



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA JANUARY 21, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION **TUESDAY**, JANUARY 21, 2020 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Natalie B. Ogaz, a request to discuss plans for the construction of a new dwelling at 2729 Calle de San Albino (**Case 060748**). Zoned: Historic Residential (HR)

Item 2: 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 3: Submitted by William McIlvaine, a request to discuss the installation of three new gates and the addition of privacy panels to an existing rock wall around a residential property at 2685 Calle de Parian (**Case 060697**). Zoned: Historical Residential (HR)

Item 4: Submitted by Joseph W. Foster, a request to discuss a 5 foot wide by 3 foot high mural to be painted on a wall around the commercial courtyard at 2488 Calle de Guadalupe (**Case 060699**). Zoned: Historical Commercial (HC)

PZHAC REGULAR MEETING AGENDA JANUARY 21, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING **TUESDAY**, JANUARY 21, 2020 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

- A. *PZHAC MINUTES – PZHAC Special Meeting of January 15, 2020.
- B. *ADMINISTRATIVE APPROVAL

V. PZHAC NEW BUSINESS:

- A. PUBLIC INPUT ON CASES
- B. DECISIONS:

Zoning Permit:

1. **Case 060748** – 2729 Calle de San Albino, submitted by Natalie B. Ogaz, a request for a building permit to construct a new residence at this address. Zoned: Historic Residential (HR). (**Discussed during the Work Session – Item 1**)
2. **Case 090681** – 2138 Calle del Sur, submitted by Dave and Kelly Salas; a request for a zoning permit 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 this address. Zoned: Historic Residential (HR). (**This case was discussed during the Work Session – Item 2**)
3. **Case 060995** – 1922 Calle de Cura, submitted by Nia Rucker; a request for a zoning permit to allow the replacement of a bathroom window on a dwelling at this address. Zoned: Historical Residential (HR)

4. **Case 060996** – 2424 Calle de Parian, submitted by Cecilia Quintana; a request for a zoning permit to allow sections of “coyote” fence to be installed in four places on the residential property at this address. Zoned: Historical Residential (HR)
5. **Case 060997** – 2685 Calle de Parian, submitted by William McIlvaine, a request to install three new gates and privacy panels on an existing rock wall around a residential property at this address. Zoned: Historical Residential (HR) (**This case was discussed during the Work Session – Item 3**)
6. **Case 060999** - 2488 Calle de Guadalupe submitted by Joseph W. Foster, a request for a zoning permit to paint a 5 foot wide by 3 foot high mural on a wall around the commercial courtyard at this address. Zoned: Historical Commercial (HC) (**This case was discussed during the Work Session – Item 4**)
7. **Case 061000** – 2160 Calle del Norte, submitted by Gary Bell: a request for a zoning permit to allow the installation of a horse fence along the west property line abutting a ditch bank adjacent to the property. Zoned: Historical Residential (HR)

Sign Permits

1. **Case 061001** – 2250 Calle de San Albino, submitted by Wendy Weir for “Agave Artists”; a request for a sign permit to allow a hanging sign for an art gallery at this address. Zoned: General Historical Commercial (HC)
2. **Case 061002** – 1701 Calle de Mercado #6, submitted by Jenna Emerick for “Salon de Mesilla LLC”; a request for sign permit to allow a wall sign for beauty salon at this address. 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 1/16/20 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty’s Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

JANUARY 21, 2020

WORK SESSION

PZHAC WORK SESSION
JANUARY 21, 2020
ITEM 1

Submitted by Natalie B. Ogaz, a request to discuss changes to approved plans for the construction of a new dwelling at 2729 Calle de San Albino (**Case 060748**). Zoned: Historic Residential (HR)

The subject property is on the east side of Calle de San Albino between Calle de Cura and Calle de Santa Ana. One property, across Calle de San Albino the west, is currently vacant. The remaining properties surrounding the subject property are occupied by single family one story dwellings consisting of a variety of styles. One property a short distance away to the southeast (on Avenida de Mesilla) contains a restaurant.

This case was originally heard and approved by the PZHAC on August 6, 2018 (Case 060748). The plans approved at the time were for a dwelling that was about 1.5 feet lower than what was originally requested (see attached elevations) in order to be consistent with the surrounding development zone. The applicant has not yet started construction of the dwelling and has now decided that she would like to build the dwelling according to the original height requested (see original elevations attached). The applicant was informed by staff that this requested change would need to be reviewed by the PZHAC with final approval by the BOT to allow the change in height. The applicant would also like to change the plate glass window shown in the front elevations with multipaned glass from a french door.

The subject property originally contained an adobe single family dwelling in poor condition. The applicant received a permit to demolish this structure on from the BOT on March 26 of this year. The proposed dwelling is a replacement of the original structure. (Photos of the original dwelling are attached.).

The property is about 0.122 acres (5,314 square feet) in size. All necessary utilities are available to the property. Access to the property is by Calle de San Albino. Off-street parking requirements (Section 18.60.170 - Parking requirements and fees) for the property require three off street spaces. (This does not include enclosed parking areas such as garages.) The proposed dwelling appears to be more of a “Ranch” style (details were not supplied by the applicant at the time of submission), and will consist of about 2300 square feet of total floor area (estimated from the drawing provided by the applicant), including four bedrooms and a one car garage. Construction will be wood frame with stucco, with a pitched roof. The maximum height of the structure will be under 30 feet. This will be under the maximum height of 30 feet in the HR zone. (The PZHAC will need to determine if the proposed height of the structure will be compatible with the heights of other structures in the area, not counting the structure immediately to the south.)

The PZHAC determined that although the proposed dwelling appeared to be a “Ranch” style, it did not appear to be similar in character to other dwellings in the area due to size ad height. A second issue was that since the setback at the rear of the dwelling was under five feet, there could be no openings (doors, windows, etc.) in the rear wall, according to Tommy Maese, CID inspector. Also, the applicant was informed that the color of the metal roof would need to be either grey or red, the only two colors approved by the Town for metal or corrugated roofs.

The applicant has provided a new set of plans for the dwelling that addresses these concerns by lowering the roof height to 15 feet at the top of the ridge, and reconfiguring the back wall to meet Building Code requirements (see attached plans). Additionally, the applicant has provided a completed questionnaire for the “Ranch” style (attached).

The PZHAC will need to determine if the new design of the proposed dwelling structure is compatible with the development zone for the property. Since this construction 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 applicant will be present at the work session to provide further details about the request, 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 S

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400390](#)

Parcel Number: 4006137322516

Owner: BUSTAMANTE IGNACIO &
NATALIA TRTEES BUSTAMANTE
FAMILY TRUST

Mail Address: 2300 W UNION

Subdivision:

Property Address: 2729 CALLE DE
SAN ALBINO

Acres: 0.13000459



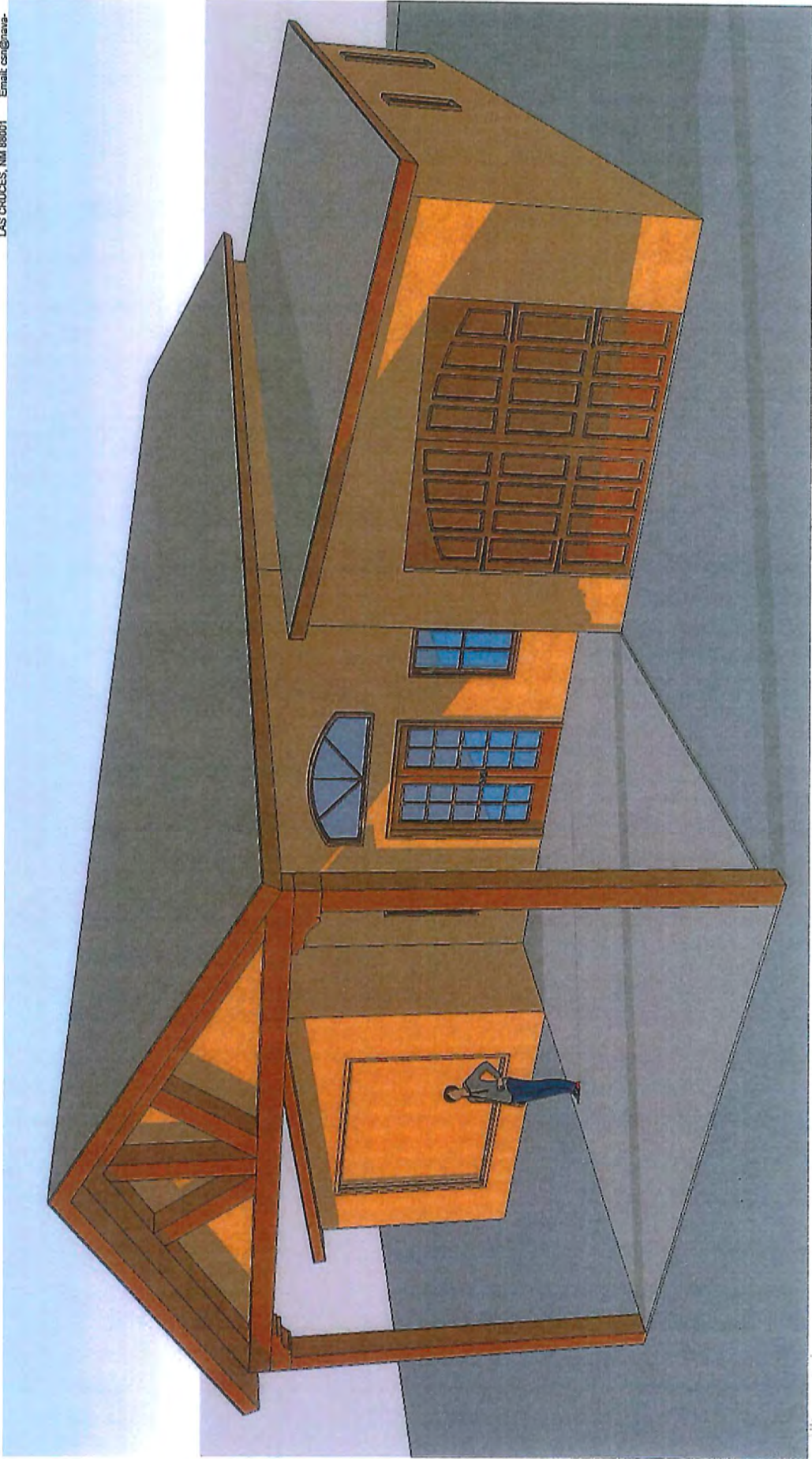
CASE 060748

PLANS CURRENTLY BEING REQUESTED

OGAZ RESIDENCE
CONCEPTUAL PERSPECTIVE

DRAWING BY
JAVA TECH INC.
AND ASSOCIATES
CONSTRUCTION PLAN PRODUCTION & COORDINATION

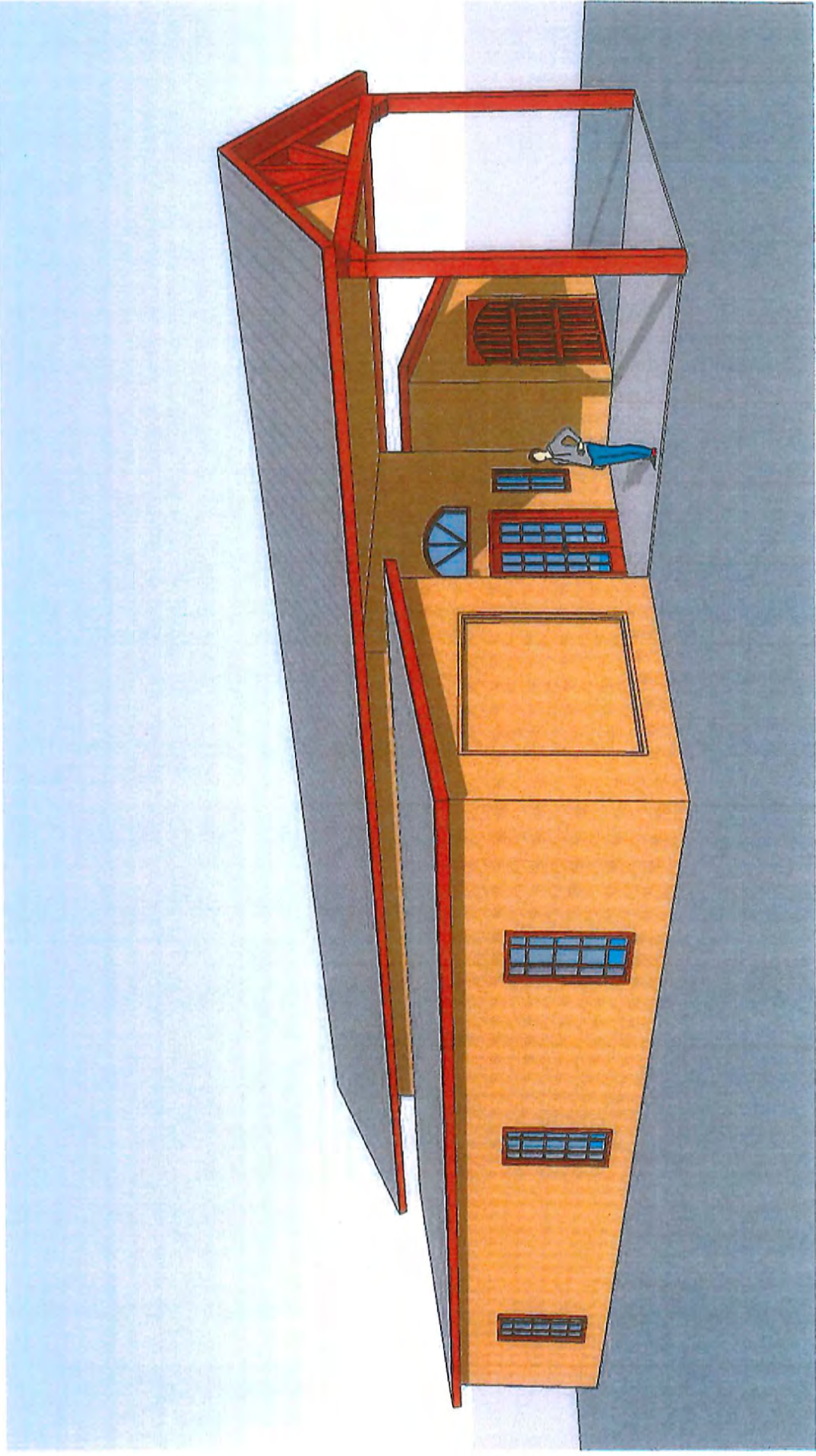
1615 S. SOLANO DR.
LAS CRUCES, NM 88001 Email: cst@java-



**OGAZ RESIDENCE
CONCEPTUAL PERSPECTIVE**



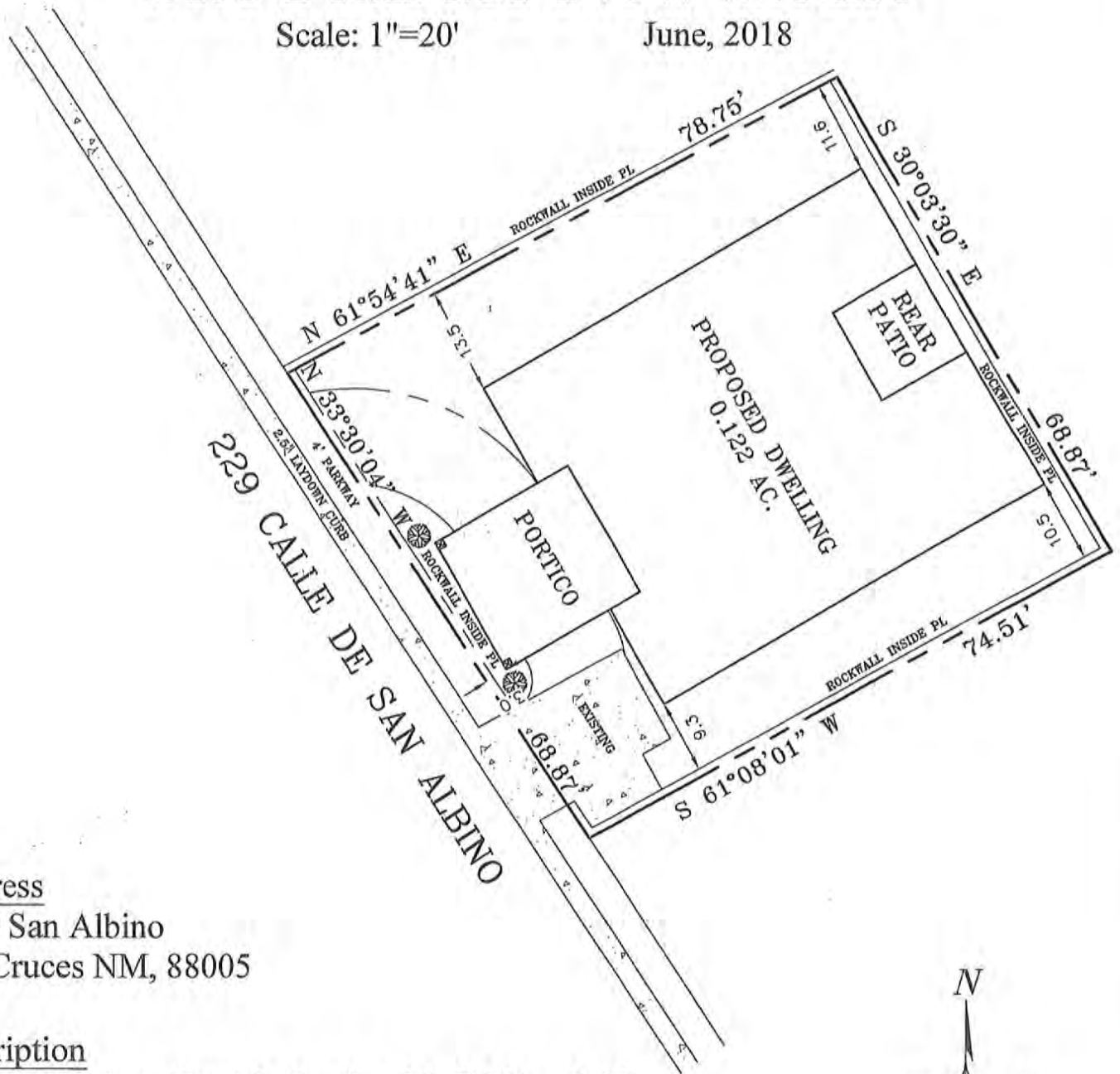
1615 S. SOLANO DR.
LAS CRUCES, NM 88001 Email: cm@na



Site Plan for New Home

Scale: 1"=20'

June, 2018



Address

2729 San Albino
Las Cruces NM, 88005

Description

On A 0.122 Acre Tract In Section 25, T.23S., R.1E.,
N.M.P.M. Of The U.S.R.S. Surveys Being U.S.R.S.
Tracts 11-5A & 11A-5B
Town Of Mesilla
Dona Ana County
New Mexico

Drafting By:



