



**PZHAC WORK SESSION
AGENDA
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)

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 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)

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).

**PZHAC REGULAR MEETING
AGENDA
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

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

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

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)
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)
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)
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)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

Building Permits

1. **Case 060762** – 2547 Calle del Norte, submitted by Rosalina Contreras; a request for a building permit to replace windows, doors, and screens on a dwelling at this address. Zoned: Historic Residential (HR)
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)**
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) **(Discussed during Work Session – Item 2)**
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)**
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)**
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)**
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). **(Discussed during Work Session – Item 4)**

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).

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)
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)
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)

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)**
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)

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 8/30/18 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 NEW BUSINESS

SEPTEMBER 4, 2018

WORK SESSION

**-PZHAC WORK SESSION
SEPTEMBER 4, 2018
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)

Staff Analysis:

The property currently contains a dwelling that is under construction that will be occupied by the applicant when it is completed. While construction is still under way, the applicant would like to add a rock wall along the rear property line, and a wooden fence along the front property line to contain his dog, but not block the view of the yard (see attached "Proposal" and site plan provided by the applicant). Originally, the applicant had planned to request a wire fence along the front, but decided to use wood instead since the current interpretation of the Code is that wire is not allowed because it not one of the accepted materials for walls.

See the proposal and attachments submitted by the applicant for a description of the work to be done.

The rock wall along the south, east and west property lines will not be out of character with other walls that have been approved in the area. Stone is also an approved material for walls that are in frontage setbacks in the Town. (Section 18.60.34(E) Wall, fence, or hedge - Walls or fences constructed within the front yard setback area facing a street within the H-R, H-C, R-1 zones must be built with the following materials only: stucco, brick, stone, wood, adobe and wrought iron.)

According to the applicant, the requested wooden fence along the north property line (Calle de Colon) is similar to other fences of this type that have been previously approved or allowed historically through-out the historic districts of Mesilla, and it is an a building material allowed for fences by Section 18.60.340(E).

Estimated Cost: \$2000.00

Consistency with the Code:

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

Chapter 18.33 – Historic Preservation

18.33.040 Declaration of purpose and statement of public policy.

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

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

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

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400652](#)

Parcel Number: null

Owner: WRIGHT JOHN

Mail Address: PO BOX 566

Subdivision:

Property Address: 2782 CALLE DE
SAN ALBINO

Acres: 0



VIEW OF FRONT OF PROPERTY FROM CALLE DE COLON



VIEW OF REAR OF PROPERTY FROM CALLE SEGUNDA



"Proposal"

From: mesillaj3 <mesillaj3@aol.com>

To: mesillaj3 <mesillaj3@aol.com>

Subject: Fwd: Rock Wall, Fence & Landscaping

Date: Tue, Aug 21, 2018 9:42 pm

PROPOSAL

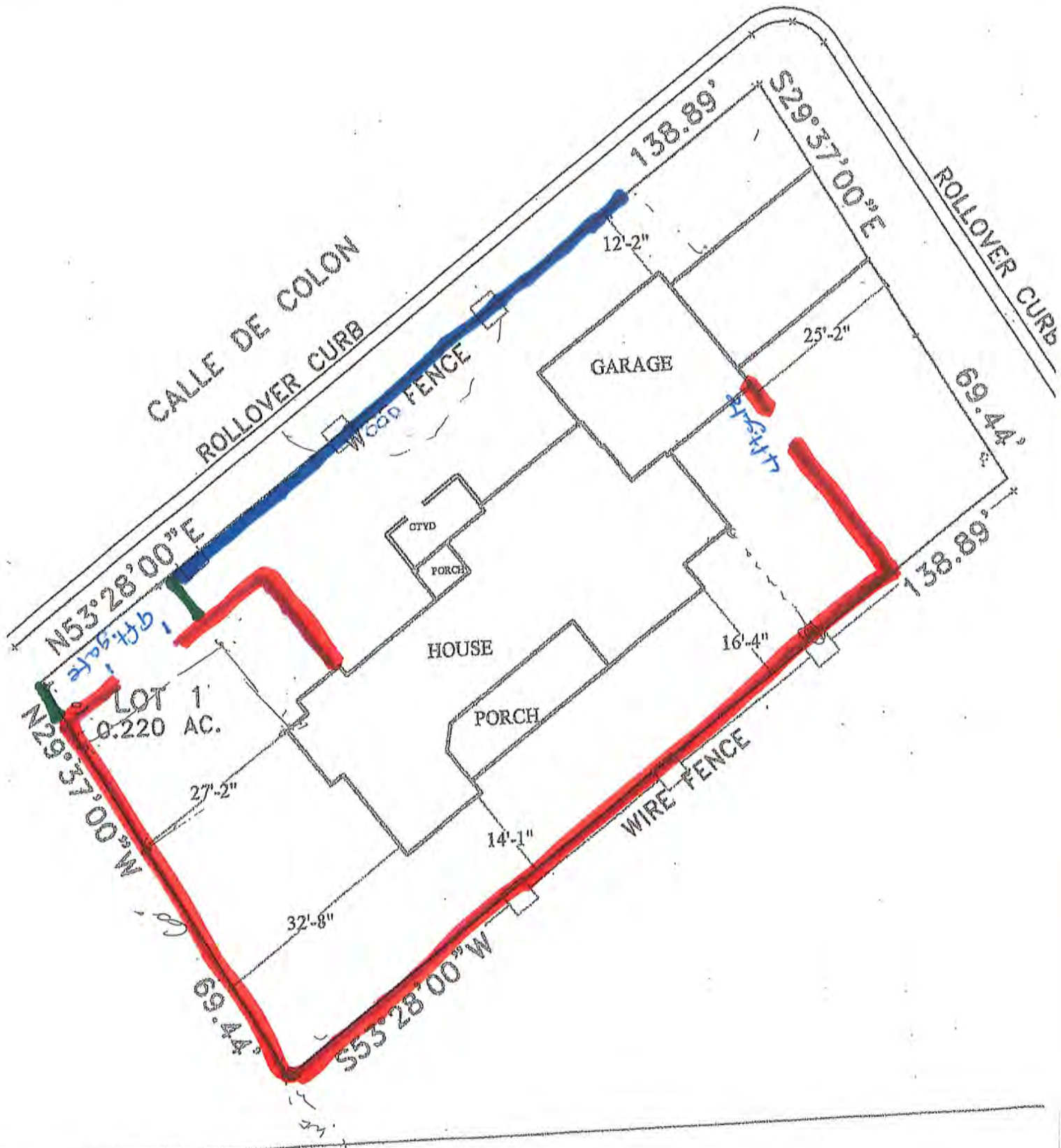
2305 Calle de Colon

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

Wood fence running along the north side of the property line along Calle de Colon (outlined in blue in attachment #1). The wood fence is 3.5 feet high and is similar to that found in attachment #3.

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

Attachment #1



Attachment #2



Attachment #3

[Home](#) / [Lumber & Composites](#) / [Fencing](#) / [Wood Fencing](#) / [Wood Fence Panels](#)

Model # 245321 Internet #206935721



[Share](#) [Save to Favorites](#) [Print](#)

Outdoor Essentials

3-1/2 ft. x 8 ft. Western Red Cedar Privacy French Gothic Fence Panel Kit

★★★★☆ (8) [Write a Review](#) [Questions & Answers \(15\)](#)

- Cedar is naturally resistant to rot and decay
- Includes all materials needed to assemble one 8 ft. fence panel
- Finished gothic fence panel measures 3-1/2 ft. x 8 ft.

\$86⁰⁸ /each

Quantity

Not in Your Store - We'll Ship It There

[Add to Cart](#)

We'll send it to Las Cruces for **free pickup**

Available for pickup
August 29 - September 4

[Check Nearby Stores](#)

We'll Deliver It to You

[Add to Cart](#)

Free Delivery

Expect it
August 29 - August 31

[Delivery Options](#)

Or buy now with

We're unable to ship this item to:
AK, GU, HI, PR, VI

Easy returns in store and online
[Learn about our return policy](#)

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060776

Fee \$ 12.00

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

CASE NO. 060776 ZONE: HR CODE: 60 APPLICATION DATE: 8/13/18

Gerard Nevarez 575.642.3938
 Name of Applicant/Owner Applicant's Telephone Number
PO Box 1102 Mesilla NM 88046
 Applicant's/Owner's Mailing Address City State Zip Code
mesilla3@aol.com
 Applicant's/Owner's E-mail Address
self
 Contractor's Name & Address (If none, indicate Self)

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

Address of Proposed Work: 2305 Calle de Colon

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

\$5000.00 [Signature] 08.13.18
 Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED
CID PERMIT MAY BE NEEDED FOR ROCK WALL TC

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 4, 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 and 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 1 ½ feet during construction. The applicant also recently obtained a building permit to construct an adobe wall along this property line to mitigate the drainage problem.)

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 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 affect 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



**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



1. ALERT SHEET? YES NO

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

2. SURVEY DATE: 25-80 BY: JM

3. CHECK DATE: 4. BY: 5. COMPUTER DATE: 6. BY: 7.

8. FILE DATE: 9. BY: 10. REVISION DATE: 11. BY:

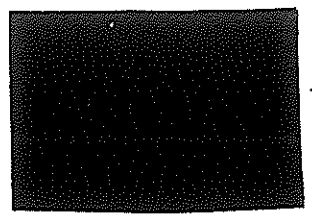
13. FIELD MAP: 14. NUMBER: 15. UTM REFERENCE NUMBER:
 ZONE: 17E EASTING: 3571700 NORTHING: 321300

16. SPECIFIC LOCATION: *Dona Ana*
first house on the N.W. corner of the square block west of Calle de Santa Ana & Old Camera Road

17. CITY/TOWN: *Mesilla* 18. ZIP: *88048*

19. LAND GRANT OR RESERVATION: *Mesilla Univ Colony*

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



20. I.D. #: *18320-0002*

22. ROLL #: *48* 23. NEG #: *20*

24. LOCATION OF NEG.

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

27. FOUNDATION MATERIAL(S): *Concrete* *on LAURENCE DALLAM*

28. EXTERIOR WALL SURFACE(S): *Exposed Adobe* *11261 HARRISON AVE. SO. Minneapolis MN 55437-3518*

29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS): *Single metal casement, small lite windows w/no surrounds*
Exposed wood lintel *4-006-138-315-007*

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*

36. ACTUAL DATE OF CONSTRUCTION:

37. SOURCE OF DATE:

38. ARCHITECT/ENGINEER/BUILDER:

39. SOURCE OF INFORMATION:

40. NAME:

USE:

41. PRESENT: *Residential*

42. HISTORIC: *"*

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

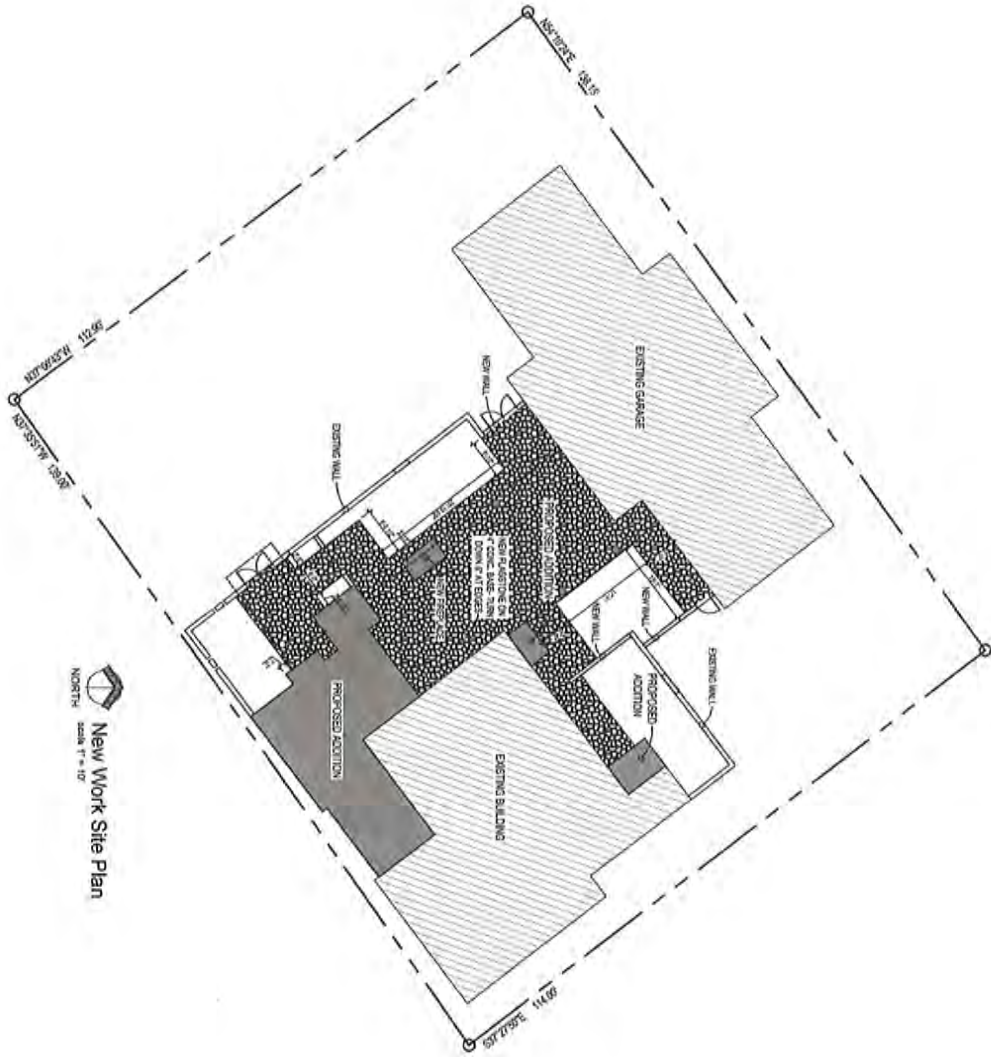
49. ASSOCIATED BUILDINGS? YES NO


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 canals 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)




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

- GENERAL NOTES**
1. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
 2. EXISTING WALLS TO REMAIN UNLESS OTHERWISE NOTED.
 3. EXISTING WALLS TO BE REINFORCED WITH STEEL REBAR.
 4. EXISTING WALLS TO BE REINFORCED WITH STEEL REBAR.
 5. EXISTING WALLS TO BE REINFORCED WITH STEEL REBAR.
 6. EXISTING WALLS TO BE REINFORCED WITH STEEL REBAR.
 7. EXISTING WALLS TO BE REINFORCED WITH STEEL REBAR.
 8. EXISTING WALLS TO BE REINFORCED WITH STEEL REBAR.
 9. EXISTING WALLS TO BE REINFORCED WITH STEEL REBAR.
 10. EXISTING WALLS TO BE REINFORCED WITH STEEL REBAR.

