



# Town of Mesilla, New Mexico

## PZHAC WORK SESSION AGENDA NOVEMBER 18, 2019

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION MONDAY, NOVEMBER 18, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**Item 1:** Submitted by Sam and Jessica Kane; a request to discuss plans to re-establish a lot line that had been recorded with Dona Ana County as part of a subdivision since 1939, recreating a second property at the SW corner of Calle de Colon and Calle de Tercera. (Case 060978). Zoned: Historic Residential (HR)

**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)

**Item 3:** Submitted by Dave and Kelly Salas; a request to discuss plans to construct an additional two dwellings on a property located on the north side of Calle del Sur, adjacent to the east side of the property at 2138 Calle del Sur. (Case 060981) Zoned: Historic Residential (HR).

**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).

## PZHAC REGULAR MEETING AGENDA NOVEMBER 18, 2019

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, NOVEMBER 18, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

### I. PLEDGE OF ALLEGIANCE

### II. ROLL CALL AND DETERMINATION OF A QUORUM

### III. CHANGES/APPROVAL OF THE AGENDA

### IV. \*ACCEPTANCE OF THE CONSENT AGENDA

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

#### A. \*PZHAC MINUTES – PZHAC Special Meeting of November 4, 2019

#### B. \*ADMINISTRATIVE APPROVAL

##### Zoning Permits

1. **Case 060984** – 2392 Calle de Parian, submitted by Yolanda Lucero; a request for a zoning permit to repair a storage door and a front gate, and to add a small portales over a door on a dwelling at this address. Zoned: Historic Residential (HR)
2. **Case 060985** – 1780 Calle de El Paso, submitted by Jon Strain; a request for a zoning permit to renovate a bathroom in a dwelling at this address. Zoned: Rural/Agricultural (RA)

### V. PZHAC NEW BUSINESS:

#### A. PUBLIC INPUT ON CASES

#### B. DECISIONS:

##### Summary Subdivision:

1. **Case 060978** – SW corner of Calle de Colon and Calle de Tercera, submitted Samuel and Jessica Kane; a request for a summary subdivision to re-establish a lot line that had been recorded as part of a subdivision in 1939, recreating a second property at this location. Zoned: Historical Residential (HR) (**This case was**

**discussed during the Work Session – Item 1)**

**Zoning Permit:**

2. **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) (**This case was discussed during the Work Session – Item 2**)
3. **Case 090681** - Submitted by Dave and Kelly Salas; a request to discuss plans to construct an additional two dwellings on a property located on the north side of Calle del Sur, adjacent to the east side of the property at 2138 Calle del Sur. (Case 060981) Zoned: Historic Residential (HR). (**This case was discussed during the Work Session – Item 3**)
4. **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). (**This case was discussed during the Work Session – Item 4**)
5. **Case 060983** – 208 Capri Road, submitted by Fort Selden Roofing for Andy Ondo: a request for a zoning permit to reroof a dwelling at this address. Zoned: Residential, one acre minimum (R1)

**Sign Permit**

1. **Case 060986** – 1750 Calle de Mercado, submitted by Mellissa 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)

**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 11/14/19 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS  
NOVEMBER 18, 2019

WORK SESSION

**PZHAC WORK SESSION  
NOVEMBER 18, 2019  
ITEM 1**

Submitted by Sam and Jessica Kane; a request to discuss plans to re-establish a lot line that had been recorded with Dona Ana County as part of a subdivision since 1939, recreating a second property at the SW corner of Calle de Colon and Calle de Tercera. (Case 060978). Zoned: Historic Residential (HR)

**This request was originally scheduled to be heard at the November 4 PZHAC meeting but was postponed to allow the full PZHAC to be present to hear the case.**

The applicant would like to re-establish a lot line on this property that existed as part of a subdivision known as the “Southwest Addition to Town of Mesilla” which dates back to at least 1910 (see attached documentation). According to the applicant, the current lot was originally two lots that were 0.2099 acres (9,147 square feet) each, for a total of 0.4199 acres (18,295 square feet) for the two lots. Since the Town does not recognize the original lot line at this time, the applicant would like to re-establish the lot line through the summary subdivision process. This would recreate the original lot configuration. (Many of the existing lots in the surrounding area were created by the same subdivision and have similar dimensions to the proposed lots, including the fact that most of the existing lots in the area have less than the required 80 feet of frontage.)

Both of the proposed lots will meet the 8,000 square foot requirement of the HR zone for new lots, and both will have direct access to Calle Tercera. Additionally, both lots will be the same size as many other existing lots in the immediate area. If this subdivision is approved, it will be necessary for the applicant to remove any construction improvements (i.e. walls) that straddle any recreated property lines in order for the properties to be considered separate properties. (This does not apply to any access or utility easements that may currently exist on the property or be placed on the property in the future.)

**CONSISTENCY WITH THE CODE:**

The proposed subdivision also appears to meet all of the requirements of Section 17.35 (Alternate Summary Procedure) of the Code as well as the requirements of Section 18.35 (Historical Residential HR-zone).

The applicants will be present to provide more information and to answer any questions the PZHAC may have. The PZHAC will make a determination during the regular meeting as to whether the summary subdivision of the property is appropriate for the area.

**PHOTO OF THE PROPERTY FROM CALLE TERCERA**



# 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: [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





**Calle de Colon & Calle Tercera property history**

Parcel No. R0400538

3/17/1939	S-W Addition to Town of Mesilla plat filed in Dona Ana County records. The subject property was recorded in that plat as 2 lots. Lot 1 and 2, Block D.
3/17/1939	Owned by Gregorio Ornelas at time of annexation. Legal description refers to Lot 1 and 2, Block D.
4/1/1990	Warranty deed from Eulalio Ornelas to EC & Julia Mathers. Legal description refers to Lot 1 and 2, Block D.
8/28/1991	Quit Claim deed from Maria Navarro to EC & Julia Mathers.
10/27/1994	Warranty deed from EC & Julia Mathers to Walter & Margie Evans. Legal description refers to Lot 1 and 2, Block D. Survey from Moy Surveying attached.
7/22/2014	Warranty deed from Margie Evans to Richard & Toby White. Legal description refers to Lot 1 and 2, Block D.
10/10/2018	Warranty deed from Richard & Toby White to Sam & Jessica Kane. Legal description refers to Lot 1 and 2, Block D.
10/11/19	Assessor's parcel information shows legal description as Lt 1 2, Block D





5/7/1923

Warranty Deed. No. 61692.

THIS INDENTURE, Made this 7th day of May

In the year of our Lord one thousand nine hundred and twenty three

between Rafael Aranda and Clara E. Aranda, his wife, parties of the first part, and  
Gregorio Ornelas, party of the second part,

WITNESSETH, That the said part 1st of the first part, for and in consideration of the sum of Two Hundred and no/100 (\$200.00) DOLLARS, lawful money of the United States of America, to them in hand paid by the first part Y of the second part, the receipt whereof is hereby confessed and acknowledged, he YB granted, bargained, sold, remised, conveyed, released and confirmed and by these presents do grant, bargain, sell, remise, release and confirm unto the part Y of the second part, his heirs and assigns, forever, all of the following-described lot B or parcel B of land and real estate, situate, lying and being in the County of Doña Ana and State of New Mexico, to-wit:  
Situate in the Mesilla Civil Colony Grant Dona Ana County, New Mexico, and more particularly  
described as follows, to-wit:  
Lot No. 1 in Block "D" bounded on the N.W. 50 varas by Colon Street, on the N.E. 25 varas, bounded by 3rd St. on the S.E. 50 varas bounded by lot 2 in Block "D" on the S.W. 25 varas bounded by lot 8 in Block "D" situate in the SW Addition to town of Mesilla.  
 The North  $\frac{1}{2}$  of Lot No. 2 in Block "D" bounded on the N.W. 50 varas bounded by lot No. 1 in Block "D", on the N.E. 12 $\frac{1}{2}$  varas bounded by 3rd Street; on the S.E. 50 varas, bounded by  $\frac{1}{2}$  of Lot 2 in Block "D" and on the S.W. 12 $\frac{1}{2}$  varas, bounded by Lot 7 in Block "D". Situate in the S.W. Addition to town of Mesilla.  
 Being the 1st and 2nd tracts of land conveyed by Urbano Garna et ux to Rafael Aranda, on the 29th day of September A.D. 1921, and recorded in Deed Book No. ... Page ...

(50¢ U.S. Inc. Rev. Stamp attached and cancelled)

Together with all and singular, the lands, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions and remainders, rents, issues, and profits thereof and all the estate, right, title, interest, claim and demand whatsoever, of the said part 1st of the first part, either in law or equity, of, in or to the above-bargained premises, with the hereafter-mentioned and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said part Y of the second part, his heirs and assigns forever. And the said part 1st of the first part, for himself, executors and administrators, do covenant and agree, to and with the said part Y of the second part, his heirs and assigns, that at the time of the executing and delivery of these presents they are well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance, in law, in fee simple, and he Y good right, full power and lawful authority to grant, bargain, sell and convey the same, in manner and form aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, leases, taxes, assessments and incumbrances, of what kind and nature soever; and the above-bargained premises in the quiet and peaceable possession of the part Y of the second part, his heirs and assigns, against all and every person lawfully claiming or to claim the whole or any part thereof, the said part 1st of the first part shall and will Warrant and Forever Defend.

IN WITNESS WHEREOF, The said part 1st of the first part by his hand and seal on the 7th day and year above written.