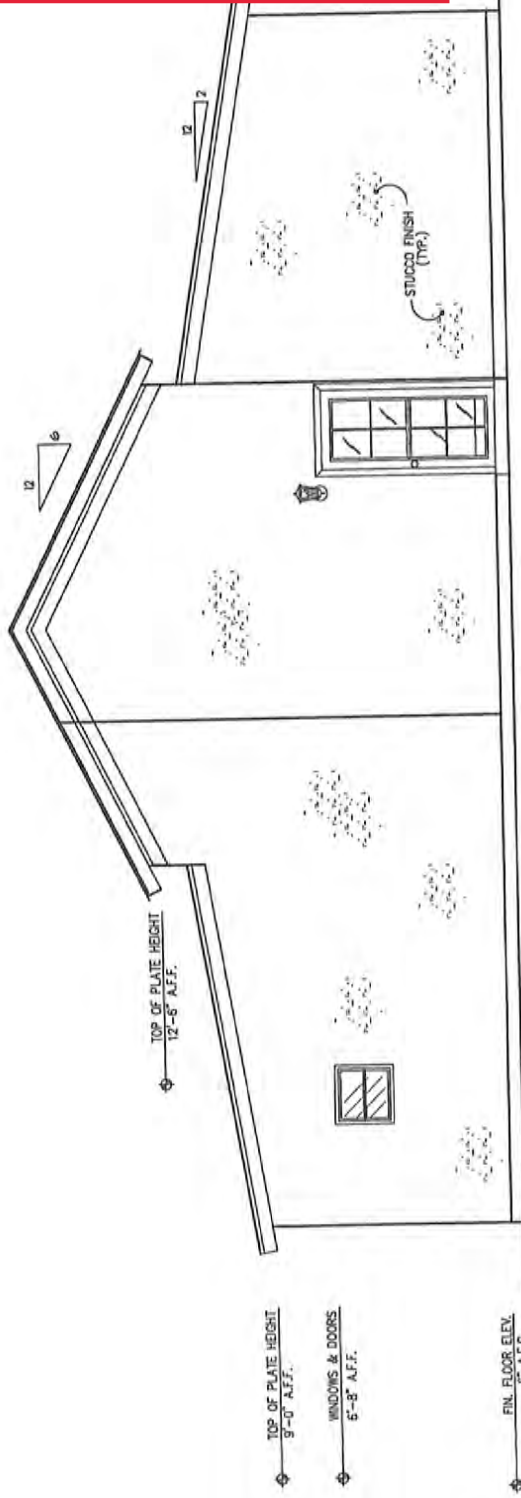
1615 S. Solano Dr.
Las Cruces, NM 88001
Office: (575) 541-5050

Fax: (575) 522-6060
Email: csn@nava-techinc.com



SCALE: 1" = 20'

CURRENTLY REQUESTED

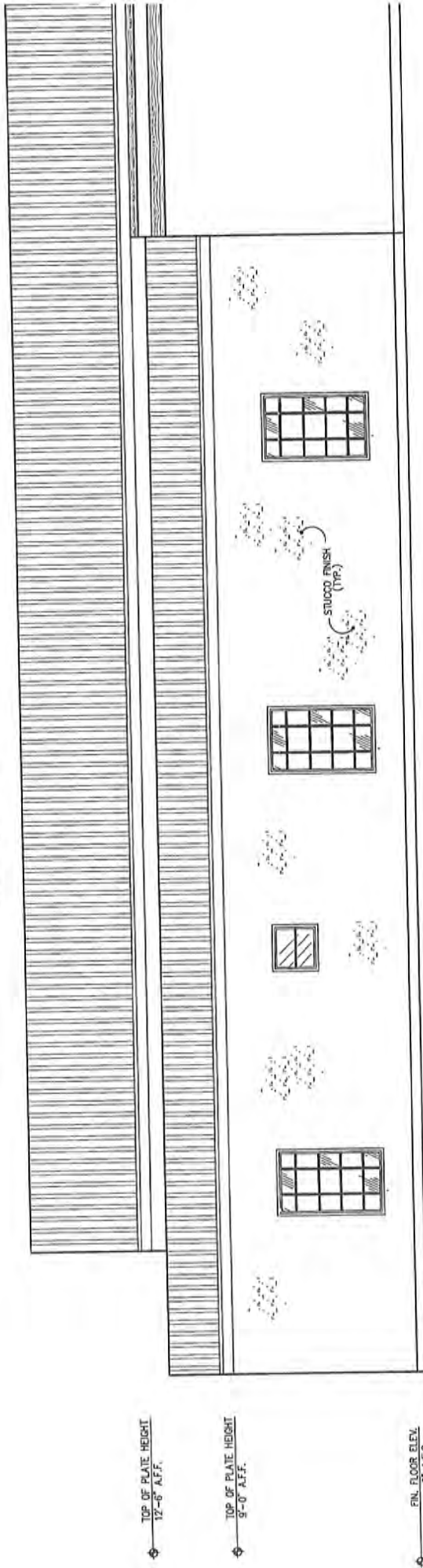


REAR ELEVATION

SCALE: 3/16" = 1'-0"

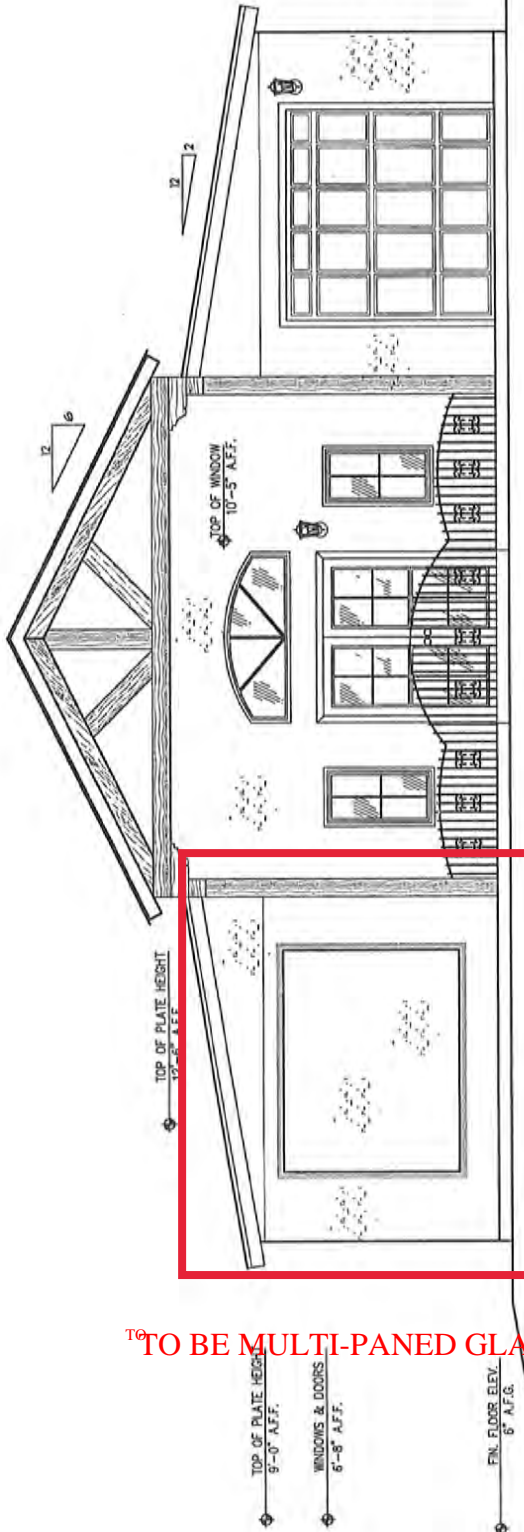
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



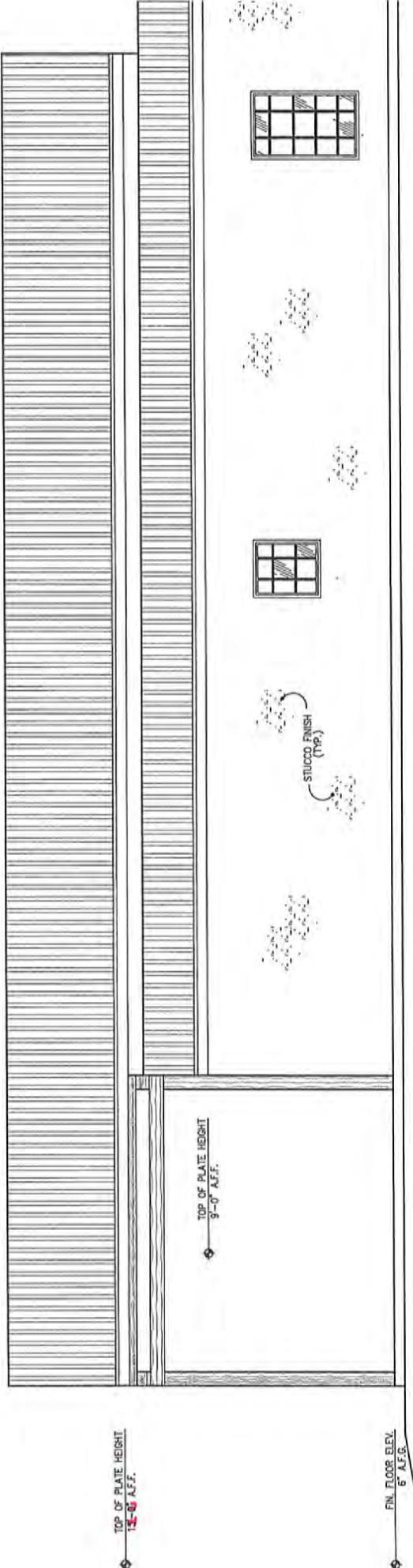
1615 S. Solano Dr.
Las Cruces, NM 88001
Office: (575) 341-5058

CURRENTLY REQUESTED



TO BE MULTI-PANED GLASS

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



1615 S. Solano Dr.
Las Cruces, NM 88001
Office: (575) 541-5050

CASE 060748

PLANS THAT WERE APPROVED BY THE PZHAC

AUGUST 6, 2018

Site Plan for New Home

Scale: 1"=20'

July, 2018

Owners

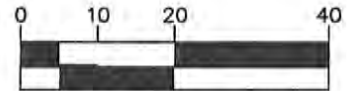
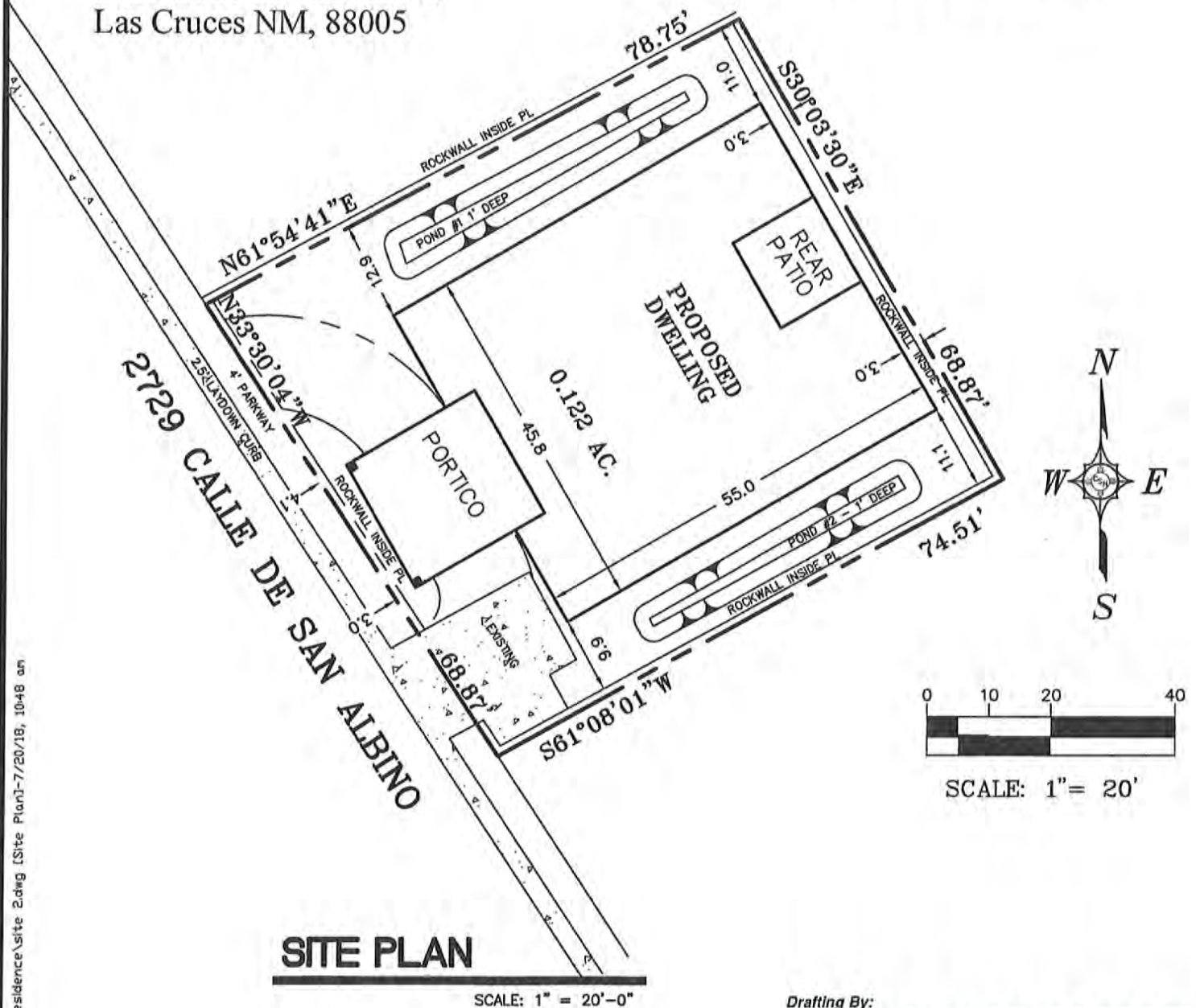
Richard & Natalia Ogaz
2729 Calle de San Albino
Las Cruces NM, 88005

Address

2729 Calle de San Albino
Las Cruces NM, 88005

Description

On A 0.122 Acre Tract In Section 25,
T.23S., R.1E., N.M.P.M. Of The
U.S.R.S. Surveys Being U.S.R.S. Tracts
11-5A & 11A-5B Town Of Mesilla
Dona Ana County New Mexico



SCALE: 1" = 20'

SITE PLAN

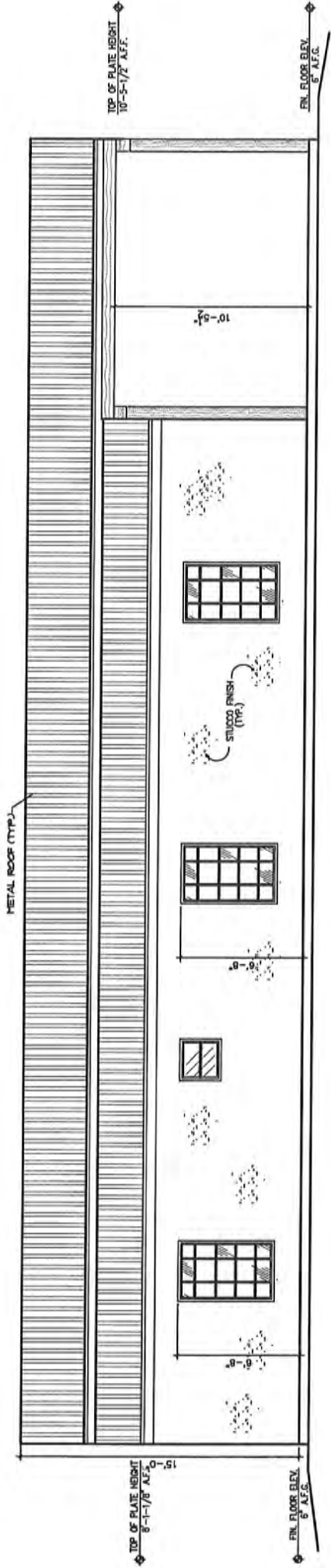
SCALE: 1" = 20'-0"

Drafting By:

NAVA TECH INC.
AND ASSOCIATES
CONSTRUCTION PLAN PRODUCTION & COORDINATION

1615 S. Solano Dr.
Las Cruces, NM 88001

Office: (575) 541-5050
Email: csn@nava-techinc.com

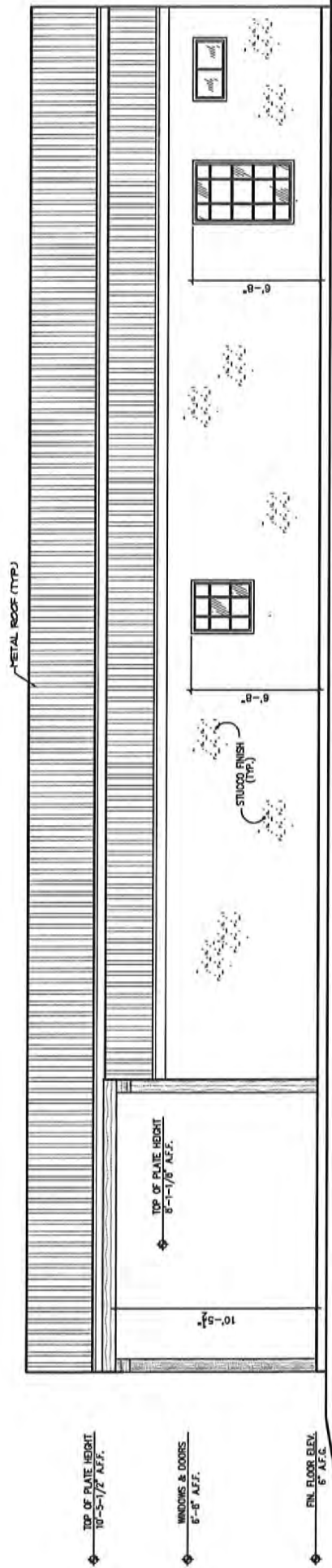


RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

NAVA TECH INC.
AND ASSOCIATES
 CONSTRUCTION PLAN PRODUCTION & COORDINATION

1615 S. Solano Dr.
 Las Cruces, NM 88001
 Office: (575) 541-5050
 Fax: (575) 522-6060
 Email: csn@nava-techinc.com

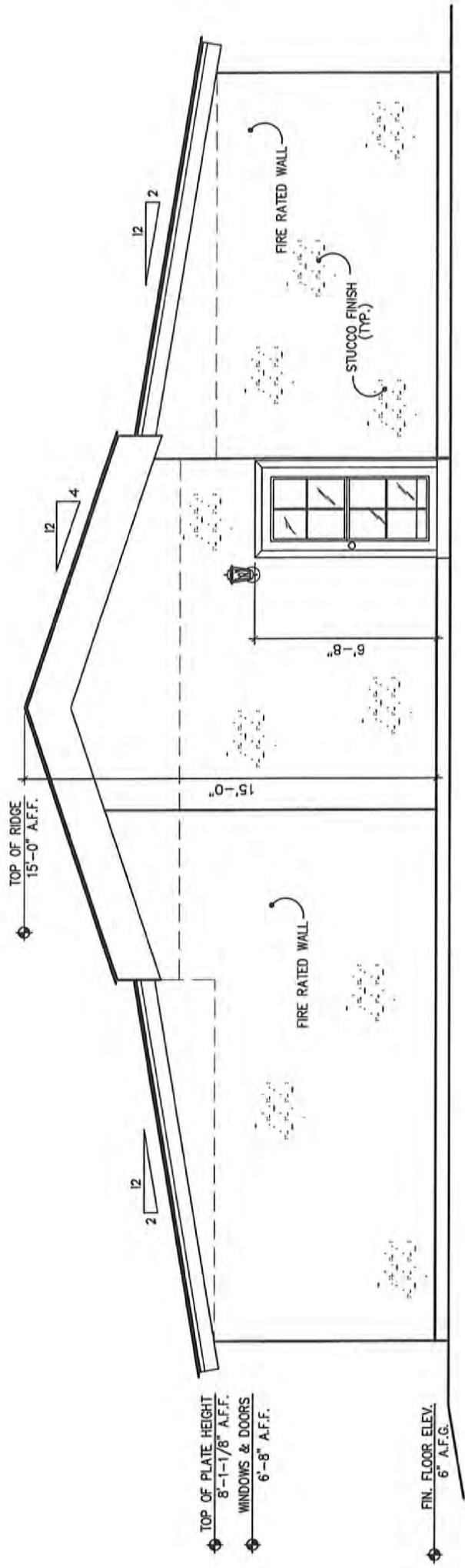


RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

NAVA TECHINC.
AND ASSOCIATES
 CONSTRUCTION PLAN PRODUCTION & COORDINATION

1615 S. Solano Dr.
 Las Cruces, NM 88001
 Office: (575) 541-5050
 Fax: (575) 522-6060
 Email: csn@nava-techinc.com



TOP OF PLATE HEIGHT
8'-1-1/8" A.F.F.
WINDOWS & DOORS
6'-8" A.F.F.