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

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
 0 30 60
 1" = 30'

INSTRUMENT OF RECORD:
 FILED
 Instrument 80428045
 of Section 25, T.23S., R.1E.
 OF THE DONA ANA COUNTY RECORDS

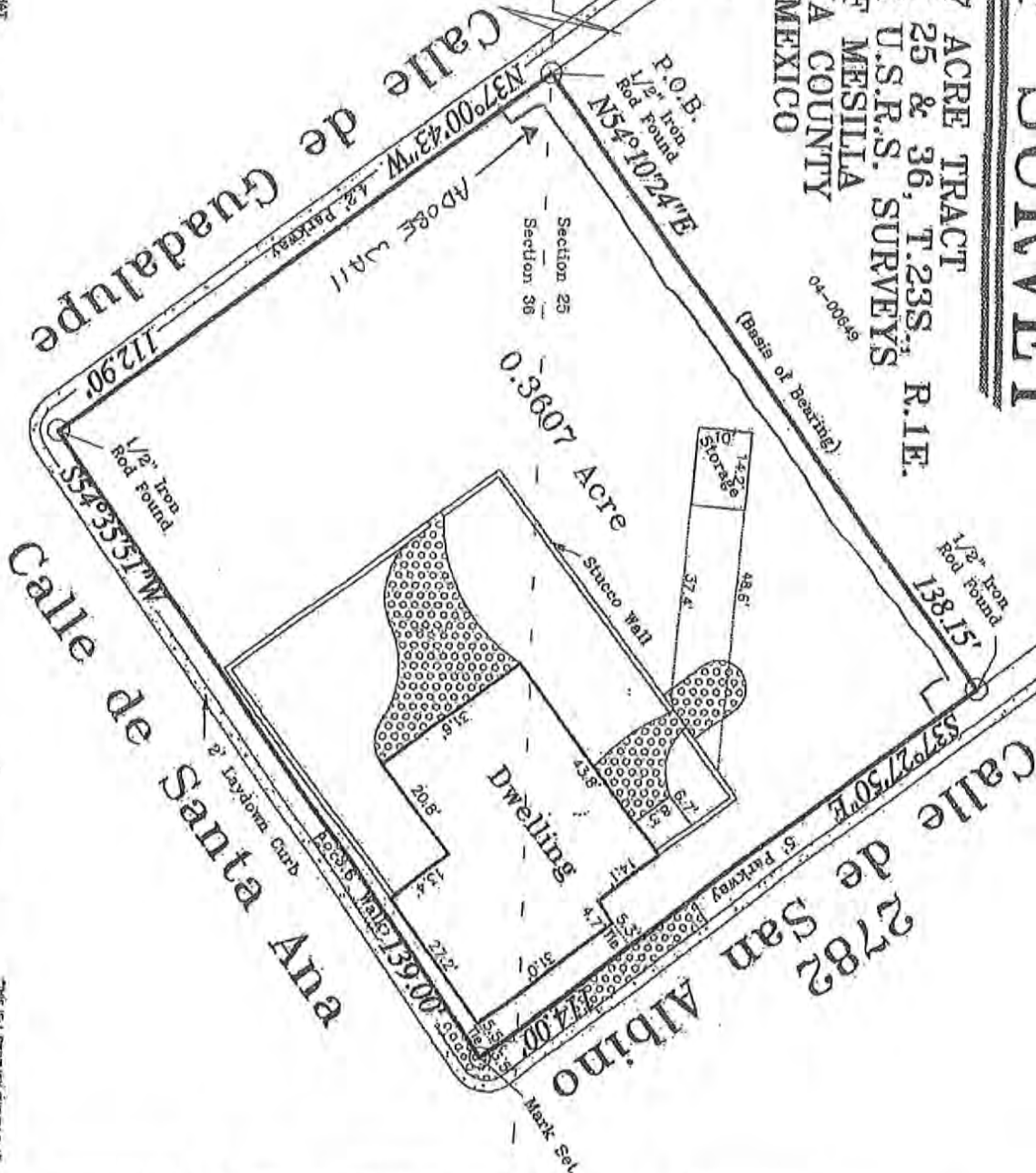
DRAWN BY S. Peale
 REGD BY: E.R., C.S.
 22nd NOV. 15-12-0405
 DATE December 14, 2015



SURVEYOR'S CERTIFICATE

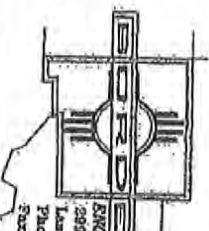
THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT. I AM HEREBY CERTIFYING THAT THE SURVEYING STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE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

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

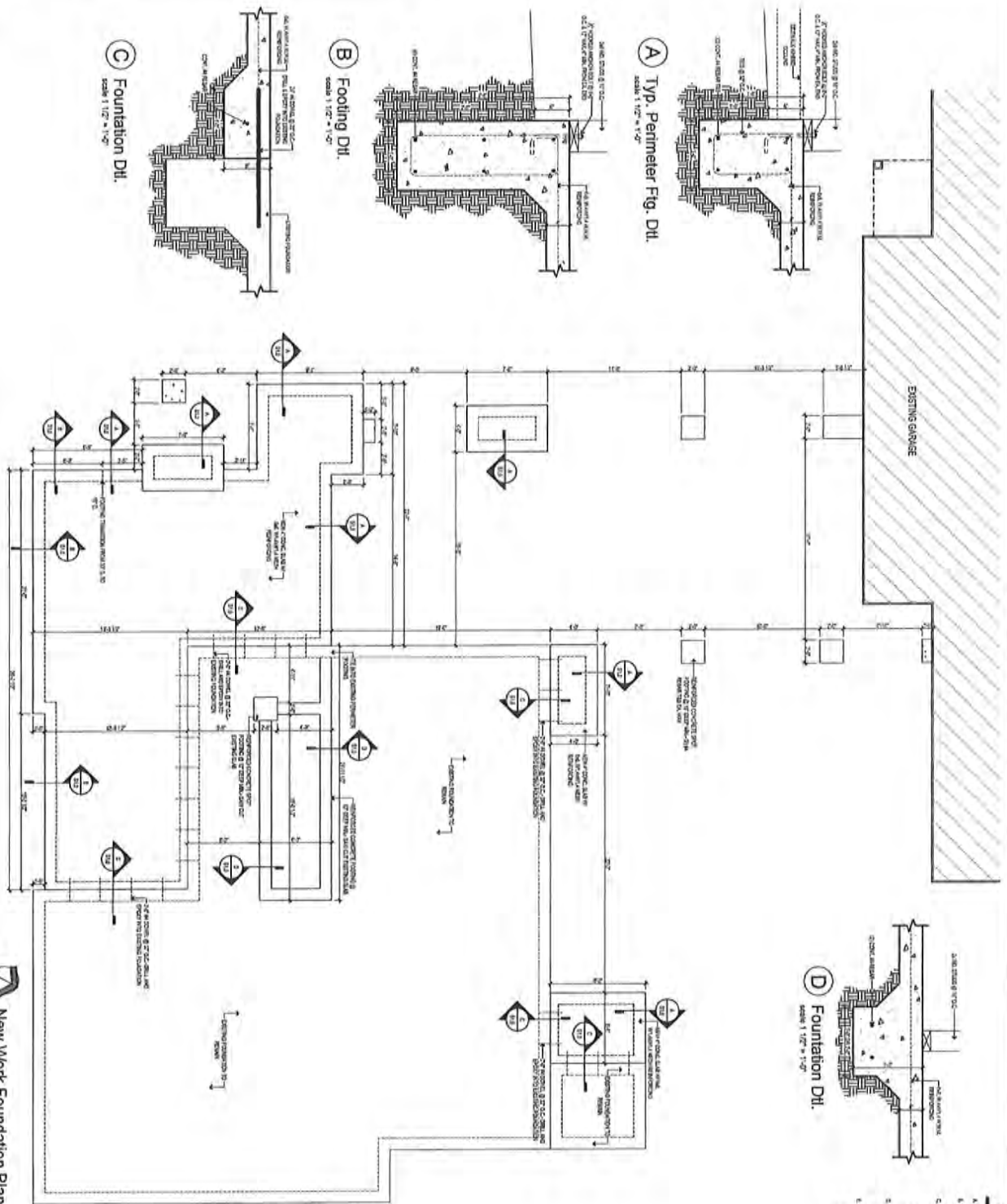


NOTES:
 THE BASIS OF BEARING IS THE EAST BOUNDARY.
 ALL BEARINGS SHOWN HEREON ARE FROM THE FIELD INSTRUMENT OF RECORD AS NOTED HEREON.
 BEARINGS AND DISTANCES MARKED WITH A * ARE UNLESS OTHERWISE NOTED.
 1/2" IRON RODS WITH YELLOW PLASTIC CAP USED IN 1993 SET AT PROPERTY CORNER OR AS NOTED HEREON.

PROPERTY IS IN AN "X" DESIGNATED ZONE,
 AS SHOWN ON THE FLOOD INSURANCE RATE MAP
 COMMUNITY PANEL NO. 3601300653 E,
 EFFECTIVE SEPTEMBER 27, 1991.



THIS IS A BOUNDARY SURVEY PLAT OF AN ESTATE TRACT OR TRACTS OF LAND IN DONA ANA COUNTY, NEW MEXICO, DIVISION OF SURVEYING, REGISTERED IN THE NEW MEXICO SURVEYOR AFT.
ENGINEERS AND SURVEYORS LLC
 Las Cruces, New Mexico 88001
 Phone: (575) 522-1443
 Fax: (575) 522-9358



- GENERAL NOTES**
1. FOUNDATION SHALL BE CONCRETE ON COMPACTED GRAVEL.
 2. FOUNDATION SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
 3. FOUNDATION SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
 4. FOUNDATION SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
 5. FOUNDATION SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
 6. FOUNDATION SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
 7. FOUNDATION SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
 8. FOUNDATION SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
 9. FOUNDATION SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
 10. FOUNDATION SHALL BE 12" THICK UNLESS OTHERWISE NOTED.

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

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

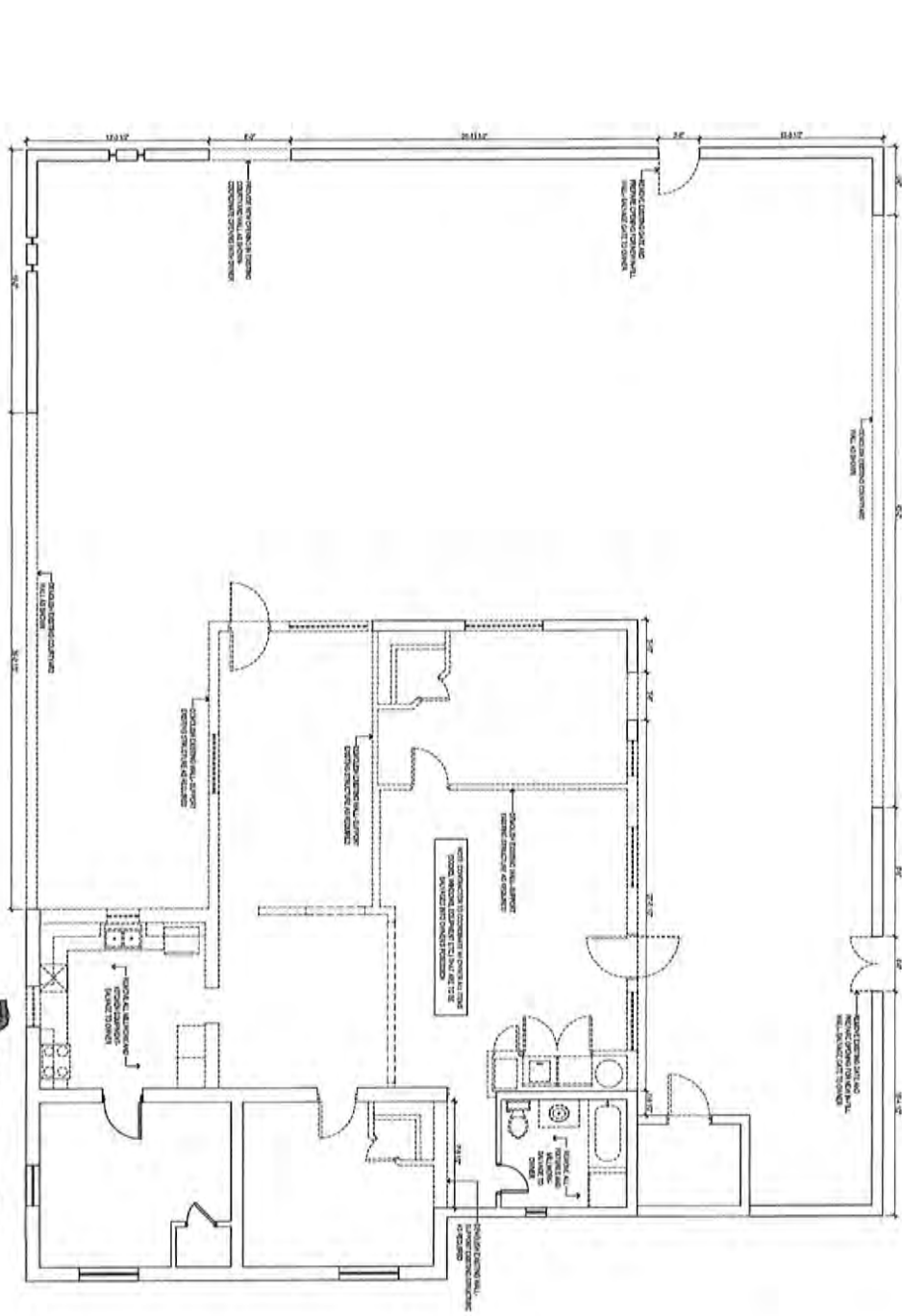
Mesilla, NM

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

RonCnims
 architect, llc
 1114 W. CENTRAL AVENUE, SUITE 100, MESA, AZ 85204
 (480) 944-1114

STATE OF NEW MEXICO
 ARCHITECTS
 7/1/18

REVISIONS
 DATE



- GENERAL NOTES**
1. DEMOLITION TO BE ACCORDANCE TO LOCAL ORDINANCES AND REGULATIONS.
 2. DEMOLITION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
 3. DEMOLITION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
 4. DEMOLITION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
 5. DEMOLITION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
 6. DEMOLITION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
 7. DEMOLITION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
 8. DEMOLITION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
 9. DEMOLITION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
 10. DEMOLITION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.

Demolition Floor Plan
 NORTH
 SCALE: 1/8" = 1'-0"

sheet no.

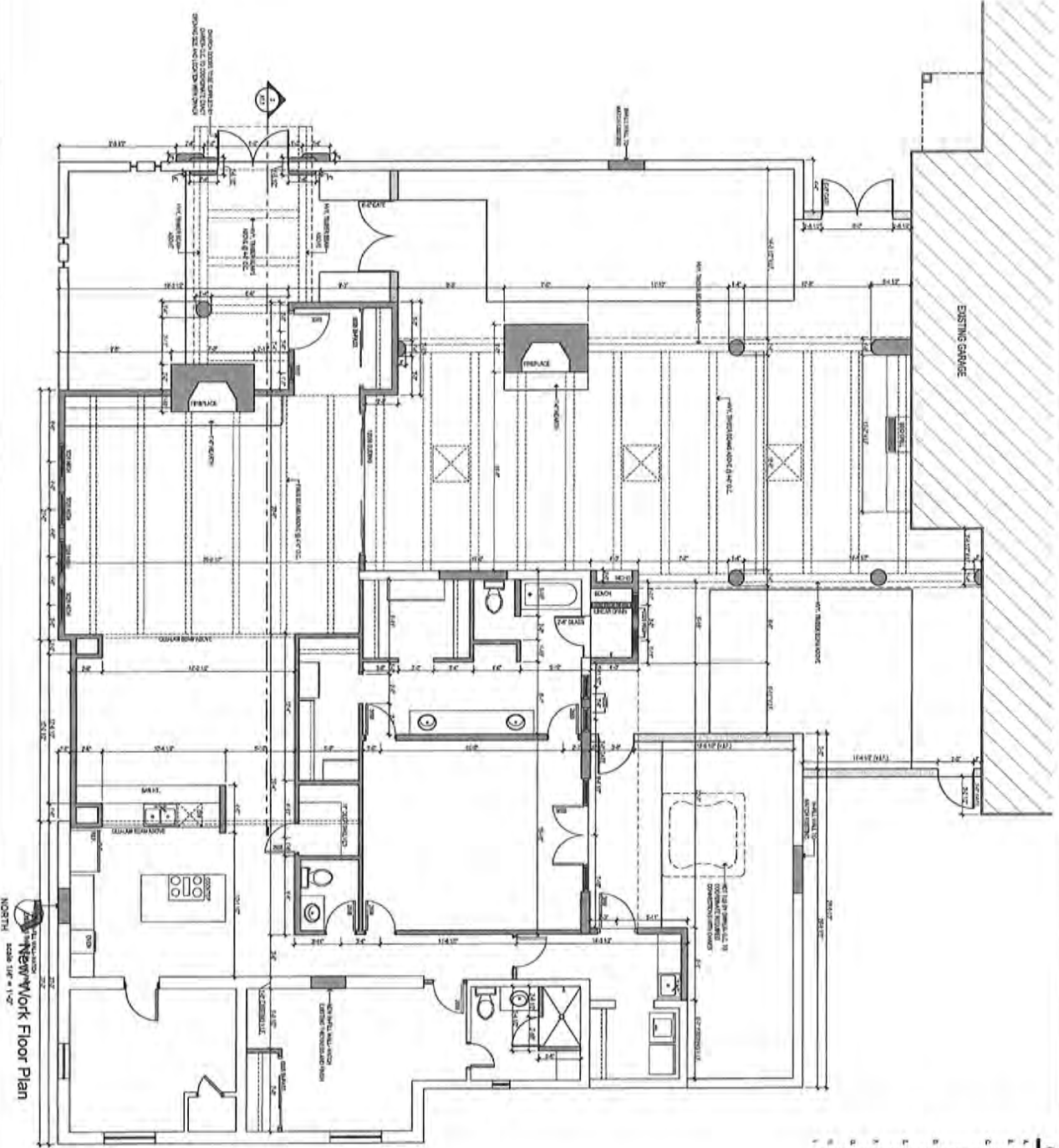
A0.1
 Demolition
 Floor Plan

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



Ron Nimms
 architect, i.l.c.
 10000 N. MESA BLVD. SUITE 100
 MESA, NM 87041

REVISION
 DATE



NEW WORK FLOOR PLAN
 Scale 1/8" = 1'-0"
 NORTH

AREA CALCULATION
 TOTAL AREA: 1,234 SQ. FT.
 NEW WORK AREA: 876 SQ. FT.

