



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA FEBRUARY 3, 2020

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

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

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

Item 3: Submitted by Gerard Nevarez; a request to discuss plans to add a privacy panel to a rock wall at the rear of his property at 2305 Calle de Colon. Zoned: Historical Residential (HR) (**Case 061010**)

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

PZHAC REGULAR MEETING AGENDA FEBRUARY 3, 2020

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

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 Regular Work Session and Meeting of January 15, 2020.

B. *ADMINISTRATIVE APPROVAL

Zoning Permits:

1. **Case 061003** – 2309 Calle de Santiago, submitted by Viola and Larry Tafoya; a request for a zoning permit to repair a damaged sidewalk and repair portions of the stucco on the wall of a commercial building at this address. Zoned: Historical Commercial (HC)
2. **Case 061004** – 2000 Calle de Parian, submitted by Mark Sideris of Buffalo Builders for Julienne Hadfield; a request for a zoning permit to conduct a plumbing inspection on a commercial building at this address. Zoned: Historical Commercial (HC)
3. **Case 061005** – 2825 Teresita Street, submitted by Annabelle Hurst; a request for a zoning permit to allow the replacement of a roof on a dwelling at this address. Zoned: Historical Residential (HR)
4. **Case 061006** – 319 Capri Arc, submitted by Samuel McBurney; a request for a zoning permit to allow the replacement of a roof on a dwelling at this address. Zoned: Residential, one acre (R-1)
5. **Case 061008** – 2745 Boldt Street, submitted by Jim Jones; a request for a zoning permit to allow the installation of a concrete driveway and brick flat work on a residential property at this address. Zoned: Historical Residential (HR)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. DECISIONS:

Zoning Permits:

1. **Case 060748** – 2745 Boldt Street, submitted by Natalie B. Ogaz, a request for changes to an approved building permit to construct a new residence at this address. Zoned: Historic Residential (HR). **(Discussed during the Work Session – Item 1)**
2. **Case 091009** – 2551 Calle de Principal, submitted by Bruce B. (Burt) McClure, a request for a zoning permit to construct a wood fence on a residential property at this address. Zoned: Historical Residential (HR). **(This case was discussed during the Work Session – Item 2)**
3. **Case 061010** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a zoning permit to allow the addition of a privacy panel to a rock wall at the rear of a residential property at this address. Zoned: Historical Residential (HR) **(This case was discussed during the Work Session – Item 3)**
4. **Case 061011** – 2172 Calle de Santiago, submitted by Anna Biad; a request for a zoning permit to allow the construction of a rock wall and changes to the landscaping of a commercial property at this address. Zoned: Historical Commercial (HC) **(This case was discussed during the Work Session – Item 4.)**

Sign Permit

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

C. PZHAC Special Business:

Election of Officers

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 1/29/20 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

FEBRUARY 3, 2020

WORK SESSION

**PZHAC WORK SESSION
FEBRUARY 3, 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.

The proposed change to the approved plans was heard by the PZHAC at their regular Work Shop and meeting on January 21, 2020 and was table to allow the applicant to provide more information about the proposed widows to be used instead of those originally approved by the PZHAC. The applicant has provided additional information in this packet (see attached window diagram and photo of proposed window). The replacement windows will be 6'8" high by 2' wide multipaned french doors opening inward.

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 windows shown in the elevations with multipaned french doors.

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.

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:

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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:

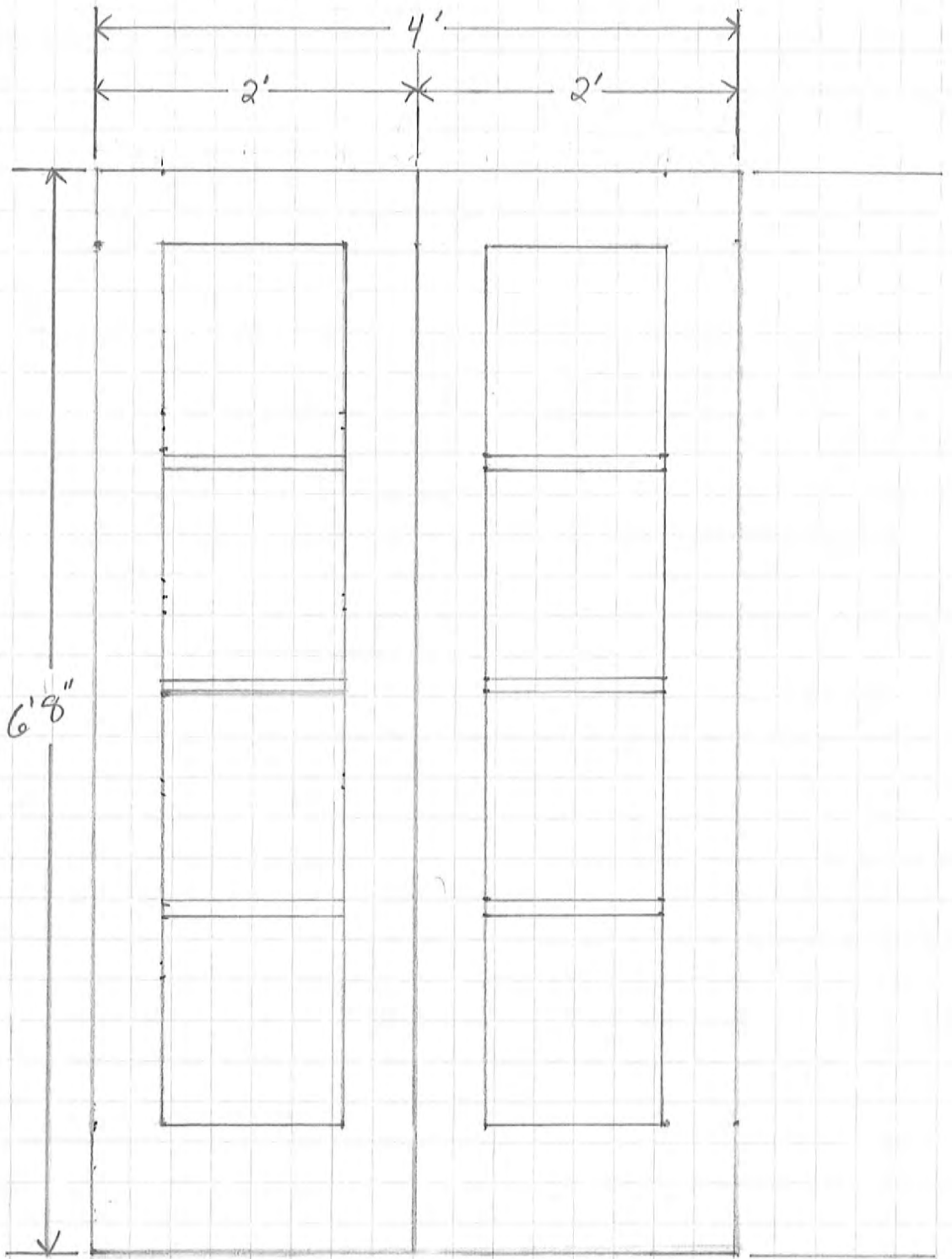
Property Address: 2729 CALLE DE
SAN ALBINO

Acres: 0.13000459



CASE 060748

PLANS CURRENTLY BEING REQUESTED



Rawson Builders Supply
Kevin Tyeu / Sales

1/4" tempered glass insulated clear

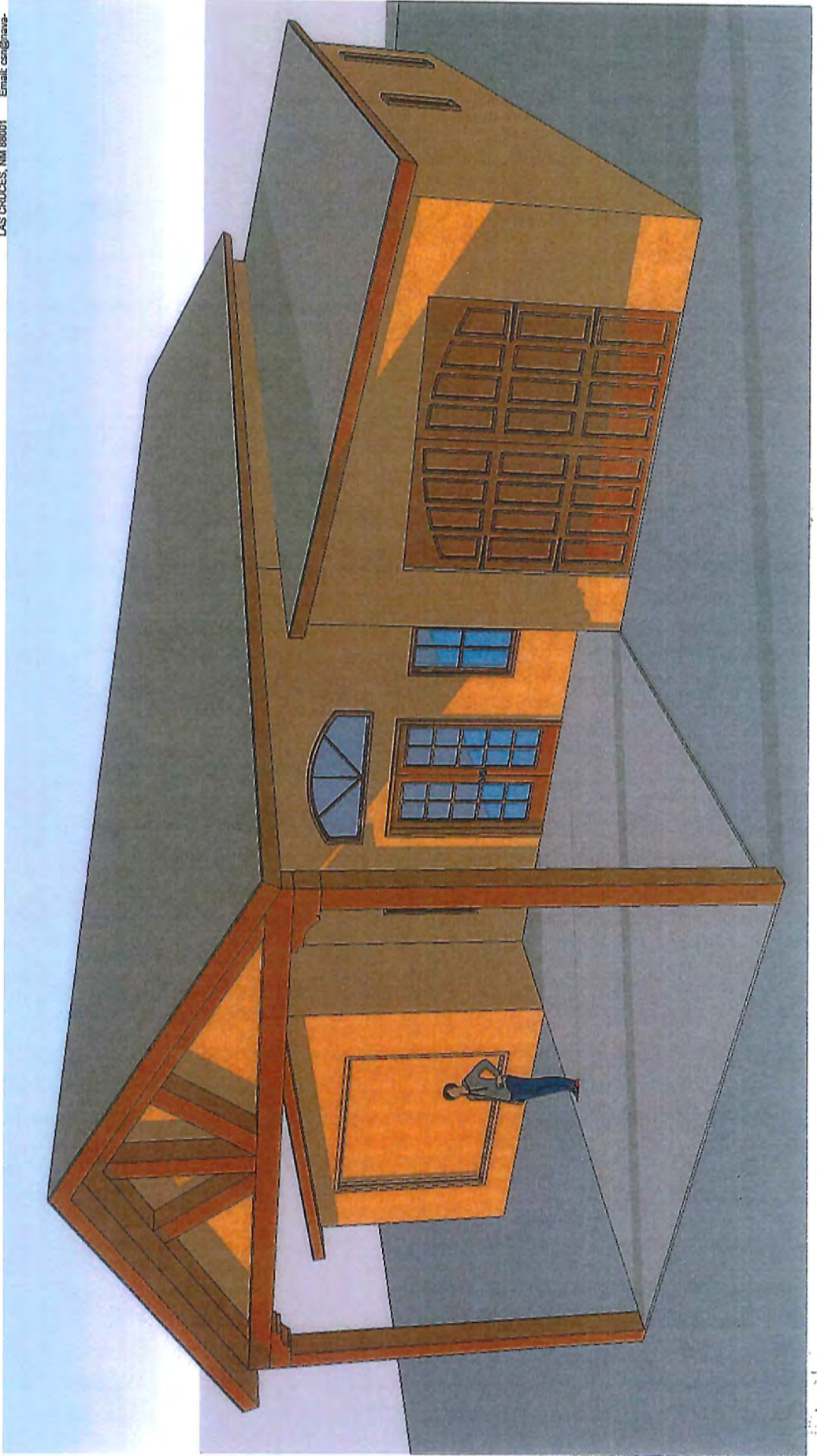
scale: 1" = 1'-0"

