



**THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA WILL HOLD A REGULAR MEETING ON MONDAY, APRIL 22, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWNHALL, 2231 AVENIDA DE MESILLA.**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL & DETERMINATION OF A QUORUM
3. CHANGES TO THE AGENDA & APPROVAL
4. PROCLAMATIONS:
  - A. A Proclamation designating May 7, 2019 as Official National Bike to School in the Town of Mesilla – **Ashleigh Curry, Safe Routes to School Champion and students.**
5. PUBLIC INPUT – The public is invited to address the Board for up to 3 minutes.
6. **\*APPROVAL OF CONSENT AGENDA** – The Board will be asked to approve by one motion the following items of recurring or routine business. The Consent Agenda is marked with an asterisk \*:
  - A. **\*BOT Minutes** – Minutes of a Regular meeting of April 8, 2019.
  - B. **\*PZHAC Case 060875** – 2684 Calle de Principal, submitted by Elizabeth Ann Rohovec; a request for a zoning permit to repaint a dwelling at this address. **Zoned: Historical Residential (HR).**
  - C. **\*PZHAC Case 060878** – 2838 Calle de Principal, submitted by Anita M. Morales; a request for a zoning permit to stucco a dwelling at this address. **Zoned: Historical Residential (HR)**
  - D. **\*PZHAC Case 060879** – 2880 Teresita Street, submitted by William and Mary Davidson; a request for a zoning permit to install a trellis above an existing rock wall at the rear of a residential property at this address. **Zoned: Historical Residential (HR).**
  - E. **\* PZHAC Case 060880** – 2483 Calle de San Albino, submitted by Eugenio G. Diaz; a request for a zoning permit to build a work shed behind a dwelling at this address. **Zoned: Historical Residential (HR).**
7. NEW BUSINESS:
  - A. **For Approval: Ordinance 2019-02:** amending Chapter 15.20 International Fire Code. – *Captain Greg Whited/Chief Kevin Hoban, Mesilla Fire Department.*
8. BOARD OF TRUSTEE COMMITTEE REPORTS
9. BOARD OF TRUSTEE/STAFF COMMENTS
10. 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 one week prior to the meeting. The Mayor and Trustees request that all cell phones be turned off or set to vibrate. Members of the audience are requested to step outside the Board Room to respond to or to conduct a phone conversation. A copy of the agenda packet can be found online at [www.mesillanm.gov](http://www.mesillanm.gov).

Posted 4/17/19 at the following locations: Town Clerk's Office 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.



## Official National Bike to School Day Proclamation

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Contact: Ashleigh Curry, 575-202-1317, [acurry@lcps.net](mailto:acurry@lcps.net)

**Whereas**, a lack of physical activity plays a leading role in rising rates of obesity, diabetes and other health problems among children and being able to bicycle or walk to school offers an opportunity to build activity into daily routine.

**Whereas**, driving students to school by private vehicle contributes to traffic congestion and air pollution.

**Whereas**, an important role for parents and caregivers is to encourage children to be aware of the challenges and dangers that they face on their trip to school each day and the health and environmental risks related to physical inactivity and air pollution.

**Whereas**, community leaders and parents can determine the "bikeability" of their community and identify any potential challenges to safe bicycling using a bikeability checklist.

**Whereas**, community members and leaders should make a plan to make immediate changes to enable children to safely bicycle and walk in our communities and develop a list of suggestions for improvements that can be executed over time.

**Whereas**, children, parents and community leaders around the country are joining together to evaluate bicycling and walking conditions in their communities.

**Now Therefore, Be It Resolved** that I, Nora L Barraza, proclaim May 7th, 2019, "National Bike to School Day" in the Town of Mesilla, New Mexico and encourage everyone to consider the safety and health of children today and every day.



**BOARD OF TRUSTEES  
TOWN OF MESILLA  
REGULAR MEETING  
MONDAY, APRIL 8, 2019  
6:00 P.M.**

**TRUSTEES:** Nora L. Barraza, Mayor  
Stephanie Johnson-Burick, Mayor Pro Tem  
Carlos Arzabal, Trustee  
Jesus Caro, Trustee  
Veronica Garcia, Trustee

**STAFF:** K.C. Alberg, Marshal  
Kevin Hoban, Fire Chief  
Rod McGillivray, Public Works Director

**PUBLIC:** Jake Quinones Erick Robinson  
Andy Embury Susan Krueger  
Dylan Thurhorst Chad Zecha  
Crystal Davis-Whited Greg Whited  
Christina DiMatteo

**1. PLEDGE OF ALLEGIANCE**

Mayor Barraza led the Pledge of Allegiance.

**2. ROLL CALL & DETERMINATION OF A QUORUM**

**Roll Call.**

**Present:** Mayor Barraza, Mayor Pro Tem Johnson-Burick, Trustee Arzabal, Trustee Caro, Trustee Garcia.

**3. CHANGES TO THE AGENDA & APPROVAL**

Mayor Barraza requested moving New Business item 6c to item 6a.

**Motion:** To approve agenda as amended, **Moved by** Trustee Arzabal, **Seconded by** Trustee Garcia.

**Roll Call Vote:** Motion passed (**summary:** Yes =4).

Mayor Pro Tem Johnson-Burick Yes

1 Trustee Arzabal Yes  
2 Trustee Caro Yes  
3 Trustee Garcia Yes

4

5 **4. PUBLIC INPUT** – The public is invited to address the Board for up to 3 minutes.

6 No Public Input

7

8 **5. \*APPROVAL OF CONSENT AGENDA** – The Board will be asked to approve by one motion the  
9 following items of recurring or routine business. The Consent Agenda is marked with an asterisk \*:

10 Trustee Arzabal requested placing New Business item 6b on the consent agenda.

11

12 **Motion:** To approve consent agenda as amended, **Moved by** Trustee Arzabal, **Seconded by** Mayor Pro  
13 Tem Johnson-Burick.

14

15 **Roll Call Vote:** Motion passed (summary: Yes =4).

16 Mayor Pro Tem Johnson-Burick Yes

17 Trustee Arzabal Yes

18 Trustee Caro Yes

19 Trustee Garcia Yes

20

21 **A. \*BOT Minutes** – Minutes of a Regular Meeting March 25, 2019. *Approved by consent*  
22 *agenda*

23 **B. \*PZHAC Case 060852** – 2195 Calle del Norte, submitted by Jorge Larrazabal; a request  
24 for a zoning permit to allow the construction of a carport, garage, and storage structure as an  
25 addition to an existing dwelling at this address. Zoned: Historical Residential (HR).  
26 *Approved by consent agenda*

27 **C. \*PZHAC Case 060862** – 2206 Avenida de Mesilla, submitted by Jake Quinones of  
28 Quinones Design/Build for Emilie Cano; a request for a zoning permit to allow the repair of  
29 the adobe walls and roof on a dwelling at 2206 Avenida de Mesilla. Zoned: Historical  
30 Commercial (HC). *Approved by consent agenda*

31 **D. \*PZHAC Case 060821** - Submitted by Christina DiMatteo; a request for a summary  
32 subdivision to allow for a lot line adjustment to combine a 0.30-acre property at 3066 Snow  
33 Road with a 0.18-acre property immediately to the south, and to adjust the western lot line  
34 of the two properties to create a single 0.69-acre property. Zoned: Rural Agricultural (RA).  
35 *Approved by consent agenda*

36

37

38 **6. NEW BUSINESS:**

39 **A. For 1<sup>st</sup> Reading/Public Hearing: Ordinance 2019-02:** An ordinance revising Chapter  
40 15.20 International Fire Code. – *Captain Greg Whited/Chief Kevin Hoban, Mesilla Fire*  
41 *Department.*

42 **Motion:** To closed Regular Meeting and open Public Hearing, **Moved by** Mayor Pro Tem Johnson-  
43 Burick, **Seconded by** Trustee Caro.

44

45 **Roll Call Vote:** Motion passed (summary: Yes =4).

46 Mayor Pro Tem Johnson-Burick Yes

1 Trustee Arzabal Yes  
2 Trustee Caro Yes  
3 Trustee Garcia Yes

4

5 Closed Regular Meeting and Opened Public Hearing at 6:15 p.m.

6

7 Support Captain Embury stated as a resident and firefighter he supports Ordinance 2019.02. Captain  
8 Whited did a lot of work and research.

9

10 **Motion:** To close Public Hearing and open Regular Meeting, **Moved by** Trustee Arzabal, **Seconded by**  
11 Trustee Garcia

12

13 **Roll Call Vote:** Motion passed (**summary:** Yes =4).

14 Mayor Pro Tem Johnson-Burick Yes

15 Trustee Arzabal Yes

16 Trustee Caro Yes

17 Trustee Garcia Yes

18

19 Closed Public Hearing and Opened Regular Meeting at 6:18 p.m.

20

21 Captain Whited reviewed the changes, additions and deletions to the proposed ordinance to bring it up to  
22 current code. The town ordinance is 16 years old.

23

24 Mayor Barraza thanked Captain Whited for taking on this task and removing language that is no longer  
25 pertinent. Residents should see the benefits of this proposed ordinance as well.