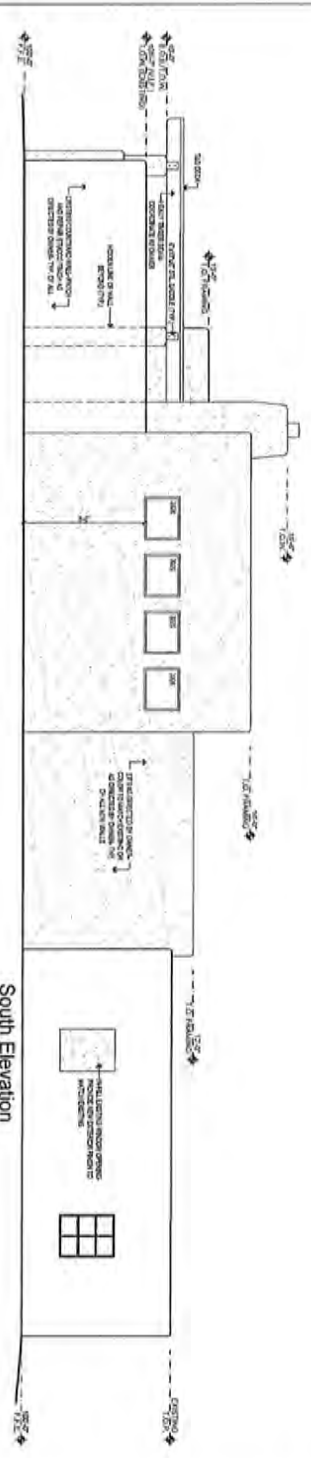
- GENERAL NOTES**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 NMBC AND 2015 NMEC.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 NMBC AND 2015 NMEC.
 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 NMBC AND 2015 NMEC.
 4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 NMBC AND 2015 NMEC.
 5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 NMBC AND 2015 NMEC.
 6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 NMBC AND 2015 NMEC.
 7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 NMBC AND 2015 NMEC.
 8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 NMBC AND 2015 NMEC.
 9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 NMBC AND 2015 NMEC.
 10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 NMBC AND 2015 NMEC.

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

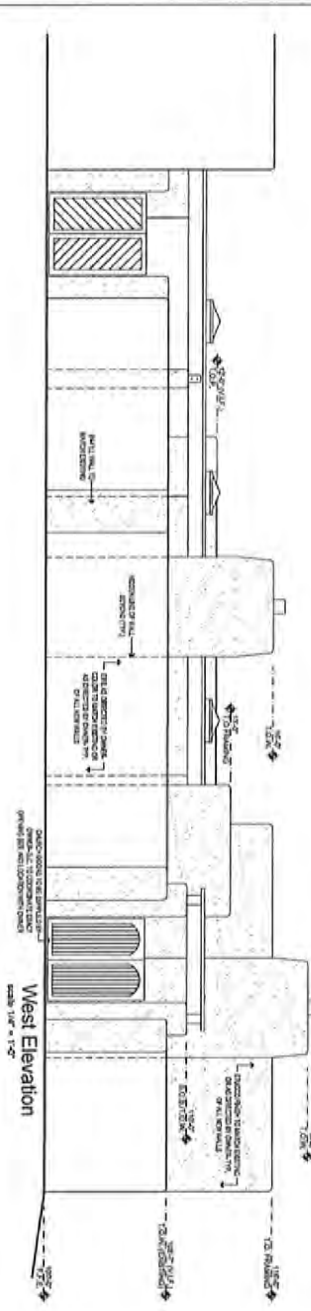
sheet no. **A1.0**
 New Work Floor Plan

RonClimb
 ARCHITECTS, LLC
 1100 UNIVERSITY AVENUE, SUITE 200
 MESILLA, NM 88048
 (505) 982-1111

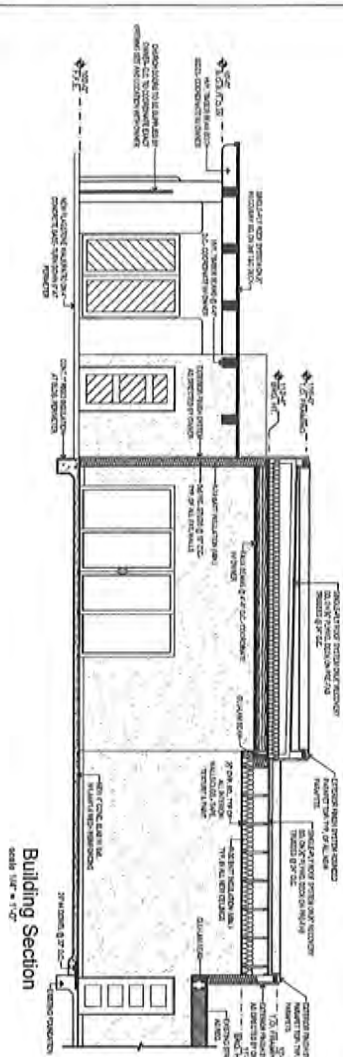
DATE: 7/1/18
 DESIGNER: [Signature]



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 CONDITIONS OF EXISTING STRUCTURE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURE.
 8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.



7/1/18

REVISION	DATE

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

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

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: self

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

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

Address of Proposed Work: 2782 CALLE DE SAN ALBINO 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

BOT Approved Date: _____
 Disapproved Date: _____
 Approved with Conditions

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & BOT 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 4, 2018
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 has recently purchased this property and is in the process of repairing and renovating a number of items that are either in disrepair or need replacing. A number of these such as roof repair and interior work, have been permitted administratively. The applicant has also received a permit through the PZHAC to replace the fence. Now the applicant would like to do further work to the outside of the dwelling.

The purpose of this work session is to enable the applicant to explain what her plans are for the work to be done. This includes replacement of the existing windows, repainting or replacing the exterior doors, repairing and repainting the stucco on the dwelling, and general repairs.

Most of the work to the windows and doors will result in the repaired items looking similar to or having the same style as the original. However, the applicant would like to repaint the dwelling in a lighter color in the hopes of reflecting some of the heat absorbed by the structure. The color chosen by the applicant for the stucco is "Soapstone", while the color for the trim will be "Desert Sand" (see attached). "Soapstone" is the Town's catalog of Exterior and Trim Colors, while "Desert Sand" is almost identical to "Cottonwood", which is in the catalog. Both colors are similar or identical to the colors on other structures in the area.

The PZHAC will need to determine that the requests, as submitted, will be 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.

PHOTO OF WEST SIDE OF DWELLING



POSTS TO BE REFINISHED



**DOORS TO BE REPAIRED OR REPLACED
FRONT (SOUTH SIDE)**



(EAST SIDE)



**WINDOWS TO BE REPLACED
WEST SIDE**



**WINDOWS TO BE REPLACED
SOUTH SIDE**



**WINDOWS TO BE REPLACED
EAST SIDE**



**WINDOWS TO BE REPLACED
NORTH SIDE**



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: [R0400387](#)

Parcel Number: 4006137314503

Owner: BUCKINGHAM ROBERT
WILLIAM

Mail Address: PO BOX Y

Subdivision:

Property Address: 1986 CALLE DE
CURA

Acres: 0.15



Premium Stucco Finish Color Chart



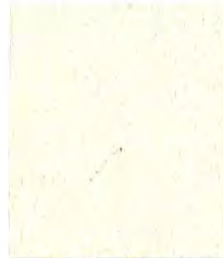
102 CAMEO



100 COLONIAL WHITE



212 MADERA



90 CANDLELIGHT



127 HACIENDA



128 CREAM



129 IVORY



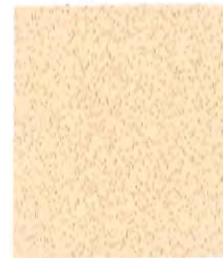
197 LA MORENA



30 SOAPSTONE



117 FAWN



119 PALOMINO



101 NAVAJO WHITE



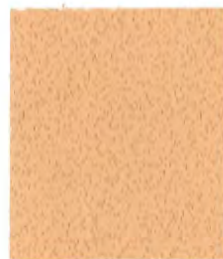
121 SANDALWOOD



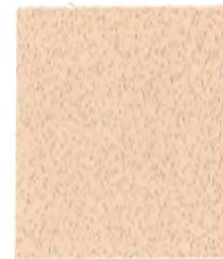
122 STRAW



106 BUCKSKIN



108 KOKANEE



103 SAND



107 DENIM



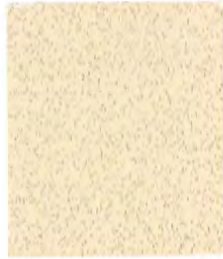
135 SAHARA



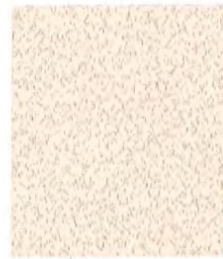
116 ADOBE



118 SUEDE



105 BAMBOO



110 ASH



80 SOFT ROSE



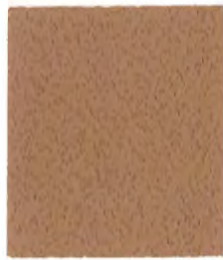
115 COTTONWOOD



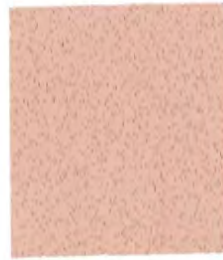
114 DESERT ROSE



130 PUEBLO



125 LA LUZ



124 CORAL



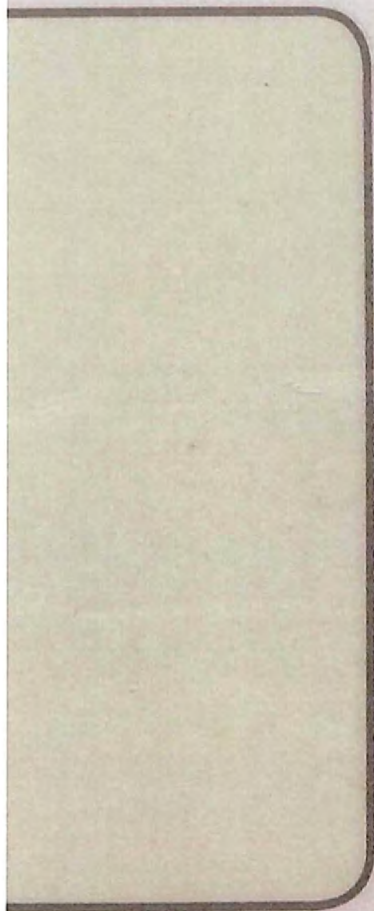
113 DOVE GRAY

- These colors are intended to show the approximate color of finished stucco.
- Application by machine spray or texturing will increase the depth of color.
- Variation in color due to weather, job conditions and method of application should be expected.
- For color verification, request an actual sample in the color and texture prior to ordering material.

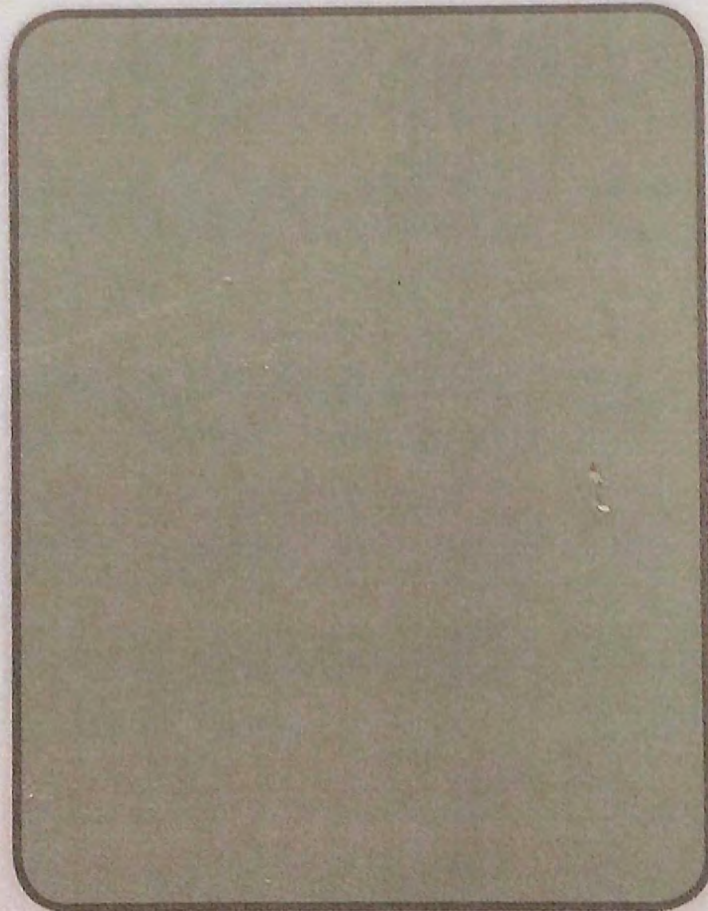
- Apply a sample of stucco to be used on actual substrate before proceeding with the application.
- El Rey is not responsible for color correctness of applied finish.
- Color must be verified and approved by owner prior to application.

Clad Colors

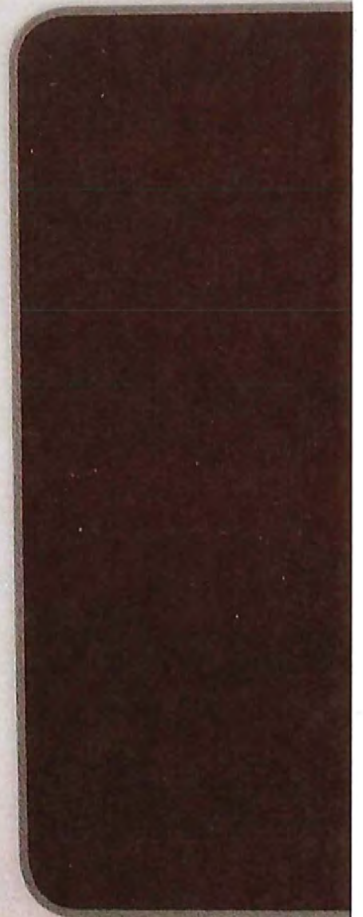
estimiento de aluminio



Vanilla
Francesa



Desert Sand
Arena del Desierto



Mes
Rojo



The Home Depot Special Order Quote

Moore
1986 Calle de Cura

Customer Agreement #: H3505-62262

Printed Date: 8/10/2018

Customer: DIANE MOORE

Address: 1986 CALLE DE CURA
MESILLA, NM 88046

Phone 1: 919-717-9088

Phone 2: 919-717-9088

Email: NA@NA.COM

Store: 3505

Associate: BRAD

Address: 225 TELSHOR BLVD
LAS CRUCES, NM 88011

Phone: 575-521-1327

Pre-Savings Total: \$3,373.39

Total Savings: (\$0.00)

Pre-Tax Price: \$3,373.39

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



95" X 58 1/2"

Catalog Version 130

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	95-in x 58.5-in V-4500 3 Panel Slider	\$581.79	\$581.79	2	\$0.00	\$1,163.58
Unit 100 Total:		\$581.79	\$581.79		\$0.00	\$1,163.58

Begin Line 100 Description

---- Line 100-1 ----

JELD-WEN Windows & Doors
V-4500 Triple Slider 95 x 58.5
Assembly = Full Unit
Product to Match = Matches Single Hung
Regional Compliance = US National-AAMA
Rating = PG35, DP+35/-35
Even Sightline = With Even Sight Line
Installation & Frame Type = Replacement Block Frame
Operation = XOX
Frame Color - Exterior = White
Frame Color - Interior = White
Measurement Type = Frame (Net Frame Dimension)
Standard Frame Width = 95
Standard Frame Height = 58.5
Vent Division = 1/4 Vent
Vent Width = 23.875
Glass Breakage Warranty = Yes - RS Glass Package
Energy Efficiency = Energy Star

