 [PZHAC REVIEW – 9/3/19] STAFF ANALYSIS

Item:

Case 060951 – 1770 Tierra de Mesilla, submitted by Los Migueles de Mesilla; a request for a zoning permit to allow the installation of a small stand-by generator at the northeast corner of an existing doctor's office. Zoned: General Commercial (C).

DESCRIPTION OF REQUEST:

The applicant would like to install a small back-up generator alongside the Doctor's office at this address. The generator will be fired by natural gas and is the type that is normally sold at home improvement outlets such as Home Depot or Lowes. It will only be used in case of a power failure. The size is about 4 feet long by about 2 feet wide and high and it has a metal cover that has an appearance similar to a ground mounted air conditioner (see attached specs). The generator will be fairly quiet when in use.

The generator will be located at the outside of the northeast corner of the building behind some bushes that are on the property. This is the side of the building that is parallel to Tierra de Mesilla. Installation of the generator at the proposed location will not change the style or character of the building. The existing shrubs near this portion of the property will further help conceal the generator from view.

ESTIMATED COST: @ \$10,000.00

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed generator will be compatible with the General Commercial (C) Zoning of the property and if it will need to be screened.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a small back-up generator for the doctor's office at this address.
- The PZHAC has determined that the proposed generator meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial Addresses

County Address Points

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: R0401241 Parcel Number: 4006137282262 Owner: MIGUELES DE MESILLA LLC Mail Address: 3705 SELENE CT Subdivision: MERCADO DE LA MESILLA PHASE 3B (BK 20 PG 163-164

- 0231702)

Property Address: 1770 TIERRA DE

MESILLA Acres: 0



PHOTO OF PROPERTY FROM TIERRA DE MESILLA SHOWING PROPOSED LOCATION





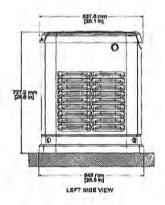


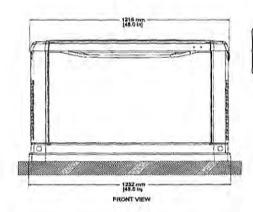
(Mode) #	Product	Description
G005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
G007101-0	Battery Pad Warmer	The pad warmer rests under the battery. Recommended for use if the temperature regularly falls below 0°F. (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if the temperature regularly falls below 0°F.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from tuture corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kits provide all the hardware necessary to perform complete routine maintenance on a Generac automatic standby generator.
G006463-4*	Mobile Link™— Cellular	Generac's Mobile Link allows you to check the status of your generator from anywhere you have access to an Internet connection from a personal computer or with any smart device.
G007005-0*	Wi-Fi LP Fuel Level Monitor	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Mon- itoring the LP tank's fuel level is an important step in making sure your generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify when your LP tank is in need of a refill.

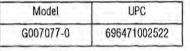
^{*}Only applicable for the United States.

dimensions & UPCs

Dimensions shown are approximate. Refer to installation manual for exact dimensions, DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.









TOWN OF MESILLA ZONING APPROVAL

OFFICIAL USE ONLY: Case # 060951 Fee \$ 25 50

PERMISSION TO CONDUCT WORK OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT 2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104 CODE: AC CASE NO. 060951 ZONE: C APPLICATION DATE: hos miqueles de Name of Applicant/Owner Applicant's Telephone Number POBOX 1628 Applicant's/Owner's Mailing Address BUNIAN - MICHAEL (905 - 417 - 9147) Contractor's Telephone Number Address of Proposed Work: Signature of Applicant **Estimated Cost** 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 ☐ Administrative Approval □ Approved Date: **PZHAC** BOT □ Approved Date: □ Disapproved Date: □ Disapproved Date: ☐ Approved with Conditions □ Approved with conditions FIRE INSPECTION/APPROVAL REQUIRED: YES YNO SEE CONDITIONS CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED CONDITIONS: CLO PERMIT REQUIRED PERMISSION ISSUED/DENIED BY: ISSUE DATE: This Application will include the following, if checked: Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972. Site Plan with dimensions and details. 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 ACTION FORM ZONING PERMIT 060952 [PZHAC REVIEW – 9/3/19] STAFF ANALYSIS

Item:

Case 060952 – 2755 Boldt Street, submitted by Daniel J. Jones; a request for a zoning permit to allow a 12-foot by 40-foot addition containing a garage and studio (hobby room) to a dwelling at this address. Zoned: Historical Residential (HR)

Staff Analysis:

DESCRIPTION OF REQUEST:

The purpose of this request is to allow the applicant to install a combination garage and hobby room at the side of a residence at this address. The addition will be alongside an existing garage that is part of the original floorplan for the dwelling and will consist of a garage at the front half of the addition and a hobby room at the rear half. The addition will consist of a 20-foot by 40-foot (400 square feet) frame and stucco structure with electricity and a bathroom. The height of the addition (11 feet) will be less than that of the dwelling (see attached plans). The addition will be located at least four feet from the side property line (three feet is required) and at least 20 feet from the front property line (required by the HOA). The proposed structure will be finished to match the dwelling and will not be out of character with the property or the area. The proposed addition has been reviewed and approved by the Mesilla Farms HOA (see attached letter).

