PZHAC WORK SESSION
AGENDA
FEBRUARY 18, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD
A WORK SESSION TUESDAY, FEBRUARY 18, 2020 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN
HALL, 2231 AVENIDA DE MESILLA.

Discussion of Amendment to Chapter 18.35 (Residential-Cultural-Historical Zone) MTC.

PZHAC REGULAR MEETING
AGENDA
FEBRUARY 18, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS
REGULARLY SCHEDULED MEETING TUESDAY, FEBRUARY 18, 2020 AT 6:00 P.M. IN THE BOARD ROOM OF
THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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


B. *ADMINISTRATIVE APPROVAL

Zoning Permits:
1. Case 061013 – 2235 Avenida de Mesilla, submitted by Kristin Reardon; a request for a zoning permit to repair and
   repaint damaged stucco on an adobe dwelling at this address. Zoned: Historical Commercial (HC)
2. Case 061014 – 1901 Calle de Correo, submitted by Brittany Bloch for Black Rat Tattoo; a request for a zoning permit
   to allow the installation of underground electrical service to a commercial structure at this address. Zoned: Historical
   Commercial (HC)
3. Case 061015 – 1401 West Boutz Road, submitted by Lori and Xavier Jurado; a request for a zoning permit to allow the
   installation of a 6-foot high rock wall and landscaping on a residential property at this address. Zoned: Historical
   Residential (HR)
4. Case 061018 – 2557 Calle de Parian, submitted by Andrea Bryan; a request for a zoning permit to allow the installation
   of photovoltaic cells on the roof of a dwelling at this address. Zoned: Historical Residential (HR)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. DECISIONS:

Zoning Permits:
1. Case 061017 – 1940 Calle Pacana, submitted by Henry Newman and Lisa Belvito, a request for a zoning permit to
   construct an inground swim spa behind a dwelling that is under construction at this address. Zoned: Historic Residential
   (HR).

VI. PUBLIC COMMENTS

VII. PZHAC/STAFF COMMENTS

VIII. ADJOURNMENT

NOTICE

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

Posted on 2/13/20 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty’s Food Mart - 2290 Avenida de Mesilla; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.
PZHAC NEW BUSINESS
FEBRUARY 18, 2020

WORK SESSION
Purpose and Rationale of the Amendments:

As a result of the legal opinion expressed by Joseph Cervantes, (Town Attorney) to the Board of Trustees (BOT) in December 2019; Chapter 18.35 (Historic Residential -HR) MTC is being amended to clarify a number of the requirements of this part of the Code. The suggested amendments are attached here for review, discussion, and revision in order to provide the BOT with input from the PZHAC for the joint BOT-PZHAC work session to be held on February 24. Please review the proposed amendments and be prepared to discuss them and provide suggestions at this work session. Any suggestions will be forwarded to the BOT for their review.

The proposed amendments were developed using the Town’s current Chapter 18.35 as the basis for the amendment and strengthening the use of the Historic Preservation chapter (Chapter 18.33) of the zoning code through more direct reference in order to ensure that the Historic quality of the Town is preserved as well as to clarify some of the basic requirements of the Code.

The proposed amendments are attached. Changes are indicated by italic type for additions to the Code and strikethrough font for those parts of the Code to be eliminated.
Chapter 18.35
H-R – RESIDENTIAL – CULTURAL – HISTORICAL ZONE

Sections:
- 18.35.010 Purpose.
- 18.35.020 Uses permitted.
- 18.35.030 Exterior appearance.
- 18.35.040 New structures. Development Standards
- 18.35.050 Height limitations.
- 18.35.060 Yards.
- 18.35.070 Development standards.