1 3/4" wood door

OGAZ RESIDENCE
CONCEPTUAL PERSPECTIVE

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

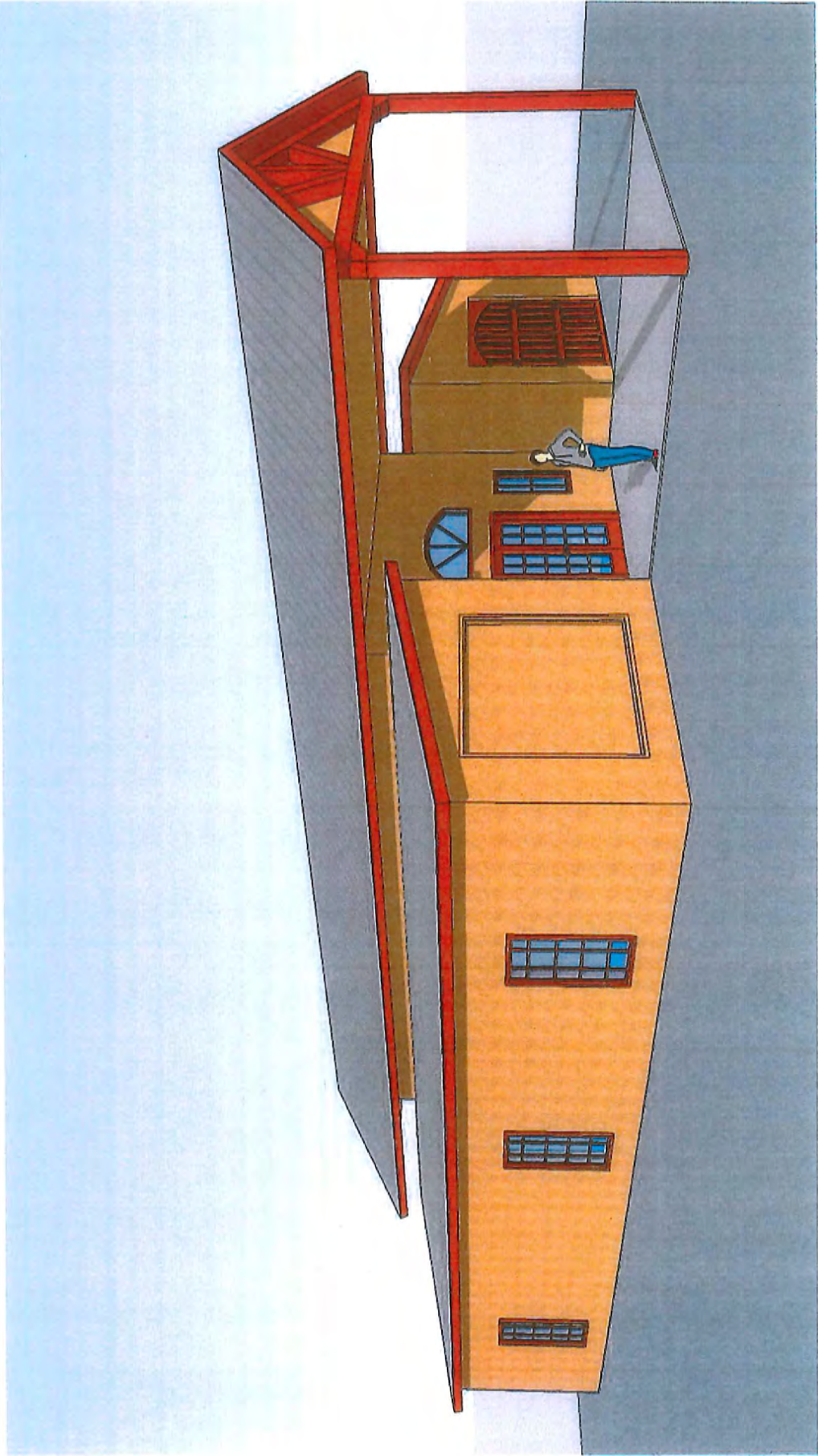
1615 S. SOLANO DR.
LAS CRUCES, NM 88001 Email: csn@java-



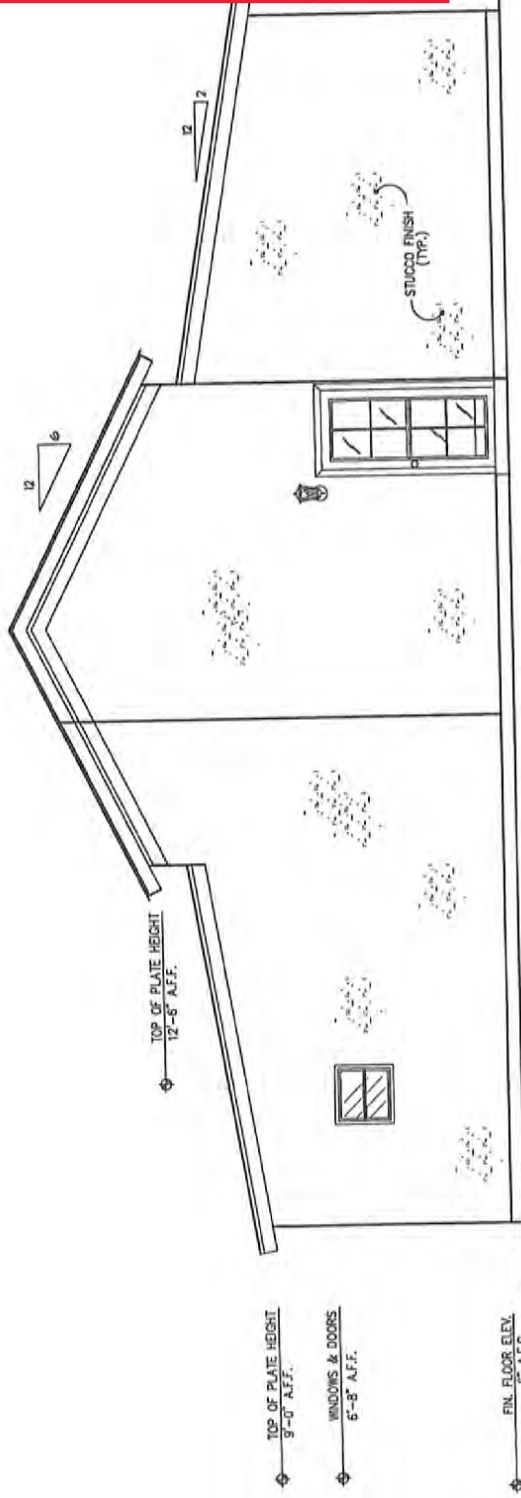
**OGAZ RESIDENCE
CONCEPTUAL PERSPECTIVE**



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



CURRENTLY REQUESTED



REAR ELEVATION

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

TOP OF PLATE HEIGHT
12'-6" A.F.F.

TOP OF PLATE HEIGHT
9'-0" A.F.F.

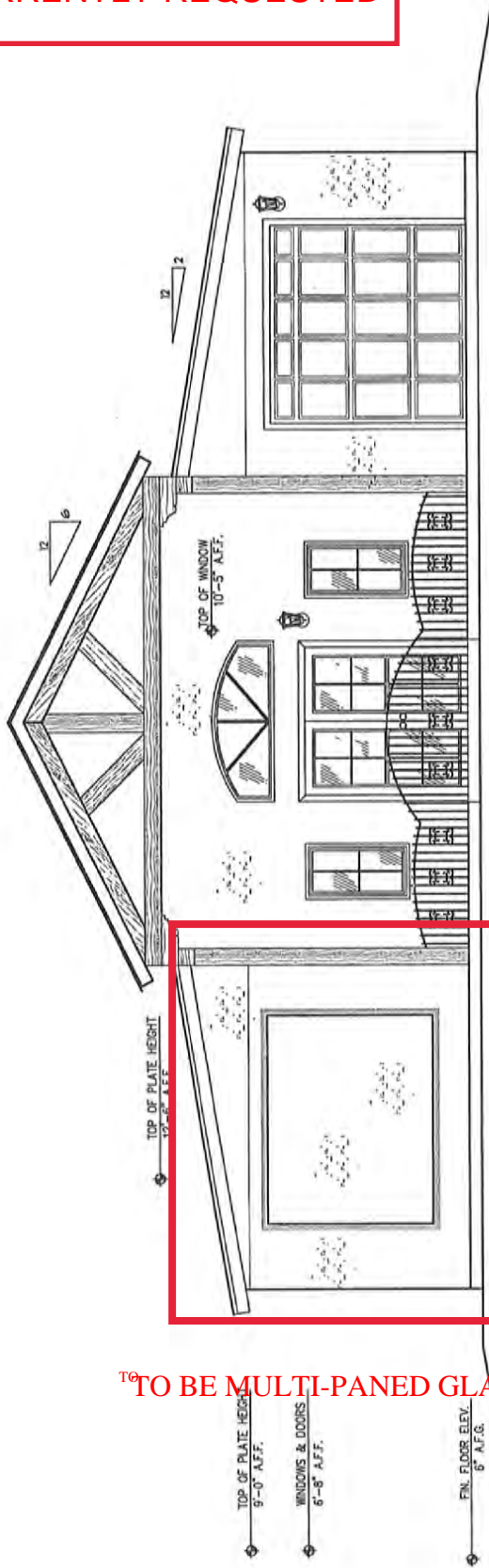
FIN. FLOOR ELEV.
8' A.F.F.

LEFT ELEVATION

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

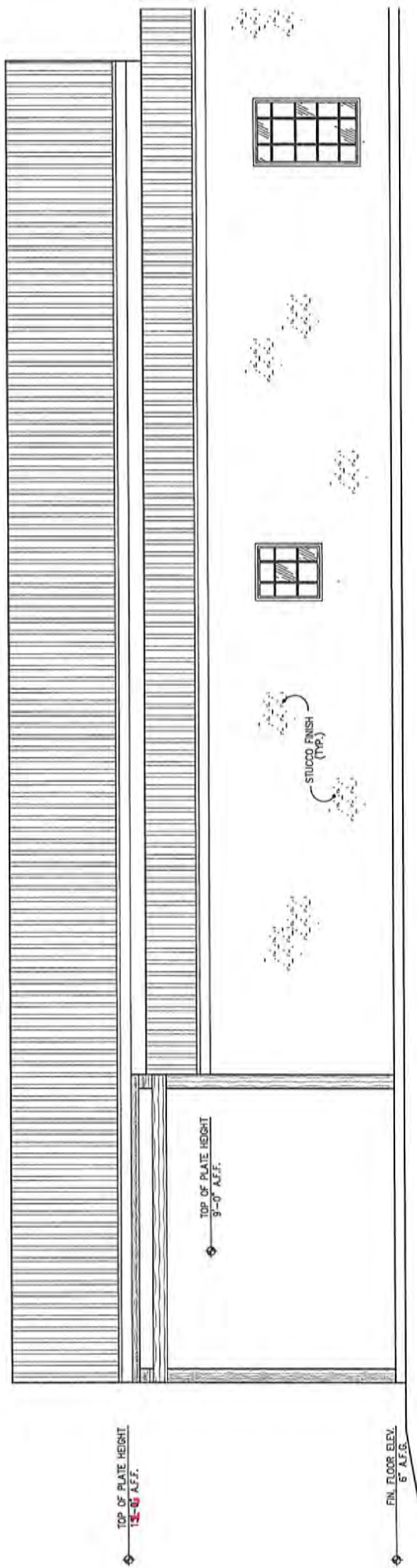


CURRENTLY REQUESTED



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 88007
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