Energy Star Zone = Energy Star - South-Central
Soundmaster = Standard
Glazing = Insulated
Low-E = Low-E 366 (Green Tint)
Glass Color/Texture = Clear
Glass Type = Standard
IG Options = Argon
Elevation = 3501 - 4500 feet
Select Glass Thickness = Standard Default Thickness
Grid Type = No Grids
Screen = Screen
Screen Options = Standard Screen Frame
Screen Mesh Type = Fiberglass Mesh
Lock Type = Mag-Lock(s)
Number of Locks = 1 Lock
Hardware Finish - Interior = White
Does Unit Meet Egress Req.? = Meets 5.7 sqft Egress (All Floors)
Secondary Vent Stop = No Secondary Vent Stop

Installation Accessories = None
Interior Frame Options = None
Perimeter Frame Options = None
Prep for Shipping = None
U-Factor = 0.29
Solar Heat Gain Coefficient = 0.22
Visible Light Transmittance = 0.52
Condensation Resistance = 56
CPD# = JEL-A-544-16014-00001
Room Location = living room
Is This a Remake = No
Specific Information = living room
Manufacturer = JELD-WEN, Vista (SW)
Contact Number = 1-800-246-9131 Option 3
Catalog Version Date = 04/26/2018
SKU = 575884
Vendor Name = S/O JELDWEN INC SUMMIT
Vendor Number = 60061863

End Line 100 Description



47 1/2" X 35 1/4"

Catalog Version 130

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	47.5-in x 35.25-in V-4500 2 Panel Slider	\$239.29	\$239.29	2	\$0.00	\$478.58
Unit 200 Total:		\$239.29	\$239.29		\$0.00	\$478.58

Begin Line 200 Description

---- Line 200-1 ----

JELD-WEN Windows & Doors
 V-4500 Single Slider 47.5 x 35.25
 Assembly = Full Unit
 Product to Match = Matches Single Hung
 Regional Compliance = US National-AAMA
 Rating = PG35, DP+35/-35
 Even Sightline = With Even Sight Line
 Installation & Frame Type = Replacement Block Frame
 Operation = XO (Left Hand)
 Frame Color - Exterior = White
 Frame Color - Interior = White
 Measurement Type = Frame (Net Frame Dimension)
 Frame Width = 47 1/2"
 Standard Frame Height = 35.25
 Vent Division = Even Divide
 Vent Width = 24
 Glass Breakage Warranty = Yes - RS Glass Package
 Energy Efficiency = Energy Star

Energy Star Zone = Energy Star - South-Central
 Soundmaster = Standard
 Glazing = Insulated
 Low-E = Low-E 366 (Green Tint)
 Glass Color/Texture = Clear
 Glass Type = Standard
 IG Options = Argon
 Elevation = 3501 - 4500 feet
 Select Glass Thickness = Standard Default
 Thickness
 Grid Type = No Grids
 Screen = Screen
 Screen Options = Standard Screen Frame
 Screen Mesh Type = Fiberglass Mesh
 Lock Type = Mag-Lock(s)
 Number of Locks = 1 Lock
 Hardware Finish - Interior = White
 Does Unit Meet Egress Req.? = Does Not Meet Egress
 Secondary Vent Stop = No Secondary Vent Stop

Installation Accessories = None
 Interior Frame Options = None
 Perimeter Frame Options = None
 Prep for Shipping = None
 U-Factor = 0.29
 Solar Heat Gain Coefficient = 0.22
 Visible Light Transmittance = 0.52
 Condensation Resistance = 56
 CPD# = JEL-A-544-16014-00001
 Room Location = north/west bed
 Is This a Remake = No
 Specific Information = north/west bed
 Manufacturer = JELD-WEN, Vista (SW)
 Contact Number = 1-800-246-9131 Option 3
 Catalog Version Date = 04/26/2018
 SKU = 575884
 Vendor Name = S/O JELDWEN INC SUMMIT
 Vendor Number = 60061863

End Line 200 Description



47 1/2" X 35 1/4"

Catalog Version 130

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	47.5-in x 35.25-in V-4500 2 Panel Slider	\$239.29	\$239.29	2	\$0.00	\$478.58
Unit 300 Total:		\$239.29	\$239.29		\$0.00	\$478.58

Begin Line 300 Description

---- Line 300-1 ----

JELD-WEN Windows & Doors
 V-4500 Single Slider 47.5 x 35.25
 Assembly = Full Unit
 Product to Match = Matches Single Hung
 Regional Compliance = US National-AAMA
 Rating = PG35, DP+35/-35
 Even Sightline = With Even Sight Line

Energy Star Zone = Energy Star - South-Central
 Soundmaster = Standard
 Glazing = Insulated
 Low-E = Low-E 366 (Green Tint)
 Glass Color/Texture = Clear
 Glass Type = Standard
 IG Options = Argon

Installation Accessories = None
 Interior Frame Options = None
 Perimeter Frame Options = None
 Prep for Shipping = None
 U-Factor = 0.29
 Solar Heat Gain Coefficient = 0.22
 Visible Light Transmittance = 0.52

Installation & Frame Type = Replacement Block Frame
 Operation = XO (Left Hand)
 Frame Color - Exterior = White
 Frame Color - Interior = White
 Measurement Type = Frame (Net Frame Dimension)
 Frame Width = 47 1/2"
 Standard Frame Height = 35.25
 Vent Division = Even Divide
 Vent Width = 24
 Glass Breakage Warranty = Yes - RS Glass Package
 Energy Efficiency = Energy Star

Elevation = 3501 - 4500 feet
 Select Glass Thickness = Standard Default Thickness
 Grid Type = No Grids
 Screen = Screen
 Screen Options = Standard Screen Frame
 Screen Mesh Type = Fiberglass Mesh
 Lock Type = Mag-Lock(s)
 Number of Locks = 1 Lock
 Hardware Finish - Interior = White
 Does Unit Meet Egress Req.? = Does Not Meet Egress
 Secondary Vent Stop = No Secondary Vent Stop

Condensation Resistance = 56
 CPD# = JEL-A-544-16014-00001
 Room Location = north/east bed
 Is This a Remake = No
 Specific Information = north/east bed
 Manufacturer = JELD-WEN, Vista (SW)
 Contact Number = 1-800-246-9131 Option 3
 Catalog Version Date = 04/26/2018
 SKU = 575884
 Vendor Name = S/O JELDWEN INC SUMMIT
 Vendor Number = 60061863

End Line 300 Description



47 1/2" X 35 1/4"

Catalog Version 130

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
400-1	47.5-in x 35.25-in V-4500 2 Panel Slider	\$239.29	\$239.29	1	\$0.00	\$239.29
Unit 400 Total:		\$239.29	\$239.29		\$0.00	\$239.29

Begin Line 400 Description

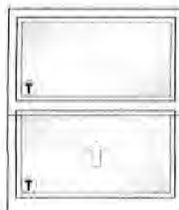
---- Line 400-1 ----

JELD-WEN Windows & Doors
 V-4500 Single Slider 47.5 x 35.25
 Assembly = Full Unit
 Product to Match = Matches Single Hung
 Regional Compliance = US National-AAMA
 Rating = PG35, DP+35/-35
 Even Sightline = With Even Sight Line
 Installation & Frame Type = Replacement Block Frame
 Operation = XO (Left Hand)
 Frame Color - Exterior = White
 Frame Color - Interior = White
 Measurement Type = Frame (Net Frame Dimension)
 Frame Width = 47 1/2"
 Standard Frame Height = 35.25
 Vent Division = Even Divide
 Vent Width = 24
 Glass Breakage Warranty = Yes - RS Glass Package
 Energy Efficiency = Energy Star

Energy Star Zone = Energy Star - South-Central
 Soundmaster = Standard
 Glazing = Insulated
 Low-E = Low-E 366 (Green Tint)
 Glass Color/Texture = Clear
 Glass Type = Standard
 IG Options = Argon
 Elevation = 3501 - 4500 feet
 Select Glass Thickness = Standard Default Thickness
 Grid Type = No Grids
 Screen = Screen
 Screen Options = Standard Screen Frame
 Screen Mesh Type = Fiberglass Mesh
 Lock Type = Mag-Lock(s)
 Number of Locks = 1 Lock
 Hardware Finish - Interior = White
 Does Unit Meet Egress Req.? = Does Not Meet Egress
 Secondary Vent Stop = No Secondary Vent Stop

Installation Accessories = None
 Interior Frame Options = None
 Perimeter Frame Options = None
 Prep for Shipping = None
 U-Factor = 0.29
 Solar Heat Gain Coefficient = 0.22
 Visible Light Transmittance = 0.52
 Condensation Resistance = 56
 CPD# = JEL-A-544-16014-00001
 Room Location = back north bed
 Is This a Remake = No
 Specific Information = back north bed
 Manufacturer = JELD-WEN, Vista (SW)
 Contact Number = 1-800-246-9131 Option 3
 Catalog Version Date = 04/26/2018
 SKU = 575884
 Vendor Name = S/O JELDWEN INC SUMMIT
 Vendor Number = 60061863

End Line 400 Description



23" X 26 3/4"

Catalog Version 130

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
500-1	23-in x 26.75-in V-4500 Rectangle Single Hung	\$202.34	\$202.34	1	\$0.00	\$202.34
Unit 500 Total:		\$202.34	\$202.34		\$0.00	\$202.34

Begin Line 500 Description

---- Line 500-1 ----

JELD-WEN Windows & Doors
V-4500 Single Hung 23 x 26.75
Assembly = Full Unit
Product Model = Side Load
Regional Compliance = US National-AAMA
Rating = PG35, DP+35/-35
Even Sightline = With Even Sight Line
Installation & Frame Type = Replacement Block Frame
Frame Color - Exterior = White
Frame Color - Interior = White
Measurement Type = Frame (Net Frame Dimension)
Standard Frame Width = 23
Standard Frame Height = 26.75
Vent Division = Even Divide
Vent Height = 13.625
Glass Breakage Warranty = Yes - RS Glass Package
Energy Efficiency = Energy Star
Energy Star Zone = Energy Star - South-Central

Soundmaster = Standard
Glazing = Insulated
Low-E = Low-E 366 (Green Tint)
Glass Color/Texture = Obscure
Glass Type = Tempered
IG Options = Argon
Elevation = 3501 - 4500 feet
Select Glass Thickness = 1/8 in - 1/8 out
Grid Type = No Grids
Screen = Screen
Screen Options = Standard Screen Frame
Screen Mesh Type = Fiberglass Mesh
Lock Type = Mag-Lock(s)
Number of Locks = 1 Lock
Hardware Finish - Interior = White
Does Unit Meet Egress Req.? = Does Not Meet Egress
Secondary Vent Stop = No Secondary Vent Stop
Installation Accessories = None

Interior Frame Options = None
Perimeter Frame Options = None
Prep for Shipping = None
U-Factor = 0.28
Solar Heat Gain Coefficient = 0.22
Visible Light Transmittance = 0.52
Condensation Resistance = 56
CPD# = JEL-A-543-16131-00007
Room Location = bath
Is This a Remake = No
Specific Information = bath
Manufacturer = JELD-WEN, Vista (SW)
Contact Number = 1-800-246-9131 Option 3
Catalog Version Date = 04/26/2018
SKU = 290314
Vendor Name = S/O JELDWEN INC SUMMIT
Vendor Number = 60061863

End Line 500 Description



71 1/4" X 59"

Catalog Version 130

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
600-1	71.25-in x 59-in V-4500 2 Panel Slider	\$403.82	\$403.82	1	\$0.00	\$403.82
Unit 600 Total:		\$403.82	\$403.82		\$0.00	\$403.82

Begin Line 600 Description

---- Line 600-1 ----

JELD-WEN Windows & Doors
V-4500 Single Slider 71.25 x 59
Assembly = Full Unit
Product to Match = Matches Single Hung
Regional Compliance = US National-AAMA
Rating = PG20, DP+20/-20
Even Sightline = With Even Sight Line
Installation & Frame Type = Replacement Block Frame
Operation = XO (Left Hand)
Frame Color - Exterior = White
Frame Color - Interior = White
Measurement Type = Frame (Net Frame Dimension)
Standard Frame Width = 71.25
Standard Frame Height = 59
Vent Division = Even Divide
Vent Width = 35.875
Glass Breakage Warranty = Yes - RS Glass Package

Energy Star Zone = Energy Star - South-Central
Soundmaster = Standard
Glazing = Insulated
Low-E = Low-E 366 (Green Tint)
Glass Color/Texture = Clear
Glass Type = Standard
IG Options = Argon
Elevation = 3501 - 4500 feet
Select Glass Thickness = Standard Default Thickness
Grid Type = No Grids
Screen = Screen
Screen Options = Standard Screen Frame
Screen Mesh Type = Fiberglass Mesh
Lock Type = Mag-Lock(s)
Number of Locks = 1 Lock
Hardware Finish - Interior = White
Does Unit Meet Egress Req.? = Meets 5.7 sqft Egress (All Floors)

Installation Accessories = None
Interior Frame Options = None
Perimeter Frame Options = None
Prep for Shipping = None
U-Factor = 0.29
Solar Heat Gain Coefficient = 0.22
Visible Light Transmittance = 0.52
Condensation Resistance = 56
CPD# = JEL-A-544-16014-00001
Room Location = dining room
Is This a Remake = No
Specific Information = dining room
Manufacturer = JELD-WEN, Vista (SW)
Contact Number = 1-800-246-9131 Option 3
Catalog Version Date = 04/26/2018
SKU = 575884
Vendor Name = S/O JELDWEN INC SUMMIT
Vendor Number = 60061863

End Line 600 Description



35 1/2" X 35 1/2"

Catalog Version 130

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
700-1	35.5-in x 35.5-in V-4500 2 Panel Slider	\$203.60	\$203.60	2	\$0.00	\$407.20
Unit 700 Total:		\$203.60	\$203.60		\$0.00	\$407.20

Begin Line 700 Description

---- Line 700-1 ----

JELD-WEN Windows & Doors
 V-4500 Single Slider 35.5 x 35.5
 Assembly = Full Unit
 Product to Match = Matches Single Hung
 Regional Compliance = US National-AAMA
 Rating = PG20, DP+20/-20
 Even Sightline = With Even Sight Line
 Installation & Frame Type = Replacement Block
 Frame
 Operation = XO (Left Hand)
 Frame Color - Exterior = White
 Frame Color - Interior = White
 Measurement Type = Frame (Net Frame
 Dimension)
 Standard Frame Width = 35.5
 Standard Frame Height = 35.5
 Vent Division = Even Divide
 Vent Width = 18
 Glass Breakage Warranty = Yes - RS Glass Package
 Energy Efficiency = Energy Star

Energy Star Zone = Energy Star - South-Central
 Soundmaster = Standard
 Glazing = Insulated
 Low-E = Low-E 366 (Green Tint)
 Glass Color/Texture = Clear
 Glass Type = Standard
 IG Options = Argon
 Elevation = 3501 - 4500 feet
 Select Glass Thickness = Standard Default
 Thickness
 Grid Type = No Grids
 Screen = Screen
 Screen Options = Standard Screen Frame
 Screen Mesh Type = Fiberglass Mesh
 Lock Type = Mag-Lock(s)
 Number of Locks = 1 Lock
 Hardware Finish - Interior = White
 Does Unit Meet Egress Req.? = Does Not Meet
 Egress
 Secondary Vent Stop = No Secondary Vent Stop

Installation Accessories = None
 Interior Frame Options = None
 Perimeter Frame Options = None
 Prep for Shipping = None
 U-Factor = 0.29
 Solar Heat Gain Coefficient = 0.22
 Visible Light Transmittance = 0.52
 Condensation Resistance = 56
 CPD# = JEL-A-544-16014-00001
 Room Location = dining room
 Is This a Remake = No
 Specific Information = dining room
 Manufacturer = JELD-WEN, Vista (SW)
 Contact Number = 1-800-246-9131 Option 3
 Catalog Version Date = 04/26/2018
 SKU = 575884
 Vendor Name = S/O JELD WEN INC SUMMIT
 Vendor Number = 60061863

End Line 700 Description

Plng. Comm.

TOWN OF MESILLA
PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060782

Fee \$ 0.00

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

CASE NO. 060782 ZONE: HR CODE: M1 APPLICATION DATE: 8/20/18

Name of Applicant/Owner: Diane Moore Applicant's Telephone Number: 919-717-9088

Applicant's/Owner's Mailing Address: P.O. Box 638, Mesilla Park, NM City: Mesilla Park State: NM Zip Code: 88047

Applicant's/Owner's E-mail Address: dmoore4art@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: 1986 Calle de Cura

Description of Proposed Work: Repair and repaint stucco. Repaint stucco a lighter color (like La Posta) to deflect heat.

