



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA DECEMBER 2, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION MONDAY, DECEMBER 2, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Pat Taylor, a request to discuss plans to conduct additional renovations on a commercial building at 2214 Calle de Guadalupe. (Case 060991) Zoned: Historical Commercial (HC)

PZHAC REGULAR MEETING AGENDA DECEMBER 2, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, DECEMBER 2, 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 Work Session and Regular Meeting of November 18, 2019

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. DECISIONS:

Zoning Permit:

- Case 060987** – 2685 Calle de Parian, submitted by William McIlvaine; a request for a zoning permit to replace or install new posts on an existing porch as part of a renovation of a dwelling at this address. Zoned: Historic Residential (HR)
- Case 060988** – 3115 Calle de Guadalupe, submitted by Jesus Martinez; a request for a zoning permit to allow a dwelling at this address to be restuccoed. Zoned: Rural/Agricultural (RA)
- Case 060989** – 2930 La Mesilla Circle, submitted by William and Amy Abruzzi; a request for a zoning permit to allow the construction of a 16 foot by 18 foot (224 square foot) tool shed and storage unit on a residential property at this address. Zoned: Historical Residential (HR)
- Case 060990** – 3000 Mesilla Verde Terrace, submitted by Robert Carson; a request for a zoning permit to allow the construction of an in-ground swimming pool on a residential property at this address. Zoned: Rural/Agricultural (RA)
- Case 060991** – 2214 Calle de Guadalupe, submitted by Pat Taylor; a request for a zoning permit to allow additional renovations on a commercial building this address. Zoned: Historical Commercial (HC)

Business Permit

- Permit 0826** – 1680 Calle de Alvarez, submitted by Carol A. Grady for “High on Life”; a request for a business permit to allow the operation of a mental health and addiction counseling operation 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 11/26/19 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

DECEMBER 2, 2019

WORK SESSION

**PZHAC WORK SESSION
DECEMBER 2, 2019
ITEM 1**

Item:

Submitted by Pat Taylor, a request to discuss plans to conduct additional renovations on a commercial building at 2214 Calle de Guadalupe. (Case 060991) Zoned: Historical Commercial (HC)

Description of Work Done:

The purpose of this request is to allow the applicant to repair and restore an existing structure at this address. Although zoned Historical Commercial, the structure was previously used as a dwelling until the applicant obtained it. The applicant proposes to use the structure to house a commercial consulting and contracting practice. The applicant applied for and received a permit in January of 2017 (Permit 060472) to renovate the structure. The permit was to allow the applicant to remove, rebuild, and replace the existing windows in the dwelling and to apply a temporary plastic cover over the window openings while the windows were being rebuilt. Additionally, the applicant was to patch the roof and repair portions of the exterior adobe walls.

In addition to the work allowed earlier, the applicant would now like to complete work to the doorways and entrances to the structure, a window at the west side of the structure, and several porches over window and doors to protect them from the elements. Additionally, the applicant would like to repaint the entire structure. (See attached letter and drawings from the applicant for more details as to what is being proposed.)

Estimated Cost: @ \$3,000.00

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.

Do?a Ana County Zoning Map

Layer Visibility:

- Roads
- Buildings
- City Limits

Parcel ID: [04-00282](#)
Map Code: [4-006-137-204-415](#)
NAME: HALL ALEXANDRA NASON
NAME2:
Mail Address: PO BOX 365
CITY: MESILLA
STATE: NM
ZIP: 88046-0365
LOT:
BLOCK:
Subdivision:
Condo Name:
Condo Unit:
Mobile Homes: 0
Clerk Record: 9116675
RTS: 1E 23S 25
Property Address: 2214 CALLE DE GUADALUPE
Acres: 0.14



	Parcel ID	Map Code	Owner 1	Owner 2
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PHOTO OF THE SUBJECT STRUCTURE FROM CALL DE GUADALUPE (EAST SIDE)



PHOTO OF THE FRONT DOOR OF THE STRUCTURE



PHOTOS OF THE REAR (WEST SIDE) OF THE SUBJECT STRUCTURE SHOWING PROPOSED LOCATIONS OF AWNINGS



Pat & Wendy Taylor
P.O. Box 673
Mesilla, NM 88046
Cell 575-526-7995
November 20th, 2019

Larry Shannon
Town of Mesilla Community Director

The Town has previously approved permit #060472 which covers general adobe repair, drainage and window/door repair for our property on 2214 Calle de Guadalupe. Attached is a new permit for the east and west door entryways, west awnings/porch and plaster color.

This new permit includes the east entryway which has some additional information not previously submitted. The color (white) of the doorway remains the same, the trim will be repaired and/or replaced. A new door appropriate for the time period and had been approved by the State Historic Preservation Office, see attached. New sidelights for the entryway will be built and installed matching the door.


The new permit also includes the west entry plan. The existing door was too narrow for ADA access so the plan calls for a wider doorway. The windows that are currently on either side will be re located to the south side of the door, see attached.

The exterior walls will be painted the color of the west side of the house.

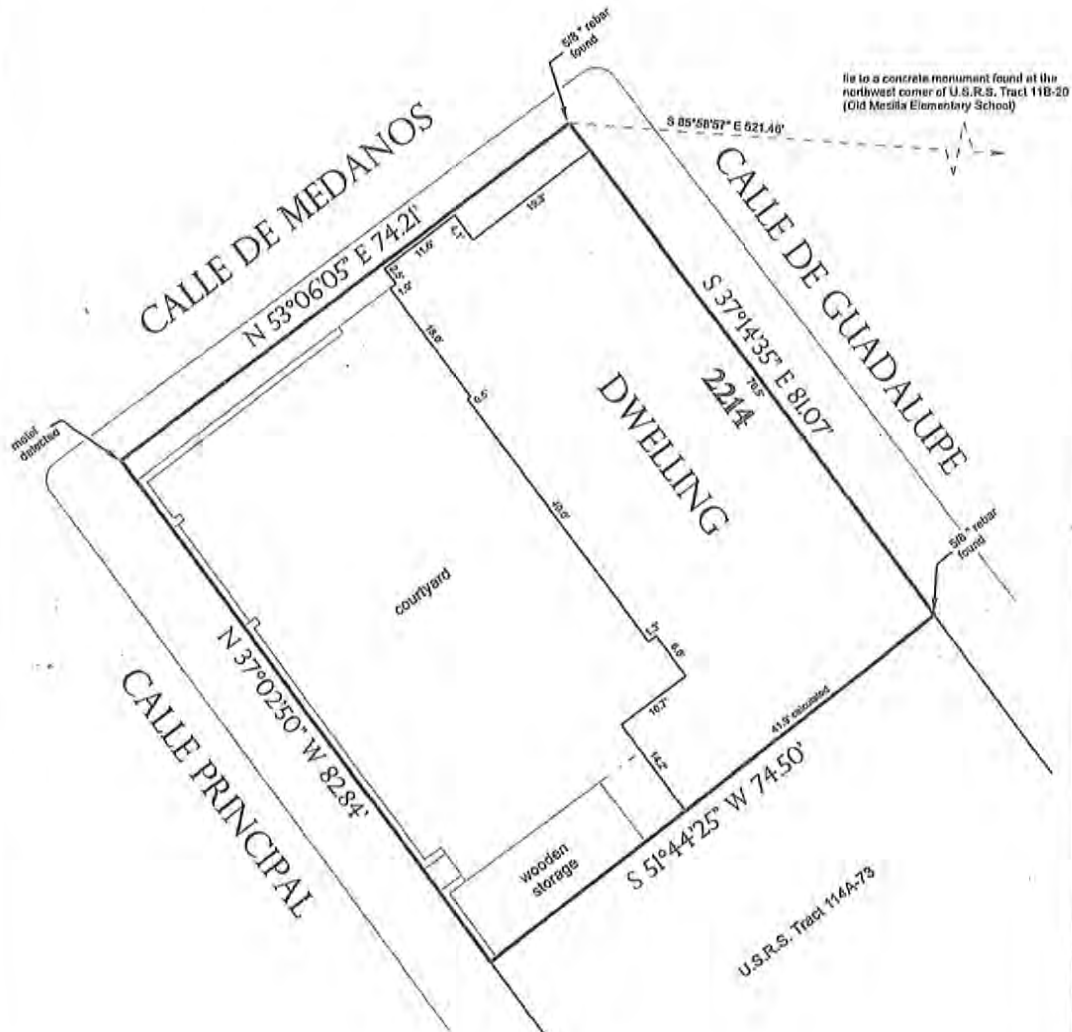
The sunroom windows have been recently replaced but the originals were destroyed by rain and their west facing orientation. We are proposing an awning over the sunroom window and the south room door to protect them from the elements. A porch over the west door is proposed for the same reasons. The roofing material for both awnings and porch will be a standing seam roof similar to what is on the nearby church. The wood elements of the awnings and porch will be stained.

