

Town of Mesilla, New Mexico

PZHAC MEETING AMENDED AGENDA JUNE 15, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A VIRTUAL MEETING VIA ZOOM OR PHONE MONDAY, JUNE 15, 2020 AT 2:30 P.M. **TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 979 1336 8353, PASSWORD 361878.**

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 Meeting of June 1, 2020.

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Public input shall be received at larrys@mesillanm.gov at by 1:30 p.m. June 15 and will be read into the record. You will also be given an opportunity to speak during this time by joining in the meeting by phone and pressing *9 while in the teleconference. This will let the host know that you wish to speak. You will be prompted by the host when to begin speaking.

B. DECISIONS:

Zoning Permits:

1. **Case 061047** – 2631 Calle Tercera, submitted by Frankie Torres, a request for a zoning permit to allow a rock wall to be constructed on the front property line of a residential property at this address. Zoned: Historical Residential (HR)
2. **Case 061051** – 2447 Calle del Norte, submitted by Matilde Estrada; a request for a zoning permit to allow the replacement of nine windows on a dwelling at this address. Zoned: Historical Residential (HR) **(Postponed at the June 1, 2020 PZHAC meeting)**
3. **Case 061052** – 2445 Calle de Santa Ana, submitted by ViCa One Inc. for Jack and Lisa Kirby; a request for a zoning permit to allow the construction of a new dwelling at this address. Zoned: Historical Residential (HR) **(Postponed at the June 1, 2020 PZHAC meeting)**
4. **Case 060153** – Calle Pacana, Lot 2 of the Sommer Grove Subdivision, submitted by ViCa One Inc. for Charles and Marilyn McMurray; a request for a zoning permit to allow the construction of a new dwelling at this address. Zoned: Historical Residential (HR) **(Postponed at the June 1, 2020 PZHAC meeting)**
5. **Case 061055** – 2821 Cielo Grande Court, submitted by Zachary and Jodie Penn; a request for a zoning permit to allow the installation of an in-ground pool behind a new dwelling at this address. Zoned: Rural Farm (RF) **(Postponed at the June 1, 2020 PZHAC meeting)**
6. **Case 061056** – 1680 Calle de Alvarez Suite C, submitted by Stefan Schaefer for Christopher Schaefer; a request to expand an existing 161 square foot patio service area by 294 square feet. Zoned: General Commercial (C) **(Postponed at the June 1, 2020 PZHAC meeting)**

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 by 1:45 pm on 6/12/20 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

VI. PZHAC/STAFF COMMENTS

VII. ADJOURNMENT

PZHAC REGULAR
MEETING MINUTES
JUNE 1, 2020

(PART OF CONSENT AGENDA)



Town of Mesilla, New Mexico

PZHAC MEETING MINUTES JUNE 1, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A VIRTUAL MEETING VIA ZOOM OR PHONE MONDAY, JUNE 1, 2020 AT 6:00 P.M. **TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 985 3179 0777, PASSWORD 368032.**

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Attendance was electronic via “Zoom”. All PZHAC members were present. Commissioner Lucero was acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the agenda. Commissioner Houston made a motion to approve the Agenda, seconded by Commissioner Salas, 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. Commissioner Salas made a motion to approve the Agenda, seconded by Commissioner Houston, and approved by a vote of 4 – 0.

A. *PZHAC MINUTES – PZHAC Regular Meeting of May 18, 2020.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permit:

1. **Case 061049** – 2371 Calle de Parian, submitted by Michael Clute; a request to regrade and replace gravel on an existing gravel driveway at this address. Zoned: Historical Residential (HR).

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Public input shall be received at larrys@mesillanm.gov at by 1:30 p.m. June 1st and will be read into the record. You will also be given an opportunity to speak during this time by joining in the meeting by phone and pressing *9 while in the teleconference. This will let the host know that you wish to speak. You will be prompted by the host when to begin speaking.