26

27 Captain Whited stated things will be addressed as they arise.

28

29 Mayor Pro Tem Johnson-Burick asked how we can ensure that we do not wait another 16 years to do  
30 updates.

31

32 Mayor Barraza responded the Fire Chief will be tasked with reviewing this ordinance every 3 years.

33

34 Captain Whited Greg stated we discussed making these updates a resolution to avoid going through this  
35 process every time.

36

37 Mayor Barraza responded fee structures through a resolution are being addressed so we do not have to go  
38 through an ordinance amendment each time changes need to take place.

39

40 Fire Chief Hoban stated we would like to make a revision before the 2<sup>nd</sup> reading to add the ability to adopt  
41 updated revisions of the code through resolution. He asked that section 15.20.100 be reinstated.

42

43 Mayor Pro Tem Johnson-Burick stated with regards to the disastrous affect the ISO rating could have, we

1 need to do all we can to prevent it happening to our residents.

2  
3 Captain Whited stated some surrounding communities received a 10 ISO rating which means no fire  
4 protection. He hopes Mesilla can move up to a 3. The ISO auditor has been around the area.

5  
6 Fire Chief Hoban stated Mesilla is scheduled for an ISO audit by 2020 not to say it could happen sooner.

7  
8 Mayor Barraza stated we will be recommending the adoption of Ordinance 2019.02 at the April 22<sup>nd</sup>. She  
9 asked to bring forth any questions to Fire Chief Hoban.

10  
11 **B. Resolution 2019-04:** A resolution authorizing and approving submission of a completed  
12 application for financial assistance and project approval to the New Mexico Finance  
13 Authority for a Custom type I Fire Apparatus. – **Chief Kevin Hoban, Mesilla Fire**  
14 **Department.**

15 Fire Chief Hoban stated they applied and received a \$100K Fire Grant to replace Engine 32 1994 Pierce  
16 Apparatus. The engine specifications have been approved by the State Fire Marshal. We will purchase  
17 the Apparatus through the HGAC contracts which is allowed by state purchasing. This truck is being  
18 paid through Fire Protection Fund and Fire Grant Funds.

19  
20 Captain Whited stated with the old apparatus, we put our firefighters in danger. The NFPA is adamant  
21 about retiring vehicles when they get to a certain age.

22  
23 Fire Chief Hoban stated NFPA guidelines for end of live of a vehicle is 25 years which this engine is.  
24 Major modifications have been made over the years to keep it working. This truck was purchased brand  
25 new in 1994; has been a good truck. These firefighters are volunteers and they deserve the best. Another  
26 proposal came in at over \$450K. We are looking at financing around \$400K with this vehicle. The cost  
27 of apparatus has increased due to firefighter safety requirements. This truck designed by Chief Zecha and  
28 Chief Floyd incorporates ergonomic features not seen in most fire apparatus. This vehicle will have a  
29 clean cab design for firefighter prevention of cancer.

30  
31 Mayor Barraza asked how the ISO rating affects homeowner's insurance rates.

32  
33 Fire Chief Hoban responded the ISO rating looks at NFPA standards. This will give us another 250  
34 GPMs capacity; currently we are at 2250. The town is evaluated on its ISO rating and the number of  
35 stations. He is confident that the department can get to a 3 ISO rating.

36  
37 Trustee Garcia asked how many fire trucks we currently have.

38  
39 Fire Chief Hoban responded we have 4 fire apparatus, 2 Type 1 trucks, 2 Type 6 trucks.

40  
41 **Motion:** To approve Resolution 2019-04: a resolution authorizing and approving submission of a  
42 completed application for financial assistance and project approval to the New Mexico Finance Authority  
43 for a Custom Type I Fire Apparatus, **Moved by** Trustee Arzabal, **Seconded by** Mayor Pro Tem Johnson-

1 Burick.

2

3 **Roll Call Vote:** Motion passed (**summary:** Yes =4).

4 Mayor Pro Tem Johnson-Burick Yes

5 Trustee Arzabal Yes

6 Trustee Caro Yes

7 Trustee Garcia Yes

8

9 Mayor Barraza stated she is proud of the caliber of the volunteers and how devoted they are to the Town  
10 of Mesilla. They put in training hours on their personal time.

11

12 **C. Resolution 2019-05:** Acceptance and Approval of the FY 2018 Audit. – Presentation by  
13 **Erick Robinson, Integrity Accounting.** (added 4/5/19 @8:48am)

14 Mr. Robinson presented the final audit; no findings. Ms. Stoechner-Hernandez and Ms. Maya provided  
15 everything that was asked for.

16

17 Trustee Arzabal stated Mr. Robinson did a good audit. In the past it was always the same findings year  
18 after year; kudos to Ms. Stoechner-Hernandez and Ms. Maya. Mr. Robinson has worked with staff to  
19 correct them.

20

21 Mayor Barraza stated she appreciates the fact that Mr. Robinson has worked with staff. Staff was  
22 comfortable in contacting him with questions. She takes her hat off to staff who has done an excellent job  
23 in rectifying previous audit findings to get to this point. The state auditor has reviewed the audit. She  
24 thanked him for his professionalism.

25

26 **Motion:** To approve Resolution 2019-05: acceptance and approval of the FY 2018 Audit, **Moved by**  
27 Trustee Arzabal, **Seconded by** Mayor Pro Tem Johnson-Burick

28

29 Mayor Pro Tem Johnson-Burick stated she had kept addressing things that needed to be corrected and  
30 now for the last two years, we have had fabulous audits; thanked him and staff.

31

32 Trustee Caro appreciates what Mr. Robinson has done for the town and thanked staff as well.

33

34 Mayor Barraza stated staff takes the audit seriously and does everything to ensure things are done  
35 correctly.

36

37 **Roll Call Vote:** Motion passed (**summary:** Yes =4).

38 Mayor Pro Tem Johnson-Burick Yes

39 Trustee Arzabal Yes

40 Trustee Caro Yes

41 Trustee Garcia Yes

42

43 **D. Approval of Award:** A construction contract to A Mountain Professional Construction  
44 Company for the Calle de Parian Reconstruction & Improvements Project in the amount of  
45 \$94,728.10 (w/o GRT) funded from New Mexico Department of Transportation (NMDOT)  
46 Local Government Road Fund (LGRF). – **Rod McGillivray, Public Works Director/John**



2  
3  
4 **7. \*STAFF REPORTS:**

5 Community Development  
6 Community Programs  
7 Finance Department  
8 Fire Department  
9 Marshal's Department  
10 Public Works Department  
11

12 **8. BOARD OF TRUSTEE COMMITTEE REPORTS**

13 Mayor Pro Tem Johnson-Burick that an MPO meeting will be held on Wednesday at the Dona Ana  
14 County Chambers at 1:00 p.m.

15 Trustee Arzabal stated he attended the CEO meeting in Magdalena; another meeting will be held to close  
16 out the fiscal year funding.

17 Trustee Garcia stated she attended the NMML District Meeting in Las Cruces.

18 Mayor Barraza stated RTD meeting was cancelled. She attended the SCCOG meeting on March 29<sup>th</sup>  
19 regarding the 2020 Census. They will be working diligently to ensure everyone is counted and will be  
20 working the county on how to best utilize volunteers. Senator Papen and Chilton Eddie gave an update  
21 on the legislative session. She participated on a conference call with Governor Lujan Grisham who feels  
22 it is important to protect our first responders and allocated additional funding toward Public Safety  
23 The Town of Mesilla will receive around \$650K in Capital Outlay funding for; Calle de Parian, La Llorona  
24 Trail, Marshal Department, Plaza Lighting, McDowell Wastewater Project. We were told the state is  
25 expecting a Capital Outlay surplus next year so not be conservative in requesting project funding. Mr.  
26 Gillivray & Ms. Stoechner-Hernandez will be attending training on the ICIP process. The other good thing  
27 is that we will not have to sell bonds this year for Capital Outlay.

28 Trustee Garcia asked about the Taylor Mesilla Historical Property.

29 Mayor Barraza responded \$800K was approved for renovations and upgrades through New Mexico  
30 Cultural Affairs. Easter Bunny will be at the plaza on Wednesday, April 17<sup>th</sup>.

31  
32 **9. BOARD OF TRUSTEE/STAFF COMMENTS**

33 Mr. McGillivray gave an update on the Raasaf Project; final cost was \$44,500.

34  
35 Mayor Barraza stated this project will be on the Capital Outlay funding for next year.

36  
37 Trustee Garcia asked that the Marshal's Department be on the Capital Outlay list for new vehicles. Glad  
38 to hear that the deputies will be replacing the expired vests.

39  
40 Mayor Barraza responded that Marshal Alberg has received a \$3K Grant which will be used to purchase  
41 vests.