18.35.010 Purpose.
The purpose of this zone is to provide for the protection of those residential sections of the town that are worth preserving because of historical, cultural and aesthetic or architectural interest. All remodeling or new structures must be compatible with established architectural styles and design elements as outlined in the town’s “Guidelines and Criteria for Preservation and Development” manual and approved by the commission and board of trustees. [Chapter 18.33 (Historic Preservation) MTC. [Ord. 94-06 § 1; prior code § 11-2-11.4.A]

18.35.020 Uses permitted.
Uses permitted in the H-R zone are as follows:
- Single Family and Multiple-family residences

18.35.030 Exterior appearance.
An application for a permit which would authorize construction, modification, moving or destruction which would affect the exterior appearance, use or function of any structure or sign or other improvement affecting use or function must first be approved reviewed by the commission PZHAC for compliance with Chapter 18.33 (Historic Preservation) MTC, and receive final approval by the Board of Trustees. [Ord. 94-06 § 1; prior code § 11-2-11.4.C]

18.35.040 New structures.
New structures may be built in this zone providing the exterior appearance of the structure is approved by the commission. [Ord. 94-06 § 1; prior code § 11-2-11.4.D]

18.35.050 Height limitations.
Requires commission approval. No building or structure shall have a height greater than two stories or 30 feet, whichever is less. [Ord. 94-06 § 1; prior code § 11-2-11.4.E]

18.35.060 Yards.
Requires approval by commission.
A. For all structures, side and rear yard must be at least seven feet, unless structure meets UBC fire-resistant requirements.
B. In addition to subsection (A) of this section, a minimum setback of three feet in all yards is required for all newly constructed buildings. [Ord. 2001-04 § 2; Ord. 94-06 § 1; prior code § 11-2-11.4.F]

18.35.0740 Development standards.
A. Lot Area. Each lot or parcel to be developed in the H-R zone shall have a minimum of 80 feet of frontage on a public street and a minimum of 8,000 square feet of area.
B. Population Density. When lots or parcels in the H-R zone are to be developed to single-family or multifamily dwellings, each lot or parcel shall have sufficient area to provide 8,000 square feet of area for each family unit to be built. The maximum number of dwellings allowed on any property shall be two providing, density and parking requirements are met.
C. New Construction. All new structures and modifications to existing structures shall be subject to conformity with the development zone in which they are located, as defined by Section 18.33.060 MTC.

1. New structures and modifications to existing structures may be built in this zone providing the exterior appearance of the structure is approved by the PZHAC for compliance with Chapter 18.33 (Historic Preservation) MTC and the Comprehensive Land Use Ordinance for the Town, with final approval by the BOT. [Ord. 94-06 § 1; prior code § 11-2-11.4.D]

2. New structures, in addition to any existing structures, shall be architecturally similar to the principal dwelling or structure on the property, and shall not exceed the height or size of the principal dwelling or structure on the property. If a property is undeveloped, any new structure shall be architecturally similar to the dwellings or structures in the development zone immediately adjacent to the property, and shall not exceed the height or size of the highest dwelling or structure on an adjacent property in the development zone.

D. Repealed by Ord. 2006-03.

E. Yards. For all new buildings, front, side and rear yard must be at least seven feet.

C. Side and Rear Yard Setback. If found to be existing within the development zone pursuant to the YGUADO plan, structures (buildings) may be built up to the property line if constructed of materials that meet current building code fire-resistive requirements such as adobe or equivalent. Structures (buildings) using materials that do not meet current building code fire-resistive requirements must be set back at least seven feet from the side property line.

1. Any repairs of structures that have been legally built on a property line, or new construction of fences. Structures (buildings) to the property line constructed, “zero lot line” shall require a “right-of-entry” agreement signed by all property owners of all applicable properties for construction and maintenance that is recorded in Dona Ana County records and filed with the town clerk; and

2. This document must be acquired prior to planning, zoning, and historical appropriateness commission approval; and

3. This document shall be permanent and remain with all properties regardless of ownership; and

4. In the event that a mutual agreement cannot be acquired, the applicant may must:
   a. Meet the required setback of seven feet. or
   b. Apply for a variance through Chapter 18.85 MTC to the board of adjustment.