Staff stated that one e-mail had been received from Susan Krueger, resident. Staff read the e-mail for inclusion into the record. (A copy of the e-mail is attached at the end of these minutes.)

B. DECISIONS:

Zoning Permits:

1. **Case 061021** - 1922 Calle de Cura, submitted by Nia Rucker; a request for a zoning permit to replace windows on a dwelling at this address. Zoned: Historical Residential (HR)

Staff provided a brief review of this request, explaining that Case was originally heard and approved by the PZHAC on March 2. The applicant appealed the PZHAC’s requirement for wood to the BOT, and the BOT remanded the case back to the PZHAC to be reheard with new information provided to the BOT by the applicant. Issues that were discussed included: differences between vinyl and wood (modern vs. wood), cost of wood, appearance of vinyl, and whether the bedroom window would meet CID egress requirements. (It was pointed out that the replacement window for the bedroom does meet CID egress requirements.) A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and APPROVED by a vote of 3 – 0 – 1 (Commissioner Nevarez voted “Present”.

2. **Case 061032** - 2305 Calle de Colon, submitted by Gerard Nevarez, a request for a zoning permit to enclose an existing covered patio and install a new covered patio at the rear of a dwelling at this address. Zoned: Historic Residential (HR) *Staff provided a brief review of this request and the fact that the case was delayed by the recent moratorium on building in the Historic Residential zone. The only issue discussed was how the roof of the patio was going to be attached to the existing roof. Staff responded yes. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Salas, and APPROVED by a vote of 3 – 0. (Commissioner Nevarez recused himself from voting.)*
3. **Case 061034** - 2230 Calle del Sur, submitted by Stephen Cadena; a request for a zoning permit to construct a porch around a dwelling at this address. Zoned: Historic Residential (HR) *Staff provided a brief review of this request and the fact that the case was delayed by the recent moratorium on building in the Historic Residential zone. There were no issues. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Salas, and APPROVED by a vote of 4 – 0.*
4. **Case 061045** – 2391 Calle de Parian, submitted by Robert Reynolds, a request for a zoning permit to allow the replacement of a door and two windows on a storage building at this address. Zoned: Historical Residential (HR) *Staff provided a brief review of this request and the fact that the case was postponed in order to allow the applicant to provide more information and details about the replacement windows. Staff also provided a brief history of the structure as provided by the applicant. There were no building code issues. Commission Chair Lucero brought up the fact that the original frames for the original plate glass was wood, and the frames are now metal. She also stated that the structure is in the Historic District and that the new windows should look like the existing windows. A motion was made by Commissioner Salas to approve the request, seconded by Commissioner Houston, and APPROVED by a vote of 4 – 0 WITH THE FOLLOWING CONDITIONS:*
 1. **THE NEW WINDOWS SHOULD BE SLIDERS THAT OPEN FROM SIDE-T-SIDE, AND**
 2. **THE WINDOWS SHALL APPEAR TO HAVE DIVIDED LITES.**
5. **Case 061047** – 2631 Calle Tercera, submitted by Frankie Torres, a request for a zoning permit to allow a rock wall to be constructed on the front property line of a residential property at this address. Zoned: Historical Residential (HR) *Staff provided a brief review of this request and the fact that the case was postponed in order to allow the applicant to provide specific details about the location of the front wall and how the clear-sight-triangle requirements for the two driveways would be met. Staff explained that the applicant did provide a rough diagram shortly before the meeting, and that this diagram was e-mailed to the Commissioners prior to the meeting. Discussion centered around whether the wall would create problems with the clear-sight-triangle, and it was determined that the diagram provided was not clear enough to use to make a decision. A motion was made by Commissioner Salas to postpone the request, seconded by Commissioner Houston, and POSTPONED by a vote of 4 – 0 to allow the applicant to provide Staff with a better diagram showing further details about the wall.*
6. **Case 061050** – 319 Capri Arc, submitted by Sam McBurney; a request for a zoning permit to allow the replacement of eleven windows on a dwelling at this address. Zoned: Residential, one acre (R-1) *Staff provided a brief review of this request. Tom Maese, Chief Inspector for CID, stated that there was a problem with two of the bedroom windows not meeting egress requirements and recommended that the PZHAC require the applicant to provide plans that would be approved by CID. A motion was made by Commissioner Salas to postpone the request to allow the applicant to provide information showing that the bedroom windows meet CID requirements for egress, seconded by Commissioner Nevarez, and POSTPONED by a vote of 4 – 0.*
7. **Case 061051** – 2447 Calle del Norte, submitted by Matilde Estrada; a request for a zoning permit to allow the replacement of nine windows on a dwelling at this address. Zoned: Historical Residential (HR) *Staff provided a brief review of this request. Commissioner Nevarez questioned whether or not the replacement windows should reflect what exists or can they be different. Tom Maese, Chief Inspector for CID, stated that none of the bedroom windows meet the requirements for egress, and since the structure has been significantly changed, it is no longer significant historically and must meet building code requirements for egress from bedrooms. A motion was made by Commissioner Houston to postpone the request, seconded by Commissioner Nevarez, and POSTPONED by a vote of 3 – 1 (Commissioner Salas voted no) to allow the applicant to provide Staff with a plan showing that the windows meet CID requirements and meet the style of the windows they are replacing.*
8. **Case 061052** – 2445 Calle de Santa Ana, submitted by ViCa One Inc. for Jack and Lisa Kirby; a request for a zoning permit to allow the construction of a new dwelling at this address. Zoned: Historical Residential (HR) *Staff provided a brief review of this request. Concerns discussed were that the size and style of the dwelling would not fit in with the development zone, or that the elevations did not fit the floorplan for the dwelling. According to Tom Maese, the plans submitted to the PZHAC would not be acceptable to CID. A full set of plans should be submitted. Additionally, the rock wall around the property would be considered under a separate permit. A motion was made by Commissioner Nevarez to postpone the request to allow the applicant to provide further construction plans, seconded by Commissioner Houston, and POSTPONED by a vote of 4 – 0.*