42  
43 Trustee Arzabal stated the surplus is not going to be there forever. There is Colonia funding that does not  
44 get allocated. He would like to invite Lt. Governor Morales and Mr. Armijo to give the board a

1 presentation regarding Colonia funding and status.  
2  
3 Mayor Barraza stated that she does plan to pursue Colonia funding.  
4  
5 Mayor Pro Tem Johnson-Burick questioned the traffic citations that are half that amount of the previous  
6 month; people are still speeding on Calle de Norte.  
7  
8 Marshal Alberg responded that the deputies use their own discretion; there are no quotas to meet. We  
9 will be adding a few reserve officers which are fully certified. This is part of the strategy to reduce  
10 overtime.  
11  
12 Mayor Barraza commended the Fire Department for taking the initiative in writing the grant to help offset  
13 the cost. GRT is up 10% which helps offset the areas where budgeted amounts are not being met. She  
14 commends all the departments for the great job they do for the residents and businesses in the Town of  
15 Mesilla.

16  
17 **10. ADJOURNMENT**

18 **The Town of Mesilla Trustees unanimously agreed to adjourn the meeting. (Summary: Yes-3)**

19  
20 **MEETING ADJOURNED AT 7:18 P.M.**

21  
22 **APPROVED THIS 22<sup>nd</sup> DAY OF APRIL, 2019.**

23  
24  
25  
26 \_\_\_\_\_  
27 Nora L. Barraza  
28 Mayor  
29

30 **ATTEST:**

31  
32  
33 \_\_\_\_\_  
34 Cynthia Stoechner-Hernandez  
35 Town Clerk/Treasurer  
36  
37

**BOT ACTION FORM**  
**ZONING PERMIT 060875**  
**[PZHAC REVIEW – 4/15/2019]**  
**STAFF ANALYSIS**

**Item:**

**Case 060875** – 2684 Calle de Principal, submitted by Elizabeth Ann Rohovec; a request for a zoning permit to repaint a dwelling at this address. Zoned: Historical Residential (HR)

**Staff Analysis:**

According to the Historic Register for the Town, the dwelling appears to have been built in the 1890's (see attached pages from the Register). The dwelling does not appear to have changed much from the time it was included in the Register (see attached photo). Currently, the dwelling is painted in a color that is very similar to "Suede", which is an approved color (see attached photo and color chart). The applicant would like to repaint the dwelling in a color called "Santa Fe" (see attached) which is very similar to "Santa Fe Brown" or "La Luz", which are both approved colors that are darker and browner than the existing color.

There will be no changes to the dwelling itself. The color will be similar to other structures and dwellings in the area.

**Estimated Cost: @ \$3500.00**

**Consistency with the Code:**

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

**18.33.080 Historical appropriateness permit.**

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

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

**Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of repainting the dwelling and at 2684 Calle Principal.
- The PZHAC has determined that the proposed color meets all applicable Code requirements.

**PZHAC ACTION:**

*The PZHAC was concerned that changes to the color of the dwelling would affect its historical character, but determined the proposed color, which is an earth toned color that is very similar to other approved colors for the Town would be acceptable for the dwelling. The PZHAC voted 4 – 0 to recommend APPROVAL of this request to the BOT.*

**BOT OPTIONS:**

1. Approve the application as recommended by the PZHAC.
2. Approve the application with conditions.
3. Reject the application.

**BOT ACTION:**

# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points



**PHOTOS OF THE DWELLING FROM CALLE PRINCIPAL SHOWING THE EXISTING COLOR**



ALERT SHEET?  YES  NO

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

SURVEY DATE 2/19/80 BY TP  
COUNTY Dona Ana

CHECK DATE 4. BY 5. BY  
COMPUTER DATE 6. BY 7. BY  
FILE DATE 8. BY 9. BY  
REVISION DATE 10. BY 11. BY

13. FIELD MAP 14. NUMBER  
15. UTM REFERENCE NUMBER  
ZONE EASTING NORTHING  
13 331050 3571800

6. SPECIFIC LOCATION 2684 CALLE PRINCIPAL  
North West Corner of Calle de Mesa and Calle de Principal  
PRINCIPAL N →

17. CITY/TOWN Mesilla  
18. ZIP  
19. LAND GRANT OR RESERVATION Mesilla Civil Colony

20. I.D. # 18320  
22. ROLL # 134 REG # 89

24. LOCATION OF NEG. 8 9

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

25. ARCHITECTURAL STYLE Territorial  
26. NUMBER OF STORIES One

27. FOUNDATION MATERIAL(S) Rock  
28. EXTERIOR WALL SURFACE(S) Stucco / Adobe

29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS)  
Single; 2/2 double hung windows w/ plain surrounds; concrete lug sills

30. DOOR/ENTRANCE (TYPE/SURROUNDS)  
Standard wood panel door w/ lite; transom; plain surrounds

31. ROOF(S) (NUMBER/SHAPE/MATERIAL/DETAILS)  
Flat roof w/ Rock/Concrete coping on flat parapet

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

33. EXTERIOR DETAILS Rock - Concrete collar; Rock - Concrete coping; transom; wide surrounds; Canales

34. COMMENTS Nice!

35. DATE OF CONSTRUCTION  
ESTIMATED 1890  
SOURCE OF DATE  
36. ACTUAL

38. ARCHITECT/ENGINEER/BUILDER  
39. SOURCE OF INFORMATION  
40. NAME

45. IMMEDIATE SURROUNDINGS Residential

46. RELATION TO SURROUNDINGS  SIMILAR  NOT SIMILAR

47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS  PLUS  NEUTRAL  MINUS

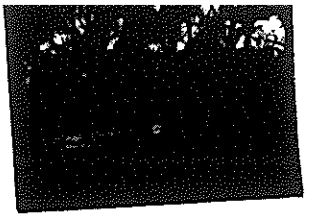
48. OVERALL SIGNIFICANCE  NATIONAL  STATE  LOCAL  NONE

49. ASSOCIATED BUILDINGS?  YES  NO

50. WHAT TYPE?  
51. IF INVENTORIED, LIST I.D. #'S

52. SEE BACK?  YES  NO

USE  
41. PRESENT } Residential  
42. HISTORIC }  
CONDITION  
 EXCELLENT  GOOD  FAIR  DETERIORATED  
44. DEGREE OF REMODELING  
 MINOR  MODERATE  MAJOR



2684 CALLE PRINCIPAL

134

North West Corner of Calle de Mesa and Calle de Principal

Mesilla

Mesilla Civil Colony

Territorial

One ALBERT JACQUEZ

Rock

Box 565 Mesilla 88046

Stucco / Adobe

4-096 138-272-002

Single; 2/2 double hung windows w/ plain surrounds; concrete lug sills

Standard wood panel door w/ lite; transom; plain surrounds

Flat roof w/ Rock/Concrete coping on flat parapet

none visible

Rock - Concrete collar; Rock - Concrete coping; transom; wide surrounds; Canales

Nice!

ESTIMATED 1890

Residential  
 SIMILAR  NOT SIMILAR  
 PLUS  NEUTRAL  MINUS  
 NATIONAL  STATE  LOCAL  NONE

Residential

GOOD  FAIR  DETERIORATED

MINOR  MODERATE  MAJOR  
 YES  NO

- 134 This very nice Territorial style house is in the shape of a "U". It is a stuccoed adobe with wood frame windows and a flat roof with a parapet capped by a rock/concrete coping. est. 1890. (C)
- 135 This stuccoed house, has wood frame windows, a flat roof with parapet, and an arched entry to the side porch which is flanked by halfwalls. est. 1910. (C)
- 136 This house of unplastered adobe walls has wood and metal casement windows and a second floor room addition. The roofs are flat with concrete capped parapet. est. 1925. (C)
- 137 This stuccoed adobe house has wood frame windows and a flat roof with parapet. est. 1915. (C)
- 138 This is a stuccoed residence with aluminum frame windows and an asphalt shingled hip roof. est. 1935. (N)
- 139 This flat roofed house with parapet has a tandem 6/6 double hung window on the facade. The front porch has a shed roof covered with mission tile and is supported by vigas capped with zapatas and corbels. est. 1945. (N)
- 140 This small, ell shaped adobe house has a flat roof, parapet, wood frame windows and a shed roofed front porch. est. 1930. (C)
- 141 This is a gabled house with aluminum frame windows. est. 1940. (N)
- 142 This tiny stuccoed adobe structure is now used as a stamp shop. The roof is flat with a concrete moulded parapet. Windows are of wood frame and are faced with iron bars and topped by brick arches. Tin canales, visible viga ends, and a large buttress at the SW corner characterize this building. It could very well have been part of the extensive historical buildings found on this block. est. 1870's. (C)
- 143 This is a rambling residence with unplastered adobe walls. It is situated in a large lot just east of the Acequia Madre (main ditch). The rooms closest to the ditch are the oldest, probably dating to the 1850's. (C)
- 144 This square-plan adobe house has metal casement windows and a flat roof with parapet. est. 1940 (N)
- 145 This stuccoed adobe house with wood frame windows and a flat roof has overhanging eaves. This house is adjacent to the Acequia Madre. The house possibly dates back to the 1850's. (C)
- 146 This stuccoed rectangular plan residence has metal frame windows and an asphalt shingled roof. est. 1950. (N)