E. F. Utilities. All new installations of utility lines shall be underground, wherever technically feasible. Any new utility lines to be installed above ground shall require a variance from the Board of Adjustment according to Section 18.85 MTC. [Ord. 2006-03 § 1; Ord. 2004-7 § 6; Ord. 2001-04 § 2; Ord. 94-06 § 1; Ord. 92-07 § 1; prior code § 11-2-11.4.G]
PZHAC REGULAR
WORK SESSION AND MEETING
MINUTES
FEBRUARY 3, 2020

(PART OF CONSENT AGENDA)
THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION MONDAY, FEBRUARY 3, 2020 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Natalie B. Ogaz, a request to discuss changes to approved plans and to provide additional information for the construction of a new dwelling at 2729 Calle de San Albino (Case 060748). Zoned: Historic Residential (HR)
The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the application ad been postponed to this meeting to allow the applicant to provide more information about the proposed French doors. (The applicant has requested a change to the style of all of the large windows originally approved to allow a style having multiple panes more resembling French doors. Tom Maese, Chief Inspector for CID, asked for further information about the windows at the last meeting. The information has been submitted in response to that request.) There was also additional discussion about the total height of the structure and the fact that this had been discussed in 2018 when the structure was originally approved for the lower height, and what effect the requested height would have on the surrounding properties. The PZHAC again questioned whether the proposed height would be consistent with the development zone for the property. There were no other issues.

Item 2: Submitted by Bruce (Burt) McClure, a request to discuss plans to construct a wood fence on a property at 2551 Calle de Principal. Zoned: Historical Residential (HR) (Case 061009)
This request was withdrawn by the applicant.

Item 3: Submitted by Gerard Nevarez; a request to discuss plans to add a privacy panel to a rock wall at the rear of his property at 2305 Calle de Colon. Zoned: Historical Residential (HR) (Case 061010)
The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the applicant intended to add a decorative wrought iron panel to the top of an existing rock wall in order to provide privacy to his patio. Mr. Nevarez explained that the new dwelling being built on the property on the other side of the wall was close to the property line and several windows looked directly into his back yard. Issues that were discussed were the height of the existing wall, the resulting height of the extension on the wall, and the style of the proposed extension. There were no other issues with the proposal.

Item 4: Submitted by Anna Biad; a request to discuss plans to construct a rock wall and change the landscaping of a commercial property at 2172 Calle de Santiago. Zoned: Historical Commercial (HC) (Case 061011)
This request was withdrawn by the applicant.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, FEBRUARY 3, 2020 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM
Commissioner Prieto was absent. All others were present. There was a quorum.
III. CHANGES/APPROVAL OF THE AGENDA
Cases 0601009, 0601011 and 0601012 were removed from the agenda at the request of the applicants, and the election of officers was postponed to allow the full commission to be present. A motion to approve the Agenda was made by Commissioner Houston, seconded by Commissioner Lucero, and approved by a vote of 3 - 0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA
Note: Items on the agenda indicated by an asterisk (*) are on the consent agenda and will be voted on with one motion unless a Commissioner requests that a specific item be removed for discussion.
There were no changes to the Consent Agenda. A motion to approve the Consent Agenda was made by Commissioner Lucero, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL
Zoning Permits:
1. Case 061003 – 2309 Calle de Santiago, submitted by Viola and Larry Tafoya; a request for a zoning permit to repair a damaged sidewalk and repair portions of the stucco on the wall of a commercial building at this address. Zoned: Historical Commercial (HC)
   Approved as part of the Consent Agenda

2. Case 061004 – 2000 Calle de Parian, submitted by Mark Sideris of Buffalo Builders for Julienne Hadfield; a request for a zoning permit to conduct a plumbing inspection on a commercial building at this address. Zoned: Historical Commercial (HC)
   Approved as part of the Consent Agenda

3. Case 061005 – 2825 Teresita Street, submitted by Annabelle Hurst; a request for a zoning permit to allow the replacement of a roof on a dwelling at this address. Zoned: Historical Residential (HR)
   Approved as part of the Consent Agenda

4. Case 061006 – 319 Capri Arc, submitted by Samuel McBurney; a request for a zoning permit to allow the replacement of a roof on a dwelling at this address. Zoned: Residential, one acre (R-1)
   Approved as part of the Consent Agenda

5. Case 061008 – 2745 Boldt Street, submitted by Jim Jones; a request for a zoning permit to allow the installation of a concrete driveway and brick flat work on a residential property at this address. Zoned: Historical Residential (HR)
   Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:
A. PUBLIC INPUT ON CASES - None