9. **Case 060153** – Calle Pacana, Lot 2 of the Sommer Grove Subdivision, submitted by ViCa One Inc. for Charles and Marilyn McMurray; a request for a zoning permit to allow the construction of a new dwelling at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request. Concerns discussed were that the off-street parking was not accurately shown, and the supplied information was too small to be legible. According to Tom Maese, the plans submitted to the PZHAC were not complete by CID standards and would not be acceptable to CID. A full set of plans should be submitted. A motion was made by Commissioner Salas to postpone the request to allow the applicant to provide further construction plans, seconded by Commissioner Nevarez, and POSTPONED by a vote of 4 – 0.
10. **Case 061054**– 2581 Calle de Cura, submitted by Gary and Laura Ramsey; a request for a zoning permit to allow renovations to the interior as well as the replacement of windows and repair and repainting of the exterior of a dwelling at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request. A concern was brought up by Commissioner Nevarez that this case would have the same problems as the other cases involving windows at this meeting. The applicant stated that all windows that will be required to meet CID requirements will be modified to meet these requirements. A motion was made by Commissioner Salas to approve the request, seconded by Commissioner Nevarez, and APPROVED by a vote of 3 – 0 – 1 (Commissioner Nevarez voted “Present”).
11. **Case 061055** – 2821 Cielo Grande Court, submitted by Zachary and Jodie Penn; a request for a zoning permit to allow the installation of an in-ground pool behind a dwelling under construction at this address. Zoned: Rural Farm (RF)
Staff provided a brief review of this request. Tom Maese stated that the plans submitted do not contain a structural or an aesthetic design, therefore the PZHAC would be approving an incomplete application. A full set of plans should be submitted. A motion was made by Commissioner Nevarez to postpone the request to allow the applicant to provide further construction plans, seconded by Commissioner Houston, and POSTPONED by a vote of 4 – 0.
12. **Case 061056** – 1680 Calle de Alvarez Suite C, submitted by Stefan Schaefer for Christopher Schaefer; a request to expand an existing 161 square foot patio service area by 290 square feet. Zoned: General Commercial (C)
Staff provided a brief review of this request. Issues discussed included handicapped access to the operation as well as how the added serving space would affect existing parking requirements. Staff explained that since the applicant's hours of operation differed from the hours of operation of the other tenants, his would be the only operation using the parking lot, therefore all the spaces would be available. Tom Maese disagreed and stated that CID would need to determine if the parking, including ADA spaces, was adequate for the added use. Additionally, according to Mr. Maese, the drawings provided with the application were incomplete and that there was not enough information provided for CID to approve the plans.