**TOWN OF MESILLA  
ZONING APPROVAL**

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

**OFFICIAL USE ONLY:**  
Case # 060875  
Fee \$ 90.00

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

CASE NO. 060875 ZONE: HR CODE: M1 APPLICATION DATE: 08 April 2019

Elizabeth Ann Rohovec 575-635-1801  
Name of Applicant/Owner Applicant's Telephone Number

PO Box 146 Mesilla NM 88046  
Applicant's/Owner's Mailing Address City State Zip Code

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

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

649-8641 N N  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

2654 Calle de Principal  
Address of Proposed Work:

PAINT EXTERIOR OF HOUSE.  
Description of Proposed Work:  
SANTA FE CURVA

\$ 3500.00 Elizabeth A Rohovec 08 April 2019  
Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: Elizabeth A Rohovec

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

**FOR OFFICIAL USE ONLY**

**PZHAC**  Administrative Approval  Approved Date: \_\_\_\_\_  
 Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_  
 Disapproved Date: \_\_\_\_\_  Approved with Conditions  
 Approved with conditions

**FIRE INSPECTION/APPROVAL REQUIRED:** \_\_\_ YES  NO \_\_\_ SEE CONDITIONS

**CID PERMIT/INSPECTION REQUIRED:** \_\_\_ YES  NO \_\_\_ SEE CONDITIONS

**CONDITIONS:** PZHAC REVIEW & BOT APPROVAL REQ'D.  
W

**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:

**BOT ACTION FORM**  
**ZONING PERMIT 060878**  
**[PZHAC REVIEW – 4/15/2019]**  
**STAFF ANALYSIS**

**Item:**

**Case 060878** – 2838 Calle de Principal, submitted by Anita M. Morales; a request for a zoning permit to stucco a dwelling at this address. Zoned: Historical Residential (HR)

**Staff Analysis:**

The dwelling was built after 1980 and it appears that the style of the dwelling is similar in style to surrounding structures, and that the dwelling itself is not out of character with the surrounding area, or other structures that are characteristic of Mesilla. Currently, the dwelling is finished in a grey scratch-coat. The applicant would like to finish the dwelling by applying a color coat. The color chosen (“Acoma”) is a color that is very close to a color that is allowed in the Town’s catalog of acceptable colors (“Dusk”) (see attached color chart). The result is that the overall appearance of the dwelling when finished will fit in with the other structures in Town that are in the Historical Register.

**Estimated Cost: @ \$812.34**

**Consistency with the Code:**

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

**18.33.080 Historical appropriateness permit.**

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

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

**Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of stuccoing the dwelling at 2838 Calle Principal with a color that is very similar to a color that is accepted for the Town.
- The PZHAC has determined that the proposed color meets all applicable Code requirements.

**PZHAC ACTION:**

*The PZHAC determined that even though the dwelling is not listed in the Historical Register for the Town, the proposed color, which is an earth toned color that is very similar to other approved colors for the Town would be acceptable for the dwelling and would be similar to other colors in the surrounding area. The PZHAC voted 4 – 0 to recommend APPROVAL of this request to the BOT.*



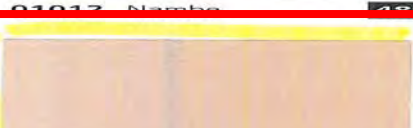



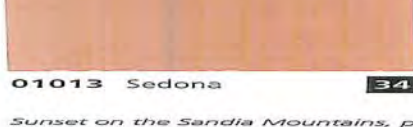
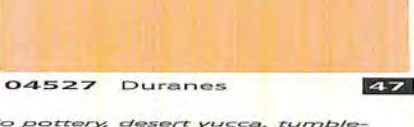
**BOT OPTIONS:**

1. Approve the application as recommended by the PZHAC.
2. Approve the application with conditions.
3. Reject the application.

**BOT ACTION:**



# CHOSEN COLOR

	
01008 Marble White <b>30</b>	1685 Tijeras <b>68</b>
	
01017 Natchez <b>20</b>	2088 San Juan <b>54</b>
	
3030 Acoma <b>50</b>	2501 Alamo <b>50</b>
	
01013 Sedona <b>34</b>	04527 Duranes <b>47</b>

Sunset on the Sandia Mountains, pueblo pottery, desert yucca, tumbleweed and sand... from the timeless and strikingly diverse Southwest landscape come the very colors we build with. Bathed in the region's brilliant light, these colors personify warmth and reveal a kinship to their surroundings not found elsewhere. Any choice from our carefully selected color group will make your home a distinctive reflection of this natural Southwest beauty.

# APPROVED COLORS

February 23, 2000  
Tally of frequency of color (EXTERIOR WALLS)  
C. E. del Norte to Calle Colón  
Hwy 28 to Calle de Picacho  
to the closest match on chart

**El Rey**  
KING OF STUCCO

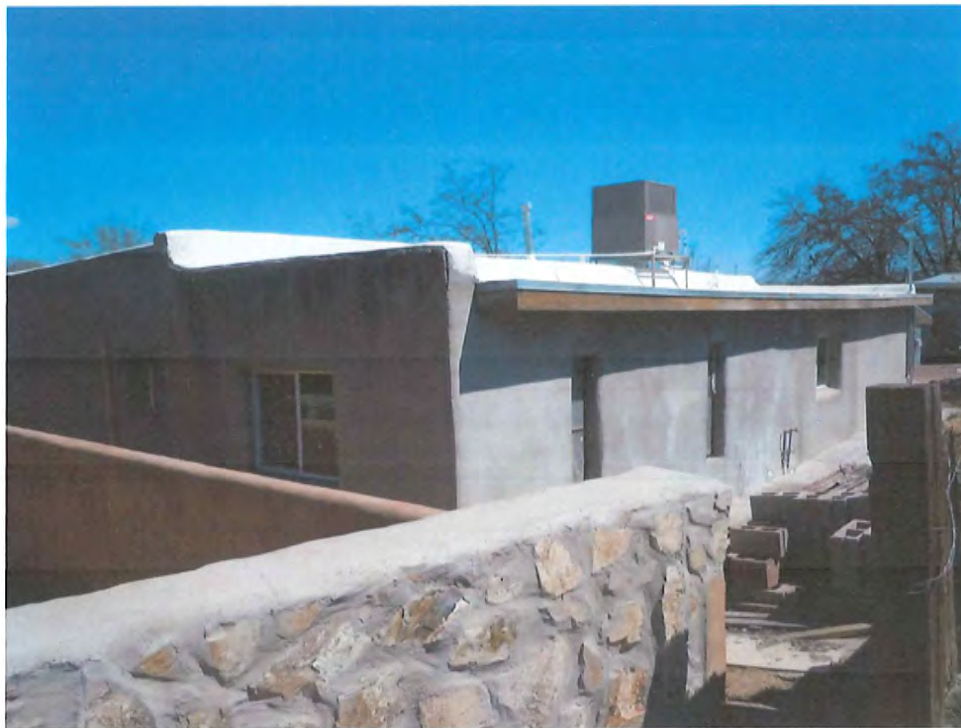
This chart supersedes all others effective 08-98 thru 02-00  
High incident of reddish adobe color not on this chart

CAUTION: Stucco colors will vary from all samples, especially acrylic modified materials, due to methods of application, weather conditions, raw materials, plant batching, age and processing of color chip or sample itself.  
Apply a sample of material to be used on actual substrate for final approval of owner before stuccoing with any stucco.

					
102 CAMEO 12	100 COLONIAL WHITE 14	40 PEACH 4	90 CANDLELIGHT 10	127 HACIENDA 15	128 CREAM 17
					
129 IVORY 3	126 DUSK 10	30 SOAPSTONE 6	117 FAWN 5	119 PALOMINO 7	101 NAVAJO WHITE
					
121 SANDALWOOD 5	122 STRAW 2	106 BUCKSKIN 2	108 KOKANEE 7	103 SAND 3	107 DENIM 5
					
111 DRIFTWOOD 11 (lighter)	116 ADOBE 19	118 SUEDE 3	105 BAMBOO 12	110 ASH 12	80 SOFT ROSE 6
					
115 COTTONWOOD 5	114 DESERT ROSE 5	120 SANTA FE BROWN 5	126 LA LUZ 5	124 CORAL 5	113 DOVE GRAY 5

2838 Calle Principal

sto elastomeric stucco  
Acoma 3030



10 5-gal @ \$75.00 + tax = \$812.34

**PHOTO OF THE REAR OF THE DWELLING SHOWING THE EXISTING COLOR**



**PHOTO OF THE FRONT OF THE DWELLING FROM CALLE PRINCIPAL**



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

OFFICIAL USE ONLY:

Case # 060878

Fee \$ 56.00

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

CASE NO. 060878 ZONE: HR CODE: M1 APPLICATION DATE: 4/9/19

Anita Morales Name of Applicant/Owner 575-521-7425 Applicant's Telephone Number

PO Box 333 Mesilla NM 88046 Applicant's/Owner's Mailing Address City State Zip Code

gac-morales17@yahoo.com Applicant's/Owner's E-mail Address

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

N/A Contractor's Telephone Number N/A Contractor's Tax ID Number N/A Contractor's License Number