B. DECISIONS:
Zoning Permits:
1. Case 060748 – 2729 Calle de San Albino, submitted by Natalie B. Ogaz, a request for changes to an approved building permit to construct a new residence at this address. Zoned: Historic Residential (HR).
   (Discussed during the Work Session – Item 1)
   Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC discussed this case further. The PZHAC determined that there were no problems with the proposed use of French doors in place of windows. Further discussion focused on the applicant’s request to return to the original requested height of the dwelling. Commissioner Lucero brought up the fact that the PZHAC determined the first time the case was presented in 2018 that the requested height of the structure was too high and out of character with the surrounding dwellings. She wanted to know what changed to make that height acceptable now. The applicant stated that there were other dwellings in the area that would be the same height, including the property to the south. There was no further discussion. The PZHAC determined that there were no other issues with the proposed request. A motion was made by Commissioner Nevarez to approve the requested plans with the French doors and the lower height, seconded by Commissioner Houston, and approved by a vote of 2 – 1 with Commissioner Lucero voting against the request.
2. **Case 091009** – 2551 Calle de Principal, submitted by Bruce B. (Burt) McClure, a request for a zoning permit to construct a wood fence on a residential property at this address. Zoned: Historical Residential (HR). *(This case was discussed during the Work Session – Item 2)*

   *This case was withdrawn by the applicant.*

3. **Case 061010** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a zoning permit to allow the addition of a privacy panel to a rock wall at the rear of a residential property at this address. Zoned: Historical Residential (HR) *(This case was discussed during the Work Session – Item 3)*

   Staff provided a brief review of this request, explaining that this case was heard during the Work Session. Commissioner Nevarez recused himself from any discussion or voting on the case since the subject property is his. The PZHAC determined that the addition of the panel to the existing wall would result in an overall fence height that would be higher than the six feet allowed by the Code. The PZHAC suggested that the panel be mounted to the back of an existing decorative structure located in the back yard near the wall so that the height would not be an issue. This was acceptable to Mr. Nevarez. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Lucero, and approved by a vote of 3 – 0 with the following CONDITION: The panel will not be attached to the wall.

4. **Case 061011** – 2172 Calle de Santiago, submitted by Anna Biad; a request for a zoning permit to allow the construction of a rock wall and changes to the landscaping of a commercial property at this address. Zoned: Historical Commercial (HC) *(This case was discussed during the Work Session – Item 4.)*

   *This case was withdrawn by the applicant.*

**Sign Permit**

1. **Case 061012** – 2172 Calle de Santiago, submitted by Anna Biad for “Blue Door Venue”; a request for a sign permit to allow a wall sign at this address. Zoned: General Historical Commercial (HC)

   *This case was withdrawn by the applicant.*

**C. PZHAC Special Business:**

   **Election of Officers**

   The election was postponed to allow a full quorum of the PZHAC to be present.

**VI. PUBLIC COMMENTS**

   Prescilliana Sandoval – resident

   Complained about the smoke from the meat smoking operation at Chala’s Restaurant on Avenida de Mesilla, stating that the smoke from the smoker constantly blows across her back yard making it impossible for her to use the back yard due to the smoke, and that the problem exists from 9 am to 10 pm. She stated that she went to the NM Governor’s office and was told to sue Mesilla. She would like to see Mesilla’s ordinances changed to address this issue to protect residents form this type of nuisance. She stated that the restaurant should never have been approved in the first place.

**VII. PZHAC/STAFF COMMENTS**

   Larry Shannon – Mesilla Planning staff

   Stated that there are no Mesilla Codes that could be used to address the issue created by Chala’s smoker

   Russ Hernandez – PZHAC Commission Chair

   Directed Staff to look into the nuisance problem created by Chala’s smoker and research the NM Statutes to see if there are any regulations that can be applied to the smoker. He also directed Ms. Sandoval to provide Mr. Shannon with copies of whatever information and documentation that she had to determine what we could legally do as a Town.