Additional discussion centered around what is generally being provided to Staff for each case by the applicants for presentation to the PZHAC. According to Tom Maese, CID bases its decisions on the information approved by the PZHAC. Mr. Maese does not feel that the information submitted to the PZHAC for each case is acceptable to CID for review. Staff asked the PZHAC if the PZHAC is deciding cases based on the zoning code or the building code. Commission Chair Lucero stated that the PZHAC needs “...more detailed information”. According to Commission Chair Lucero, Staff will need to meet with Tom Maese before plans are submitted to the PZHAC in order to ensure that CID requirements are met for approval. Commissioner Salas stated that this would streamline the process for the applicant and CID.

The applicant for this case, Christopher Schaefer, asked the PZHAC what further information he needed to provide and who he should provide it to – Mesilla or CID. Commission Chair suggested that the applicant meet with CID first to determine what CID is expecting, then bring the information to Staff. Tom Maese stated that this is a commercial project, and that architectural or engineered plans are required. Since these were not provided, the application to the PZHAC is incomplete. Mr. Schaefer explained why the plans were simple. Mr. Maese stated that the only reason this was coming before CID was because of the ADA requirements. A motion was made by Commissioner Houston to postpone the request to allow the applicant to provide further details and information about the ADA parking and a revised drawing showing the removal of the fence between the two patio sections. This was seconded by Commissioner Salas and POSTPONED by a vote of 4 – 0.

Business Permits

1. 1695 Calle de Alvarez – submitted by Tina Brookshire for “Quality Life”; a request for a business license to allow the applicant to operate a professional office at this location. Zoned: General Commercial (C)
Staff provided a brief review of this request, including a description of the type of operation to be provided. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Salas, and APPROVED by a vote of 4 – 0.

VI. PZHAC/STAFF COMMENTS

Staff:

Stated that a meetings will be set up with Tom Maese (CID) to discuss the cases to be heard by the PZHAC and to determine what will be needed by CID so that the applicants can be informed as to what they will need to provided for review.

Commission Chair Lucero:

Stated that BOT is depending on the PZHAC to make the right decisions, so the PZHAC needs to be more specific as to what is approved. She will be talking to the Mayor and Staff to determine how to improve

Commissioner Salas:

Suggested having a work session with the BOT to determine what the BOT would like the PZHAC to address.

There was no further discussion.

VII. ADJOURNMENT

The PZHAC voted to adjourn the meeting at 5:40 pm.

PZHAC NEW BUSINESS

JUNE 15, 2020

ADMINISTRATIVE APPROVALS
(PART OF CONSENT AGENDA)

PZHAC ACTION FORM
ZONING PERMIT 061052
[PZHAC REVIEW – 6/1/2020]

Items:

2445 Calle de Santa Ana, submitted by ViCa One Inc. for Jack and Lisa Kirby; a request for a zoning permit to allow the construction of a new dwelling at this address. Zoned: Historical Residential (HR)

The property, which is 4,792 square feet in size, is currently vacant and is located on the south side of Calle de Santa Ana between Calle Tercera and Call Cuarta. The dwelling, which will contain 1072 square feet of heated/cooled area with a 79 square foot covered porch at the front and a 107 square foot covered porch on the south side, will not have a garage. Setbacks will be about 20 feet to about 23 feet at the front (north side), about 19 feet on the east side, 9 to 14 feet on the south side, and about 7 feet on the west side. (Required setbacks are three feet all around.) Total height will be just under 13 feet. There is adequate space for the required parking of three off-street spaces. The color will be an earthtone color that is one of the colors in the catalog of colors acceptable to the Town.