Address of Proposed Work: 2838 Calle Principal

Description of Proposed Work: Stucco outside walls

\$ 812.34 Estimated Cost Anita M. Morales Signature of Applicant 4-9-19 Date

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

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

**FOR OFFICIAL USE ONLY**

**PZHAC**  Administrative Approval  Approved Date: \_\_\_\_\_ **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

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:

**BOT ACTION FORM**  
**ZONING PERMIT 060879**  
**[PZHAC REVIEW – 4/15/2019]**  
**STAFF ANALYSIS**

**(Decision was based on information presented during the Work Session)**

**Item:**

**Case 060879** – 2880 Teresita Street, submitted by William and Mary Davidson; a request for a zoning permit to install a trellis above an existing rock wall at the rear of a residential property at this address. Zoned: Historical Residential (HR)

**Staff Analysis:**

The proposed request 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 extension 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 wall extension 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: \$700.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed wall extension 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 increasing the height of a rock wall by adding a trellis as an extension to the height of the wall on a residential property at 2880 Teresita Street.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC ACTION:**

*Issues addressed during the work session and the regular meeting included:*

1. *Concerns that the proposed extension would not meet the requirements of the Mesilla Farms Homeowner's Association.*
2. *The color and style of the proposed extension.*

*The PZHAC determined that the current plans meet the Code, and voted 4 – 0 to recommend APPROVAL of this request to the BOT.*

**BOT OPTIONS:**

1. **Approve the application as recommended by the PZHAC.**
2. **Approve the application with conditions.**
3. **Reject the application.**

**BOT ACTION:**



**WORK SESSION  
APRIL 15, 2019  
ITEM 3**

Submitted by William and Mary Davidson; a request to discuss plans to install a trellis above an existing rock wall at the rear corner of a residential property at 2880 Teresita Street. (Case 060879) Zoned: Historical Residential (HR)

**DESCRIPTION OF REQUEST:**

The applicant would like to extend the height of a section of a four-foot high rock around the back yard of a residential property at this address in order to provide for privacy in the back yard. Part of the wall abuts a park owned by the Town. The extension will consist of a trellis added to the top of the wall that will add two feet in height to the wall (see attached diagram). The trellis will be added to the top of the using wood uprights to be located along the existing rock wall (see attached photo).

The proposed extension has been approved by the HOA for the Mesilla Farms Subdivision, and is also allowed by the Mesilla Town Code.

**CONSISTENCY WITH THE CODE:**

The PZHAC will need to determine that the proposed wall extension will be compatible with the HR Zoning of the property.

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

**PHOTO OF PROPERTY FROM TERESITA STREET**





APPLICATION FOR ZONING APPROVAL  
2880 TERESITA STREET LAS CRUCES, NM 88005-3893  
WILLIAM S. AND MARY MARGARET DAVIDSON  
APRIL 5, 2019

DESCRIPTION OF PROPOSED WORK:

Wood/cedar trellises, to be positioned 2" from the inside (yard side) of, and 24" higher than the existing rock masonry wall\*, on the two sides of the back yard, as indicated on the accompanying map. Also, modification of the existing wooden wall currently between the rock wall and the corner of the garage, removing the solid lumber facing and replacing with matching trellis. The rock wall is 45" high, so the total height of the trellises will be 69" (5.75').

\*bolted to the inside of the wall to avoid disturbing the tree roots on the right of way on University and by the park, and for stability.

A photo is attached showing a similar arrangement of the trellis component, but different in that the uprights will extend just short of the soil line and the trellis will not be on the top of the rock wall, but 2" away from the inside of the rock wall.

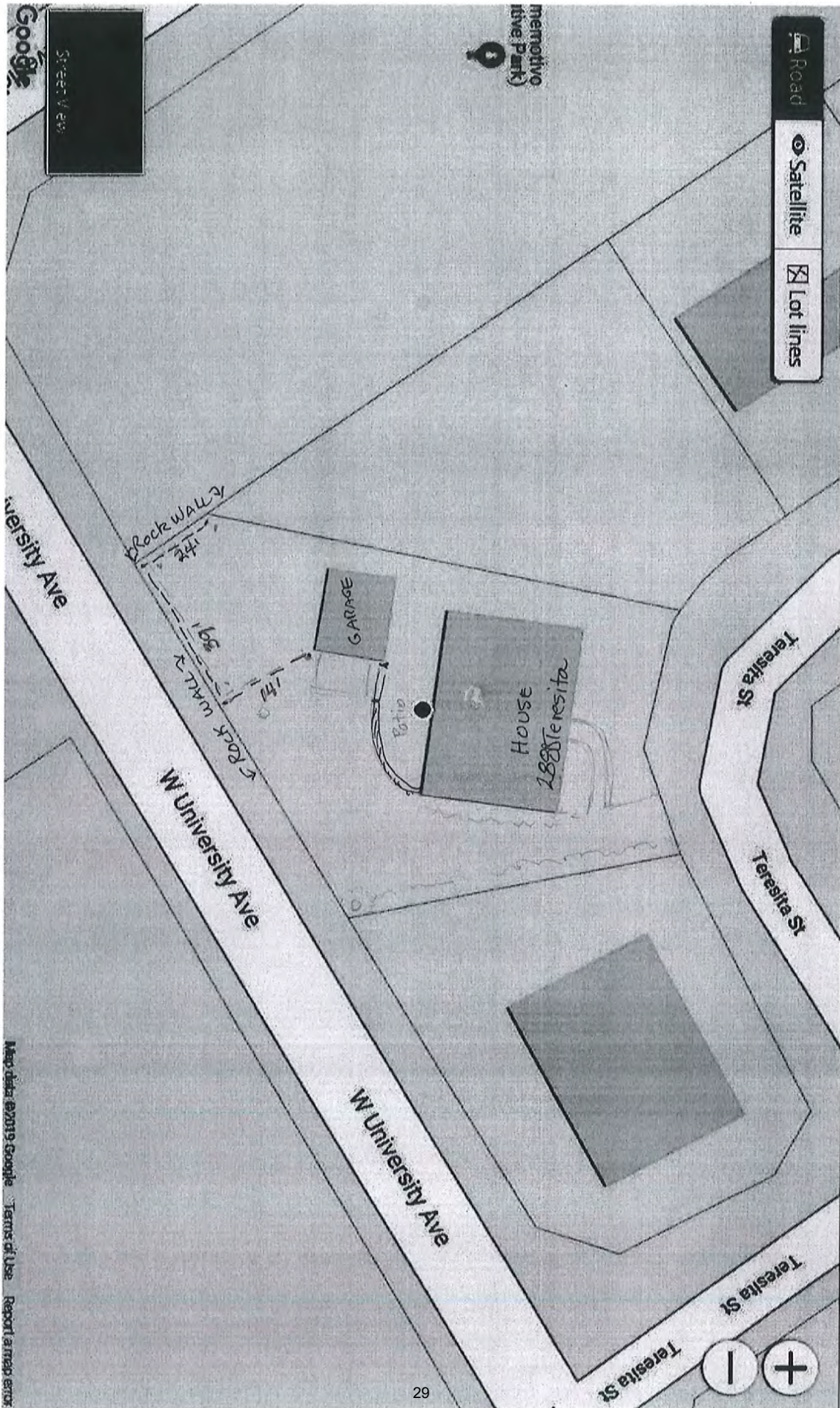
Attachments: map of property showing placement  
photo

2" x 4" cedar, stained

24" high  
64" long

ROCK  
WALL

www.ipemaderas.es



Legal description :  
 Subd Mesilla Farms Subdivision: (BK 15 Pg 389-390 - 8822094) Lot: 2  
 Block: A S; 25T; 23S R: 1E  
 Zoning: HR

PHOTOS OF THE SUBJECT PROPERTY FROM UNIVERSITY AVENUE AND THE PARK



**TOWN OF MESILLA  
ZONING APPROVAL**

PERMISSION TO CONDUCT WORK  
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060879

Fee \$ 52.00

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

CASE NO. 060879 ZONE: HR CODE: M1 APPLICATION DATE: 4/5/19

William S. and Mary Margaret Davidson

575-523-0360

Name of Applicant/Owner

Applicant's Telephone Number

2880 Teresita St Las Cruces

NM

88005-3893

Applicant's/Owner's Mailing Address

City

State

Zip Code

maggidavidson@comcast.net / wsdavidson@comcast.net

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: 2880 Teresita St Las Cruces, NM 88005-3893 (Mesilla Farms)

Description of Proposed Work: Trellises in back yard (see attached description + drawings/photos) cedar + stained wood with copper color metal caps. No additional lighting or modification of existing lighting.

\$ 700.00

Estimated Cost

[Signature]  
Signature of Applicant  
Margaret Davidson

April 5, 2019

Date

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

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

**FOR OFFICIAL USE ONLY**

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

FIRE INSPECTION/APPROVAL REQUIRED: \_\_\_ YES \_\_\_ NO \_\_\_ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: \_\_\_ YES \_\_\_ NO \_\_\_ SEE CONDITIONS

CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMISSION ISSUED/DENIED BY: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_

This Application will include the following, if checked:

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

**BOT ACTION FORM**  
**ZONING PERMIT 060880**  
**[PZHAC REVIEW – 4/15/2019]**  
**STAFF ANALYSIS**

**(Decision was based on information presented during the Work Session)**

**Item:**

**Case 060880** – 2483 Calle de San Albino, submitted by Eugenio G. Diaz; a request for a zoning permit to build a work shed behind a dwelling at this address. Zoned: Historical Residential (HR)

**Staff Analysis:**

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

If it is determined that the proposed shed 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 shed will not be acceptable to the zoning of the property, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a new proposal, or the PZHAC should deny the request based on the request not meeting the Findings as listed.

**Estimated Cost: \$700.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed shed 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 converting an existing carport into a small work shed on a residential property at 2483 Calle de San Albino.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC ACTION:**

*Issues addressed during the work session and the regular meeting included:*

1. *Setbacks from the property line and the existing dwelling.*
2. *Concerns that the drainage from the proposed structure would fall on the neighboring property.*
3. *The color and finish of the proposed work shop.*
4. *Whether CID requirements would be met.*

*The PZHAC determined that the current plans meet the Code, and voted 4 – 0 to recommend APPROVAL of this request to the BOT with the following conditions:*

1. *The structure shall meet the setbacks from the property line, and from the existing dwelling required by the Zoning and Building Codes*
2. *The structure shall be stuccoed and painted to match the existing dwelling.*
3. *Run-off will be kept from entering the neighboring property.*
4. *CID requirements will need to be met for structures of this type.*

**BOT OPTIONS:**

1. **Approve the application as recommended by the PZHAC.**
2. **Approve the application with conditions.**
3. **Reject the application.**

**BOT ACTION:**



**WORK SESSION  
APRIL 15, 2019  
ITEM 4**

Submitted by Eugenio G. Diaz; a request to discuss plans to build a work shed behind a dwelling at 2483 Calle de San Albino. (Case 060880) Zoned: Historical Residential (HR)

**DESCRIPTION OF REQUEST:**

The applicant would like to enclose an existing carport at the rear of an existing dwelling in order to create a work shed. The carport is currently partially enclosed and is used for the storage of household items. The carport is about ten feet from the existing dwelling (accurate measurement is needed), and is a frame structure covered with plywood and attached to a small storage shed. The applicant would like to enclose the remainder of the carport in order to have a work shop that is protected from the elements.

The proposed workshop will not be out of character with other small sheds that have been built in the area over the years provided that it is finished to match the existing dwelling. Since it will be an enclosed structure, it will need to meet the required ten foot setbacks from the existing dwelling, and will require CID approval, especially if there is to be any electrical work in the shed.

**CONSISTENCY WITH THE CODE:**

The PZHAC will need to determine that the proposed pool will be compatible with the HR Zoning of the property.

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

**PHOTO OF SUBJECT PROPERTY**



# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

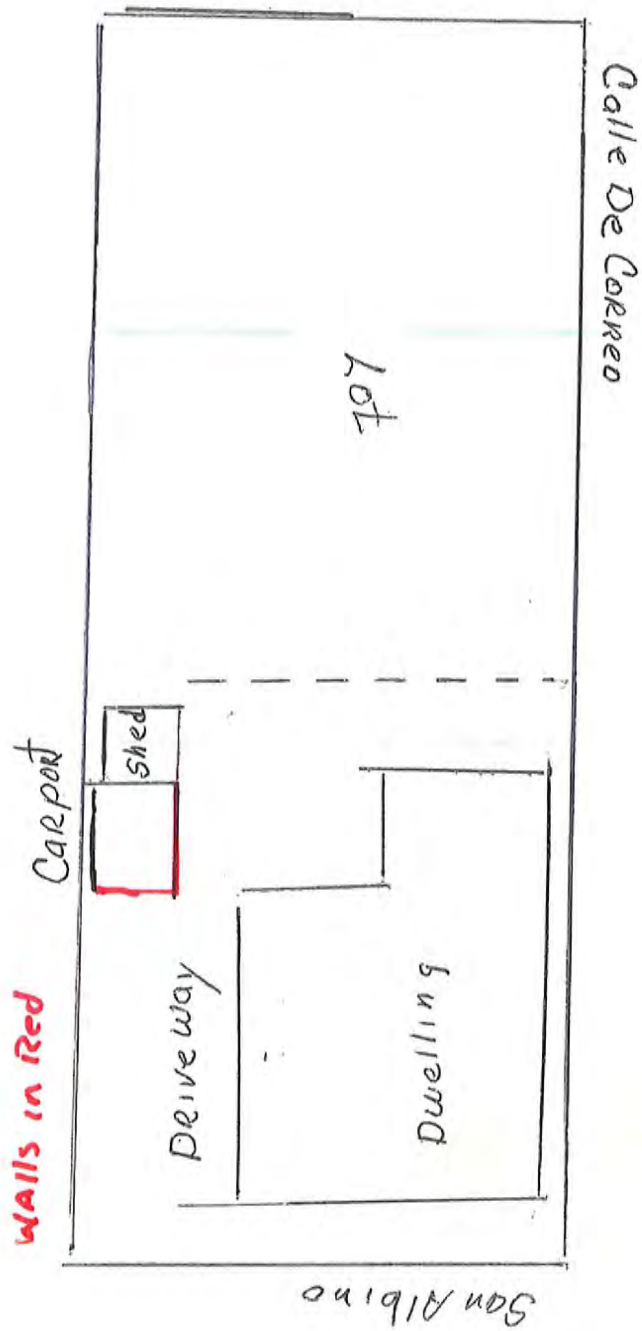
County Address Points



**PHOTOS SHOWING LOCATION OF CARPORT AT NORTH SIDE OF PROPERTY**



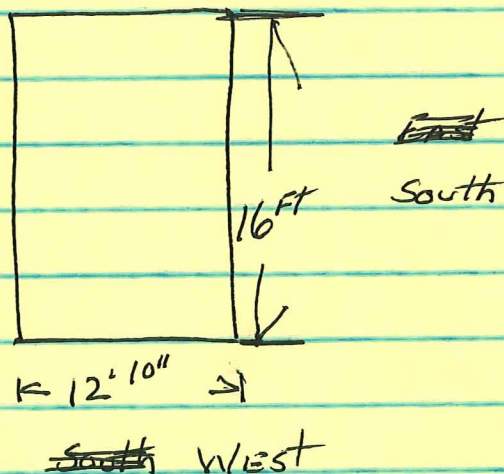
Hwy 28



CASE NUMBER 060880  
2483 Calle de San Albino  
Eugenio G. DIAZ (Geno)

1) Corner of main house to building  
in question  $10^{\text{ft}} 5^{\text{in}}$ .

2) Size of building im working  
on



3) DOOR

On ~~South~~<sup>WEST</sup> of Structure

2 Swinging open doors

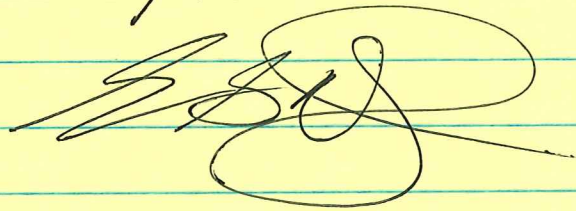
3 feet wide EACH

6 feet Tall

4) I will provide Rain gutters  
at North and west side of structure

5) when building is completed,  
I will stucco building to match  
existing home.

Eugenio G. Diaz

A handwritten signature in black ink, appearing to be 'Eugenio G. Diaz', written in a cursive style with a large loop at the end.

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

OFFICIAL USE ONLY:

Case # 060880

Fee \$ 0.00

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

CASE NO. 060880 ZONE: HR CODE: H1 APPLICATION DATE: 4/8/19

Eugenio G. DIAZ (Geno) 575 635 6777  
Name of Applicant/Owner Applicant's Telephone Number

P.O. Box 275 Mesilla NM 88046  
Applicant's/Owner's Mailing Address City State Zip Code

g223sting@gmail.com  
Applicant's/Owner's E-mail Address

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

SELF 575 635 6777  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2483 CALLE DE SAN ALBINO

Description of Proposed Work: Put up 2 walls (one with door) to make my shed which is 13x16. To store bike tools camping gear. Basic work shed. SIDE BACK

\$ 250.00 Estimated Cost

[Signature] Signature of Applicant 4/8/2019 Date

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

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

**FOR OFFICIAL USE ONLY**

**PZHAC**  Administrative Approval  Approved Date: \_\_\_\_\_  
 Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_  
 Disapproved Date: \_\_\_\_\_  Approved with Conditions  
 Approved with conditions

**FIRE INSPECTION/APPROVAL REQUIRED:** \_\_\_ YES  NO \_\_\_ SEE CONDITIONS

**CID PERMIT/INSPECTION REQUIRED:** \_\_\_ YES  NO  SEE CONDITIONS

**CONDITIONS:** PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED  
CID PERMIT MAY BE REQUIRED  
[Signature]

**PERMISSION ISSUED/DENIED BY:** \_\_\_\_\_ **ISSUE DATE:** \_\_\_\_\_

This Application will include the following, if checked:

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

Ordinance 2019-02

**Chapter 15.20  
INTERNATIONAL FIRE CODE**

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO, THAT:

SECTION 1:

Sections:

15.20.010 Adoption of International Fire Code.

15.20.020 Amendments.

**15.20.010 Adoption of International Fire Code.**

The Town of Mesilla shall consider and adopt the most current version of the International Fire Code (hereinafter “the code”), as amended in this chapter, adopted by resolution after the fire code official has researched the changes and reported how those changes will affect the Town of Mesilla, and including the following appendices of the code:

~~There is hereby adopted by the town of Mesilla board of trustees, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, that certain code known as the 2003 International Fire Code (hereinafter “the code”), as amended in this chapter, and including the following appendices of the code:~~

Appendix A: Amended as follows: Whenever the fire code official disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of this code do not apply or that the true intent and meaning of this code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision to the Town of Mesilla Board of Trustees by writing to the fire chief requesting an appeal within 30 days of the aggrieved action.

Appendix B: Fire-Flow Requirements for Buildings;

Appendix C: Fire Hydrant Locations and Distribution;

Appendix D: Fire Apparatus Access Roads;

Appendix E: Hazardous Categories;

Appendix F: Hazardous Ranking;

Appendix G: Cryogenic Fluids – Weight and Volume Equivalents. [Ord. 2004-10 § 1]

Appendix H Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions.

Appendix I Fire Protection Systems—Noncompliant Conditions

Appendix J BUILDING INFORMATION SIGN

Appendix K Construction Requirements for Existing Ambulatory Care Facilities

Appendix L Requirements for Fire Fighter Air Replenishment Systems

Appendix M High-rise Buildings—Retroactive Automatic Sprinkler Requirement



1 Appendix N Indoor Trade Shows and Exhibitions

2  
3 **15.20.020 Amendments.**

4 The following sections are hereby revised as follows:

5 Section 101.1 Title. These regulations shall be known as the Fire Code of the  
6 Town of Mesilla hereinafter referred to as “this code.”

7 Section 104.6 Official records. The fire code official shall keep official records  
8 as required by Sections 104.6 through 104.6.4. Such official records shall be  
9 retained in accordance with the record retention requirements established by  
10 the Town of Mesilla, and the State of New Mexico.

11 Section 104.10.2 Fire prevention personnel and police authority.

12 A. Members of the fire prevention services shall have the powers of a police  
13 officer in performing their duties under this code when:

14 1. Such members of the fire prevention services have been certified by a law  
15 enforcement academy authorized by the State of New Mexico; and

16 2. Such members have been commissioned as peace officers in the state of  
17 New Mexico;

18 B. Members of the fire prevention services who meet the requirement stated  
19 in paragraphs (1) and (2) of subpart A of this section shall have the following  
20 powers:

21 1. Powers of arrest for criminal matters;

22 2. Authority to carry such weapons and utilize such equipment necessary in  
23 the discharge of their duties pursuant to this code;

24 3. Authority to investigate arson and related crimes if so appointed and  
25 authorized;

26 C. All other members of the fire prevention services who do not meet the  
27 requirements of subpart A of this section shall have the power to issue  
28 citations only for violations of the International Fire ~~Code, and~~ Code and have  
29 the authority to investigate arson and related crimes in conjunction with the  
30 Town of Mesilla Marshals Department.

31 Section 105.1.1 Permits Required. Permit and license fees, as required by  
32 Table 105.1.1 of this code, shall be paid to the town prior to issuance of the  
33 permit. This fee is charged to pay part of the expense of enforcing this  
34 section. Any person commencing work or performing any action requiring a  
35 permit under this code without first obtaining the necessary permit shall be  
36 subject to a fee of 200% of the scheduled permit fee in addition to the  
37 scheduled permit fee and other penalties set forth in Section 109.3 of this  
38 code. Issued permits shall be kept on the premises designated therein at all  
39 times and shall be readily available for inspection by the fire code official.

1 A. Fee Schedule. Operational permits and construction permits shall be paid  
2 in accordance with current Town of Mesilla fee schedules as adopted by  
3 resolution and shall be in effect for the time listed on the permit.

4 **Table 105.1.1**  
5

<b>TYPE</b>	<b>FEE</b>	<b>TIME</b>
<b>Fire Works</b>	<b>\$25</b>	<b>Annual</b>
<b>Haz-Mat Facilities</b>	<b>\$45</b>	<b>Annual</b>
<b>HPM Facilities</b> <del>(Hazardous Production Facilities)</del>	<b>\$45</b>	<b>Annual</b>

6  
7 Section 105.1.1.1 Payment Required. A permit, although issued, shall not be  
8 valid until fees have been paid.

9 Exception: All Government entities are exempted from payment of the permit  
10 fees required in this chapter; provided, that only such facilities as are owned,  
11 operated and maintained by such governmental agencies shall be exempted  
12 from payment of such permit fees.

13 Section 105.4 Construction Documents. Construction documents shall be in  
14 accordance with this section and requirements established by the Town of  
15 Mesilla Code.

16 Section 105.7 Required Construction Permits. The fire code official is  
17 authorized to issue construction permits for work as set forth in Sections  
18 105.7.1 through 105.7.12. Such permits shall be processed through the Town  
19 of Mesilla Community Development Department and shall be in conformance  
20 with the requirements established by this code and the Mesilla Town Code.

21 Section 105.7.1 Automatic Fire-Extinguishing Systems. A construction permit  
22 is required for installation of or modification to an automatic fire-extinguishing  
23 system. Maintenance performed in accordance with this code is not  
24 considered a modification and does not require a permit. Hydraulic  
25 calculations shall be provided for modification to an existing automatic  
26 fire-extinguishing system requiring the installation of additional heads when  
27 either of the following occurs:

- 28 1. Number of heads being added exceeds 10.  
29 2. Number of heads being added is greater than 10 percent of total heads for  
30 the system.

31 The fire code official may require hydraulic calculations be submitted for any  
32 modification to an existing system when deemed necessary to adequately  
33 evaluate the impact on the system.

34 ~~Section 108.1 Appeals. Whenever the fire code official disapproves an~~  
35 ~~application or refuses to grant a permit applied for, or when it is claimed that~~  
36 ~~the provisions of this code do not apply or that the true intent and meaning of~~  
37 ~~this code have been misconstrued or wrongly interpreted, the applicant may~~

~~1 appeal from the decision to the Town of Mesilla Board of Trustees by writing to the fire chief requesting an appeal within 30 days of the aggrieved action.~~

3 Section ~~109.3~~ 105.7.2 Violation Penalties. Any person or entity who violates  
4 any of the provisions of the International Fire Code as adopted and amended  
5 herein, or who violates or fails to comply with any order made hereunder, or  
6 who builds without complying with any detailed statement of specifications or  
7 plans submitted and approved hereunder, or any certificate or permit issued  
8 hereunder, shall for each and every such violation and noncompliance be  
9 guilty of a petty misdemeanor, and shall be subject to the penalties  
10 established by law, according to section 1.05.080 MTC.

11 Section ~~111.4~~ 105.7.3 Failure to Comply. Any person who shall continue  
12 any work after having been served with a stop work order, except such work  
13 as that person is directed to perform to remove a violation or unsafe  
14 condition, shall be considered to be in violation of this code and shall be  
15 subject to the penalties as set forth in Section 109.3.

16 Section 202 General Definitions.

17 Fire Marshal. Interchangeable with the term fire code official under this code.

18 Jurisdiction. This code shall be applicable to all property within the Town of  
19 Mesilla, New Mexico.

20 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3  
21 shall be provided throughout all buildings with a Group R fire area.

22 \*Exception\* does not apply to 1- and 2-family dwellings.

23 **Table 405.2 Fire and Evacuation Drill**  
24 **Frequency and Participation.**

<b>Group or Occupancy</b>	<b>Frequency</b>	<b>Participation</b>
Group A & Group H	Quarterly	Employees
Group E	Monthly	All occupants
Group I	Quarterly on each shift	Employees
Group R-1	Quarterly on each shift	Employees
Group R-4	Quarterly on each shift	Employees

25 ~~Section 902.1 Definitions.~~

26 ~~STANDPIPE SYSTEM, CLASSES OF. Standpipe classes are as follows:~~

1 ~~Class II system. A system providing 1.5-inch (38 mm) hose stations to supply~~  
2 ~~water for use primarily by the building occupants or by the fire department~~  
3 ~~during initial response. 1.5-inch hoses & hose cabinets shall not be provided,~~  
4 ~~unless required by the Fire Code Official.~~

5 ~~Class III system. A system providing 1.5-inch (38 mm) hose stations to supply~~  
6 ~~water for use by building occupants and 2.5-inch (64 mm) hose connections~~  
7 ~~to supply a larger volume of water for use by fire departments and those~~  
8 ~~trained in handling heavy fire streams. 1.5-inch hoses & hose cabinets shall~~  
9 ~~not be provided, unless required by the Fire Code Official.~~

10 ~~Section 903.2 Where Required. Approved automatic sprinkler systems in new~~  
11 ~~buildings and structures shall be provided in the locations described in this~~  
12 ~~section.~~

13 ~~Section 903.2.7 Group R. An automatic sprinkler system installed in~~  
14 ~~accordance with Section 903.3 shall be provided throughout all buildings~~  
15 ~~with a Group R fire area.~~

16 ~~Exception: In detached one and two family dwellings.~~

17 ~~Section 903.4 Sprinkler System Monitoring and Alarms.~~

18 ~~Exceptions:~~

19 ~~2. Limited area systems serving fewer than 20 sprinklers in other than Group~~  
20 ~~H and Group I occupancies.~~

21 ~~Section 903.4.3 Floor Control Valves. Approved supervised indicating control~~  
22 ~~valves shall be provided at the point of connection to the riser on each floor in~~  
23 ~~multi-story buildings. For the purpose of this section a basement shall be~~  
24 ~~considered a story.~~

25 ~~Section 904.11 Commercial Cooking Systems.~~

26 ~~Section 904.12 Commercial Cooking Systems in Existing Facilities. Existing~~  
27 ~~facilities with an automatic fire extinguishing system that does not conform to~~  
28 ~~Section 904.11 shall replace their non-conforming system when one of the~~  
29 ~~following conditions occur:~~

30 ~~1. Within 12 months from the effective date of the ordinance adopting this~~  
31 ~~code.~~

32 ~~2. Upon any alteration or repair to the non-conforming system during the 12-~~  
33 ~~month period.~~

34 ~~3. Upon discharge of the non-conforming system during the 12-month period.~~

35 ~~Section 906.1 Where Required.~~

36 ~~Exception: When approved by the fire code official, in all Group A, B, and E-~~  
37 ~~occupancies equipped throughout with quick response sprinklers, fire~~  
38 ~~extinguishers shall be required only in special hazard areas.~~

39 ~~[B] 909.8.1 Exhaust Rate. The height of the lowest horizontal surface of the~~  
40 ~~accumulating smoke layer shall be maintained at least 6 feet (1829 mm).~~

~~above any walking surface which forms a portion of a required egress system within the smoke zone. The required exhaust rate for the zone shall be the largest of the calculated plume mass flow rates for the possible plume configurations. Provisions shall be made for natural or mechanical supply of air from outside or adjacent smoke zones to make up for the air exhausted. Makeup air flow rates, when measured at the potential fire location, shall not increase the smoke production rate beyond the capabilities of the smoke control system. The temperature of the make-up air shall be such that it does not expose temperature-sensitive fire protection systems beyond their limits.~~

~~[B] 909.8.3 Reserved.~~

~~[B] 909.8.4 Reserved.~~

~~[B] 909.9 Design Fire. The design fire shall be based on a rational analysis performed by a registered design professional and approved by the building official. The design fire shall be based on the analysis in accordance with Section 909.4 and this section.~~

~~Section 913.4 Valve Supervision. Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention device or assembly shall be supervised open by one of the following methods:~~

~~1. Central station, proprietary, or remote station signaling service.~~

~~2. Local signaling service that will cause the sounding of an audible signal at a constantly attended location when approved by the fire code official.~~

~~Section 2210 Reserved.~~

~~Section 2701.5 Permits. Permits shall be required as set forth in Sections 105.6 and 105.7.~~

~~When required by the fire code official, permittees shall apply for approval to permanently close a storage, use or handling facility. Such application shall be submitted at least 30 days prior to the termination of the storage, use or handling of hazardous materials. The fire codes official is authorized to require that the application be accompanied by an approved facility closure plan in accordance with Section 2701.6.3.~~

~~Section 2701.6.2 Permanently Out of Service Facilities. Facilities for which a permit is not kept current or is not monitored and inspected on a regular basis shall be deemed to be permanently out of service and shall be closed in an approved manner. When required by the fire code official, permittees shall apply for approval to close permanently storage, use or handling facilities. The fire code official is authorized to require that such application be accompanied by an approved facility closure plan in accordance with Section 2701.6.3.~~

~~Section 2701.6.3 Facility Closure Plan. When a facility closure plan is required in accordance with Section 2701.5 to terminate storage, dispensing, handling or use of hazardous materials, it shall be submitted to the fire code official at least 30 days prior to facility closure. The plan shall demonstrate that hazardous materials which are stored, dispensed, handled or used in the~~

1 ~~facility will be transported, disposed of or reused in a manner that eliminates~~  
2 ~~the need for further maintenance and any threat to public health and safety.~~

3 ~~Section 3304.1.3 Fireworks.~~

4 ~~Exceptions:~~

5 ~~2. Reserved.~~

6 ~~Section 3808.1 General. Fire protection shall be provided for installations~~  
7 ~~having storage containers with a water capacity of more than 1,000 gallons~~  
8 ~~(3,850 L), as required by Section 3-10 of NFPA 58.~~

9 CHAPTER 11 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS: 1101.1  
10 Scope. The provisions of this chapter shall apply to existing buildings constructed prior to  
11 the adoption of this code and remodeled to the extent that the AHJ determines compliance  
12 with this chapter is necessary. Until such compliance is required, the existing building will  
13 comply with the fire code adopted at the time of construction or remodel.

14 ~~Section D103.1 Access Road Width with a Hydrant. Where a fire hydrant is~~  
15 ~~located on a fire apparatus access road, the minimum road width shall be 20~~  
16 ~~feet (6096 mm).—~~

17 ~~Section D103.5 Fire Apparatus Access Road Gates. Where required by the~~  
18 ~~fire code official, gates securing the fire apparatus access roads shall comply~~  
19 ~~with all of the following criteria:~~

20 ~~Section D104.2 Buildings Exceeding 62,000 Square Feet in Area. Buildings~~  
21 ~~or facilities having a gross building area of more than 62,000 square feet~~  
22 ~~(5760 m<sup>2</sup>) shall be provided with two separate and approved fire apparatus~~  
23 ~~access roads.~~

24 ~~Exception: When approved by the Fire Code Official, projects having a gross~~  
25 ~~building area of up to 124,000 square feet (11,520 m<sup>2</sup>) that have a single~~  
26 ~~approved fire apparatus access road when all buildings are equipped~~  
27 ~~throughout with approved automatic sprinkler systems.~~

28 ~~Section D105.1 Where Required. Where required by the Fire Code Official,~~  
29 ~~buildings or portions of buildings facilities exceeding 30 feet (9144 mm) in~~  
30 ~~height above the lowest level of fire department vehicle access shall be~~  
31 ~~provided with approved fire apparatus access roads capable of~~  
32 ~~accommodating fire department aerial apparatus. Overhead utility and power~~  
33 ~~lines shall not be located within the aerial fire apparatus access roadway.~~

34 ~~Section D106.1 Projects Having More Than 200 Dwelling Units.—~~

35 ~~Exception:~~

36 ~~When approved by the fire code official, projects having up to 200 dwelling~~  
37 ~~units may have a single approved fire apparatus access road when all~~  
38 ~~buildings, including nonresidential occupancies, are equipped throughout with~~  
39 ~~approved automatic sprinkler systems installed in accordance with Section~~  
40 ~~903.3.1.1 or 903.3.1.2 of the International Fire Code.~~

41 ~~Section D107.1 One or Two Family Dwelling Residential Developments.~~  
42 ~~Developments of one or two family dwellings where the number of dwelling~~

1 ~~units exceeds 30 shall be provided with separate and approved fire apparatus~~  
2 ~~access roads, and shall meet the requirements of Section D104.3.~~

3 ~~Exceptions:~~

4 ~~1. Where approved by the fire code official, where there are 30 or more~~  
5 ~~dwelling units on a single public or private access way and all dwelling units~~  
6 ~~are protected by approved residential sprinkler systems, access from two~~  
7 ~~directions shall not be required.~~

8 ~~2. The number of dwelling units on a single fire apparatus access road shall~~  
9 ~~not be increased unless fire apparatus access roads will connect with future~~  
10 ~~development, as determined by the fire code official.~~

11 ~~[Ord. 2004-10 § 2]~~

12 **Section 2. Severability**

13 Should any section, clause or provision of this ordinance, for any reason, be held invalid or  
14 unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision  
15 shall not affect any of the remaining provision of this ordinance.

17 **Section 3. Repealer**

18 All ordinances or resolutions, or part therefore, inconsistent with this ordinance are hereby  
19 repealed to the extent only of such inconsistency. This repealer shall not be construed to revive  
20 any ordinance or resolution.

22 **Section 4. Effective Date**

23 This ordinance shall be in full force and effect, five (5) days after this approval, adoption and  
24 publication as provided by law.

27 PASSED, ADOPTED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

29 \_\_\_\_\_  
30 Mayor  
31 Town of Mesilla

34 ATTEST: \_\_\_\_\_

36 By: \_\_\_\_\_

37 Town Clerk/Treasurer