**VIII. ADJOURNMENT**

   The meeting was adjourned at 6:30 pm.
PZHAC NEW BUSINESS
FEBRUARY 18, 2020

ADMINISTRATIVE APPROVALS
(PART OF CONSENT AGENDA)
Item:
Case 061013 – 2235 Avenida de Mesilla, submitted by Kristin Reardon; a request for a zoning permit to repair and repaint damaged stucco on an adobe dwelling at this address. Zoned: Historical Commercial (HC)

Description of Work Done:
The applicant will patch and repaint parts of the exterior of a dwelling at this address. The repair work will consist of patching small sections of the exterior wall where the existing stucco has become cracked or damaged by the weather, and to repaint the repaired areas to match the existing stucco. The repairs will not affect or change the appearance of the structure, nor will it cause any negative visual impacts to the surrounding properties, PZHAC review is not required.

Consistency with the Code:
Since the proposed wall is an addition to the property that will not affect or change the appearance of the property, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of any structures, the permit may be approved administratively. [(15.15.030(B) - Application for building permit, Administrative Approval) Administrative Approval Permit – “Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff…. Once all required information is provided, the Community Development staff may approve and issue the permit.”]
Doña Ana County, NM
General Reference Maps

Maps
Legend

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

Account Number: **R0400367**
Parcel Number: 4006137286362
Owner: EASTMAN CLYDE TR CLYDE
EASTMAN REV TR
Mail Address: 4200 WORONZOF
DRIVE
Subdivision: USRS TRACT 11B-18
PLAT NO 1 (BK 18 PG 162 - 9428245)
Property Address: 2235 AVENIDA DE
MESILLA
Acres: 0

[Image of aerial map with marked parcel]
TOWN OF MESILLA
ZONING APPROVAL
PERMISSION TO CONDUCT WORK
OR
OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

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

CASE NO. APPLICATION DATE: 1/21/20

Name of Property Owner: Kristin Reardon
Property Owner’s Telephone Number: 916-832-2575

Property Owner’s Mailing Address: 4200 Woronzof Dr
City: Anchorage
State: AK
Zip Code: 99517

Property Owner’s E-mail Address: kristineastman@hotmail.com

Contractor’s Name & Address (If none, indicate Self): Larry Limon
Contractor’s Telephone Number: 636-5073
Contractor’s Tax ID Number: 1/10/2020
Contractor’s License Number: 636-5073

Address of Proposed Work: 2235 Avenida de Mesilla

Description of Proposed Work: Adobe repair work - patchwork + cement/stucco
* inside front patio (~8 feet x 2 feet) work
* front parapet (~ 5 feet)

Estimated Cost: $1,000
Signature of Applicant: Kristin Reardon
Date: 1-10-2020
Signature of property owner:

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHC and/or BOT before issuance of a zoning permit. Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.

FOR OFFICIAL USE ONLY

PZHC □ Administrative Approval BOT □ Approved Date
□ Approved Date
□ Disapproved Date
□ Approved with conditions

PZHC APPROVAL REQUIRED □ YES □ NO BOT APPROVAL REQUIRED □ YES □ NO

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

CONDITIONS: □ NO CHANGES TO STRUCTURE

PERMISSION ISSUED DENIED BY: 1/21/20
ISSUE DATE: 1/21/20

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:
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. Foundation plan with details.
4. Floor plan showing rooms, their uses and dimensions.
5. Cross section of walls
6. Roof and floor framing plan
8. Proof of legal access to the property.
10. Details of architectural style and color scheme (checklist included for Historical zones) – diagrams and elevations.
11. 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).
12. Proof of legal access to the property.
13. Other information as necessary or required by the City Code or Community Development Department (See other side)
Item:
Case 061014 – 1901 Calle de Correo, submitted by Brittany Bloch for Black Rat Tattoo; a request for a zoning permit to allow the installation of underground electrical service to a commercial structure at this address. Zoned: Historical Commercial (HC)

Description of Work Done:
The applicant will run an underground power line from a nearby power pole to a commercial structure that is being built on this property. The reason the line is being placed underground is to meet a requirement in the Code that all new utility lines be installed underground. The installation will not affect or change the appearance of the structure, nor will it cause any negative visual impacts to the surrounding properties.