Signed, sealed and delivered in the presence of  
 Witness to mark: Rafael Aranda (L.S.)  
Clara E. Aranda (L.S.)  
J. P. Hovaran (L.S.)  
Notary (L.S.)

State of New Mexico, County of Doña Ana, ss.  
 On this 7th day of May, 1923, before me personally appeared  
Rafael Aranda and Clara E. Aranda, his wife

to me known to be the persons B described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.  
 (Seal of Notary) J. P. Hovaran  
 Notary Public, Dona Ana Co. N. M.

My Commission Expires 1/24/27  
 Witness for record the 3rd day of June, A. D. 1923 at 9:45 o'clock A. M.

J. P. Hovaran County Clerk.  
J. P. Hovaran Deputy

4/16/1990

WARRANTY DEED

19271

EULALIO R. ORNELAS for consideration paid, granted to E. C. MATHER and JULIA M. MATHER, husband and wife, as joint tenants whose address is P.O. Box 1184 Mesilla, NM 88046 the following described real estate in Dona Ana County, New Mexico:

Lots 1 and 2, Block D, Southwest Addition to Town of Mesilla, located in Dona Ana County, New Mexico, as shown and designated on the Plat thereof, filed in the office of the County Clerk of said County on January 4, 1910, and recorded in Book 9 at Page 76 of the Plat Records.

SUBJECT TO reservations, restrictions and easements of record.

with warranty covenants. WITNESS my hand and seal this 16th day of April 1990. Eulalio R. Ornelas (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO ARIZONA COUNTY OF Dona Ana The foregoing instrument was acknowledged before me this 16th day of April 1990 by Eulalio R. Ornelas My commission expires Oct. 3, 1991

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO COUNTY OF The foregoing instrument was acknowledged before me this day of by of of corporation, on behalf of said corporation. My commission expires

FOR RECORDER'S USE ONLY State of N. Mex., Co. of Dona Ana; RECEPTION NO. 112 I hereby certify that this instrument was filed for record and duly recorded on APR 18 1990

SOUTHWESTERN ABSTRACT & TITLE COMPANY

10/27/94

WARRANTY DEED (Joint Tenants)

E. C. MATHER & JULIA M MATHER, HUSBAND AND WIFE, for consideration paid, grant to WALTER J EVANS, whose address is 3211 CORNELL AVENUE, DALLAS, TEXAS 75205, and MARGIE F EVANS, husband and wife, whose address is SAME, as joint tenants the following described real estate in Dona Ana County, New Mexico:

Two tracts of land situate within the limites 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 more particularly described in Exhibits "A" and "B" attached hereto and made a part hereof:

Subject to all reservations contained in the patent, all covenants, easements, and restrictions of record.

with warranty covenants.

WITNESS THEIR hand S and seal S this 27 day of October, 1994.

\_\_\_\_\_(Seal) E. C. Mather \_\_\_\_\_(Seal)  
E C MATHER

\_\_\_\_\_(Seal) Julia M. Mather \_\_\_\_\_(Seal)  
JULIA M MATHER

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO )  
COUNTY OF DONA ANA ) ss.

This instrument was acknowledged before me on 27 day of October, 1994, by E. C. MATHER & JULIA M MATHER, HUSBAND AND WIFE.

\_\_\_\_\_  
Notary Public

My commission expires: 2/5/96  
(Seal)

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO )  
COUNTY OF DONA ANA ) ss.

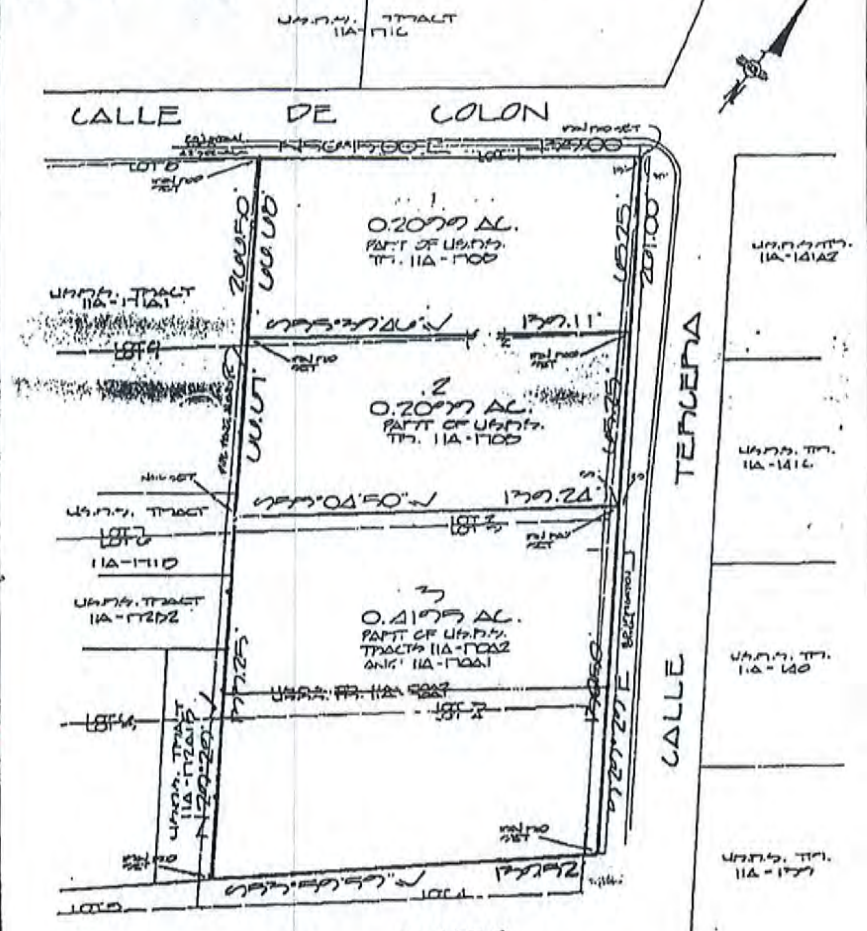
This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_.

My commission expires: \_\_\_\_\_  
(Seal) Notary Public

547



EXHIBIT "C"



CALLE DE CUPA

NOTE: INFORMATION IN THE PREPARATION OF THIS PLAT DERIVES FROM WARRANTY DEED RECORDED APRIL 4, 1990 IN BOOK 340, PAGE 557 AND QUITCLAIM DEED RECORDED IN BOOK 323, PAGE 698, DONA ANA COUNTY RECORDS.  
A DESCRIPTION WAS PREPARED UNDER JOB #91-72'6 91-111

	<p>PLAT OF SURVEY OF TWO 0.2099 ACRE TRACTS AND A 0.4109 ACRE TRACT AS PART OF OTS 1, 2, 3 AND 4, BLOCK "D" SOUTHWEST ADDITION TO THE TOWN OF MESILLA FILED FEBRUARY 6, 1943 IN BOOK 9, PAGE 76 DONA ANA COUNTY RECORDS BEING U.S.R.S. TRACTS 11A-1708, 11A-1709 &amp; 11A-1701 TOWN OF MESILLA DONA ANA COUNTY NEW MEXICO</p> <p>I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR IN THE STATE OF NEW MEXICO AND THAT THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION FROM THE NOTES OF AN ACTIVE FIELD SURVEY AND THAT IT MEETS MINIMUM STANDARDS FOR LAND SURVEYS AS SET FORTH BY THE NEW MEXICO BOARD OF REGISTRATION FOR THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p><i>Jorge Moy</i> JORGE MOY N.M.S. 5039</p>	<p>MOY SURVEYING CO. 414 N. DOWNTOWN MALL LAS CRUCES, NEW MEXICO 88001 PHONE: (800) 525-8883</p> <p>JOB NO. <u>91-72</u> DRAWN BY <u>FL</u> FIELD BY <u>YEN DARRI</u> DATE <u>2-21-91</u> SCALE: <u>EAD</u></p>
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550

7/22/14



COUNTY OF DONA ANA ) WARRANTY DEED  
STATE OF NEW MEXICO ) ss PAGES: 2

I Hereby Certify That This Instrument Was Filed for  
Record On JUL 24, 2014 04:47:53 PM  
And Was Duly Recorded as Instrument # 1414983  
Of The Records Of Dona Ana County



Witness My Hand And Seal Of Office,  
Lynn J. Ellins, County Clerk, Dona Ana, NM

Deputy Renee Torres

Return to Dona Ana Title Company  
File No. 1953521-DA06 SMA

### WARRANTY DEED

Margie F. Evans, a widow, for consideration paid, grant(s) to Richard C White & Toby P White, trustees of the Richard C White and Toby P White Revocable Living Trust under agreement dated 22nd day of December 2005 whose address is P.O. Box 808, Mesilla, NM 88046-0808, 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 0.2099 acre of land more or less. 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 0.2099 acre of land more or less. 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 2014 and subsequent years.

10/10/18

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 J. 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/hand(s) and seal(s) this 10<sup>th</sup> day of October, 2018.