Estimated Cost: \$ 300.00 Signature of Applicant: Diane Moore Date: July 10, 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 Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

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

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

CONDITIONS: PZHAC REVIEW : BOT FINAL APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

- This Application will include the following, if checked:
- 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:

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060781

Fee \$ 110.00

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

CASE NO. 060781 ZONE: HR CODE: M1 APPLICATION DATE: 8/20/18

Diane Moore Name of Applicant/Owner
919-717-9088 Applicant's Telephone Number

P.O. Box 638, Mesilla Park, NM Applicant's/Owner's Mailing Address
88047 Zip Code

dmoore4art@gmail.com Applicant's/Owner's E-mail Address

John Lucero, installer (windows are from Home Depot) Contractor's Name & Address (if none, indicate Self)

575-312-2194 Contractor's Telephone Number
 Contractor's Tax ID Number
 Contractor's License Number

Address of Proposed Work: 1986 Calle de Cura

Description of Proposed Work: Replace windows with similar style, double pane, if able to find a similar style that is currently there.

Note: Our current windows are single pane aluminum from the 1960s it seems.

\$ 5373.39 Estimated Cost
Diane Moore Signature of Applicant
7/10/2018 Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW : BOT FINAL APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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

Color: white or sand
 See Jeld-Wen's on house behind Palacio's

Plng. Comm.

TOWN OF MESILLA
PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060780

Fee \$ 45.00

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

CASE NO. 060780 ZONE: M1 CODE: NR APPLICATION DATE: 8/20/18

Name of Applicant/Owner: Diane Moore Applicant's Telephone Number: 919-717-9088

Applicant's/Owner's Mailing Address: P.O. Box 638, Mesilla Park, NM City: Mesilla Park State: NM Zip Code: 88047

Applicant's/Owner's E-mail Address: dmoore4art@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: 1986 Calle de Cura

Description of Proposed Work: Refinish exterior posts; and exterior security door with a more suitable blue. Replace or Refinish exterior doors. Add & paint security doors.

Estimated Cost: \$ 500.00 Signature of Applicant: Diane Moore Date: 7/10/2018

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 Approved Date: _____ Disapproved Date: _____
 Approved with conditions

BOT Approved Date: _____
 Disapproved Date: _____
 Approved with Conditions

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

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

CONDITIONS: PZHAC REVIEW ; BOT FINAL APPROVAL 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:

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060778

Fee \$ 22.50

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

CASE NO. 060778 ZONE: HR CODE: RR APPLICATION DATE: 8/16/18

Name of Applicant/Owner: Diane Moore Applicant's Telephone Number: 919-717-9088

Applicant's/Owner's Mailing Address: P.O. Box 638, Mesilla Park, NM City: Mesilla Park State: NM Zip Code: 88047

Applicant's/Owner's E-mail Address: dmoore4art@gmail.com

Contractor's Name & Address (If none, indicate Self): Eloy Zubia Roofing, Inc, 912 E. Kansas, L.C., NM 88001

Contractor's Telephone Number: 575-649-9832 Contractor's Tax ID Number: _____ Contractor's License Number: GB-98 Lic. #384392

Address of Proposed Work: same 1986 Calle de Cura

Description of Proposed Work: Replace roof (and soffits) with either asphalt shingles of similar or lighter color (Amber = see sample) or with silver corrugated metal roof (depending on cost). Remove antenna - add satellite. Add gutters. Repair stucco cracks & holes.

Estimated Cost: \$4809.98 Signature of Applicant: Diane Moore Date: 7/10/2018

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 Approved Date: _____ Disapproved Date: _____ Approved with conditions

BOT Approved Date: _____ Disapproved Date: _____ Approved with Conditions

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS.

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: NO CHANGES TO APPEARANCE OF STRUCTURE
CID PERMIT REQUIRED

PERMISSION (ISSUED/DENIED) BY: [Signature] ISSUE DATE: 8/16/18

- 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:

note: over current roof is leaky.

**PZHAC WORK SESSION
SEPTEMBER 4, 2018
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 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 & JILL
 ADDRESS: 1700 GALLE DE MONTE
 CITY OF: SAN ANTONIO, TEXAS
 ZIP CODE: 78205
 PHONE: (214) 343-1111
 FAX: (214) 343-1112
 EMAIL: JIM@JILL.COM



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 Award Winning Designer/Licensed Irrigator
 State of Texas LI0023256
 El Paso Tx. Mobile: 915-400-8984
 george@godesignsep.com

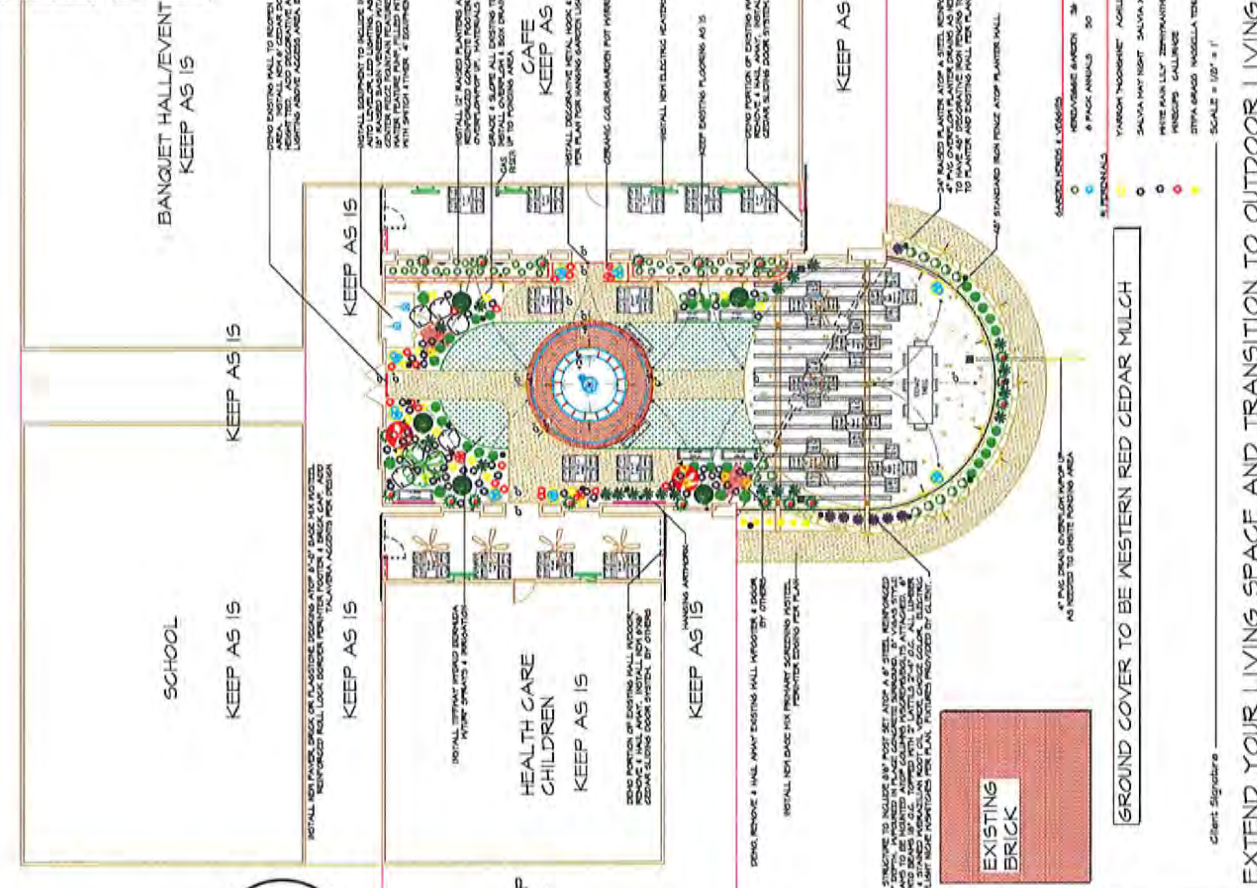
Creative Vision—Design to build Remodel, Outdoor Living, Pools, Fire, Landscapes & Boutique Maintenance

- 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

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



GROUND COVER TO BE WESTERN RED CEDAR MULCH

EXISTING BRICK

PRIMARY SCREENING

ROCK SALT CONCRETE STAINED

Client Signature

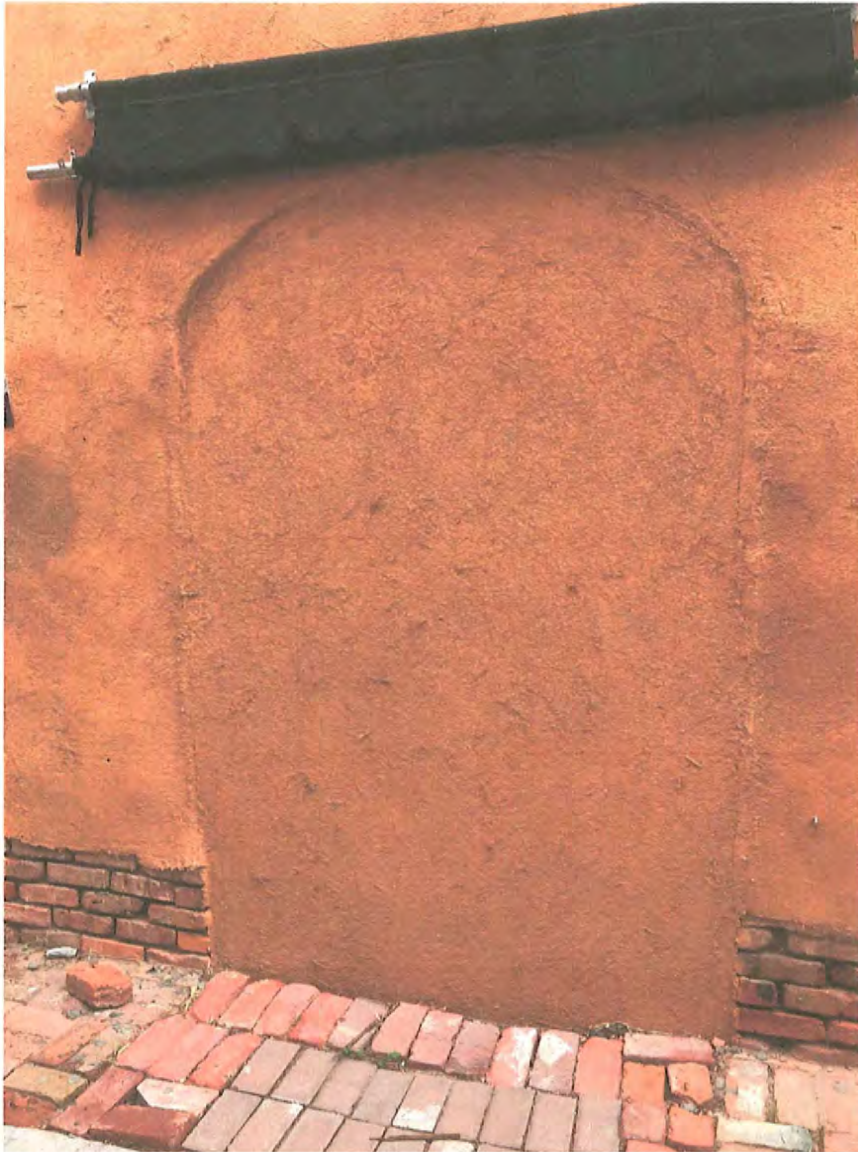
Hacienda Investments LLC

1750 Calle de Mercado

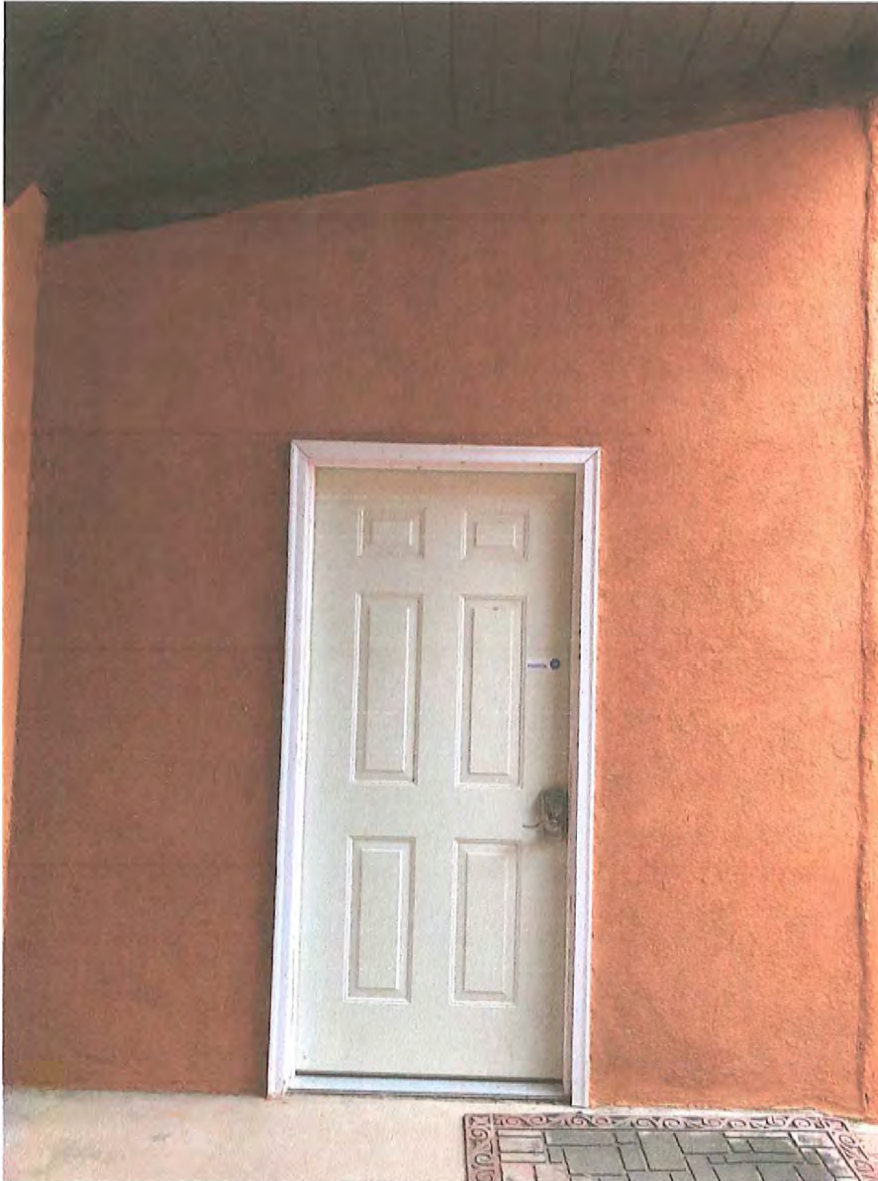
Anna Emerick-Biad

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.



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

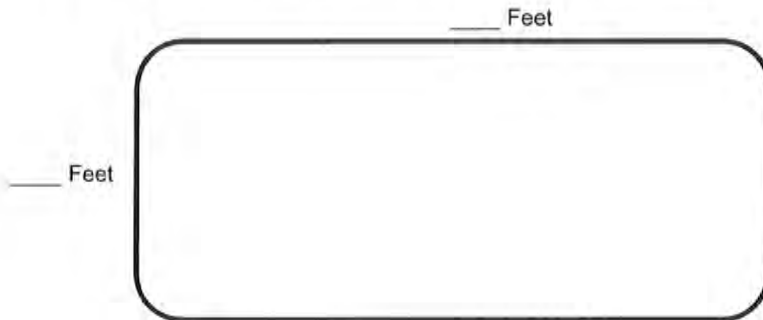
Business Address 1730 Tierra de Mesilla Las Cruces NM City State Zip Code 88005

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: _____

Hacienda Investments LLC

Anna Emerick-Biad

Request for Sign Permit

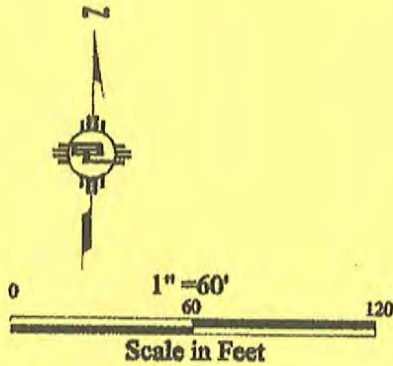
This is a sample design for our marquee to go at the property located at 1750 Tierra de Mesilla. The dimensions would not exceed 10 square feet (there are 5 leasable spaces on the property). The sign would be located toward the front of the property. Please see attached survey. Individual business signs 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 WIPFS 9433 SET
 AT PROPERTY CORNERS OR AS NOTED HEREON.