Consistency with the Code:
Since the proposed wall is an addition to the property that will not affect or change the appearance of the property, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of any structures, the permit may be approved administratively. [(15.15.030(B) - Application for building permit, Administrative Approval). Administrative Approval Permit – “Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff…. Once all required information is provided, the Community Development staff may approve and issue the permit.”]
Account Number: R0400376
Parcel Number: 4006137296464
Owner: BLACK RAT TATTOO LLC
Mail Address: 439 LINDA VISTA RD
Subdivision:
Property Address: CALLE DE CORREO
Acres: 0
1901 CALLE DE CORREO
REPLACE EXISTING 35 POLE WITH CL-435 POLE
POLE ID: 510
REPLACE EXISTING 55' #4 T WITH 40'/10' T
REPLACE EXISTING 10' #4 T SERVICE WITH 25'/2' T SERVICE NEW 35' POLE FOR A SECONDARY RISER WITH JOB DN46690
TOWN OF MESILLA
ZONING APPROVAL

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

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

CASE NO. 61014 CODE: F-51C APPLICATION DATE: 2/17/20

Brittany Black
Name of Property Owner

575-526-1590
Property Owner’s Telephone Number

149 Linda Vista Rd Las Cruces NM 88005
Property Owner’s Mailing Address City State Zip Code

FREYJA2012 @ zotio.com
Property Owner’s E-mail Address

RES Construction
Contractor’s Name & Address (If none, indicate Self)

Address of Proposed Work: 1901 Calle de Costillas

Description of Proposed Work: Electric Extension underground from pole to property

$ 7,300
Estimated Cost

Signature of Applicant

Date

Signature of property owner:

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and/or BOT before issuance of a zoning permit. Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.

FOR OFFICIAL USE ONLY

PZHAC ☐ Administrative Approval BOT ☐ Approved Date: __________________
☐ Approved Date: __________________
☐ Disapproved Date: __________________
☐ Approved with Conditions

PZHAC APPROVAL REQUIRED: ☑ YES ☐ NO BOT APPROVAL REQUIRED: ☑ YES ☐ NO

CID PERMIT/INSPECTION REQUIRED: ☑ YES ☐ NO ☐ SEE CONDITIONS

CONDITIONS:

______________________________

PERMISSION ISSUED/DENIED BY: ____________________ ISSUE DATE: 2/17/20

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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. Foundation plan with details.

4. Floor plan showing rooms, their uses and dimensions.

5. Cross section of walls

6. Roof and floor framing plan

7. Proof of legal access to the property.

8. Drainage plan.

9. Details of architectural style and color scheme (checklist included for Historical zones) – diagrams and elevations.

10. 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).

11. Proof of legal access to the property.

12. Other information as necessary or required by the City Code or Community Development Department (See other side.)
Item:
Case 061015 – 1401 West Boutz Road, submitted by Lori and Xavier Jurado; a request for a zoning permit to allow the installation of a 6-foot high rock wall and landscaping on a residential property at this address. Zoned: Historical Residential (HR)

Description of Work Done:
The applicant would like to install a five-foot eleven-inch high pipe rock wall around the property at this address in order to provide a barrier to the property from the surrounding farm and to limit access to the property. The wall will be very similar to other rock walls built throughout Town.

Consistency with the Code:
Since the proposed wall is an addition to the property that will not affect or change the appearance of the property, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of any structures, the permit may be approved administratively. [(15.15.030(B) - Application for building permit, Administrative Approval). Administrative Approval Permit – “Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the Community Development staff may approve and issue the permit.”]