Thank you,

Pat and Wendy Taylor

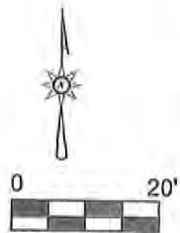
A handwritten signature in black ink, appearing to read "Pat Taylor", written in a cursive style.

PLAT OF SURVEY 0.1399 ACRE PARCEL, BEING U.S.R.S. TRACT 11A-74,
 IN THE SW 1/4, SECTION 25, T.23S, R.1E, N.M.P.M., U.S.R.S. SURVEYS IN THE
 TOWN OF MESILLA, DOÑA ANA COUNTY, NEW MEXICO, AS THE SAME IS SHOWN
 AND DESIGNATED ON INSTRUMENT NO. 9116675 THEREOF, FILED OF RECORD IN THE
 OFFICE OF THE COUNTY CLERK OF SAID COUNTY ON SEPTEMBER 24, 1991 AND
 RECORDED IN BOOK 353, PAGE 74, CLERK'S RECORDS.



tie to a concrete monument found at the northwest corner of U.S.R.S. Tract 11B-20 (Old Mesilla Elementary School)

1. Date of Survey: September 14, 2016
2. Basis of Bearing: property corners found in place for Warranty Deed filed September 24, 1991 in Clerk's Record 353 page 74 of the records of Doña Ana County, New Mexico.
3. Distances are ground in U.S. Feet.
4. Record or platted information, where it differs from that found in the field, is shown in brackets [].
5. Property lies within Flood Zone "X"; area is determined to be outside the 500-year flood plain as designated in Flood Insurance Rate Map No. 35013C1093 G effective date: July 6, 2016.



I, Gilbert Chavez, New Mexico Professional Surveyor No. 6832, do hereby certify that this Plat of Survey and actual survey on the ground upon which it is based were performed by me on September 14, 2016; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the Subdivision Act and that this instrument is a Plat of Survey of an existing lot.

Gilbert Chavez, PS 6832 September 15, 2016



Gilbert Chavez
 Professional Surveyor

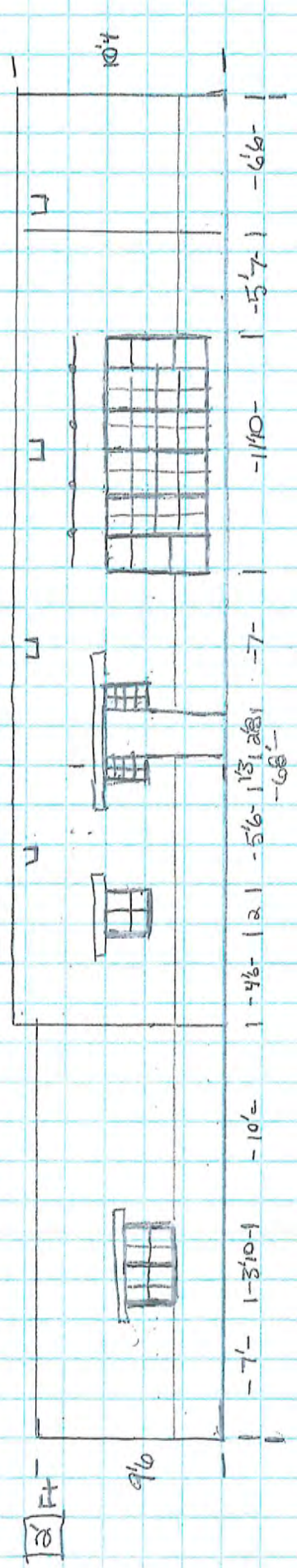
Vista Grande Surveys

P.O. Box 882
 Mesilla, NM 88046-0882
 Phone (575) 527-9280
 E-mail: gilchvz@q.com

VG 16-079

WEST ELEVATION

EXISTING



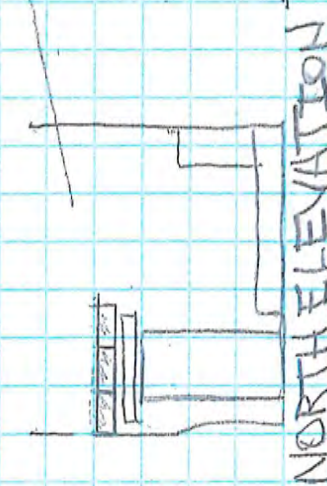
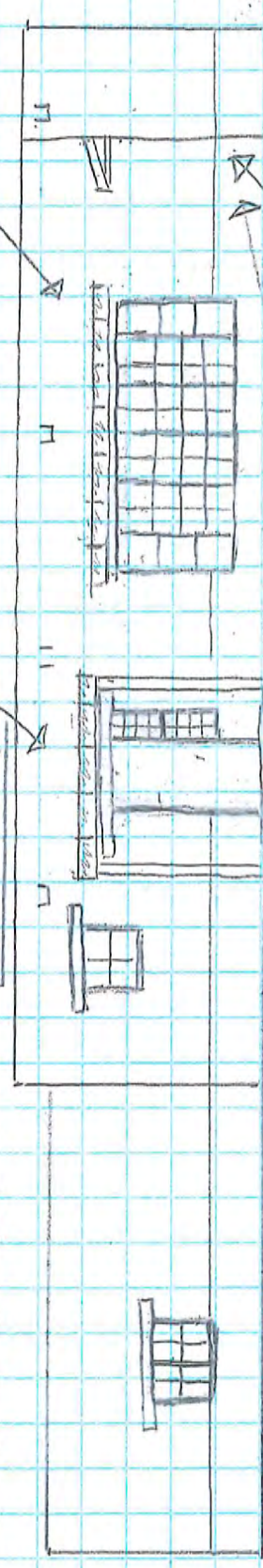
2214 CALLE DE CORDOVA
 PAT & DEBY TAYLOR

BACK ENTRY

SUNROOM

WEST ELEVATION

PROPOSED



NORTH ELEVATION

2214 Calle Guadalupe
PAT & Wendy Taylor

6"