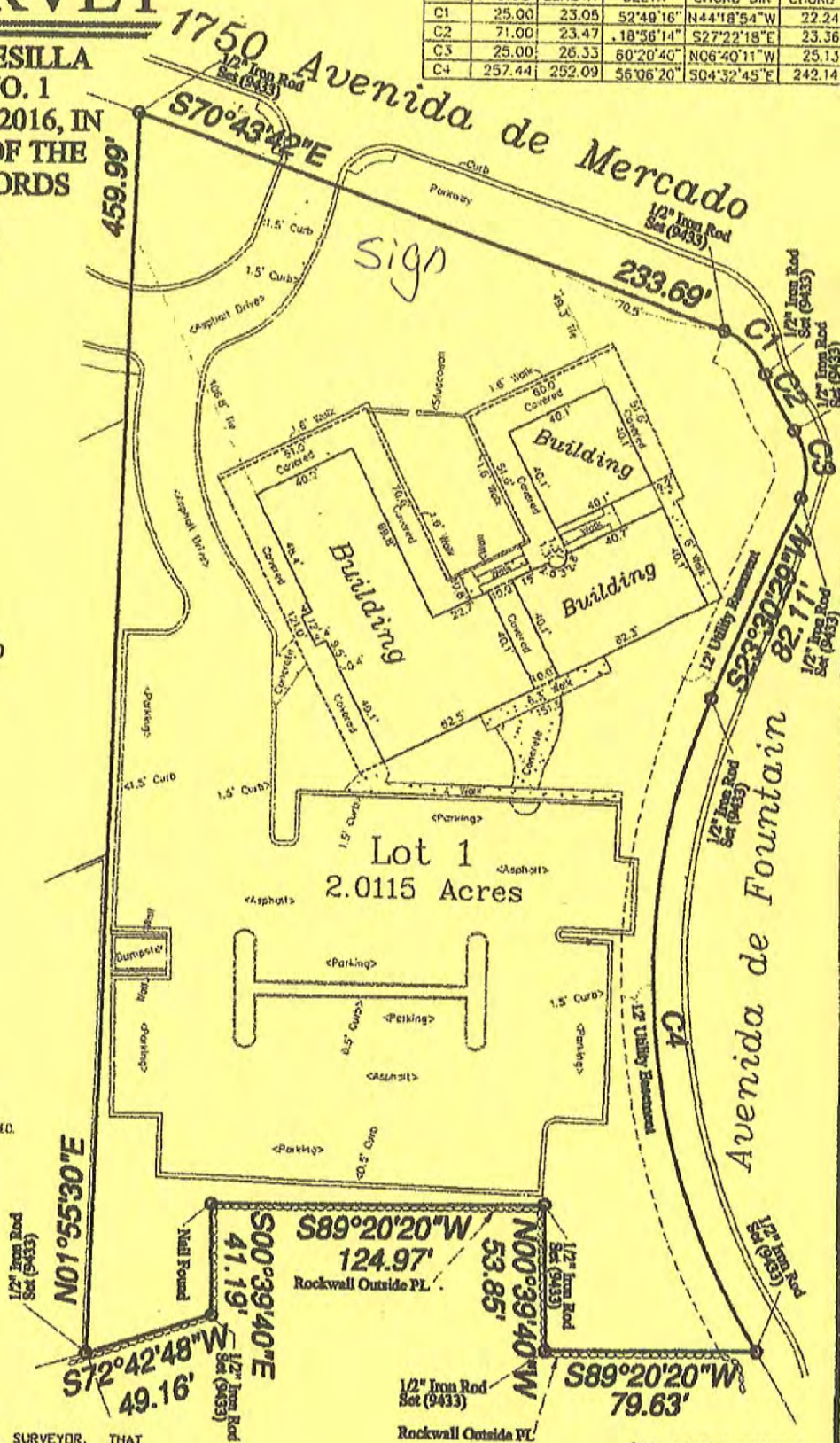
SURVEYOR'S CERTIFICATE

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

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



ORDERED BY
ENGINEERS AND SURVEYORS LLC.
 2990 N. MAIN STREET, STE. 3C
 LAS CRUCES, NEW MEXICO 88001
 PHONE: (575) 522-1443
 FAX: (575) 522-2209

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
JK

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

PZHAC MEETING

MINUTES

AUGUST 20, 2018

(PART OF CONSENT AGENDA)



**PZHAC WORK SESSION
MINUTES
AUGUST 20, 2018**

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

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

The applicant was not present to discuss the request, so there was no discussion other than a brief explanation of the applicant's request by Staff.

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

The 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 build a 1200 square foot casita but was told that the largest size allowed would be 600 square feet. Staff explained that the applicant's stated intent for the casita was to provide a place for his parents to live. The applicant then returned to staff with a new set of plans showing the living quarters for his parents as an addition to the existing dwelling, and this is what is being presented here.

Discussion focused on what was considered a duplex, and therefore a casita; versus what could be considered an addition. The fact that State statute requires jurisdictions to recognize a second multi-generational kitchen in a dwelling was also discussed.

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

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 started construction on the requested wall and storage structure without a permit, Staff also stated that the construction violated a number of sections of the Code, including setbacks and use of the proposed structure, since the structure could not be shown to be an accessory to anything currently existing on the property. The applicant removed the case from the agenda in order to return with a better set of plans that would meet the requirements of the Code.

Item 4: Submitted by Gerard Nevarez; a request to discuss plans to construct a rock wall and a wire fence along the property lines of a residential property at 2305 Calle de Colon (**Case 060776**). Zoned: Historical Residential (HR)

The applicant (PZHAC Commissioner Nevarez) was present, but since two or the other PZHAC Commissioners were absent, decided to remove the case from the Work Session and the Regular Meeting since a quorum would not be present for voting once he recused himself from voting on the case. This case will be presented at the next work session and meeting instead.

**PZHAC REGULAR MEETING
MINUTES
AUGUST 20, 2018**

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Commission Chair Hernandez, and Commissioners Nevarez and Lucero were present. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

Staff recommended removing Cases 060762, 060771, and 060776 from the agenda as these were not ready for a decision at this meeting. Commissioner Lucero made a motion to approve the Agenda as amended, seconded by Commissioner Nevarez and approved by a vote of 3-0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

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

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

Approved as part of the Consent Agenda.

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Raul Valdez (Neighbor the property owned by Martin Serna in Case 060771)

Case 060771 – Spoke against the case, stating that the applicant has using the rear portion of the property as a contractor’s yard, which is not a legal or allowed use of the property.

Susan Krueger – Town resident

Case 060762 – explained the different terms used in the Historical Register and how they should be applied, especially when changes could affect the character of a structure.

Case 060765 – Stated that a duplex is not allowed by the Code for this zoning.

Case 060776 – stated that the examples are out of place, and that the Code should be changed rather than allow something that is contrary to the Code.

B. CASES:

Building Permits

1. **Case 060762** – 2547 Calle del Norte, submitted by Rosalina Contreras; a request for a building permit to replace windows, doors, and screens on a dwelling at this address. Zoned: Historic Residential (HR) **(Discussed during Work Session – Item 1)**

This case was removed from the agenda.

2. **Case 060765** – 1366 Paisano Road, submitted by Eric Hamilton, a request for a building permit to construct an addition to an existing dwelling on the property at this address. Zoned: Rural Farm (RF) **(Discussed during Work Session – Item 2)**

Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There were no further issues. A motion was made by Commissioner Lucero to approve the request with two conditions: 1. The proposed addition would not be rented out; 2. The proposed addition would share all utilities with the main dwelling. This was seconded by Commissioner Nevarez and approved with the stated conditions by a vote of 3 – 0.

3. **Case 060771** – 2799 Calle del Sur, submitted by Martin Serna; a request for a building permit to construct a fence and storage shelter at the southeast corner of a property used as a pecan orchard at this address. Zoned: Rural Farm (RF) **(Discussed during Work Session – Item 3)**

This case was removed from the agenda.

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

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

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.

6. **Case 060776** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a building permit to allow the construction of a rock wall and a wire fence along the property lines of a residential property at this address. Zoned: Historical Residential (HR) **(Discussed during Work Session – Item 4)**

This case was removed from the agenda.

VI. PUBLIC COMMENTS - None

VII. PZHAC/STAFF COMMENTS

Staff referred to the fact that an e-mail had been sent to the PZHAC the prior week alerting them to the fact that the NMLZO Annual Meeting was coming up at the end of September and requested that anyone interested in attending should contact staff.

VIII. ADJOURNMENT – The meeting was adjourned at 6:35 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 8/16/18 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS
SEPTEMBER 4, 2018

ADMINISTRATIVE APPROVALS
(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060760
[PZHAC CONSENT AGENDA – 9/4/2018]**

Item:

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)

Description of Work Done:

The purpose of this request is to allow the applicant to install light fixtures, replace cabinets, refinish floors, remodel a bathroom, and complete other changes to the interior of the dwelling. 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 has recently acquired the property and is doing a substantial amount of work to repair deficiencies with the interior and exterior of 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 CURA



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: [R0400387](#)

Parcel Number: 4006137314503

Owner: BUCKINGHAM ROBERT
WILLIAM

Mail Address: PO BOX Y

Subdivision:

Property Address: 1986 CALLE DE
CURA

Acres: 0.15



Inside Repairs

1986 Calle de
Cura

- #90 - Fix interior arches to be rounded.
- #150 - Refinish wood floors
Sand all popcorn ceilings. (us)
- ~~#300~~ ^{#300} ~~#17~~ ^{#17} Re-do bathroom ←
- ~~#300~~ ^{#300} ~~#17~~ ^{#17} Re-paint all walls & ceilings ³⁰⁰ + ³⁹⁷
- #32 - Landscaping (#8-ton clean fill) ^{#17}
Re-do kitchen cabinets; i.e. re-paint
(us; we already have paint)
- #100 - Remove broken kitchen cabinets and
repair/replace with new ones (salvage)
- #60 - Bath Racks
- #231 - Replace or add closet doors
throughout house. #77 x 3 sets
- ~~#109~~ Kitchen Light (see below)
- #500 - Add new kitchen counter tops,
or (make ourselves)
- #219 - Add new light fixtures inside & out.
(#109 + #80 + #30)
- #100 - Install smoke/carbon monoxide
detectors
- #100 - Install fire extinguishers

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060760
 Fee \$ 80.00 *(PA) cd*

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

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

Diane Moore _____ 919-717-9088 _____
 Name of Applicant/Owner Applicant's Telephone Number

P.O. Box 638, Mesilla Park, NM _____ 88047 _____
 Applicant's/Owner's Mailing Address City State Zip Code

dmoore4art@gmail.com _____
 Applicant's/Owner's E-mail Address

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

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

Address of Proposed Work: 1986 Calle de Cura _____

Description of Proposed Work: See attached _____

\$2,579 _____ Diane Moore _____ 7/10/2018 _____
 Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: NO CHANGES TO EXTERIOR OF STRUCTURE _____

PERMISSION ISSUED/DENIED BY: Cynthia Olcese _____ ISSUE DATE: 7/20/18 _____

- 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 060770
[PZHAC CONSENT AGENDA –9/4//2018]**

Item:

Case 060770 – 2731 Calle Cuarta, submitted by Arthur Villc; a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The applicant will reroof a dwelling at this address in order to repair several leaks in the roof of the dwelling. Repairs will consist of applying a new layer of asphalt shingles over the existing shingles. The new shingles will be the same color as the old shingles, and will not result in any change in appearance of the structure. The applicant is aware that a permit from CID may be required for the work.

Consistency with the Code:

Since the panels and the electrical work will not result in any changes to the appearance of the dwelling, review and approval of the permit is not required by the PZHAC or BOT. Also, since the work will not consist of any structural work 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 CUARTA



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: [R0400545](#)

Parcel Number: null

Owner: VILLA ARTHUR A & LAURA B

Mail Address: 2440 BUGATTI DR

Subdivision:

Property Address: 2731 CALLE

CUARTA

Acres: 0



CID - 649-0655
TOM MAESE

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

OFFICIAL USE ONLY:

Case # 060770

Fee \$ 15.00

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

CASE NO. 060770 ZONE: RR CODE: RR APPLICATION DATE: 7/31/18

Name of Applicant/Owner: Arthur V. Ilic Applicant's Telephone Number: 575-649-8033

Applicant's/Owner's Mailing Address: 2440 Busatti Dr City: Lec State: NM Zip Code: 88001

Applicant's/Owner's E-mail Address: avilla@wsfcu.org

Contractor's Name & Address (if none, indicate Self): GARCIA ROOFING P.O. Box 15027 LCNM 88004

Contractor's Telephone Number: 575 382-1488 Contractor's Tax ID Number: _____ Contractor's License Number: 18482

Address of Proposed Work: 2731 Calle Cuanta

Description of Proposed Work: reshingle over existing roof

Estimated Cost: \$ 2700- Signature of Applicant: [Signature] Date: 30A 30 JUL 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: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

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

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

CONDITIONS: CID MAY BE REQUIRED, NO CHANGES TO APPEARANCE OF STRUCTURE

PERMISSION ISSUED / DENIED BY: Z. Shuman ISSUE DATE: 7/31/18

- 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:

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060772
[PZHAC CONSENT AGENDA – 9/4/2018]**

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)

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

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 DEL NORTE



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: [R0400165](#)

Parcel Number: null

Owner: RASCH MICHELE P TRUSTEE

Mail Address: 2523 CALLE DEL
NORTE

Subdivision: Subd: USRS TRACTS
11A - 157A & 11A -157B (BK 20 PG 27
- 017399) Lot: 2

Property Address: 2523 CALLE DEL
NORTE

Acres: 0



7/27/18

ARROWHEAD CONSTRUCTION LLC.

N.M. LIC # 90186

575-521-3675

1130 VIA NORTE LAS CRUCES NEW MEXICO 88007

575-621-5450

REMODEL PROPOSAL

CLIENT: Michelle Rasch 2523 Calle del Norte Mesilla New Mexico 88007 ph# 805-452-2789

SCOPE OF WORK:

- A. Arrowhead Construction to remove existing tub tile & cast iron bath-tub. Strip walls to base framing or block- adobe.
- B. Existing plumbing removed as required and reworked to accommodate new shower installation. (See construction plans provided.)
- C. All existing fixtures to be removed ie ... commode, tub and sink. Plumbing rework required for new locations.
- D. Existing brick flooring to be removed. Sub state floor not level. Over pour will be required to level sub state floor. Installation of 3"x 3" steel angle iron installed into floor for support of new 1/2 wall installation in new shower construction.
- E. New infrastructure plumbing needs to be completed prior to new floor installation as per new drawings provided.
- F. Installation of new shower pan required. A stem wall / curb to be installed to contain new shower pan liner. New shower to have center drain with floor sloped to drain.
- G. New shower configuration will have open access design. Existing cavity 60" wide. New shower will match rear wall opening size with 36" inches between wall sections. 1/2 wall on right side 32" inches wide by 36" tall with 3/8" x 32" x 36" tall tempered glass clear panel installed above wall section. Tempered glass panel installed into brushed nickel channel on bottom & rear wall sections to secure glass placement.
- H. Remaining opening size 28" to wall for access into shower. No shower door included in this proposal. Door may be required for water containment in shower cavity. Door purchase would be a extra charge with Owner option.
- 30th*
sub I. All wall & ceiling sections tiled as required. Tile edges grouted to achieve finished edge.
- J. New Delta shower valve & Head installed. (Lahara single lever style) Brushed nickel finish. New Lahara two lever 4" vanity faucet installed. Brushed nickel finish. American standard Bone colored self rimming sink provided. American standard commode provided as well. *TP holder in niche* wall
- K. New 30"w x 21" d x 36" h provided by others at owner expense. *vanity*
- L. New plumbing fixtures provided by Arrowhead & installation provided by licensed plumber. (Maddox Plumbing)

- M. Owner advised, minor collateral damage to interior & exterior walls may occur. Repair patches may not match exactly to existing finishes. Every effort will be made to protect existing walls.
- N. New wall section for shelves on right side of vanity finished with drywall & painted. Smooth finish. Match existing. Shelves hardwood inserts.
- O. New flooring tile installed as required & grouted. No base boards.
- P. New vanity finished with stain & Sealed. Counter top tiled w/ splash.
- Q. Existing bathroom door removed and installed on Barn door track on exterior of bathroom wall as required. Existing jam patched and painted.
- R. Plumbing sub - contractor cost included in this proposal.
- S. No Electrical included. GFI & Fixture installation will be required.