Attached is a survey and site plan of the property, along with an elevation and floor plans for the dwelling. According to the applicant, the style and color of the dwelling will be similar to the other historic structures in the area.

All necessary utilities and access are available to the property. Both water and sewer are available from the Town.

The proposed structure is Spanish Pueblo in style (see attached check list) and appears to be similar to or compatible with some of the other structures that have been built in the area. (This is one of the five styles that is allowed by the Yguado Plan for new dwellings in the Town.) The PZHAC will need to determine if the style of the proposed structure is indeed compatible with the development zone for the property.

Consistency with the Code:

The PZHAC will need to determine that the proposed structure, when finished, will be consistent with the following sections of the Code:

18.06.110 Review of applications within Historical and General Commercial zones – Considerations.

A. All applications for work in the Historical zones and Commercial zone (not subject to administrative approval) shall be reviewed by the planning, zoning and historical appropriateness commission. The commission shall determine whether the request involved will be appropriate for the purposes of this title. If the request shall be determined to be inappropriate, the board shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historical district generally, such application may be approved without substantial detriment to the public welfare and without substantial derogation of the intent and purposes of this title.

B. In reviewing an application, the planning, zoning and historical appropriateness commission shall consider in addition to this chapter:

1. The historical and literary value and significance of the site, building, or structure;
2. The general design, arrangement, texture, material and color of the features, sign or billboard involved;
3. The relation of such factors to similar factors or sites, buildings and structures in the immediate surroundings;
4. The appropriateness of the size and shape of the building or structure in relation to:
 - a. The land area upon which the building or structure is situated;
 - b. The landscaping and planting features proposed by the applicant; and
 - c. The neighboring sites, buildings or structures within the historical district.
5. The commission shall also consider the applicable zoning and other laws of the town.

- C. In recommending approval of an application the commission may impose conditions which shall be binding upon the property. Prior to approving an application subject to conditions, the commission may notify the applicant of its proposed action to solicit his opinion. The concurring vote of three members of the board shall be necessary to make a determination in favor of the applicant on any application. [Ord. 2009-05 § 2]

Chapter 18.35 HR – Historical Residential Zone

In the HR zone, there is no size limit on either the primary or secondary dwelling as long as each dwelling unit has over 4000 square feet of property is **determined to be architecturally compatible and historically appropriate for the area** and meets building code requirements. The PZHAC will need to determine if the style of the proposed work 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.

18.60.180 Area requirements deemed met.

Any lot or building site shall meet the minimum area requirements when:

- A. **It existed as an entire lot, or as an entire parcel, for which either a deed was on record in the office of the county recorder or a bona fide contract of sale was in effect prior to the effective date of the ordinance codified in this section.**
- B. It is legally subdivided after the effective date of the ordinance codified in this section. [Ord. 94-06 § 1; prior code § 11-2-5.18]

Estimated Cost: @ \$100,000.00

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed consists of constructing a new single family dwelling on Calle de Santa Ana in the HR zoning district.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Staff provided a brief review of this request. Concerns discussed were that the size and style of the dwelling would not fit in with the development zone, or that the elevations did not fit the floorplan for the dwelling. According to Tom Maese, the plans submitted to the PZHAC would not be acceptable to CID. A full set of plans should be submitted. Additionally, the rock wall around the property would be considered under a separate permit. A motion was made by Commissioner Nevarez to postpone the request to allow the applicant to provide further construction plans, seconded by Commissioner Houston, and POSTPONED by a vote of 4 – 0.