The applicant has been informed that a building permit will be required from the State (CID) if the proposed addition is approved by the Town and that the applicable building codes used by CID will need to be met. The proposed addition will not be allowed to block any bedroom windows along this side of the dwelling that are required for emergency egress from the bedroom.

CONSISTENCY WITH THE CODE:

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

Estimated Cost: @ \$10,000.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing an addition consisting of a garage and a hobby room at the side of a residence at 2755 Boldt Street.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM General Reference Maps

2014 Aerial

Addresses

County Address Points

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: R0401046 Parcel Number: 4006137390458

Owner: JONES DANIEL J Mail Address: 2755 BOLDT ST Subdivision: MESILLA FARMS SUBDIVISION (BK 15 PG 389-390 -

8822094)

Property Address: 2755 BOLDT ST

Acres: 0



VIEW OF PROPERTY FROM BOLDT STREET SHOWING LOCATION OF PROPOSED ADDITION





RE: An addition of a single stall garage/hobby area on the north side of the home at 2755 Boldt Street (Lot 2, Block A, Mesilla Farms Subdivision), Mesilla Owners of Record: Dan Jones & Teresa Griffith

Dear Board Members and Town of Mesilla,

The architectural committee has researched the impact of the homeowners' request to add a 12' x 40' garage/hobby shop to their existing residence. The expansion of the home's footprint will be on the north side, not extending into the home's front setback.

The plans & description of the work to be done furnished by the owner indicates the addition will fit into the Town of Mesilla's historic residential requirements and it is assumed that the work will be performed in a professional manner. The permittees stated that the homeowner to the north, who will be most impacted by the construction, has no objection to the proposed addition. The Mesilla Farms Homeowners Association approves the issuing of a permit for the described work from the Town of Mesilla.

Sincerely,

Eric Van Pelt

Architectural Committee

Concurrence By: Kevin McBride, Mesilla Farms HOA President

This Document has been e-Recorded as Reception No. 190157 on 01-02-2019 In the office of the Dona Ana County Clerk

Southwestern Abstract & Title Co. 232-TM-2018/vy

WARRANTY DEED

Christopher P. Barela, an unmarried man, for consideration paid, grant to Daniel J. Jones, a married man as his sole and separate property whose address is 2755 Boldt Street, Las Cruces, the following described real estate in Dona Ana County, New Mexico:

New Mexico 88005

Lot 12, Block C, MESILLA FARMS SUBDIVISION, in the Town of Mesilla, Dona Ana County, New Mexico, as shown and designated on the plat thereof, filed in the office of the County Clerk of said County on December 9, 1988, in Book 15 Page(s) 389-390 of Plat Records.

SUBJECT TO: Restrictions, Reservations and Easements of record.

with warranty covenants.

Witness my hand this 2nd day of January, 2019.

Christopher P. Barela

STATE OF NEW MEXICO COUNTY OF DOÑA ANA

This instrument was acknowledged before me on this 2 day of January, 2019 by Christopher P. Barela.