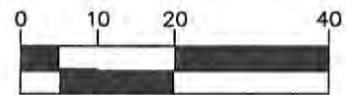
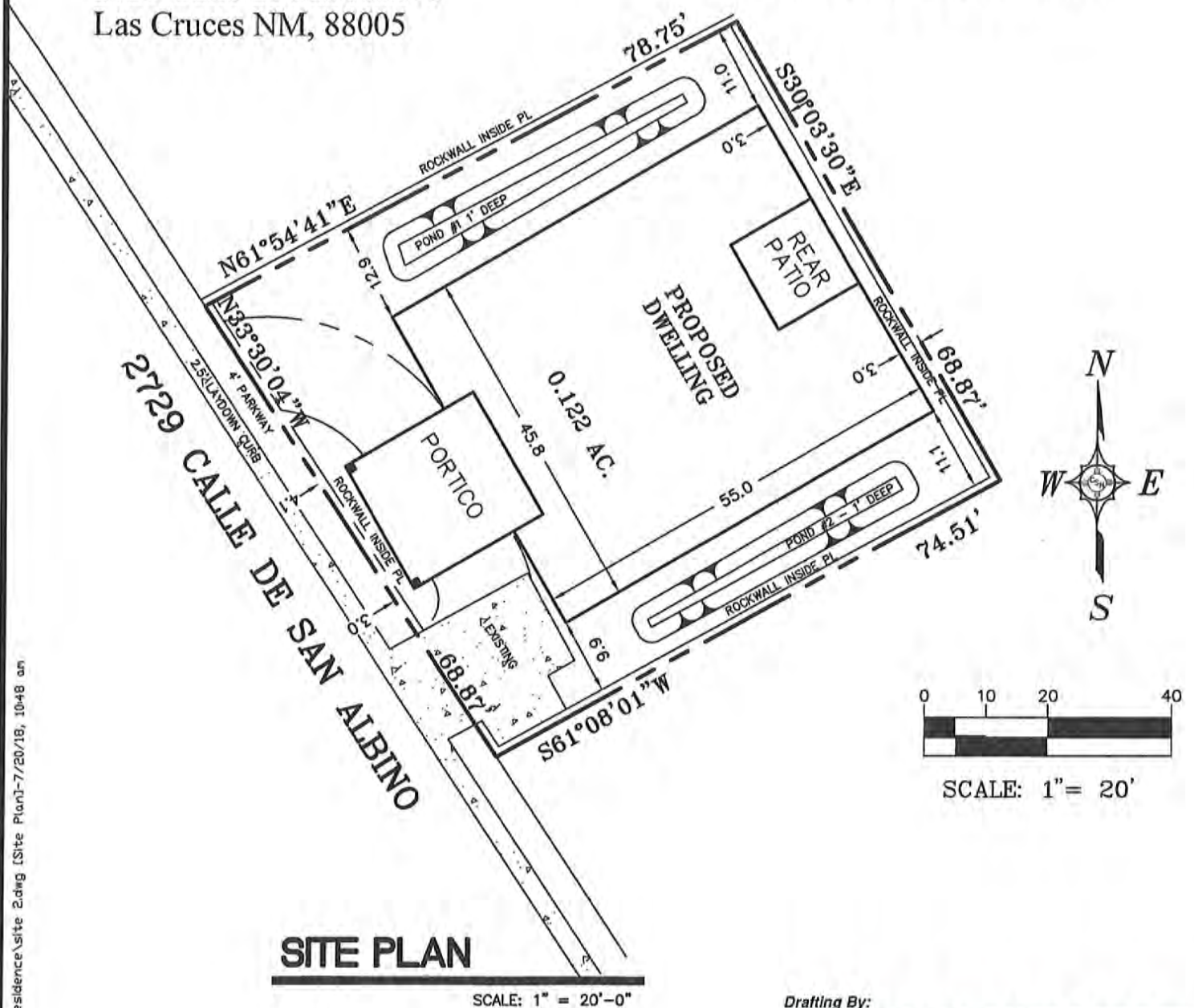
Richard & Natalia Ogaz
2729 Calle de San Albino
Las Cruces NM, 88005

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

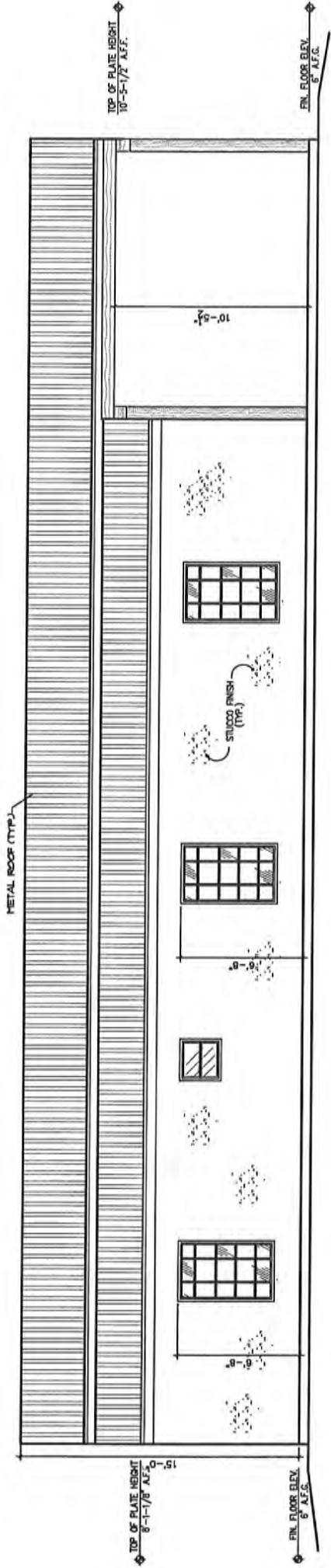
SCALE: 1" = 20'-0"

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

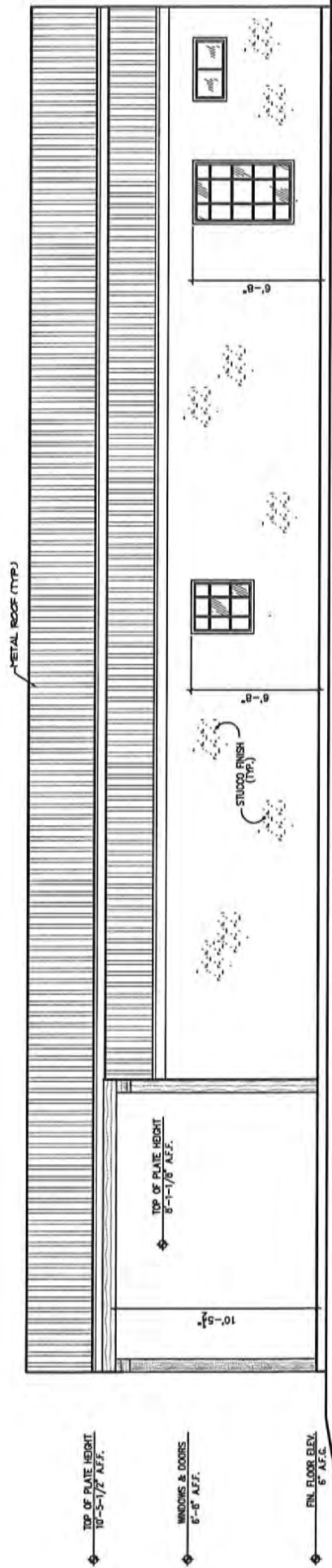


RIGHT ELEVATION

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

NAVA TECH INC.
AND ASSOCIATES
 CONSTRUCTION PLAN PRODUCTION & COORDINATION

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 Las Cruces, NM 88001
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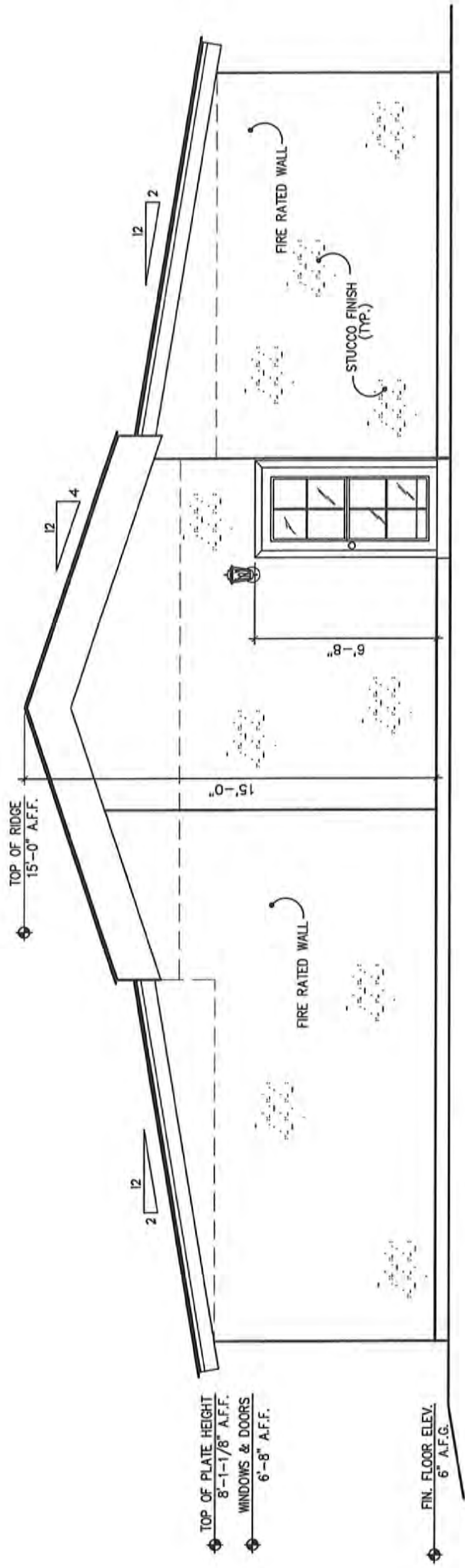


RIGHT ELEVATION

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

NAVA TECHINC.
AND ASSOCIATES
 CONSTRUCTION PLAN PRODUCTION & COORDINATION

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 Las Cruces, NM 88001
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 Fax: (575) 522-6060
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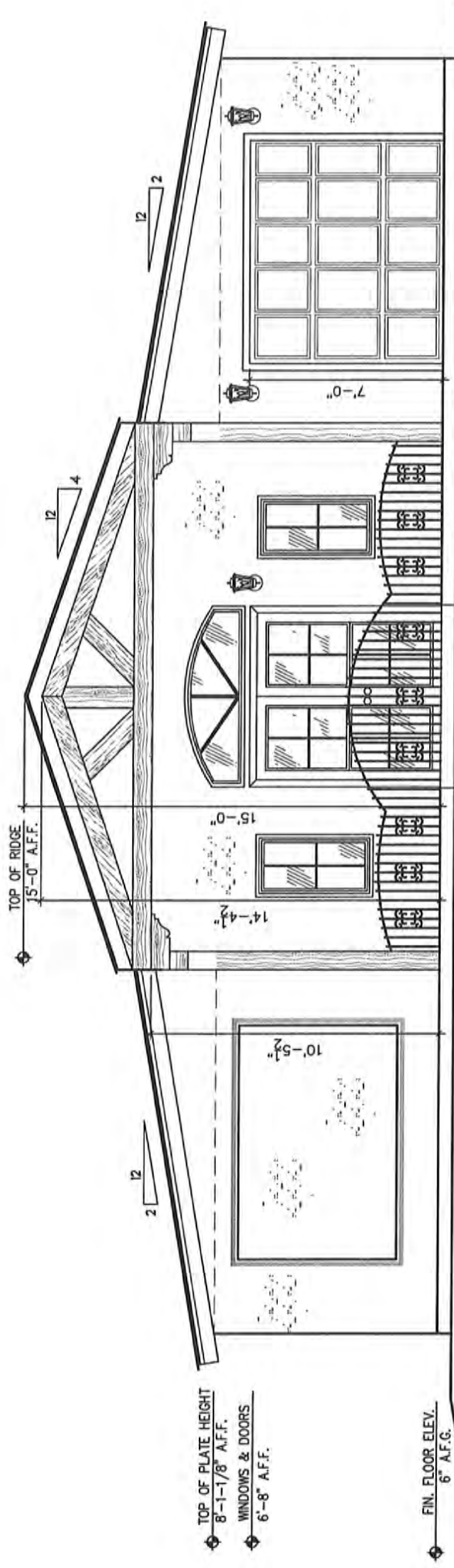
REAR ELEVATION

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

NAVA TECHINC.
AND ASSOCIATES
 CONSTRUCTION PLAN PRODUCTION & COORDINATION

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 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.