PROJECTED COST ESTIMATE

- 1. Overall cost projection ----- Base cost---- \$12,250.00 + tax \$1,002.96 = \$13,252.96
- 2. Owner cost ----- Vanity, light fixtures , electrical – projected cost----- \$2,000.00
Not included to this proposal

TERMS OF PAYMENT:

- 1. Deposit required. ----- 1/3 of total ----- \$4,417.66
- 2. Second payment @ completion of Plumbing & concrete installations. ----- \$4,417.65
- 3. Final payment @ Completion of inspections. ----- \$4,417.65
- 4. Balance ----- \$ 0

NOTES:

- Subject property has combinations of issues and unknow sub-states.
- Cost estimates are projected estimates only.

ACCEPTANCE OF PROPOSAL

Michelle Rasch Michelle Rasch Date 7-30-15

ADD) 1/2 WALL 48" x 84" TILE BEHIND COMMODE
TO SHOWER

ADD NEW PLANK DOOR
25" x 80" **END OF PROPOSAL**

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

OFFICIAL USE ONLY:
 Case # 060772
 Fee \$ 28.50

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

CASE NO. 060772 ZONE: HR CODE: M1 APPLICATION DATE: 8/1/18

Michele Rasolt
 Name of Applicant/Owner
805-452-2789
 Applicant's Telephone Number
P.O. Box 429 Mesilla
 Applicant's/Owner's Mailing Address City State Zip Code
N.M. 88046

Applicant's/Owner's E-mail Address
ARROWHEAD CONSTRUCTION LLC
 Contractor's Name & Address (If none, indicate Self)

575-621 5450
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2523 CALLE DEL NORTE

Description of Proposed Work: REMODEL BATHROOM

\$12,000.00
 Estimated Cost
[Signature]
 Signature of Applicant
8-1-2018
 Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: CID PERMIT REQUIRED, NO CHANGES TO APPEARANCE OF STRUCTURE
TH

PERMISSION ISSUED DENIED BY: Z. Shum ISSUE DATE: 8/1/18

- 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:

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060778
[PZHAC CONSENT AGENDA – 9/4/2018]**

Item:

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)

Description of Work Done:

The applicant will reroof a dwelling at this address in order to repair several leaks in the roof of the dwelling. Repairs will consist of applying a new layer of asphalt shingles over the roof. The new shingles will be the same color as the old shingles, and will not result in any change in appearance of the structure. The applicant is aware that a permit from CID may be required for the work.

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 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: [R0400387](#)

Parcel Number: 4006137314503

Owner: BUCKINGHAM ROBERT
WILLIAM

Mail Address: PO BOX Y

Subdivision:

Property Address: 1986 CALLE DE
CURA

Acres: 0.15



ELOY ZUBIA ROOFING INC.

Estimate

License & Bonded

GB-98 Lic.# 384392

FROM:
 912 E Kansas
 Las Cruces NM 88001
eloyroofing@hotmail.com
 Cell: (575) 649-9832
 Office: (575) 649-9833

TO:
 Diane Moore
 1986 Calle de Cura
 Mesilla NM
 919-717-9088
dmoore4art5@gmail.com

JOB DESCRIPTION		
Replacement of roof	Date issued	8/1/2018
	Date expired	9/1/2018

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Shingles	\$6,160.00
Obtain all appropriate City or County permits	-
Remove and Dispose 22sqsq of hail damage roof material to expose deck	-
Have deck inspected by city or county inspector	-
Replace all pipe jacks	-
Remove and install heater vents	-
Install 25ft of Valley flashing	-
Remove 1 roof jack and reinstall same roof jack	-
Will Replace up to 1 sheets of decking for free.(\$35.00 For any additional sheet needed)	-
Re-felt entire roof with roof liner	-
Replace dip edge 2X2X10	-
Install 22sqsq of 30yrs Duration shingles	-
Flat	1,050.00
Remove and dispose 3sqsq of flat hail damage roof to expose deck	-
Install one layer of fiberglass base nail down	-
Install 3sq of one layer of modified butane Torch down	-
Seal all penetrations with roof cement and cover with granules.	-
Disposal of all roof debris around job site	-
This does not include Fasoia and 2x6x16	-
Any unforeseen problems that need repairs and additional work and or materials needed to complete job might incur additional charges shall be reviewed approved by client prior to work being performed.	-
Eloy Zubia Roofing Inc. (hereafter warrantor) hereby warrants to the owner of the above referenced roof project that the same will not leak water due to faulty materials, improper application or as a result of ordinary weather conditions.	-
This warranty shall be valid for a period of three (3)years from the date of completion of the project.	-
	\$7,210.00
Tax 8.32%	599.98
TOTAL ESTIMATED JOB COST	\$7,809.98

Acceptance of proposal, estimate or quote by signing client agrees to the conditions above and said signature converts this document into a contract of work will be executed for additional charges agreed between customer and Eloy Zubia Roofing Inc. prior to begin any work.

Payment to be made as follows: Full amount due upon completion, with 1.5% finance charge per month on unpaid balances

Accepted by: _____ Date: _____

Accepted by: _____ Date: _____

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060778

Fee \$ 22.50

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

CASE NO. 060778 ZONE: HR CODE: RR APPLICATION DATE: 8/16/18

Name of Applicant/Owner: Diane Moore Applicant's Telephone Number: 919-717-9088

Applicant's/Owner's Mailing Address: P.O. Box 638, Mesilla Park, NM City: Mesilla Park State: NM Zip Code: 88047

Applicant's/Owner's E-mail Address: dmoore4art@gmail.com

Contractor's Name & Address (If none, indicate Self): Eloy Zubia Roofing, Inc, 912 E. Kansas, L.C., NM 88001

Contractor's Telephone Number: 575-649-9832 Contractor's Tax ID Number: _____ Contractor's License Number: GB-98 Lic. #384392

Address of Proposed Work: same 1986 Calle de Cura

Description of Proposed Work: Replace roof (and soffits) with either asphalt shingles of similar or lighter color (Amber = see sample) or with silver corrugated metal roof (depending on cost).

Remove antenna - add satellite. Add gutters. Repair stucco cracks & holes.
 Estimated Cost: \$4809.98 Signature of Applicant: Diane Moore Date: 7/10/2018

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 OF STRUCTURE
CID PERMIT REQUIRED

PERMISSION (ISSUED/DENIED) BY: [Signature] ISSUE DATE: 8/16/18

- 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:

Note: over current roof is leaky.

PZHAC NEW BUSINESS

SEPTEMBER 4, 2018

PZHAC DECISIONS

BUILDING PERMITS

PZHAC ACTION FORM
BUILDING PERMIT REQUEST CASE 060762
[PZHAC REVIEW – 9/4/18]
STAFF ANALYSIS

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)

The applicant has decided to use windows that will provide a very similar appearance to the windows being replaced. The structure is in the Historic Register (see attached) and appears to have been built around 1935. 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 does not appear to have been substantially modified since the inventory was taken, and many of the existing features appear have existed when the inventory was taken. The current windows that exist in the structure have metal frames and do not appear to be the original windows, although they appear to be old (see attached photos). According to the applicant, the proposed windows will be the same size as the windows being replaced, but will have inserts that give the appearance of having multiple panes. Additionally, the windows will slide from side to side rather than be the overhead sash type that opens up and down. The window frames will be white colored. The smaller two-pane bathroom windows will be replaced with windows that are very similar to the existing windows. The front wood screen door and screens, which have been damaged by a recent wind storm, will be repaired or replaced with a similar screen door and screens.

Estimated Cost: @ \$2073.86

Consistency with the Code: The proposed windows and enclosure 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.

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

Findings to be Met:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of replacing several of the widows on the dwelling at this address.
- The subject property is zoned Historical Residential (HR)
- The proposed windows will not have substantial negative impacts on the surrounding area.
- The proposed windows will be consistent with the Code.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400157](#)

Parcel Number: 4006137001472

Owner: CONTRERAS ROSA LINA

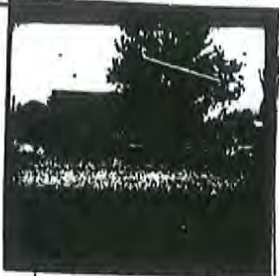
Mail Address: PO BOX 743

Subdivision:

Property Address: 2547 CALLE DEL NORTE

Acres: 0.23999082



1. ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM-1: BUILDINGS & STRUCTURES 6-6-79				
2. SURVEY DATE 3. BY 1/20/85		4. CHECK DATE 5. BY		6. COMPUTER DATE 7. BY		
8. FILE DATE 9. BY		10. REVISION DATE 11. BY				
12. COUNTY Dona Ana		13. FIELD MAP		14. NUMBER		
16. SPECIFIC LOCATION SE corner of Calle del Oeste and Calle del Norte		15. UTM REFERENCE NUMBER 13 33d300 3571900		17. CITY/TOWN Mesilla		
		18. ZIP 88001		19. LAND GRANT OR RESERVATION		
20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4		22. ROLL # 92		23. NEG # 36		
25. ARCHITECTURAL STYLE adobe vernacular		26. NUMBER OF STORIES one				
27. FOUNDATION MATERIAL(S) concrete		28. EXTERIOR WALL SURFACE(S) light brown stucco				
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) - horiz slide, alum sashes, concrete lug sills, no surrounds		30. DOOR ENTRANCE (TYPE/SURROUNDS) - common wood door				
31. ROOF(S) (NUMBER/SHAPE/MATERIAL, DETAILS) Flat with flat parapets		32. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR/MATERIALS)				
33. EXTERIOR DETAILS		34. COMMENTS				

35. ESTIMATED DATE OF CONSTRUCTION 1935	36. ACTUAL
37. SOURCE OF DATE	
38. ARCHITECT/ENGINEER/BUILDER	
39. SOURCE OF INFORMATION	
40. NAME	
41. PRESENT USE residential	
42. HISTORIC CONDITION	
43. DEGREE OF REMODELING EXCELLENT <input type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED <input type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> MAJOR <input type="checkbox"/>	

45. IMMEDIATE SURROUNDINGS rural/residential
46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR
47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input type="checkbox"/> PLUS <input checked="" type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS
48. OVERALL SIGNIFICANCE <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input type="checkbox"/> LOCAL <input type="checkbox"/> NONE
49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
50. WHAT TYPE?
51. IF INVENTORIED, LIST I.D. #'S
52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

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



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



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



EXAMPLES OF REPLACEMENT WINDOWS



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060762

Fee \$ 77.00

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

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

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

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

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

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

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

Address of Proposed Work: 2547 Calle del Norte

Description of Proposed Work: Replace windows, doors and screens

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

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED
JK

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

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

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

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

Items:

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

Staff Analysis:

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

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

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

Estimated Cost: @ \$5,000.00

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing a rock wall and wooden fence on the property lines of a residential property 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 ACTION FORM
BUILDING PERMIT 060779
[PZHAC REVIEW – 9/4/2018]
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 approve this request.
- 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:

Recommend approval of the application to the BOT.

Recommend approval of the application to the BOT with conditions.

Reject the application.

PZHAC ACTION:

**PZHAC ACTION FORM
BUILDING PERMIT 060780
[PZHAC REVIEW – 9/4/18]
STAFF ANALYSIS**

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

Item:

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 Analysis:

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

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

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

Estimated Cost: @ \$1823.86

Consistency with the Code:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of repairing and repainting various exterior features of an existing dwelling at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

Recommend approval of the application to the BOT.

Recommend approval of the application to the BOT with conditions.

Reject the application.

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 060781
[PZHAC REVIEW – 9/4/18]
STAFF ANALYSIS

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

Item:

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)

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: @ \$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 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 ACTION FORM
BUILDING PERMITS 060782
[PZHAC REVIEW – 9/4/2018]
STAFF ANALYSIS

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

Items:

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of repairing and repainting the stucco on a dwelling at this address.
- The PZHAC has determined that the proposed repairs 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 060783
[PZHAC REVIEW – 9/4/2018]
STAFF ANALYSIS

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

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:

- The PZHAC has jurisdiction to review and approve this request.
- 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 NEW BUSINESS

SEPTEMBER 4, 2018

SPECIAL USE PERMIT

RENEWAL

PZHAC ACTION FORM
SUP EXTENSION REQUEST
CASE 012064
[PZHAC REVIEW 9/4/18]

Item:

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).

Description of Request:

The Las Cruces Academy was granted a Special Use Permit in 2012 by the Town to operate as a private at this location. The Special Use Permit was approved with a time limit of three years, which expire and was renewed October 15, 2016 for an additional three years. The additional three years is about to expire and the applicant is requesting a further extension of three years.

There have been no changes to the size, hours of operations, or impacts to the area created by the school in the last three years. Additionally, there have not been any complaints about the school from neighboring property owners within the past last six years. Staff is not aware of any other complaints or problems with the school in during its operation, and it does not appear that the school has had any negative impacts on the Town during its operation.

According to the applicant:

“We would like to request an extension of our special use permit so that we can continue to run the Las Cruces Academy in our current location of 1755 Avenida de Mesilla, a building owned by Tinsley Preston. We believe the following facts are relevant in our request.

1. We have a two year extension in our lease from Mr. Preston. (This is likely to be extended.)
2. As part of our school philosophy we feel it is very important for the school and the students to be involved in the local community. This continues with the students performing in several local events as well as attending local events, such as the Dia de los Muertos and Cinco de Mayo, and visiting the home of J. Paul Taylor. The school community also produces several events to which the community is invited, including performances at the end of every semester and an event we call Food For Thought at the end of school year. We have had educational booths at events such as Dies y Seis de Septiembre, and intend to continue this practice.
3. Our families, teachers, and students visit local art galleries, picnic in local parks, and eat at local restaurants.

We wish to remain in Mesilla and to enjoy being an active part of the community. If there are any changes in either our rental agreement or in the ownership of the building we will certainly notify the Town Offices.”

PZHAC OPTIONS:

1. Recommend approval of the request to the BOT.
2. Recommend approval of the request to the BOT with conditions or time limits.
3. Deny the request.

PZHAC ACTION:

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: [R0401311](#)

Parcel Number: null

Owner: PRESTON WISCONSIN LP

Mail Address: 6600 W TOUHY AVE

Subdivision: Subd: MERCADO DE LA

MESILLA PHASE 2 REPLAT #1 (BK 22
PG 123-124 - 073641) Lot: 3 Block: A

Property Address: 1755 CALLE DE
MERCADO

Acres: 0



VIEW OF THE SCHOOL FROM AVENIDA DE MERCADO





L A S
C R U C E S
A C A D E M Y

Las Cruces Academy
1755 Avenida de Mercado – physical address
Mesilla, NM 88046

4904 Calabazilla Dr. – mailing address
Las Cruces, NM 88011

13 August 2018

To the Town of Mesilla:

Request for a three year extension of Special Use Permit

We would like to request an extension of our special use permit so that we can continue to run the Las Cruces Academy in our current location of 1755 Avenida de Mesilla, a building owned by Tinsley Preston. We believe the following facts are relevant in our request.

1. We have a two year extension in our lease from Mr. Preston.
2. As part of our school philosophy we feel it is very important for the school and the students to be involved in the local community. This continues with the students performing in several local events as well as attending local events, such as the Dia de los Muertos and Cinco de Mayo, and visiting the home of J. Paul Taylor. The school community also produces several events to which the community is invited, including performances at the end of every semester and an event we call Food For Thought at the end of school year. We have had educational booths at events such as Dies y Seis de Septiembre, and intend to continue this practice.
3. Our families, teachers, and students visit local art galleries, picnic in local parks, and eat at local restaurants.

We wish to remain in Mesilla and to enjoy being an active part of the community. If there are any changes in either our rental agreement or in the ownership of the building we will certainly notify the Town Offices.

With appreciation,

Lou Ellen Kay
Head of School

Vincent Gutschick
Chair, Board of Trustees

PZHAC NEW BUSINESS

SEPTEMBER 4, 2018

PZHAC DECISIONS

BUSINESS REGISTRATIONS

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 9/4/2018]
PERMIT 0728
“SPAOLGY”

STAFF ANALYSIS

Item:

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)

Description of Business:

The purpose of this request is to allow the business to be relocated from one commercial structure on the property to another structure on the same property that has been used as an insurance office, but is now vacant. The new location, which is located behind the current structure, is larger and will allow for more efficient operation of the business. There will be no changes to the business or hours of operations, and the change will not result in any new impacts to the Town or the surrounding properties. The operation will still consist of a beauty salon and related retail business.