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select 5

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: [R0400568](#)
Parcel Number: 4006138205103
Owner: KIRBY JACK F & LISA F
Mail Address: PO BOX 172
Subdivision: SOUTHWEST ADDITION
TO MESILLA 201
Property Address: 2445 CALLE DE
SANTA ANA
Acres: 0



VIEW OF THE PROPERTY FROM CALLE DE SANTA ANA



PHOTOS OF OTHER DWELLINGS IN THE AREA



PHOTOS OF OTHER DWELLINGS IN THE AREA



PHOTOS OF OTHER DWELLINGS IN THE AREA





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

Deputy Rafael Garcia

Return to Dona Ana Title Company
File No. 1986377-DA07 JRP

WARRANTY DEED (Joint Tenants)

Christopher A. Fierro and Natalia Fierro, husband and wife, for consideration paid, grant(s) to Jack F. Kirby and Lisa F. Kirby, husband and wife whose address is 1018 Olla de Oro, LC, Nm 88005, Las Cruces, NM 88005 as joint tenants the following described real estate in Dona Ana County New Mexico:

Tract 1

A Tract of land situated in the Town of Mesilla, Dona Ana County, New Mexico, being part of Lot 1, Block L of the Southwest Addition to the Town of Mesilla and also being part of Serial No. 11A-177 as shown on the USRS Property Maps and being more particularly described as follows to wit:

Beginning at the Northeast corner of the tract herein described marked by an iron rod at a point on the South line of Calle de Santa Ana whence an iron pipe at the Southeast corner of a 0.122 acre tract being part of USRS Tract 11A-174 bears the two following courses and distances; N52deg46'E, 78.40 feet; thence N27deg10'W, 106.80 feet; thence from the place of beginning S30deg18'20"E, 69.44 feet to the Southeast corner of this tract marked by an iron rod; thence S52deg46'W, 69.44 feet to the Southwest corner of this tract marked by an iron rod; thence N30deg18'40"W, 69.44 feet to the Northwest corner of this tract marked by an iron rod; thence N52deg46'E, 69.45 feet along the South line of Calle de Santa Ana to the place of beginning, containing 0.110 acre of land more or less.

Tract 2

A Tract of land situated in the Town of Mesilla, Dona Ana County, New Mexico, being part of Lot 2, Block L of the Southwest Addition to the Town of Mesilla and also being part of Serial No. 11A-177 as shown on the USRS Property Maps and being more particularly described as follows to wit;

Beginning at the Northeast corner of the tract herein described marked by an iron rod at a point on the West line of Calle Tercera, whence an iron pipe at the Southeast corner of a 0.122 acre tract being part of USRS Tract 11A-174 bears the following three courses and distances; N30deg18'W, 104.16 feet; thence N52deg46'E, 8.95 feet; thence N27deg10'W, 106.80 feet; thence from the place of beginning S30deg81'E, 34.72 feet along the West line of Calle Tercera to the Southeast corner of this tract marked by an iron rod; thence S56deg24'14"W, 129.62 feet to the Southwest corner of this tract marked by an iron rod; thence N30deg18'40"W, 30.36 feet to the Northwest corner of this tract marked by an iron rod ; thence N54deg31'17"E, 134.19 feet to the place of beginning containing 0.098 acre of land more or less.

Tract 3

A Tract of land situated in the Town of Mesilla, Dona Ana County, New Mexico, being part of Lot 2, Block L of the Southwest Addition to the Town of Mesilla and also being part of Serial No. 11A-177 as shown on the USRS Property Maps and being more particularly described as follows to wit;

Beginning at the Northeast corner of the tract herein described marked by an iron rod at a point on the West line of Calle Tercera, whence an iron pipe at the Southeast corner of a 0.122 acre tract being part of USRS Tract 11A-174 bears the three following courses and distances; N30deg18'W, 69.44 feet; thence N52deg46'E, 8.95 feet; thence N27deg10'W, 106.80 feet; thence from the place of beginning S30deg81'E, 34.72 feet along the West line of Calle Tercera to the Southeast corner of this tract marked by an iron rod; thence S54deg31'17"W, 134.19 feet to the Southwest corner of this tract marked by an iron rod; thence N30deg18'40"W, 30.36 feet to the Northwest corner of this tract marked by an iron rod; thence N52deg46'E, 138.88 feet to the place of beginning, containing 0.102 acre of land more or less.

Subject to patent reservations, restrictions, and easements of record and taxes for the year 2014 and subsequent years.

ARCHITECTURAL STYLES AND STANDARDS

18.33.170 Appendix A – Design standards with compliance checklist for the following architectural styles: Spanish Pueblo, Territorial, Spanish Mission, Northern New Mexico and Ranch Style.

Each style and its design standards with compliance checklist are listed below with instructions for completing the checklist. The styles appear on separate pages for ease in copying for individual use.

SPANISH PUEBLO

Design standards with compliance checklist for the Spanish Pueblo architectural style.

When completing a checklist, applicants shall circle all the components within individual items that apply to their application and annotate their responses as needed. If a component is not required and does not apply to the application, it should be marked "n/a."

A "1" in parentheses after a component indicates that staff will figure an appropriate range for proportion or size, location or number, etc., based on the development zone of the structure. Drawings and photographs to further illustrate components are available in the community development office.

		COMPLIANCE	
		YES	NO
Design Components			
Building Height: One or two stories, to be determined by development zone.	1 story 13'9" tallest section	✓	_____
Setback: For commercial usage, can be built to property line; for residential, meets prevailing setback in the development zone.		✓	_____
Proportion, relationship of height to length: Buildings are long and low (1).		✓	_____
In the case of a two-story application of this style, the second level occurs over only a portion of the lower level.		n/a	_____
The overall proportion of the building is dependent in part on the height of the firewall or parapet which is a continuation of the exterior walls extending beyond the roof line on three or more sides (1).		✓	_____
Walls, historically, are reduced in thickness towards the top to form a battered silhouette.		✓	_____
Portales or porches, if used, create a lower profile than the basic building (1).		✓	_____
The character of the building's shapes is rounded or softened without sharp lines.		✓	_____
Pattern and Rhythm			
Solid wall space is greater in any facade than window and door space combined (1).		✓	_____
Window and door openings are small and randomly, not symmetrically, placed on the facades.		✓	_____
Window heights from grade are uneven.		✓	_____
Canales, or drainspouts, pierce the parapet and are spaced in an uneven pattern as required for drainage.		✓	_____
Number	Proportion		
Doors	2	North entry 3-0,6-8, South - 1 3-0,6-8	
Windows	3 on front (north), 0 on west side, 1 on east side, 2 -back south side varies per room		
Gates	1-one in front for courtyard and yard entrance	3-0, 6-8	
Walls	Perimeter rock wall as per covenants and submitted.		

SPANISH PUEBLO (CON'T.)

Roof Type

Flat with a slight slope for drainage. .375"/ft slope as per code

Parapet or firewall: roofs are surrounded on at least three sides by a parapet or firewall.

Surface Texture of Walls

Mud plaster. Hard plaster, smoothly applied, is acceptable.

Color

Exterior walls must be of a same single color. Acceptable colors are those of natural adobe, ranging from a light earth color to a dark earth color. Flat white is also acceptable. (See color charts) shade of brown or tan

The protected space under portales may be painted white or a contrasting color or a mural may be used.

Site Utilization

Follows development zone. Historically, examples of this style are seen most often in a rural setting or with setbacks if sited in an urban location.

Projections and Cavities

Historically, windows are usually deep set defining, from the exterior, the wall thickness.

Wall heights vary according to room shapes or additions.