PROPOSED
STANDING
SEAM ROOF

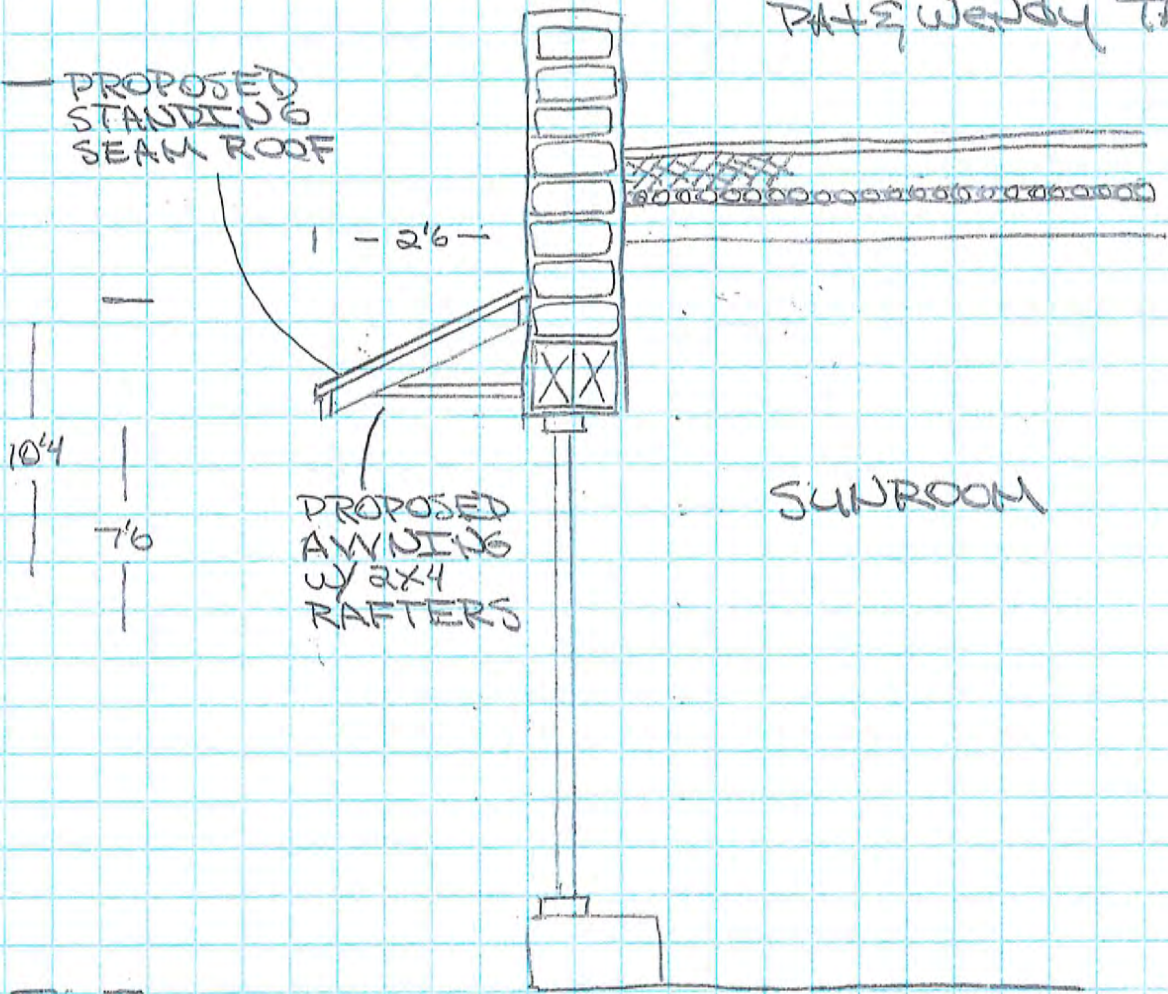
1 - 2'6"

10'4"

7'6"

PROPOSED
AWNING
w/ 2x4
RAFTERS

SUNROOM



6"

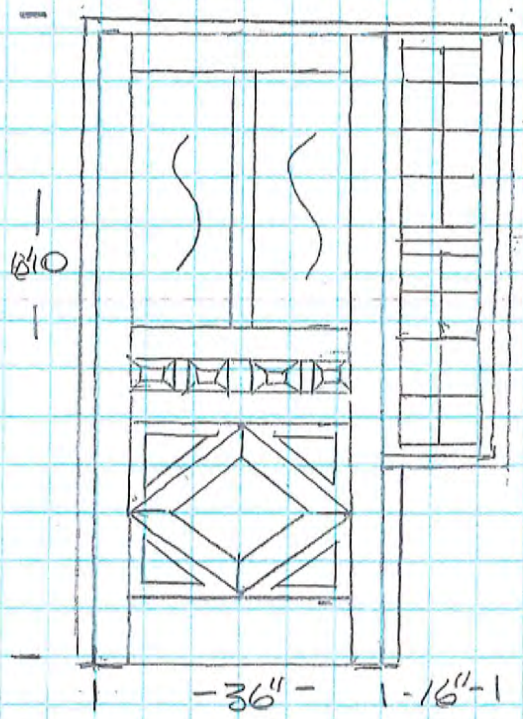
2214 Calle Guadalupe
Pat & Wendy Taylor

PROPOSED
STANDING
SEAM ROOF

PROPOSED
PORCH

- 2x4 RAFTERS
- 4x4 POSTS
CHANFERED

PROPOSED DOOR 3'6"

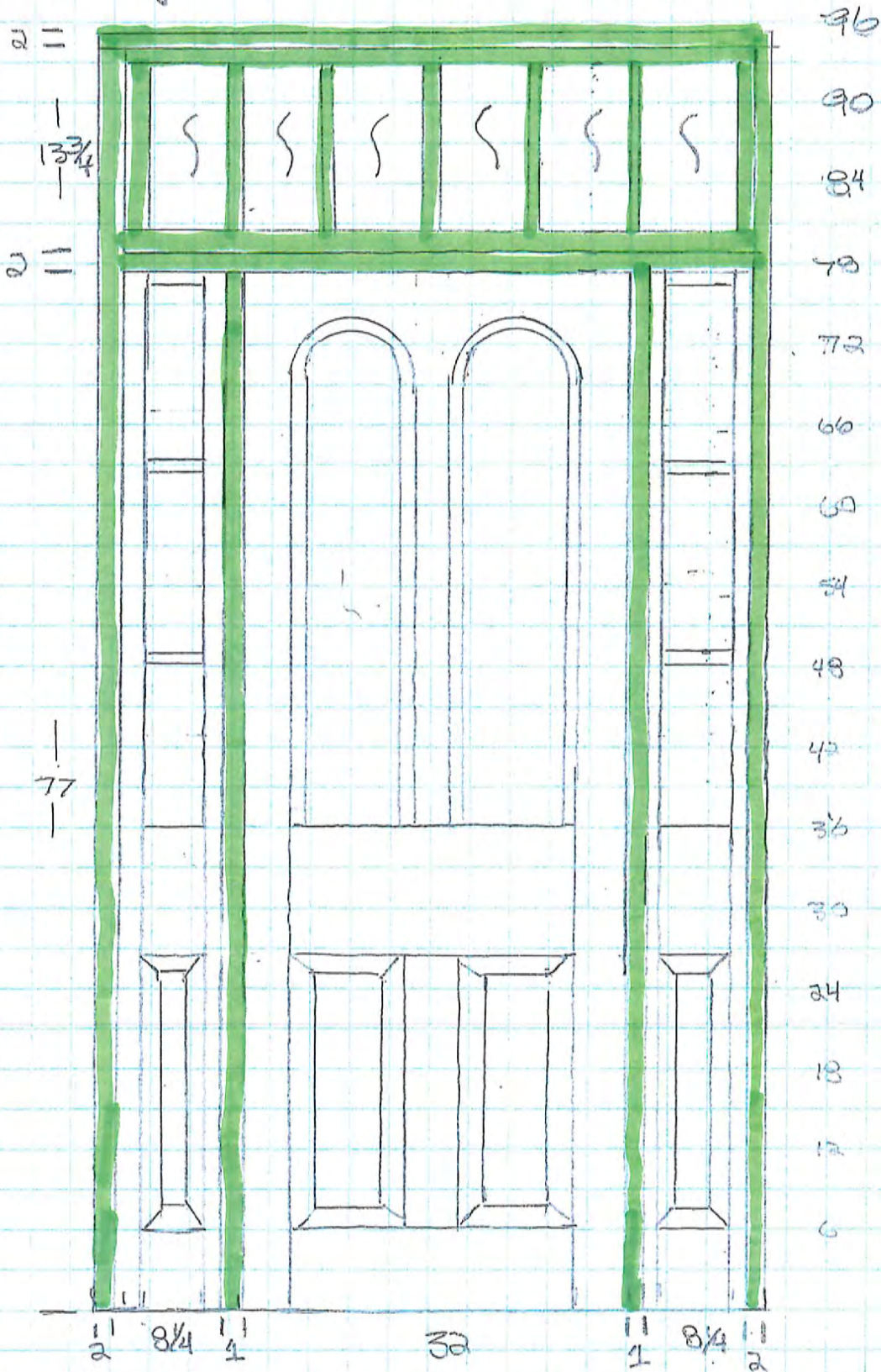


Vintage Door Restore!
Existing windows
Restored

31

2214 Calle de Guadalupe
PAT & WENDY TAYLOR

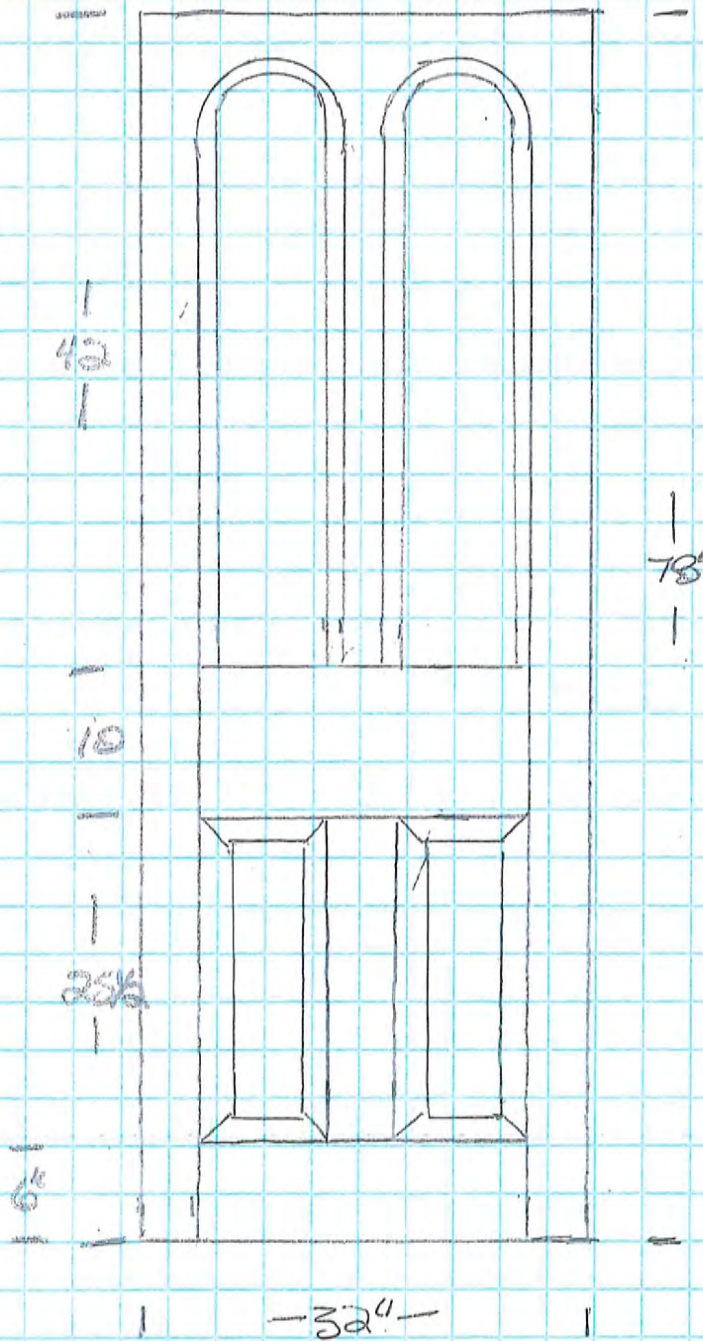
EAST ENTRY FROM DOOR/Sidelights
EXISTING DOOR FRAME TO REMAIN, New DOOR & Side Lites



2214 Calle de Guadalupe
Pat & Wendy Taylor

31

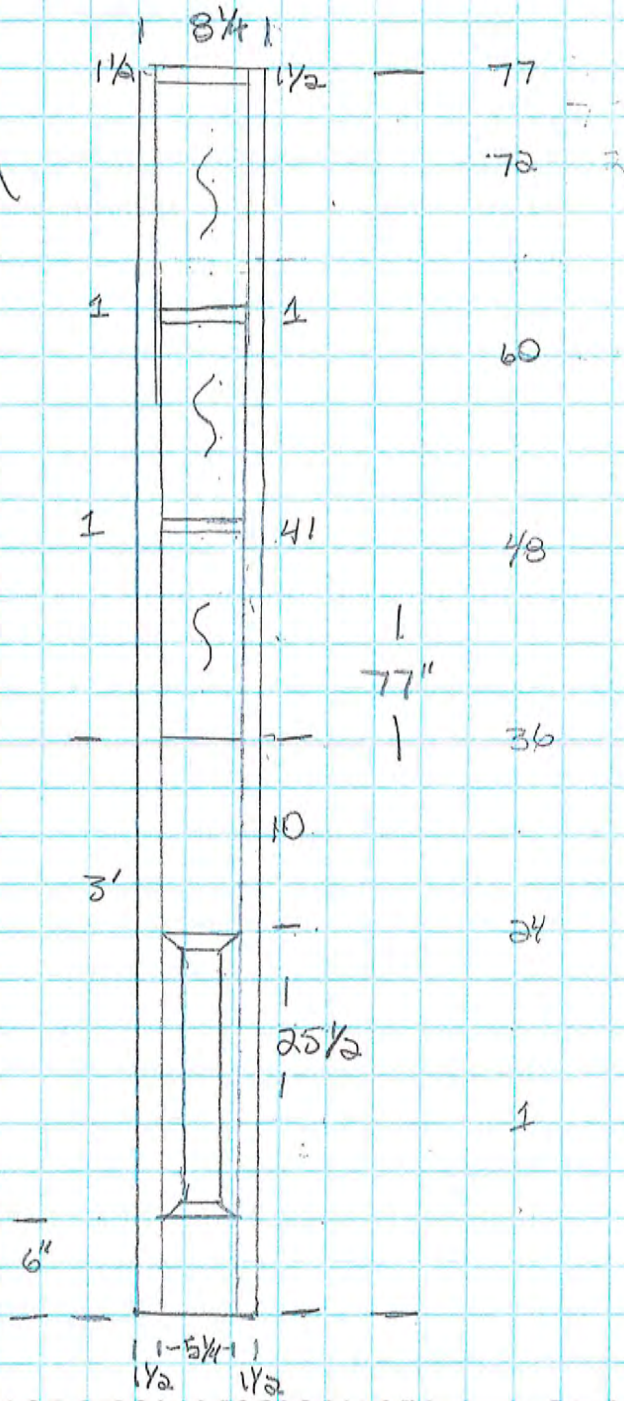
NEW FRONT DOOR
Vintage Door Restored



2214 Calle de Guadalupe
 Patsy Waddy Taylor

57

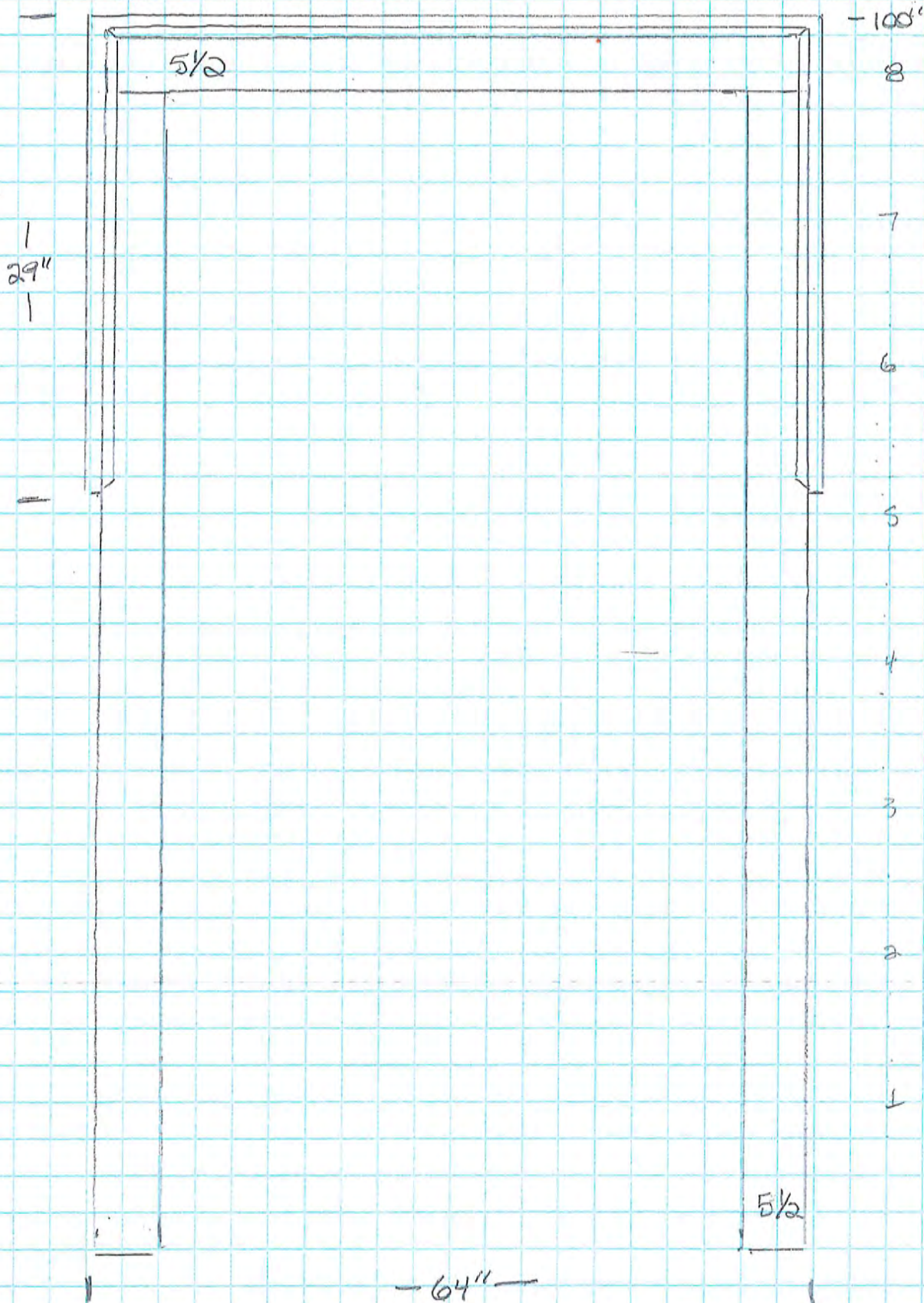
New
 sidelights
 East Entry way



2214 Calle de Guadalupe
PAT & WALLY TAYLOR

3

EAST ENTRY WAY EXTENSION TRIM
REPAIR/REPLACE AS NECESSARY



Case # 060991

Fee \$ 15,00

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. 060991 ZONE: HC CODE: ALT APPLICATION DATE: 11/20/19

Pat Taylor
Name of Applicant

575 526 7995
Applicant's Telephone Number

PO Box 673 Mesilla NM 88046
Mailing Address City State Zip Code

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

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

2214 Calle de Guadalupe
Address of Proposed Work: East West Entry way work, west window

Description of Proposed Work:
Awnings, west entry way porch

\$ 3,000 Estimated Cost
Pat Taylor Signature of Applicant
11/20/19 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 Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

CONDITIONS: PZHAC REVIEW + BOT APPROVAL REQUIRED
COMMERCIAL BDDG - CID PERMIT REQUIRED

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).

PZHAC MEETING
MINUTES
NOVEMBER 18, 2019

(PART OF CONSENT AGENDA)



**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)

Commission chair Lucero stated that the case would be postponed at the request of the Town attorney, so it was not necessary to hear the discussion at this time. The applicant's representative wanted to know why the case would be postponed, since the requested lot split is a separate issue that has nothing to do with the legal opinion requested by the BOT and there was no specific reason why the case should be postponed. He then proceeded to explain the rationale for the request.

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)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed addition would not be out of character with the property or the area. There were no issues.

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).

Commission chair Lucero stated that the case would be postponed at the request of the Town attorney due to the fact that the proposal was very similar to the case that had been postponed by the BOT for a legal opinion, so it was not necessary to hear the discussion at this time. No discussion took place.

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 applicant's representative, Eric Serna, was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed renovations were primarily repairs to damaged or deteriorating portions of the structure, and would not result in any changes to the appearance of the structure. Mr. Serna testified that this was true. There were no issues.

**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

Commission Chair Hernandez was absent. All other Commissioners were present. There was a quorum. Commissioner Lucero was the acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

Since Case 060981 was to be postponed at the request of the Town attorney, it was removed from the agenda. A motion to approve the Agenda as amended was made by Commissioner Prieto, seconded by Commissioner Houston, 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 Prieto, and approved by a vote of 3 - 0.

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

Approved as part of the Consent Agenda

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)

Approved as part of the Consent Agenda

2. **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)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Susan Krueger – resident

Case 060978

With respect to the applicant's argument that the lot exists as two separate lots, stated that DAC would not recognize the lots as separate unless they met Mesilla's requirements for a subdivision, and stated that the original lots do not meet the current requirements for a subdivision.

Case 060981

Stated that the proposed request should fall under the moratorium on development proposed by the Mayor. She recommended that if certain definitions do not exist in the Zoning Code, than the definitions from the Building Code should be used. She also stated that Davie Salas had said that he is willing to change the architectural styles of the structures to meet PZHAC requirements, and that staff should work with Salas to find a style that works.

Ralph Geck – neighbor of Case 060978

Stated that the lot to be divided has always been considered as one lot and should remain one lot.

Harold Denton – Case 060978, Representative for the applicant

Stated that he has done the research on the lot in question and that historically it has been considered as two lots. Also, the Building Code clearly defines apartments, and the proposed development does not consist of apartments.

Susan Krueger – resident

Stated that the PZHAC deals with the Zoning Code, not the building Code.

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**)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues with the proposed request. In addition to the argument provided by Mr. Denton as to the history of the property as two distinct lots, issues discussed were the fact that the lots as proposed do not meet current frontage requirements, and whether or not

allowing the lot split would result in an increase of development density for the area. Davie Salas read the section of the Code that allows “multi-family” development in the RF zone, and then read the definition of “multi-family” in the Code that basically defines “multi-family” dwellings as “apartments”. There was no further discussion. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and a vote 2 - 1 resulted in the need for Commission Chair to vote in order to provide a quorum for a decision. The final vote was 2 - 2, resulting the motion failing. (Commissions Houston and Prieto voted to approve the motion, and Commission Chair Lucero and Commissioner Nevarez voted against the motion. Commissioner Nevarez stated that he was not satisfied with the documents provided that they provided a legal basis for a positive decision. Commission Chair Lucero stated that the PZHAC needed more information in the form of a letter from the County Assessor stating the County’s opinion in the matter. The request was not approved.

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)**

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that the proposed addition would not be out of character with the nature of the area. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto and approved by a vote of 3 - 0. (Commissioner Nevarez recused himself from voting on this case.)

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)**

This case was removed from the agenda.

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)**

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that the proposed addition would not be out of character with the nature of the area. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto and approved by a vote of 3 - 0.

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)

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 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)

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 Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.

VI. PUBLIC COMMENTS

Susan Krueger – resident

Complained that her statements have been consistently misquoted by Staff in the minutes. She also stated that her requests for a Work Session to discuss the ordinances have never been mentioned.

Davie Salas – Case 060981 applicant

Stated that he would like to know what was specifically asked of the attorney.

VII. PZHAC/STAFF COMMENTS

Commissioners Prieto and Nevarez both requested that any info and clarification of the Codes by the attorney be shared with the PZHAC.

Commissioner Lucero stated that the delays caused by waiting for the attorney's opinion were unfair to the applicants.

VIII. ADJOURNMENT

The meeting was adjourned at 6:52 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 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

DECEMBER 2, 2019

PZHAC DECISIONS

ZONING PERMITS

PZHAC ACTION FORM
ZONING PERMIT 060987
[PZHAC REVIEW – 12/2/2019]

Item:

Case 060987 – 2685 Calle de Parian, submitted by William McIlvaine; a request for a zoning permit to replace or install new posts on an existing porch as part of a renovation of a dwelling at this address. Zoned: Historic Residential (HR)

Staff Analysis:

The applicant is in the process of renovating the main dwelling at this address and has been before the PZHAC several times in the past two months for reviews of various permits associated with the renovation, including a discussion of the work needed to complete the renovation. This is part of that work and is part of what was discussed, but not included in any of the permits submitted at that time. The reason for this permit is to allow the applicant to modify and replace seven existing posts (see attached photos) with larger posts and corbels to strengthen the support for porch, and to add five new posts and corbels to fill in places that do not have posts (see attached photos) in order to provide additional support to these areas.. The header above the posts will then be covered with stucco at the time the dwelling is stuccoed according to the permit approved by the PZHAC on October 7, 2019 (Case 060966).

The proposed work will be done to the existing porches only and will not change the appearance or style of the structure as approved at the October 6, 2019 PZHAC meeting.

Estimated Cost: @ \$6,510.00

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 replacing or adding posts to an existing porch on 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 zoning request to the BOT.
2. Recommend approval of the zoning request with conditions to the BOT.
3. Reject the proposed request.

PZHAC ACTION:

PHOTO OF PORCH SHOWING POSTS TO BE REPLACED



Doña Ana County, NM

General Reference Maps

2014 Aerial Addresses County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400441](#)

Parcel Number: 4006138096083

Owner: MCILVAINE WILLIAM

Mail Address: 7101 NORTH MESA #370

Subdivision:

Property Address: 2685 CALLE DE PARIAN #2

Acres: 0.93000001



PHOTOS OF PORCH SHOWING WHERE NEW POSTS WILL BE PLCAED



Proposal

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

Will & Stephan Mcilvaine
 2685 Calle De Parion
 Mesilla, NM 310 990 9894

Date: 11/11/2019
 W.O. #: 1019153
 Estimator Darrell Walker
 Phone 575-644-0049



Scope of Work Complete Stucco Renovation

Product Detailed Description

1.00 Stucco Renovation
 Trench perimeter to expose all stucco

Preparation Power wash to remove all dirt/debris
 Tape, paper and plastic to windows and doors

Windows Note that new Anderson windows are being installed by others
 Remove all delaminated stucco

Repairs Inspect and replace weather barrier and lath as needed
 STO # 727 premix with embedded fiber mesh over all existing stucco

Finish STO 1.0 Synthetic over all existing stucco

Calking Siliconized caulking at all window and doors

Color TBD (two colors to front elevations)

2.00 Lath 540 SF
 Lath Install moisture barrier wire and lath at gables on either end of home

3.00 Electrical
 Lights Electrical to move Light boxes and other miscellaneous conduit estimated hours and materials. *This is subject to change depending on time and material.* TBD 680.00

4.00 Additional cost for framing and installing beams, columns and corbels.
 Framing labor for all framing and additiona cost for lath and stucco to header 2,650.00
 Material Framing materials for header 1,260.00
 C&D Cedar materials for post and corbels 6"X6" rough cut with metal stand 2,600.00

sub total 21,357.00
 tax 1,748.60
 total 23,105.60
 deposit
 balance

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

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

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

OFFICIAL USE ONLY:

Case # 060987

Fee \$ 21.00

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

CASE NO. 060987 ZONE: HR CODE: ADM APPLICATION DATE: 11/19/19

WB McILVAINE Name of Applicant/Owner 310 990 9896 Applicant's Telephone Number

PO Box 360 MESILLA NM 88046 Applicant's/Owner's Mailing Address City State Zip Code

WBMcILVAINE@MAC.COM Applicant's/Owner's E-mail Address

D.J WALKER CONSTRUCTION Contractor's Name & Address (If none, indicate Self)

575 640049 Contractor's Telephone Number
Contractor's Tax ID Number
Contractor's License Number

Address of Proposed Work: 2685 CALLE DE TARIAN MESILLA

Description of Proposed Work: REPLACE 7 POSTS. ADD 5 NEW POSTS + CORBELS. COVER HEADER. STUCCO HEADER.

\$ 6510.00 Estimated Cost
W. McIlvaine Signature of Applicant
19 NOV 2019 Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: _____
CID PERMIT MAY BE REQUIRED

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

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

PZHAC ACTION FORM
ZONING PERMIT 060988
[PZHAC REVIEW – 12/2/2019]
STAFF ANALYSIS

Items:

Case 060988 – 3115 Calle de Guadalupe, submitted by Jesus Martinez; a request for a zoning permit to allow a dwelling at this address to be restuccoed. Zoned: Rural/Agricultural (RA)

Description of Request:

The applicant intends to restucco the existing dwelling in two colors (see attached color samples). One color will be a light green which will be used on the garage and carport at the rear portion of the dwelling (see attached photo and plans). The other color will be an off-white that will be used for the remainder of the dwelling. Although the Town has no architectural standards in the RA zoning district, both of these colors are acceptable in general for dwellings in the Town and can be considered more appropriate for the Town than the existing colors of the dwelling. (The dwelling is already finished in two colors. The garage is a different shade of green, and the remainder of the dwelling is a dark tan.)

Estimated Cost: @ \$6,000.00

Consistency with the Code:

Photos of the dwelling are attached. According to the applicant, the colors chosen will be compatible with the dwellings on other properties in the area.

Since the dwelling is **not** in a Historic zoning district, Section 18.33 – Historic Preservation of the Code does not apply to this case. However, the PZHAC has consistently in the past tried to ensure that such cases generally fit in with the style and aesthetics of any surrounding development. 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 approve this request.
- The proposed work consists of restuccoing an existing dwelling at this address.
- The PZHAC has determined that the proposed renovations meet all applicable Code requirements.

PZHAC OPTIONS:

1. Approve the request.
2. Recommend approve the request with conditions.
3. Reject the request.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: []

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: [R0400687](#)
Parcel Number: 4006138389142
Owner: MARTINEZ JESUS M JR
Mail Address: PO BOX 122
Subdivision: CANAMEX ACRES (BK 21
PG 569 - 0610453)
Property Address: 3115 CALLE DE
GUADALUPE
Acres: 1.08000004

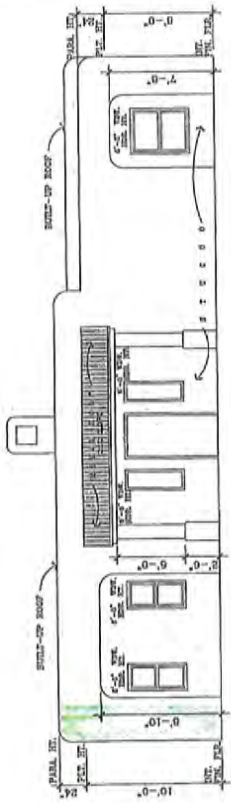


PHOTOS OF THE DWELLING FROM CALLE DE GUADALUPE



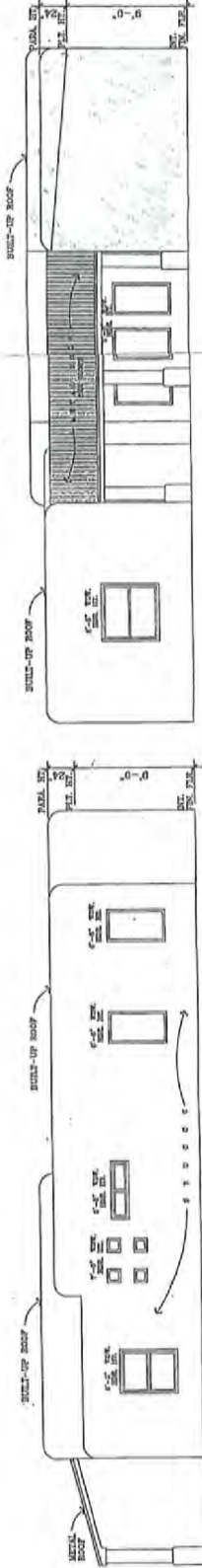
PHOTOS OF THE GARAGE AND CARPORT





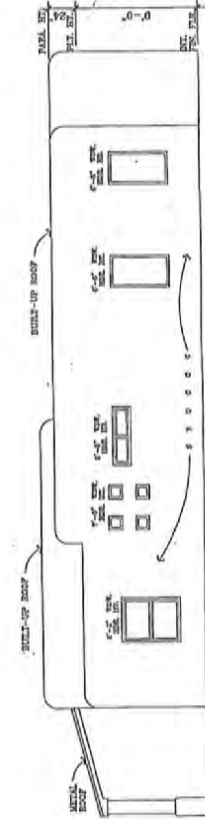
FRONT ELEVATION

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



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

OFFICIAL USE ONLY:

Case # 060988
Fee \$ 19.⁰⁰

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

CASE NO. 060988 ZONE: RA CODE: M1 APPLICATION DATE: 11/19/18

JESUS MARTINEZ Name of Applicant/Owner 575-636-0655 Applicant's Telephone Number

P.O. BOX 122 Applicant's/Owner's Mailing Address MESILLA City NM State 58046 Zip Code

Applicant's/Owner's E-mail Address
SELF

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

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

Address of Proposed Work: 3115 CALLE GUADALUPE

Description of Proposed Work: RE STUCCO HOUSE

\$ 6,000⁰⁰ Estimated Cost [Signature] 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 Approved Date: _____ **BOT** Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC APPROVAL REQUIRED
CID PERMIT MAY BE REQUIRED
[Signature]

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

PZHAC ACTION FORM
ZONING PERMIT 0609AA
[PZHAC REVIEW – 12/2/2019]
STAFF ANALYSIS

Items:

Case 0609AA – 2930 La Mesilla Circle, submitted by William and Amy Abruzzi; a request for a zoning permit to allow the construction of a 224 square foot tool shed and storage unit on a residential property at this address. Zoned: Historical Residential (HR)

Description of Request:

The applicants would like to construct a 14-foot by 16-foot (224 square feet) tool shed/storage building near the eastern side of their residential property. The proposed structure will be 5 feet from the side property line and over 50 feet from the rear property line and will be set on the opposite side of the property from the dwelling. The shed will over 100 feet from the dwelling.

The shed will be used for garden items and household items including bikes. There will be a 12- foot wide roll up garage door on the west side of the shed facing the dwelling, two small windows on the sides of the shed, and a security door on the south side of the shed. The shed will have a pitch roof with a total height of between 11 and 12 feet. Run-off will be retained on the property. The shed will have not have electrical wiring or plumbing. The shed will be finished to match the color and style of the existing dwelling.

Estimated Cost: @ \$8000.00

Consistency with the Code:

Photos of the structures are attached. According to the applicant, the shed will be stuccoed to match the dwelling and the color chosen will be the same as used for the existing dwelling, which is compatible with the surrounding properties. Since the dwelling is in a Historic zoning district, the following section of the Code applies:

18.33.080 Historical appropriateness permit.

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

The PZHAC will need to determine that the proposed work, when finished, will be consistent with all other 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 a 224 square foot tool and storage shed on the residential property at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: []

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400441](#)

Parcel Number: 4006138096083

Owner: MCILVAINE WILLIAM

Mail Address: 7101 NORTH MESA #370

Subdivision:

Property Address: 2685 CALLE DE PARIAN #2

Acres: 0.93000001



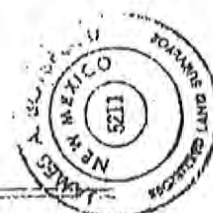
PHOTOS OF THE PROPERTY FROM THE ENTRANCE TO THE PROPERTY



PLAT OF SURVEY SHOWING THE LOCATION OF IMPROVEMENTS ON A 0.430 ACRE TRACT
 TRACT 7, DAN LOWRY SUBDIVISION
 PLAT FILED OCTOBER 26, 1977 IN PLAT RECORD 12, PAGE 140 DONA ANA COUNTY RECORDS
 TOWN OF MESTILLA, DONA ANA COUNTY, NEW MEXICO
 SCALE: 1" = 30'
 FEBRUARY 22, 1990



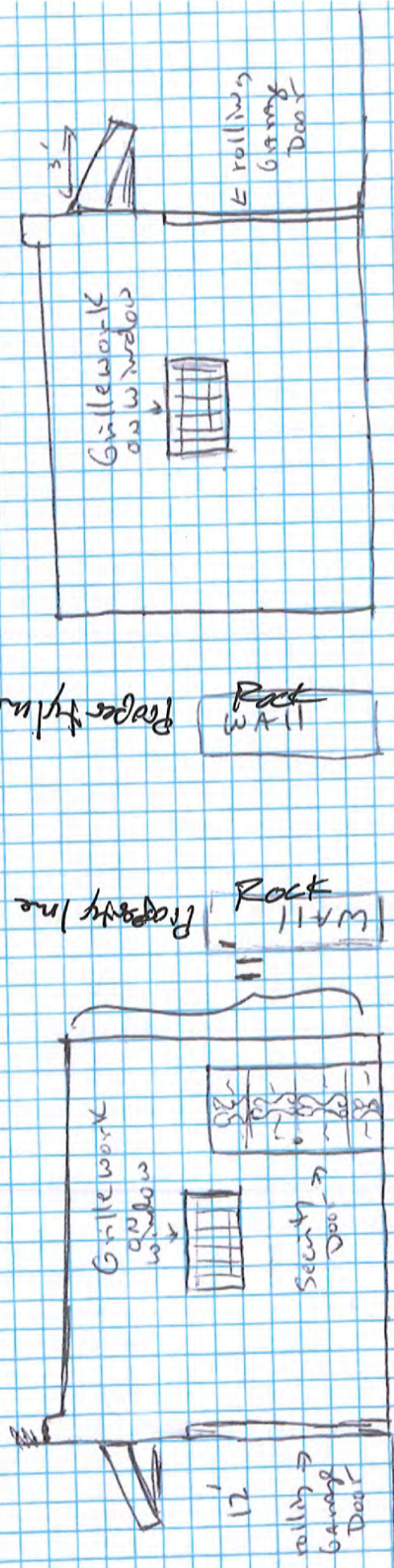
900056
 BOTSFORD LAND SURVEYING, INC.
 212 S. Downtown Mall
 LAS CRUCES, NM 88001
 Phone 526-2444



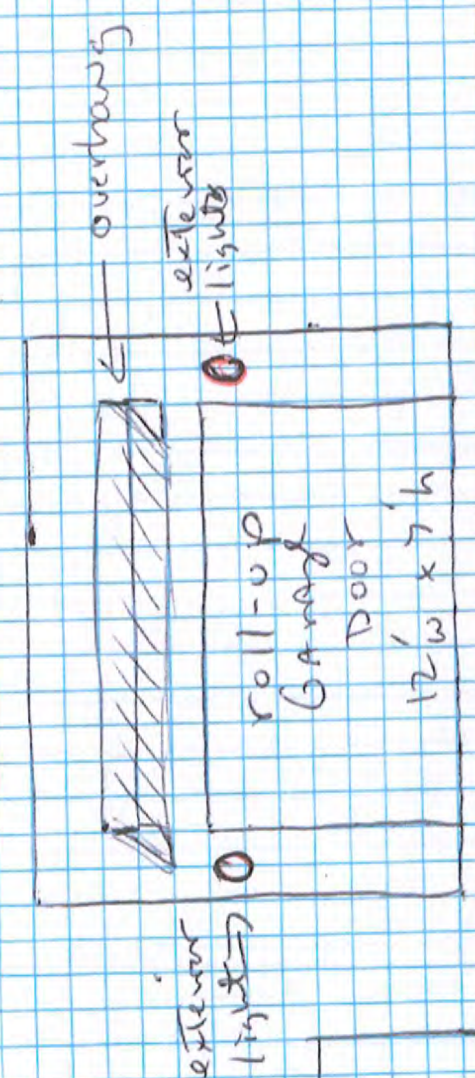
NEW MEXICO
 I AM A REGISTERED
 SURVEYOR IN THE STATE OF NEW MEXICO
 AND THAT THIS PLAT WAS PREPARED UNDER MY
 SUPERVISION AND THE NOTES OF A BONAFIDE FIELD
 SURVEY AND THAT I AM A MEMBER OF THE NEW MEXICO BOARD OF
 SURVEYORS AND ENGINEERS AND I AM A MEMBER OF THE
 PROFESSIONAL SOCIETY OF SURVEYORS AND ENGINEERS AND BELIEVE
 THE INFORMATION IS TRUE AND CORRECT TO THE
 BEST OF MY KNOWLEDGE AND BELIEF

JAMES A. BOTSFORD, SURVEYOR

MESTILLA DRAIN



Side View
Left



Side View
Right

Additional Views
Abruzzi
2930 Amesbury Pike

Town of Mesilla, New Mexico

P.O. BOX 10
MESILLA, NM 88046
PHONE: (505)524-3262 FAX (505)541-6327

**Application for Building Permit
Certificate of Occupancy, Use and Historic Appropriateness**

Application is hereby for the issuance of a Certificate of Occupancy, Use, and when applicable, a Certificate of Historical Appropriateness.

Application Date: 11-15-2019

William + Amy Abruzzi 215 499 1809
Name of Applicant Telephone Number

2930 La Mesilla Circle Mesilla NM 88046
Address City State Zip Code

Proposed Use or Occupancy: Stucco outbuilding Zone: _____
for bikes, gardening
equipment, gar.

Contractor Name _____ Address _____

Telephone Number _____ Contractor Tax I.D. # _____ Contractor License # _____

This application includes:

1. Plot plan with legal description to show existing structures, adjoining, streets, driveway(s), improvements & setbacks.
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 zones only)
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from Public Utility providing water service.
9. Recorded proof of ownership with legal description of property (deed or current tax bill)

All applications for electrical, mechanical/plumbing installations are made at the construction industries division

Location & Description of Proposed Work:

Estimated Cost: \$9000

Material: _____

Labor: _____

TOTAL ~~\$9000~~ \$50000

Signature of Applicant [Handwritten Signature]

Required Setbacks: Front 5' Rear 5' Side 5'

PZHAC _____ Administrative Approval BOT _____ Approved
_____ Approved _____ Disapproved
_____ Approved with Conditions _____ Date _____ Approved w/ Cond.

FEE: 22.50 RECEIPT #: _____ ISSUE DATE: _____

THERE IS A TEN (10) DAY MINIMUM REVIEW PERIOD ON ALL APPLICATIONS (with the exception of administrative approvals)

CASE NO. 060989 Date Received: 6/15/19

REQUIRES PZHAC REVIEW & BOT APPROVAL
REQUIRES CID PERMIT

PZHAC ACTION FORM
ZONING PERMIT 0609BB
[PZHAC REVIEW – 12/2/2019]
STAFF ANALYSIS

Items:

Case 0609BB – 3000 Mesilla Verde Terrace, submitted by Robert Carson; a request for a zoning permit to allow the construction of an in-ground swimming pool on a residential property at this address. Zoned: Rural/Agricultural (RA)

DESCRIPTION OF REQUEST:

The applicant would like to install a 15-foot by 32-foot in-ground swimming pool in an area behind his dwelling that is currently under construction. The pool will be set back from the dwelling between 6 and 9 feet and will be enclosed by a six-foot high fence. The pool will have an automatic safety cover. The rear of the property itself is surrounded by a 6-foot high rock wall. The pool will have an automatic safety cover. The applicant just recently bought the property and is in the process of building a house and storage building on the property.

Since the property is in the Residential/Agricultural (RA) zoning district, there are no architectural or historical guidelines that need to be met for the pool. Safety or security fencing may be required around the pool by the Building Code or by CID.

ESTIMATED COST: @ \$50,000.00

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed pool will be compatible with the RA Zoning of the property. (Private pools are generally considered to be an ancillary or subordinate use to the residential use of a property.)

(In addition to meeting the Mesilla zoning code requirements, the applicant will need to meet any fencing and safety measures required by CID for this type of pool.

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing an in-ground swimming pool on a residential property at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

- 1. Approve the request.**
- 2. Approve the request with conditions.**
- 3. Reject the request.**

PZHAC ACTION:

PHOTO OF PROPERTY FROM MESILLA VERDE TERRACE



PHOTO OF REAR OF PROPERTY SHOWING POOL LOCATION



PZHAC ACTION FORM
ZONING PERMIT 060991
[PZHAC REVIEW – 12/2/2019]
STAFF ANALYSIS

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

Items:

Case 060991 – 2214 Calle de Guadalupe, submitted by Pat Taylor; a request for a zoning permit to allow additional renovations on a commercial building this address. Zoned: Historical 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 renovations 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 renovations 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: @ \$3,000.00

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 building 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

DECEMBER 2, 2019

PZHAC DECISIONS

BUSINESS REGISTRATIONS

**PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 5/6/2019
STAFF ANALYSIS**

Item:

Permit 0826 – 1680 Calle de Alvarez, submitted by Carol A. Grady for “High on Life”; a request for a business permit to allow the operation of a mental health and addiction counseling operation at this location. Zoned: General Commercial (C)

Description of Business:

The purpose of the application is to allow the applicant 300 square feet of the commercial space at this location as an office for a mental health and addictions counseling service operated by the applicant. This is a use that is allowed in the Historical Commercial district as a professional office. The proposed use will not result in any changes to the occupancy of the structure, or change the character of the area.

Consistency with the Code:

The request is for a counseling operation in the General Commercial (C) district, and is consistent with all applicable sections of the MTC. There will be no changes to the structure. This portion of the structure was originally designed and built for use as a commercial facility, and the structure has been used for commercial operations since its construction.

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

Findings of Fact:

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

PZHAC OPTIONS:

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

PZHAC ACTION:

PHOTO OF THE PROPOSED LOCATION FROM CALLE DE ALVAREZ



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: [R0401622](#)

Parcel Number: 4006137268014

Owner: UNIT OWNERS OF MESILLA
MERCADO PROFESSIONAL PLAZA
CONDOMINIUM ASSN

Mail Address: 1680 CALLE DE
ALVAREZ STE B

Subdivision: MERCADO DE LA
MESILLA PHASE 3A REPLAT NO 1 (BK
23 PG 145 - 1035564)

Property Address: 1680 CALLE DE
ALVAREZ #B

Acres: 0





Date: 11-17-2019

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

No.: 0826

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

Business Registration Application

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

PLEASE PRINT

Business Registration Application Is: New Renewal

Name of Business: High on Life
 Name of Applicant: Carole A. Grady
 Business Location: 1680 Calle de Alvarez
 Mailing Address (Street # or P.O. Box): Home 145 Roberts Dr, Las Cruces
 E-Mail Address: Carole.grady@yahoo.com 88005
 City: Las Cruces State: NM Zip Code: 88005
 Phone # of Business: (575) 202-7576
 Location of Business: Street Calle de Alvarez
 City: Mesilla State: NM Zip Code: _____

Property Owner Name: Stefan Schaefer
 Location: 1680 Calle de Alvarez, Ste B
 Phone # of Property Owner: 575-524-3340
 Property Owner's Address: Street 1680 Calle de Alvarez, Ste B
 City: Las Cruces State: NM Zip Code: 88005

Additional Information
 Square Footage of Business: 15' x 20' Proprietorship
 Number of Employees: 1 Sole Proprietorship
 Number of Parking Spaces: 40
 Zoning Code: C
 Parking Assessment: N/A *Please fill in other side>>>>*

Type of Business -please describe product(s) and/or service(s): Mental Health + Addictions Counseling

Business Applicant Is: Sole Proprietorship Partnership _____ Corporation _____

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

EMERGENCY CONTACT INFORMATION

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

24 HOUR EMERGENCY PHONE #: 575-642-9450

Name	Address	Telephone #
1. <u>Stefan Schaefer</u>		<u>575-642-9450</u>
2. <u>Carole Grady</u>	<u>1680 Calle de Alvarez</u>	<u>(575) 202-7576</u>
3. _____		

Do you have an alarm system? Yes _____ No

What Type? _____

Which Company, if any, Responds to Alarms? _____

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

Carole A Grady L.P.C. 11/18/19
Signature of Applicant/Title Date

Stefan (S. Schaefer) 11/18/19
Signature of Building Owner Date

Office Use

Receipt Number: _____	Date of Payment: _____
Case Number: <u>0826</u>	Zone: <u>C</u>
PZHAC Approval Date: <u>12/1/19</u>	Bus. Type: _____
Sign Permit Case #: <u>N/A</u>	Renewal Date: <u>9/15/20</u>

Fire Department Inspection Verification

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