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 Ogas 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 Ogas 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 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: _____

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
FEBRUARY 3, 2020
ITEM 2**

Case 091009 – Submitted by Bruce (Burt) McClure, a request to discuss plans to construct a wood fence on a property at 2551 Calle de Principal. Zoned: Historical Residential (HR) (**Case 061009**)

This case is being heard as the result of several Code violations on the property. In addition to the violations resulting from debris and storage of various items on the property, the applicant conducted work on the fence. The storage shed was finally removed. As a result, the applicant has requested a permit (Case 061009) to build a fence on the property.

The applicant would like to build a wooden fence across part of the property to create a small yard area. The fence would be built using wood from old pallets. Wood is an allowed material for fences in the Historic Districts, but the design of the fence will need to fit in with the historic character of the area (A copy of the proposed design of the fence panels is attached along with a site plan for the fence). The applicant has been informed that the fence will need to meet clear-sight-triangle requirements on both corners.

The PZHAC will need to determine that the fence will be consistent with Chapters 18.33 (Historic Preservation) and 18.35 (HR-Residential Cultural Historic zone) of the Code.

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.

18.35.030 Exterior appearance.

An application for a permit which would authorize construction, modification, moving or destruction which would affect the exterior appearance of any structure, sign, or other improvement affecting use or function must first be approved by the commission. [Ord. 94-06 § 1; prior code § 11-2-11.4.C]

The applicant has been fined for various Code issues on the property, and these issues are finally being addressed. The applicant has been informed by the Town judge that any further Code infractions will result in further citations having fines and possible jail time.

The applicant will be present at the work session to provide further details about the requested permits; 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: [R0400354](#)

Parcel Number: 4006137270498

Owner: MCCLURE ELLEN B TR

Mail Address: PO BOX 288

Subdivision:

Property Address: 2551 CALLE DE PRINCIPAL

Acres: 0



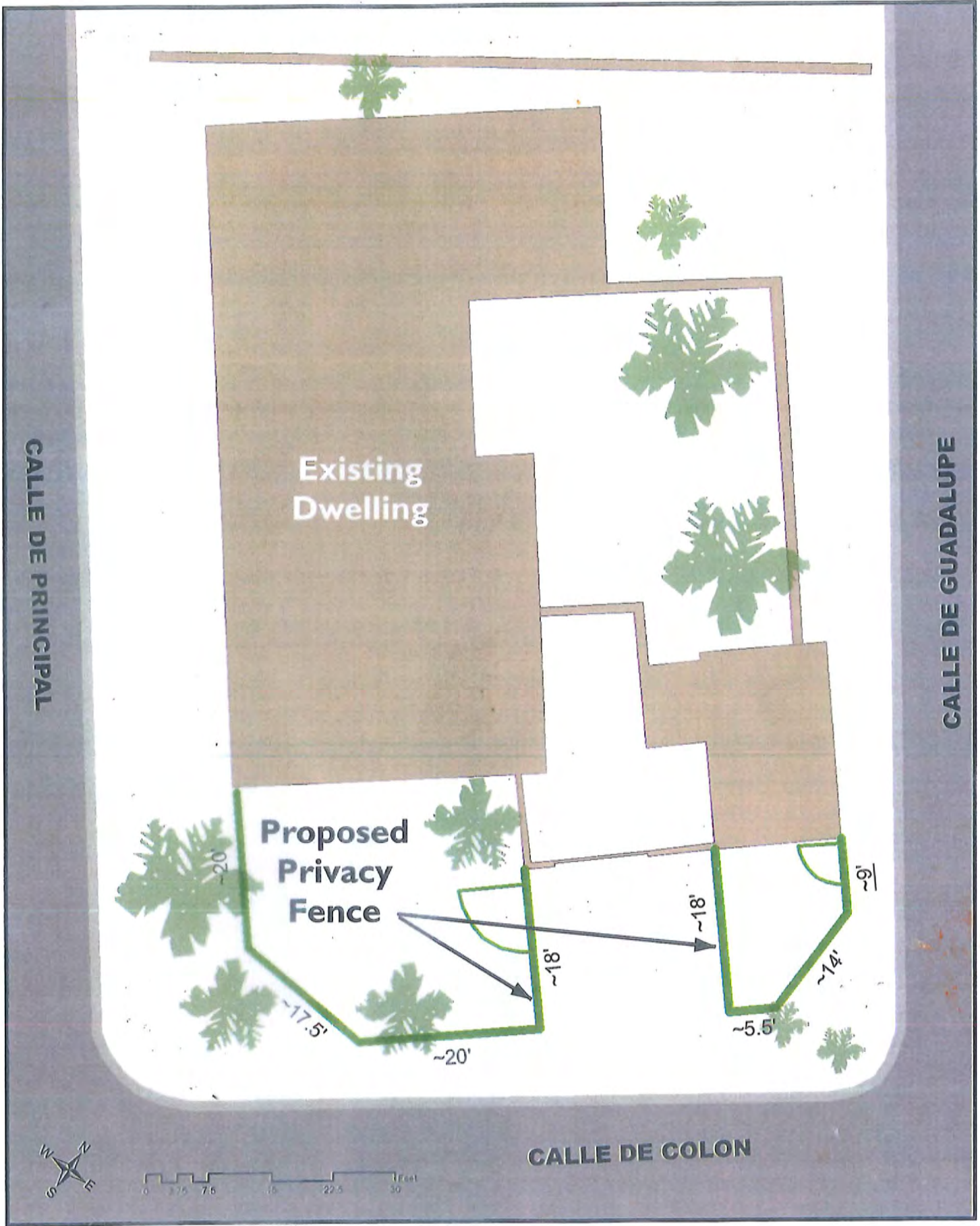
PHOTO OF SOUTH SIDE OF PROPERTY FROM CALLE DE COLON SHOWING SHED AND AREA TO BE FENCED (PHOTO USED IN CITATION)



PHOTO OF OTHER CODE ISSUES ON THE PROPERTY RESULTING IN CITATION (IN PROCESS OF BEING ADDRESSED)



SITE PLAN
2551 CALLE DE PRINCIPAL
Showing Proposed Privacy Fence



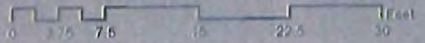
CALLE DE PRINCIPAL

CALLE DE GUADALUPE

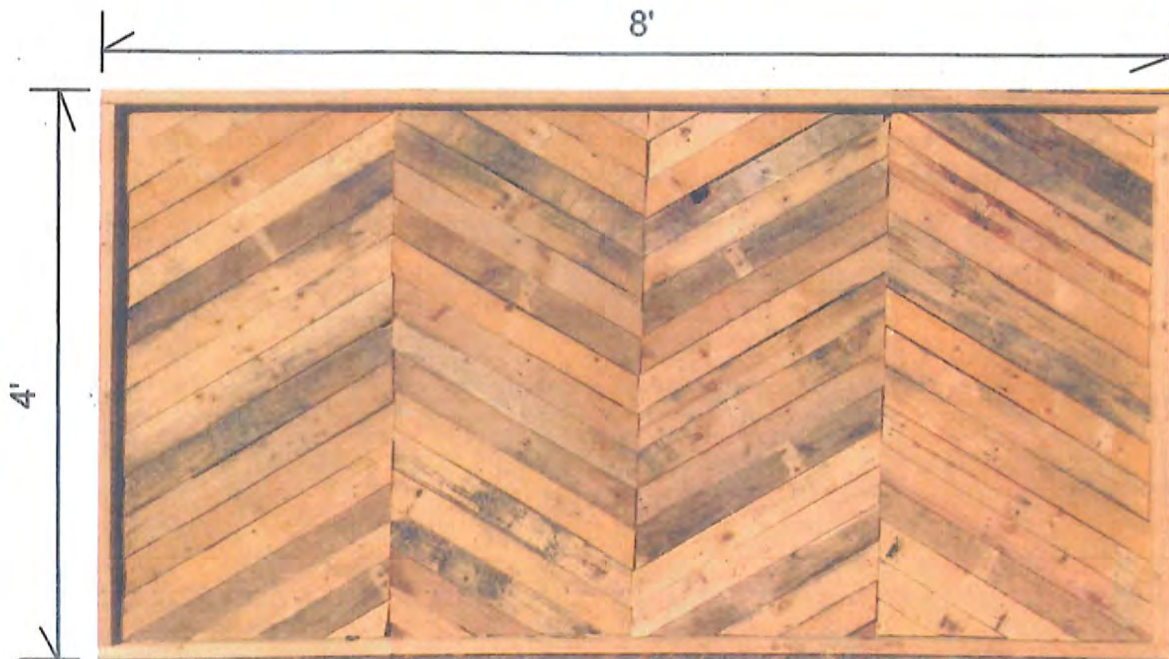
CALLE DE COLON

Existing Dwelling

Proposed Privacy Fence



Typical Privacy Fence Panel Detail
2551 CALLE DE PRINCIPAL



OFFICIAL USE ONLY:

Case # 061009

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. 060009 ZONE: HR CODE: M1 APPLICATION DATE: 2/6/20

Name of Applicant Bruce B McClure Applicant's Telephone Number 575-932-9540

Mailing Address P.O. Box 5367 Mesilla Park - N.M. City Mesilla State N.M. Zip Code 88047

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

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

Address of Proposed Work: 2231 Calle De Principal Mesilla
Description of Proposed Work: Wooden Fence

Estimated Cost \$ 47.9 Signature of Applicant B. McClure Date 1-06-2020

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

FOR OFFICIAL USE ONLY

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

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQ'D

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 WORK SESSION
FEBRUARY 3, 2020
ITEM 3**

Submitted by Gerard Nevarez; a request to discuss plans to add a privacy panel to a rock wall at the rear of his property at 2305 Calle de Colon. Zoned: Historical Residential (HR) (**Case 061010**)

Currently, the property is surrounded by a rock wall that is about 4-1/2 to 5 feet in height. This wall separates the subject property from the property to the south. The neighboring property currently has a dwelling that is under construction that is about 3 – 5 feet from the wall on the other side. Several windows look out into the applicant's patio (see attached photo). The applicant would like to install a 10 foot long by 2-1/2 foot deep decorative iron panel (see attached diagram) on top of part of the existing wall. The wrought iron panel is generally open.