FIN. FLOOR ELEV.
6" A.F.G.

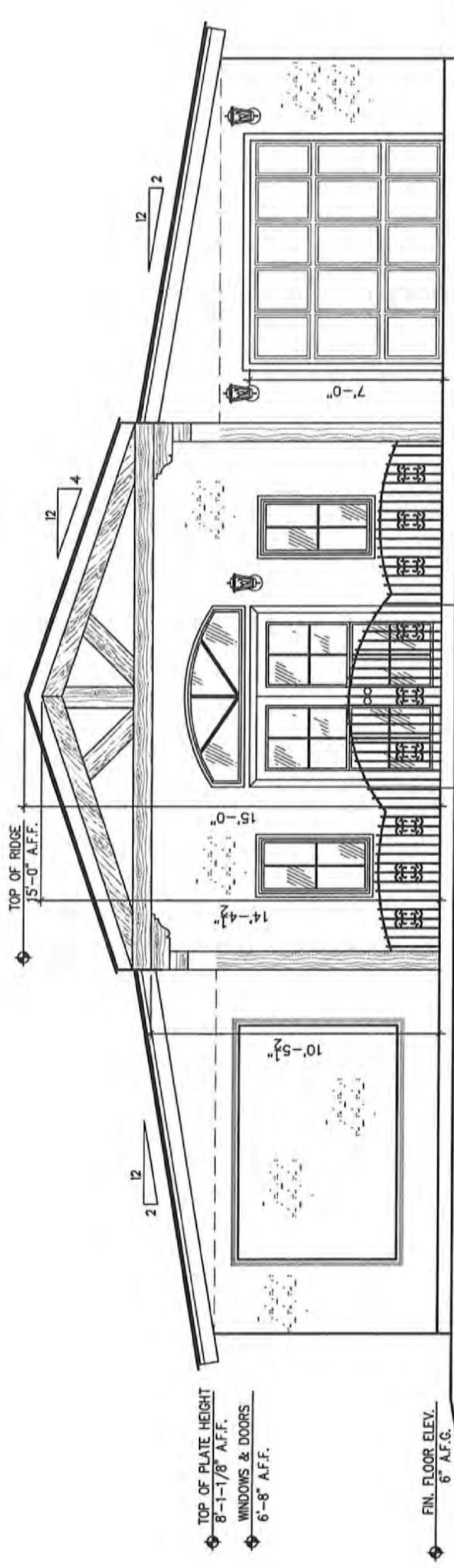
REAR ELEVATION

SCALE: 3/16" = 1'-0"

NAVA TECHINC.
AND ASSOCIATES
CONSTRUCTION PLAN PRODUCTION & COORDINATION

1615 S. Solano Dr.
Las Cruces, NM 88001
Office: (575) 541-5050

Fax: (575) 522-6060
Email: csn@nava-techinc.com



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

NAVA TECH INC.
AND ASSOCIATES
 CONSTRUCTION PLAN PRODUCTION & COORDINATION

1615 S. Solano Dr.
 Las Cruces, NM 88001
 Office: (575) 541-5050
 Fax: (575) 522-6060
 Email: csn@nava-techinc.com

PHOTO OF SUBJECT PROPERTY



PHOTOS OF THE DWELLING BEING REPLACED



PHOTOS OF OTHER DWELLINGS IN THE AREA



PHOTOS OF OTHER DWELLINGS IN THE AREA



PHOTOS OF OTHER DWELLINGS IN THE AREA



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

OFFICIAL USE ONLY:

Case # 060748

Fee \$ 237.00 (TOD)

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

CASE NO. 060748 ZONE: UR CODE: NR APPLICATION DATE: 7/9/18

Name of Applicant/Owner: Natalie B Ogez Applicant's Telephone Number: 575 680 8864
 Applicant's/Owner's Mailing Address: P.O. Box 457 City: Mesilla State: NM Zip Code: 88046

Applicant's/Owner's E-mail Address: _____
 Contractor's Name & Address (If none, indicate Self): 2729 Calle de San Albino Cross Town Contractor

Contractor's Telephone Number: _____ Contractor's Tax ID Number: _____ Contractor's License Number: _____
 Address of Proposed Work: 2729 Calle de San Albino
 Description of Proposed Work: new house

Estimated Cost: \$2001.00 (TOD (150000 City)) Signature of Applicant: Natalie B Ogez Date: Jun 25, 2018
 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: _____

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
JANUARY 21, 2020
ITEM 2**

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 in two duplexes as shown on the attached site plan. (The first two dwellings were originally approved by the PZHAC as two individual dwellings.)

This case was heard by the PZHAC on November 18, 2019 and tabled in order to all staff to obtain a legal opinion as to how the Code should be interpreted with respect to how many dwellings could be allowed on a property this size. Joseph Cervantes, attorney for Mesilla stated that a strict interpretation of the way the Code is written allows for up to five dwellings on this property, provided that if more than one dwelling were to be allowed, the dwellings would have to be multi-family (duplexes, triplexes, etc.). As a result of this opinion, the applicant intends to build four dwellings on the property in two duplexes.

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 \

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



DRAWING INDEX	
1. SITE PLAN	TYPICAL UNIT
2. FLOOR PLAN	ELEVATIONS
3. BUILDING ELEVATIONS	FOUNDATION PLAN
4. FOUNDATION PLAN	FRAMING PLAN
5. FRAMING PLAN	ROOF PLAN
6. ROOF PLAN	SCHEMATIC ELECTRICAL PLAN
7. SCHEMATIC ELECTRICAL PLAN	SCHEMATIC MECHANICAL PLAN
8. SCHEMATIC MECHANICAL PLAN	

AREA	
TYPICAL UNIT	1259 SQFT HEATED AREA
	112 SQFT UNHEATED AREA

LEGAL DESCRIPTION	
LOT 2	CALLE DEL SUR
	LOT 2, EL JALITO SUBDIVISION
	TOWN OF MESILLA
	SIZE: 0.566 AC
	ASSESSORS PARCEL NO. R19021694

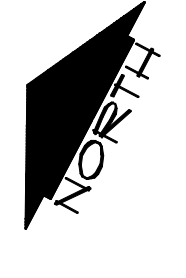
GENERAL NOTES	
1.	VERIFY LOCATION OF ALL UTILITIES ON SITE.
2.	RESIDENCE DESIGNED IN ACCORDANCE WITH REGULATORY RESIDENTIAL CODE AND CITY OF LAS CRUCES REQUIREMENTS. ALL WORK TO MEET APPLICABLE STANDARDS.
3.	PLANS ARE PROVIDED FOR THE PURPOSE OF NEGOTIATED CONSTRUCTION WITH A SELECTED GENERAL CONTRACTOR AND MAY CONTAIN CHANGES AND CONDITIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINDING AND CORRECTING PROBLEMS.
4.	FINISH FLOOR ELEVATION OF THE RESIDENCE TO BE SET ABOVE ADJACENT ROAD CURBS.

- SITE PLAN NOTES**
- 20' WIDE, 4" ROAD BASE GRAVEL DRIVE.
 - LANDSCAPE AREA AND 12" TO 18" DEEP PONDING. CONNECT PONDS UNDER WALL AND WALKS WITH SHORT 6" PVC PIPES.
 - NEW STUCCO WALL SEE ELEVATIONS.
 - ROOF OVER GRAVEL WALK BETWEEN CARPORTS. SEE ELEVATIONS.
 - NOT USED
 - NOT USED



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

CALLE DEL SUR
LOT 2
EL JALITO SUBDIVISION
0.566 AC.



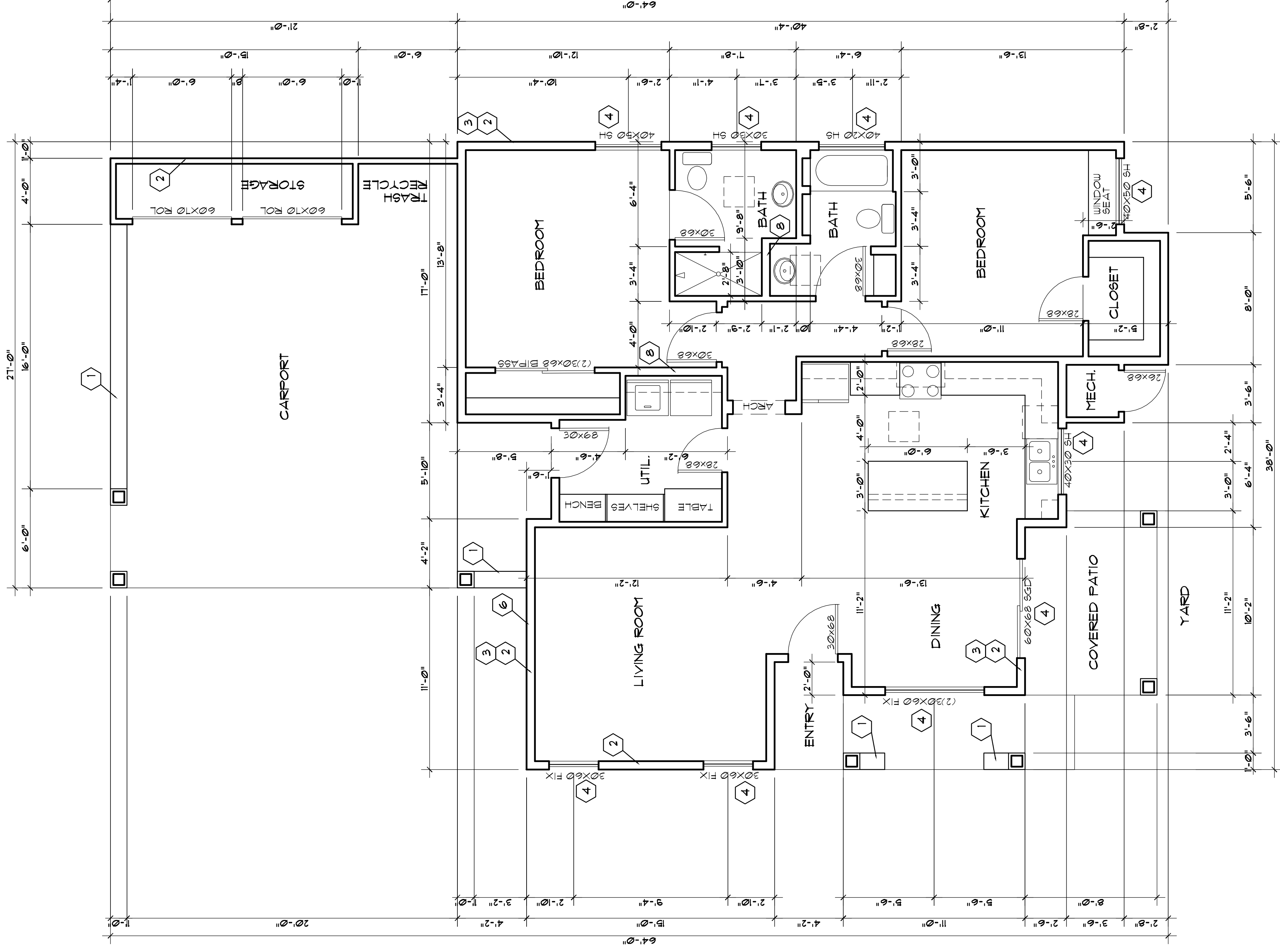
CALLE DEL SUR HOMES
PREPARED FOR
DAVIE & KELLY SALAS
MESILLA
NEW MEXICO

DATE	PHASE
10/23/19	CONCEPT
11/20/19	PERMIT

denton ventures, inc.
architecture • planning
1555 Colorado Blvd. Suite 100
Las Cruces, NM 88007
office 575.522.0241
cell 575.522.0242
email barbara@dentonventures.com

SHEET
1
D14E591E

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



HEATED AREA = 1250 SF

TYPICAL UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. EXTERIOR WALLS 2x4'S AT 16" OC. INTERIOR WALLS ARE 2x4'S AT 24" EXCEPT WHERE SHOWN OR OTHERWISE NOTED.
2. USE TREATED WOOD STUDS FOR ALL EXTERIOR WALL SILLS.
3. ALL INTERIOR WALLS AND CEILINGS ARE 1/2" GYPSUM BOARD WITH TEXTURE AND PAINT.
4. CARPORT CEILING AND WALL ADJACENT TO HOUSE ARE TO HAVE 5/8" TYPE "X" GYPSUM BOARD, TAPE, BEDDED AND TEXTURED PAINTED.
5. DIMENSIONS SHOWN ARE TO FACE OF STUDS, NOT FINISH SURFACES.
6. INTERIOR FINISH AS DIRECTED BY OWNER.
7. VERIFY LOCATION OF ALL UTILITIES ON SITE.
8. BUILDING DESIGNED IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL BUILDING CODES AND MEXICAN STANDARDS. ALL WORK TO MEET APPLICABLE STANDARDS.
9. PLANS ARE PROVIDED FOR THE PURPOSE OF NEGOTIATED CONSTRUCTION WITH A SELECTED GENERAL CONTRACTOR AND MAY BE SUBJECT TO CHANGE. THE ARCHITECT IS NOT RESPONSIBLE FOR FINDING AND CORRECTING PROBLEMS.

FLOOR PLAN NOTES

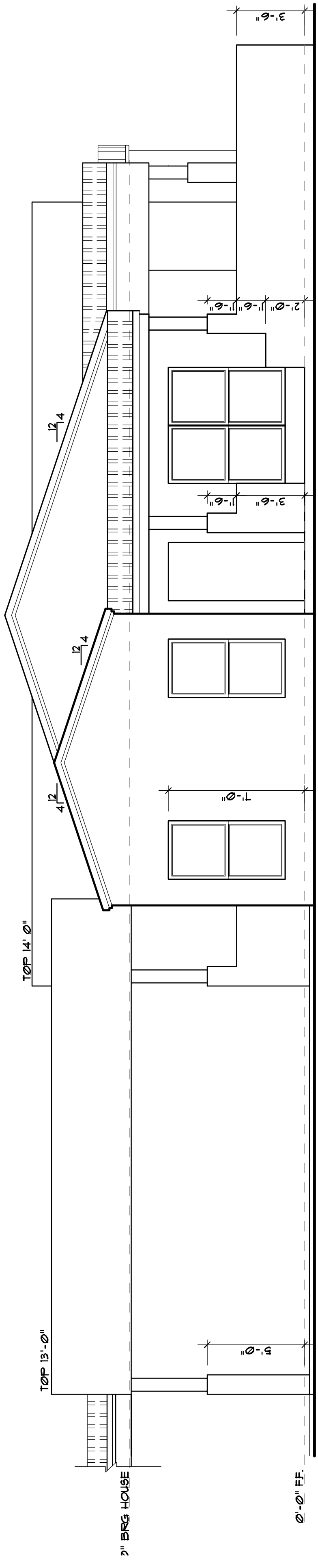
1. LOW WALL HEIGHT VARIES. SEE ELEVATIONS.
2. EXTERIOR WALLS ARE 2x6'S AT 16" OC. CARPORT WALLS ARE 2x4'S AT 16" OC.
3. SEE SECTION 1/5 FOR FOAM INSULATION.
4. ALL WINDOWS TO BE RECEASED 2". SEE DETAILS SHEET 5.
5. NOT USED.
6. PROVIDE HOSE BIBB THIS LOCATION.
7. NOT USED
8. 6" PLUMBING WALL.
9. NOT USED.

**CALLE DEL SUR
HOMES**

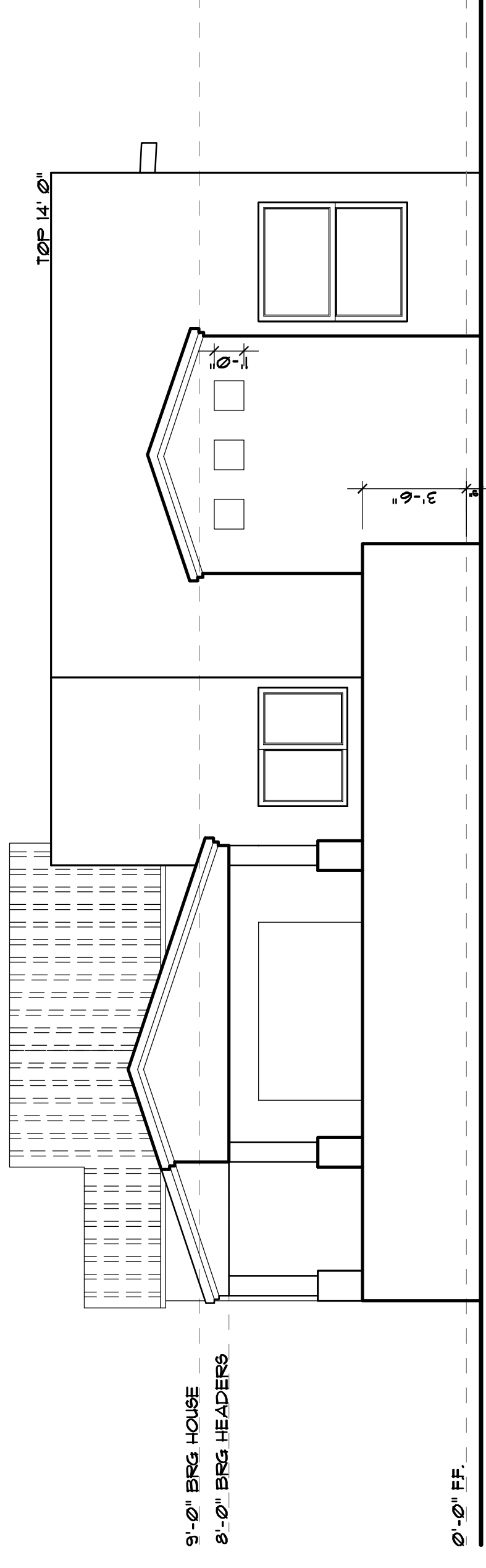
PREPARED FOR
DAVE & KELLY SALAS
MEXILLIA
NEW MEXICO

DATE	PHASE
10/23/19	FINAL
10/02/19	PERMIT

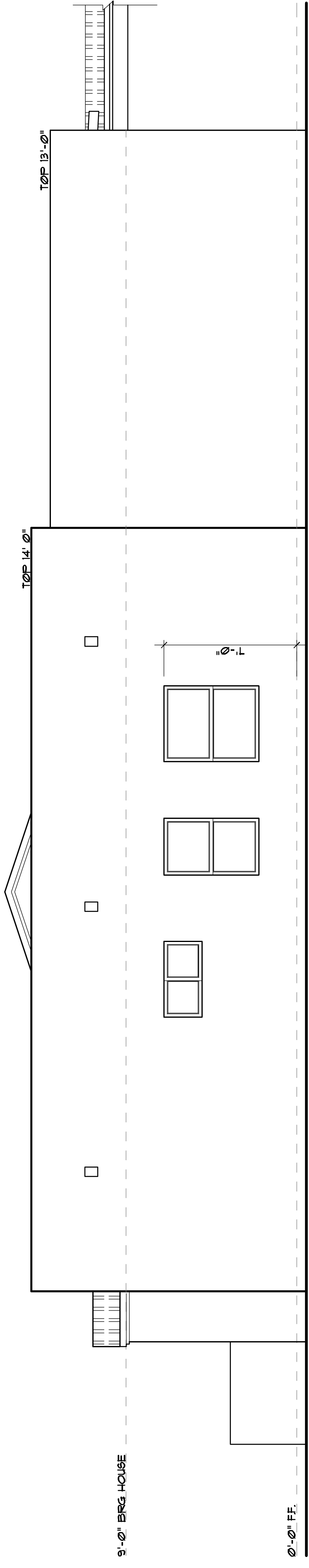
denton ventures, inc.
architect • planning
13525 Avenida Montebello
Los Alamos, NM 88007
office 575.525.0241
cell 505.251.1111
email barb@dvt-ventures.com



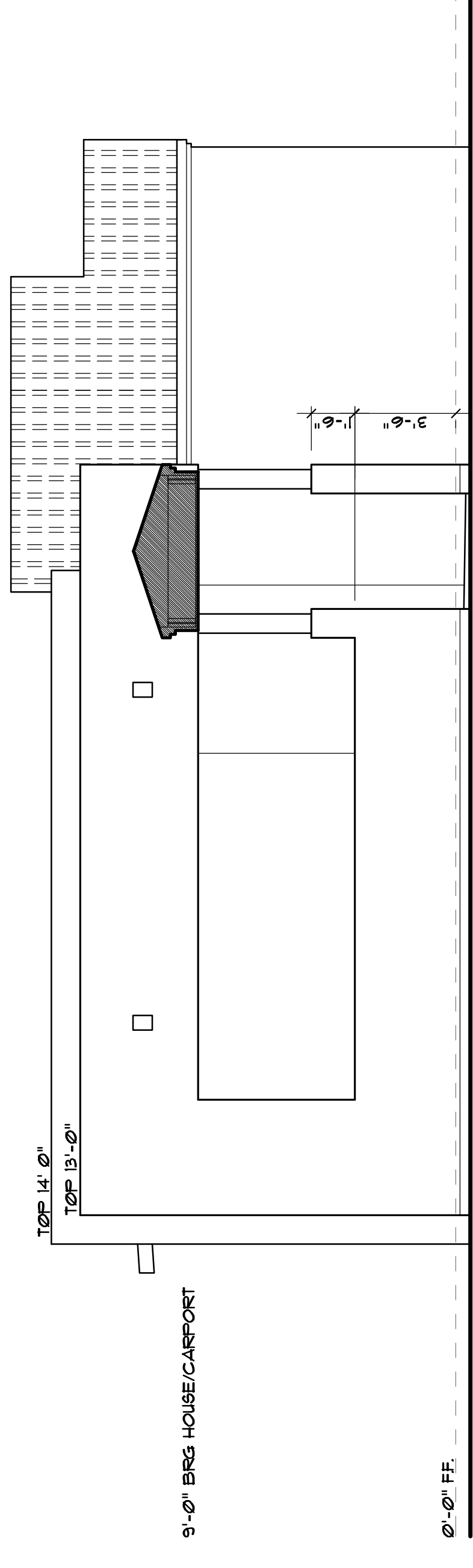
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

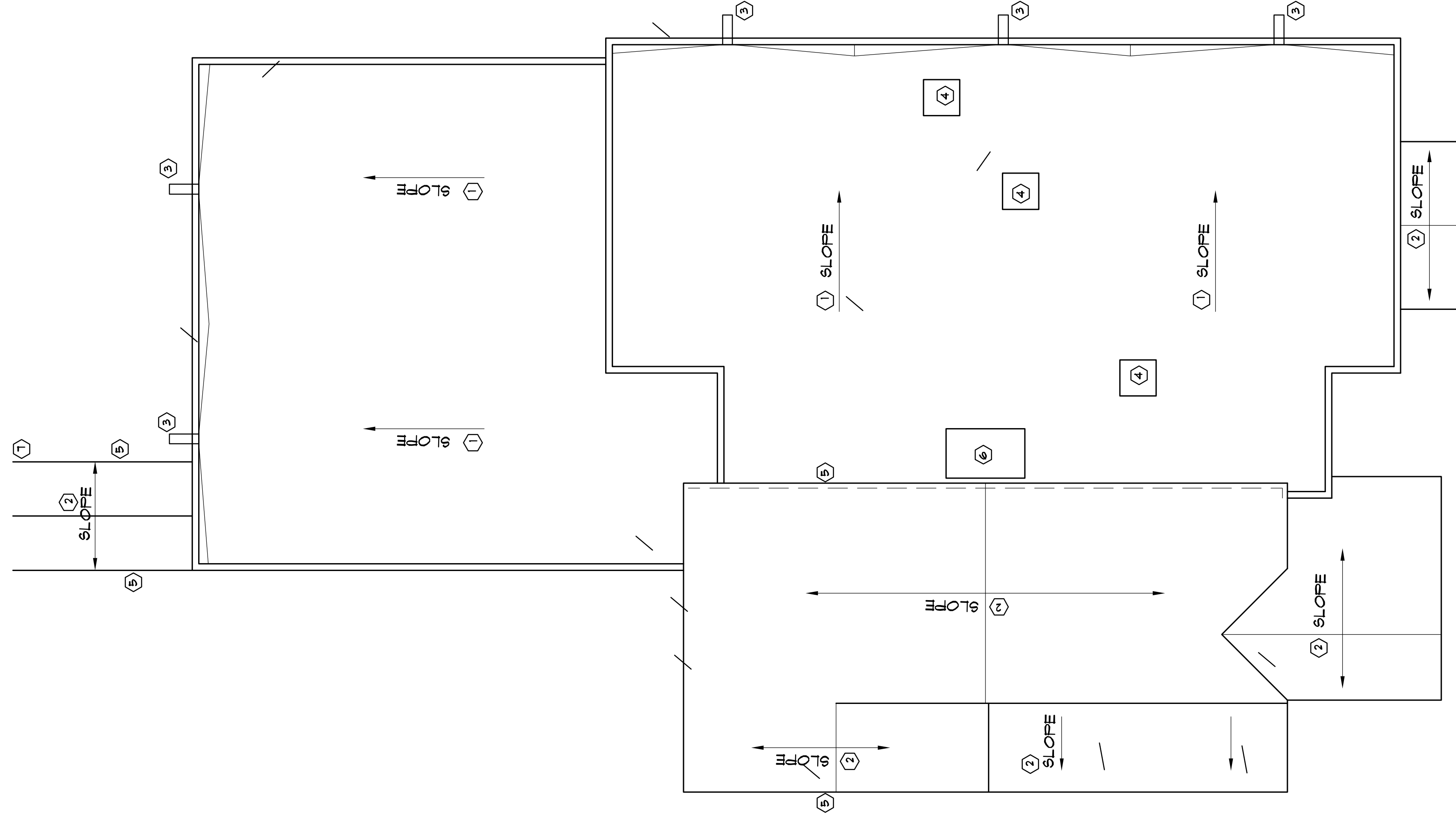
**CALLE DEL SUR
HOMES**
PREPARED FOR
DAVIE & KELLY SALAS
MEXILLA
NEW MEXICO

DATE	PHASE
02/01/19	FERRIT

denton ventures, inc.
architect • planning
13255 Avenida Montano, Suite 100
Los Alamos, NM 88007
office 575.525.0241
cell 505.525.0241
email barb@dv-ventures.com

SHEET
3
DIABEELY

- ROOF PLAN NOTES**
1. SLOPE ROOF 1/2" PER FOOT MIN.
 2. CORRUGATED METAL ROOF WITH 4/12 SLOPE.
 3. 6"X6" METAL OVER FLOW SCUPPER. INSTALL SCUPPER AT ROOF DECK.
 4. SKYLIGHT LOCATION. SEE FLOOR AND FRAMING PLANS.
 5. 4/12 PITCHED METAL ROOF TO HAVE 3" FACIA OVERHANG. METAL TO OVERHANG FACIA 1 1/2".
 6. MECHANICAL UNIT LOCATION.
 7. SEE SITE PLAN FOR LENGTH OF CONNECTING ROOF.



ROOF PLAN

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

**CALLE DEL SUR
HOMES**

PREPARED FOR
DAVIE & KELLY SALAS
MESILLA
NEW MEXICO

DATE	PHASE
12/20/19	PERMIT

denton ventures, inc.
architecture • planning
13250 Camino Rio Grande, Suite 100
Los Alamos, NM 88507
office 575.525.0241
cell 505.525.0241
email bob@dv-llc.com

SHEET

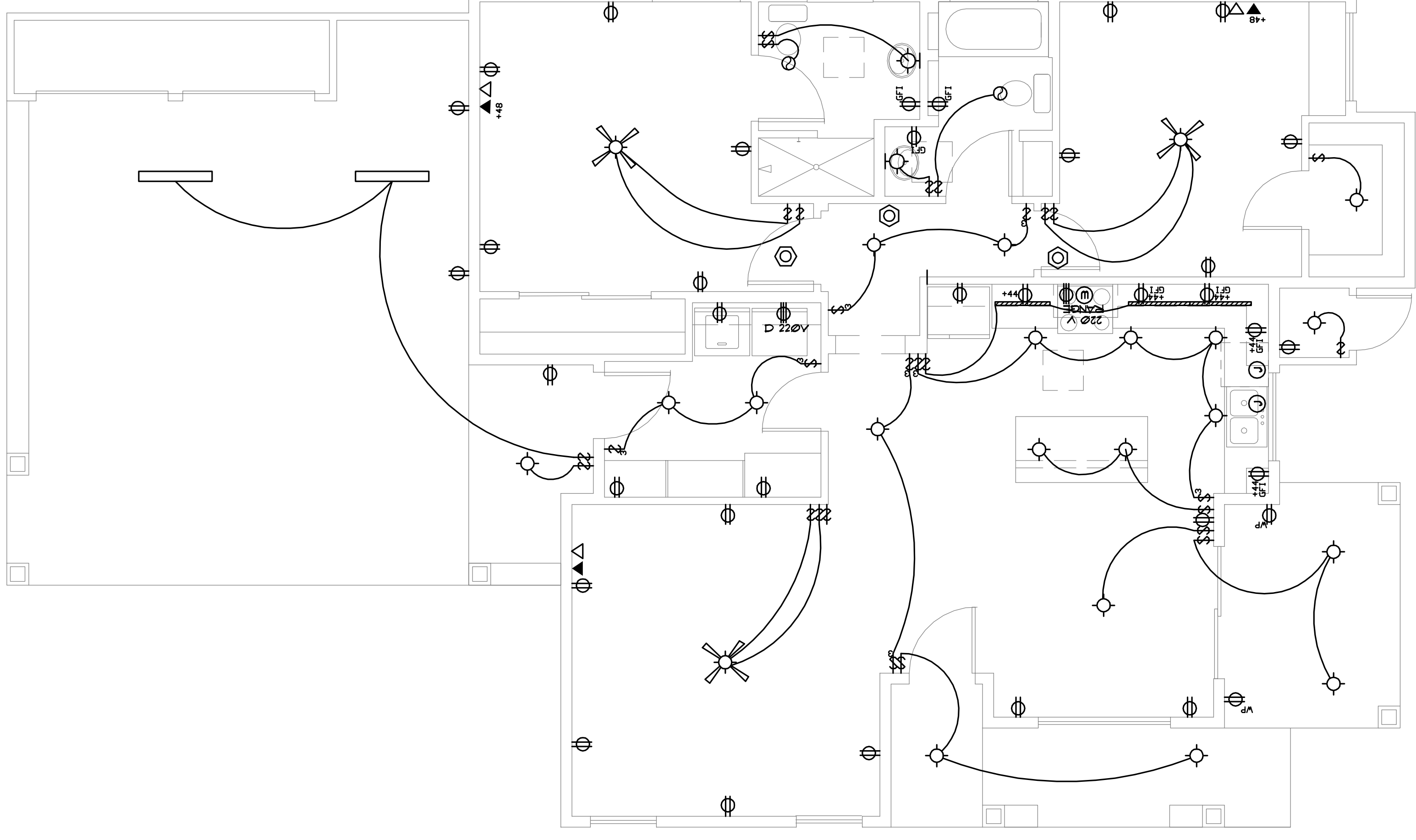
6

D14455ROOF

ELECTRICAL NOTES

1. PROVIDE A COMPLETE ELECTRICAL SYSTEM FOR LIGHTING AND POWER. COORDINATE ELECTRICAL WORK WITH ALL OTHER WORK. COORDINATE WITH OWNER, ITEMS OF EQUIPMENT, FIXTURES, ALLOWANCES, FURNISHED ITEMS, AND WORK BY OTHERS.
2. ELECTRICAL SYSTEM SHALL COMPLY WITH ALL APPLICABLE CODES, COVENANTS, AND UTILITY REGULATIONS.
3. MATERIAL SHALL BE NEW AND IN BEST CONDITION. PROVIDE OWNER WITH ALL MANUALS, INSTRUCTIONS, AND WARRANTY INFORMATION. GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.
4. THE ELECTRICAL DRAWINGS ARE SCHEMATIC, SHOWING INTENT ONLY, AND INDICATE GENERAL DESIGN AND ARRANGEMENT.
5. ELECTRIC CONTRACTOR TO VERIFY WITH UTILITY COMPANY SPECIFIC REQUIREMENTS FOR LOCATION OF METER AND OTHER SERVICE REGULATIONS. ELECTRIC PANEL MUST BE SCREENED BY COURTYARD WALLS.
6. ELECTRIC CONTRACTOR TO PROVIDE POWER FOR IRRIGATION SYSTEM.

1. OWNER WILL PROVIDE LIGHT FIXTURES. CONTRACTOR WILL PROVIDE ALL OTHER ITEMS.



ELECTRICAL LEGEND	
	LIGHT FIXTURE, CEILING MTD
	LIGHT FIXTURE, WALL MTD
	LIGHT FIXTURE, RECESSED
	LIGHT FIXTURE, PORCELAIN SOCKET
	TWO TUBE FLUORESCENT LAMP
	SWITCH, UNDER CABINET LIGHT
	FLOODLIGHT, SPIRIT MOUNTED EXCEPT AS NOTED
	CEILING FAN W/LIGHT
	CEILING FAN NO LIGHT
	SMOKE DETECTOR -
	DUPLEX, CONVENIENCE OUTLET
	DUPLEX, GFI OUTLET
	DUPLEX, WATERPROOF OUTLET
	DUPLEX, 200 VOLT
	4-FLUX CONVENIENCE OUTLET
	JUNCTION BOX
	SWITCH, SINGLE POLE
	3-WAY SWITCH
	DIMMER SWITCH
	WALL MOUNTED THERMOSTAT
	EXHAUST FAN
	TELEVISION / HI-FI
	TELEPHONE - PREWIRE
	MICROWAVE

1. VERIFY MOUNTING HT. OF ALL WALL MOUNTED DEVICES WITH OWNER.
2. COORDINATE WITH MECHANICAL FOR ADDITIONAL REQUIREMENTS.
3. 44 INDICATED SPECIAL MTD. HEIGHT IN INCHES ABOVE FLOOR TO CENTER.

CALLE DEL SUR HOMES

PREPARED FOR
DAVIE & KELLY SALAS
MEXILLIA
NEW MEXICO

DATE	PHASE
07/20/19	FINAL

denton ventures, inc.
architect • planning
13255 Avenida Montebello, Suite 100
Los Alamos, NM 88007
office 505.252.0241
cell 505.252.0242
email barb@dvt-ventures.com

SHEET
7
D485ELEC

SCHEMATIC ELECTRICAL PLAN

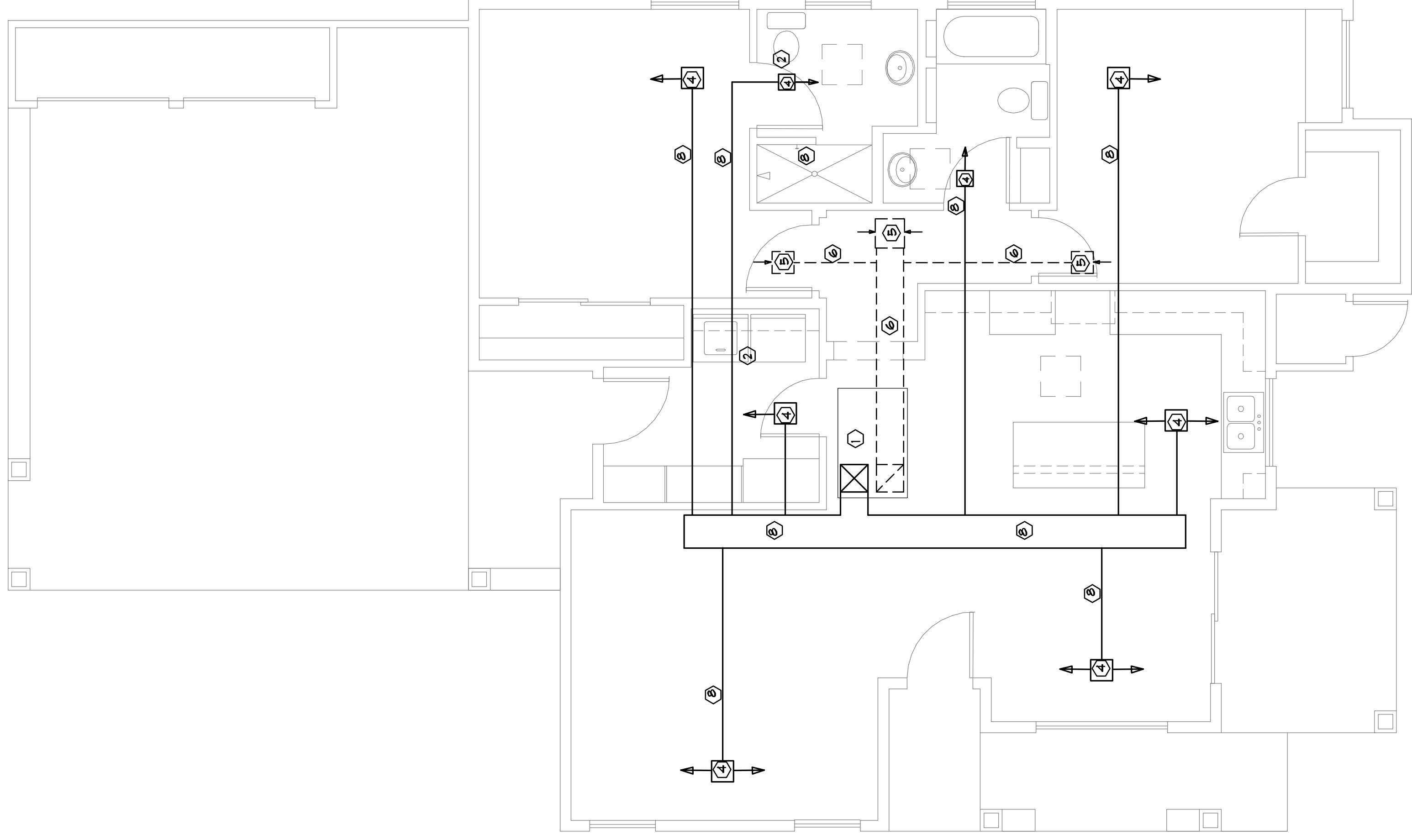
SCALE 1/4" = 1'-0"

GENERAL MECHANICAL NOTES

- BUILDING DESIGNED IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE AND LOCAL REQUIREMENTS. ALL HVAC DUCT AND MATERIALS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE, LATEST ASHRAE RECOMMENDATIONS, SHAWNA LOW VELOCITY DUCT CONSTRUCTION STANDARDS AND INTERNATIONAL ENERGY CONSERVATION CODE. ALL WORK TO MEET APPLICABLE STANDARDS.
- PLANS ARE PROVIDED FOR THE PURPOSE OF NEGOTIATED CONSTRUCTION WITH A SELECTED GENERAL CONTRACTOR AND MAY CONTAIN OMISSIONS AND INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR FINDING AND CORRECTING PROBLEMS.
- PLANS ARE SCHEMATIC IN NATURE AND IN MANY AREAS ARE NOT COMPLETE. CONTRACTORS ARE TOO CONFIRM THE WORKABILITY OF DESIGN CONCEPTS BEFORE PRICING AND /OR CONSTRUCTION.
- PROVIDE A COMPLETE MECHANICAL SYSTEM FOR HEATING, VENTILATING AND PLUMBING SERVICES. COORDINATE MECHANICAL WORK WITH ALL OTHER WORK.
- MATERIAL SHALL BE NEW AND IN BEST CONDITION. PROVIDE OWNER WITH ALL INSTRUCTIONS, MANUALS, WARRANTY INFORMATION, AND RECOMMENDED PARTS LIST ON OR BEFORE THE COMPLETION OF THE HVAC WORK.
- EXHAUST FANS NEED TO BE PROVIDED BY MECHANICAL CONTRACTOR.
- ALL ELECTRICAL WORK INCLUDING CONNECTION TO THE UNITS AND EXHAUST FAN SHALL BE BY THE ELECTRICAL CONTRACTOR. ELECTRICAL CONTROL WIRING TO THE THERMOSTATS SHALL BE BY THE HVAC CONTRACTOR.
- THERMOSTAT LOCATION SHALL BE LOCATED AND FLAGGED BY THE MECHANICAL CONTRACTOR. APPROXIMATELY 4 1/2" AFF.
- MECHANICAL CONTRACTOR TO VERIFY WITH UTILITY COMPANY SPECIFIC REQUIREMENTS FOR THE LOCATION OF GAS METER AND OTHER SERVICE REGULATIONS.
- INSULATE ALL RETURN AIR DUCTS WITH 1" THICK FIBERBOARD BACK TO UNIT. NO INSULATION ON DUCTWORK IN CONDITIONED SPACE.
- INSULATE ALL SUPPLY AIR DUCT (IN UNCONDITIONED SPACE AND ON EXTERIOR) WITH 1" FIBERGLASS AND VAPOR BARRIER.
- MASK HVAC HVAC OUTLETS DURING CONSTRUCTION AND VACUUM DUCTS, BOOTS AND GRILLES BEFORE TURNING ON HVAC SYSTEM.
- CALIBRATE TEST AND ADJUST ALL TEMPERATURE, ELECTRICAL AND CONTROL DEVICES AS REQUIRED BEFORE TEST RUNNING THE HVAC.
- TEST RUN ALL HVAC SYSTEMS FOR AT LEAST THREE 24 HOURS PERIODS IN PRESENCE OF THE GENERAL CONTRACTOR BEFORE GIVING NOTICE OF COMPLETION OF THE WORK TO THE OWNER AND BEFORE ACCEPTANCE BY THE OWNER.
- RUN CONDENSATE LINES FULL SIZE TO THE NEAREST CODE APPROVED DRAIN CONNECTION.
- INSTALL RANGE HOOD IN KITCHEN THAT VENTS TO EXTERIOR.
- ALL REGISTER AND DIFFUSER TO HAVE DAMPERS OR EXTRACTORS FOR AIR BALANCE.
- ALL DUCT DIMENSIONS ARE CLEAR INSIDE. NO DUCT SIZES SHALL BE CHANGED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- CONTRACTOR SHALL FURNISH FOR APPROVAL FOUR COPIES OF SHOP DRAWINGS TO THE ARCHITECT TO COMPLETELY IDENTIFY ALL MATERIALS AND EQUIPMENT TO BE INSTALLED AND USED ON THE PROJECT.
- ALL DUCTS SHALL BE FIRMLY SUPPORTED OR HUNG AND NEATLY ALIGNED AND INSTALLED. SPACE HANGERS AS REQUIRED TO SUPPORT THE DUCTS WITHOUT SAGGING. LOCATION AND SPACING OF HANGERS AND SUPPORTS SHALL BE COORDINATED BY THE CONTRACTOR. FURNISH AND INSTALL ALL NECESSARY SUPPORTING MATERIALS AND ADDITIONAL STRUCTURAL MEMBERS. SEAL OPEN SPACE BETWEEN DUCTS AND WALL. COORDINATE DUCTWORK WITH LIGHTING FIXTURES, CEILING SUPPORT SYSTEMS, ACCESS DOORS, ETC.
- INSTALL TURNING VANES IN ALL RECTANGULAR DUCTWORK AT CHANGES IN DIRECTION OF GREATER THAN 45 DEGREE.
- ALL EXHAUST DISCHARGE TO HAVE BIRDSCREEN.

MECHANICAL EQUIPMENT SCHEDULE

- ROOFTOP PACKAGE UNIT, HIGH EFFICIENT, GAS FURNACE, NOMINAL XX-TON CAPACITY, AIR RATED ELECTRIC CONDENSER UNIT, NOMINAL XX CFM @ 1" SP", PROGRAMMABLE ELECTRONIC THERMOSTAT, RETURN AIR FILTER, XXXXXX SHORT CYCLE TIME.
 - CEILING EXHAUST FAN, DECORATIVE GRILLE, XXX CFM, XX AMPS, XX SONES, SIDEWALL WITH BACKDRAFT DAMPER AND RAIN CAP, W/ BIRDSCREEN.
 - REGISTER, SUPPLY AIR, X'x X' WIDE SIDEWALL REGISTER W/ DAMPER
 - REGISTER, SUPPLY AIR, X' x X' SQUARE CEILING REGISTER
 - RETURN AIR GRILLE, X' x X'
 - RETURN AIR DUCT, LOCATE IN CONDITIONED SPACE OF TRUSSES.
 - TRANSFER GRILLE, X' x X'
 - SUPPLY AIR DUCT, LOCATE IN CONDITIONED SPACE OF TRUSSES.
- NOTE: SIZING OF EQUIPMENT TO BE DONE BY MECHANICAL CONTRACTOR. COORDINATE WITH OWNER AND ELECTRICIAN.



CALLE DEL SUR
HOMES
PREPARED FOR
DAVE & KELLY SALAS
MEXILLA
NEW MEXICO

DATE	PHASE
10/23/19	FINAL
11/20/18	PERMIT

denton ventures, inc.
architect • planning
13555 Camino Real, Suite 100
Los Alamos, NM 88007
office 575.525.0241
cell 575.525.0242
email barb@dv-ventures.com

SHEET
8
DIABBYEC

SCHEMATIC MECHANICAL PLAN
SCALE 1/4" = 1'-0"

PHOTO OF THE DWELLING TO THE NORTH



PHOTO OF THE DWELLING TO THE WEST



PHOTO OF THE DWELLING TO THE EAST



PHOTO OF APARTMENTS TO THE SOUTH



PHOTOS OF OTHER DWELLINGS ALONG CALLE DEL SUR



PHOTOS OF OTHER DWELLINGS ALONG CALLE DEL SUR



PHOTO OF DWELLING TO THE NORTH



PHOTOS OF OTHER DWELLINGS TO THE NORTH



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



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

OFFICIAL USE ONLY:
Case # 060973
Fee \$ 363.00

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

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

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

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

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

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

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

Address of Proposed Work: Calle de Sun

Description of Proposed Work: Construction of Two Dwelling Units

\$225,000.00 Davie Salas 10/2/2019
Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW ; BOT FINAL APPROVAL REQUIRED
CID PERMIT REQUIRED
JK

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

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

**PZHAC WORK SESSION
JANUARY 21, 2020
ITEM 3**

Submitted by William McIlvaine, a request to discuss the installation of three new gates and the addition of privacy panels to an existing rock wall around a residential property at 2685 Calle de Parian (**Case 060997**). Zoned: Historical Residential (HR)

DESCRIPTION OF REQUEST:

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

The applicant is currently in the process of renovating the dwelling and the property in order to bring the appearance of the property more in line with the character of the Town. This includes a number of changes to the main dwelling that the applicant has obtained permits for within the past several months.

The applicant would now like to complete the rock wall around the property. Currently, the wall consists of a predominantly two-foot high rock wall having four foot high rock pillars every eight feet. There are two-foot high wood slats in between the pillars in the wall (see attached photos). The wall also has three gates made of sections of bare pipe. The applicant would like to replace the existing wood slats with two-foot high sections of one inch thick wrought iron pieces painted brown set about three inches apart (see attached diagram). The applicant would also like to replace the gates with gates of a similar design (see attached diagram).

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed work to the rock walls will not result in any negative changes to the property that will affect its Historical character or the character of the area, 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

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:

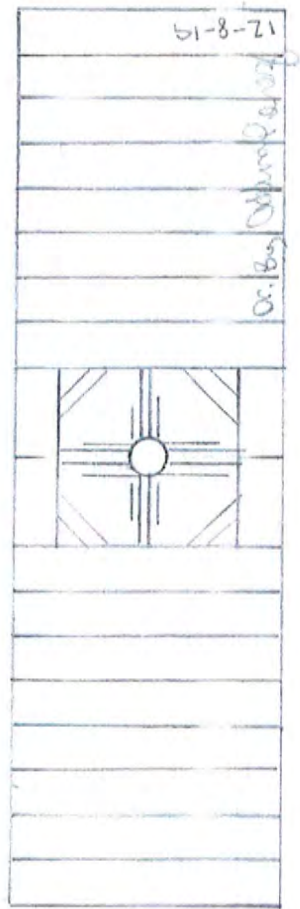
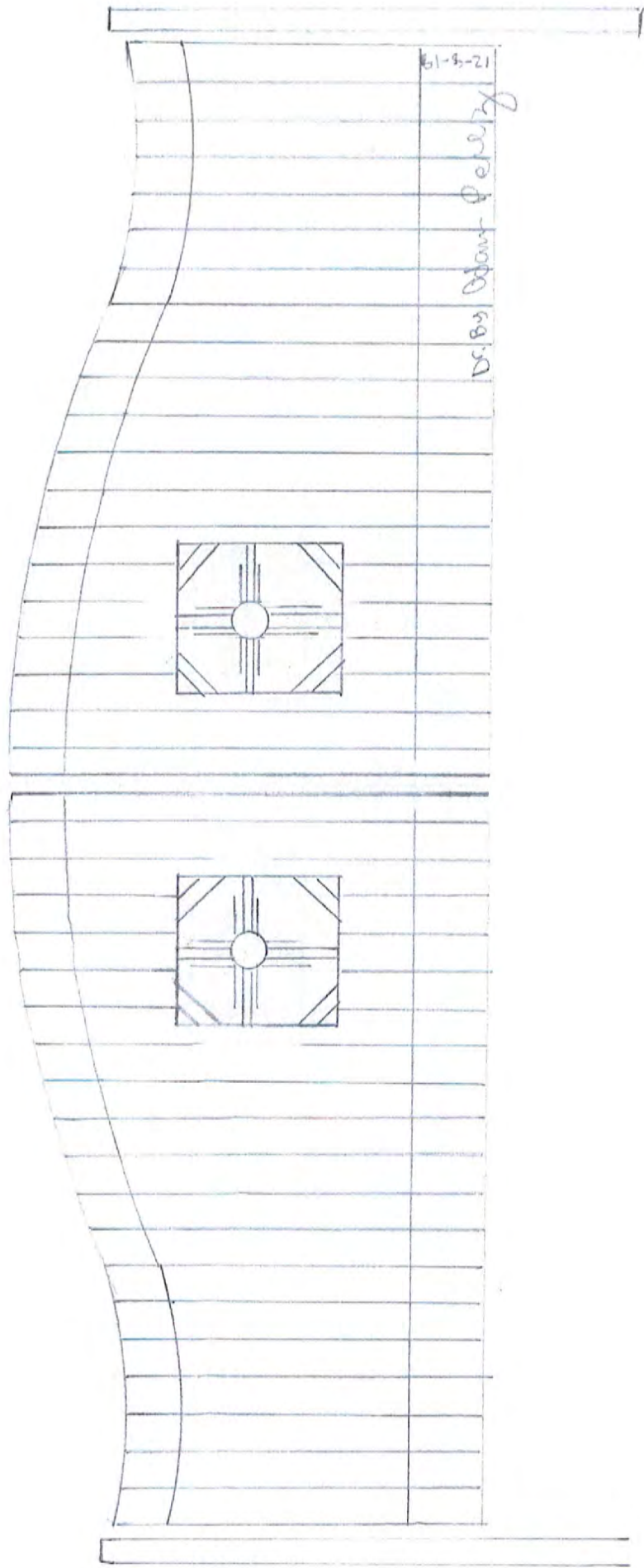
Property Address: 2685 CALLE DE PARIAN #2

Acres: 0.93000001



PHOTOS OF THE EXISTING WALL FROM CALLE DEL OESTE AND CALLE DE PARIAN





Ironworks Unlimited

Calle Segunda
Mesilla, NM 88046
Adam Perez: owner
575-635-9402

Date: 12-9-19

Customer:

Dr. Will & Steph. McIlvaine
2685 Calle De Perian
Mesilla, NM 88046

Job Description: Steel Ironwork

1. Fabricate and install 15 panels above rock wall, painted semi-gloss black
2. Fabricate and install double swing gates, 3-sets with arch top
3. Fabricate and install front porch double swing gates, wood with metal frames.
4. One zia design per panel and gate, except front porch gates.

Estimate Price:	\$19725.00
tax	1614.98
Total	\$ 21339.98

Deposit required 50%

- 220 This tiny stuccoed adobe residence has a flat roof with parapet, wood frame windows and tin canales. est. 1930. (C)
- 221 This stuccoed adobe house has metal casement windows, a flat roof with parapet, and a concrete block addition on the east side. est. 1930. (C)
- 222 This is a stuccoed adobe house with metal frame windows, a flat roof with parapet, and tin canales. est. 1930. (C)
- 223 The Mesilla Town Hall, built of slump block, is currently having additions on the east side. This building does not detract from the architectural quality of the area. est. 1970. (N)
- 224 This is a concrete block residence with a gabled roof and metal casement windows. est. 1955. (I)
- 225 A stuccoed adobe with a low gabled roof, this residence has wood frame windows and an addition on the west side covered by a shed roof. est. 1925. (C)
- 226 This ell shaped stuccoed adobe home has wood and metal casement windows, flat roof with parapet, and an open front porch. est. 1930. (C)
- 227 This is a tiny ell shaped adobe house, stuccoed, a flat roof with parapet, and wood frame windows. est. 1920. (C)
- 228 A Territorial Style house, this has a small, square floor plan. It has a flat roof with parapet capped with a dentil brick coping. This stuccoed house has metal casement windows and canales piercing the parapet. The back addition is at a lower level and is of unplastered adobe. est. 1880. (C)
- 229 This is a low gabled, stuccoed house with metal casement windows with shed roofs over the adjacent carport and the front porch. est. 1960. (N)
- 230 This tiny, stuccoed, square-plan house has false wood lintels over the windows and door, and viga ends pierce the parapet. est. 1960. (N)
- 231 This stuccoed residence has a flat roof, parapet, metal casement windows, and a front portal covered by a shed roof. est. 1950. (N)
- 232 This is a stuccoed house covered by a low hip roof. The house has metal casement windows and a front porch formed by a portion of the hip roof. est. 1955. (N)

PERT SHEET?

YES NO

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



SURVEY DATE

3. BY TP

CHECK DATE

5. BY

COMPUTER DATE

7. BY

FILE DATE

9. BY

REVISION DATE

11. BY

COUNTY

Bona Ana

13. FIELD MAP

14. NUMBER

15. UTM REFERENCE NUMBER

13 330600 3571550
ZONE EASTING NORTHING

SPECIFIC LOCATION

2685 2655

1st house on South side of
Calle del Parían

17.

CITY/TOWN

MESILLA

18. ZIP 88001

20. I.D. #

18320 222

22. ROLL #

44

23. NEG #

33

19. LAND GRANT OR RESERVATION

Mesilla Civil

24. LOCATION OF NEG.

LEGAL DESCRIPTION:

TOWNSHIP

NS RANGE

EW SECTION

1/4 1/4 1/4

ARCHITECTURAL STYLE

Adobe Vernacular

26. NUMBER OF STORIES

One

TERRY Chamberlain

FOUNDATION MATERIAL(S)

Concrete Visible

BOX 398 MESILLA 88046

EXTERIOR WALL SURFACE(S)

Stucco / Adobe

4'006'138'096'083

FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS)

single; metal casement large and small light window w/o surrounds; concrete lug sills
single; aluminum sliding window w/o surrounds or sills

DOOR/ENTRANCE (TYPE/SURROUNDS)

standard paneled wood door w/ lites, no surrounds

ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS)

lat roof w/ flat parapet

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

EXTERIOR DETAILS

Canals

COMMENTS

DATE OF CONSTRUCTION

ESTIMATED 1935

36. ACTUAL

SOURCE OF DATE

ARCHITECT/ENGINEER/BUILDER

SOURCE OF INFORMATION

NAME

41. PRESENT } Residential
42. HISTORIC }

CONDITION

EXCELLENT GOOD FAIR DETERIORATED

DEGREE OF REMODELING

MINOR MODERATE MAJOR

45. IMMEDIATE SURROUNDINGS

Residential

46. RELATION TO SURROUNDINGS

SIMILAR NOT SIMILAR

47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS

PLUS NEUTRAL MINUS

48. OVERALL SIGNIFICANCE

NATIONAL STATE LOCAL NONE

49. ASSOCIATED BUILDINGS?

YES NO

50. WHAT TYPE?

51. IF INVENTORIED, LIST I.D. #'S

52. SEE BACK?

YES NO

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060997

Fee \$ 43.50

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

CASE NO. 060997 ZONE: HR CODE: M1 APPLICATION DATE: 12/9/19

WILLIAM MCILVAINE

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

Applicant's/Owner's Mailing Address: City State: NM Zip Code: 88046

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

Contractor's Name & Address (if none, indicate Self): IRONWORKS UNLIMITED - ADAM PEREZ CALLE SECUNDA MESILLA NM

Contractor's Telephone Number: 575 635 9402

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

Address of Proposed Work: 2685 CALLE DE PARIAN MESILLA NM

Description of Proposed Work: REMOVE WOOD SLATS + BANCS - EXISTING
REPLACE WITH W/COUGH IRON PER ADJUSTED
DRAWINGS. REMOVE 3 CATES. REPLACE PER PLAN

Estimated Cost: \$ 21,339.98 Signature of Applicant: William Date: 09 DEC 2019

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

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

FOR OFFICIAL USE ONLY

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

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: _____

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
JANUARY 21, 2020
ITEM 4

Submitted by Joseph W. Foster, a request to discuss a 5 foot wide by 3 foot high mural to be painted on a wall around the commercial courtyard at 2488 Calle de Guadalupe (**Case 060999**). Zoned: Historical Commercial (HC)

The subject property contains an adobe structure that dates back to the 1850's. Arthur Fountain became the owner of the structure around 1900, and the structure has been in the Fountain family until purchased last year by Mr. Foster (the applicant). Mr. Foster has obtained permits for and has done extensive work on both the interior of the building on the property as well as to the exterior of the property to restore the historic character of the property (see attached photos).

According to the Historic Register for the Town, the subject property once contained two offices for stagecoach lines along with corrals for the horses used by the stage lines, and was once considered the "Transportation District" of the Town (see attached excerpts from the Historic Register). The applicant would like to enhance the history of the property as part of the "Transportation District" by having a mural painted on one of the exterior yard walls on the eastern side of the property. The mural (see attached diagram), which will be a painting about five feet wide by about three feet tall, will depict a woman exiting a stagecoach. This will be in the area of the property once used as horse corrals.

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed work will not result in any changes to the property that will negatively affect its Historical character, and that the work will be consistent with the following sections of the Code:

Chapter 18.33 – Historic Preservation

18.33.040 Declaration of purpose and statement of public policy.

A. The board of trustees declares that the historical heritage of Mesilla and its historic buildings and its historic districts are among its most valued and important assets. The board finds that some buildings having historical, architectural, aesthetic and cultural value have been neglected, altered or destroyed notwithstanding the feasibility of preserving and continuing the use of such buildings and without adequate consideration of the irreplaceable loss to the public and the town. The board finds that the historic character of Mesilla is of vital importance in maintaining the economy of the town and that its historic landmarks and the buildings in its historic district can be preserved, rehabilitated and used. The board finds that this chapter benefits all the residents of Mesilla and all the owners of property.

B. The board of trustees declares as a matter of public policy that the preservation, protection and use of historic landmarks and buildings in the historic districts are a public necessity because they have a special character or a special historic, architectural, aesthetic or cultural value and thus serve as visible reminders of the history and heritage of this town, state and nation. The board declares as a matter of public policy that this chapter is required in the interest of the health, safety, welfare and economic well-being of the public. The board declares as a matter of public policy that the identification and designation of historic landmarks and historic districts and the approval or disapproval of exterior changes to designated property or their demolition or relocation or new construction on the site are stated to be a public purpose. [Ord. 2011-03]

The applicant will be present at the work session to provide further details about the proposed painting 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

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: [R0401209](#)

Parcel Number: 4006137253477

Owner: ARTIEFOUNT LLC

Mail Address: PO BOX 259

Subdivision: FOUNTAIN ACRES

SUBDIVISION (BK 24 PG 283 -

1730368)

Property Address: 2489 CALLE DE

PRINCIPAL

Acres: 0



PHOTO OF THE SUBJECT PROPERTY FROM CALLE DE PRINCIPAL & CALLE DE CORREO



PHOTO OF THE SUBJECT WALL FROM CALLE DE SAN ALBINO

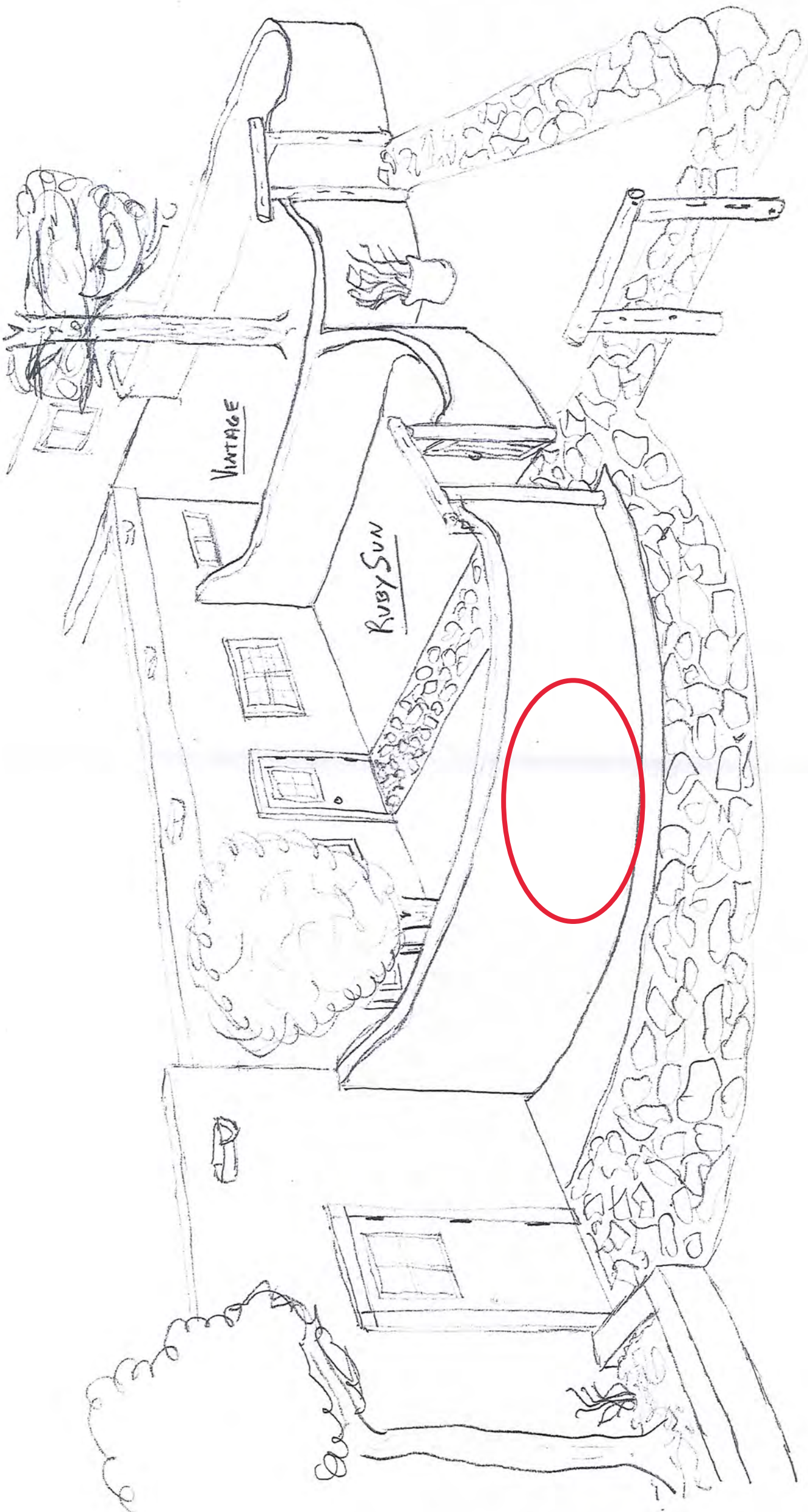


OTHER PHOTOS OF THE SUBJECT PROPERTY FROM CALLE DE GUADALUPE



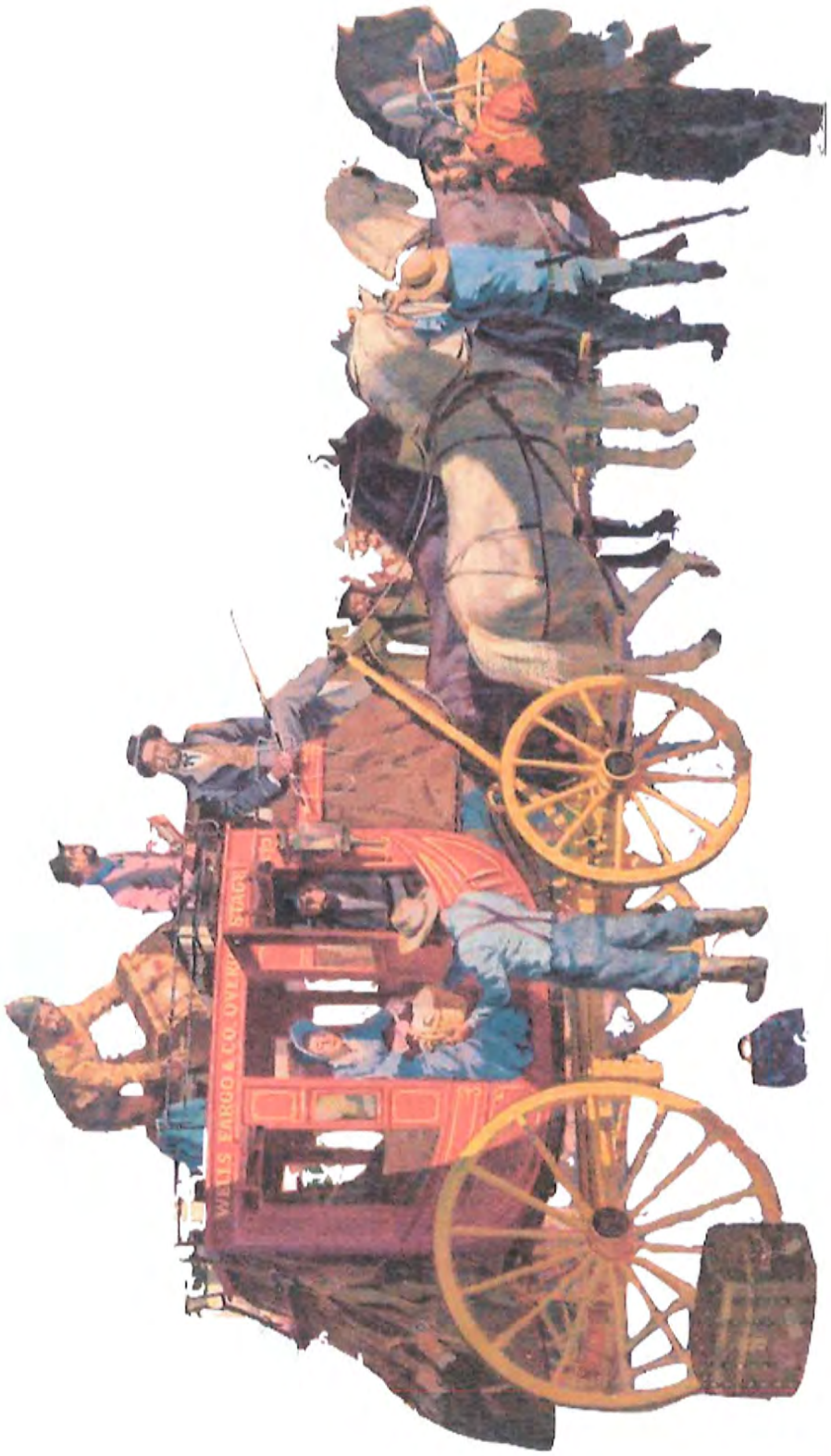
OTHER PHOTOS OF THE SUBJECT PROPERTY FROM CALLE DE GUADALUPE





VINTAGE

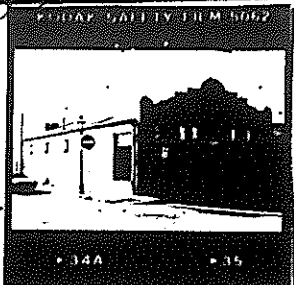
RUBY SUN



- 197 This is a two story building that was constructed in the 1950's by Tito Lucero. An old adobe structure that was contiguous with the rest of this historic block was torn down to make room for this building. It is adjacent to the building to the west and fronts the street. It is stuccoed, has a flat roof with a parapet capped by brick coping, and has metal frame windows. It is currently used as gift shops. (N)
- 198 This portion of the block housed the county court house, jail, and school rooms during the 1860's, 70's and 80's. Billy the Kid, a ruthless murderer of legendary fame, was tried and sentenced to hang here in the 1880's. A stuccoed adobe building, it fronts the street on Calle de Parian and Calle de Guadalupe (facing the plaza). The roof is flat with a parapet capped by a dentiled brick coping. Windows are of wood frame and glass block. The SW corner is chamfered and both the south and west sides have canales. Some of the original walls date from the early 1850's. The building is currently used for gift shops. (S)
- 199 **"The transportation block"**, probably the most historic block of Mesilla, is an entire block that faces north onto the plaza. The Arthur Fountain family has owned this property since the turn of the century. In the 1850's, Guadalupe Miranda, the regional land commissioner, had a "dram shop" (saloon) in the north end of the property where the El Patio Bar is now. Later, Sam Bean Jr. ran a saloon in this same spot. To the south of the bar where the El Patio Restaurant operates today, were the offices and waiting rooms of the first San Antonio Mail in 1857, then the Butterfield Overland Mail from 1858-1861, and eventually the Wells Fargo line. In this same portion of the block Joshua Sledd had a billiard room and bar where fine wines, lobster, salmon, and fresh pineapple were served to the hundreds of travelers coming off the stages. During the 1860's and 70's The Mesilla Times, a Confederate newspaper, and later the Mesilla News, were published out of this block. Antonio Garcia, who later ran the El Meson restaurant and hotel down the street, ran a blacksmith shop out of the south eastern portion of the block. Today many of the original walls and features of this block date from the earliest days of Mesilla's settlement. In an early deed, the structure was noted as "the building with the hollow square", corresponding to the patio which still exists today. The block fronts the street on all four sides. It is one contiguous structure of stuccoed adobe, and because of such extensive use since the 1850's, it is hard to determine which walls date from the 1850's and which have been built since. The southern portion of the block was remodeled and built onto in the 1940's to

cont.

- 199 be used as the Fountain residence. The northeast portion of the block suffered a fire in the early 1900's, and as a result, a store was built with a Mission parapet brick facade. The Mission parapets of the northwest portion of the block were added at this time also. Portales protect portions of the north and west sides, having been built recently in a contributing style. Windows range from wood frame, to metal casement to glass block. (S)
- 200 This is a long, low line of adjacent adobe rooms fronting the street. At one time this structure made up portions of residences behind the stores that front the plaza. Now this building is being used as gift shops. This is a stuccoed adobe building with a flat roof, parapet, wood frame windows with varying numbers of lites and numerous wood doors, all fairly recent. Viga ends are visible, showing the level of low ceiling; rough timbered lintels are evident. A porch spans the facade of the building and is made from vigas and latillas. est. 1850's. (S)
- 201 Mexican soldiers are said to have been garrisoned in this building, thus making it one of the oldest buildings in town, dating from the early 1850's. The Frieze family has been operating a store with an adjacent residence in this building for a number of generations. This stuccoed adobe building is in the shape of a "U" with a patio between the two back wings. It fronts the street, has a flat roof, parapet, viga ends visible on the facade, and massive rounded buttress on the northwest corner. est. 1850. (S)
- 202 The post office building is of stuccoed adobe, has a squared floor plan and a flat roof with stepped parapet. It has just recently undergone an addition that fits well with the rest of the building and contributes to the character of the district. est. 1950. (N)
- 203 This Territorial Style building has recently had rooms added that fit extremely well with the style of the original building. This residence is a stuccoed adobe with a flat roof, lipped parapet, and windows with wood surrounds and pedimented lintels. est. 1880. (S)
- 204 "Guerra's Blacksmith Shop" was built in about 1930 by Simon Guerra, a blacksmith and judge of Mesilla. The building is a small rectangular-plan, has adobe walls which are unplastered, and a flat roof with stepped parapet. There is a large corrugated tin slide door on the facade. The building sits cattie corner to the intersection. (S)
- 205 This is a small, square-plan stuccoed house with a low gabled roof and metal casement windows. est. 1955. (N)

1. ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6-6-79								
2. SURVEY DATE 1/14/80	3. BY MRT	4. CHECK DATE	5. BY	6. COMPUTER DATE	7. BY		8. FILE DATE	9. BY	10. REVISION DATE	11. BY
2. COUNTY Doña Ana		13. FIELD MAP 2189		14. NUMBER			15. UTM REFERENCE NUMBER 13 331000 3572000 ZONE EASTING NORTHING			
16. SPECIFIC LOCATION SW corner of Calle Pasion and Calle de Guadalupe. Structure faces the plaza.				17. CITY/TOWN Merrill			18. ZIP		20. I.D. # #199	
20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4				19. LAND GRANT OR RESERVATION Merrill Civil Colony Grant		22. ROLL # 36		23. NEG # ?		
25. ARCHITECTURAL STYLE Brick Plaster / Mission Parapet				26. NUMBER OF STORIES 1						
27. FOUNDATION MATERIAL(S)										
28. EXTERIOR WALL SURFACE(S) Exposed brick on facade, white stucco on the side.										
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) - large fixed plate glass windows - wood casement windows, one lite per leaf, deeply recessed, placed near roof level										
30. DOOR ENTRANCE (TYPE/SURROUNDS) Double leaf metal door with large lite in each leaf										
31. ROOF(S) (NUMBER/SHAPE/MATERIAL/DETAILS) Medium gable covered by corrugated tin. Parapet on front is mission style, made of concrete block and finished by red brick. Wood bouvered air vent with rounded top.										
32. CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS) - none observed										
33. EXTERIOR DETAILS Facade is faced with brick. Large fixed windows take up most of facade. A horiz line of what was once rectangular vertical lites spans the width of facade above the windows and doorway. These lites have been replaced by multi-colored wood panels.										
34. COMMENTS Find out correct dates on this place, and what was here prior to its construction. The Fountains have the original blueprints to this building.										
DATE OF CONSTRUCTION 35. ESTIMATED 1930 36. ACTUAL					45. IMMEDIATE SURROUNDINGS commercial					
37. SOURCE OF DATE					46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR					
38. ARCHITECT/ENGINEER/BUILDER					47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS					
39. SOURCE OF INFORMATION					48. OVERALL SIGNIFICANCE <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input checked="" type="checkbox"/> LOCAL <input type="checkbox"/> NONE					
40. NAME "The Albert Fountain Store"					49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
USE 41. PRESENT empty 42. HISTORIC Grocery					50. WHAT TYPE?					
CONDITION <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED					51. IF INVENTORIED, LIST I.D. #'S					
44. DEGREE OF REMODELING <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR					52. SEE BACK? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					

Adjacent to, and at the back of this store is a low adobe
ruining south to the entrance to the plaza. This section has
4/4 d. pine, wood sashes, plain wood surrounds, a horiz paneled door with
plain wood surrounds.

was once Albert + Mary Fountain grocery store and post office (?)
up until about 1965. Then became the Mercantile wine + food
store run by the Fritzes. Their lease expired on New place New
first of 1980. Arthur Fountain, son of Albert Fountain
is the current owner.

Floor plan of building surveyed (rough)

low adobe in back

double leaf door

El Patio

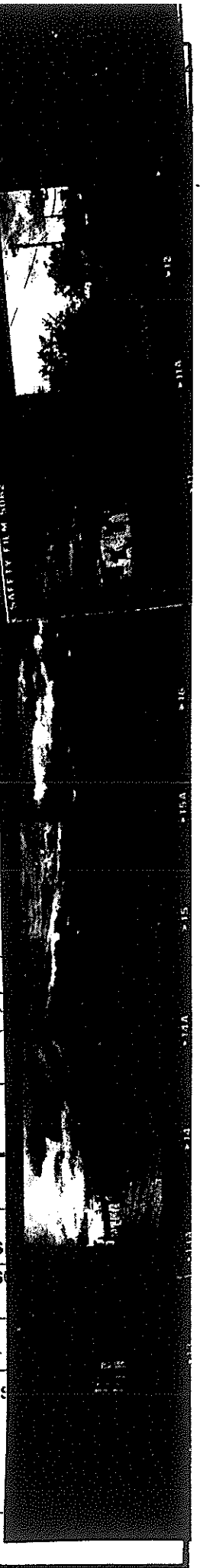
Plaza

Store built in 1929-31. Was built on the site of
old adobe that had suffered a fire probably around
the turn of the century. Post office was here from
1931-1959. run by Maria Maria

into from
Arthur Fountain

~~199~~ 199 5 #199

1. ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		NEW MEXICO HISTORIC BUILDING INVENTORY FORM 1: BUILDINGS & STRUCTURES 6-6-79				#11
2. SURVEY DATE 4/80	3. BY MRT	4. CHECK DATE	5. BY	6. COMPUTER DATE	7. BY	#12
8. FILE DATE	9. BY	10. REVISION DATE		11. BY		#13
12. COUNTY Dona Ana		13. FIELD MAP		14. NUMBER		#14
15. UTM REFERENCE NUMBER		16. SPECIFIC LOCATION Faces Calle del Parran + Calle Principal On the south side of the plaza The south side of the plaza. "El Patio Bar and Restaurant"	17. CITY/TOWN Mesilla	18. ZIP 88046	19. LAND GRANT OR RESERVATION Mesilla Civil Colony	#15 #16 #17 20. I 183 22. R 38 3 24. L
20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4		25. ARCHITECTURAL STYLE Adobe vernacular		26. NUMBER OF STORIES 1		Arthur fountain Bar Mesilla, NM 88046
27. FOUNDATION MATERIAL(S) 4-006-137-249-472						
28. EXTERIOR WALL SURFACE(S) off white stucco, brown stucco, gray plaster						
29. FENESTRATION (TYPE, DIVISIONS, SURROUNDS, SILLS, ARRANGEMENTS) - glass block on the west side (1930's), some with concrete lugs, since w. h. - fixed 4 lite wood sash, recessed - metal casement windows, recessed, sill sills - 1/2 d.h.w. wood muntins						
30. DOOR/ENTRANCE (TYPE/SURROUNDS) - wood paneled doors on east side (modern)						
31. ROOF(S) (NUMBER/SHAPE/MATERIAL DETAILS) Flat, at least three different roof levels. stepped parapets on portico facing Calle Parran + Calle Principal						
32. CHIMNEY(S) (NUMBER, EXTERIOR-INTERIOR, MATERIALS)						
33. EXTERIOR DETAILS Tin canals on west side. Portal with shed roof covering much sidewalk. This portal is new but done in a traditional style: rounded beams with brick sidewalk borders; property on the north, east, and west sides.						
34. COMMENTS						
DATE OF CONSTRUCTION		35. ESTIMATED 1950's		36. ACTUAL		45. IMMEDIATE SURROUNDINGS commercial/tourism
37. SOURCE OF DATE		38. ARCHITECT/ENGINEER/BUILDER		39. SOURCE OF INFORMATION Arthur Fountain, owner		46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT S
40. NAME El Patio Bar and Restaurant		41. PRESENT USE		42. HISTORIC CONDITION Butterfield Stage Stop		47. ARCHITECTURAL CONTRIBUTION TO S <input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL
43. EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED <input type="checkbox"/>		44. DEGREE OF REMODELING		45. IF INVENTORIED, LIST I.D. #'S		48. OVERALL SIGNIFICANCE <input checked="" type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input type="checkbox"/> LOCAL
<input checked="" type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR		46. SEE BACK?		47. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		49. ASSOCIATED BUILDINGS? <input checked="" type="checkbox"/> YES
						50. WHAT TYPE? see notes
						51. IF INVENTORIED, LIST I.D. #'S
						52. SEE BACK? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO



at least since the 1840s. (documented). On this lot was the first church in Mesilla. Through the latter part of the 19th century and even up through the present time, this block has played a very important role in the history of the Mesilla Valley. At one time or another this block has been occupied by a church, saloon, Butterfield stage stop, restaurant, laundry, customs house, residence, general store, post office, etc., rebate court

A rough floor plan of the block as it appears today: forget it, terrible

3 sketch. Do it on another sheet of paper. The NW portion of the block is occupied by the El Patio Bar that's been in existence since about 1930.

Adjacent to and to the south of the bar is the restaurant. This occupies the west central portion of the block. Adjacent to the bar on the east side northern part of the restaurant is the ball room. This ballroom used to be an open patio up until ca. 1955. Adjacent to the south of the restaurant is a rectangular shaped line of rooms extending all the way to the Calle del Correo. This line of rooms recently has been used as residences. The NE portion of the block is occupied by Albert Fountains Grocery dating from 1929. On this ~~part~~ ^{spot} was an adobe which burned in the 1920s (?)

To the east of the restaurant and ~~to the~~ adjacent to Calle Guadalupe an open patio. This is located in the center of the block.

The south portion of the block has been altered and built onto through the years. Many of its walls are old ones that have been incorporated into new floor plans. This section of the block is currently being used for storage + apartments.

Facade of bar (facing the plaza) has a mission style parapet with mission tile set \perp to street at an angle. ~~Two~~ ^{Three} front doors on facade: One door (wood) has a horiz oval lite in upper portion. One door is wood with large lite in upper portion. The third door is wood of vertical wood planks. This facade has an open shed roof porch covered with asphalt roll + supported by squared beams.

Facade is National Landmark - part of plaza

Plaza

East side of block: (NE portion described on separate sheet)

Flat roof with tin canals at parapet level. Restaurant at roof level & main apartments in south portion.

Ferrous 1/1 d.h.w., plain wood surrounds

Ferrous 1/4 d.h.w., wood surrounds, large wood lites over those windows which are in the apartment block at southern portion.

Metal casements, no surrounds, slip sills.

Alum d.h.w. (south side)

Doussé wood paneled doors, wood door with 3 small lites in upper portion.

- Interior chimney of lava stone.

- Mission tile painted blue at ~~corners~~ corners of the apartments in block. Those are set at an angle \perp to the facade

Art started bar in 1934. Put in ^{open-air} ~~bar~~ ballroom (patio) in 1936.

Before Art put his bar here, three rooms were used for storage by his father. Where ballroom is now were old adobe rooms that also were gutted by fire ~~in~~ around turn of century (?)

Mission parapets put on around 1927.

Southern portion of block (where beams is) was a private businessmen club ^{for} gambling, drinks, etc.

There was a blacksmith shop on this block but it wasn't Antonio Carreras. Carreras was for his route somewhere.

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

OFFICIAL USE ONLY:
Case # 060999
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 060999 ZONE: MC CODE: M1 APPLICATION DATE: 12/6/19

JOSEPH W. FOSTER 850-502-9237
Name of Applicant/Owner Applicant's Telephone Number
10090 BLACK HILLS RD. LAS CRUCES, NM 88011
Applicant's/Owner's Mailing Address City State Zip Code
FOSTERSMIL1@YAHOO.COM
Applicant's/Owner's E-mail Address
SELF

Contractor's Name & Address (If none, indicate Self)
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2488 CALLE DE GUADALUPE

Description of Proposed Work: HISTORIC MURAL ON WALL DEPICTING
STAGE COACH + PASSENGERS DISEMBARKING AT
"TRANSPORTATION BLOCK", APPROX. 5'w 3'HIGH

\$ 100.00 [Signature] 6 DEC 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
[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 SPECIAL MEETING

MINUTES

JANUARY 15, 2020

(PART OF CONSENT AGENDA)

PZHAC NEW BUSINESS

JANUARY 21, 2020

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060962
[PZHAC CONSENT AGENDA – 1/21/20]**

Item:

Case 060962 – Snow Road, west of intersection with Calle del Sur, submitted by William C. Fietze; a request for a zoning permit to install a pipe fence along the property line between the property and Snow Road. Zoned: Rural Farm (RF)

Description of Work Done:

The applicant would like to install a five foot high pipe fence in order to provide a barrier to the property from the road and to limit access to the property. The fence will be very similar to a fence built along the pecan groves on the north side of Calle del Norte.

Consistency with the Code:

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

PHOTO OF THE PROPERTY FROM SNOW ROAD



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▼ Enter

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400119](#)
Parcel Number: 4005138414308
Owner: FRIETZE WILLIAM C &
LAVERNE R REVOCABLE TRUST
Mail Address: 6919 RICHARD PL
Subdivision: TASHIRO SUB 743
Property Address: SNOW RD
Acres: 2.31999993



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

OFFICIAL USE ONLY:
Case # 060962
Fee \$ 200

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 060962 ZONE: RF CODE: MI APPLICATION DATE: 9/16/09

Name of Applicant/Owner: William C. FrieTze Applicant's Telephone Number: (405) 703-256-4563 (405) 703-447-0880

Applicant's/Owner's Mailing Address: 6919 Richard ANNANDALE VA 22003
City State Zip Code

Applicant's/Owner's E-mail Address: WFRIETZE@Yahoo.COM

Contractor's Name & Address (If none, indicate Self): SNOW ROAD (WEST) ON INTERSECTION WITH CATHE DE SUR

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

Address of Proposed Work: SNOW ROAD (WEST) ON INTERSECTION WITH CATHE DE SUR

Description of Proposed Work: PUT ~~WOOD OR IRON~~ ^{A PIPE FENCE ALONG THE PROPERTY LINE} STAKES TO PREVENT THE DUMPING OF TRASH + PARKING ON PROPERTY.

Estimated Cost: \$ 250-350 Signature of Applicant: [Signature] Date: 16 Sept 2019

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: NO CHANGES TO APPEARANCE OF PROPERTY

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

JANUARY 21, 2020

PZHAC DECISIONS

ZONING PERMITS

**PZHAC ACTION FORM
BUILDING PERMIT 060748
[PZHAC REVIEW – 1/21/20]
STAFF ANALYSIS**

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

Item:

Case 060748 – 2729 Calle de San Albino, submitted by Natalie B. Ogaz, a request for a building permit to construct a new residence 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 dwelling is historically and architecturally acceptable to the Town as proposed, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

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

Estimated Cost: TBD

Consistency with the Code:

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

Findings:

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

PZHAC OPTIONS:

Recommend approval of the application to the BOT.

Recommend approval of the application to the BOT with conditions.

Reject the application.

PZHAC ACTION FORM
ZONING PERMITS 060981
[PZHAC REVIEW – 1/21/20]
STAFF ANALYSIS

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

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.) The applicant intends to build the two dwellings as a duplex in order to comply with the legal opinion rendered by Joseph Cervantes, Town Attorney, that a duplex would be allowed by the Code on this property in addition to the original two dwellings which will be built as a duplex. (The two new dwellings will be build as a duplex identical to the first two dwellings that were approved.)

Estimated Cost: @ \$225,000.00

Consistency with the Code:

According to the attorney, as long as the two dwellings are built as a duplex, the proposal will be consistent with the zoning requirements for this property. The project will also need to be 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 as a duplex on a vacant half acre property at this location. (The PZHAC and BOT have already approved two dwellings on this property. These will also be built as a duplex.)
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

- 1. Recommend approval of the zoning permit to the BOT.**
- 2. Recommend approval of the zoning permit to the BOT with conditions.**
- 3. Reject the application.**

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060995
[PZHAC REVIEW – 1/21/20]
STAFF ANALYSIS

Item:

Case 060995 – 1922 Calle de Cura, submitted by Nia Rucker; a request for a zoning permit to allow the replacement of a bathroom window on a dwelling at this address. Zoned: Historical Residential (HR)

Staff Analysis:

According to the Historic Register for the Town, the dwelling appears to have been built in the 1920's (see attached pages from the Register). The dwelling does not appear to have changed much from the time it was included in the Register (see attached photo).

The window that will be replaced is a small bathroom window that is double hung with single thickness glass. The replacement window will consist of a glass block window with improved thermal efficiency. The new window will also result in more privacy. There will be no changes to the dwelling itself.

Estimated Cost: @ \$100.00

Consistency with the Code:

Photos of the dwelling are attached. Since the dwelling is in a Historic zoning district, the following section of the Code applies:

18.33.080 Historical appropriateness permit.

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

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of replacing an existing double hung bathroom window with a glass block window on the dwelling at this address.
- The PZHAC has determined that the proposed color meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Enter

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400389](#)

Parcel Number: 4006137320503

Owner: RUCKER NIA

Mail Address: PO BOX 1668

Subdivision:

Property Address: 1922 CALLE DE CURA

Acres: 0



PHOTO OF THE DWELLING FROM CALLE DE CURA



PHOTO OF THE DWELLING FROM PALACIO'S BAR SHOWING WINDOW TO BE REPLACED



OFFICIAL USE ONLY:

Case # 060995

Fee \$ 0.00

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. 060995 ZONE: HR CODE: M1 APPLICATION DATE: 12/11/19

NIA RUCKER 575-993-2930

Name of Applicant Applicant's Telephone Number

PO BOX 1608 MESILLA NM 88046

Mailing Address City State Zip Code

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: 1922 CALLE DE CURA

Description of Proposed Work: Remove bathroom double hung window. Replace with glass block window for improved energy efficiency + privacy.

\$ 100 Nia Rucker 12/11/19
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 Administrative Approval BOT Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

CONDITIONS: PZHAC REVIEW + BOT APPROVAL 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 ACTION FORM
BUILDING PERMIT 060996
[PZHAC REVIEW – 1/21/20]

STAFF ANALYSIS

Item:

Case 060996 – 2424 Calle de Parian, submitted by Cecilia Quintana; a request for a zoning permit to install five-foot high sections of “coyote” fencing at three locations on the property for privacy. Zoned: Historical Residential (HR)

Description of Work to be Done:

The applicant would like to install sections of five foot high “coyote” fence (see attached photos) at various places on the property (see attached site diagram) in order to provide security for the property and to provide privacy to a casita on the northeast side of the property. The proposed sections of fence will be installed between the main dwelling and the west property line to block intrusion onto the property from Calle de Parian, and around the yard for the casita to provide privacy to the casita. Since the proposed fence sections are inside the section of the property that is mostly surrounded by a six-foot high rock wall, the portions of the fence associated with the casita cannot be easily seen from surrounding properties or the street.

Consistency with the Code:

The PZHAC will need to determine that the proposed sections of “coyote” fencing will not result in any negative changes to the property that will affect its Historical character or the character of the area, 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]

18.60.340 Wall, fence, or hedge.

E. Walls or fences constructed within the front yard setback area facing a street within the H-R, H-C, R-1 zones must be built with the following materials only: stucco, brick, stone, wood, adobe and wrought iron.

[None of the proposed fence sections will be in a front yard setback. However, since the fence is wood, it would be allowed by this section.]

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing “coyote” fencing at various locations on the property.
- The subject property is zoned Historical Residential (HR)
- The proposed installation will be consistent with the Code.

PZHAC OPTIONS:

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

VIEW OF THE PROPERTY FROM CALLE DE PARIAN



VIEW OF EXISTING "COYOTE" FENCE ON THE PROPERTY



VIEWS OF THE LOCATIONS NEAR THE CASITA



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Enter

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400480](#)

Parcel Number: 4006138147015

Owner: COLEMAN PAGE

Mail Address: 430 WASHINGTON ST
NE

Subdivision: CARREON TRACTS (BK
18 PG 89 - 9413667)

Property Address: 2424 CALLE DE
PARIAN

Acres: 0



December 10, 2019

Larry Shannon,

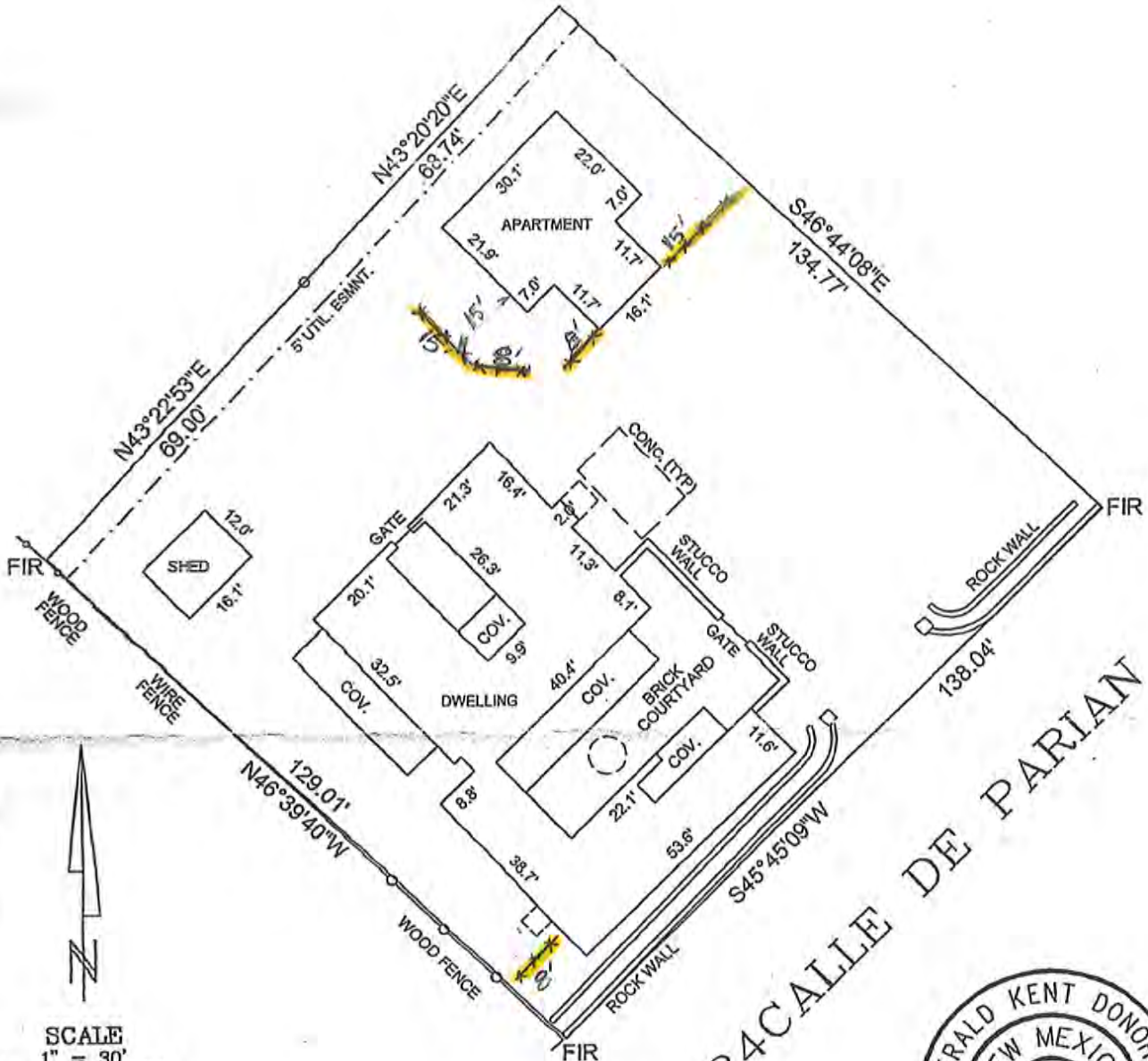
I spoke with you recently about
a coyote fencing on our property at
2424 Calle de Paraiso.

Reason for fencing is for privacy reasons.
The survey shows the areas where the
fences will be erected. The height to
be 5-5½ feet high.

If you or the Planning Department
need any further information please
contact me @ 505-280-0084

Thank you.

Cecilia Jarama



2424 CALLE DE PARIAN



NOTE:
 FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE
 500-YEAR FLOOD PLAIN, AS PER MAP NO. 35013C1093G
 EFFECTIVE 7/06/16

**PLAT OF SURVEY OF LOT E
 CARREON TRACTS SUBDIVISION**

Not For Construction Purposes
 Filed 6/3/1994 in Bk. 18 Pg. 89,
 City of Las Cruces, Dona Ana County,
 New Mexico. Date of Survey 8/1/2018.

I certify, as a licensed surveyor in
 the State of New Mexico, that this
 plat meets or exceeds the standards
 for land surveys in New Mexico.
Gerald K. Donohue
 GERALD K. DONOHUE P.L.S. 8172

DONOHUE LAND SURVEYS
 100 WYATT DRIVE
 SUITE A
 LAS CRUCES, NM 88005
 1-575-525-1114

**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 060996

Fee \$ 58.00

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

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

CASE NO. 060996 ZONE: VR CODE: 01 APPLICATION DATE: 12/27/19

Cecilia Quintana
Name of Property Owner
P.O. Box 1390 Mesilla
Property Owner's Mailing Address City
505-280-0084
Property Owner's Telephone Number
NM 88046
State Zip Code

Property Owner's E-mail Address
Cecilia201@comcast.net
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: 2424 Calle de Paran
Description of Proposed Work: coyote fencing

\$1,000.00 Estimated Cost
Cecilia Quintana Signature of Applicant
12-27-2019 Date

Signature of property owner: Cecilia Quintana

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

FOR OFFICIAL USE ONLY

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

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

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was **LEGALLY** subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Site Plan with dimensions and details.
3. Foundation plan with details.
4. Floor plan showing rooms, their uses and dimensions.
5. Cross section of walls
6. Roof and floor framing plan
8. Proof of legal access to the property.
9. Drainage plan.
10. Details of architectural style and color scheme (checklist included for Historical zones) – diagrams and elevations.
11. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
12. Proof of legal access to the property.
13. Other information as necessary or required by the City Code or Community Development Department (See other side.)

PZHAC ACTION FORM
ZONING PERMITS 060997
[PZHAC REVIEW –1/21/20]
STAFF ANALYSIS

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

Items:

Case 060997 – 2685 Calle de Parian, submitted by William McIlvaine, a request to install three new gates and privacy panels on an existing rock wall around a residential property at this address. Zoned: Historical Residential (HR)

Staff Analysis:

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

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

Estimated Cost: @ \$19,643.80

Consistency with the Code:

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of assing privacy panels and gates to an existing rock wall around a property at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
ZONING PERMIT 060769
[PZHAC REVIEW – 1/21/20]
STAFF ANALYSIS

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

Items:

Case 060999 - 2488 Calle de Guadalupe submitted by Joseph W. Foster, a request for a zoning permit to paint a 5 foot wide by 3 foot high mural on a wall around the commercial courtyard at 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 mural 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 mural is 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: @ \$100.00

Consistency with the Code:

The PZHAC will need to determine that the proposed alterations, when finished, will be consistent with the development of land in the HR zoning district. Additionally, the request appears to meet all other development and application requirements of the Code.

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

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of painting a 3 foot by 5 foot mural on an exterior yard wall at this address.
- The PZHAC has determined that the proposed alterations meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 061000
[PZHAC REVIEW – 1/21/20]

STAFF ANALYSIS

Item:

Case 061000 – 2160 Calle del Norte, submitted by Gary Bell: a request for a zoning permit to allow the installation of a horse fence for security along the west property line abutting a ditch bank adjacent to the property. Zoned: Historical Residential (HR)

Description of Work to be Done:

The applicant would now like to install the horse fence (see attached picture of proposed fence) along the portion of the property that abuts the irrigation ditch to the west (see attached site plan showing proposed location and photos). The purpose of this fence will be to provide security to the property from the ditch.

The PZHAC will need to determine that the proposed fence will meet the requirements of Section 18.33 (Historic Preservation) of the Code which states:

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.

Additionally, the proposed fence must meet the following requirements:

18.60.340 Wall, fence, or hedge.

E. Walls or fences constructed within the front yard setback area facing a street within the H-R, H-C, R-1 zones must be built with the following materials only: stucco, brick, stone, wood, adobe and wrought iron.

F. No wall, fence or hedge shall be permitted in a public right-of-way.

G. No walls, fences, hedges or other obstructions may be placed near exits from driveways or parking areas which block a driver's view of approaching traffic for a distance of 90 feet in both directions. The following explanations will further define this unobstructed view (also, see illustrations in Appendix C):

1. The driver's eye level may be from three to eight feet above the driveway's surface and located as far as 10 feet back from the curb line or pavement edge.
2. Those portions of approaching cars which are more than three feet above the roadbed must be within view of the exiting driver.
3. Approaching cars must be visible when driving in the center of any legal lane.
4. Minor gaps are permitted in the required field of view caused by tree trunks, sign posts, or other narrow objects if they could not conceal a small automobile.

The proposed fencing is allowed for rear yards areas and perimeter fences, provided it is not located in the front setback area of the property. (The fence will need to be installed at least seven feet from the front property line in order to be out of the front setback of seven feet.) The proposed fencing is similar to other fences that have been allowed in the HR zone for the purposes of security or keeping livestock. (None of the previously approved fences have been located within a front yard setback area.)

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a horse fence along the west edge of the property abutting an irrigation ditch.
- The subject property is zoned Historical Residential (HR)
- The proposed installation will be consistent with the Code.

PZHAC OPTIONS:

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

VIEW OF THE PROPERTY FROM CALLE DEL NORTE



VIEW OF THE PROPERTY FROM THE DITCH SHOWING THE PROPOSED FENCE LOCATION



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Enter

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401170](#)

Parcel Number: 4006137151342

Owner: ODA SAHARU & GARY BELL

Mail Address: 2218 FOXTAIL PINE DR

Subdivision: USRS TRACT 11B-11

REPLAT NO 1 (BK 18 PG 770 -

9721396)

Property Address: 2160 CALLE DEL

NORTE

Acres: 0



larrys@mesillanm.gov

From: Gary Bell <garybell@remax.net>
Sent: Monday, January 13, 2020 10:43 AM
To: Larry Shannon
Subject: 2160 Calle Del Norte Fence Picture

Hi Larry,

Here is a picture showing the type of fencing that we will be installing:



Please feel free to contact me if you have any other questions.

Thank you,

Gary Bell

Associate Broker, Realtor®

RE/MAX Classic Realty | 2805 Doral Ct, Las Cruces NM 88011

C: 575.644.8461 | O: 575.524.8788

www.MyLasCrucesAgent.com

TOWN OF MESILLA
ZONING APPROVAL

PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

OFFICIAL USE ONLY: Case # 061000 Fee \$ 90.00
061000

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

CASE NO. 060000 ZONE: HR CODE: M1 APPLICATION DATE: 12/31/19

Name of Property Owner CARY BELL Property Owner's Telephone Number _____

Property Owner's Mailing Address 2160 CALLE DEL NORTE City _____ State _____ Zip Code _____

Property Owner's E-mail Address cbell614@gmail.com

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: 2160 CALLE DEL NORTE

Description of Proposed Work: SECURITY FENCE ALONG WEST PROPERTY LINE THAT ABUTS DITCH BANK. FENCE WILL BE 5 FOOT TALL, 1.5 GAUGE HORSE FENCE W/ 6 INCH WOOD POSTS.

Estimated Cost \$4,000 Signature of Applicant _____ Date 12/31/19

Signature of property owner: _____

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

FOR OFFICIAL USE ONLY

PZHAC	<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		

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

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

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____
ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING.

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was LEGALLY subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Site Plan with dimensions and details.
3. Foundation plan with details.
4. Floor plan showing rooms, their uses and dimensions.
5. Cross section of walls
6. Roof and floor framing plan
7. Proof of legal access to the property.
8. Drainage plan.
9. Details of architectural style and color scheme (checklist included for Historical zones) - diagrams and elevations.
10. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
11. Proof of legal access to the property.
12. Other information as necessary or required by the City Code or Community Development Department (See other side)
- 13.

The following are requirements to be included with all building permit applications for new structures or additions to existing structures, as well as other construction or fixtures that will be permanent in nature and affect the appearance or use of the property. (This includes fences, well houses, storage units, metal sheds, photo-voltaic panels that can be seen from the ground, etc.)

BUILDING PERMIT REQUIREMENTS

- A. Completed application, including:
 1. Applicant's name
 2. Applicant/property owners contact information
 3. Physical address of property
 4. Description of work to be done, including dimensions of any construction or repairs
 5. Value of work to be done
 6. Property owner's signature on the application
- B. Include all information required in the checklist at the bottom of the application.
- C. Additional information required:

PZHAC NEW BUSINESS

JANUARY 21, 2020

PZHAC DECISIONS

BUSINESS REGISTRATIONS

PZHAC NEW BUSINESS

JANUARY 21, 2020

SIGN PERMITS

PZHAC ACTION FORM

SIGN REQUEST

[PZHAC REVIEW]

“Agave Artists”

STAFF ANALYSIS

Item:

Case 061001 – 2250 Calle de San Albino, submitted by Wendy Weir for “Agave Artists”; a request for a sign permit to allow a hanging sign for an art gallery at this address. Zoned: General Historical Commercial (HC)

Description of Work to be Done:

The applicant would like to install a rectangular two-sided projecting sign that will be 2 feet by 2-1/2 feet (5 square feet) in size and project from the wall of the applicant’s building (see attached diagram and photos). The sign will have a white letters on a dark green background (see attached example).

Consistency with the Code:

The PZHAC will be consistent with the following Section of the Sign Code (Chapter 18.65) that specifically applies to this project.

18.65.150 Projecting signs.

A. No projecting sign may rise above the level of the first story of the building to which it is attached. All projecting signs must be at least seven feet above sidewalk or ground level, and must be located within the central one-third of the facade length so as not to obstruct neighboring signs.

[The sign will meet these requirements.]

B. Projecting signs shall be limited in area as follows:

1. A maximum of four feet projecting from the wall of the building;

[The sign will project less than 3 feet from the building.]

2. A maximum of eight square feet of total sign space including frame. Both sides of a projecting sign may be used for advertisement.

[The sign will be 5 square feet in size.]

C. The supporting structure of any projecting sign must be of adequate strength so as to have no need for guy-wires or wire reinforcement. [Ord. 94-08; prior code § 11-3-15]

[There will be no supporting wires.]

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 2 by 2.5 foot (5 square feet) per side two sided hanging sign on the side of an art gallery at this address.
- The subject property is zoned Historical Commercial (HC)
- 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 OPTIONS:

Recommend approval of the application to the BOT.

Recommend approval of the application to the BOT with conditions.

Reject the application.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Enter

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400309](#)

Parcel Number: 4006137226409

Owner: HAMILTON ROBERT E & MARY KATHLEEN F

Mail Address: PO BOX 1248

Subdivision:

Property Address: 2250 CALLE DE SAN ALBINO

Acres: 0



PHOTO FROM CALLE DE SAN ALBINO SAHOWING PROPOSED SIGN LOCATION

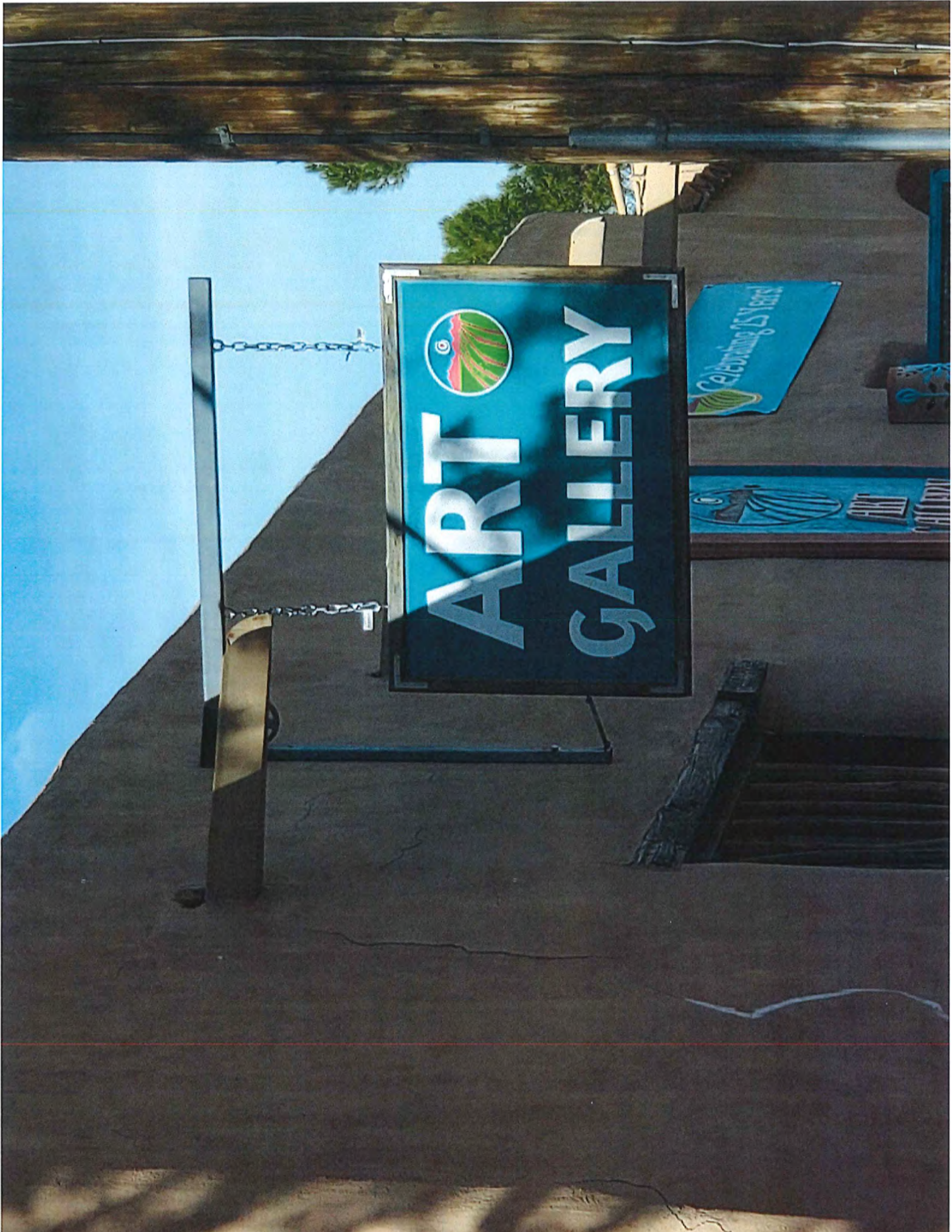


**ART
GALLERY**



Celebrating 15 Years

ART GALLERY





OFFICIAL USE ONLY:
Case # _____
Fee \$ _____

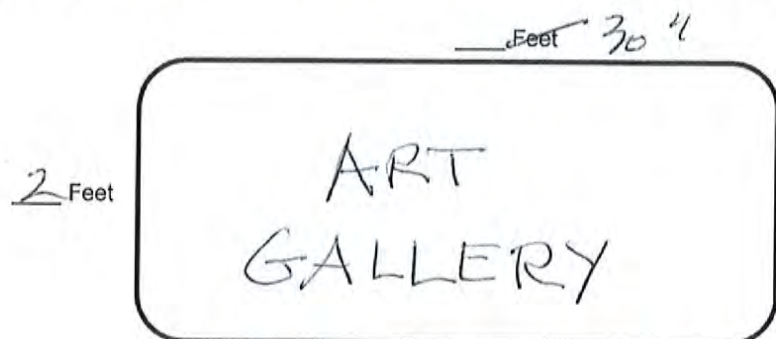
CASE NO. _____ ZONE: _____ APPLICATION DATE: _____

Business Name: Agave Artists Business Telephone Number: (575) 650-7543
Business Address: 2250 Calle San Albino, Mesilla, Ca. City: _____ State: _____ Zip Code: 88046

Applicant Name: Wendy Weir Applicant Telephone/Cell Number: (575) 650-7543
Mailing Address: 5092 Ruby Mine Rd, L.C., NM. City: _____ State: _____ Zip Code: 88011

Description of sign: This sign will be the same size and brackett attachment as the sign for the Mesilla

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



Notes: This sign will protrude out from the building as shown on enclosed photo

Colors: Dark green background with white letters

FOR OFFICAL 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: _____

PERMIT ISSUED BY: _____ ISSUE DATE: _____

Valley Coop. (see enclosed photo)

PZHAC ACTION FORM

SIGN REQUEST

[PZHAC REVIEW]

“Salon de Mesilla”

STAFF ANALYSIS

Item:

Case 061002 – 1701 Calle de Mercado #6, submitted by Jenna Emerick for “Salon de Mesilla LLC”; a request for sign permit to allow a wall sign for beauty salon at this address. Zoned: General Commercial (C)

Description of Work to be Done:

The applicant would like to install the name of the salon in dark painted lettering above the front door of the business (see attached diagram). The sign will just consist of the lettering with no other signs or logos at this time.

Consistency with the Code:

The PZHAC will be consistent with the following Section of the Sign Code (Chapter 18.65) that specifically applies 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.

[N/A]

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.

[The sign will be less than 25 square feet in size.]

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]

[The letters will be less than 6 inches thick.]

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing the business name in lettering above the front entrance to the business.
- 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:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Enter

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401180](#)

Parcel Number: 4006137230213

Owner: MERCADO VENTURE LLC

Mail Address: PO BOX 935

Subdivision: MERCADO DE LA
MESILLA PHASE 1 (BK 19 PG 87-88 -
989472)

Property Address: 1701 CALLE DEL
MERCADO

Acres: 0



PHOTO FROM CALLE DE MERCADO





SALON DE MESILLA

Town of Mesilla, New Mexico

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

Sign Permit

Application Date: 12/9/19

Salonde Mesilla LLC
Name of Business

Jenna Emerick
Jenna Emerick
Name of Applicant

1701 Calle de Mercado #6
Address of Business

6615 Vista de Oro
Address of Applicant

Mesilla NM 88046
City State Zip

Las Cruces NM 88007
City State Zip

575-520-6262
Telephone Number

575-932-8886
Alternate Telephone Number

Location and description of Sign:
(include dimensions, lettering, shape, material, texture, colors, and/or finish to be used. Attach a drawing of the location of the sign, including any other advertising structures on the building or lot.)

For Office Use Only

Administrative Approval: _____
PZHAC Approval: _____
BOT Approval: _____

Permit Fee: _____
Date of Payment: _____
CASE NUMBER: _____