Consistency with the Code:

The request is for the relocation of a beauty salon from one structure to another on the same property in the General Commercial zoning district, and is consistent with all applicable sections of the MTC. There will be no changes to the business. The structure was originally designed and built for use as a commercial facility, and the structure has been used for commercial operations since its construction.

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

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the commercial character of the property.
- This is a use that is allowed by the MTC in this zoning district.
- The proposed use will not create any negative impacts to the area.

PZHAC OPTIONS:

- Approve the application.
- Approve the application with conditions.
- Reject the application.

PZHAC ACTION:

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: [R0400314](#)

Parcel Number: null

Owner: KABO DORIANNE J &
STEPHEN L CAMP

Mail Address: PO BOX 2065

Subdivision:

Property Address: 1801 S HIGHWAY
28

Acres: 0



PHOTO OF ORIGINAL STRUCTURE FROM THE PARKING AREA



PHOTO OF NEW LOCATION





Date: 8/29/18

2231 Avenida de Mesilla

No.: _____

P.O. Box 10

Mesilla, NM 88046

Phone: (505) 524-3262

Fax: (505) 541-6327

Business Registration Application

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

PLEASE PRINT

Business Registration Application Is: New Renewal _____ change of address _____

Name of Business: Spaology

Name of Applicant: Rachel Floyd

Business Location: 1799 Avenida de Mesilla Las Cruces, NM 88005

Mailing Address (Street # or P.O. Box): _____

E-Mail Address: spaologymesilla@gmail.com

City: Las Cruces State: NM Zip Code: 88005

Phone # of Business: (575) 636-2346

Business Owner's/Applicant's Address:

Street 1011 North Melendres Street

City: Las Cruces State: NM Zip Code: 88005

Property Owner Name: Dorianne Kabo

Phone # of Property Owner: (575) 640-6361

Property Owner's Address: Street P.O. Box 2065

City: Ruidoso State: NM Zip Code: 83155

Additional Information

Square Footage of Business: 1,200 SF (approx 60' x 20')

Number of Employees: 4 (2 employees, 2 contractors)

Number of Parking Spaces: 15 + (1 handicap accessible)

Zoning Code: _____

Parking Assessment: _____ *Please fill in other side>>>>*

Type of Business -please describe product(s) and/or

service(s): Skincare products

massages, facials, body treatments, hair removal, eyelash extensions, etc

Business Applicant Is: Sole Proprietorship Partnership _____ Corporation _____

Current New Mexico Revenue Division ID #: 03-276562-00-2

(The location code for reporting earnings received in the Town of Mesilla is **07-303.**)

EMERGENCY CONTACT INFORMATION

Responsible party to be called in case of emergency. Enter name in order of contact (please print):

24 HOUR EMERGENCY PHONE #: (575) 621-0533

Name	Address	Telephone #
1. <u>Rachel Floyd</u>	<u>1011 N Melendres St</u>	<u>621 0533</u>
2. <u>Guy Floyd</u>		<u>(575) 541 7487</u>
3. _____		

Do you have an alarm system? Yes No _____

What Type? _____

Which Company, if any, Responds to Alarms? Alarm Services de Las Cruces

APPLICANT HEREBY STATES UNDER OATH THAT ALL STATEMENTS AND REPRESENTATIONS MADE IN THIS APPLICATION ARE TRUE AND VALID.

Rachel Floyd
Signature of Applicant/Title

8/24/18
Date

Signature of Building Owner

Date

Office Use

Receipt Number: _____

Date of Payment: _____

Case Number: _____

Zone: _____

PZHAC Approval Date: _____

Bus. Type: _____

Sign Permit Case #: _____

Renewal Date: _____

Fire Department Inspection Verification

Fire Department Representative Signature: _____

Fire Inspection Date: _____

Approved: Yes No _____

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 9/4/2018]
PERMIT 0730
“DESERT MOUNTAIN ACUPUCUTRE”

STAFF ANALYSIS

Item:

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)

Description of Business:

The purpose of the application is to allow the applicant to move into a part of a commercial structure on Calle de Guadalupe. The operation will consist of an acupuncture clinic, a message clinic, and a herbal medicine clinic. This use is similar to other uses (professional medical offices, massage parlors, beauty shops, etc.) that have been allowed as Professional Offices in the Commercial and Historic Commercial districts in Mesilla. The proposed use will not result in any changes to the occupancy of the structure, or change the character of the area.

Consistency with the Code:

The request is for a commercial operation in the Historic Commercial district, and appears to be consistent with all applicable sections of the MTC. There will be no changes to the structure. This portion of the structure was originally designed and built for use as a residence, but has been used for commercial operation for years.

The requested license will not result in any changes to the external physical elements or style of the structure. There will be some cosmetic changes to the interior of the structure.

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the commercial character of the structure.
- This is a use that is allowed by the MTC in this zoning district.
- The proposed use will not create any negative impacts to the area.

PZHAC OPTIONS:

- Approve the application.
- Approve the application with conditions.
- Reject the application.

PZHAC ACTION:

PHOTO OF LOCATION FROM CALLE DE GUADALUPE



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: [R0401209](#)

Parcel Number: null

Owner: ARTIEFOUNT LLC

Mail Address: PO BOX 259

Subdivision: Subd: FOUNTAIN ACRES

SUB (BK 24 PG 283 - 1730368) Tract:

D

Property Address: 2489 CALLE DE

PRINCIPAL

Acres: 0





Date: 08/21/18

2231 Avenida de Mesilla
P.O. Box 10
Mesilla, NM 88046

No.: _____

Phone: (505) 524-3262 Fax: (505) 541-6327

Business Registration Application

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

PLEASE PRINT

Business Registration Application Is: New Renewal _____

Change of Address
✓

Name of Business: Desert Mountain Acupuncture
 Name of Applicant: Janet Quintanilla
 Business Location: 2488 Calle De Guadalupe
 Mailing Address (Street # or P.O. Box): 1736 Dean Martin Dr. El Paso, TX 79936
 E-Mail Address: drjanetq@gmail.com
 City: El Paso State: TX Zip Code: 79936
 Phone # of Business: 575-618-6900
 Location of Business: Street 2488 Calle De Guadalupe
 City: Mesilla State: NM Zip Code: _____

Property Owner Name: Art Fountain
 Location: 2488 Calle de Guadalupe
 Phone # of Property Owner: 575-528-8143
 Property Owner's Address: Street PO Box 259
 City: Mesilla State: NM Zip Code: 88046

Additional Information

Square Footage of Business: 1700
 Number of Employees: 1
 Number of Parking Spaces: 5
 Zoning Code: _____
 Parking Assessment: _____ *Please fill in other side>>>>*

Type of Business -please describe product(s) and/or service(s): Acupuncture Clinic, Herbal Medicine Clinic, Massage Clinic

Business Applicant Is: Sole Proprietorship Partnership _____ Corporation _____

Current New Mexico Revenue Division ID #: 03-358724-00-8
(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

EMERGENCY CONTACT INFORMATION

Responsible party to be called in case of emergency. Enter name in order of contact (please print):

24 HOUR EMERGENCY PHONE #: Art Fountain - 575-528-8143

Name	Address	Telephone #
1. <u>Janet Quintanilla</u>	<u>1730 Ave 640 S. San Pedro</u>	<u>915-740-9169</u>
2. <u>Felicia Gonzalez</u>		<u>575-644-8760</u>
3. _____		

Do you have an alarm system? Yes _____ No

What Type? _____

Which Company, if any, Responds to Alarms? _____

APPLICANT HEREBY STATES UNDER OATH THAT ALL STATEMENTS AND REPRESENTATIONS MADE IN THIS APPLICATION ARE TRUE AND VALID.

[Signature]
Signature of Applicant/Title

[Signature]
Signature of Building Owner

08/27/18
Date

8-10-2018
Date

Office Use

Receipt Number: _____ Date of Payment: _____
Case Number: _____ Zone: _____
PZHAC Approval Date: _____ Bus. Type: _____
Sign Permit Case #: _____ Renewal Date: _____

Fire Department Inspection Verification

Fire Department Representative Signature: _____
Fire Inspection Date: _____
Approved: _____ Yes _____ No _____

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 9/4/2018]
STAFF ANALYSIS

Item:

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)

Description of Business:

The purpose of the application is to allow the applicant to move into a part of a commercial structure on Calle de Guadalupe. The operation will consist of the retail sale of herbal products, jewelry and small gifts, and skin care products. This is a use that is allowed in the Historical Commercial district, and is similar to other uses that have been allowed by the PZHAC at this location in the past. The proposed use will not result in any changes to the occupancy of the structure, or change the character of the area.

Consistency with the Code:

The request is for a commercial retail operation in the Historic Commercial district, and is consistent with all applicable sections of the MTC. There will be no changes to the structure. This portion of the structure was originally designed and built for use as a residence, but has been used for commercial operations for years.

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

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the commercial character of the structure.
- This is a use that is allowed by the MTC in this zoning district.
- The proposed use will not create any negative impacts to the area.

PZHAC OPTIONS:

- Approve the application.
- Approve the application with conditions.
- Reject the application.

PZHAC ACTION:

PHOTO OF LOCATION FROM CALLE DE GUADALUPE



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: [R0401209](#)

Parcel Number: null

Owner: ARTIEFOUNT LLC

Mail Address: PO BOX 259

Subdivision: Subd: FOUNTAIN ACRES

SUB (BK 24 PG 283 - 1730368) Tract:

D

Property Address: 2489 CALLE DE

PRINCIPAL

Acres: 0





Date: 8/28/18

2231 Avenida de Mesilla
P.O. Box 10
Mesilla, NM 88046

No.: 0731

Phone: (505) 524-3262 Fax: (505) 541-6327

Business Registration Application

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

PLEASE PRINT

Business Registration Application Is: New Renewal

Name of Business: Healing Earth Mother Products
 Name of Applicant: Judy K. Harmon
 Business Location: 2488 Calle de Guadalupe in The Ruby Sun
 Mailing Address (Street # or P.O. Box): 724 S. Mesquite St. Las Cruces 88001
 E-Mail Address: judyk4@gmail.com
 City: Mesilla State: NM Zip Code: _____
 Phone # of Business: 575-649-6015
 Business Owner's/Applicant's Address:
 Street 724 S. Mesquite St.
 City: Las Cruces State: NM Zip Code: 88001

Property Owner Name: Art Fountain
 Phone # of Property Owner: _____
 Property Owner's Address: Street _____
 City: _____ State: _____ Zip Code: _____

Additional Information

Square Footage of Business: 144 sq. ft
 Number of Employees: None
 Number of Parking Spaces: _____
 Zoning Code: _____
 Parking Assessment: _____ *Please fill in other side>>>>*

Type of Business -please describe product(s) and/or service(s): Bulk herbs for teas, tinctures, etc., skin care products made with herbs, oils & essential oils, gifts (jewelry, art), ingredients for skin care (shea butter, hemp seed oil, etc) CBD extract NOT THC NOT Marijuana !!
 Business Applicant Is: Sole Proprietorship Partnership _____ Corporation _____

Current New Mexico Revenue Division ID #: _____
 (The location code for reporting earnings received in the Town of Mesilla is 07-303.)

EMERGENCY CONTACT INFORMATION

Responsible party to be called in case of emergency. Enter name in order of contact (please print):

24 HOUR EMERGENCY PHONE #: 575-649-6015

Name	Address	Telephone #
1. <u>Judy Harmon</u>	<u>724 S Mesquite St</u>	<u>575-649-6015</u>
2. _____	_____	_____
3. _____	_____	_____

Do you have an alarm system? Yes _____ No

What Type? _____

Which Company, if any, Responds to Alarms? _____

APPLICANT HEREBY STATES UNDER OATH THAT ALL STATEMENTS AND REPRESENTATIONS MADE IN THIS APPLICATION ARE TRUE AND VALID.

Judy Harmon
 Signature of Applicant/Title

8/28/18
 Date

 Signature of Building Owner

 Date

Office Use

Receipt Number: _____	Date of Payment: _____
Case Number: <u>0731</u>	Zone: <u>HC</u>
PZHAC Approval Date: _____	Bus. Type: <u>RETAIL</u>
Sign Permit Case #: <u>N/A</u>	Renewal Date: <u>3/15/19</u>

Fire Department Inspection Verification

Fire Department Representative Signature: _____
 Fire Inspection Date: _____
 Approved: _____ Yes _____ No _____

PZHAC NEW BUSINESS

SEPTEMBER 4, 2018

PZHAC DECISIONS

SIGN PERMITS

PZHAC ACTION FORM
BUILDING PERMITS 060784
[PZHAC REVIEW – 9/4/2018]
STAFF ANALYSIS

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

Items:

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)

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

If, on the other hand, it is determined that the proposed directory sign 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 directory sign, 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:

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

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM

SIGN REQUEST

[PZHAC REVIEW]

“Spaology”

STAFF ANALYSIS

Item:

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)

Description of Work to be Done:

The purpose of this request is to allow the sign to be relocated from one commercial structure on the property to another structure on the same property. The reason for this is that the business will be moving from one structure to the other. The new location is on the same property as the original structure and has the same zoning. Other than repainting the sign in order to freshen it up, there will be no changes to the sign.

Consistency with the Code:

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

18.65.140 Wall signs.

A. Wall Sign Area.

1. Within the Historical Commercial (H-C) zone, the wall sign area, on any given house or building, shall in no case exceed 10 percent of any wall area including apertures or 15 square feet, whichever is less. Dimensions of painted signs or graphics with no frame shall be determined by measuring the extent of the painted sign or graphic horizontally and vertically and calculating the area

(The sign to be moved is less than 25 square feet in area. The sign will not project above the side of the building.)

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of relocating an existing sign from one structure to another on the same property.
- The subject property is zoned General Commercial (C)
- 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 ACTION:

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: [R0400314](#)

Parcel Number: null

Owner: KABO DORIANNE J &
STEPHEN L CAMP

Mail Address: PO BOX 2065

Subdivision:

Property Address: 1801 S HIGHWAY
28

Acres: 0



SIGN PERMIT APPLICATION

OFFICIAL USE ONLY:

Case # 060785

Fee \$ 24.00

CASE NO. 060785 ZONE: C APPLICATION DATE: 8/21/18

Spaology (575) 636-2346
 Business Name Business Telephone Number

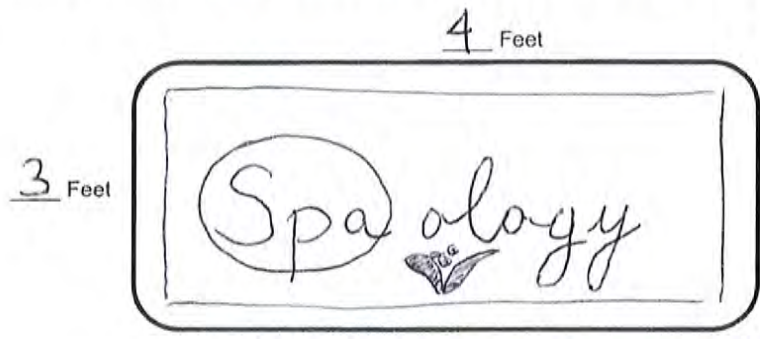
1799 Avenida de Mesilla Las Cruces, NM 88005
 Business Address City State Zip Code

Rachel Floyd (575) 621-0533
 Applicant Name Applicant Telephone/Cell Number

1011 N. Melendres St Las Cruces, NM 88005
 Mailing Address City State Zip Code

Description of sign: _____

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



Colors: White background, brown border ¹/₂ lettering
Brown ¹/₂ turquoise logo ¹/₂ small lettering

FOR OFFICIAL USE ONLY

- | | |
|--|--|
| PZHAC <input type="checkbox"/> Administrative Approval
<input type="checkbox"/> Approved Date: _____
<input type="checkbox"/> Disapproved Date: _____
<input type="checkbox"/> Approved with conditions | BOT <input type="checkbox"/> Approved Date: _____
<input type="checkbox"/> Disapproved Date: _____
<input type="checkbox"/> Approved with Conditions |
|--|--|

CONDITIONS: PZHAC REVIEW ¹/₂ BOT APPROVAL REQUIRED.

PERMIT ISSUED BY: _____ ISSUE DATE: _____