The PZHAC will need to determine that the fence will be consistent with Chapters 18.33 (Historic Preservation) and 18.35 (HR-Residential Cultural Historic zone) of the Code.

18.33.080 Historical appropriateness permit.

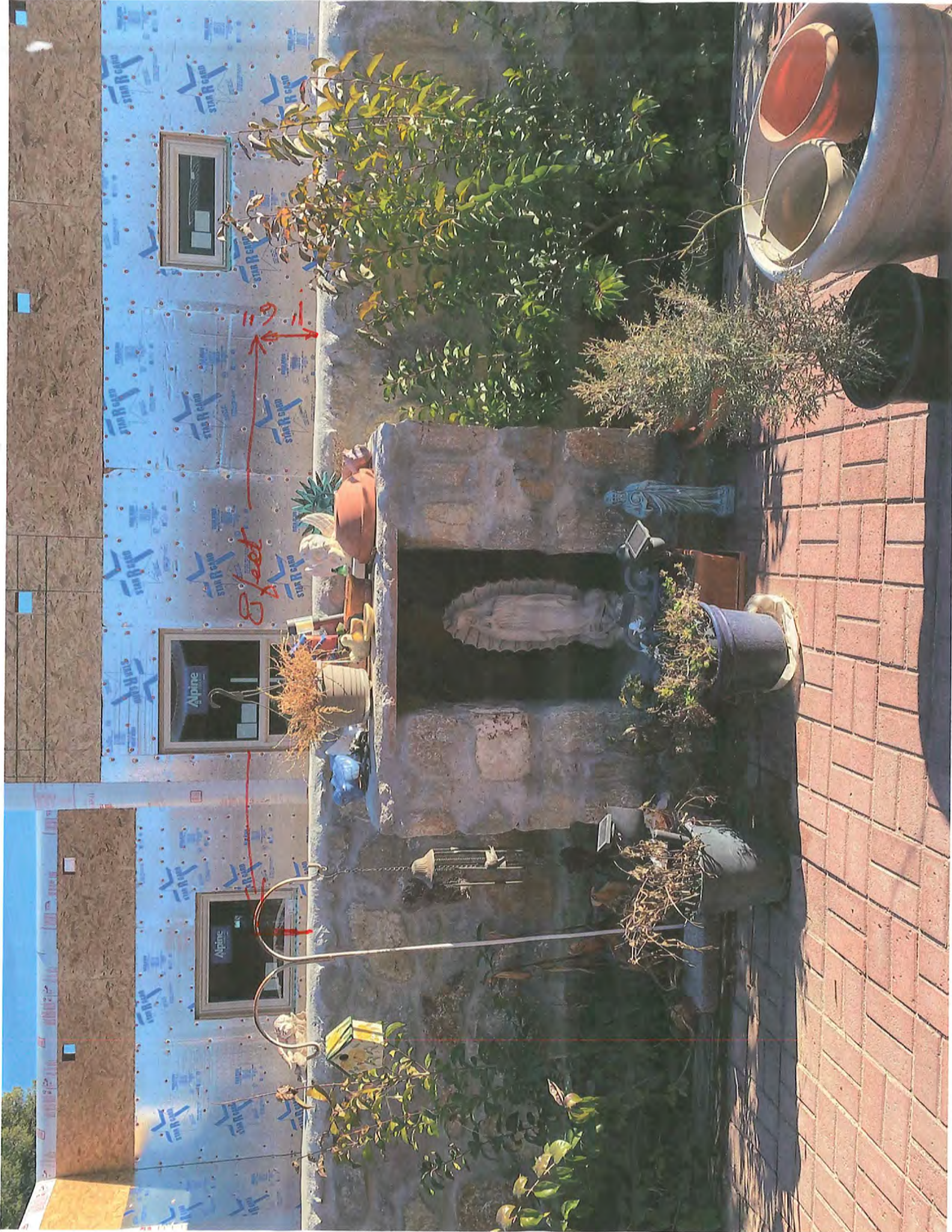
A. Identification. A permit for a certificate of historical appropriateness shall be required before any of the following actions or work is undertaken: new construction, exterior alteration, demolition or removal. All work or acts of new construction or exterior alteration requiring a permit for a certificate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

18.35.030 Exterior appearance.

An application for a permit which would authorize construction, modification, moving or destruction which would affect the exterior appearance of any structure, sign, or other improvement affecting use or function must first be approved by the commission. [Ord. 94-06 § 1; prior code § 11-2-11.4.C]

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.

The applicant will be present at the work session to provide further details about the proposed privacy panel; and will be available to answer any questions that may arise.



119-11

Elect

PHOTO OF THE SUBJECT DWELLING FROM CALLE DE COLON

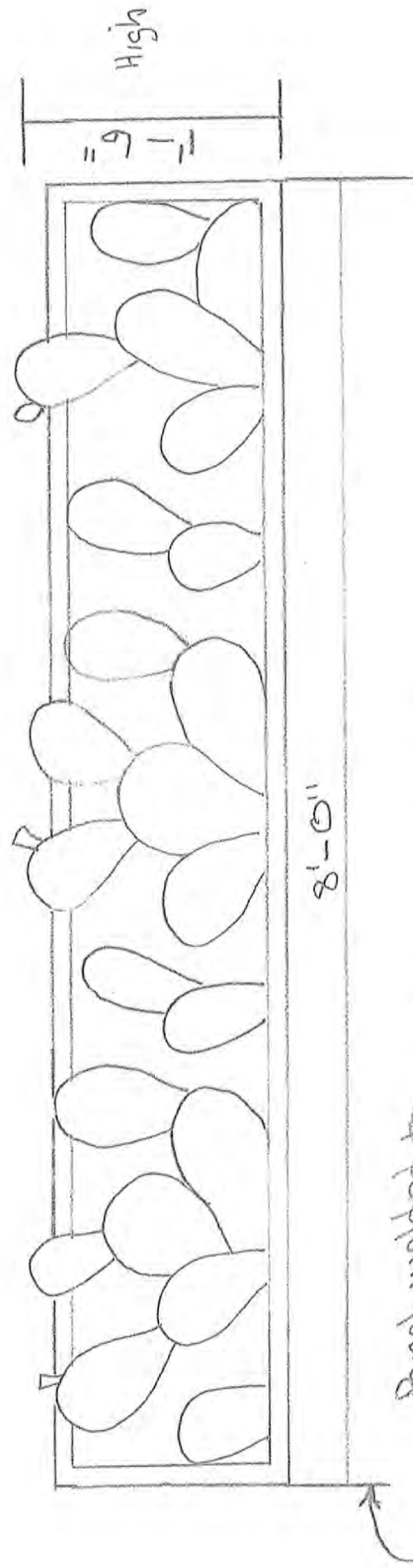


PHOTO OF THE NEIGHBORING DWELLING AND ROCK WALL



Date: 1-17-2020

Drawing For: Jerry Nevar ez
2305 Calle De Colon
Mesilla, NM 88048



Drawn By: Adam Perez
Ironworks Unlimited
635-9402

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

OFFICIAL USE ONLY:

Case # 061010
Fee \$ 11.10

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

CASE NO. 061010 ZONE: HR CODE: M1 APPLICATION DATE: 1/27/22

Gerard Nevarez 575.642.3938
Name of Applicant/Owner Applicant's Telephone Number

PO Box 1102 Mesilla NM 88046
Applicant's/Owner's Mailing Address City State Zip Code

mesilla3@aol.com
Applicant's/Owner's E-mail Address

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

635 9402 Contractor's Telephone Number
Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2305 Calle de Colon

Description of Proposed Work: Install 8' by 11'6" Nopal Panel on wall between my house and neighbor's house (see attached)

\$200 Estimated Cost
Denymeraj Signature of Applicant
01.27.20 Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQ'D

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

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

**PZHAC WORK SESSION
FEBRUARY 3, 2020
ITEM 4**

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

The applicant would like to add to the landscaping around the commercial building at this address. The building is going to be used as a catering facility for the “Blue Door Venue”, a catering operation owned by the applicant. (The most recent tenant was a beauty salon.) Currently there is landscaping at the east side and rear of the building. The applicant would like to redesign this landscaping, and also construct a rock wall at the rear of the building between the building and the existing parking lot (see attached landscaping plan). The applicant will also upgrade the parking lot and add concrete bumpers. Because the new landscaping will affect the appearance of the property, a permit is required by the Code.

Estimated Cost: @ \$30,000.00

Consistency with the Code:

The PZHAC will need to determine that the fence will be consistent with Chapters 18.33 (Historic Preservation) and 18.40 (HC-Historical Commercial zone) of the Code.

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.

18.40.030 Exterior appearance.

An application for a permit for erection, construction, modification of, moving or destruction which would affect the exterior appearance of any structure, sign, or any other improvement affecting use or function must first be approved by the commission. [Ord. 94-06 § 1; prior code § 11-2-11.5.C]

The PZHAC will need to determine that the landscaping, when finished, will be consistent with the other properties 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.

PHOTO OF SUBJECT PROPERTY FROM CALLE DE SANTIAGO



Doña Ana County, NM

General Reference Maps

2014 Aerial **Addresses** County Address Points

Select Search Type: []

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400272](#)
Parcel Number: 4006137198446
Owner: HACIENDA INVESTMENTS LTD
Mail Address: 4008 FIESTA DR
Subdivision:
Property Address: 2172 CALLE DE SANTIAGO
Acres: 0

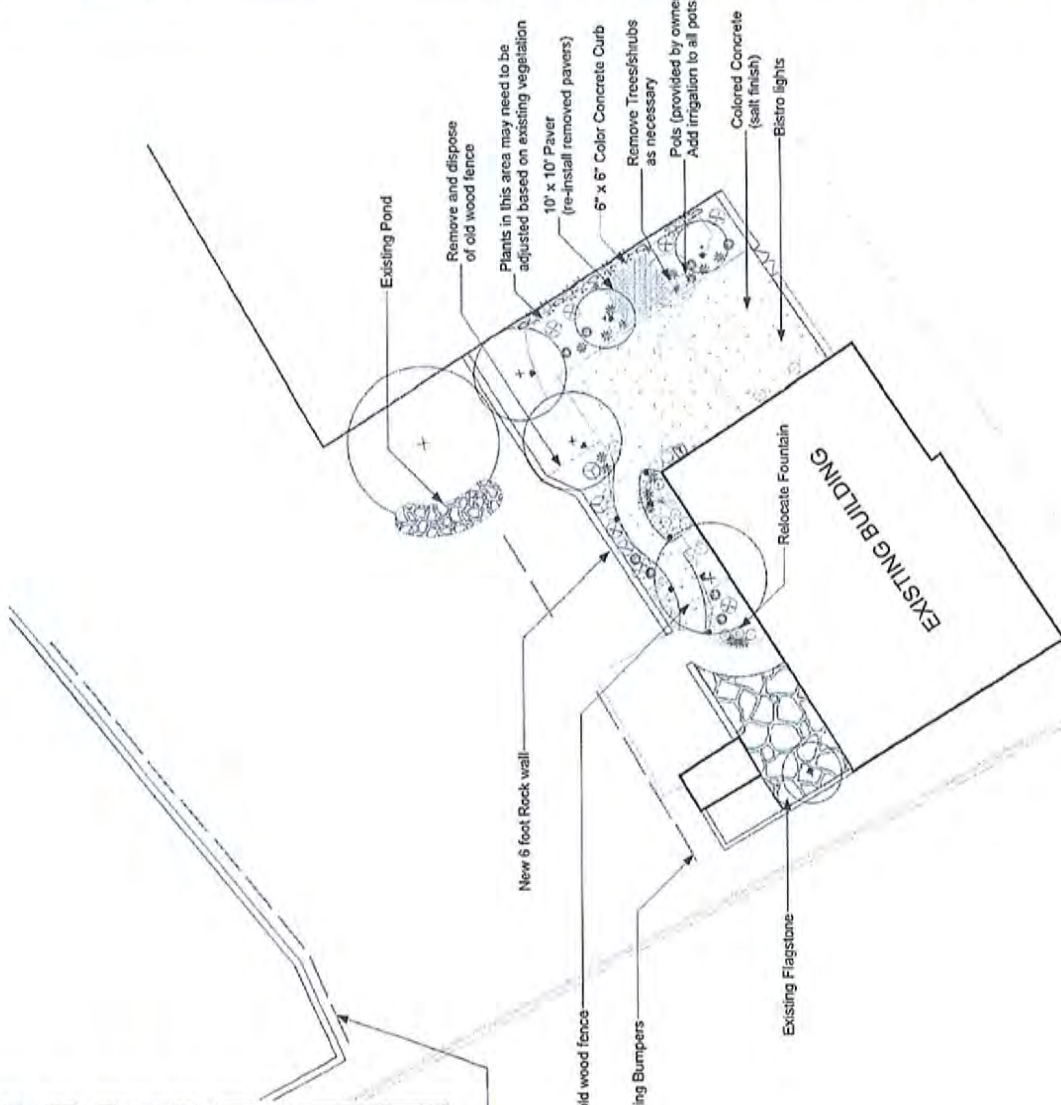


Landscape

Quantity Symbol	Description
Annuals-Perennials	
8	Lily, Canna (maroon) / Canna 5 Gallon
15	Lily-of-the-Nile, Blue / Agapanthus africanus 1 Gallon
Ground Cover-Vines	
4	Star Jasmine / Trachelospermum jasminoides 5 Gallon
15	Vinca Minor / dwarf periwinkle 5 Gallon
Shrubs Under 4 Feet	
6	Indian Hawthorn 'Pinkie' / Raphiolepis 'pinkie' 5 Gallon
4	Nandina dom. 'Compacta' / Nandina domestica 'Compacta' 5 Gallon
8	Nandina, Heavenly Bamboo Dwarf / Nandina domestica 'heaven' 5 Gallon
8	Rose, Flower Carpet Rose / Flower Carpet Rose 5 Gallon
2	Sage, Texas Compact / Leucophyllum frutescens 'compacta' 5 Gallon

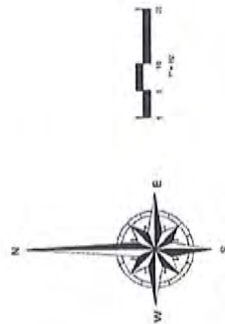
Trees

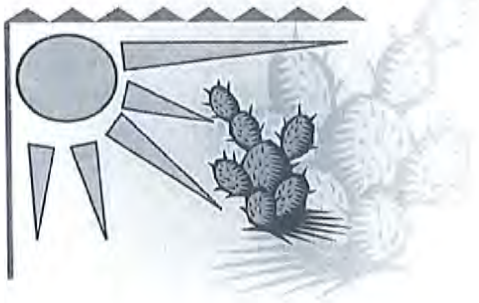
1	Crape Myrtle, Tuscarora / Lagerstroemia indica 'Tuscarora' 5 gallon
8	Existing Tree



GENERAL CONSTRUCTION NOTES

- Remove and dispose of old wood fence
- Remove and dispose of old/brittle existing paver
- Remove and dispose of old irrigation lines and install a new irrigation system to all the new plants.
- Relocate irrigation valve away from building.
- Low voltage transformer location to be determined based on actual field conditions.
- Final concrete slab elevation based on existing thresholds and existing egress elevations.





Landscape & Design Center, Inc
P.O. Box 709
Dona Ana, NM 88032
Phone: (575) 527-9867
Fax: (575) 527-5368
robert@landscapelascruces.com
License Number: 352695
GB98, GF05, MS06, GS16

Bond capacity: \$3.5 mil single, \$4.5 mil aggregate
January 21, 2020
Estimate# E20-1.21

Anna Emerick-Biad
5140 Nizhoni
Las Cruces, NM 88005
(575) 644-8265

2172 Calle De Santiago

We propose to furnish all materials and perform all labor necessary to complete the following work:

Landscape Improvements

- Remove & dispose of old paver
- Remove shrubs and trees as necessary to make ready for new landscape.
- Remove old wood fence.
- Install a 6' rock wall. Approximately 81 linear feet. Wall to include 1' x 20" concrete footing with 2 # 4 rebar running parallel in footing trench.
- Install a 10' x 10' paver area as per drawing using salvaged paver from demolition phase.
- Form and pour approximately 1227 sf 3000 psi color concrete slab with salt finish over a bed of base course compacted to 95% compaction.
- Install a 6" x 6" concrete curb around the 10' x 10' re-installed paver area.
- Relocate the existing fountain as per drawing and extend the electrical outlet to the new location near the new fountain location.
- Install a new GFCI for the fountain outlet.
- Install 16 railroad ties to be used for parking stalls.
- Install 3/4" Toro Red gravel in the new landscape areas.
- 1 - 24" Crape Myrtle
- 4 - 5 gallon Star Jasmine
- 6 - 5 gallon Indian Hawthorne 'pinkie'
- 8 - 5 gallon Nandina Domestica
- 4 - 5 gallon Nandina Compacta
- 8 - 5 gallon Carpet Rose
- 2 - 5 gallon Texas Sage 'compact'
- 8 - 5 gallon Cana-Lily (bronze)
- 15 - 1 gallon Vinca Minor

- 15 - 1 gallon Agapanthus Africanus (lily of the Nile)
- Install a low voltage landscape lighting system to include: 5 LED path lights, 7 LED up lights, 5 LED wall wash lights, low voltage wiring as necessary, 1 - 100 watt transformer with photocell, 144' of "bistro" string lights.
- Install an irrigation system to include: 2" sleeves under new concrete sidewalk, 1 hunter PGV-101G valve, 1 - 1" ball valve, 1" lateral lines as necessary, 1/2" poly tube to deliver water to each new plant, Rainbird XB-20 emitters. NOTE: assumption is that the existing controller is in good condition and usable.
- Relocate the existing irrigation valves to a new location away from the building.

Landscape Improvements Total: \$29,898.84

Plus tax as applicable

Salesperson: _____
Robert Macias

Date: _____

I/we Anna Emerick-Biad agree to the following contract.

Client Signature: _____

Date: _____

This proposal is valid until February 6, 2020.

Payment Terms: progress payment due upon receipt of invoice.

Proposal based on drawing #11720.2172 and dated 1/17/2020 and as per itemized list above. All work to be completed in a substantial and workman-like for the sum stated here-in plus tax as applicable. Tax to be billed at current rate at time of invoicing.

Any alterations or deviations from the above specification, selections and or items lists will become an additional charge over and beyond our control.

Town of Mesilla, New Mexico

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

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

Application Date: 1/22/2020

Anna Biad
Name of Applicant

644-8265
Telephone Number

2172 Calle Santiago
Address

Mesilla NM 88046
City State Zip Code

Proposed Use or Occupancy: Commercial Zone: Commercial

Landscape & Design Intn PO Box 709 Dona Ana 88032
Contractor Name Address

527-9867
Telephone Number

Contractor Tax I.D. #

352695
Contractor License #

This application includes:

1. Plot plan with legal description to show existing structures, adjoining, streets, driveway(s), improvements & setbacks.
2. Foundation Plan with details
3. Floor Plans showing rooms, their uses and dimensions
4. Cross Sections of walls
5. Roof and floor framing plan (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan
7. Architectural style and color scheme (Historical zones only)
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from Public Utility providing water service.
9. Recorded proof of ownership with legal description of property (deed or current tax bill)

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

PZHAC REGULAR
WORK SESSION AND MEETING
MINUTES
JANUARY 21, 2020

(PART OF CONSENT AGENDA)



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 changes to approved plans for the construction of a new dwelling at 2729 Calle de San Albino (Case 060748). Zoned: Historic Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the applicant has not yet started construction of the dwelling and would like to return to the original plans that were submitted the first time and not use the plans that were approved. The main reason for the change, as stated by the applicant, was to be able to build to the original height requested in order to maintain the original appearance of the design. The applicant also requested a change to the style of all of the large windows to allow a style having multiple panes more resembling French doors. Tom Maese, Chief Inspector for CID, questioned how the windows would affect the egress requirements for bedroom windows and wanted more detail about the windows. Also, some of the window glass might have to be tempered glass depending on the location of the window. The PZHAC questioned whether the proposed height would be consistent with the development zone for the property. proposed projects were being done to bring the dwelling more into character with the other properties in the Town. There were no other issues.

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 060991) Zoned: Historic Residential (HR).

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that this case had been tabled by the PZHAC in order to allow a legal opinion as to the number of dwellings the Code allows on a half-acre property. (The current permit request was submitted prior to the moratorium on new structures in the HR zoning district.) The proposed dwellings would be very similar to the two other dwellings already approved by the BOT as a duplex on the property at the December 2019 BOT meeting. Staff also explained that 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 is requesting that these two dwellings be allowed as a duplex identical to the first two dwellings. There were no other issues.

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)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the applicant would like to replace the existing deteriorating wooden slats in the wall with a more attractive design that would not deteriorate as quickly, and that he would like to install better gates than the existing bare pipes. The only question was the height of the gates, which would be seven feet at their highest in the middle. There were no further issues.

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 applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the applicant intended that the proposed mural would be a stagecoach scene that would reflect the original use of the property by the stagecoach lines that operated here in the 1800's. There were no issues with the proposal.

**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

All commissioners were present. There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Agenda. A motion to approve the Agenda was made by Commissioner Lucero, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

There were no changes to the Consent Agenda. A motion to approve the Consent Agenda was made by Commissioner Houston, seconded by Commissioner Lucero, and approved by a vote of 4 - 0.

A. *PZHAC MINUTES – PZHAC Special Meeting of January 15, 2020.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits:

- 1. Case 060962** – Snow Road, west of intersection with Calle del Sur (address to be assigned), submitted by William C. Frieze; 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)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

None

B. DECISIONS:

Zoning Permits:

- 1. Case 060748** – 2729 Calle de San Albino, submitted by Natalie B. Ogaz, a request for changes to an approved building permit to construct a new residence at this address. Zoned: Historic Residential (HR). **(Discussed during the Work Session – Item 1)**

Staff provided a brief review of this request. Commissioner Prieto recused himself from voting on the case due to the fact that he is related to the applicant. The remainder of the PZHAC determined that further information was needed about the proposed windows. A motion was made by Commissioner Nevarez to postpone the request in order to allow the applicant to bring additional information to the PZHAC. This was seconded by Commissioner Houston, and the case was tabled by a vote of 3 - 0.

- 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)**

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Lucero, and approved by a vote of 4 - 0.

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)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.
4. **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)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.
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)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 4 - 0.
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)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Lucedro to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.
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 for security along the west property line abutting a ditch bank adjacent to the property. Zoned: Historical Residential (HR)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.

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)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.
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)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.

VI. PUBLIC COMMENTS

None

VII. PZHAC/STAFF COMMENTS

Commissioner Lucero:

Referenced Joni Guitierrez's property on Cale de Arroyo and stated that she had received several complaints that the property was falling apart and decaying. She requested that staff take action on the property.

Commission Chair Hernandez:

Announced his resignation and stated that he would stay on until he was replaced and suggested that the PZHAC hold an election of officers at the next PZHAC meeting.

VIII. ADJOURNMENT

The meeting was adjourned at 6:20 pm.

PZHAC NEW BUSINESS

FEBRUARY 3, 2020

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 061003
[PZHAC CONSENT AGENDA – 2/3/20]**

Item:

Case 061003 – 2309 Calle de Santiago, submitted by Viola and Larry Tafoya; a request for a zoning permit to repair a damaged sidewalk and repair portions of the stucco on the wall of a commercial building at this address. Zoned: Historical Commercial (HC)

Description of Work Done:

The applicant originally had a problem with drainage in front of the business at this address. To address this problem, the applicant ground down part of the bricks in front of the door to the business, damaging the sidewalk in the process. The applicant was sent a citation from the Town for the damage, which resulted in fines and the requirement that the damaged sidewalk be repaired. The purpose of this request is to allow the repairs to be completed. The sidewalk will be very similar to the sidewalk that was damaged. Other than a few minor repairs to the stucco wall of the building, there will be no further changes to the building or the sidewalk.

Consistency with the Code:

Since the proposed repairs 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 the structure., the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**).**Administrative Approval Permit** –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the Community Development staff may approve and issue the permit.”]

PHOTO OF THE SIDEWALK FROM CALLE DE SANTIAGO



Doña Ana County, NM

General Reference Maps

2014 Aerial Addresses County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400318](#)

Parcel Number: 4006137236430

Owner: TAFOYA LARRY R & VIOLA P

Mail Address: PO BOX 1315

Subdivision:

Property Address: 2309 CALLE DE GUADALUPE #UNIT A-B

Acres: 0



TOWN OF MESILLA
ZONING APPROVAL

PERMISSION TO CONDUCT WORK

OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060003

Fee \$ ~~6000~~ 0.00

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

CASE NO. 061003 ZONE: HC CODE: M1 APPLICATION DATE: 1/19/20

Viola-Larry Tajera
Name of Applicant/Owner 575 639-3397
Applicant's Telephone Number

Box 509 Mesilla NM 88046
Applicant's/Owner's Mailing Address City State Zip Code

Applicant's/Owner's E-mail Address

Rudy L. Acosta
Contractor's Name & Address (If none, indicate Self)

575 ~~642-9686~~ 642-8686 83883
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

2309 Calle de Santiago
Address of Proposed Work:

Replace 1 or Remove damaged Brick outside
Description of Proposed Work: of Tea Shop. AND PATCH/REPAIR PORTIONS OF STUCCO ON WALL

\$ 294 Signature of Applicant 12-18-19
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: _____

PERMISSION ISSUED DENIED BY: Z. Shuman ISSUE DATE: 1/19/20

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

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 061004
[PZHAC CONSENT AGENDA – 2/3/20]**

Item:

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

Description of Work Done:

The applicant would like to use part of the ground floor of the two-story structure as a retail shop similar to her other shop on the Plaza (Julienne’s Jewelry) owned by the applicant. This portion of the structure was last used as a retail shop and no alterations to the inside are necessary other than an electrical and plumbing inspection and the possible repair of any problems that may be found. No other work will be done at this time. Other than a few minor cosmetic repairs to parts of the building, there will be no further changes to the building.

Consistency with the Code:

Since the proposed inspection and possible repairs 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 the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**).**Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the Community Development staff may approve and issue the permit.”**]

PHOTO OF THE STRUCTURE FROM CALLE DE SAN ALBINO



Doña Ana County, NM

General Reference Maps

2014 Aerial Addresses County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400335](#)
 Parcel Number: 4006137252447
 Owner: ZAPIEN JAMES JR & PAT & P
 MELENDREZ ANDRES & FREDDIE
 LUCERO
 Mail Address: 2145 AVENIDA DE
 MESILLA
 Subdivision:
 Property Address: 2000 CALLE DE
 PARIAN
 Acres: 0



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

OFFICIAL USE ONLY:
Case # 061004
Fee \$ 10.50

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 061004 ZONE: HC CODE: M1 APPLICATION DATE: 1/15/20

Name of Applicant/Owner: Mark Sidersis dba Buffalo Builders Applicant's Telephone Number: 575-642-5642

Applicant's/Owner's Mailing Address: P.O. Box 294 Fairacres City: Fairacres State: NM Zip Code: 88033

Applicant's/Owner's E-mail Address: msidersis@aol.com

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

Contractor's Telephone Number: 575-642-5642 Contractor's Tax ID Number: 062426873 Contractor's License Number: 19662 (GB98)

Address of Proposed Work: 2000 Calle de Parian

Description of Proposed Work: check plumbing for leaks, repair if necessary. Check electrical outlets and lights, repair if necessary. Just checking existing conditions

Estimated Cost: \$1,000 Signature of Applicant: [Signature] Date: 1/15/20

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: CID REVIEW MAY BE NEEDED FOR PLUMBING REPAIRS

PERMISSION ISSUED / DENIED BY: [Signature] ISSUE DATE: 1/15/20

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

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 061005
[PZHAC CONSENT AGENDA – 2/3/20]**

Item:

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

Description of Work Done:

The applicant intends to repair the roof of a dwelling at this address with a new overlay. This is a flat roof that is not visible from the street. There will be no changes to the structure or appearance of the dwelling. The applicant has been informed that a permit from CID will be needed.

Consistency with the Code:

Since the proposed inspection and possible repairs 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 the structure, the permit may be approved administratively. **[(15.15.030(B) - Application for building permit, Administrative Approval).Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the Community Development staff may approve and issue the permit.”]**

PHOTO OF THE DWELLING FROM TERESITA STREET



Doña Ana County, NM

General Reference Maps

2014 Aerial Addresses County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401017](#)

Parcel Number: 4006137372497

Owner: HURST JAMES W &
ANNABELLE I

Mail Address: PO BOX 438

Subdivision: MESILLA FARMS
SUBDIVISION (BK 15 PG 389-390 -
8822094)

Property Address: 2825 TERESITA ST

Acres: 0



TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061005

Fee \$ 33.00

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. 061005 ZONE: HR CODE: RR APPLICATION DATE: 1/21/20

ANNABELLE KURST

575-635-8304

Name of Property Owner

Property Owner's Telephone Number

2825 TERESITA MESILLA

NM

88005

Property Owner's Mailing Address

City

State

Zip Code

Property Owner's E-mail Address

ALICANTE HOMES, LLC 2010 CANADA, LC, NM 88001

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

575-496-4888

68-98 379229

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

Address of Proposed Work: 2825 TERESITA

Description of Proposed Work: REMOVE EXISTING POOF COATING, INSTALL 4 COAT ELASTOMERIC SYSTEM.

\$ 14,300.00

Estimated Cost

Signature of Applicant

Date

1/21/2020

Signature of property owner:

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

FOR OFFICIAL USE ONLY

PZHAC

Administrative Approval

BOT

Approved Date: _____

Approved Date: _____

Disapproved Date: _____

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: LID PERMIT REQUIRED

PERMISSION ISSUED DENIED BY: [Signature]

ISSUE DATE: 1/21/20

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was LEGALLY subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Site Plan with dimensions and details.
3. Foundation plan with details.
4. Floor plan showing rooms, their uses and dimensions.
5. Cross section of walls
6. Roof and floor framing plan
8. Proof of legal access to the property.
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.)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 061006
[PZHAC CONSENT AGENDA – 2/3/20]**

Item:

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

Description of Work Done:

The applicant intends to tear off the existing shingles on a dwelling at this address and install new felt, shingles and metal flashing to repair a leaking roof, as well as reroof a carport. There will be no changes to the appearance or the style of the dwelling. The proposed roof color will be the same as the existing color. The applicant has been informed that a permit from CID will be needed.

Consistency with the Code:

Since the proposed inspection and possible repairs 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 the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**).**Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff... Once all required information is provided, the Community Development staff may approve and issue the permit.”**]

PHOTO OF THE STRUCTURE FROM CAPRI ARC



Doña Ana County, NM

General Reference Maps

2014 Aerial Addresses County Address Points

Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400760](#)

Parcel Number: 4007137176386

Owner: MCBURNEY SAMUEL

Mail Address: 319 CAPRI ARC

Subdivision: MESILLA PARK MANOR

PL 3C 622

Property Address: 319 CAPRI ARC

Acres: 0



**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061006

Fee \$ 18.00

**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. 061006 ZONE: R1 CODE: RR APPLICATION DATE: 1/21/20

Name of Property Owner: Samuel McBurney Property Owner's Telephone Number: 505-934-0100

Property Owner's Mailing Address: 319 Capri Arc Las Cruces NM 88005
City State Zip Code

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

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

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

Address of Proposed Work: 319 Capri Arc

Description of Proposed Work: Re-roof

Estimated Cost: \$ 5000 Signature of Applicant: [Signature] Date: 1-21-2020

Signature of property owner: [Signature]

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: CID PERMIT REQ'D
[Signature]

PERMISSION **ISSUED/DENIED** BY: [Signature] ISSUE DATE: 1/21/20

- THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:
1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was LEGALLY subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 2. Site Plan with dimensions and details.
 3. Foundation plan with details.
 4. Floor plan showing rooms, their uses and dimensions.
 5. Cross section of walls
 6. Roof and floor framing plan
 8. Proof of legal access to the property.
 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.)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 061008
[PZHAC CONSENT AGENDA – 2/3/20]**

Item:

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

Description of Work Done:

The applicant would like to replace the crusher fine driveway at the front of the dwelling with a concrete dwelling the same color and replace any damaged bricks in the walkway. the brick walkway with newer bricks to match the driveway. No other work will be done at this time and there will be no changes to the building.

Consistency with the Code:

Since the proposed inspection and possible repairs 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 the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**).**Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the Community Development staff may approve and issue the permit.”**]

PHOTO OF THE STRUCTURE FROM CALLE DE SAN ALBINO



Doña Ana County, NM

General Reference Maps

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Select Search Type:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401047](#)

Parcel Number: 4006137386451

Owner: JONES HAROLD JIMMY

Mail Address: PO BOX 1168

Subdivision: MESILLA FARMS
SUBDIVISION (BK 15 PG 389-390 -
8822094)

Property Address: 2745 BOLDT ST

Acres: 0



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

061008
\$18.00

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

CASE NO. 061008 ZONE: HR CODE: 41 APPLICATION DATE: 1/28/20

Angela J Jones 720-989-3975
Name of Property Owner Property Owner's Telephone Number
2745 Boly St. Las Cruces NM 88005
Property Owner's Mailing Address City State Zip Code
ajjones46@aol.com
Property Owner's E-mail Address

J.B. Builders L.L.C.
Contractor's Name & Address (If none, indicate Self)
578-642-0219 82-491122 395135
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2745 Boly St.
Description of Proposed Work: Repair and Replace Driveway

\$5000.00 [Signature] 1-28-2020
Estimated Cost Signature of Applicant Date
[Signature]
Signature of property owner:

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 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: NO CHANGES TO STRUCTURE

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 1/28/20

- THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:
1. ___ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was LEGALLY subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 2. ___ Site Plan with dimensions and details.
 3. ___ Foundation plan with details.
 4. ___ Floor plan showing rooms, their uses and dimensions.
 5. ___ Cross section of walls
 6. ___ Roof and floor framing plan
 8. ___ Proof of legal access to the property.
 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.)

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

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UDC Zoning

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NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401047](#)

Parcel Number: 4006137386451

Owner: JONES HAROLD JIMMY

Mail Address: PO BOX 1168

Subdivision: MESILLA FARMS

SUBDIVISION (BK 15 PG 389-390 - 8822094)

Property Address: 2745 BOLDT ST

Acres: 0



larrys@mesillanm.gov

From: Jimmy Jones <hjjones46@aol.com>
Sent: Saturday, January 25, 2020 10:53 AM
To: larrys@mesillanm.gov
Subject: Fwd: Repair and Replace Current Graveled Driveway
Attachments: Drive Way.pdf; DriveWay Survey.pdf; Driveway Quote.pdf; Driveway Permit Application.pdf

Mr. Shannon:

The current colored almost red crusher fines driveway at 2745 Boldt St. is 15 years old and deteriorated to the compacted soil base and is becoming progressively worse. I need your signed approval to replace this driveway with a lasting product of concrete and colored in the same or as close to the faded and aged current crusher fines. The sidewalk brick that is at the entrance of the driveway is collapsing and will be realigned and stabilized by the concrete driveway I am asking to install. The laterals on both sides of the concrete driveway will be lined with a single row of matching red colored sidewalk brick currently used by our association for sidewalks. The current requirement as a home owner and member of MFHA, Inc. requires that a home must be maintained and certainly this falls into that requirement to maintain. We all know that loose gravel or crusher fines is a potential safety (trip) hazard in addition. Sir, I am seeking the approval of MFHA, Inc. archaeological committee's approval also of which I have no contact info but am trying to locate.

The attached survey is current and accurately displays the current driveway and the replacement drive will be more esthetic and durable. Therefore further enhancing the communities archaeological presentation.

See Attached items.

1. Current survey
2. Contractors Specifications (this contractors work is known to our community)
3. Title Insurance Declaration Page (proof of access)

Owner Resident and Member of MFHA, Inc.

Harold J Jones

JB Home Builders LLC
(JB Roofing and Construction LLC)
WHEN QUALITY MATTERS
Las Cruces, New Mexico 88001
Cell # (575) 642-0219 or Office: (575) 526-4255
E-mail: polancoj200@aol.com
License#395135

****DRIVEWAY 16' x 70' COLORED****

Date: January/23/2020

Home Owner: Mr. Jimmy Jones

Jobsite: 2745 Boldt Las Cruces, New Mexico **Zip code:** 88012

Phone: (505) **Work Phone:** **E-Mail:** jimmy.jones@border-tire.com **Cell#** (720) 989-3975

**I HEREBY SUBMIT SPECIFICATIONS FOR THE FOLLOWING WORK
TO BE DONE, AT THE ABOVE JOBSITE:**

Work list is as follows: "Stucco Restoration "

1. Inspect and Evaluate.
2. Remove dirt down to approximately 5 ½" depth.
3. Existing red bricks will remain in place.
4. Remaining dirt will be compacted and prepared for concrete.
5. Concrete will be Colony Red in Color and it will also be Salt Finished. (Or you can choose from color chart.)
6. Clean Job site.

7. Special comments: **Access dirt will be hauled away.**

All work is guaranteed as specified. All work to be completed in a workman like manner (According to standard practice) any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate.

**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. _____ ZONE: _____ CODE: _____ APPLICATION DATE: _____

Hargrave J Jones 720-989-3975
Name of Property Owner Property Owner's Telephone Number

2745 Bollet St. Las Cruces, NM 88005
Property Owner's Mailing Address City State Zip Code

h.jones46@aol.com
Property Owner's E-mail Address

J.B. Builders L.L.C.
Contractor's Name & Address (If none, indicate Self)

578-642-0219 82-491122 395135
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2745 Bollet St.

Description of Proposed Work: Repair and Replace Driveway

\$5000.00 [Signature] 1-23-2020
Estimated Cost Signature of Applicant Date

Signature of property owner: [Signature]

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: _____

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 NEW BUSINESS

FEBRUARY 3, 2020

PZHAC DECISIONS

ZONING PERMITS

**PZHAC ACTION FORM
BUILDING PERMIT 060748
[PZHAC REVIEW – 2/3/20]
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 changes to an approved 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 changes to the plans will result in a dwelling that 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 changes to the plans will not result in a dwelling that is 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:

PZHAC ACTION FORM
ZONING PERMITS 061009
[PZHAC REVIEW – 2/3/20]
STAFF ANALYSIS

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

Items:

Case 091009 – 2551 Calle de Principal, submitted by Bruce (Burt) McClure, a request for a zoning permit construct a wood fence on 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 fence will be 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 fence 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: @ \$47.91

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 approve this request.
- The proposed work consists of constructing a new fence at this address.
- The PZHAC has determined that the proposed dwelling 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 PERMITS 061010
[PZHAC REVIEW –2/3/20]
STAFF ANALYSIS

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

Items:

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

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 change 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 change 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: @ \$1,200.00

Consistency with the Code:

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

Findings that need to be made:

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

PZHAC OPTIONS:

- 1. Recommend approval of the 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 061011
[PZHAC REVIEW – 2/3/20]
STAFF ANALYSIS**

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

Item:

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

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 rock wall and changes to the landscape will be 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 rock wall and changes to the landscape 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 rock wall and changing the landscaping on a commercial property 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:

PZHAC NEW BUSINESS

FEBRUARY 3, 2020

SIGN PERMITS

PZHAC ACTION FORM

SIGN REQUEST

[PZHAC REVIEW]

“Blue Door Venue”

STAFF ANALYSIS

Item:

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

Description of Work to be Done:

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

Consistency with the Code:

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

18.65.140 Wall signs.

A. Wall Sign Area.

- 1. Within the Historical Commercial (H-C) zone, the wall sign area, on any given house or building, shall in no case exceed 10 percent of any wall area including apertures or 15 square feet, whichever is less. Dimensions of painted signs or graphics with no frame shall be determined by measuring the extent of the painted sign or graphic horizontally and vertically and calculating the area.**
- 2. Within the Commercial (C) zone, the wall sign area on any given house or building shall in no case exceed 10 percent of any wall area including apertures or 25 square feet, whichever is less. Dimensions of painted signs or graphics with no frame shall be determined by measuring the extent of the painted sign or graphic horizontally and vertically and calculating the area.**

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

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 3- foot by 2-foot (6 square feet) oval wall sign on the side of a business at this address.
- The subject property is zoned Historical General 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 ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: []

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400272](#)
Parcel Number: 4006137198446
Owner: HACIENDA INVESTMENTS LTD
Mail Address: 4008 FIESTA DR
Subdivision:
Property Address: 2172 CALLE DE SANTIAGO
Acres: 0



Blue Door Logo Here

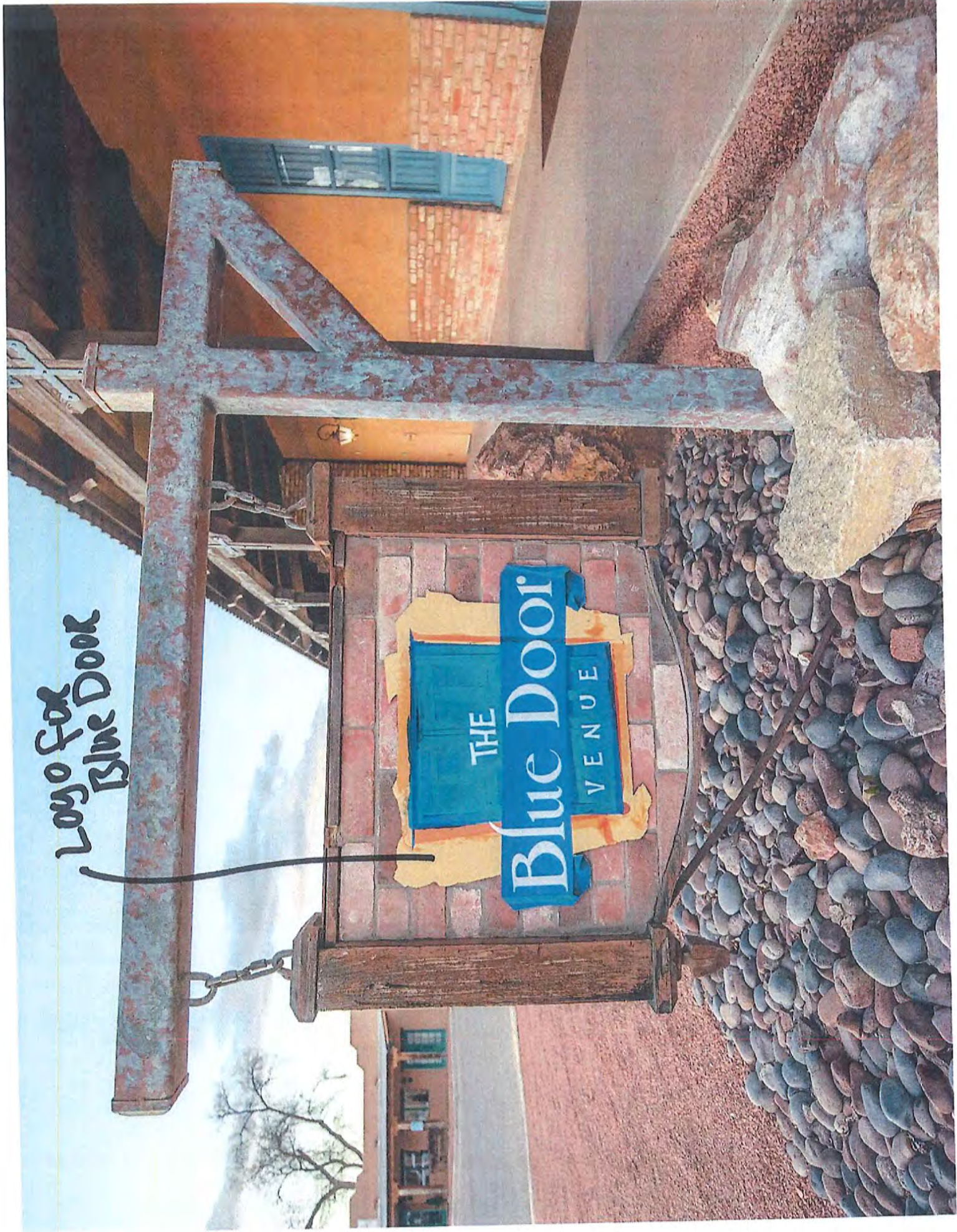


2172



Loyo for
Blue Door

THE
Blue Door
VENUE



Town of Mesilla, New Mexico

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

Sign Permit

Application Date: 1/22/20

Blue Dove Venue
Name of Business

Anna Bial
Name of Applicant

2172 Calle de Santiago
Address of Business

5140 Nizhoni Ter
Address of Applicant

Mesilla NM 88046
City State Zip

LL NM 88045
City State Zip

644-8265
Telephone Number

644-3532
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.)

* see attached photos

For Office Use Only

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

Permit Fee: \$12.00
Date of Payment: _____
CASE NUMBER: 061012