Signature of notarial officer

My commission expires: 2.13.21

OFFICIAL SEAL

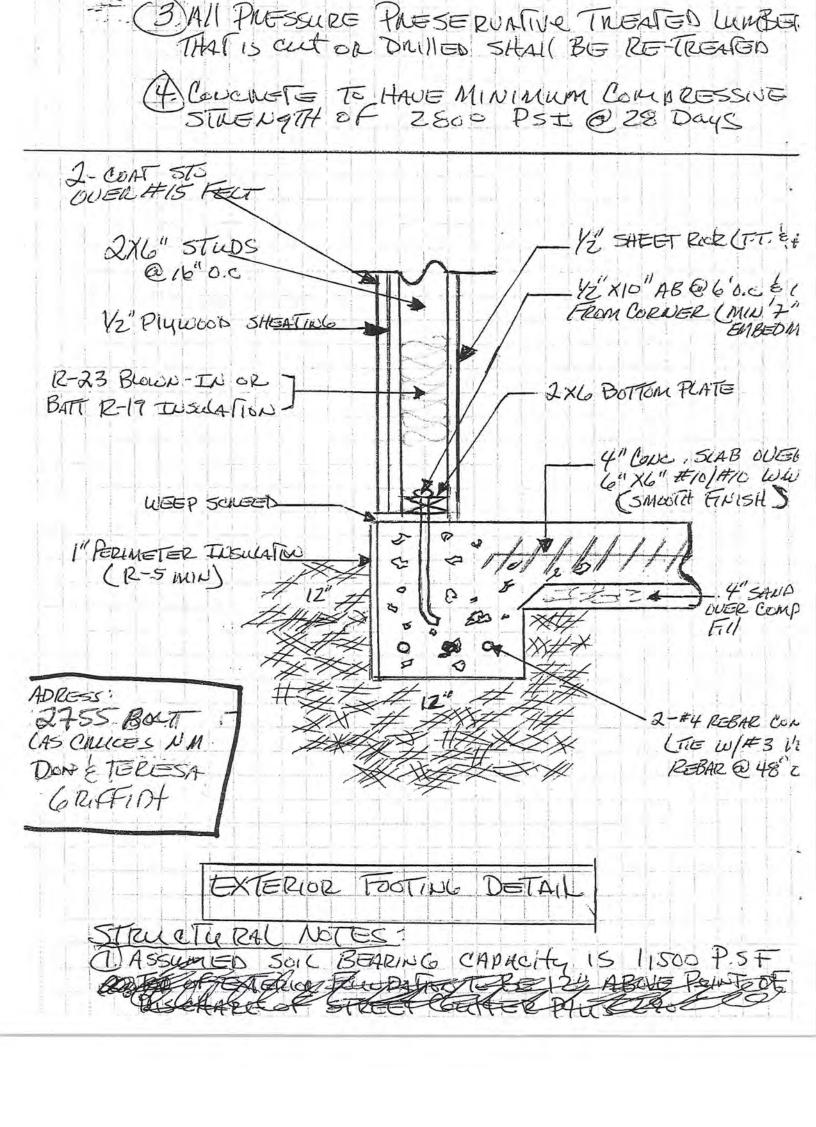
JARA MUNOZ

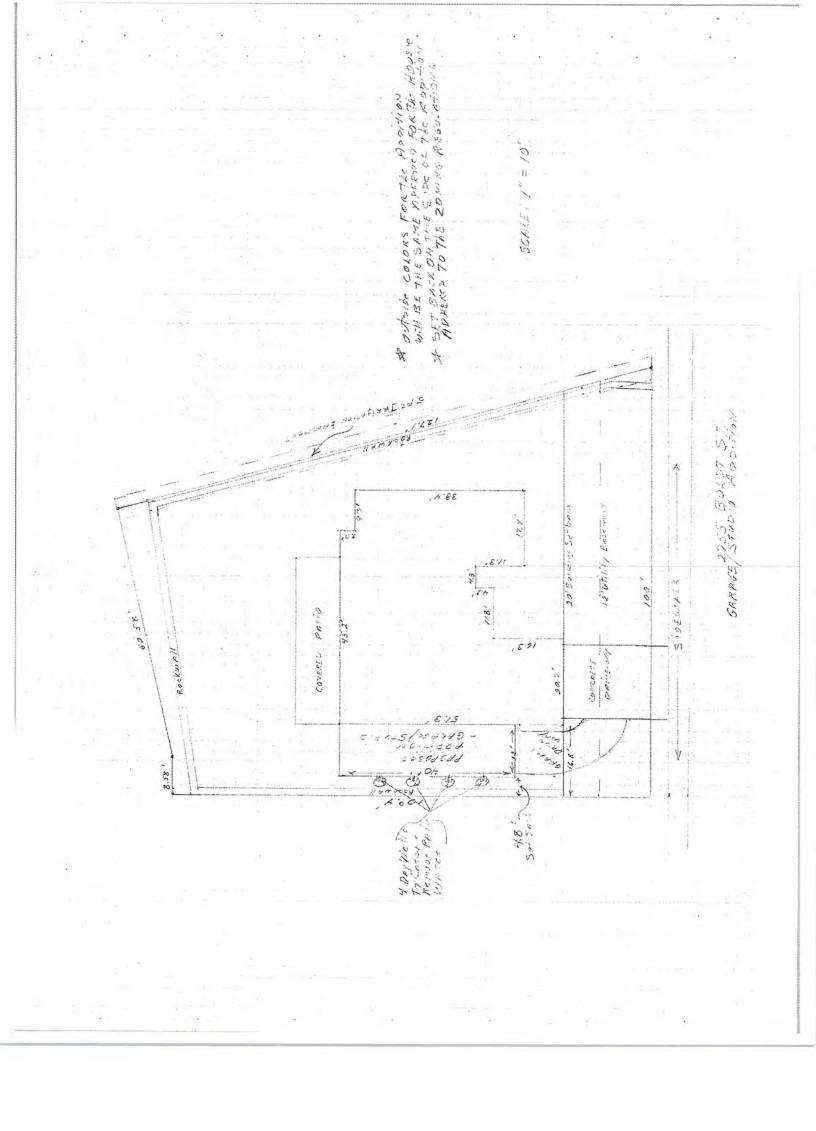
Notary Public

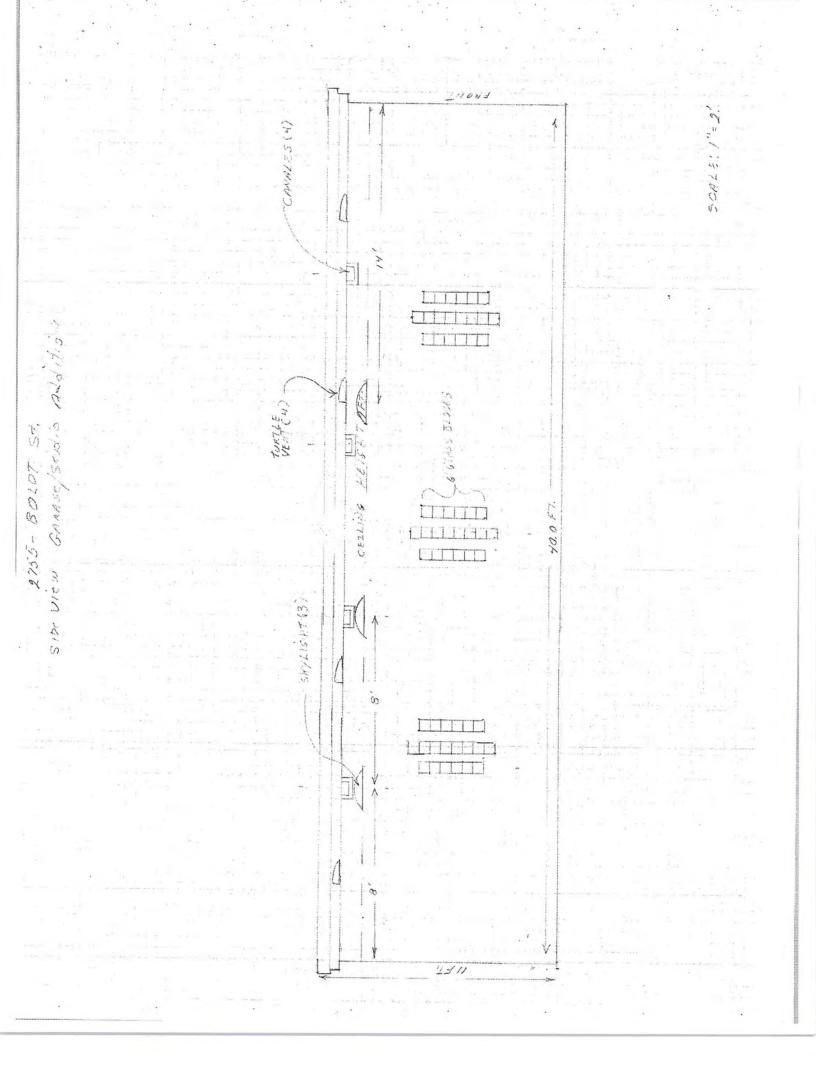
State of New Mexico

My Comm. Expires 2 3 3 1









TOWN OF MESILLA

PERMISSION TO CONDUCT WORK

OFFICIAL USE ONLY: Case # 060952 Fee \$ 76.50

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104 CASE NO. 060952 ZONE: HR CODE: AP APPLICATION DATE: 8/23/19 DANIC , JOHES 740-350-641 Name of Applicant/Owner Applicant's Telephone Number P.O. BOX 1410 8809 Applicant's/Owner's Mailing Address Zip Code Applicant's/Owner's E-m LAS CRUCES JB HOME Contractor's Name & Address (If none, indicate Self) 575-642-021 82-4911 284 Contractor's Telephone Number Contractor's Tax ID Number Address of Proposed Work: 2755 BOLDT ST., LAS CRUCE 12' x 40' Description of Proposed Work: EXISTING 43 108 Estimated Cost Signature of Applicant 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: VES ____NO ___SEE CONDITIONS CONDITIONS: PZNAC REVIEW & DOT FINAL REVIEW CID PERMIT REG PERMISSION ISSUED/DENIED BY: ISSUE DATE: This Application will include the following, if checked: Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972. Site Plan with dimensions and details. Proof of legal access to the property. Drainage plan. Architectural style and color scheme - diagrams or elevations (Historical and commercial zones only). Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services). Other information as necessary or required by the City Code or Community Development: