



THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA WILL HOLD A WORK SESSION ON MONDAY, NOVEMBER 25, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWNHALL, 2231 AVENIDA DE MESILLA.

1. **Discussion:** Revisions to the Town of Mesilla Personnel Rules and Regulations Handbook. – *Cynthia Stoechner-Hernandez, Clerk/Treasurer.*

THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA WILL HOLD A REGULAR MEETING ON MONDAY, NOVEMBER 25, 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. **PUBLIC INPUT** – The public is invited to address the Board for up to 3 minutes.
5. ***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 Work Session & Regular Meeting on November 12, 2019.
 - b) *** For Acknowledgement:** termination of contract regarding the Town of Mesilla Arson Dog program.
 - c) ***PZHAC Case 060979** – 2305 Calle de Colon, submitted by Gerard Nevarez, a request for a zoning permit to allow the addition of a sunroom to an existing dwelling at this address. Zoned: Historic Residential (HR).
 - d) ***PZHAC Case 060982** – 2184 Avenida de Mesilla, submitted by Eric Serna for Eleda Guggiana; a request to discuss plans to renovate a dwelling at this address. (Case 060982) Zoned: Historic Commercial (HC).
 - e) ***PZHAC Case 060986** – 1750 Calle de Mercado, submitted by Melissa Roybal for “United Country Real Estate – Revolution LLC”; a request for zoning permit to allow a wall sign for a real estate office at this location. Zoned: General Commercial (C).
6. **OLD BUSINESS:**
 - a) **PZHAC Case 060968** – SW corner of Calle de Colon and Calle de Tercera; submitted by Samuel Kane; a request for a zoning permit to allow the construction of four units on a property at this address. Zoned: Historical Residential (HR).
 - b) ***PZHAC Case 060973** – Immediately adjacent to the east side of 2138 Calle del Sur submitted by Davie and Kelly Salas; a request for a zoning permit to allow the construction of two units on a property at this address. Zoned: Historical Residential (HR).

7. NEW BUSINESS:

- a) **Resolution 2019-26:** A resolution by the Board of Trustees acting on a 120-day Moratorium regarding multifamily housing in the Historic Residential Zone. – *Nora L. Barraza, Mayor.*
- b) **For Approval:** A stipend for Lieutenant Salas for temporary assignment of duties. - *Nora L. Barraza, Mayor.*

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.

Posted **11/22/19** 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.



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7 **BOARD OF TRUSTEES**
8 **TOWN OF MESILLA**
9 **WORK SESSION**
10 **TUESDAY, NOVEMBER 12, 2019**
11 **5:00 P.M.**

- 12
13 **TRUSTEES:** Nora L. Barraza, Mayor
14 Stephanie Johnson-Burick, Mayor Pro Tem
15 Carlos Arzabal, Trustee (absent)
16 Jesus Caro, Trustee
17 Veronica Garcia, Trustee
18
19 **STAFF:** Cynthia Stoechner-Hernandez, Town Clerk/Treasurer
20 Gloria Maya, Recorder

21
22 **PUBLIC:**
23
24

- 25 1. **Discussion:** Revisions to the Town of Mesilla Personnel Rules and Regulations Handbook. –
26 *Cynthia Stoechner-Hernandez, Clerk/Treasurer.*

27 Mayor Barraza reviewed changes, definitions and deletions discussed at the last worksession.
28

29 Mayor Pro Tem Johnson-Burick stated there should be compensation at the higher salary level or a
30 percentage for additional duties.
31

32 Mayor Barraza asked if a decision can be made when it comes to the board for approval or should it be in
33 policy. She asked what the percentage would be based on.
34

35 Mayor Pro Tem Johnson-Burick stated it would come from the savings from the vacant position.
36

37 Mayor Barraza responded there is no savings if the person resigning is paid vacation leave.
38

39 Mayor Barraza stated salaries are budgeted so when an employee leaves and is paid up to 160 hours of
40 vacation leave (four weeks) we are in the red if a replacement is hired within the four weeks.
41

42 Mayor Pro Tem Johnson-Burick stated we should not penalize someone doing extra duties.
43

1 Mayor Barraza agreed they should be compensated in some form. She asked if it would be 5% of the
2 annual salary or the hourly rate of the employee.

3

4 Ms. Maya responded add 5% to the hourly rate.

5

6 Ms. Stoechner-Hernandez asked if the leave would change.

7

8 Mayor Barraza responded no since it is a temporary assignment.

9

10 Mayor Barraza stated a worksession will be held before our next board meeting to work on the actual
11 handbook. She asked if there are other definitions that need to be worked on; red, blue and green
12 corrections were made by Ms. Stoechner-Hernandez and Cody.

13

14 Worksession closed at 5:45 p.m.

15

16

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19

DRAFT

1 **BOARD OF TRUSTEES**
2 **TOWN OF MESILLA**
3 **REGULAR MEETING**
4 **TUESDAY, NOVEMBER 12, 2019**
5 **6:00 P.M.**
6
7

8 **TRUSTEES:** Nora L. Barraza, Mayor
9 Stephanie Johnson-Burick, Mayor Pro Tem
10 Carlos Arzabal, Trustee
11 Jesus Caro, Trustee
12 Veronica Garcia, Trustee
13

14 **STAFF:** Cynthia Stoechner-Hernandez, Town Clerk/Treasurer
15 Kevin Hoban, Fire Chief
16 Ron McGillivray, Public Works Director
17 Enrique Salas, Lieutenant
18 Gloria Maya, Recorder
19

20 **PUBLIC:** Andrew Wray Valerie Sherman
21 Davie Salas Susan Krueger
22

23 **1. PLEDGE OF ALLEGIANCE**

24 Mayor Barraza led the Pledge of Allegiance.
25

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

27 **Roll Call.**

28 **Present:** Mayor Barraza, Mayor Pro Tem Johnson-Burick, Trustee Arzabal, Trustee Garcia.
29

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

31 **Motion:** To approve agenda, **Moved by Trustee Arzabal, Seconded by Trustee Garcia.**
32

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

34 Mayor Pro Tem Johnson-Burick Yes

35 Trustee Arzabal Yes

36 Trustee Caro Yes

37 Trustee Garcia Yes
38

39 **4. PRESENTATION:**

40 a) A Presentation from the Mesilla Valley Planning Organization. – *Andrew Wray, MPO*

41 Ms. Sherman gave a presentation from the Mesilla Valley Planning Organization.
42

43 Mayor Barraza stated there is no communication between New Mexico Department of Transportation

1 (NMDOT) and Las Cruces Public Schools. She stated there is working being done at Rio Grande Prep
2 Institute for student pickup and drop off. Our law enforcement has concerns with traffic back up and the
3 exiting from the area; NMDOT agrees but has indicated the schools do whatever they want. Sunland Park
4 Mayor Perea is working on getting the Port of Entry to become a reality which will affect the MPO and
5 stakeholders. The City of Las Cruces has trails on their ICIP and is asking Dona Ana County and the
6 Town of Mesilla for their support by passing a resolution on the MOVE trail which is on this evening's
7 agenda. We would each give \$125K through our legislators; the City of Las Cruces will be responsible
8 for maintenance. What can we do to consolidate all the loops?
9

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

11 Ms. Krueger recommended placing a moratorium on construction of apartments in the historic zone until
12 everyone has had the opportunity to review the ordinance and how it should be applied.
13

14 **6. *APPROVAL OF CONSENT AGENDA – (The Board will be asked to approve by one**
15 **motion the following items of recurring or routine business. The Consent Agenda is**
16 **marked with an asterisk *):**

17 **Motion:** To approve consent agenda, **Moved by Trustee Arzabal, Seconded by Trustee Garcia.**
18

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

20 Mayor Pro Tem Johnson-Burick Yes
21 Trustee Arzabal Yes
22 Trustee Caro Yes
23 Trustee Garcia Yes
24

- 25 a) ***BOT Minutes** – Minutes of a Work Session & Regular Meeting on October 28TH, 2019.
26 *Approved by consent agenda*
27

28 **7. NEW BUSINESS:**

- 29 a) **Resolution 2019-24:** A resolution designating the 2020 official Holidays for the Town of
30 Mesilla. – *Cynthia Stoechner-Hernandez, Clerk/Treasurer.*

31 Ms. Stoechner-Hernandez stated the Holiday list is in their packets.
32

33 **Motion:** To approve Resolution 2019-24: A resolution designating the 2020 official Holidays for the
34 Town of Mesilla, **Moved by Trustee Arzabal, Seconded by Mayor Pro Tem Johnson-Burick.**
35

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

37 Mayor Pro Tem Johnson-Burick Yes
38 Trustee Arzabal Yes
39 Trustee Caro Yes
40 Trustee Garcia Yes
41

- 42 b) **Resolution 2019-25:** A resolution supporting the City of Las Cruces' Southwestern Dona
43 Ana MOVE trail project. – *Nora L. Barraza, Mayor.*

44 Mayor Barraza read resolution. She stated the Town of Mesilla, Memorial Medical Center, Mountain
45 View Hospital, Dona Ana County and Paso del Norte Community Foundation have met to discuss
46 funding for the trail. The City of Las Cruces has designated money for the trail on their ICIP and will

1 provide 100% of the maintenance.
2

3 **Motion:** To approve Resolution 2019-25: A resolution supporting the City of Las Cruces' Southwestern
4 Dona Ana MOVE trail project, **Moved by Trustee Arzabal, Seconded by Mayor Pro Tem Johnson-**
5 **Burick.**
6

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

8 Mayor Pro Tem Johnson-Burick Yes

9 Trustee Arzabal Yes

10 Trustee Caro Yes

11 Trustee Garcia Yes
12

13 Mayor Barraza asked Ms. Stoechner-Hernandez to place the moratorium on all construction for apartments
14 and buildings on the agenda for the next meeting.
15

16 Trustee Arzabal asked if a moratorium would apply to applicants that have started the process or for new
17 applicants.
18

19 Mayor Barraza responded it will be for new applicants.
20

21 **8. *STAFF REPORTS:**

22 Community Development

23 Community Programs

24 Finance Department

25 Fire Department

26 Marshal's Department

27 Public Works Department
28

29 **9. BOARD OF TRUSTEE COMMITTEE REPORTS**

30 Trustee Garcia stated she will not attend the MPO meeting tomorrow.

31 Trustee Arzabal stated CEO meeting is scheduled for December 13th in Hatch.

32 Mayor Pro Tem Johnson-Burick stated MPO meeting tomorrow at 1:30 p.m. at the City of Las Cruces
33 Council Chambers.

34 Mayor Barraza stated she attended Safety Training in Albuquerque, the US/Mexico Border Summit in
35 San Diego. Ms. Stoechner-Hernandez will be assigning town email address to all trustees through the
36 Town of Mesilla which is strongly advised by Risk Management. Trustees will not be allowed to use
37 personal emails for business correspondence. If the board would like the town can purchase small iPads
38 for correspondence. The Veteran's Day Ceremony was well attended and one of the best the town has
39 had.

40 **10. BOARD OF TRUSTEE/STAFF COMMENTS**

41 Mayor Pro Tem Johnson-Burick stated the Veteran's Day Ceremony was very nicely done. She read the
42 county's policy on community center rentals. She stated the exercise class does not charge.

43 Mayor Barraza responded Pilates group does have a fee or a donation amount which they pay Ms. Kane.
44

1 Mayor Pro Tem Johnson-Burick stated it would be at no charge; this is for information.
2 Trustee Arzabal stated it nice to see the filming being done in Mesilla. He believes this is the first project
3 from Las Cruces Public Schools that did not come to the board for approval. He agrees there needs to be
4 more communication to hear concerns.
5 Trustee Garcia stated the Native American Market was a nice event. She and Officer Rivera were
6 working on the signs for the schools and were told by Mr. Shannon that it needed to go through the
7 process. She now noticed all the signs have been redone.
8 Mayor Barraza stated we cannot dictate what the schools can do. There is communication between other
9 parties and Law enforcement voiced their concerns; they did not take their recommendation. We asked if
10 LCPS had gotten approval from NMDOT and were told they had not. LCPS did not listen to our
11 concerns. She met with Dr. Sanchez regarding our issues and concerns. The Town of Mesilla does not
12 get recognition regarding the filming everything is Las Cruces. She will be looking for grant money to
13 hire an instructor which will be paid through the town for the Pilates classes; there would be a fee for the
14 class. She is looking at completing updating the Personnel Handbook by December. She and Ms.
15 Stoechner-Hernandez will be attending the National League of Cities Summit in San Antonio next week.
16 MPO meeting this week, Mesilla Leadership Academy ribbon cutting ceremony will be on Friday.
17 Ms. Stoechner-Hernandez responded we can ask Ms. Sellers to reach out to the filming companies.

18 **11. ADJOURNMENT**
19

The Town of Mesilla Trustees unanimously agreed to adjourn the meeting. (Summary: Yes-4)

MEETING ADJOURNED AT 7:01 P.M.

APPROVED THIS 25th DAY OF NOVEMBER, 2019.

Nora L. Barraza
Mayor

ATTEST:

Cynthia Stoechner-Hernandez
Town Clerk/Treasurer

Cynthia Stoechner-Hernandez

From: kevin hoban <kevinhoban@msn.com>
Sent: Monday, November 18, 2019 9:13 AM
To: Cynthia Stoechner-Hernandez
Cc: Nora Barraza
Subject: Fw: Letter of Resignation

Per your request.

On HIS Shift
Kevin Hoban
Chief, Mesilla Fire Department
"Omnes domum cedite"

In an emergency always dial 9-1-1. Non-emergencies can be reported at (575)526-0795.

This message is covered by the Electronic Communications Privacy Act, 18 U. S. C. SS 2510-2521 and is legally privileged.

This electronic message transmission, which includes all pages and/or attachments transmitted with it, may contain confidential or privileged information and is only intended for the individual or entity named above. If you are not the intended recipient of this email, please be aware that you have received this email in error and any disclosure, copying, distribution or use of the contents of this information is strictly prohibited. If you have received this email in error, please immediately destroy it and all attachments and notify us immediately by telephone at (575) 523-1311.

From: K.C. Preshá <mesillaprevention@gmail.com>
Sent: Friday, October 25, 2019 7:41 PM
To: kevin hoban
Cc: K. C. Alberg
Subject: Letter of Resignation

Chief Hoban:

Good evening, sir.

I hereby resign (as does my partner, K-9 "Aspen") from the Mesilla Fire Department, effective Monday, 11/25/2019. We will terminate our participation in the ADC contract on that date; and concomitantly, I will retire as a volunteer firefighter on the same date.

Thank you for everything. It's been a pleasure working with you.

P.S.: I request a copy of my training file, including FA/CPR/AED and DDC.

Best Regards,

K.C. PRESHÁ, CAS, FM, NMCEM, CFEI
Fire Marshal/K-9 Handler

Peace Officer
Mesilla Fire Department

BOT ACTION FORM
BUILDING PERMITS 060979
[PZHAC REVIEW – 11/18/2018]
STAFF ANALYSIS

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

Items:

Case 060979 – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a zoning permit to allow the addition of a sunroom to an existing 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 addition to the existing dwelling 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 addition to the existing dwelling 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: @ \$20,000.00

Consistency with the Code:

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

Findings that need to be made:

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

PZHAC OPTIONS:

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

PZHAC ACTION:

The PZHAC determined that the proposed addition would not be out of character with the nature of other structures in the area and voted 3 – 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:

**PZHAC WORK SESSION
NOVEMBER 18, 2019
ITEM 2**

Submitted by Gerard Nevarez; a request to discuss plans to add a sunroom to an existing dwelling at 2305 Calle de Segunda. (Case 060979) Zoned: Historical Residential (HR)

This request was originally scheduled to be heard at the November 4 PZHAC meeting but was postponed due to lack of a quorum present to make a determination on the request once Commissioner Nevarez recused himself from voting.

The purpose of this request is to allow the applicant to add a 255 square foot sunroom addition to the side of a residence at this address. The addition will be on the southeast side of the dwelling and will be completed in the same style as the rest of the dwelling (see attached elevations). The addition will consist of a 255 square foot frame and stucco structure with electricity. The height of the addition will be the same height as the existing dwelling. (see attached elevations). The addition will be located at least seven feet from the side property line (three feet is required). The proposed structure will be finished to match the dwelling and will not be out of character with the property or the area.

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

Estimated Cost: @ 26,000.00

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed work will not result in any changes to the structure that will affect its character and impacts on the surrounding properties, and that the work 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 proposed renovations and will be available to answer any questions that may arise.

Doña Ana County, NM

General Reference Maps

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Number ▾ Enter Value:

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: [R0400572](#)
Parcel Number: 4006138208035
Owner: NEVAREZ GERARD R
Mail Address: PO BOX 1102
Subdivision:
Property Address: 2305 CALLE DE COLON
Acres: 0



PHOTO OF DWELLING FROM CALLE SEGUNDO SHOWING REAR OF PROPERTY



PHOTO OF DWELLING FROM CALLE SEGUNDO



OFFICIAL USE ONLY:

Case # 060979

Fee \$ 49.50

TOWN OF MESILLA

APPLICATION FOR RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060979 ZONE: NR CODE: AD APPLICATION DATE: 10/28/19

Gerard Nevarez Name of Applicant 575 642 3938 Applicant's Telephone Number

PO Box 1102 Mesilla NM 88046 Mailing Address City State Zip Code

Patrick Ugal Contractor's Name & Address (If none, indicate Self) PO Box 669 Mesilla Park NM
644.3748

644 3748 Contractor's Telephone Number
Contractor's Tax ID Number
 Contractor's License Number

Address of Proposed Work: Add Sunroom as outlined
Description of Proposed Work: in attached plans

\$26,000 Estimated Cost
[Signature] Signature of Applicant
10.28.19 Date

With the exception of administrative approvals, all permit applications 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.**

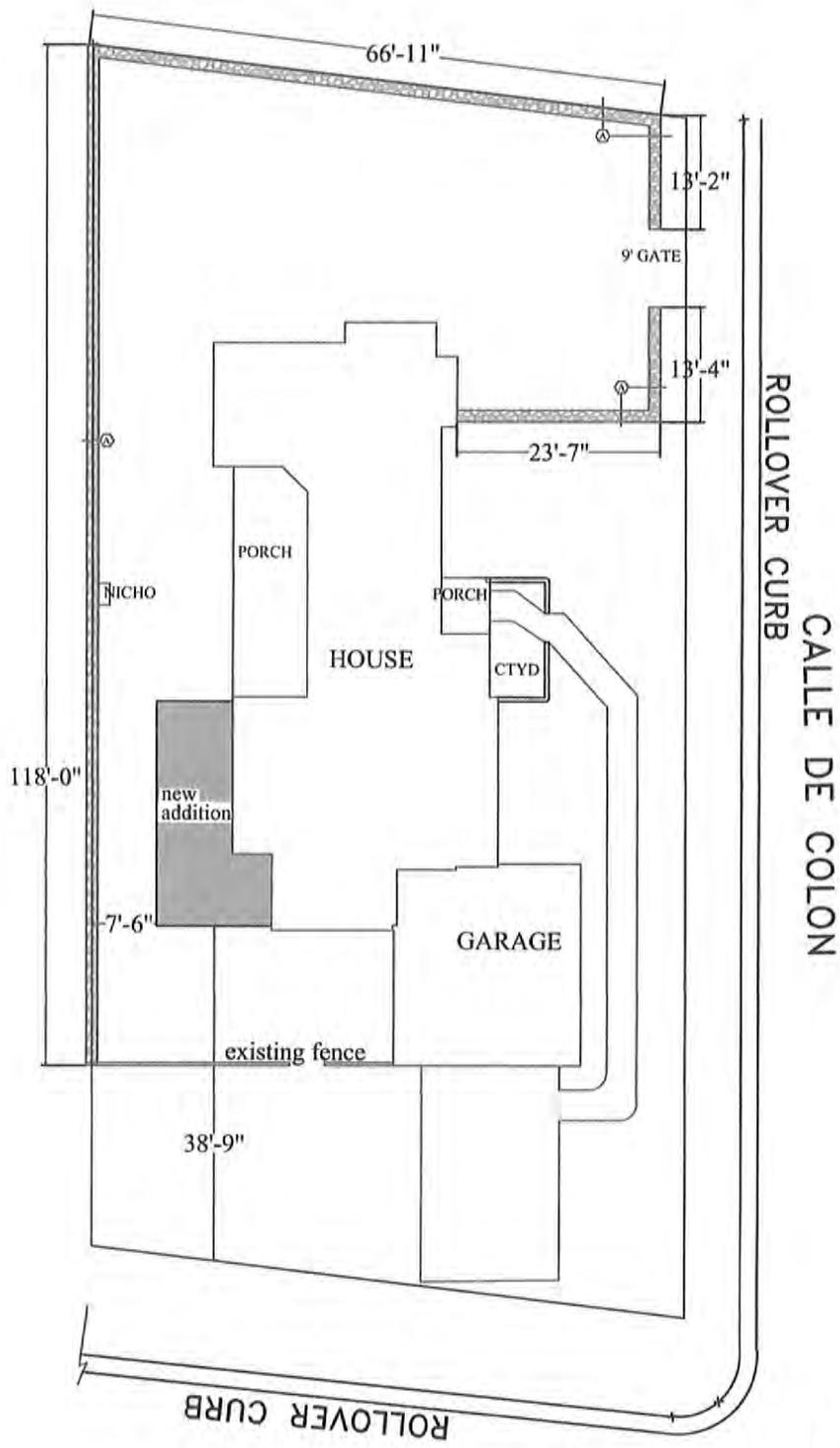
FOR OFFICIAL USE ONLY

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

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

REVIEW ISSUED BY: _____ ISSUE DATE: _____
PERMIT ISSUED BY: _____ ISSUE DATE: _____

- This application includes:
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. Foundation Plan with details.
 3. Floor Plans showing rooms, their uses and dimensions.
 4. Cross Sections of walls.
 5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
 6. Drainage plan.
 7. Architectural style and color scheme (Historical and commercial zones only).
 8. 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).



calle segunda

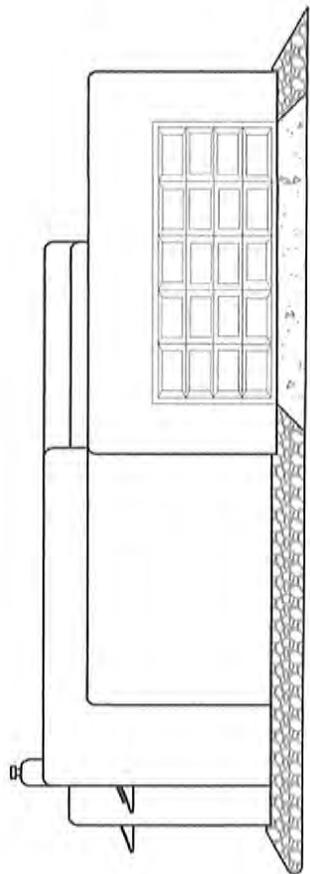


10-25-19

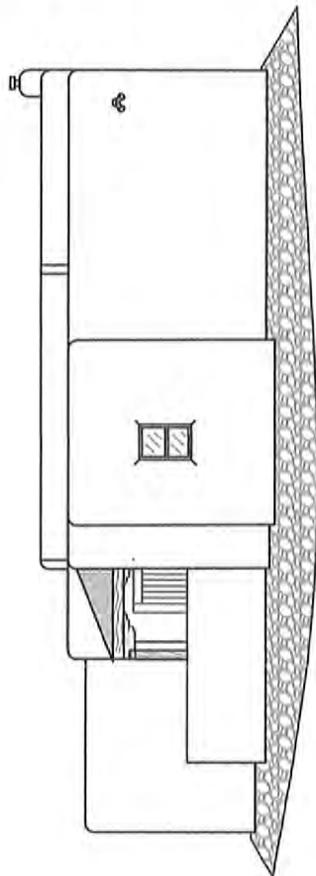
NTS

Drawn By: Patrick Vigil	2305 CALLE DE COLON	ViCa One Inc.
Drawn for: Gerard Nevarez		PO Box 669
575-644-3748	Mesilla, NM, 88046	Mesilla Park, NM

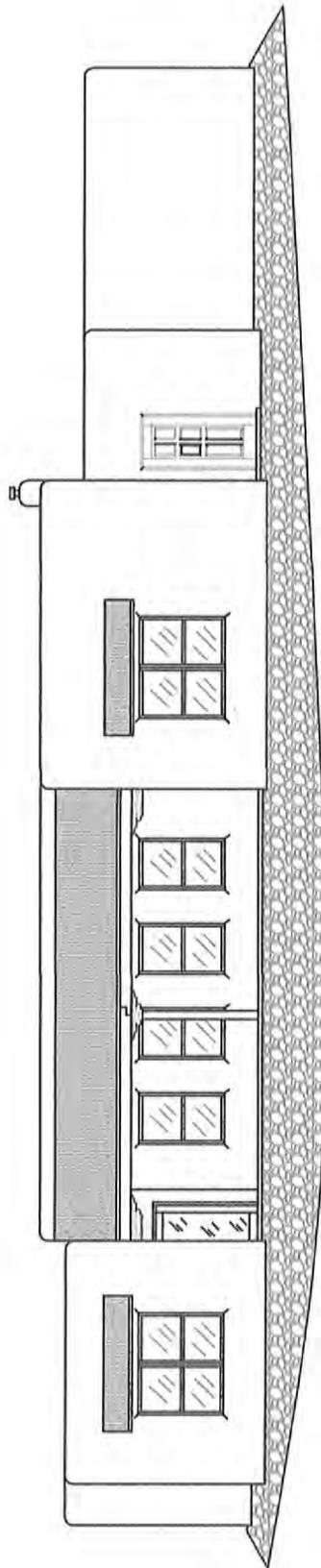
EXISTING AFFECTED FACES



SIDE-EAST



SIDE-WEST



BACK-SOUTH

10/25/19

Drawn By: Patrick Vigil

2305 Calle Colon

Vica One Inc.

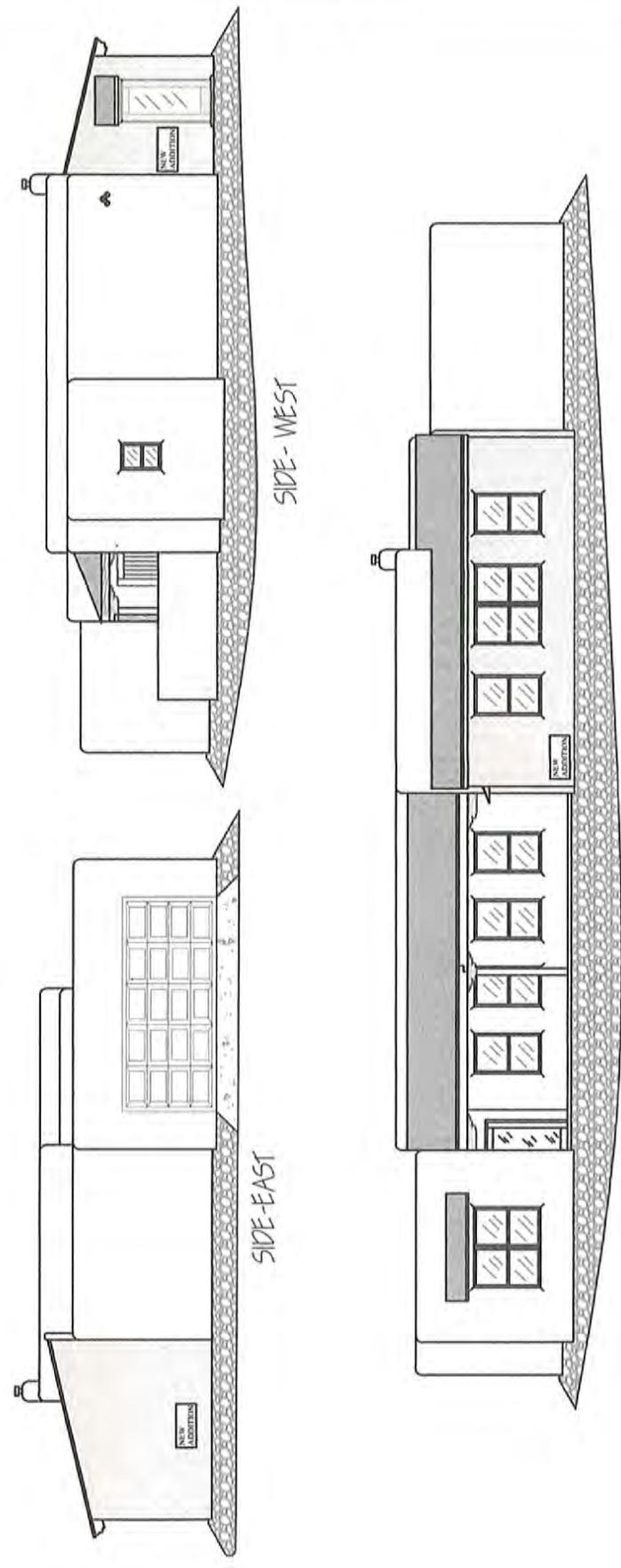
DRAWN FOR: Gerard Nevarez

PO Box 669

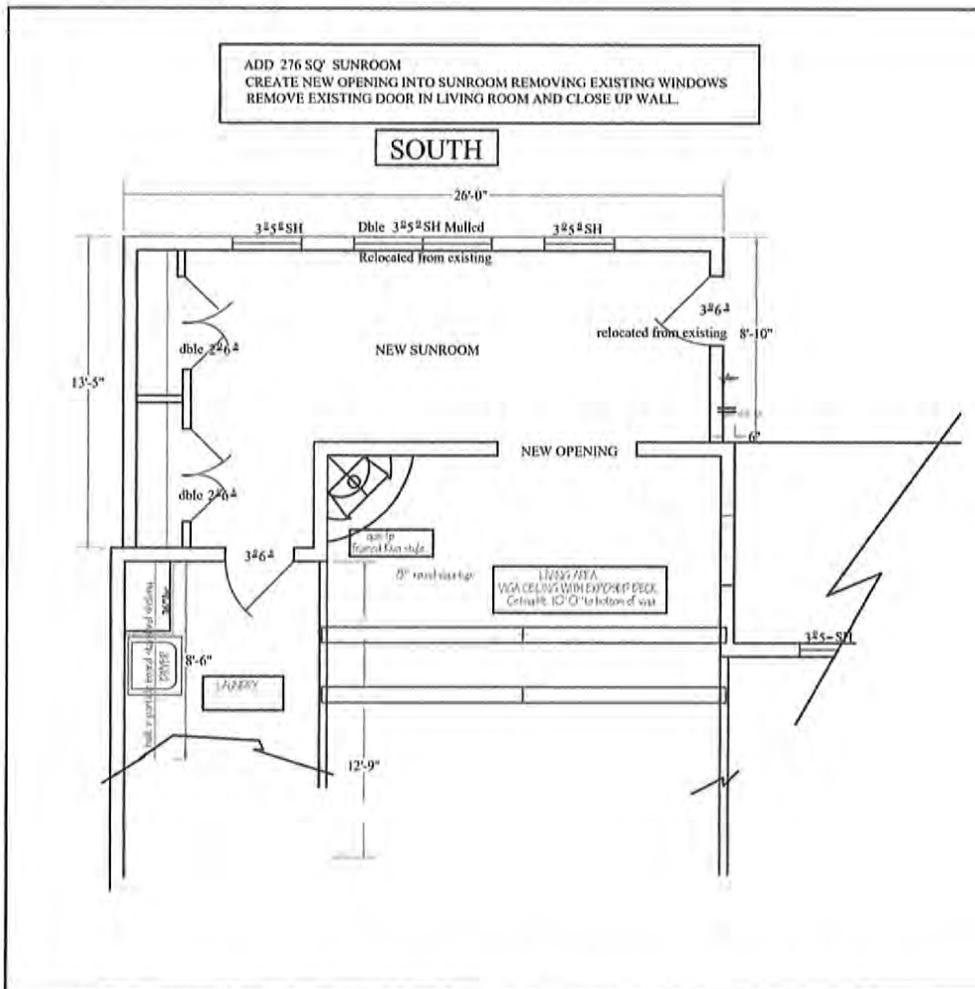
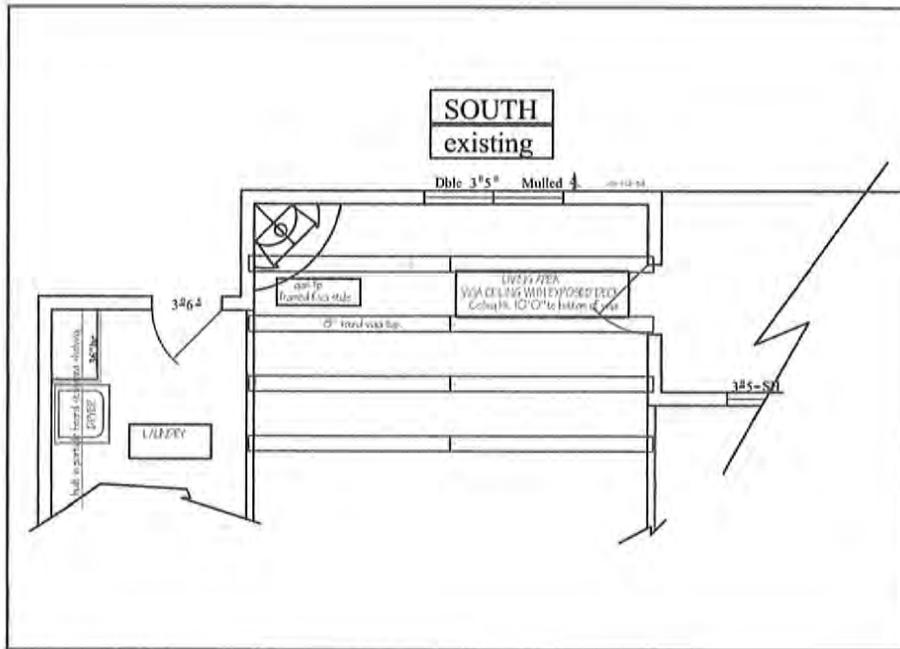
575-644-3748

Mesilla NM 88046

Mesilla Park, NM



ADDITION TO EXISTING



10-25-19

NTS

Drawn By: Patrick Vigil	2305 CALLE DE COLON	ViCa One Inc.
Drawn for: Gerard Nevarez	Mesilla, NM, 88046	PO Box 669
575-644-3748		Mesilla Park, NM

BOT ACTION FORM
BUILDING PERMITS 060982
[PZHAC REVIEW – 11/18/2019]
STAFF ANALYSIS

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

Items:

Case 060982 – 2184 Avenida de Mesilla, submitted by Eric Serna for Eleda Guggiana; a request to discuss plans to renovate a dwelling at this address. (Case 060982) Zoned: Historic Commercial (HC)

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 renovation 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 renovation 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: @ \$225,000.00

Consistency with the Code:

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

Findings that need to be made:

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

PZHAC ACTION:

The PZHAC determined that the proposed renovation would not be out of character with the nature of other structures in the area and voted 3 – 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:

**PZHAC WORK SESSION
NOVEMBER 18, 2019
ITEM 4**

Submitted by Eric Serna for Eleda Guggiana; a request to discuss plans to renovate a dwelling at 2184 Avenida de Mesilla. (Case 060982) Zoned: Historic Commercial (HC).

The purpose of this request is to allow the applicant to repair and restore an existing dwelling at this address. The renovation will consist of replacing all the exterior windows; repairing or replacing rotting wood fascia boards and trim on the dwelling; repairing and replacing the front porch; removing an old chain link fence; and landscaping the yards around the dwelling. Additionally, work will also be done to renovate the interior of the dwelling (see attached scope of work). According to the applicant and owner, Ms. Guggiana, the work will consist of repairs and there will not be any changes to the structure or style of the dwelling.

The structure is listed in the Historical Register for Mesilla (see attached Inventory and Description sheets taken from the Historic Register) and was considered at the time the inventory was done (1979 – 1980) to be similar to other structures in the area and a contributing structure to the architectural character of the Town, but it had no historical significance itself. It appears that a substantial amount of work has been done to the structure over time.

The applicant has been informed that a building permit will be required from the State (CID) if the proposed renovation is approved by the Town, and that the applicable building codes used by CID will need to be met. Since the proposed renovation will not result in any major changes to the structure, the work should not have any impacts on the nature of the surrounding properties.

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed work will not result in any changes to the structure that will affect its character and impacts on the surrounding properties, and that the work 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 proposed renovations and will be available to answer any questions that may arise.

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Enter Value:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

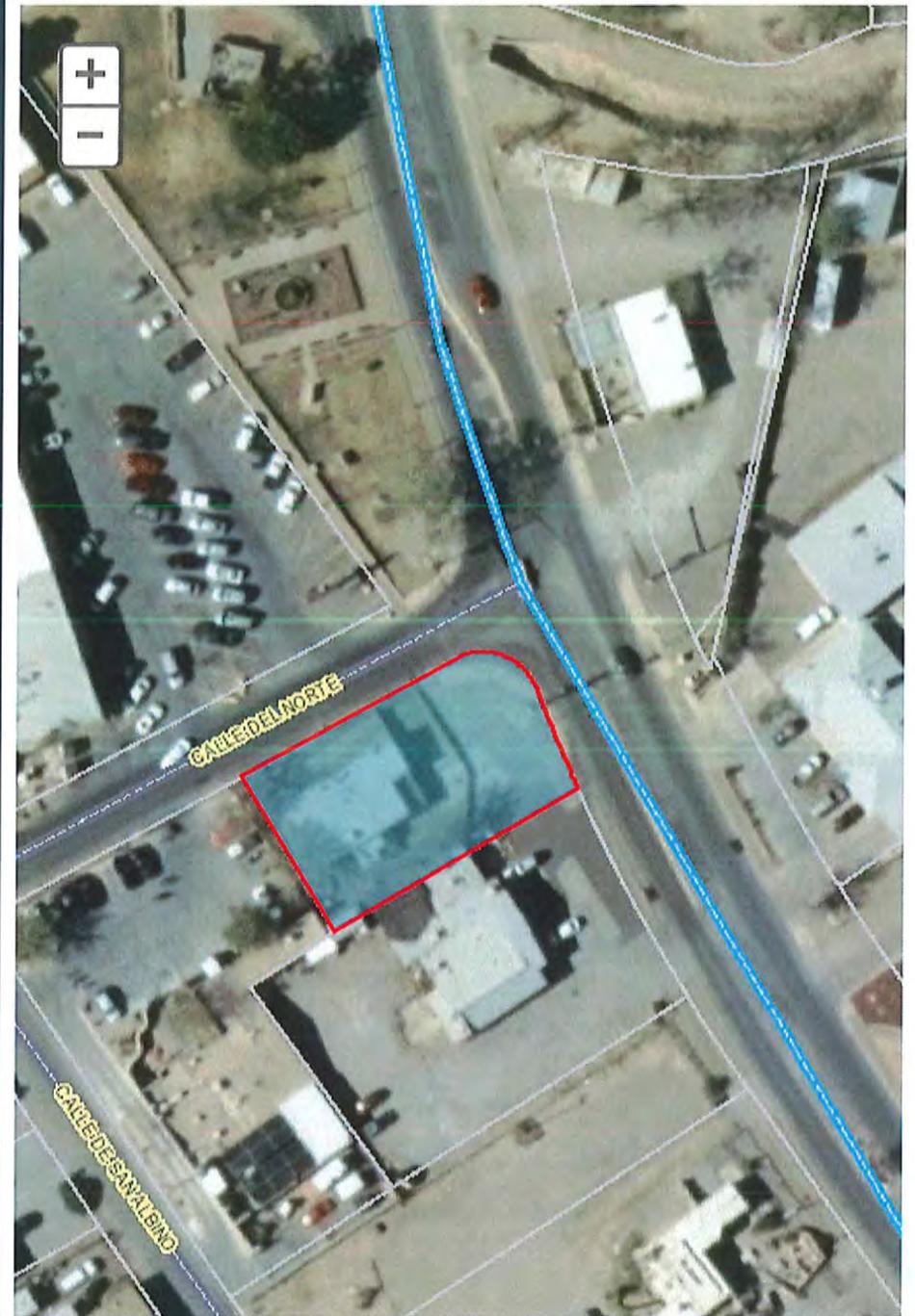
County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400295](#)
Parcel Number: 4006137215355
Owner: GUGGIANA ELEDA E TRUSTEE
Mail Address: 20 W NEAPOLITAN LANE
Subdivision:
Property Address: 2148 AVENIDA DE MESILLA
Acres: 0





Serna Construction Llc.

1025 Larry Dr | Las Cruces , NM 88001 | 575.621.7080 | 575.644.8691 | sernaeric25@gmail.com | License # 584657
Licensed, Bonded and Insured.

To:
Eliana Guggiana
Resale
Las Cruces, NM 88011
Phone: 575-

Date: September 25, 2011
Project Description: Remodel House
Invoice Number: 137710

DESCRIPTION	QUANTITY	UNIT PRICE (USD)	COST (USD)
-------------	----------	------------------	------------

Remodel house includes, Stucco reseal exterior home walls and elastomeric paint finish, Replace rotting fascia board in back yard exterior wall by roof near bathroom and paint. Inspect and replace any additional rotten wood on the house and paint. Spot termite treat windows as needed. Restucco the interior/ exterior fence walls around home elastomeric paint finish, Porch Repair- Front porch/ repair replace crumbling cement. Restain wood on two front doors and screen doors. Fix screen door. Replace wooden structure and awning. Back Porch - Add additional wooden pillar on cement base to ease load/ cover ceiling of back patio and paint. Replace all exterior wood window trim and paint/ door / fascia. Yard Landscape Rock- Remove debris from yard, including old chain link fence and dispose. Spray to kill weeds and dispose. Cut back trees with excess branches and dispose. Remove tree branch from Thai Delight roof. Clean repair walkways/ remove cement pad. Place medium size rocks around base of trees as discussed. Landscape front and back yard with gray rock. Hvac 5 ton. Plumbing- Check/ repair the water heater and stove for leaking gas. Electric - 220 for hvac/ 2 ceiling fans/ misc electrical/ closet bedroom. Microwave/ refrigerator/ stove. 12 windows replace upgrade to low e. Remove old ac units. Kitchen/ bathroom vanity countertops and vanity mirrors. Add shelves to cabinet in bathroom and paint. Blind. Roof repair with stucco.

1	80,100.00	80,100.00
---	-----------	-----------

Subtotal	80,100.00
----------	-----------

8.31%	6,658.31
-------	----------

Total	86,758.31
--------------	------------------

Services to be performed by contractor include Labor and Material which is specified above. Estimates provided by contractor are only valid for 30 days. Prices are subject to change if client is requesting extra work or materials.


 Client Signature _____ Date _____

 Owner/Contractor Signature _____ Date _____

Thank you for your business!

PHOTO OF PROPERTY FROM HIGHWAY 28 SHOWING FRONT PORCH



PHOTO OF PROPERTY FROM CALLE DEL NORTE

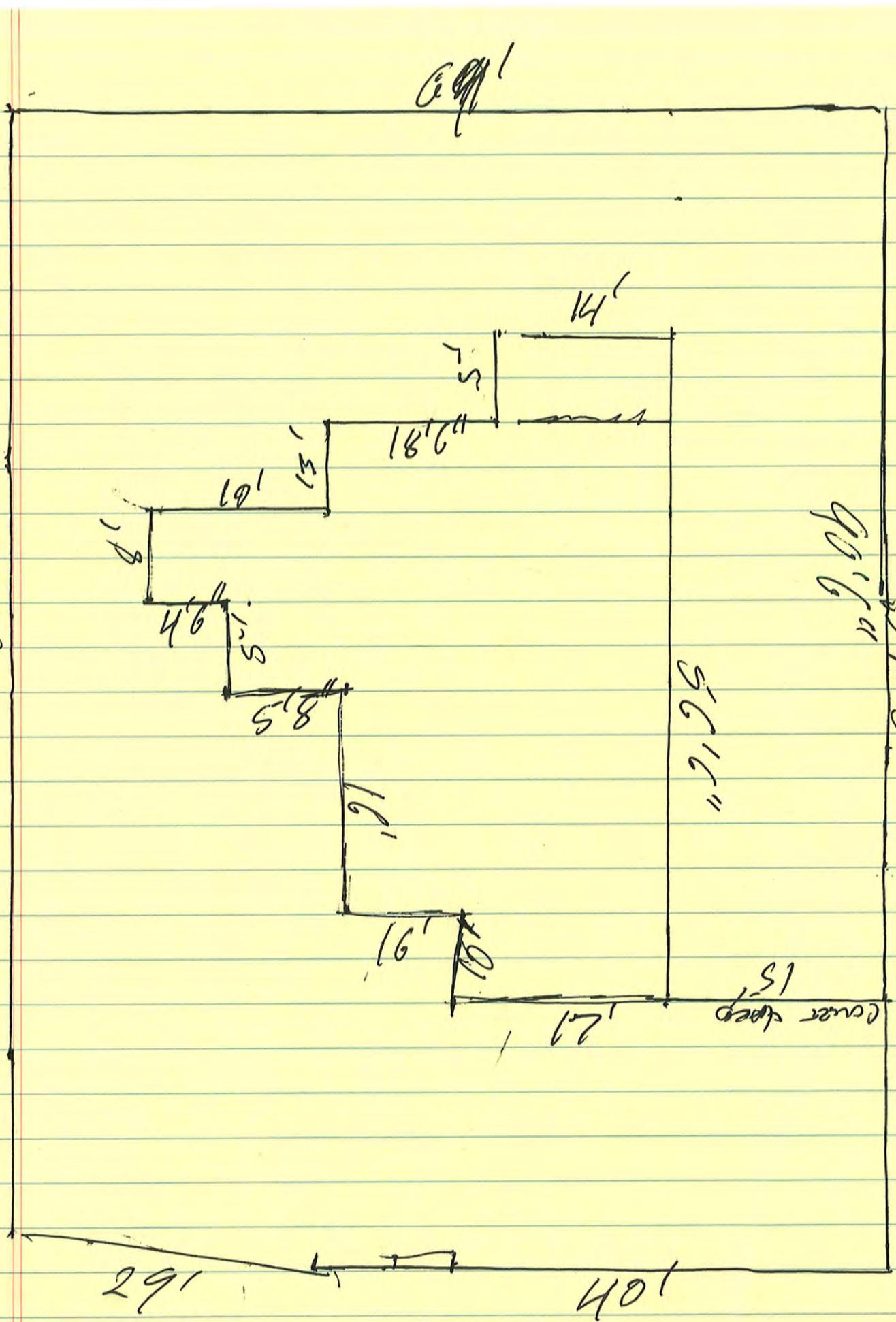


PHOTO OF PROPERTY FROM ANDELE'S DOGHOUSE SHOWING FACIA BOARDS



Task Description	C
Stucco reseal exterior of home walls and elastomeric paint finish.	
Replace rotting fascia board in back yard exterior wall by roof near bathroom and paint. Inspect and replace any additional rotting wood on house and paint	
Spot termite treat windows as needed	
Restucco the interior/exterior fence walls around home and elastimetric paint finish	
Repaint front gate/repair and paint and address frame	
Porch Repair	
Front Porch	
Repair/replace crumbling cement	
Restain wood on two front doors and screen doors	
Fix screen door	
Replace wooden structure and awning	
Back Porch	
Add additional wooden pillar on cement base to ease loads/cover ceiling of back patio and paint	
Replace all exterior wood window trim and paint/doors/facia	
Yard Landscape rock	
Remove debris from yard, including old chain link fence and dispose	
Spray to kill weeds and dispose	
Cut back trees with excess branches and dispose	
Remove tree branch from Thai Delight roof	
Clean repair walkways/remove cement pad	
Place medium size rocks around base of trees as discussed	
Landscape front and back yard with gray rock	
Hvac 5 ton	

Plumbing	
Electric	
Microwave/ Refrig/refrig	
12 Windows replace to upgrade to Low E	
Remove old air conditioners in smaller windows and dispose	
Cabinets kitchen/bathroom vanity counter tops and vanity mirror	
Add shelves to small cabinet in bathroom and paint	
Blinds	
	8.31%



2106

CALLE DEL NORTE

2106

M. Serna



HUTTIG BUILDING PRODUCTS - Albuquerque
8333 Washington Place NE
Albuquerque, NM 87113
505-823-9300



Clearly the best.

Quote Name: BRETT
Customer: FOX GAL- LAS CRUCES
Payment Terms:
Sales Representative: Dawn Montano Mobile:
dmontano@huttig.com

Quote Number: SQPFAS001800_1
Created Date: 10/10/2019
Modified Date: 10/10/2019
PO Number:
Total Units: 12
Total Sq Ft: 124.00
Est. Delivery:

Comments:

Billing Information

Name: FOX GAL- LAS CRUCES
Address:

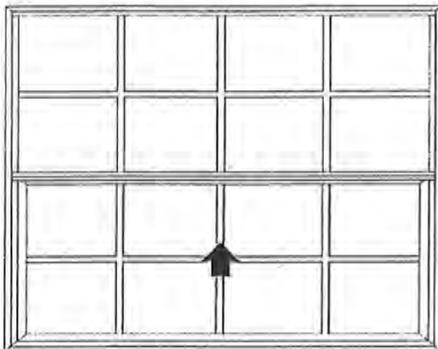
Phone:
Fax:
Email:

Shipping Information

Name: Same as Bill-to
Address:

Phone:
Fax:
Email:

Line: 1 Location:
Quantity: 1 Thermal Break Aluminum, 1520, SH, 1 3/8" Setback, Ext Bronze Anodized/Int Bronze Anodized
U-Factor: .40, SHGC: .29, VT: .53
Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 4W4H
Tariff



Viewed From Exterior

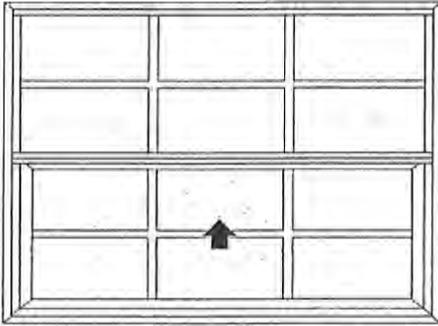
Size: Net Frame 46 1/4" x 46 3/8" Net Frame 46 1/4" X 46 3/8"
Dimensions: Sash Height One Half
Model: Single Hung
Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
Other Glass: Gray EdgeGardMAX Spacer with BreatherTube
Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 4W4H
Screen: Standard with Fiberglass Mesh
Ratings: STC: No Rating, OITC: No Rating, Tested: LC25
Clear Opening: W 43 5/8" x H 20 7/16" Sq. Ft. 6.19
Other Ratings: CPD: MIL-A-128-03972-00001

Item Total:
Item Qty Total:

492.47

Customer Approval: _____

Line: 2 Location:
 Quantity: 1 Thermal Break Aluminum, 1520, SH, 1 3/8" Setback, Ext Bronze Anodized/Int
 Bronze Anodized
 U-Factor: .40, SHGC: .29, VT: .53
 Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W4H
 Tariff



Viewed From Exterior

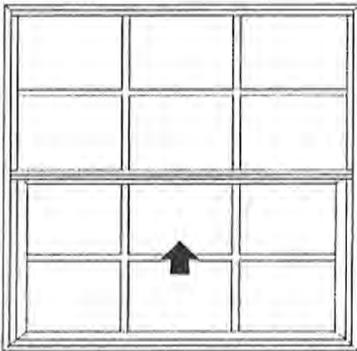
Size: Net Frame 34 1/4" x 31 3/4" Net Frame 34 1/4" X
 31 3/4"
 Dimensions: Sash Height One Half
 Model: Single Hung
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
 Other Glass: Gray EdgeGardMAX Spacer with
 BreatherTube
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial
 3W4H
 Screen: Standard with Fiberglass Mesh
 Ratings: STC: No Rating, OITC: No Rating, Tested: LC25
 Clear Opening: W 31 5/8" x H 13 1/8" Sq. Ft. 2.88
 Other Ratings: CPD: MIL-A-128-03972-00001

Item Total:
 Item Qty Total:

384.15

Customer Approval: _____

Line: 3 Location:
 Quantity: 1 Thermal Break Aluminum, 1520, SH, 1 3/8" Setback, Ext Bronze Anodized/Int
 Bronze Anodized
 U-Factor: .40, SHGC: .29, VT: .53
 Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W4H
 Tariff



Viewed From Exterior

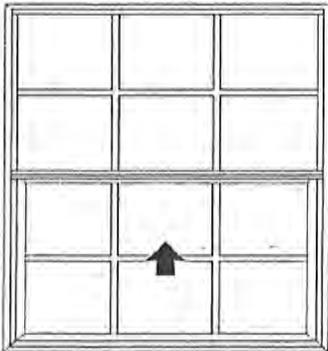
Size: Net Frame 34 1/4" x 42" Net Frame 34 1/4" X 42"
 Dimensions: Sash Height One Half
 Model: Single Hung
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
 Other Glass: Gray EdgeGardMAX Spacer with
 BreatherTube
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial
 3W4H
 Screen: Standard with Fiberglass Mesh
 Ratings: STC: No Rating, OITC: No Rating, Tested: LC25
 Clear Opening: W 31 5/8" x H 18 1/4" Sq. Ft. 4.01
 Other Ratings: CPD: MIL-A-128-03972-00001

Item Total:
 Item Qty Total:

398
 395.35

Customer Approval: _____

Line: 4 Location:
 Quantity: 1 Thermal Break Aluminum, 1520, SH, 1 3/8" Setback, Ext Bronze Anodized/Int Bronze Anodized
 U-Factor: .40, SHGC: .29, VT: .53
 Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W4H
 Tariff



Viewed From Exterior

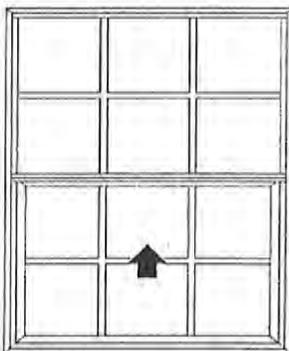
Size: Net Frame 34 1/4" x 46" Net Frame 34 1/4" X 46"
 Dimensions: Sash Height One Half
 Model: Single Hung
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
 Other Glass: Gray EdgeGardMAX Spacer with BreatherTube
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W4H
 Screen: Standard with Fiberglass Mesh
 Ratings: STC: No Rating, OITC: No Rating, Tested: LC25
 Clear Opening: W 31 5/8" x H 20 1/4" Sq. Ft. 4.45
 Other Ratings: CPD: MIL-A-128-03972-00001

Item Total:
 Item Qty Total:

421.58

Customer Approval: _____

Line: 5 Location:
 Quantity: 1 Thermal Break Aluminum, 1520, SH, 1 3/8" Setback, Ext Bronze Anodized/Int Bronze Anodized
 U-Factor: .40, SHGC: .29, VT: .53
 Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W4H
 Tariff



Viewed From Exterior

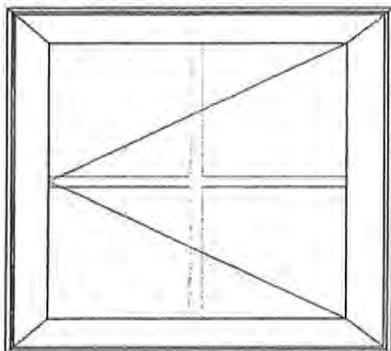
Size: Net Frame 30 1/2" x 46 1/4" Net Frame 30 1/2" X 46 1/4"
 Dimensions: Sash Height One Half
 Model: Single Hung
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
 Other Glass: Gray EdgeGardMAX Spacer with BreatherTube
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W4H
 Screen: Standard with Fiberglass Mesh
 Ratings: STC: No Rating, OITC: No Rating, Tested: LC25
 Clear Opening: W 27 7/8" x H 20 3/8" Sq. Ft. 3.94
 Other Ratings: CPD: MIL-A-128-03972-00001

Item Total:
 Item Qty Total:

417.32

Customer Approval: _____

Line: 6 Location:
 Quantity: 1 Thermal Break Aluminum, 920, FC, 1 3/8" Setback, Ext Bronze Anodized/Int Bronze Anodized
 U-Factor: .44, SHGC: .26, VT: .47
 Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 2W2H
 Hinged Screen with Fiberglass Mesh
 Tariff



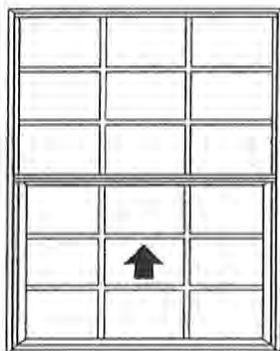
Viewed From Exterior

Size: Net Frame 20" x 22 1/2" Net Frame 20" X 22 1/2"
 Model: Casement
 Handing: Casement Left
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
 Other Glass: Gray EdgeGardMAX Spacer with BreatherTube
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 2W2H
 Hardware: Push Out Handle, 90 Degree Hinge
 Screen: Hinged with Fiberglass Mesh
 Ratings: STC: No Rating, OITC: No Rating, Tested: LC30
 Clear Opening: W 16" x H 19 7/8" Sq. Ft. 2.21
 Other Ratings: CPD: MIL-A-187-04196-00001

Item Total:
 Item Qty Total:
 389.67

Customer Approval: _____

Line: 7 Location:
 Quantity: 1 Thermal Break Aluminum, 1520, SH, 1 3/8" Setback, Ext Bronze Anodized/Int Bronze Anodized
 U-Factor: .40, SHGC: .29, VT: .53
 Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W6H
 Tariff



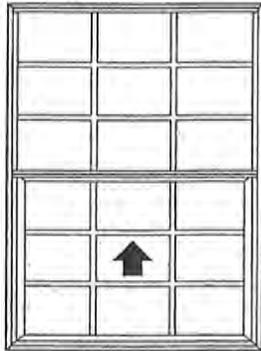
Viewed From Exterior

Size: Net Frame 34 1/4" x 54 1/4" Net Frame 34 1/4" X 54 1/4"
 Dimensions: Sash Height One Half
 Model: Single Hung
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
 Other Glass: Gray EdgeGardMAX Spacer with BreatherTube
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W6H
 Screen: Standard with Fiberglass Mesh
 Ratings: STC: No Rating, OITC: No Rating, Tested: LC25
 Clear Opening: W 31 5/8" x H 24 3/8" Sq. Ft. 5.35
 Other Ratings: CPD: MIL-A-128-03972-00001

Item Total:
 Item Qty Total:
 452.77

Customer Approval: _____

Line: 8 Location:
 Quantity: 1 Thermal Break Aluminum, 1520, SH, 1 3/8" Setback, Ext Bronze Anodized/Int
 Bronze Anodized
 U-Factor: .40, SHGC: .29, VT: .53
 Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W6H
 Tariff



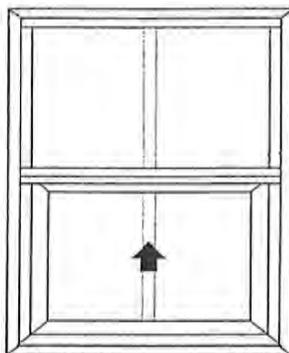
Viewed From Exterior

Size: Net Frame 32" x 54" Net Frame 32" X 54"
 Dimensions: Sash Height One Half
 Model: Single Hung
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
 Other Glass: Gray EdgeGardMAX Spacer with
 BreatherTube
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial
 3W6H
 Screen: Standard with Fiberglass Mesh
 Ratings: STC: No Rating, OITC: No Rating, Tested: LC25
 Clear Opening: W 29 3/8" x H 24 1/4" Sq. Ft. 4.95
 Other Ratings: CPD: MIL-A-128-03972-00001

Item Total:
 Item Qty Total:
 449.23

Customer Approval: _____

Line: 9 Location:
 Quantity: 1 Thermal Break Aluminum, 1520, SH, 1 3/8" Setback, Ext Bronze Anodized/Int
 Bronze Anodized
 U-Factor: .40, SHGC: .29, VT: .53
 Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 2W2H
 Tariff



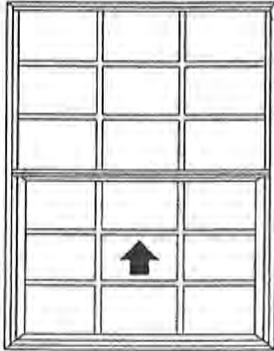
Viewed From Exterior

Size: Net Frame 15 3/4" x 24" Net Frame 15 3/4" X 24"
 Dimensions: Sash Height One Half
 Model: Single Hung
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
 Other Glass: Gray EdgeGardMAX Spacer with
 BreatherTube
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial
 2W2H
 Screen: Standard with Fiberglass Mesh
 Ratings: STC: No Rating, OITC: No Rating, Tested: LC25
 Clear Opening: W 13 1/8" x H 9 1/4" Sq. Ft. 0.84
 Other Ratings: CPD: MIL-A-128-03972-00001

Item Total:
 Item Qty Total:
 232.99

Customer Approval: _____

Line: 10 Location:
 Quantity: 1 Thermal Break Aluminum, 1520, SH, 1 3/8" Setback, Ext Bronze Anodized/Int Bronze Anodized
 U-Factor: .40, SHGC: .29, VT: .53
 Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W6H
 Tariff



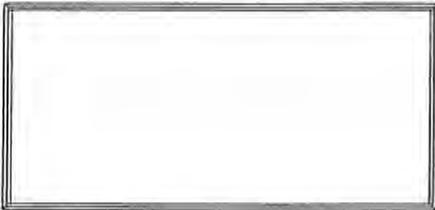
Viewed From Exterior

Size: Net Frame 32 1/4" x 52" Net Frame 32 1/4" X 52"
 Dimensions: Sash Height One Half
 Model: Single Hung
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
 Other Glass: Gray EdgeGardMAX Spacer with BreatherTube
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W6H
 Screen: Standard with Fiberglass Mesh
 Ratings: STC: No Rating, OITC: No Rating, Tested: LC25
 Clear Opening: W 29 5/8" x H 23 1/4" Sq. Ft. 4.78
 Other Ratings: CPD: MIL-A-128-03972-00001

Item Total:
 Item Qty Total:
 447.81

Customer Approval: _____

Line: 11 Location:
 Quantity: 1 Thermal Break Aluminum, 920, PW, 1 3/8" Setback, Ext Bronze Anodized/Int Bronze Anodized
 U-Factor: .36, SHGC: .34, VT: .63
 Glazing Bead: Extruded Metal
 Tariff



Viewed From Exterior

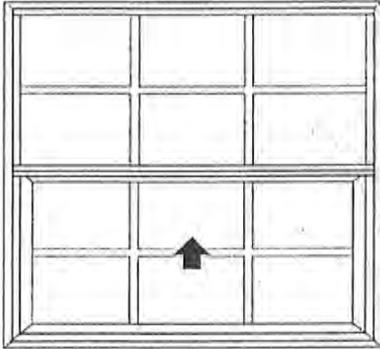
Size: Net Frame 68" x 40 3/4" Net Frame 68" X 40 3/4"
 Model: Picture
 Glass: 1/8" SunCoat (Low-E) over 1/8" Clear
 Other Glass: Gray EdgeGardMAX Spacer with BreatherTube
 Other Options: Extruded Metal Glazing Bead
 Ratings: STC: No Rating, OITC: No Rating, Tested: CW50
 Other Ratings: CPD: MIL-A-148-03460-00001

Item Total:
 Item Qty Total:
 386.81

Customer Approval: _____

Line: 12
Quantity: 1

Location:
Thermal Break Aluminum, 1520, SH, 1 3/8" Setback, Ext Bronze Anodized/Int
Bronze Anodized
U-Factor: .40, SHGC: .29, VT: .53
Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W4H
Tariff



Viewed From Exterior

Size: Net Frame 29 3/4" x 34 1/4" Net Frame 29 3/4" X
34 1/4"
Dimensions: Sash Height One Half
Model: Single Hung
Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
Other Glass: Gray EdgeGardMAX Spacer with
BreatherTube
Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial
3W4H
Screen: Standard with Fiberglass Mesh
Ratings: STC: No Rating, OITC: No Rating, Tested: LC25
Clear Opening: W 27 1/8" x H 14 3/8" Sq. Ft. 2.71
Other Ratings: CPD: MIL-A-128-03972-00001

Item Total:
Item Qty Total:
330.12

Customer Approval: _____



HUTTIG BUILDING PRODUCTS - Albuquerque
8333 Washington Place NE
Albuquerque, NM 87113
505-823-9300



Clearly the best.™

Submitted By: _____

Accepted By: _____

Date: _____

Material Subtotal:

Grand Total (USD):

4780.27

For warranty information please visit www.milgard.com/warranty/

Please note that actual NFRC energy values may vary from those reported in CTB Quote Plus due to variations that may occur during the manufacturing process. In most cases variations will be minimal. Please contact your Milgard location with questions or concerns regarding this potential variation.

Handing is viewed from outside looking in.

ADDITIONAL INFORMATION:

BOT ACTION FORM
SIGN REQUEST
[PZHAC REVIEW]
“United Country Real Estate – Revolution LLC”

STAFF ANALYSIS

Item:

Case 060986 – 1750 Calle de Mercado, submitted by Melissa Roybal for “United Country Real Estate – Revolution LLC”; a request for zoning permit to allow a wall sign for a real estate office at this location. Zoned: General Commercial (C)

Description of Work to be Done:

The applicant would like to install a six square foot wall sign on a commercial building at this address (see attached diagram and photo). The sign will have black lettering on a tan background (see attached example). The sign will be placed where a sign for a previous business in the building had been placed.

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.**
- 2. Within the Commercial (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 25 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.**

- B. No wall sign shall be permitted to be more than six inches thick. All wall signs shall be safely and securely attached to the building wall. [Ord. 2008-04 § 9; Ord. 2003-05 § 3; Ord. 2000-02 § 1; Ord. 94-08; prior code § 11-3-14]**

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 3- foot by 2-foot (6 square feet) wall sign on the side of a business at this address.
- 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 sign will be consistent with the Code.

PZHAC ACTION:

The PZHAC determined that the proposed sign would not be out of character with the nature of other structures in the area and voted 3 – 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:

PHOTO FROM CALLE DE MERCADO SHOWING SIGN LOCATION



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Number ▾ Enter Value:

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: 4006137253232

Owner: HACIENDA INVESTMENTS LTD

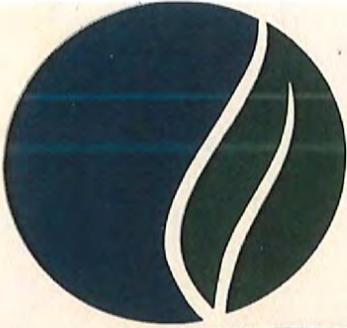
Mail Address: 5140 NIZHONI TRAIL

Subdivision: MERCADO DE LA MESILLA PHASE 1 & 3B REPLAT NO 1 (BK 24 PG 163 - 1627098)

Property Address: 1750 CALLE DE MERCADO

Acres: 0





United
Country

Real Estate

575.652.3152

OFFICIAL USE ONLY: SIGN PERMIT

Case # 060986 APPLICATION

Fee \$ 12.00

CASE NO. 060986 ZONE: C APPLICATION DATE: 11/1/2019

United Country Real Estate - Revoluton LLC 575-640-7520

Business Name 1750 Calle de Mercado Las Cruces NM Business Telephone Number 88005

Business Address Melissa Roybal City 575-640-7520 State NM Zip Code 88005

Applicant Name Melissa Roybal Applicant Telephone/Cell Number 575-640-7520

Po Box 1585 Fairacres NM 88033

Mailing Address Po Box 1585 City Fairacres State NM Zip Code 88033

Description of sign: Please see attached picture

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

3 Feet

2 Feet

Colors: _____

FOR OFFICAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: _____

Approved Date: _____ Disapproved Date: _____

Disapproved Date: _____ Approved with Conditions

Approved with conditions

CONDITIONS:

PZHAC APPROVAL REQUIRED

PERMIT ISSUED BY: _____ ISSUE DATE: _____

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

www.mesilla-nm.gov

**BOT ACTION FORM
ZONING PERMIT 060957
[PZHAC REVIEW – 9/17/19]
STAFF ANALYSIS**

(PZHAC decision was based on information provided during the Work Session – Item 3)

This case was originally scheduled to be heard by the BOT at their regularly scheduled meeting on October 14, 2019 but was postponed in order to allow staff to provide additional information about the property to the BOT. That information, which was part of the write-up to the PZHAC, is included here as part of the PZHAC Work Session write-up. The applicant will also be available at the meeting to answer any questions that might arise.

Case 060957 – 2782 Calle de San Albino, submitted by John Wright; a request for a zoning permit to remodel and build an addition to a dwelling at. Zoned: Historical Residential (HR)

Staff Analysis:

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

If it is determined that the proposed addition is acceptable to the Town as proposed, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

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

Estimated Cost: @ \$67,000.00

Consistency with the Code:

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

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

Findings:

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

PZHAC OPTIONS:

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

PZHAC ACTION:

The PZHAC determined that the addition to the existing dwelling would not negatively change the character of the existing structure, and would not be out of character with the of the other dwellings nearby, and voted 3 – 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:

**PZHAC WORK SESSION
SEPTEMBER 16, 2019
ITEM 3**

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

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

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

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

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

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

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

Estimated Cost: @ 67,000.00

Consistency with the Code:

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

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

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [80400652](#)

Parcel Number: 4006138315007

Owner: WRIGHT JOHN

Mail Address: PO BOX 566

Subdivision:

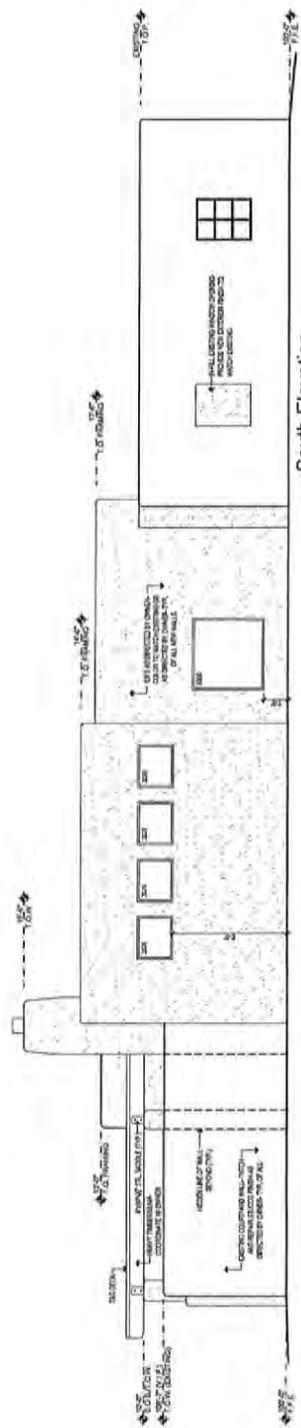
Property Address: 2782 CALLE DE SAN ALBINO

Acres: 0

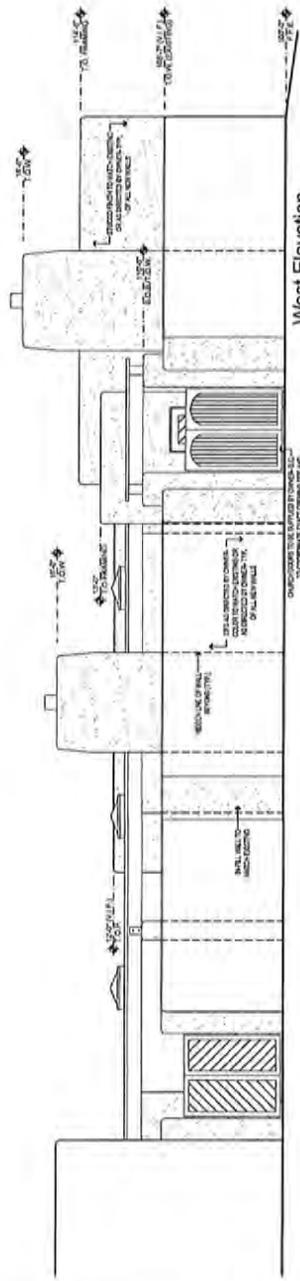


GENERAL NOTES

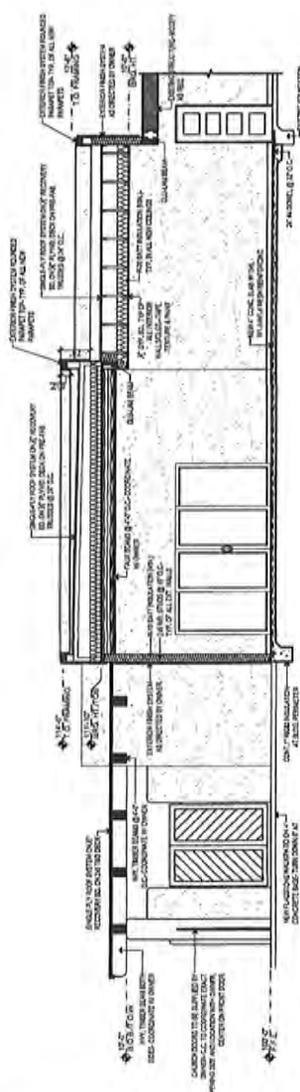
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA CONTRACT DOCUMENTS AND ALL APPLICABLE LOCAL ORDINANCES.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA CONTRACT DOCUMENTS AND ALL APPLICABLE LOCAL ORDINANCES.



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



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



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

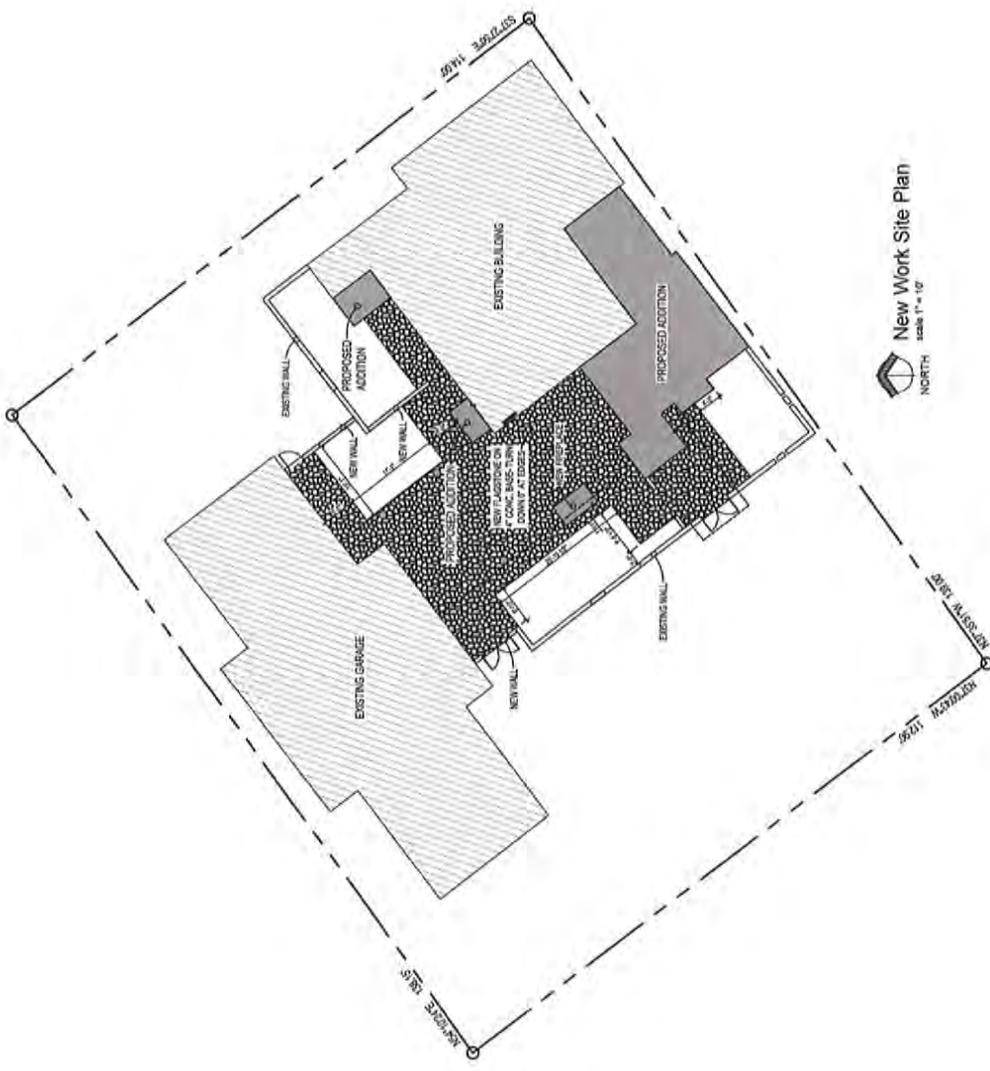
WRIGHT RESIDENCE REMODEL
2782 Calle de San Albino
Mesilla, NM
August 5, 2019

sheet no.

A1.1
Exterior Elevations
& Bldg. Section

GENERAL NOTES

- A. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- B. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODE.
- C. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- D. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- E. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- F. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- G. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- H. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- I. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- J. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- K. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- L. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- M. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- N. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- O. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- P. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- Q. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- R. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- S. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- T. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- U. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- V. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- W. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- X. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- Y. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- Z. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.



New Work Site Plan
Scale 1" = 10'
NORTH

REVISION	DATE
OWNER DIRECTED CHANGES	7/28/19

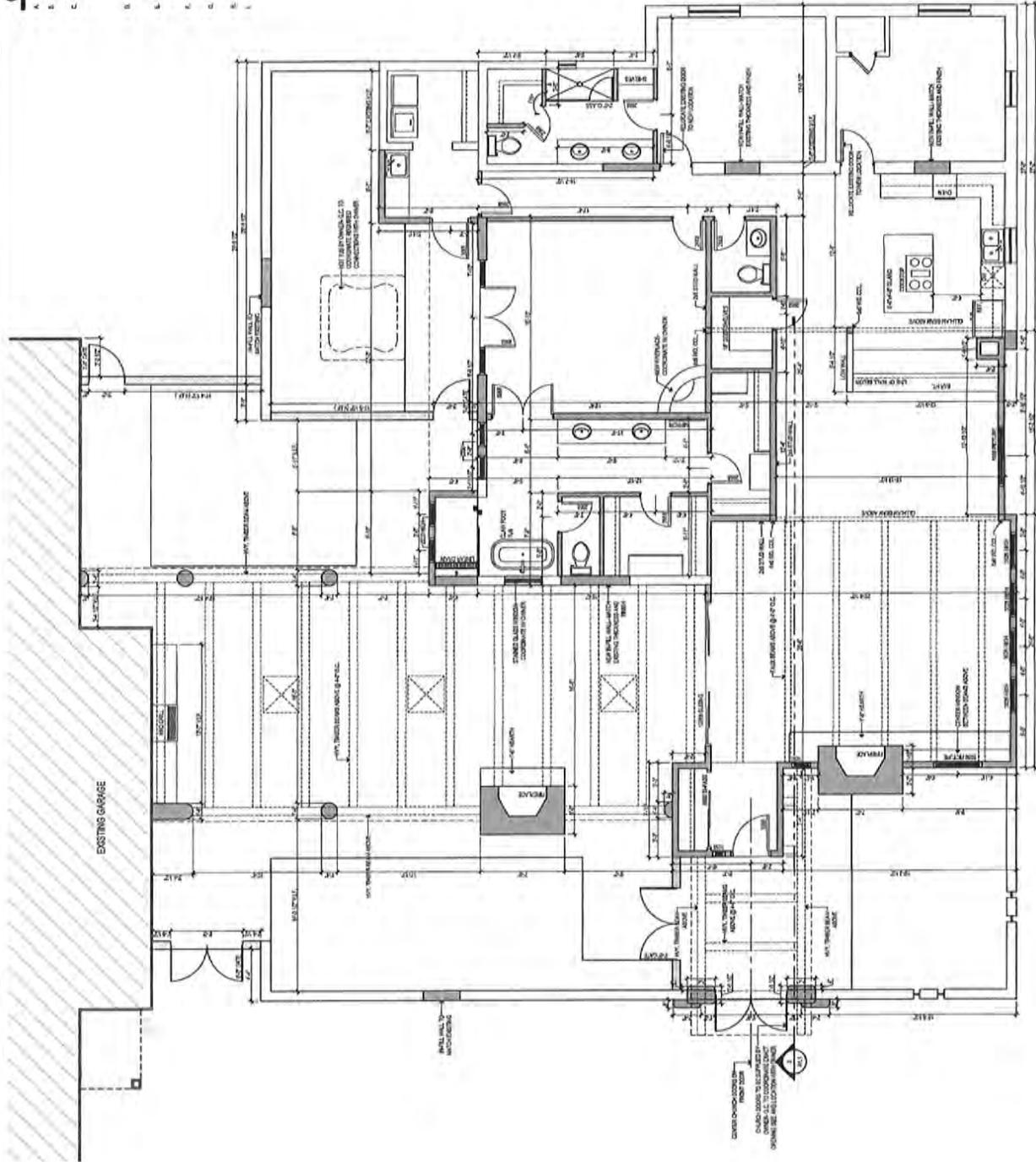
WRIGHT RESIDENCE REMODEL
2782 Calle de San Albino
Mesilla, NM
August 5, 2019

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

- GENERAL NOTES**
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE 2015 INTERNATIONAL ENERGY EFFICIENCY CODE.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE AND THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
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 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

AREA CALCULATION

GROSS FLOOR AREA	1,077.12
NET FLOOR AREA	1,077.12
TOTAL FLOOR AREA	1,077.12

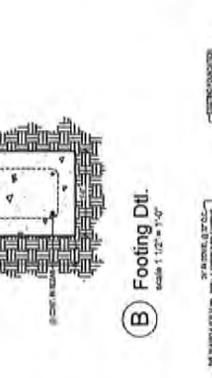
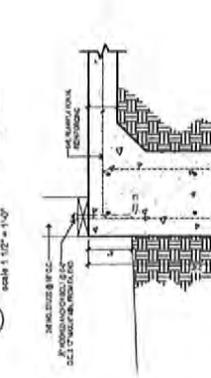
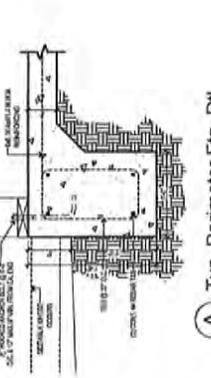
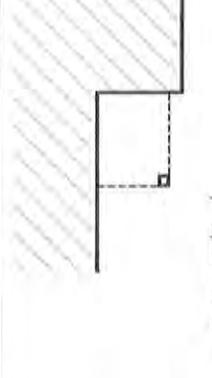
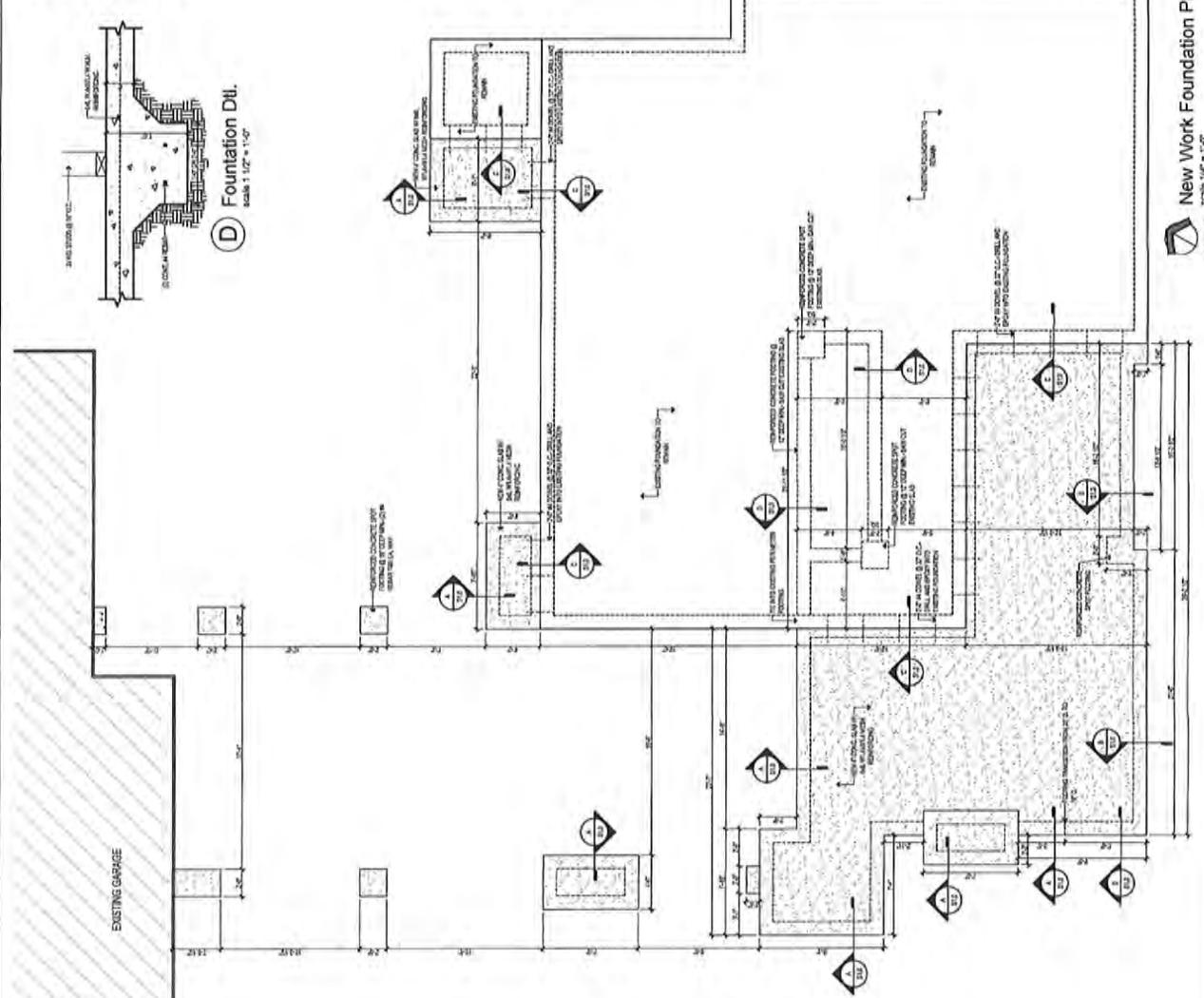


New Work Floor Plan
Scale: 1/4" = 1'-0"
NORTH

REVISION	DATE
OWNER DIRECTED CHANGES	7/28/19

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

- GENERAL NOTES**
- ALL FOUNDATION WORK SHALL BE CONFORMANT TO THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL FOUNDATION CODE BOOK (IFC).
 - CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE CONCRETE MANUAL (ACI 308.1R-11).
 - ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE CONCRETE MANUAL (ACI 308.1R-11).
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 - ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE CONCRETE MANUAL (ACI 308.1R-11).



1. ALERT SHEET? <input type="checkbox"/> YES <input type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6-6-79 <i>pic 66</i>																	
2. SURVEY DATE <i>2-9-80 JM</i>	3. BY <i>JM</i>	4. CHECK DATE	5. BY	6. COMPUTER DATE	7. BY	8. FILE DATE	9. BY	10. REVISION DATE	11. BY										
COUNTY <i>Dona Ana</i>		13. FIELD MAP		14. NUMBER		15. UTM REFERENCE NUMBER <table border="1"> <tr> <td>13</td> <td>32</td> <td>300</td> <td>357</td> <td>1700</td> </tr> <tr> <td colspan="3">ZONE EASTING</td> <td colspan="2">NORTHING</td> </tr> </table>				13	32	300	357	1700	ZONE EASTING			NORTHING	
13	32	300	357	1700															
ZONE EASTING			NORTHING																
16. SPECIFIC LOCATION <i>first house on the N.W. corner of intersection block west of Calle de Santa Ana & Old Camarero Road Alhambra</i>						17. CITY/TOWN <i>Mesilla</i>		18. ZIP											
20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$						19. LAND GRANT OR RESERVATION <i>Mesilla civil colony</i>		20. I.D. # <i>183205062</i>											
25. ARCHITECTURAL STYLE <i>Adobe Vernacular</i>						26. NUMBER OF STORIES <i>one</i>													
27. FOUNDATION MATERIAL(S) <i>Concrete</i>						22. ROLL # <i>48</i>													
28. EXTERIOR WALL SURFACE(S) <i>Exposed Adobe</i>						23. NEG # <i>20</i>													
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) <i>Single metal casement, small lit windows w/no surrounds exposed wood lintel</i>						24. LOCATION OF NEG.													
30. DOOR/ENTRANCE (TYPE/SURROUNDS) <i>Standard wood door, narrow surrounds</i>						25. ARCHITECTURAL STYLE													
31. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS) <i>flat roof, w/ flat parapet</i>						26. NUMBER OF STORIES													
32. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR/MATERIALS) <i>none</i>						27. FOUNDATION MATERIAL(S)													
33. EXTERIOR DETAILS <i>canales, exposed wood lintel</i>						28. EXTERIOR WALL SURFACE(S)													
34. COMMENTS						29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS)													
DATE OF CONSTRUCTION 35. ESTIMATED <i>1915</i> 37. SOURCE OF DATE			36. ACTUAL			45. IMMEDIATE SURROUNDINGS <i>Residential</i>													
38. ARCHITECT/ENGINEER/BUILDER			39. SOURCE OF INFORMATION			46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR													
40. NAME			41. PRESENT USE <i>Residential</i>			47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS													
42. HISTORIC CONDITION <input type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED			43. REMODELING 44. DEGREE OF REMODELING <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR			48. OVERALL SIGNIFICANCE <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input checked="" type="checkbox"/> LOCAL <input type="checkbox"/> NONE													
49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO						49. ASSOCIATED BUILDINGS?													
50. WHAT TYPE?						50. WHAT TYPE?													
51. IF INVENTORIED, LIST I.D. #'S						51. IF INVENTORIED, LIST I.D. #'S													
52. SEE BACK? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO						52. SEE BACK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO													

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

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



FROM INTERSECTION OF CALLE DE SANTA ANA AND CALLE DE GUADALUPE



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



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



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



LOOKING SOUTHWEST FROM CALLE DE SAN ALBINO AND CALLE DE CURA



PHOTOS OF DWELLINGS IN THE SURROUNDING AREA



PHOTOS OF DWELLINGS IN THE SURROUNDING AREA



PHOTOS OF DWELLINGS IN THE SURROUNDING AREA



PHOTOS OF DWELLINGS IN THE SURROUNDING AREA



PHOTOS OF DWELLINGS IN THE A SURROUNDING REA



BOT ACTION FORM
BUILDING PERMITS 060968
[PZHAC REVIEW – 10/7/2018]
STAFF ANALYSIS

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

This case was originally scheduled to be heard by the BOT at their regularly scheduled meeting on October 14, 2019 but was postponed in order to allow staff to provide additional information about the property to the BOT. That information, which was part of the write-up to the PZHAC, is included here as part of the PZHAC Work Session write-up. The applicant will also be available at the meeting to answer any questions that might arise.

Items:

Case 060968 – SW corner of Calle de Colon and Calle de Tercera; submitted by Samuel Kane; a request for a zoning permit to allow the construction of four rental units on a 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 rental units 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 rental units 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: @ \$410,000.00

Consistency with the Code:

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of constructing four rental units on a vacant property at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC ACTION:

*The PZHAC determined that the proposed dwellings would not be out of character with the nature or the mixture of styles of the other dwellings in the area and voted 2 – 1 to recommend **APPROVAL of this request to the BOT.** (Commissioner Nevarez voted against the proposal because he felt that “... four dwellings on one property would be too many.”)*

NOTE:

18.06.070 PZHAC Meetings – Place – Quorum – Voting.

C. A majority of the members of the planning, zoning and historical appropriateness commission shall constitute a quorum for the transaction of business. (A quorum of the PZHAC was present.)

D. A motion shall carry upon the affirmative vote of the majority of the members of the planning, zoning and historical appropriateness commission present at a meeting. [Ord. 2009-05 § 2] (The proposal was approved by a majority of the PZHAC members present.)

BOT OPTIONS:

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

BOT ACTION:

**PZHAC WORK SESSION
OCTOBER 7, 2019
ITEM 3**

Submitted by Samuel Kane, a request to discuss plans to construct four rental units on the southwest corner of Calle de Colon and Calle de Tercera (Case 060968) Zoned: Historic Residential (HR)

The applicant originally intended to use this property for his own residence and approached the PZHAC earlier this year with plans for a residence that was about 7000 square feet in size, including garage space and storage areas. While the proposed dwelling would have been impressive, the PZHAC determined that it would have been out of character with the surrounding properties according to Chapter 18.33 of the Code and did not approve the plans. The applicant is now considering a more appropriate property for this residence and would like to use the property on Calle de Colon as a rental property containing four units that are smaller and are more similar to in size and style to the dwellings that exist on neighboring properties.

The property, which is 0.42 acres (18,295 square feet) in size, is a vacant lot surrounded by developed lots that are typically about 0.25 or less acres in size or smaller. There are several larger lots further away, but these lots are either landlocked or are used for agriculture and are not developed. The developed properties are mostly occupied by one or two-family single-story dwellings that are typically less than 1500 square feet per dwelling. There are four two-story dwellings in the immediate area, but two of these (2360 Calle de Colon) are smaller than 1300 square feet, one (2670 Calle Segunda) is about 2600 square feet, and one (2631 Calle Tercera) is about 4000 square feet. The dwelling at 2631 Calle Tercera was built in the 1940's, according to the Historic Register, and is not architecturally compatible with the area (see attached description from the Historical Register). The structures on the other two properties do not appear in the Historical Register and appear to have been built after the inventory of historical structures was conducted. There are no construction records on file for them. A similar two-story dwelling is located on Calle del Oeste, but this is at the edge of the zoning district and was built in a different development zone and is not in the development zone for this property.

The applicant has hired an architect, Harold Denton, that is familiar with building dwellings in the area. Mr. Denton is the architect that designed the four dwellings that are on a similar sized property at 2217 and 2219 Calle de Parian (one block away). The layout of the property and the dwellings will be similar to the dwellings on Calle de Parian (see attached site plan and elevations). The dwellings will be one-story and about 1200 square feet in size each, which is similar to other dwellings in the area.

Estimated Cost: @ 410,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed dwellings will be compatible with the surrounding properties, especially the development zone for the property, and that the proposed dwellings will be compatible with the Zoning Code for the area.

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 S

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: [R0400538](#)
Parcel Number: 4006138182056
Owner: KANE SAMUEL I
Mail Address: PO BOX 849
Subdivision: SOUTHWEST ADDITION
TO MESILLA 201
Property Address: CALLE TERCERA
Acres: 0



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

OFFICIAL USE ONLY:

Case # 060968

Fee \$ 629.50

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060968 ZONE: HR CODE: NR APPLICATION DATE: 9/29/19

Samuel Kane 575-496-6044

Name of Applicant/Owner Applicant's Telephone Number

1018 E Amador Ave Las Cruces NM 88001

Applicant's/Owner's Mailing Address City State Zip Code

Sam_kane@yahoo.com

Applicant's/Owner's E-mail Address

Tim Gladem 5086 Lost Padre Mine Las Cruces, NM

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

575-644-2398 -6923 388744

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

Address of Proposed Work: _____

Description of Proposed Work: To Build a 4-plex.

Estimated Cost: \$ 410,000

Signature of Applicant: [Signature] Date: 9/29/19

Signature of property owner if applicant is not the property owner: Samuel L. Kane

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.
CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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



1824452

OCT 12, 2018 01:17:01 PM

PAGES: 2

WARRANTY DEED

Deputy: Brandi Delgado

Amanda López Askin, County Clerk, Dona Ana, NM



Return to Dona Ana Title Company
File No. 2358261-DA07 SRG

WARRANTY DEED (Joint Tenants)

Richard C. White and Toby P. White, Co-Trustees of The Richard C. White and Toby P. White Revocable Living Trust U/A dated December 22, 2005, for consideration paid, grant(s) to Samuel C. Kane and Jessica Kane, husband and wife whose address is P.O. Box 849, Mesilla, NM 88046 as joint tenants the following described real estate in Dona Ana County New Mexico:

Tract 1:

A tract of land situate within the limits of the Town of Mesilla, Dona Ana County, New Mexico being part of Lot 1, Block "D" Southwest Addition to the Town of Mesilla filed February 4, 1943, in Book 9, Page 76, Dona Ana County records and being part of U.S.R.S. Tract 11A-170B and more particularly described as follows to wit:

BEGINNING at an Iron rod set at the Southwest Intersection of Calle De Colon and Calle Tercera for the Northeast corner of this tract, said corner being identical to the Northeast corner of U.S.R.S. Tract 11A-170B;

THENCE from the point of beginning and along the West line of Calle Tercera, S 29 deg 29'00" E, 65.25 feet to an iron rod set for the Southeast corner of this tract;

THENCE leaving Calle Tercera S 55 deg 39'46" W., 139.11 feet to an iron rod set for the Southwest corner of this tract;

THENCE N 29 deg 29'00" W, 66.68 feet to an iron rod set at the South line of Calle De Colon for the Northwest corner of this tract;

THENCE along the South line of Calle De Colon, N 56 deg 15'00" E, 139.00 feet to the point of beginning containing. Subject to a 5.00 foot irrigation ditch easement parallel and adjacent to the North and East boundaries. Also subject to any easements and restrictions of record.

Tract 2:

A tract of land situate within the Limits of the Town of Mesilla, Dona Ana County, New Mexico, being part of Lots 1 and 2, Block "D" Southwest Addition to the Town of Mesilla filed February 4, 1943 in Book 9, Page 76, Dona Ana County records and being part of U.S.R.S. Tract 11A-170B and more particularly described as follows to wit:

BEGINNING at an iron rod set at the West line of Calle Tercera for the Southeast corner of the tract herein described, said corner being identical to the Southeast corner of U.S.R.S. Tract 11A-170B; Whence the Southeast corner of U.S.R.S. Tract bears S 29 deg 29'00" E., a distance of 130.50 feet;

THENCE from the point of beginning, leaving Calle Tercera and along a line established in the field in agreement by adjacent owners, S 55 deg 04'50" W, 139.24 feet to an iron rod set for the Southwest corner of the tract herein described;

THENCE partially along a pipe fence N 29 deg 29'00" W, 66.67 feet to an iron rod set for the Northwest corner of this tract;

THENCE N 55 deg 39'46" E., 139.11 feet to an iron rod set at the West line of Calle Tercera for the Northeast corner of this tract;

THENCE along the West line of Calle Tercera, S 29 deg 29'00" E, 65.25 feet to the point of beginning containing. Subject to a 5.00 foot wide irrigation ditch easement parallel and adjacent to the East boundary. Also subject to any easements and restrictions of record.

Subject to patent reservations, restrictions, and easements of record and taxes for the year 2018 and subsequent years.

with warranty covenants.

WITNESS my/our hand(s) and seal(s) this 10th day of October, 2018.

Richard C. White and Toby P. White Revocable Living Trust under agreement dated 22nd day of

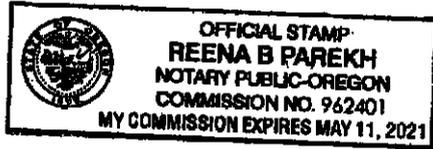
December 2005
Richard C. White
 Richard C. White, Co-Trustee
Toby P. White
 Toby P. White, Co-Trustee

Individual Capacity

State of OREGON)
 County of MULTNOMAH)s

This instrument was acknowledged before me on the 10th day of October, 2018,
 by Richard C. White and Toby P. White, Co-Trustees of The Richard C. White and Toby P. White
 Revocable Living Trust U/A dated December 22, 2005.

My commission expires: MAY 11, 2021 *Reena Parekh*
 Notary Public



NORTHERN NEW MEXICO

Design standards with compliance checklist for the Northern New Mexico architectural style. When completing a checklist, applicants shall circle all the components within items that apply to their application and annotate their responses as needed. If a component is not required and does not apply to the application, it should be marked "n/a."

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

COMPLIANCE

YES NO

Design Components

Building Height: Usually one story; however, each case will be determined individually by the development zone.

X

The use of two stories would require the use of the angled roof as an attic or otherwise part of the second story.

 NA

Setback: There is no typical setback distance used, therefore the setback of the development zone would prevail.

X

The application of this style is generally in a rural setting. Certain buildings in the commercial area of Mesilla exhibit this style of building set on the property frontage.

X

Proportion: There is a marked division between the roof and exterior walls. The proportion of the exterior walls, usually of adobe construction, is long and low but verticality is achieved by the added angled roof (1). Roof angles are sharp but rarely reaching an angle of 45 percent off the horizontal (1).

X

Pattern and Rhythm

The facades of these buildings are simple with few window openings of small overall size (1).

X

Doorways are numerous predicated on the pattern of construction and additions to the basic construction (1).

X

	Number	Proportion	Size
Doors	3		3'x8', 3'x7'
Windows	9		(3) 2'x2' (4) 5'x5' (2) 3'x3'
Gates	1		3'x5'
Walls	2 ?		4' ϕ varies

COMPLIANCE

YES NO

Roof Type

The most significant style element is the angled roof of corrugated metal. It is used in either the hipped or pitched configuration. The hipped roof is angled from four sides with a ridge line shorter than the length of the building. The pitched roof is angled from two sides. The use of the pitched roof makes necessary a filler for the triangular area at the ends of the building created by the addition of the pitched roof.

X

COMPLIANCE

YES NO

NORTHERN NEW MEXICO (CON'T.)

Surface Texture

Surface texture is of adobe or simulated adobe construction with or without mud or hard plaster. (stucco)

X _____

Color

White or earth color. (See color chart).

X _____

Site Utilization

These buildings in the commercial area utilize most of the available site space.

NA _____

In the more open, rural parts of Mesilla, these buildings are sited in varying ways depending on overall site usage and the development zone.

X _____

Projections and Cavities

Portales or covered porches are roofed with the same basic roofing materials.

X _____

Portales are sometimes beneath extensions of the overall roof. In this case the angle of the basic roof is continued or broken slightly as required.

X _____

Portales are sometimes enclosed with screens.

_____ X _____

Roof overhangs are generally minimal.

X _____

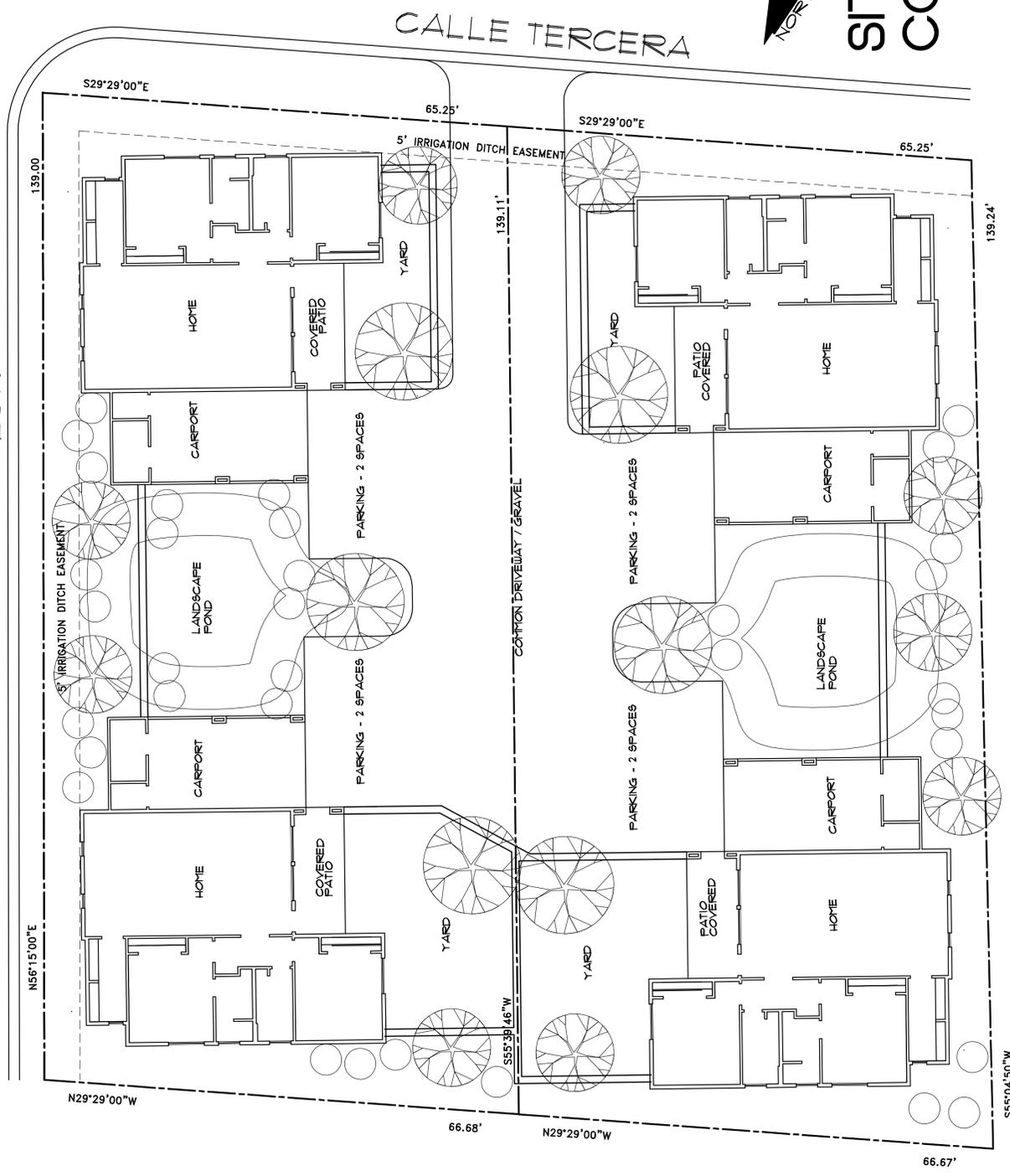
Architectural Details

Windows, doors, columns, chimneys and buttresses are similar to those found in other adobe based buildings.

X _____

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CALLE DE COLON



CALLE TERCERA



**SITE PLAN
CONCEPT 1**
SCALE: 1" = 10'-0"

**KANE
TOWNHOMES**
PREPARED FOR
SAM & JESSICA KANE
MESILLA
NEW MEXICO

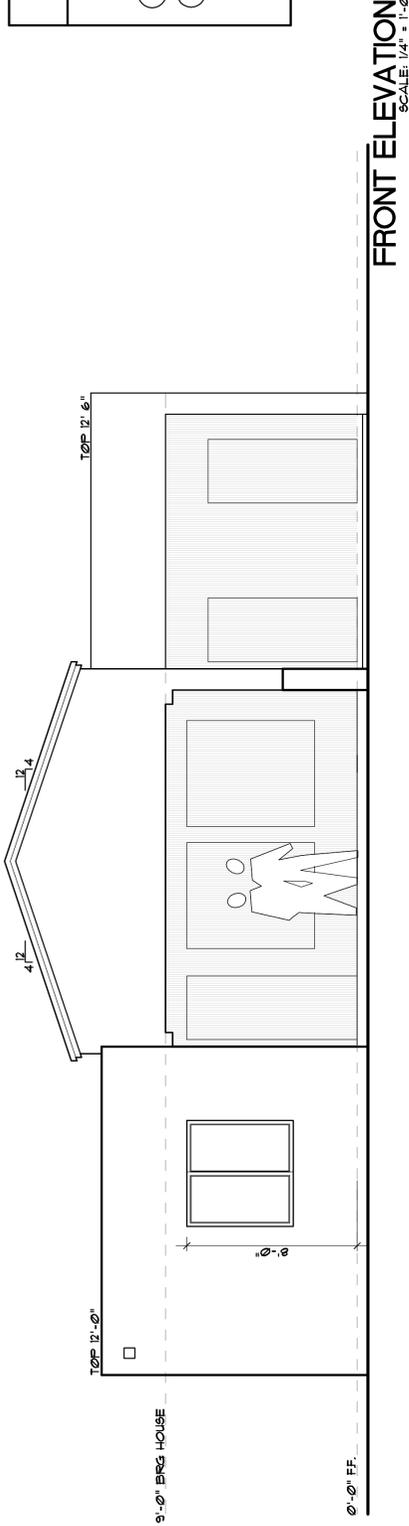
DATE	PHASE
9/11/19	CONCEPT

denton ventures, inc.
architect • planning
13555 Avenida Montano, Suite 100
Los Alamos, NM 88007
office 575.525.0241
mobile 505.251.1111
email barp@dvt-ventures.com

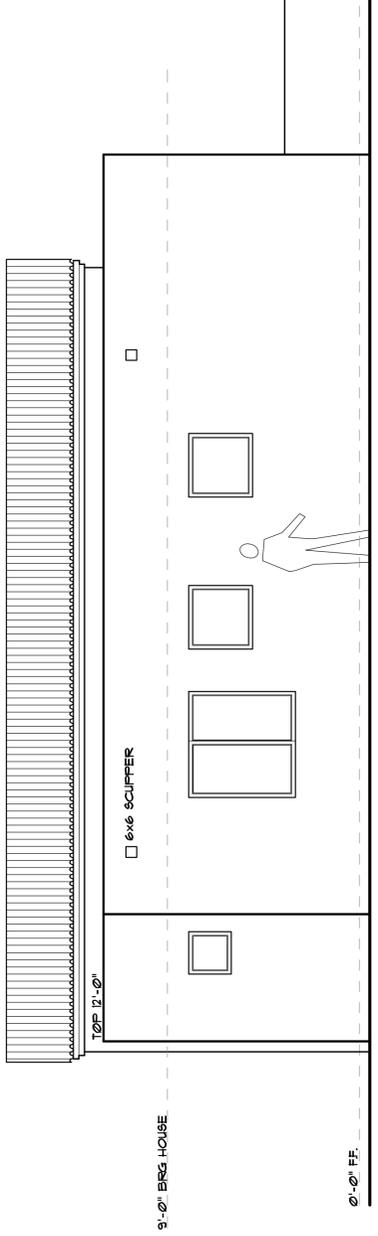
1
SHEET
D149191TE

THE USE OF THESE PLANS & SPECS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED & PUBLISHED. THERE IS NO EXPRESS OR IMPLIED WARRANTY OF ACCURACY, TITLE & RIGHTS TO THE PLANS & SPECS REMAIN WITH DENTON VENTURES, INC. ALL RIGHTS RESERVED. ANY STATUTORY COPYRIGHTS IN ANY CONTRACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FURTHER EVIDENCE OF THE ACCEPTANCE OF THESE PLANS AND RESTRICTIONS. ©

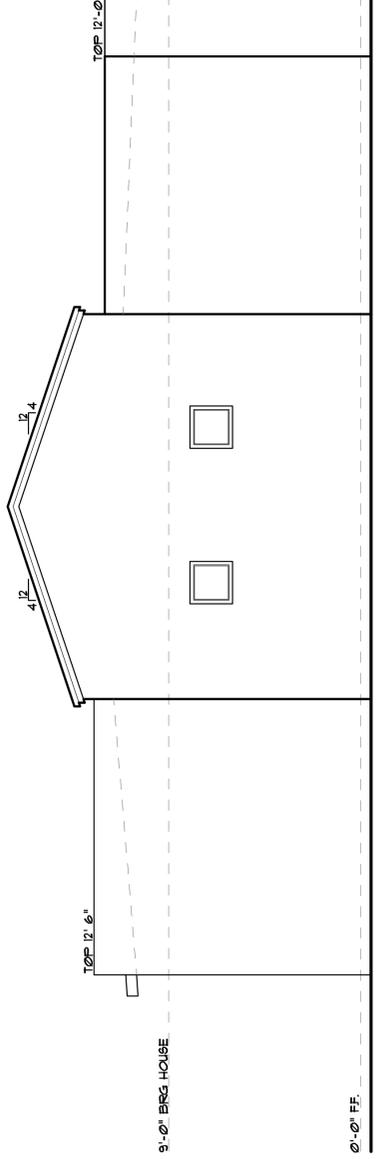
COLORS	
COLORS SHOWN HERE ARE STO FLEX FINISH 1.0	
①	STO - #465 SAN ANTONIO
②	STO - #20601 TERRA COTA



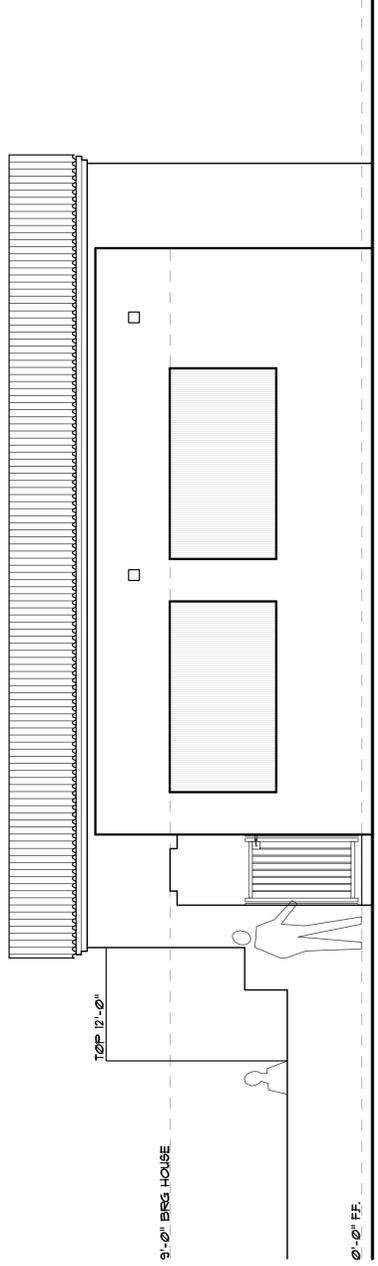
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RYGHT ELEVATION
SCALE: 1/4" = 1'-0"

**KANE
TOWNHOMES**

PREPARED FOR
SAM & JESSICA KANE
MESILLA
NEW MEXICO

DATE	PHASE
5/2/19	CONCEPT

denton ventures, inc.
architect • planning
12000 North Central
Ave. Suite 100
Los Alamos, NM 88007
office 505.252.0241
cell 505.252.0242
email barb@dvt-associates.com

SHEET

3

D149IELY

KANE PROJECT

Corner of Calle de Colon & Calle Tercera

SALAS
HOMES

Calle De Colon & Calle Tercera

KANE
PROPERTY



PHOTOS OF OTHER DWELLINGS IN THE AREA



PHOTOS OF OTHER DWELLINGS IN THE AREA



PHOTOS OF OTHER DWELLINGS IN THE AREA



PHOTOS OF DWELLINGS AT 2217, 2219 CALLE DE PARIAN



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

OFFICIAL USE ONLY:
Case # 060957
Fee \$ 111.00

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

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

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

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

JOHN @ ICE BOX BREWING.COM Applicant's/Owner's E-mail Address

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

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

Address of Proposed Work: 2782 CALLE DE SAN ALBINO

Description of Proposed Work: REMODEL AND ADDITION

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

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

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

FOR OFFICIAL USE ONLY

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

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:

BOT ACTION FORM
BUILDING PERMITS 060964
[PZHAC REVIEW –10/21/2019]
STAFF ANALYSIS

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

Items:

Case 060964– 2655 Calle de Parian, William and Stephan McIlvaine; a request for a zoning permit to remove and replace fifteen windows on the main 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: @ \$19,643.80

Consistency with the Code:

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

Findings that need to be made:

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

PZHAC ACTION:

The PZHAC determined that the proposed windows would not be out of character with the nature of other structures in the area and voted 3 – 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:

BOT ACTION FORM
BUILDING PERMIT 060965
[PZHAC REVIEW – 10/21/2019]
STAFF ANALYSIS

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

Item:

Case 060965– 2655 Calle de Parian, submitted by William and Stephan McIlvaine; a request for a zoning permit to replace a metal roof on the main dwelling at this address with a tile roof. 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 roof 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 roof 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: @ \$30,000.00

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 a roof on a dwelling at this address.
- The PZHAC has determined that the proposed wall meets all applicable Code requirements.

PZHAC ACTION:

The PZHAC determined that the proposed roof would not be out of character with the nature of other structures in the area and voted 3 – 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:

BOT ACTION FORM
BUILDING PERMIT 060966
[PZHAC REVIEW –10/21/2019]
STAFF ANALYSIS

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

Item:

Case 060966– 2655 Calle de Parian, submitted by William and Stephan McIlvaine; a request for a zoning permit to restucco the main 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 style of the proposed stucco 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 stucco 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: @ \$16081.15

Consistency with the Code:

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

Findings:

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

PZHAC ACTION:

The PZHAC determined that the proposed windows would not be out of character with the nature of other structures in the area and voted 3 – 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:

**PZHAC WORK SESSION
OCTOBER 21, 2018
ITEM 1**

Submitted by Willian and Stephan McIlvaine; a request to discuss plans for the renovation of the main dwelling on a residential property at 2655 Calle de Parian, including the replacement of windows (Case 060964), replacing the roof (Case 060965), and restuccoing the dwelling (Case 060966). Zoned: Historic Residential (HR)

This request was originally scheduled to be heard by the PZHAC at their October 7, 2019 Work Session and Regular Meeting but was postponed to this meeting due to the fact that neither the applicants nor their representative were present to discuss the request.

DESCRIPTION OF REQUEST:

According to the Historic Register for the Town (see attached), the subject dwelling on the property appears to have been built in 1935 out of adobe. When the inventory of structures was completed in 1979, the dwelling had a flat roof with tin canales. It appears that a number of changes were done to the dwelling since the inventory was taken. (There are no records in the files indicating what was done or when the changes to the dwelling took place.)

The applicant would like to renovate the dwelling and bring the appearance of the structure more in line with the character of the Town. This includes changing the roof covering to a darker color, changing the style of windows, and using a different stucco color (see attached).

The applicant has submitted several zoning permit requests for the proposed work. Photos of the structure along with diagrams of the proposed windows and roof material are attached to illustrate what currently exists and what will be done. Excerpts from the Historical Register are also included for reference. The permits are as follows:

1. **Case 060964** ... a request for a zoning permit to remove and replace fifteen windows on the main dwelling at this address.
2. **Case 060965** ... a request for a zoning permit to replace a metal roof on the main dwelling at this address with a tile roof.
3. **Case 060966** ...; a request for a zoning permit to restucco the main dwelling at this address.

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed work will not result in any changes to the structure that will affect its Historical character, and that the work 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 proposed renovations and will be available to answer any questions that may arise.

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

OFFICIAL USE ONLY:

Case # 060964

Fee \$ 40.50

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

CASE NO. 060964 ZONE: HR CODE: ACM APPLICATION DATE: 9/13/19

WILLIAM & STEPHAN MCELVAINE 310 990 9896

Name of Applicant/Owner Applicant's Telephone Number

PO BOX 360 MESILLA NM 88046-0360

Applicant's/Owner's Mailing Address City State Zip Code

WBMELVAINE@MAC.COM

Applicant's/Owner's E-mail Address

WBMELVAINE@MAC.COM

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

575 312 2194 NM 362903

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

Address of Proposed Work: 2685 CALLE DE PARIAN, MESILLA NM (MAIN HOUSE)

Description of Proposed Work: single REMOVE + REPLACE WINDOWS. (15 TOTAL)

NEW DOUBLE HUNG, DIVIDED LIGHTS UPPER + LOWER. EXTERIOR

COLOR IS FERRATONE (SEE ATTACHE COLOR SHEET)

DARK BRONZE

\$ _____

Estimated Cost Signature of Applicant Date

W. McElvaine 13 Sept 2019

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

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval Approved Date: _____
 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.
CID PERMIT REQ'D
TC

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:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select S

Maps

Legend

Map Themes

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

Account Number: [R0400441](#)
Parcel Number: 4006138096083
Owner: MCILVAINE WILLIAM
Mail Address: 7101 NORTH MESA
#370
Subdivision:
Property Address: 2685 CALLE DE
PARIAN #2
Acres: 0.93000001



▼ Sandtone



▼ Terratone



▼ Dark Bronze



▼ Cocoa Bean



▼ Red Rock



▼ Prairie Grass



▼ Dove Gray



▼ Forest Green



▼ Black



SEE BACK FOR
COLOR AVAILABILITY
BY SERIES ►

Printing limitations prevent exact finish replication. Actual color chips can be ordered online at andersenhomedepot.com.



D30-9270-22

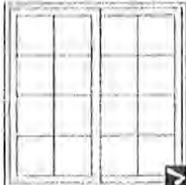


Andersen Windows - Abbreviated Quote Report
Project Name: William McKvanne

Quote #: 98 Print Date: 09/13/2019 Quote Date: 09/03/2019 iQ Version: 17.2

Dealer: Sales Rep: Administrator - DO NOT REMOVE Created By:	Customer: Billing Address: Phone: Contact: Trade ID: Fax: Promotion Code:
--	---

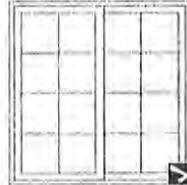
Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	1	100SHS3' 10" x 3' 9 3/4" (F/A)	Living Room East	\$ 1440.50	\$ 1440.50
RO Size = 3' 10 1/2" W x 3' 10 1/4" H Unit Size = 3' 10" W x 3' 9 3/4" H 100 Series Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 4W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze Labor Adjustment COMMENT: -- Labor					



Viewed from Exterior

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

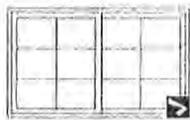
0002	1	100SHS3' 10" x 3' 9 3/4" (F/A)	Living Room South	\$ 1440.50	\$ 1440.50
RO Size = 3' 10 1/2" W x 3' 10 1/4" H Unit Size = 3' 10" W x 3' 9 3/4" H 100 Series Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 4W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze Labor Adjustment COMMENT: -- Labor					



Viewed from Exterior

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

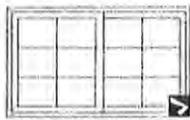
Item Qty Item Size (Operation) Location Unit Price Ext. Price



Viewed from Exterior

0003 2 100SHS2' 11" x 4' 10 1/2" (F/A) By Fireplace \$ 1330.10 \$ 2660.20
 RO Size = 2' 11 1/2" W x 4' 11" H Unit Size = 2' 11" W x 4' 10 1/2" H
 100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze
 Labor Adjustment
 COMMENT: -- Labor

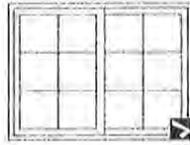
Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes



Viewed from Exterior

0004 1 100SHS2' 6 1/2" x 4' 3" (F/A) Office North \$ 1302.80 \$ 1302.80
 RO Size = 2' 7" W x 4' 3 1/2" H Unit Size = 2' 6 1/2" W x 4' 3" H
 100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze
 Labor Adjustment
 COMMENT: -- Labor

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

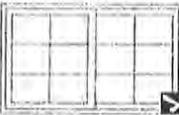


Viewed from Exterior

0005 1 100SHS3040 (F/A) Office East \$ 1275.40 \$ 1275.40
 RO Size = 3' 0" W x 4' 0" H Unit Size = 2' 11 1/2" W x 3' 11 1/2" H
 100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze
 Labor Adjustment
 COMMENT: -- Labor

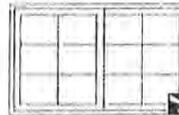
Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
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 <p>0006 2 100SHS2' 6 1/2" x 4' 3" (F/A) RO Size = 2' 7" W x 4' 3 1/2" H Unit Size = 2' 6 1/2" W x 4' 3" H 100 Series Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze Labor Adjustment COMMENT: -- Labor</p>			Gecco Room	\$ 1302.80	\$ 2605.60
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Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

Viewed from Exterior

 <p>0007 1 100SHS2' 7" x 4' 3" (F/A) RO Size = 2' 7 1/2" W x 4' 3 1/2" H Unit Size = 2' 7" W x 4' 3" H 100 Series Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze Labor Adjustment COMMENT: -- Labor</p>			Flower Room	\$ 1302.80	\$ 1302.80
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Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

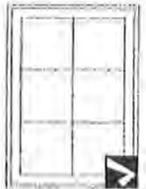
Viewed from Exterior

Item Qty Item Size (Operation) Location Unit Price Ext. Price

0008 1 100SHS2' 7 1/2" x 4' 3 1/4" (F/A) T.V. Room \$ 1302.80 \$ 1302.80
 RO Size = 2' 8" W x 4' 3 3/4" H Unit Size = 2' 7 1/2" W x 4' 3 1/4" H
 100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze
 Labor Adjustment
 COMMENT: -- Labor

Viewed from Exterior

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes



0009 1 100AS2' 6 3/4" x 1' 10" (V) Bathroom \$ 1323.00 \$ 1323.00
 RO Size = 2' 7 1/4" W x 1' 10 1/2" H Unit Size = 2' 6 3/4" W x 1' 10" H
 100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, V Handing, Low E SmartSun Tempered Obscure Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4", Insect Screen, Dark Bronze, Dark Bronze Lock Hardware
 Labor Adjustment
 COMMENT: -- Labor

Viewed from Exterior

Zone: South-Central
 U-Factor: 0.27, SHGC: 0.17, ENERGY STAR® Certified: Yes



0010 2 100SHS1' 10 3/4" x 4' 10 1/2" (F/A) Master Bed \$ 1165.00 \$ 2330.00
 RO Size = 1' 11 1/4" W x 4' 11" H Unit Size = 1' 10 3/4" W x 4' 10 1/2" H
 100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 2W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze
 Labor Adjustment
 COMMENT: -- Labor

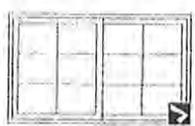
Viewed from Exterior

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

Item Qty Item Size (Operation) Location Unit Price Ext. Price

0011 2 100SHS2' 10 3/4" x 4' 10 1/4" (F/A) Master Bed \$ 1330.10 \$ 2660.20

RO Size = 2' 11 1/4" W x 4' 10 3/4" H Unit Size = 2' 10 3/4" W x 4' 10 1/4" H
 100 Series
 Unit, No Flange, Dark Bronze/Dark Bronze, Low E SmartSun Glass, Divided Light without Spacer, Colonial, 3W2H, Dark Bronze/Dark Bronze, 3/4" (Each Sash), Half Insect Screen, Dark Bronze, Andersen 100 Series Hardware, Dark Bronze
 Labor Adjustment
 COMMENT: -- Labor



Viewed from Exterior

Zone: South-Central
 U-Factor: 0.29, SHGC: 0.19, ENERGY STAR® Certified: Yes

Total Load Factor
 1.992

Subtotal \$ 19,643.80
 Tax (0.000%) \$ 0.00
 Grand Total \$ 19,643.80

Customer Signature

Dealer Signature

** All graphics viewed from the exterior

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
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Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.



This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected. Data is current as of May 2017. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments:

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

OFFICIAL USE ONLY:
Case # 060965
Fee \$ 55.50

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

CASE NO. 060965 ZONE: HR CODE: RR APPLICATION DATE: 9/13/19

WILLIAM + STEPHAN McILVAINE 310 990 9896

Name of Applicant/Owner PO BOX 360 MESILLA Applicant's Telephone Number NM 88046-0360

Applicant's/Owner's Mailing Address WBMILVAINE@MAZ.COM City MESILLA State NM Zip Code 88046-0360

Applicant's/Owner's E-mail Address WBMILVAINE@MAZ.COM

Contractor's Name & Address (If none, indicate Self) DJ WALKER CONSTRUCTION 518 N 17TH ST. LAS CRUCES NM 88505

Contractor's Telephone Number 575 644 3180 Contractor's Tax ID Number 27-0098517 Contractor's License Number 360618

Address of Proposed Work: 2685^A CALLE DE PARIAN, MESILLA NM

Description of Proposed Work: REMOVE RED METAL ROOF ON MAIN HOUSE. REPLACE WITH BRAVA ROOF TILE - BLACK / BROWN. SEE ATTACHED COLOR SHEET

Estimated Cost \$ 30,000.00 Signature of Applicant WBMILVAINE Date 13 Sept 2019

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

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

FOR OFFICIAL USE ONLY

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

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

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

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

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

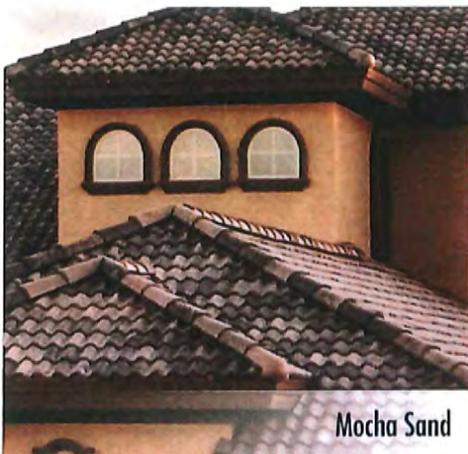
This Application will include the following, if checked:

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

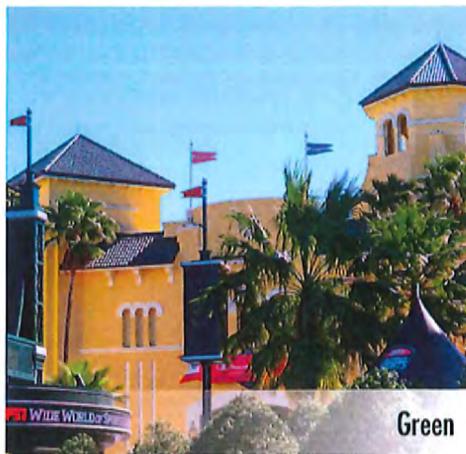


Antigua

SPANISH TILE

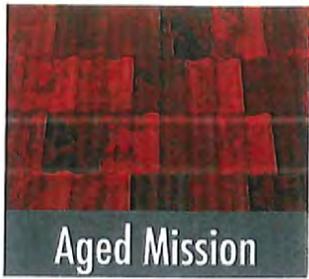


Mocha Sand

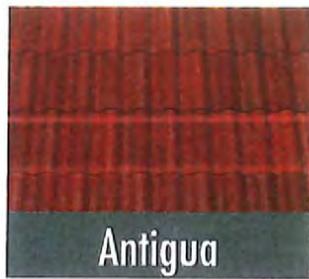


Green

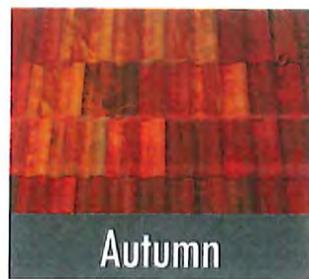
- Authentic Spanish Tile Look
- Unrivaled Performance
 - Class 4 Impact
 - Class A or C Fire Rating
 - Miami Dade County Approved
 - UV Protective Formulation
- Maintenance Free
- 50 Year Limited Warranty
- Limitless Color Options
- Eco-Friendly



Aged Mission



Antigua



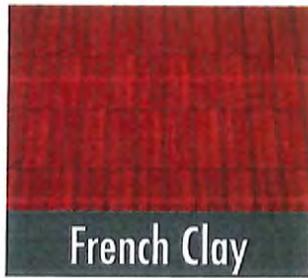
Autumn



Black Brown



Brown



French Clay



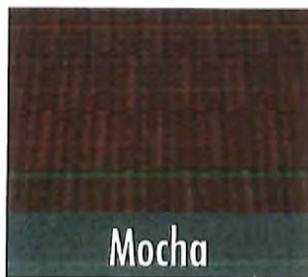
Gray



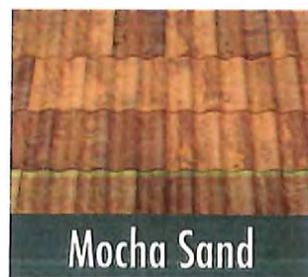
Green



Mediterranean



Mocha



Mocha Sand



New Aged Terra Cotta



Onyx



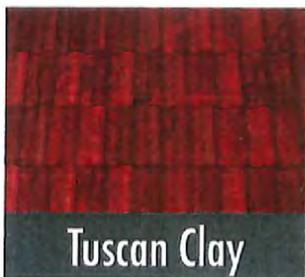
Sand



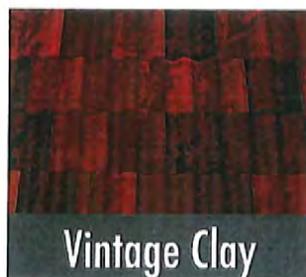
Terra Cotta Brown



Terra Cotta



Tuscan Clay



Vintage Clay



White



CONTACT US FOR CUSTOM COLORS

bravarooftile.com / (844) 280-4186 / info@bravarooftile.com

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

OFFICIAL USE ONLY:

Case # 060966
Fee \$ 36.00

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

CASE NO. 060966 ZONE: UR CODE: ACM APPLICATION DATE: 9/13/19

WILLIAM & STEPHAN MCILVAINE 310 990 9896
Name of Applicant/Owner Applicant's Telephone Number
PO BOX 360 MESILLA NM 88046
Applicant's/Owner's Mailing Address City State Zip Code
WBMILVAINE@MAC.COM
Applicant's/Owner's E-mail Address

DJ WALKER CONSTRUCTION 518 N 17th ST LAS CRUCES NM 88005
Contractor's Name & Address (If none, indicate Self)
575 644 3180 27-0098517 360618
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2685 A CALLE DE PARIAN MESILLA NM
Description of Proposed Work: COMPLETE STUCCO RENOVATION OF MAIN HOUSE
FINISH -> LIMESTONE. COLOR PER ATTACHED BROCHURE - #'s 6050, 21614
OR 20824

\$ 16081.15 W McIlvaine 13 Sept 2019
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 APPROVAL REQ'D
CID APPROVAL REQ'D

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

Proposal

D.J. Walker Construction LLC License #360618
 DBA A PLUS EXTERIORS (575-644-0049)
 518 N 17th Street Las Cruces NM 88005
 Customer:

Date: 9/10/2019
 W.O. #: 1019153
 Estimator Darrell Walker
 Phone 575-644-0049

Will & Stephan Mcilvaine
 2685 Calle De Parion
 Mesilla, NM



Scope of Work	Detailed Description	Quantity	Line Total
1.00	Stucco Renovation	3036 SF	14,167.00
	Trench perimeter to expose all stucco		
Preparation	Power wash to remove all dirt/debris		
	Tape, paper and plastic to windows and doors		
Windows	Note that new Anderson windows are being installed by others		
	Remove all delaminated stucco		
Repairs	Inspect and replace weather barrier and lath as needed		
	STO # 727 premix with embedded fiber mesh over all existing stucco		
Finish	STO 1.0 Synthetic over all existing stucco		
Calking	Siliconized caulking at all window and doors		
Color	TBD (two colors to front elevations)		
2.00	Lath	540 SF	
Lath	Install moisture barrier wire and lath at gables on either end of home		
3.00	Electrical		
Lights	Electrical to move Light boxes and other miscellaneous conduit estimated hours and materials. <i>This is subject to change depending on time and material.</i>	TBD	680.00
		sub total	14,847.00
<i>Customer Signature X</i> _____		tax	1,234.15
<i>Company Representative X</i> _____		total	16,081.15
		deposit	
		balance	

ARBITRATION: All disputes between the parties arising out of or related to any agreement term, or any breach or alleged breach of this contract will be decided by arbitration. No arbitration proceeding under this provision shall include any person or entity not a party to this agreement except by prior written consent. This written consent must specifically refer to this agreement's arbitration provision, describe the matter to be arbitrated, and be signed by the Builder and/or Contractor. An arbitration proceeding involving an additional person or entity is limited to the parties and matter described in the consent.

Phone 575-644-3180 email djwalkerconstruction@gmail.com
www.aplusexteriorsandroofing.com

Sto's Classic Color Collection

Please note
The colors presented on this chart are representations. Actual color of manufactured product may vary slightly from the chart. Color perception is affected by degree of gloss, texture, and lighting conditions. For best results always request a product sample, select color under natural lighting conditions, and construct full scale job site mock ups for final color approval.

Minor shade variations may occur from batch to batch (refer to batch no. on pallet). Avoid installing separate batches side-by-side and avoid application in direct sunlight. Avoid installing new finish adjacent to weathered or aged finish. Sto Corp. will not be responsible for shade or color variation from batch to batch, variation caused by application or substrate deficiencies, or fading resulting from natural causes such as weather. See Sto Tech Hotline Nos. 0894-C, 0893-EC and 1202-CF for helpful tips on prevention of color problems.

For Exterior Insulation and Finish Systems (EIFS) select colors with light reflectance value of 20% or greater.

Por Favor Nota

Los colores que aparecen en este muestrario son representaciones. El color real del producto puede variar ligeramente con el del muestrario. El color percibido es afectado por el grado de brillantez, la textura y las condiciones de luz. Para la obtención de los mejores resultados, deberá siempre solicitar una muestra del producto, seleccionar el color bajo condiciones de luz natural, y elaborar aprobación final del color.

Pueden presentarse pequeñas variaciones en el tono, de remesa a remesa (favor de referirse al número de remesa en la cubeta). Evite aplicar adjuntas remesas diferentes, así como a la luz solar directa. Igualmente, evite aplicar el acabado nuevo adjunto a acabados viejos o intemperizados. Sto Corp. no se responsabiliza por la variación en color o tono de remesa a remesa, al método de aplicación, deficiencias en la base, o por decoloración debido a causas naturales como el clima.

Favor de consultar a los Nos. 0694-C, 0893-EC y 1202-CF de Sto Tech Hotline para recibir indicaciones para prevenir problemas.

Para Sistemas de Aislamiento Exterior y Acabado (EIFS), selección colores con un valor reflejante de luz del 20% o mayor.

This is a selected group of colors from the StoColor System.

The Classic Color Collection represents traditional favorites for North America. For additional color, refer to our Designer Color Collection (Item No. S630), or our entire StoColor System with 800 standard colors. Explore your creative freedom with the varied textures in which all Sto colors are available. To learn more about the solutions Sto can provide for you, contact us by calling 1-800-221-2397 or log on at www.stocorp.com.

StoColor System

- Quick and easy to understand thanks to a clear, logical system construction
- Offers a harmonic, finely tailored selection of color for interior and exterior use
- Is ergonomic and perception oriented for all phases of color selection and implementation

La Colección Clásica de Color de Sto Corp.

Este es un surtido selecto de colores del sistema StoColor. Esta Colección Clásica representa colores preferidos en Norte America. Para colores adicionales, refiérase a Colección de Color de diseñador [S630], o a la colección completa StoColor System de 800 colores. Pruebe su creatividad con las variedades de texturas en las cuales todos los colores Sto son disponibles. Para aprender mas sobre las soluciones que Sto puede proporcionar, comuníquese al 1-800-221-2397 o por el Intranet en www.stocorp.com.

Sistema StoColor

- Fácil de comprender, debido a su presentación clara y lógica
- Ofrece una selección armónica y a la medida, de colores para interiores y exteriores
- Es ergonómico y orientado hacia toda fase para la selección e implementación de colores

Guide to symbols Explicación de los símbolos

31437



73



*

Color no.

Color code/order no.

Numero del tono de color

Código color/número de pedido

*Please note that certain dark and/or saturated colors may incur increased costs due to high tint charges.

**Tenga presente que ciertos colores oscuros y/o saturados pueden incurrir en mayores costos debido a los elevados costos de los colorantes.

Light Reflectance Value

Value for the quantity of light reflected from the surface.

Measured in percent

100 % = white, 0 % = black

Valor Reflejante de Luz

Valor, en por ciento, que mide la cantidad de luz reflejada por la superficie:

100% = Blanco, 0% = Negro

Most Popular Textures; Las texturas más populares



1.5 / Medium



1.0 / Fine



R1.5 / Swirl



Freeform (Note: Custom Texture) (Nota: Textura según especificaciones del cliente)



Limestone (Note: Requires two layers of finish material.) (Nota: Requiere dos capas de material de acabado)

Freeform (Note: Custom Texture) (Nota: Textura según especificaciones del cliente)

1.0 / Fine

Stolit® Lotusan® 1.0

Stolit® 1.0

Sto Fine Sand

StoPowerflex® Fine

StoPowerflex® Fine

StoPowerflex® Silco Fine

Freeform

Stolit® Lotusan® Freeform

Stolit® Freeform

StoPowerwall® Freeform

StoPowerflex® Freeform

StoPowerflex® Silco Freeform

1.5 / Medium

Stolit® Lotusan® 1.5

Stolit® 1.5

Sto Medium Sand

StoPowerwall® Medium

StoPowerflex® Medium

StoPowerflex® Silco Medium

R1.5 / Swirl

Stolit® R1.5

Sto Swirl

StoPowerwall® Swirl

StoPowerflex® Swirl

StoPowerflex® Silco Swirl

Limestone

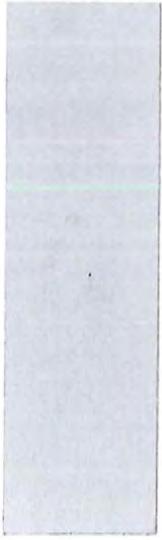
Sto Limestone

Note: Limestone requires two layers of finish and will incur additional costs. Nota: El Limestone requiere dos capas de acabado e incurra en costos adicionales.



33137 ■ 71

Gray Dawn



11505 ■ 65

London Fog



36235 ■ 58

Notre Dame



93860 ■ 52

Sandstone



93440 ■ 36

Moondust



35237 ■ 75

Cloud



33237 ■ 68

Mineral



93240 ■ 60

Smoked Putty



11504 ■ 50

Gray Flannel



11403 ■ 32

Burnt Ash



11406 ■ 71

Pearl Gray



36236 ■ 67

Frost



21612 ■ 58

Oyster



11404 ■ 47

Brushed Pewter



11503 ■ 35

Twilight

Accent Colors; Colores De Acento (Please note: Higher tint costs may be associated with accent colors.) (Por Favor Nota: Tenga presente que ciertos colores acento pueden incurrir en mayores costos debido a los elevados costos de los colorantes.)



31410 ■ 45 Hemp Gold



32321 ■ 41 Terra



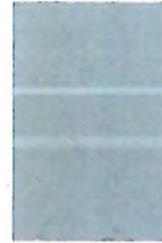
33120 ■ 25 Coral



34133 ■ 28 * Violet Night



35333 ■ 35 * Cadet



36233 ■ 38 * Manchester



32234 ■ 45

Natural



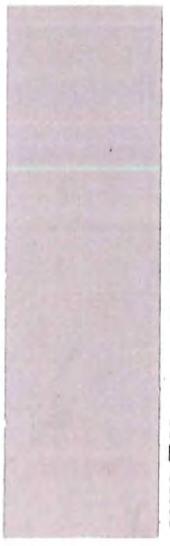
1015 ■ 35

Mocha Cream



32132 ■ 23

Spectral



20822 ■ 56

Diamond Dust



10612 ■ 55

Autumn Wheat



20905 ■ 55

Oatmeal



10611 ■ 64

Moonlit Sand



10622 ■ 60

Indiana Limestone



10522 ■ 61

Ivory Key



93330 ■ 69

Champagne



10511 ■ 66

Pacific Sand



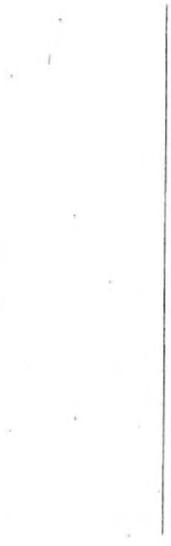
20506 ■ 70

Desert Sun



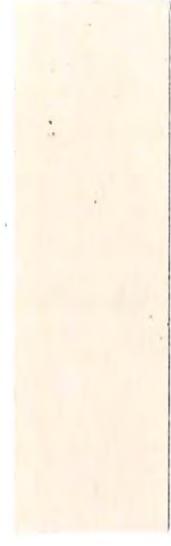
10308 ■ 86

Pearl



10609 ■ 79

French Vanilla



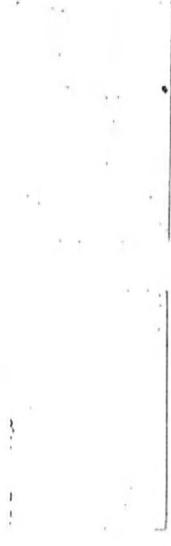
10606 ■ 71

Plateau

Whites; Blancos



9433 ■ 80 Sto White



20001 ■ 82 ITS White



32138 ■ 78 Cotton



6050 ■ 73 White Linen



21614 ■ 79 Silver Lining



20824 ■ 73 Winter White

PHOTOS OF THE DWELLING FROM CALLE DEL OESTE



PHOTO OF THE DWELLING SHOWING THE EXISTING ROOF



PHOTOS OF OTHER ROOF AND DWELLING STYLES IN THE AREA



PHOTOS OF OTHER ROOF AND DWELLING STYLES IN THE AREA



PHOTOS OF OTHER ROOF AND DWELLING STYLES IN THE AREA



BOT ACTION FORM
BUILDING PERMITS 060967
[PZHAC REVIEW – 10/21/2018]
STAFF ANALYSIS

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

Items:

Case 060967 – 2363 Calle de Santiago, submitted by Mary Lucero; a request for a zoning permit to install photo-voltaic cells on a dwelling at this address. Zoned: Historical Residential (HR)

Staff Analysis:

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

If it is determined that the proposed photo-voltaic panels 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 photo-voltaic panels 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: @ \$20,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed photo-voltaic panels, when finished, will be consistent with other development in the Historic Residential zoning district. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings that need to be made:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of adding photo-voltaic panels to an existing dwelling at this address.
- The PZHAC has determined that the proposed renovations meet all applicable Code requirements.

PZHAC ACTION:

The PZHAC determined that the proposed panels would be out of character with the nature of other structures in the area if the panels were seen from the street and voted 3 – 0 to recommend APPROVAL of this request to the BOT with the following CONDITION:

- *The panels shall be mounted on the southern pitched roof exposure so that they will not be seen from Calle de Santiago.*

BOT OPTIONS:

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

BOT ACTION:

**PZHAC WORK SESSION
OCTOBER 21, 2019
ITEM 2**

Submitted by Mary Lucero; a request to discuss plans to install photo-voltaic cells on a dwelling at 2363 Calle de Santiago (Case 060967) Zoned: Historical Residential (HR)

This request was originally scheduled to be heard by the PZHAC at their October 7, 2019 Work Session and Regular Meeting but was postponed to this meeting due to the fact that neither the applicant nor her representative were present to discuss the request.

The installation of photo-voltaic cells on dwellings has generally been allowed to be approved administratively through Mesilla when they are located on flat roofs with parapets and generally cannot be seen from the street. However, in cases where they can be seen from the street in the Historic Zoning District, the PZHAC has required that the case be brought before the PZHAC for review, with final approval by the "Board of Trustees (BOT)". That is the case with this application.

The applicant would like to install a number of solar panels on the roof of the dwelling at this address, but the dwelling has a pitched roof with shingle covering and the roof portion the panels will be located on (west side) is visible from Calle de Santiago. Due to the angle of the sun during the day, this portion of the roof is the best location for the panels. The panels could be located at the rear of the dwelling, which is also pitched, but this would not be as efficient.

Estimated Cost: @ 20,000.00

CONSISTENCY WITH THE CODE:

There is nothing in the Code that directly addresses the screening of utilities in the Historic Districts. The PZHA has usually addressed this issue through the Historic Preservation section of the Code (Chapter 18.33) quoted below.

The PZHAC will need to determine that the proposed work will not result in any changes to the structure that will affect its Historical character, and that the work 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 proposed renovations and will be available to answer any questions that may arise.

PHOTO OF DWELLING FROM CALLE DE SANTIAGO, FACING SOUTHWEST



PHOTO OF DWELLING FROM CALLE DE SANTIAGO, FACING EAST



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select S

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: [R0400230](#)
Parcel Number: 4006137156513
Owner: LUCERO MARY FRANCES
Mail Address: PO BOX 134
Subdivision: LUCERO TRACTS NO 2
CORRECTED PLAT (BK 20 PG 532 -
043383)
Property Address: 2363 CALLE DE
SANTIAGO
Acres: 0





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

OFFICIAL USE ONLY:
Case # 060967
Fee \$ 40.50

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060967 ZONE: HR CODE: MI APPLICATION DATE: 9/18/19

MARY LUCERO 575/636-4138
Name of Applicant/Owner Applicant's Telephone Number

2303 CALLE DE SANTIAGO, MESILLA, NM, 88046
Applicant's/Owner's Mailing Address City State Zip Code

valejandro218@gmail.com
Applicant's/Owner's E-mail Address

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

844/272-8336 NM:GB02#3822117
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

2303 CALLE DE SANTIAGO, MESILLA NM, 88046
Address of Proposed Work:

SOLAR PANEL INSTALLATION
Description of Proposed Work:

\$ 20,000
Estimated Cost

Mary Lucero
Signature of Applicant

9-18-19
Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

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

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

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

BOT ACTION FORM
BUILDING PERMITS 060973
[PZHAC REVIEW – 10/21/2019]
STAFF ANALYSIS

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

Items:

Case 060973 – Immediately adjacent to the east side of 2138 Calle del Sur (address to be assigned) submitted by Davie and Kelly Salas; a request for a zoning permit to allow the construction of two rental units on a 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 dwellings 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 dwellings 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: @ \$235,000.00

Consistency with the Code:

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of constructing two dwellings on a vacant half acre property at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC ACTION:

The PZHAC determined that the proposed dwellings would not be out of character with the nature of other structures in the area and voted 3 – 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:

**PZHAC WORK SESSION
OCTOBER 21, 2019
ITEM 3**

Submitted by Davie and Kelly Salas, a request to discuss plans to construct two rental units on a lot immediately adjacent to the east side of 2138 Calle del Sur (Case 060973) Zoned: Historic Residential (HR)

This property was created by a Summary Subdivision (Case 060473) submitted by Antonio Fierro that was approved by the PZHAC January 3, 2017 and the BOT on October 16, 2017; and filed with Dona Ana County in February, 2018.

The subject lot was originally part of a 0.99 acre lot existing lot that was divided in half with the dividing line between the two proposed lots running north-south through the middle of the property along the west edge of a pecan grove which has since been removed. The subject property is the eastern property that contained the pecan grove. The property has 80 feet of frontage on Calle del Sur and has access to the road and all required utilities.

In addition to the subject property, the applicant owns two 0.25 acre properties at 2217 and 2219 Calle de Parian. Each of these two properties contains two dwellings that are similar to the dwellings proposed for the subject lot on Calle del Sur. The style of the proposed dwellings will “Northern New Mexico” (see attached Yguado checklist), and will be similar to the development of the 0.25 acre property at 2219 Calle de Parian (see attached site plan, elevations and floor plans). The dwellings, which will be located along the east edge of the property, will each be one-story and about 1200 square feet in size each with a portion of the roof being a metal covered shallow-pitched roof with a maximum height of about 14.5 feet at the ridgeline. This will be similar to other dwellings in the area and along Calle del Sur (see attached photos). Each dwelling will have four off-street parking spaces (two in carports and two outside of the carports, as shown in the attached site plan). Access will be by a 20 foot wide driveway to that will run through the center of the property and will meet the standards for access roads set forth in Appendix D (Fire Apparatus Access Roads) of the International Fire Code adopted by MTC Chapter 15.20.

Estimated Cost: @ \$235,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed dwellings will be compatible with the surrounding properties, especially the development zone for the property, and that the proposed dwellings will be compatible with the Zoning Code for the area.

The lot size of 0.49 acres (@ 2100 square feet) is well above the minimum lot size of 8000 square feet required for new lots containing two dwellings in the HR zone. (MTC Section 18.35 – HR Zone allows more than one dwelling on a property in the HR zone provided that the lot contains a minimum of 4000 square feet per dwelling unit.)

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.

PHOTOS OF SUBJECT PROPERTY



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number Enter \

Maps

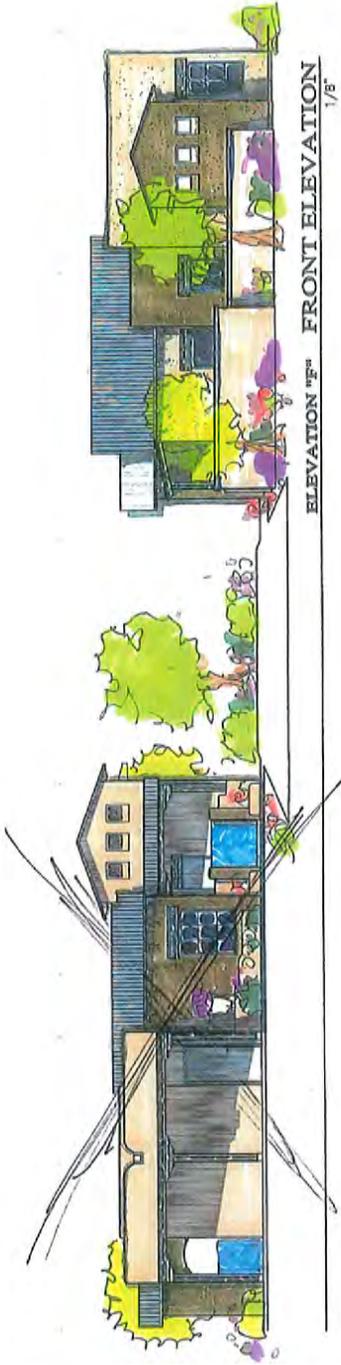
Legend

Map Themes

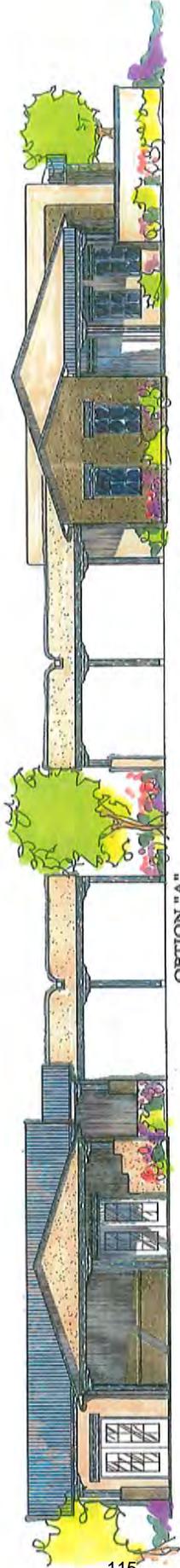
- Parcels
- UDC Zoning
- Roads and Transportation
- NM House Districts
- NM Senate Districts
- County Commission Districts
- City Council Districts
- Median Household Income
- General Land Ownership

Account Number: [R1902694](#)
Parcel Number: 4006138316054
Owner: PARKEY ASHLEY RYAN
Mail Address: 1090 CROSSLEY LANE
Subdivision: EL JALITO SUBDIVISION
(BK 24 PG 386 - 1825205)
Property Address: CALLE DEL SUR
Acres: 0.56999999

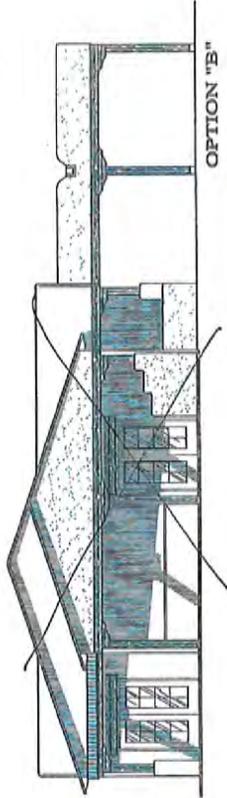




ELEVATION "F" FRONT ELEVATION
1/8"



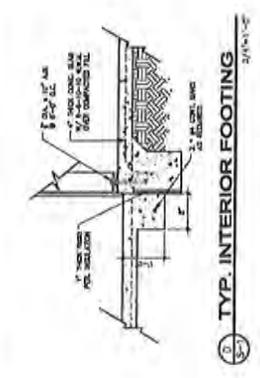
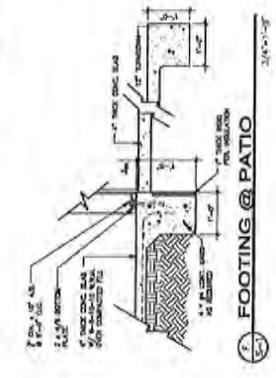
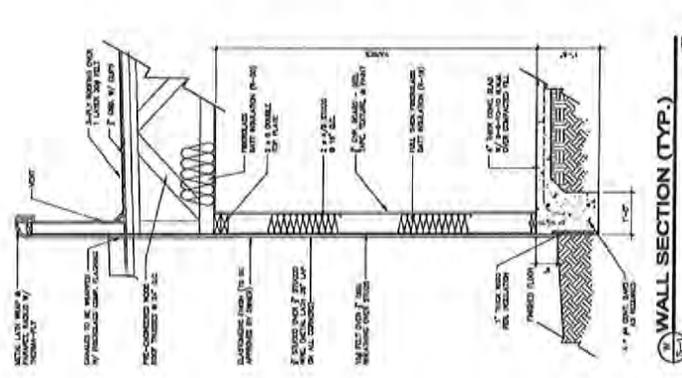
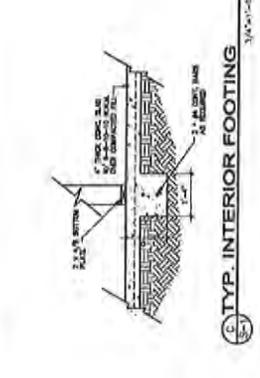
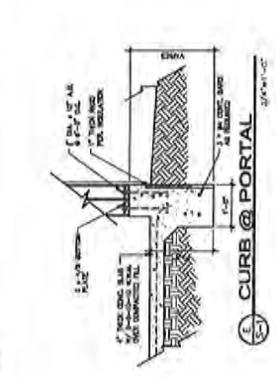
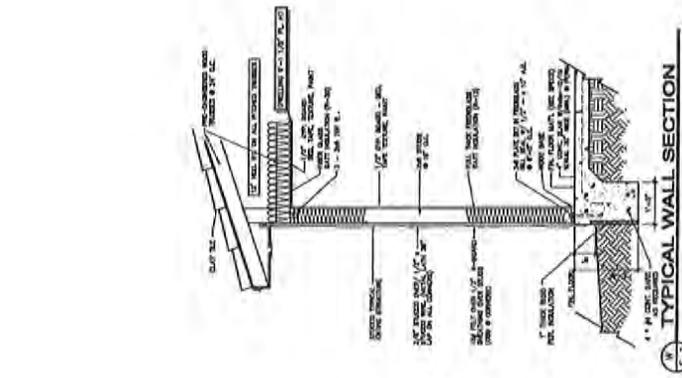
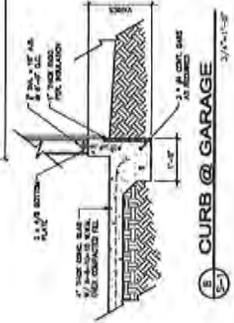
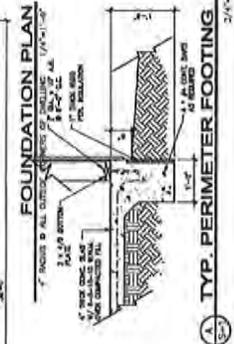
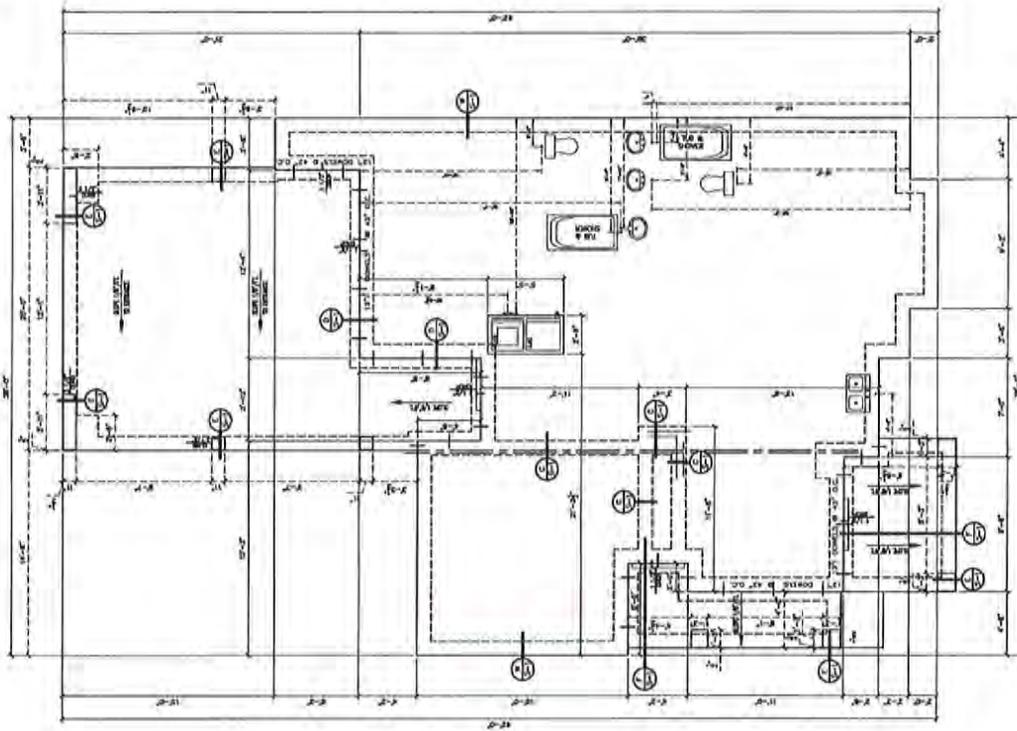
ELEVATION "D" DRIVEWAY ELEVATION FACING EAST
1/8"



OPTION "A"



EXTERIOR ELEVATIONS



NORTHERN NEW MEXICO

Design standards with compliance checklist for the Northern New Mexico architectural style. When completing a checklist, applicants shall circle all the components within items that apply to their application and annotate their responses as needed. If a component is not required and does not apply to the application, it should be marked "n/a."

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

COMPLIANCE
YES NO

Design Components

Building Height: Usually one story; however, each case will be determined individually by the development zone.

The use of two stories would require the use of the angled roof as an attic or otherwise part of the second story.

_____ N/A _____

Setback: There is no typical setback distance used, therefore the setback of the development zone would prevail.

_____ ✓ _____

The application of this style is generally in a rural setting. Certain buildings in the commercial area of Mesilla exhibit this style of building set on the property frontage.

_____ ✓ _____

Proportion: There is a marked division between the roof and exterior walls. The proportion of the exterior walls, usually of adobe construction, is long and low but verticality is achieved by the added angled roof (1). Roof angles are sharp but rarely reaching an angle of 45 percent off the horizontal (1).

_____ _____

Pattern and Rhythm

The facades of these buildings are simple with few window openings of small overall size (1).

_____ _____

Doorways are numerous predicated on the pattern of construction and additions to the basic construction (1).

_____ _____

	Number	Proportion	Size
--	--------	------------	------

Doors _____

Windows _____

Gates _____

Walls _____

COMPLIANCE
YES NO

Roof Type

The most significant style element is the angled roof of corrugated metal. It is used in either the hipped or pitched configuration. The hipped roof is angled from four sides with a ridge line shorter than the length of the building. The pitched roof is angled from two sides. The use of the pitched roof makes necessary a filler for the triangular area at the ends of the building created by the addition of the pitched roof.

_____ ✓ _____

COMPLIANCE

YES NO

NORTHERN NEW MEXICO (CON'T.)

Surface Texture

Surface texture is of adobe or simulated adobe construction with or without mud or hard plaster.

✓ _____

Color

White or earth color. (See color chart).

✓ _____

Site Utilization

These buildings in the commercial area utilize most of the available site space.

N/A _____

In the more open, rural parts of Mesilla, these buildings are sited in varying ways depending on overall site usage and the development zone.

✓ _____

Projections and Cavities

Portales or covered porches are roofed with the same basic roofing materials.

✓ _____

Portales are sometimes beneath extensions of the overall roof. In this case the angle of the basic roof is continued or broken slightly as required.

✓ _____

Portales are sometimes enclosed with screens.

N/A _____

Roof overhangs are generally minimal.

✓ _____

Architectural Details

Windows, doors, columns, chimneys and buttresses are similar to those found in other adobe based buildings.

✓ _____

(The rest of this page is left blank intentionally)

PHOTO OF THE DWELLING TO THE NORTH



PHOTO OF THE DWELLING TO THE WEST



PHOTO OF THE DWELLING TO THE EAST



PHOTO OF APARTMENTS TO THE SOUTH



PHOTOS OF OTHER DWELLINGS ALONG CALLE DEL SUR



PHOTOS OF OTHER DWELLINGS ALONG CALLE DEL SUR



PHOTO OF DWELLING TO THE NORTH



PHOTOS OF OTHER DWELLINGS TO THE NORTH



PHOTOS OF APPLICANT'S DWELLINGS AT 2217, 2219 CALLE DE PARIAN



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

OFFICIAL USE ONLY:
Case # 060973
Fee \$ 363.00

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

CASE NO. 060973 ZONE: HR CODE: NR APPLICATION DATE: 10/15/19

Davie & Kelly Salas 575-650-3362 / 575-650-0283
Name of Applicant/Owner Applicant's Telephone Number

P.O. Box 615 Mesilla NM 88046
Applicant's/Owner's Mailing Address City State Zip Code

daviesalasa@comcast.net / dkstsalas@comcast.net
Applicant's/Owner's E-mail Address

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

575-650-3362 N/A 375362
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: Calle de Sun

Description of Proposed Work: Construction of Two Dwelling Units

\$225,000.00 Davie Salas 10/2/2019
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 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:



RESOLUTION NO. 2019-26

A RESOLUTION BY THE BOARD OF TRUSTEES ACTING ON A 120-DAY MORATORIUM REGARDING MULTIFAMILY HOUSING IN THE HISTORIC RESIDENTIAL ZONE.

WHEREAS, the Board of Trustees (BOT) made mention of acting on a moratorium regarding multifamily housing in the Historic Residential Zone at previous meetings; and

WHEREAS, the BOT would like to clarify the Historic Residential Zone code regarding population density desired; and

WHEREAS, the BOT heard public comments and found that a moratorium on multifamily housing in the Historic Residential Zone would be appropriate until further review/research and possible ordinance changes are made; and

WHEREAS, changes to Mesilla Town Code as they relate to multifamily housing and population density are a benefit to the Town of Mesilla; and

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mesilla that the Board of Trustees grant a 120-day moratorium on multifamily housing in the historic residential zone.

PASSED, ADOPTED AND APPROVED on this 25th day of November 2019.

ATTEST:

Nora L. Barraza
Mayor

Cynthia Stoehner-Hernandez
Town Clerk-Treasurer

Roll Call:

Mayor Barraza _____
Mayor Pro-Tem Johnson-Burick _____
Trustee Caro _____
Trustee Garcia _____
Trustee Arzabal _____