Additionally, at the regular meeting of the PZHAC on August 7, 2018; the PZHAC voted to allow Staff to administratively approve zoning permits for fences and rock walls that are not part of a structure in the RF, RA, and R-1 zones, provided the fence or wall meets all requirements of the Code.
Account Number: R0400960
Parcel Number: 4006137464372
Owner: JURADO XAVIER A TRUSTEES
Mail Address: 2102 STITHES RD
Subdivision: JOHN SCHAEFER
SUMMARY SUBDIVISION (BK 17 PG 74 - 9115092)
Property Address: 1401 W BOUTZ RD
Acres: 1.35
TOWN OF MESILLA
ZONING APPROVAL

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

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

CASE NO. 061015 ZONE: RF CODE: M1 APPLICATION DATE: 2/6/20

Lori & Xavier Jurado
Name of Property Owner
575-649-8754
Property Owner's Telephone Number
2102 Stihl's Rd Las Cruces NM 88005
Property Owner's Mailing Address City State Zip Code

jurado@juradoinc.com
Property Owner's E-mail Address

Planet Development Co, Inc. / Gary Rogers PO Box 598 Fabens NM 88033
Contractor’s Name & Address (If none, indicate Self) 575-649-6500 202-0368817 933-48
Contractor’s Telephone Number Contractor’s Tax ID Number Contractor’s License Number

1401 W. Boutz Rd
Address of Proposed Work:

Install A 5'10" Rock Wall For Back yard of House And Landscaping
Description of Proposed Work:

$ Estimated Cost

Signature of Applicant

2/6/2020 Date

Signature of property owner:

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and/or BOT before issuance of a zoning permit. Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.

FOR OFFICIAL USE ONLY

PZHAC □ Administrative Approval BOT □ Approved Date: □ Disapproved Date:
□ Approved Date: □ Disapproved Date:
□ Approved with conditions

PZHAC APPROVAL REQUIRED: YES □ NO BOT APPROVAL REQUIRED: YES □ NO

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

CONDITIONS:

APPROVAL ALLOWED BY PZHAC 8/17/23

PERMISSION ISSUED/DENIED BY: 2/6/20

ISSUE DATE:

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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. □ Foundation plan with details.
4. □ Floor plan showing rooms, their uses and dimensions.
5. □ Cross section of walls
6. □ Roof and floor framing plan
7. □ Proof of legal access to the property.
8. □ Drainage plan.
9. □ Details of architectural style and color scheme (checklist included for Historical zones) – diagrams and elevations.
10. □ 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).
11. □ Proof of legal access to the property.
12. □ Other information as necessary or required by the City Code or Community Development Department (See other side.)

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Item:
**Case 061018** – 2557 Calle de Parian, submitted by Andrea Bryan; a request for a zoning permit to allow the installation of photovoltaic cells on the roof of a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:
The applicant intends to install photo-voltaic panels on the roof of a dwelling at this address. This is a flat roof and the panels will not be seen from the adjacent street. The panels will not have any effect on the appearance of the dwelling, and will not change the style of the dwelling, nor will there be any effects on neighboring properties.

Consistency with the Code:
Since this is an addition to an existing array of photo-voltaic panels that will not affect or change the appearance of the dwelling on the property, nor will it consist of any additions or changes to heated/cooled areas of the dwelling, the permit may be approved administratively. [(15.15.030(B) - Application for building permit, Administrative Approval). Administrative Approval Permit – “Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff…. Once all required information is provided, the community development staff may approve and issue the permit.”]
TOWN OF MESILLA
ZONING APPROVAL

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

2331 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104

CASE NO. 261043 ZONE: HR CODE: 04 APPLICATION DATE: 2/11/20

Name of Property Owner: Andrea Bryan
Property Owner's Telephone Number: 503-975-7436

Property Owner's Mailing Address: 2557 Calle De Panian Mesilla NM 88046
Property Owner's E-mail Address: andrea.972@2@yahoo.com

City: Mesilla State: NM Zip Code: 88046

Contractor's Name & Address (If none, indicate Self): Organ Mountain Solar and Electric
Contractor's Telephone Number: 575-299-1978
Contractor's Tax ID Number: 03-401801-00-0
Contractor's License Number: 394801

Address of Proposed Work: 2557 Calle De Panian Mesilla NM 88046
Description of Proposed Work: Residential Solar install

$17,840 Estimated Cost
Signature of Applicant: Scott Burns PM Date: 2-10-20

Signature of property owner:

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and/or BOT before issuance of a zoning permit. Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.

FOR OFFICIAL USE ONLY

PZHAC
□ Approved Date: __________________________
□ Disapproved Date: ________________________
□ Approved with conditions

PZHAC APPROVAL REQUIRED: □ YES □ NO

BOT
□ Approved Date: __________________________
□ Disapproved Date: ________________________
□ Approved with Conditions

BOT APPROVAL REQUIRED: □ YES □ NO

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

CONDITIONS: NO CHANGES TO STRUCTURE'S APPEARANCE

ISSUE DATE: 2/11/20

PERMISSION ISSUED/DENIED BY: [Signature]

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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8. Drainage plan.
9. Details of architectural style and color scheme (checklist included for Historical zones) — diagrams and elevations.
10. 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).
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12. Other information as necessary or required by the City Co or Community Development Department (See other side.)
PZHAC NEW BUSINESS
FEBRUARY 18, 2020

PZHAC DECISIONS
ZONING PERMITS
Item:
Case 061017 – 1940 Calle Pacana, submitted by Henry Newman and Lisa Belvito, a request for a zoning permit to construct an inground swim spa behind a dwelling that is under construction at this address. Zoned: Historic Residential (HR).

Staff Analysis:
The applicant would like to install an inground swim spa behind a dwelling that is under construction on the property (Permit 060895; approved by the BOT 5/27/19). The proposed swim spa pool will be located at the rear of the property (south side) near a covered patio and will not be visible from the street. A four-foot high rock wall will surround the spa. There will not be any new structures built in conjunction with the spa, and there will not be any structural changes to the existing dwelling associated with the proposed spa. Other properties in the area including the neighboring properties to the east, have pools, and the proposed spa will not be out of character with these properties.

The spa will need to meet CID requirements for in-ground pools, including setbacks and security requirements.

Estimated Cost: @ $8,000.00

Consistency with the Code:
A site plan of the spa is attached, as well as photos of the subject property and other dwellings in the area. Since the proposed spa is in a Historic zoning district, the following section of the Code applies:

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

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

Findings:
● The PZHAC has jurisdiction to review and approve this request.
● The proposed work consists of installing an in-ground swimming spa behind a dwelling at this address.
● The PZHAC has determined that the proposed spa meets all applicable Code requirements.

PZHAC OPTIONS:
1. Recommend approval of the requested building permit to the BOT.
2. Recommend approval of the requested building permit to the BOT with conditions.
3. Reject the permit.

PZHAC ACTION:
Account Number: R0401598
Parcel Number: 4006137152310
Owner: NEWMAN HENRY S
Mail Address: 1652 HEWITT AVE
Subdivision: SOMMER GROVE SUBDIVISION (BK 22 PG 783-784 - 0933138)
Property Address: 1940 CALLE PACANA
Acres: 0
TOWN OF MESILLA
ZONING APPROVAL

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

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

CASE NO. 061017 ZONE: HRC CODE: SP APPLICATION DATE: 2/7/20

Name of Property Owner: Henry DeSilvera - Lisa Belvito

Property Owner’s Mailing Address: 6526 E. Will Ave., Saint Paul, MN 55104 - 1123

Property Owner’s E-mail Address: texan@canvas.net

Property Owner’s Telephone Number: 575-636-0441

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

TJ. Stumpf Custom Homes, 3884 Ringwood, LC, NM 88051

575-650-7397

Contractor’s Telephone Number: 575-650-7397

Contractor’s Tax ID Number: 81509

Contractor’s License Number: 81509

Address of Proposed Work: 19410 Calle Pacana

Description of Proposed Work: Install a inground Swim Spa.

Installed at 3’ Depth - lined with black liner - 1 step and 2 stairs - Drop in Spa - Deck with

Trax Deck approx 3’ off the ground

Estimated Cost: $ 8,080

Date: 2-7-2020

Signature of Applicant: Henry DeSilvera

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PZHAC □ Administrative Approval □ Approved Date: ____________________________

□ Approved Date: ____________________________ □ Disapproved Date: ____________________________

□ Disapproved Date: ____________________________ □ Approved with Conditions

PZHAC APPROVAL REQUIRED: YES NO BOT APPROVAL REQUIRED: YES NO

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHC REVIEW & BOT APPROVAL REQUIRED

CID APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: ____________________________ ISSUE DATE: ____________________________

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