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



**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.



**PHOTO OF DWELLING FROM CALLE SEGUNDO SHOWING REAR OF PROPERTY**



**PHOTO OF DWELLING FROM CALLE SEGUNDO**



# 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



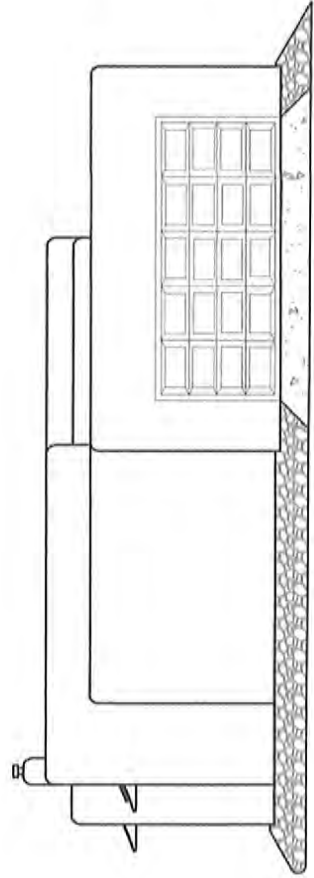
**PHOTO OF DWELLING FROM CALLE SEGUNDO SHOWING REAR OF PROPERTY**



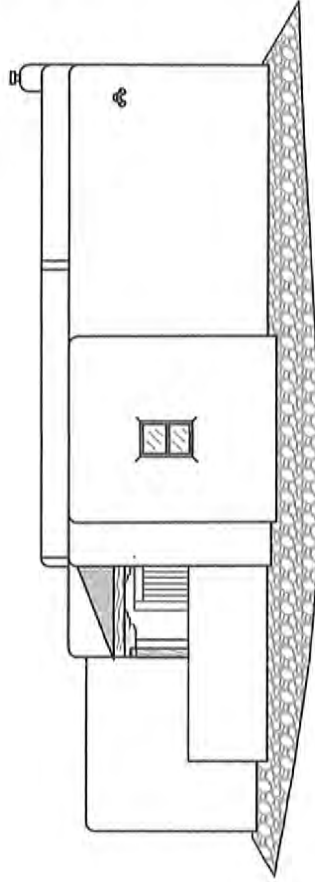
**PHOTO OF DWELLING FROM CALLE SEGUNDO**



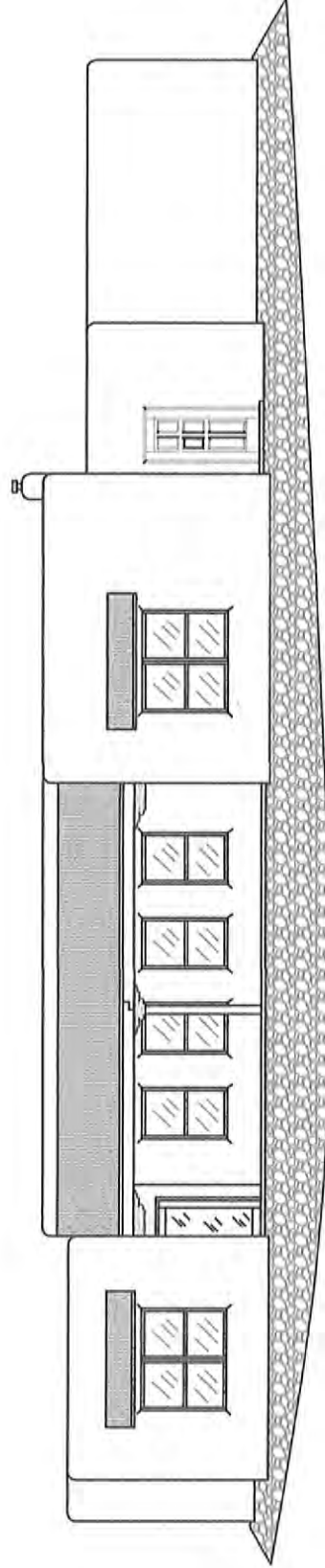
EXISTING AFFECTED FACES



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

Not to Scale

11/11/19

575.644.3748

DRAWN FOR: Gerard Nevarez

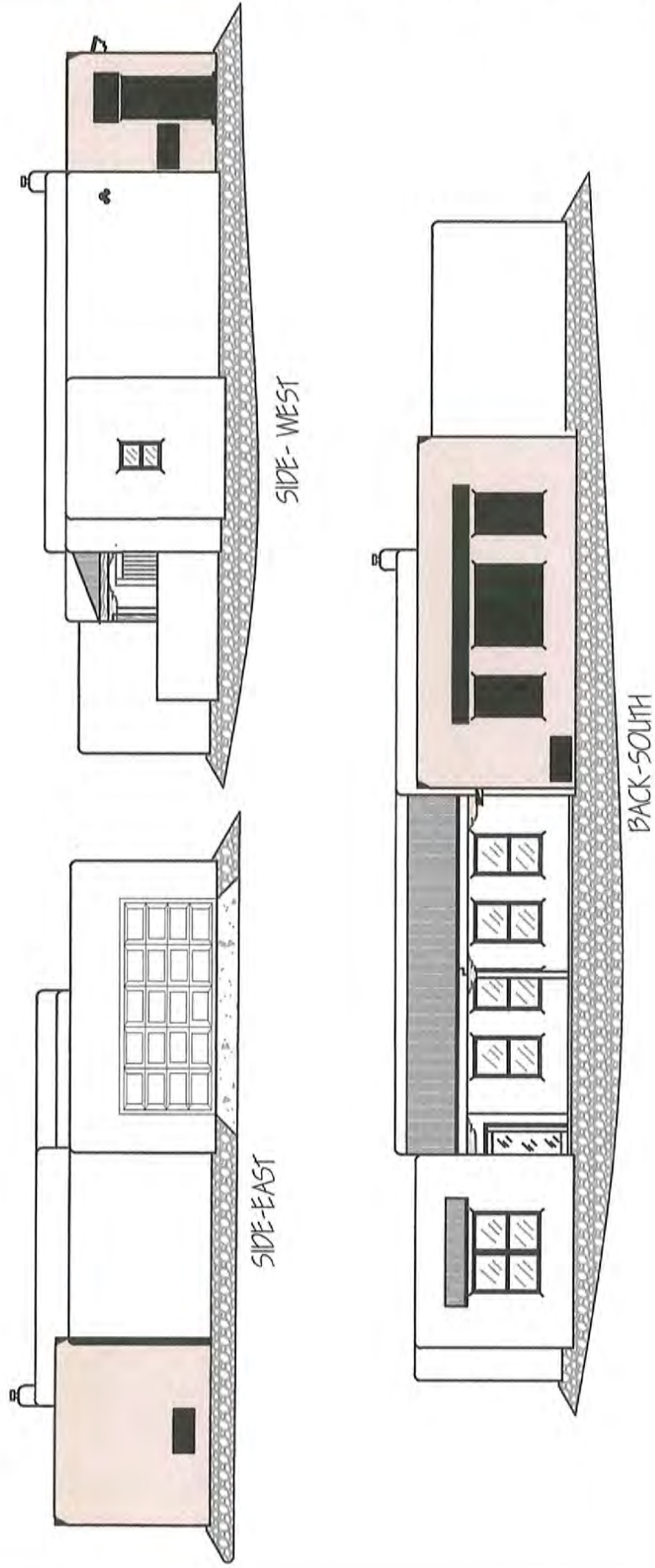
Mesilla NM 89046

Mesilla Park, NM

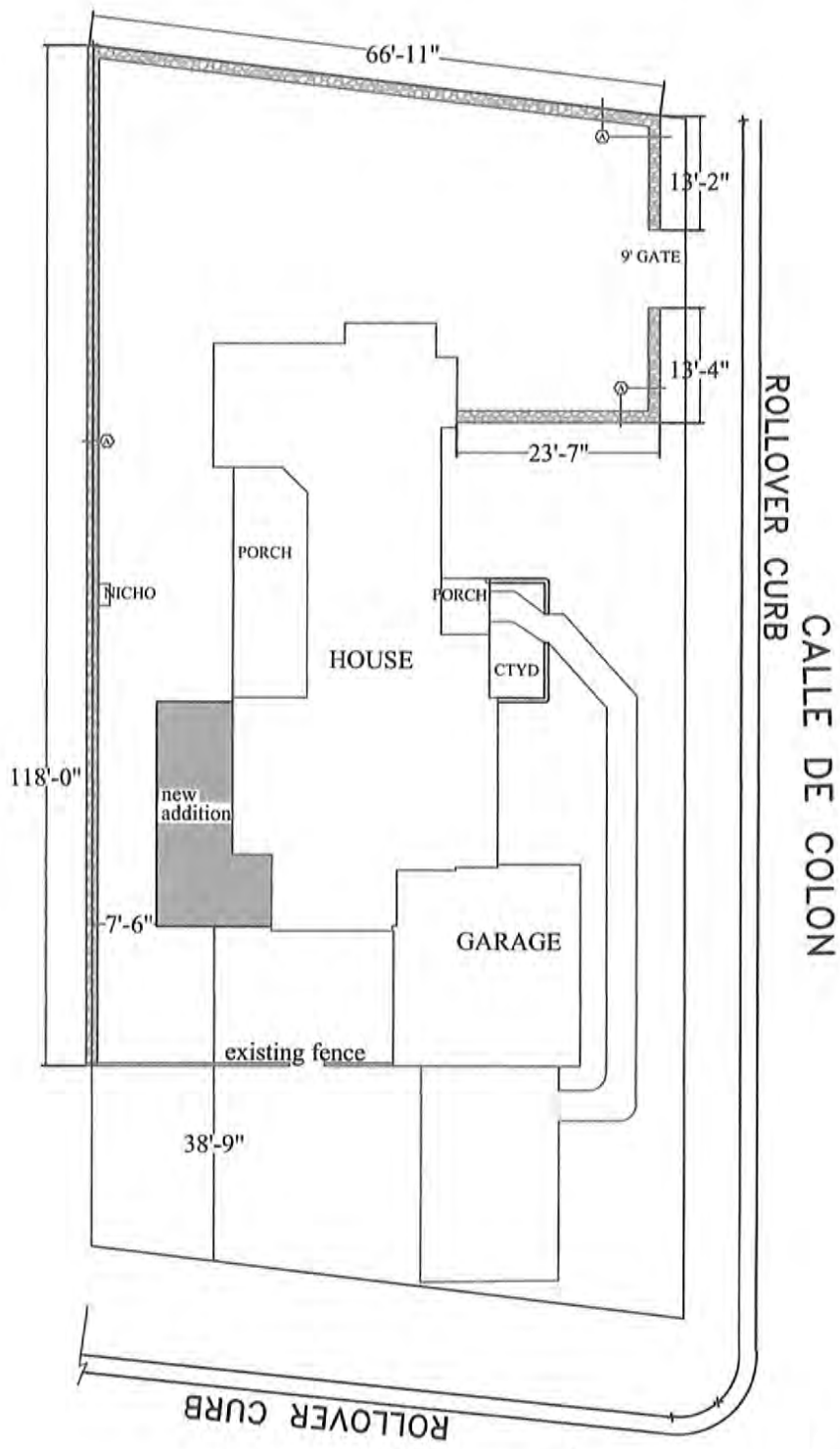
Vica One Inc.

2305 Calle Colon

ADDITION TO EXISTING



Not to Scale



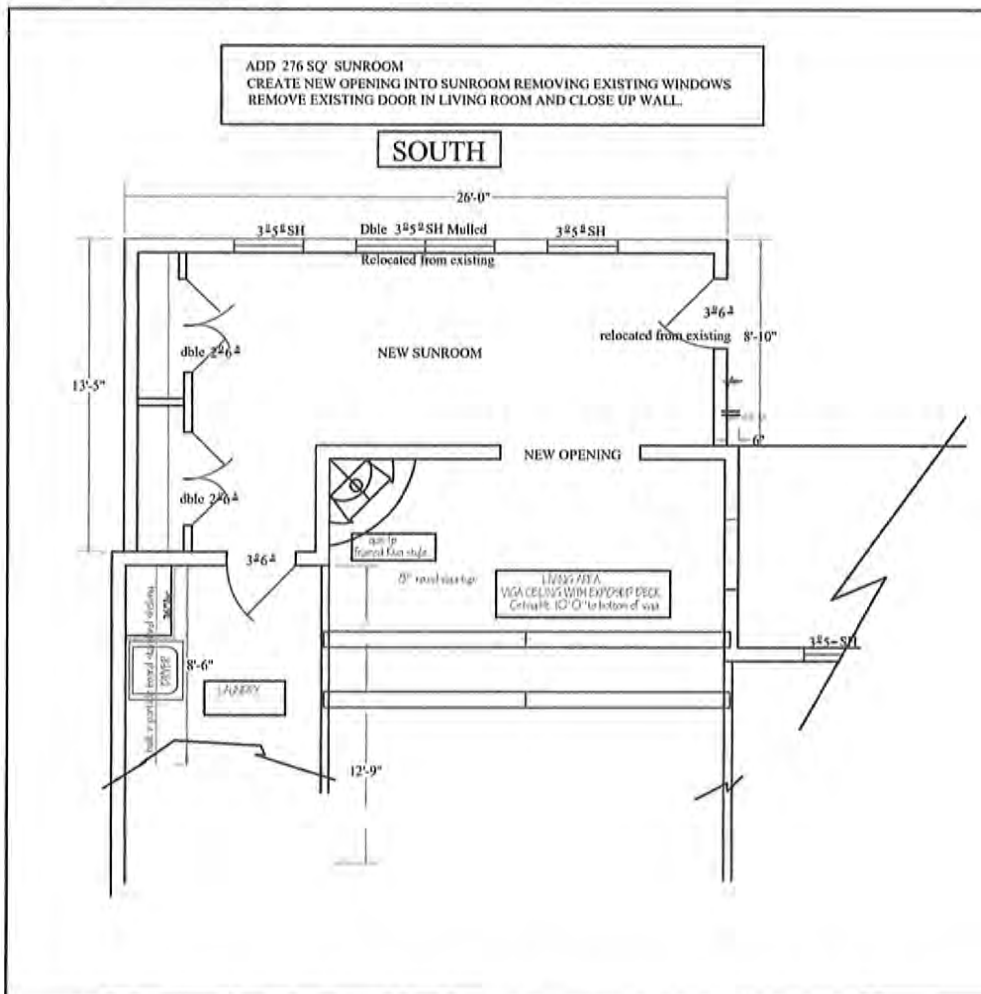
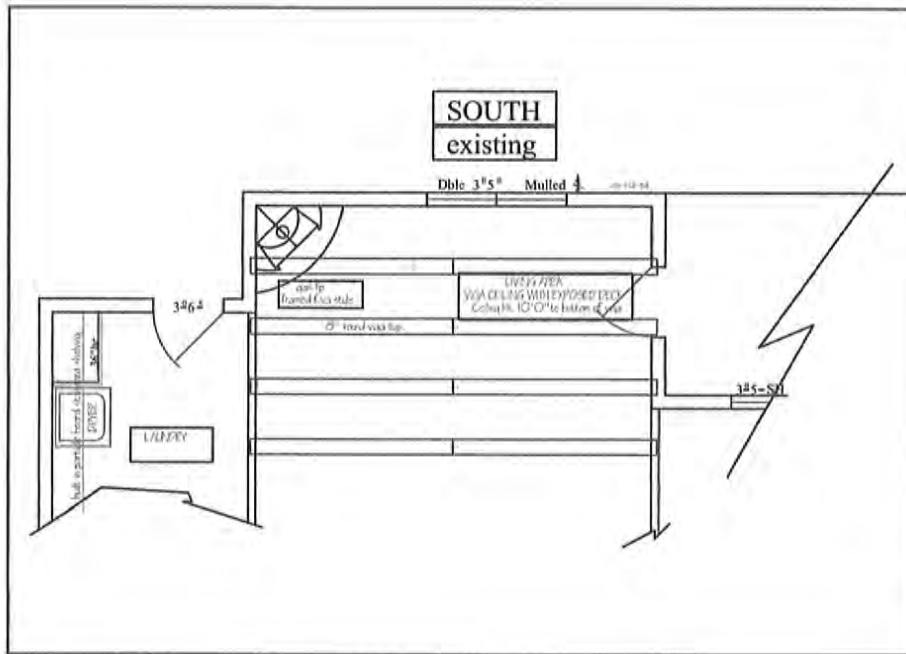
calle segunda



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



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

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 Vigil PO Box 669 Mesilla Park NM  
Contractor's Name & Address (If none, indicate Self) 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: \_\_\_\_\_  
PERMIT ISSUED BY: \_\_\_\_\_

ISSUE DATE: \_\_\_\_\_  
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).



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

**OFFICIAL USE ONLY:**  
Case # 060982  
Fee \$ 115.50

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

CASE NO. 060982 ZONE: HC CODE: RU APPLICATION DATE: 10/28/19

FIEDA GUGGIANA 562-433-4600  
Name of Applicant/Owner Applicant's Telephone Number

2184 AVENIDA DE MESILLA LAS CUEVAS, NM 88005  
Applicant's/Owner's Mailing Address City State Zip Code

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

ERDC SERNA 1025 LARRY DR LC, NM 88001  
Contractor's Name & Address (If none, indicate Self)

575-644-8691 47-3165283 384637  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2184 AVENIDA DE MESILLA

Description of Proposed Work: SEE ATTACHMENT

\$ 70,000.00 PERE SERNA 10-28-2019  
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 REQUIRED  
CID PERMIT REQUIRED  
LL

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

This Application will include the following, if checked:

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

\_\_\_\_\_

**PZHAC WORK SESSION  
NOVEMBER 18, 2019  
ITEM 3**

Submitted by Dave and Kelly Salas; a request to discuss plans to construct an additional two dwellings on a property located on the north side of Calle del Sur, adjacent to the east side of the property at 2138 Calle del Sur. (Case 060981) Zoned: Historic Residential (HR).

The applicant has already received approval from the PZHAC on October 21 of this year for two other dwellings on this property (Case 060973). The dwellings proposed here will be identical to the two previously approved by the PZHAC and will result in a total of four dwellings on the property (see attached site plan).

The original case has been tabled by the BOT along with another similar case pending a determination by the Town attorney as to how many dwellings are allowed on a single property in the Historic Residential district.

The subject 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 about 130 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 will be identical to the first two dwellings that were approved by the PZHAC and 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. (According to the applicant, the style of the structures can be changed to meet any style that the PZHAC determines will fit the area or development zone.) Currently, the proposed style will be similar to several 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: @ \$225,000.00**

**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 in the HR zone, and could be considered adequate for four dwellings. (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 PZHAC has consistently limited the number of new dwellings per property to two, regardless of the size of the property.

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

# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account 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: [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



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. 060981 ZONE: HR CODE: NR APPLICATION DATE: 10/31/19

Davie & Kelly Salas

Name of Applicant

Applicant's Telephone Number

P.O. Box 615

Mesilla

NM

88046

Mailing Address

City

State

Zip Code

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: 0 Calle de Sur

Description of Proposed Work: Construction of a primary residence and a Accessory Home in addition to the two homes already submitted

\$ 225,000

Davie Salas

10/30/19

Estimated Cost

Signature of Applicant

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

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQ'D

CID BLDG PERMIT REQUIRED

TS

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 DEL SUR  
HOMES**

PREPARED FOR  
DAVID & KELLY SALAS  
NEW YORK, MEXICO

DATE	PHASE
05/15	CONCEPT

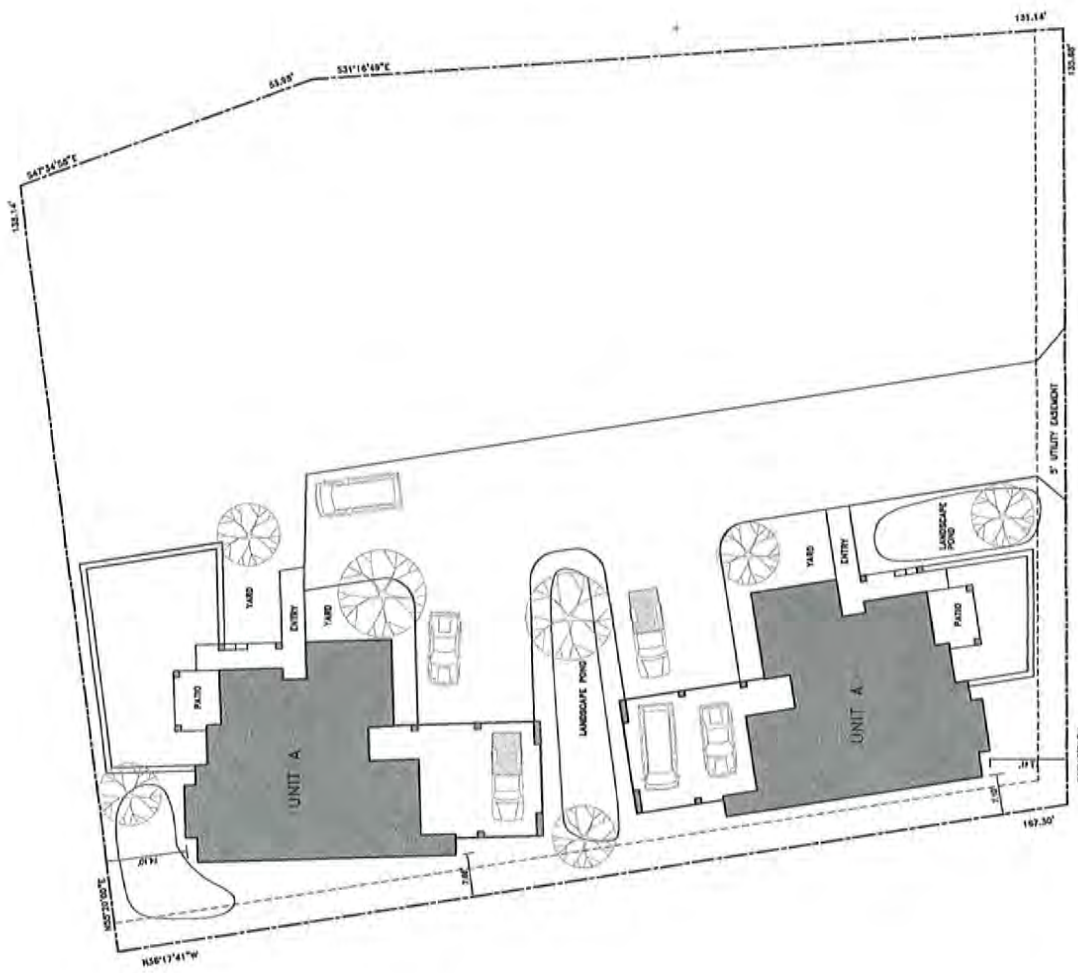


Ortega Viteri Inc.  
13285 Avenida 10a No.  
San Juan, P.R. 00926  
Tel: (787) 261-2200  
Fax: (787) 261-2201  
www.oviconsulting.com

ASSET 1

CHANGING

**SITE PLAN  
CONCEPT 1**  
SCALE: 1" = 30'-0"



CALLE DEL SUR EL JALITO SUBDIVISION  
0.566 AC.

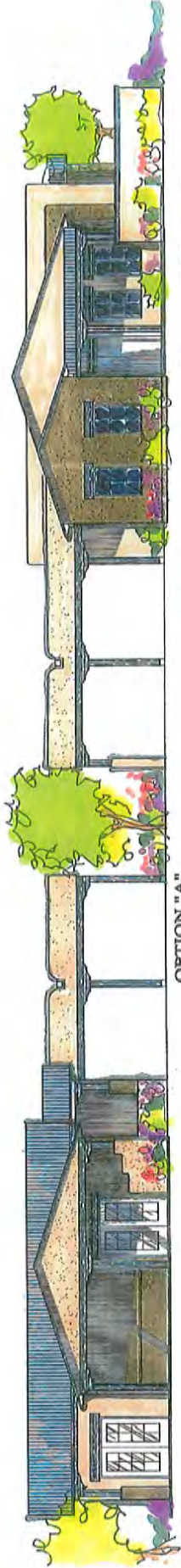


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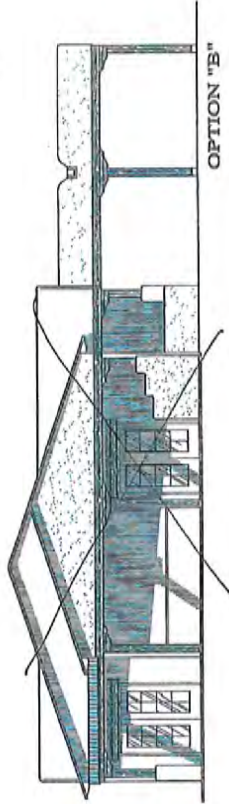




ELEVATION "F" FRONT ELEVATION  
1/8"



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



OPTION "B"



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**



**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

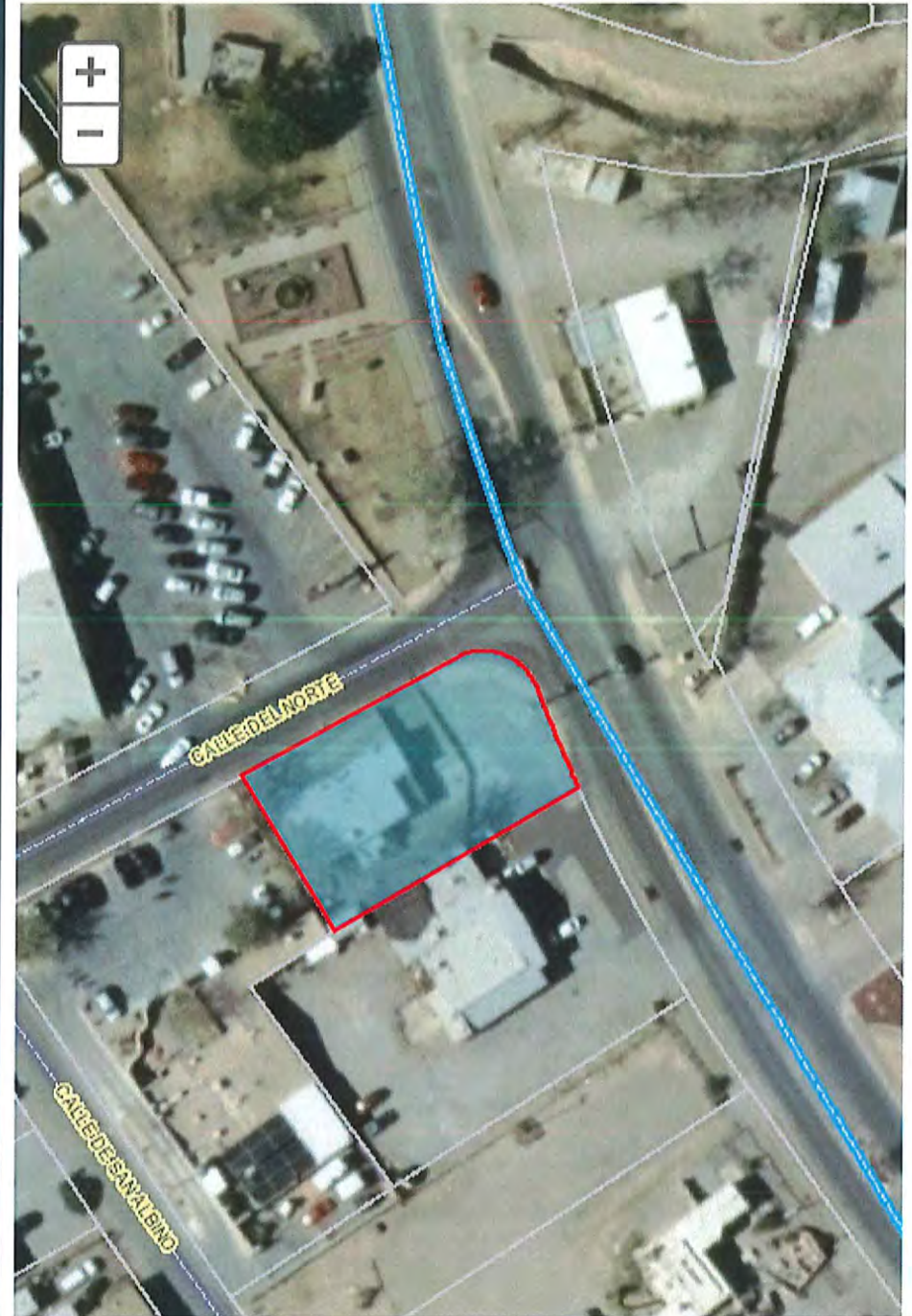
County Commission Districts

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](mailto:sernaeric25@gmail.com) | License # 584657  
Licensed, Bonded and Insured.

To:  
Eileen 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
		<b>Total</b>	<b>86,758.31</b>

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%



AVENIDA DE MESSIA

162

104

DEI NORTI

DEI

CALLE

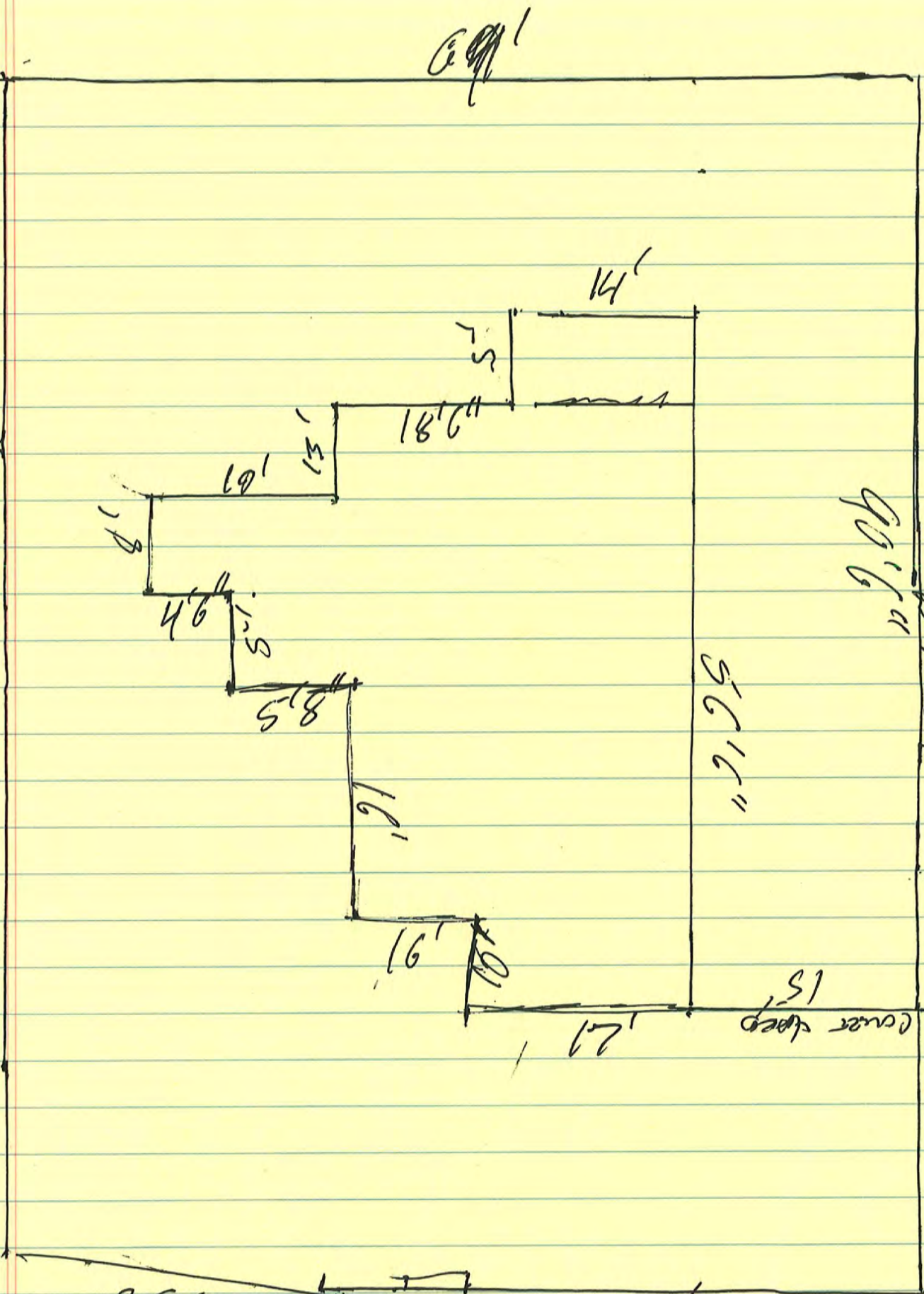
2106

90' 6"

201

curb deep 15'

5' 11"



201

222

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:

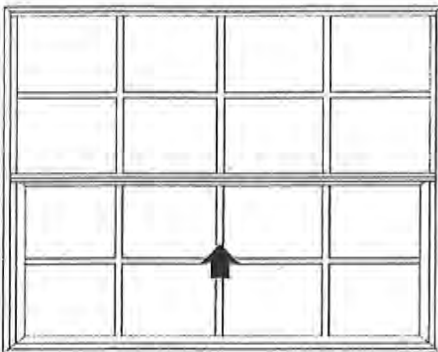
Phone:  
Fax:  
Email:

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

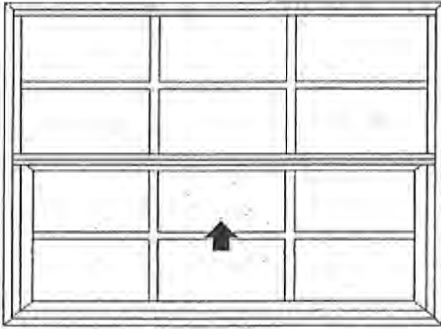
Size: Net Frame 46 1/4" x 46 3/8" Net Frame 46 1/4" X  
46 3/8"  
Dimensions: Sash Height One Half  
Model: Single Hung  
Glass: 3/32" SunCoat (Low-E) over 3/32" Clear  
Other Glass: Gray EdgeGardMAX Spacer with  
BreatherTube  
Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial  
4W4H  
Screen: Standard 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

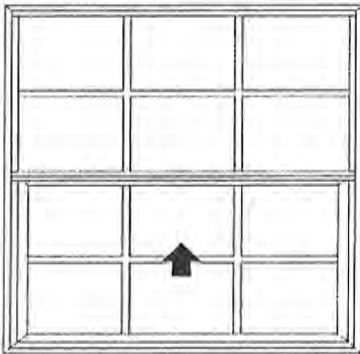
Size: Net Frame 34 1/4" x 31 3/4" Net Frame 34 1/4" X 31 3/4"  
 Dimensions: Sash Height One Half  
 Model: Single Hung  
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear  
 Other Glass: Gray EdgeGardMAX Spacer with BreatherTube  
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W4H  
 Screen: Standard 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

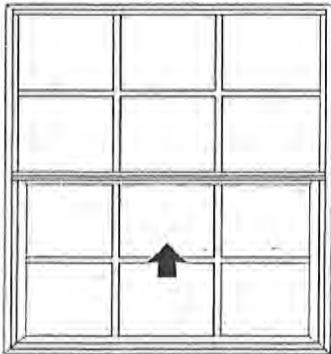
Size: Net Frame 34 1/4" x 42" Net Frame 34 1/4" X 42"  
 Dimensions: Sash Height One Half  
 Model: Single Hung  
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear  
 Other Glass: Gray EdgeGardMAX Spacer with BreatherTube  
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W4H  
 Screen: Standard 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

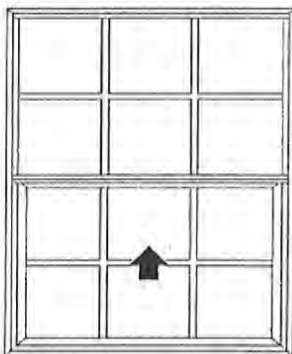
Size: Net Frame 34 1/4" x 46" Net Frame 34 1/4" X 46"  
 Dimensions: Sash Height One Half  
 Model: Single Hung  
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear  
 Other Glass: Gray EdgeGardMAX Spacer with  
 BreatherTube  
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial  
 3W4H  
 Screen: Standard 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

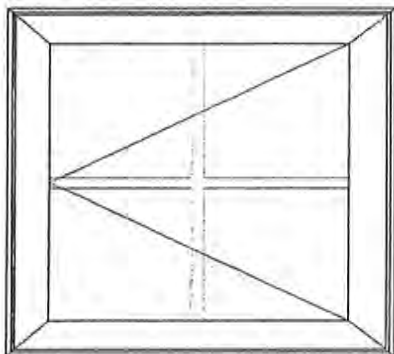
Size: Net Frame 30 1/2" x 46 1/4" Net Frame 30 1/2" X  
 46 1/4"  
 Dimensions: Sash Height One Half  
 Model: Single Hung  
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear  
 Other Glass: Gray EdgeGardMAX Spacer with  
 BreatherTube  
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial  
 3W4H  
 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

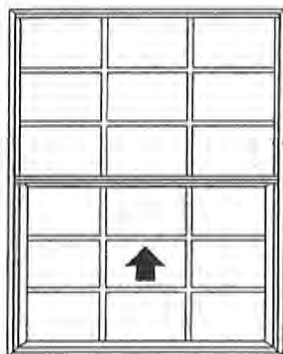
Size: Net Frame 20" x 22 1/2" Net Frame 20" X 22 1/2"  
 Model: Casement  
 Handing: Casement Left  
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear  
 Other Glass: Gray EdgeGardMAX Spacer with BreatherTube  
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 2W2H  
 Hardware: Push Out Handle, 90 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

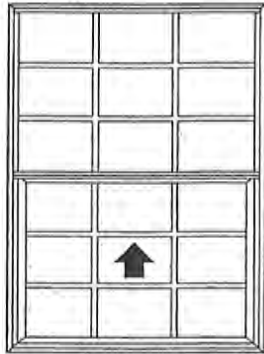
Size: Net Frame 34 1/4" x 54 1/4" Net Frame 34 1/4" X 54 1/4"  
 Dimensions: Sash Height One Half  
 Model: Single Hung  
 Glass: 3/32" SunCoat (Low-E) over 3/32" Clear  
 Other Glass: Gray EdgeGardMAX Spacer with BreatherTube  
 Grid: Flat, Ext Dark Bronze/Int Dark Bronze, Colonial 3W6H  
 Screen: Standard 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



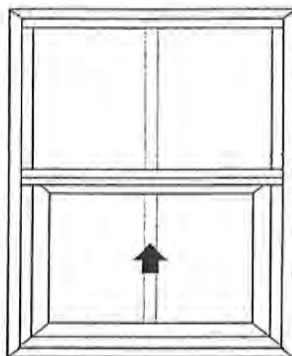
Viewed From Exterior

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



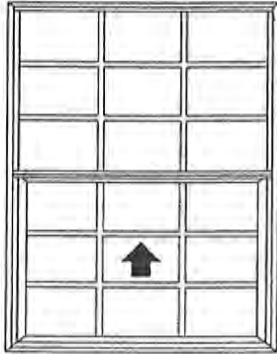
Viewed From Exterior

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

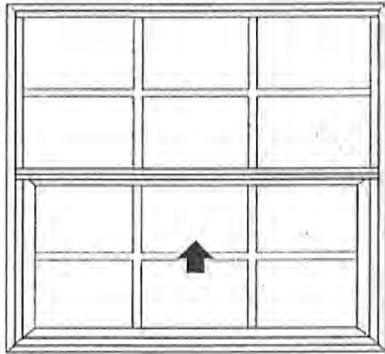
Size: Net Frame 68" x 40 3/4" Net Frame 68" X 40 3/4"  
 Model: Picture  
 Glass: 1/8" SunCoat (Low-E) over 1/8" Clear  
 Other Glass: Gray EdgeGardMAX Spacer with BreatherTube  
 Other Options: Extruded Metal Glazing Bead  
 Ratings: STC: No Rating, OITC: No Rating, Tested: CW50  
 Other Ratings: CPD: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

PZHAC MEETING  
MINUTES  
NOVEMBER 4, 2019

(PART OF CONSENT AGENDA)



# Town of Mesilla, New Mexico

## PZHAC WORK SESSION AGENDA NOVEMBER 4, 2019

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION MONDAY, NOVEMBER 4, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**Item 1:** Submitted by Sam and Jessica Kane; a request to discuss plans to re-establish a lot line that had been recorded with Dona Ana County as part of a subdivision since 1939, recreating a second property at the SW corner of Calle de Colon and Calle de Tercera. (Case 060978). Zoned: Historic Residential (HR)

*The applicant and his architects, Barbara and Harold Denton, were present to discuss the request and answer any questions that might arise. Acting Commission chair Lucero explained to the applicant that since two of the PZHAC Commissioners were absent a decision on the case would be tabled in order to allow the full commission to be present for the vote. She stated that the applicant could present his case any way to the commissioners present in order to obtain possible feedback about the proposal. Staff provided a brief introduction of the case and allowed the applicant's representatives to present their case. Harold Denton explained that Barbara fully research the history of the property and determined that the property was originally two lots that were created as part of a subdivision in 1910. The lots continued as two separate lots up until they were purchased by the applicant. re were no other issues. He also stated that Dona Ana County had no records of the lots ever being officially combined into one lot, but that Mesilla since Mesilla used the County maps as a reference, the Town no longer recognized the lots as separate. The purpose of this subdivision request is to reestablish the original lots. There were no other issues.*

**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 postponed due to the fact that a quorum would not be present to hear the case or make a decision on the case once commissioner Nevarez recused himself from voting on the case.*

## PZHAC REGULAR MEETING AGENDA NOVEMBER 4, 2019

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, NOVEMBER 4, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

### **I. PLEDGE OF ALLEGIANCE**

### **II. ROLL CALL AND DETERMINATION OF A QUORUM**

*Commission Chair Hernandez and Commissioner Prieto were absent, all other Commissioners were present. There was a quorum. Commissioner Lucero was the acting chair.*

### **III. CHANGES/APPROVAL OF THE AGENDA**

*Cases 060978 and 060979 were removed from the agenda. A motion to approve the Agenda as amended was made by Commissioner Houston, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.*

### **IV. \*ACCEPTANCE OF THE CONSENT AGENDA**

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

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

**A. \*PZHAC MINUTES – PZHAC Special Meeting of October 7, 2019**

*Approved as part of the Consent Agenda*

**B. \*ADMINISTRATIVE APPROVAL**

**Zoning Permits**

1. **Case 060976** – 2842 Erminda Street, submitted by Karen S. Crumpton; a request for a zoning permit to paint the trim above the front entryway of the dwelling at this address. Zoned: Historic Residential (HR)

*Approved as part of the Consent Agenda*

2. **Case 060977** – 1701 Calle de Mesilla #2, submitted by Louise Berchell; a request to repaint the sign on the business (Emerald Isle) at this address. Zoned: General Commercial (C)

*Approved as part of the Consent Agenda*

**V. PZHAC NEW BUSINESS:**

**A. PUBLIC INPUT ON CASES**

*Susan Krueger – resident*

*Case 060978 – Stated that the site plan for the project did not show any off-street parking, and that 8000 square feet for two dwellings was too small. She also described the requirements of a development zone to the PZHAC and stated that she only knows of two examples of the “Northern New Mexico” style in Mesilla. She said that we are losing the Historic Residential zone.*

*Ralph Geck – resident*

*Case 060978 - Stated that everything that Susan Krueger said is correct. One lot should be left as one lot. Two lots will result in four units. These will be small lots with no parking.*

**B. DECISIONS:**

**Summary Subdivision:**

1. **Case 060978** – SW corner of Calle de Colon and Calle de Tercera, submitted Samuel and Jessica Kane; a request for a summary subdivision to re-establish a lot line that had been recorded as part of a subdivision in 1939, recreating a second property at this location. Zoned: Historical Residential (HR) (**This case was discussed during the Work Session – Item 1**)

*This case was removed from the agenda*

**Zoning Permit:**

2. **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) (**This case was discussed during the Work Session – Item 2**)

*This case was removed from the agenda*

**Business Permits**

1. **0465** – 1701 Calle de Mercado, Suite B, submitted by Jenna Emerick for “Salon de Mesilla, LLC”; a request to allow the applicant to relocate an existing hair salon to this location. Zoned: General Commercial (C)

*Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.*

2. **0824** – 2488 Calle de Guadalupe, submitted by Elaine Foster for “Desert Botanicals Day Spa”; a request for a business license to allow the applicant to operate a massage therapy operation at this location. Zoned: Historical Commercial (HC)

*Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.*

**Sign Permit**

1. **Case 060980** – 2488 Calle de Guadalupe, submitted by Elaine Foster for “Desert Botanicals Day Spa”; a request for a freestanding sign for a massage therapy operation at this location. Zoned: Historical Commercial (HC)

*Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.*

**VI. PUBLIC COMMENTS**

*Susan Krueger – resident*

*Stated that the height of the tattoo parlor being built on Calle Correo is too high.*

**VII. PZHAC/STAFF COMMENTS**

*Commission Chair Lucero stated questioned the height of the tattoo parlor, and also asked staff to look into whether David Borrunda is operating his repair shop legally.*

**VIII. ADJOURNMENT**

*The meeting was adjourned at 6:24 pm.*

**NOTICE**

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

Posted on 10/31/19 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

NOVEMBER 18, 2019

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 060984  
[PZHAC CONSENT AGENDA – 11/18/2019]**

**Item:**

**Case 060984** – 2392 Calle de Parian, submitted by Yolanda Lucero; a request for a zoning permit to repair a storage door and a front gate, and to add a small portales over a door on a dwelling at this address. Zoned: Historic Residential (HR)

**Description of Work Done:**

The applicant intends to repair a damaged storage door and a gate at the front of the dwelling that had been damaged in a windstorm and add a small portales over an exterior door to protect the door from rain damage. The repairs will result in the door and gate being brought back to their original appearance and will not result in any changes to the appearance of the dwelling.

**Consistency with the Code:**

Since this is a minor repair to the door and gate on the dwelling on the dwelling 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.”]

**PHOTO OF THE DWELLING FROM CALLE DE PARIAN**







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

OFFICIAL USE ONLY:

Case # 060984

Fee \$ 0.00

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060984 ZONE: HR CODE: M1 APPLICATION DATE: 11/5/19

Yolanda Lucero (575) 640-9133  
Name of Applicant/Owner Applicant's Telephone Number

P.O. Box 25 Mesilla NM 88046  
Applicant's/Owner's Mailing Address City State Zip Code

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

Johnny Jaquez  
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: 2392 Calle de Parian, Mesilla, NM 88046

Description of Proposed Work: Six/replace Storage Door - front gate  
small portal to protect Door from water Damage

\$ 252 Signature of Applicant [Signature] Date 11/5/19  
Estimated Cost

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

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

**FOR OFFICIAL USE ONLY**

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

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

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

CONDITIONS: NO CHANGE TO STYLE OF DWELLING  
[Signature]

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 11/5/19

This Application will include the following, if checked:

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

**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 060985  
[PZHAC CONSENT AGENDA – 11/18/2019]**

**Item:**

**Case 060985** – 1780 Calle de El Paso, submitted by Jon Strain; a request for a zoning permit to remodel a bathroom in a dwelling at this address. Zoned: Rural/Agricultural (RA)

**Description of Work Done:**

The work will consist of removing the old fixtures and replacing them, tile work, some work to the plumbing, and repainting. All work will be done inside the dwelling and there will be no changes to the exterior of the dwelling.

**Consistency with the Code:**

Since the only changes will be to the interior of the dwelling and there will be no changes to the overall appearance of the exterior, and since the work will not consist of any additions or changes to heated/cooled areas of the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**). **Administrative Approval Permit** – “Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”]

**PHOTO OF THE DWELLING FROM CALLE DE EL PASO**



# 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: [R0400207](#)

Parcel Number: 4006137125232

Owner: STRAIN JON

Mail Address: PO BOX 1006

Subdivision:

Property Address: 1780 CALLE DE EL PASO

Acres: 1.20000005



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

**OFFICIAL USE ONLY:**  
Case # 060985  
Fee \$ 10.50

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

CASE NO. 060985 ZONE: RA CODE: ADN APPLICATION DATE: 11-4-19

Jon M Strain Name of Applicant/Owner 719-661-0729 Applicant's Telephone Number

Po Box 1006 FAIRACRES Applicant's/Owner's Mailing Address NM State 88033 Zip Code

STRAINJON@YAHOO.COM Applicant's/Owner's E-mail Address

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

719-661-0729 Contractor's Telephone Number \_\_\_\_\_ Contractor's Tax ID Number \_\_\_\_\_ Contractor's License Number \_\_\_\_\_

Address of Proposed Work: 1200 CALLE DE EL PASO

Description of Proposed Work: BATH ROOM REMODEL

\$ 1,000 Estimated Cost Jon M Strain Signature of Applicant 11-4-19 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: ALL INTERIOR WORK, NO EXTERIOR WORK  
CID PERMIT MAY BE REQUIRED

PERMISSION **ISSUED** DENIED BY: [Signature] ISSUE DATE: 11/4/19

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

PZHAC NEW BUSINESS

NOVEMBER 18, 2019

SUMMARY SUBDIVISION

## **SUMMARY SUBDIVISION REQUEST**

**CASE 060978**

**[PZHAC REVIEW – 11/18/2019]**

**(Decision to be based on information presented at Work Session – Item 1)**

**Item:**

**Case 060978** – SW corner of Calle de Colon and Calle de Tercera, submitted Samuel and Jessica Kane; a request for a summary subdivision to re-establish a lot line that had been recorded as part of a subdivision in 1939, recreating a second property at this location. Zoned: Historical Residential (HR)

**Staff Analysis:**

The proposed extension was discussed in the PZHAC Work Session held prior to this meeting. If it is determined that the proposal is acceptable for the area as proposed, or if an alternate solution is arrived at, then the case 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 of Fact stated below.

If, on the other hand, it is determined that the proposed lot split would not be acceptable to the area, and no other solution can be reached, then the PZHAC should either postpone the case 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 of Fact as listed.

**Findings of Fact that need to be met:**

- The PZHAC has jurisdiction to review and approve this request.
- The applicant would like to re-establish a lot line that originally existed on the property
- There will be no significant negative impacts generated by the proposed lot split.
- The proposed lot split will not have major negative impacts on Town services to the lot or to the area.
- The proposed lot split area meets all other applicable Code requirements.

**PZHAC OPTIONS:**

1. Recommend approval of the proposed summary subdivision to the BOT.
2. Recommend approval of the proposed summary subdivision with conditions to the BOT.
3. Reject the proposed summary subdivision.

**PZHAC ACTION:**

PZHAC NEW BUSINESS

NOVEMBER 18, 2019

DECISION ITEMS

ZONE CHANGES

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

**(Decision to be 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:**



**PZHAC ACTION FORM**  
**BUILDING PERMITS 060981**  
**[PZHAC REVIEW – 11/18/2019]**  
**STAFF ANALYSIS**

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

**Items:**

**Case 090681** - Submitted by Dave and Kelly Salas; a request to discuss plans to construct an additional two dwellings on a property located on the north side of Calle del Sur, adjacent to the east side of the property at 2138 Calle del Sur. (Case 060981) 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 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: @ \$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 constructing two additional dwellings on a vacant half acre property at this address. (The PZHAC has already approved two dwellings on this property.)
- The PZHAC has determined that the proposed work meets 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:**

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

**(Decision to be 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 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:**

PZHAC NEW BUSINESS

NOVEMBER 18, 2019

PZHAC DECISIONS

ZONING PERMITS

**PZHAC ACTION FORM**  
**ZONING PERMIT REQUEST CASE 060831**  
**[PZHAC REVIEW – 1/22/19]**  
**STAFF ANALYSIS**

**Item:**

**Case 060983** – 208 Capri Road, submitted by Fort Selden Roofing for Andy Ondo: a request for a zoning permit to reroof a dwelling at this address. Zoned: Residential, one acre minimum (R1)

**Staff Analysis and Recommendation:**

The applicant would like to replace a red shingle roof with a shingle roof that is more of a brown color. Aside from the change in color, there will be no changes to the style of the roof or structure. The applicant is having the roof reshingled to repair damage that has been done to the roof by several storms. Since the existing shingles are going to be removed and replaced by new shingles, the applicant has opted to use a different color (brown) for the new shingles. Aside from replacing some damaged sheathing under the shingles, there will be no structural changes to the dwelling.

The subject property is in the Capri Park Manor subdivision, which is zoned Residential, one acre lots (R-1). There are no architectural standards in the Code for the R-1 zone, although the PZHAC has historically tried to ensure that any work done in this zone would not result in a structure being out of character with the surrounding properties. Housing styles and types are very similar in this subdivision, however roof styles and colors vary widely. A dwelling down the street from the subject property has a grey metal roof. There is also another dwelling in the subdivision with a metal roof. Further down Capri Road to the west are two dwellings with sprayed foam roofs. Other dwellings nearby contain terra cotta tile roofs, while others have blue, red or black shingles.

**Estimated Cost: @ 17,475.00**

**Consistency with the Code:**

The proposed structure, when finished, will be consistent with Chapter 18.30 (R-1 Zone) of the Code, which does not contain architectural or design standards for dwellings.

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

**Findings of Fact:**

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of replacing red shingles with brown roof shingles on a dwelling at this address.
- The proposed reroofing is compatible with the R-1 zoning of the property.
- The PZHAC has determined that the roofing meets all applicable Code requirements.

**PZHAC OPTIONS:**

1. Approve the application.
2. Approve the application with conditions.
3. Reject the application.

**PZHAC ACTION:**

# 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: [R0400777](#)

Parcel Number: 4007137201439

Owner: SOEBBING JOSEPH ALLEN TRUSTEE

Mail Address: 206 CAPRI ROAD

Subdivision: MESILLA PARK MANOR PLAT 3B 585

Property Address: 206 CAPRI

Acres: 0



**PHOTOS OF THE DWELLING**



676 644-9075

**Fort Selden Roofing**

1400 Brown Rd.  
Las Cruces, NM 88005  
(575)6449581  
jose.fsr@live.com

**Estimate**

**ADDRESS**

Andy Ondo  
208 Capri Arc *Road*  
NM 88005 United States

**ESTIMATE # 2907**

**DATE 10/01/2019**

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Roofing</b> Installation of 30 year dimensional shingles Remove and dispose of existing shingles and underlayment, down to decking. ( replace any damaged decking) Remove and replace 3 X 3 pre finished metal drip edge flashing. Install one layer of synthetic roof underlayment. Fasten 30 year dimensional shingles. Remove and replace all pipe jack flashing. Seal around all roof penetrations. Leave CLEAN around jobsite.	1	9,150.00	9,150.00T
<b>Roofing</b> Installation of Carlisle TPO Roof system Remove and dispose of all capsheet and damaged decking. Replace with 3/4" CDX rough plywood. Sweep and power air clean roof substrate. Fasten 1/2" recovery board with 3" steel plates and 2" wood screws. Fully adhere 60 mil TPO membrane on field. Heat weld all seams and pre molded	1	8,325.00	8,325.00T

ACTIVITY	QTY	RATE	AMOUNT
boot flashings.			
Caulk and seal around all pipes and penetrations.			
Remove and replace 4 - 2 x 4 skylights and 1 - 2x2 skylight			
Remove and replace apprx. 100 Ft. damaged fascia on flat roof.			
Leave CLEAN around jobsite			
7 year warranty on all labor and materials.			

---

SUBTOTAL	17,475.00
TAX (8.3125%)	1,452.61
<b>TOTAL</b>	<b>\$18,927.61</b>

Andrew Ondra  
Accepted By



Accepted Date

October 28, 2019



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

OFFICIAL USE ONLY:

Case # 060983

Fee \$ 37.50

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

CASE NO. 060983 ZONE: RL CODE: RL APPLICATION DATE: 10/31/19

Andy Onda Name of Applicant/Owner (575) 644-9075 Applicant's Telephone Number

208 Capri Rd. Applicant's/Owner's Mailing Address Mesilla City NM State 88046 Zip Code

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

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

(575) 644-9581 Contractor's Telephone Number 27-2993089 Contractor's Tax ID Number GB98-378594 Contractor's License Number

Address of Proposed Work: 208 Capri Rd. Mesilla NM 88046

Description of Proposed Work: Residential Re-roof

\$17,475<sup>00</sup> Estimated Cost [Signature] Signature of Applicant 10/31/19 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 APPROVAL REQUIRED  
CID PERMIT REQUIRED  
Z1

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

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

PZHAC NEW BUSINESS

NOVEMBER 18, 2019

SIGN PERMITS

**PZHAC 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:**

**PHOTO FROM CALLE DE MERCADO SHOWING SIGN LOCATION**



# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:  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

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PERMIT ISSUED BY: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_

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