Buttresses, fireplace outlines and chimneys are massive and important facade elements. n/a

Vigas, or beams, round or rectilinear, sometimes project through exterior walls or are sometimes cut flush with the unplastered adobe walls and plastered over for protection. n/a

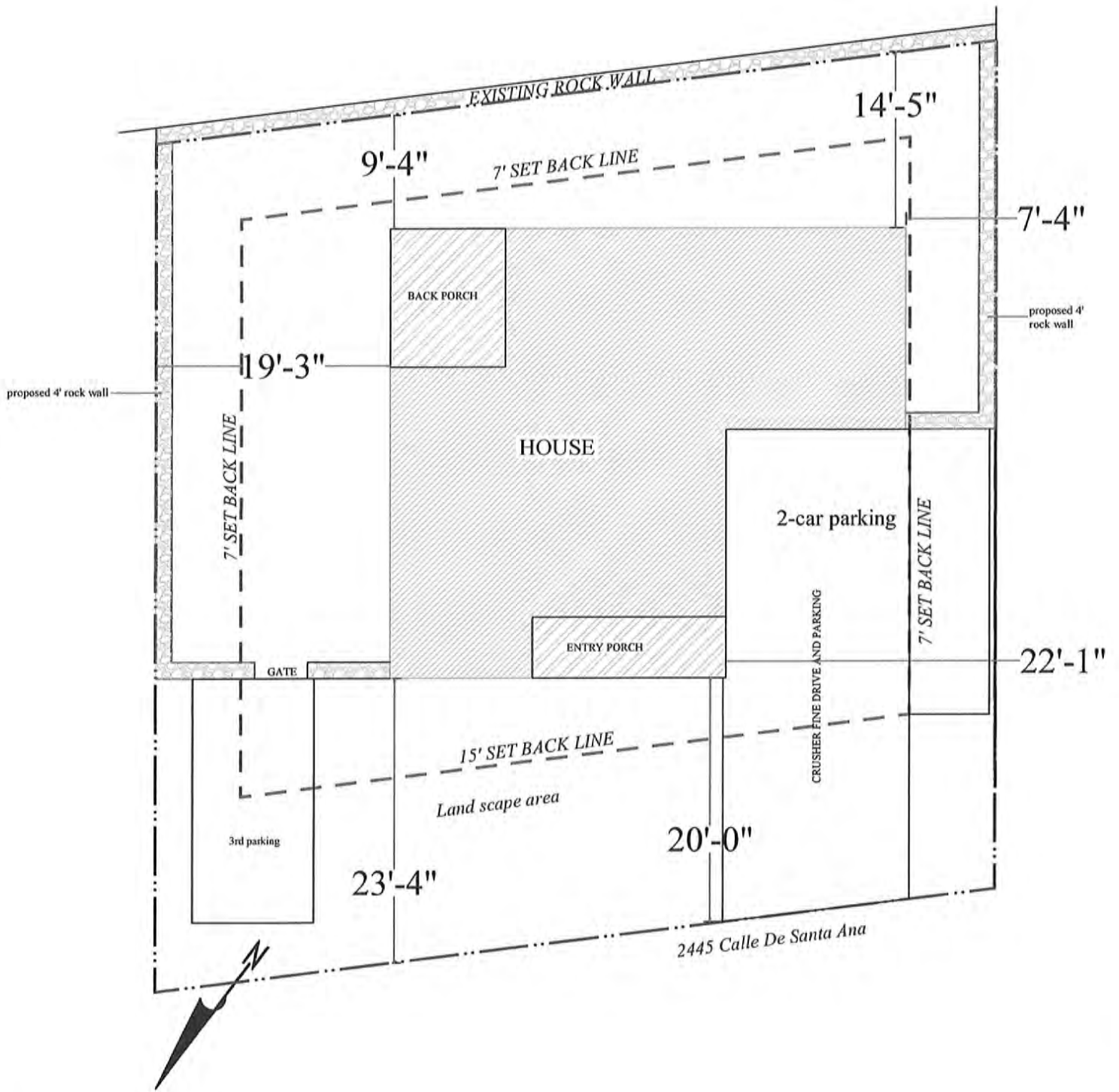
Architectural Details

Wood trim is minimal around window and door openings with a rounding of the wall creating a transition from wall surface to window surface.

Canales are built up of saw timber, hollowed out from logs, or sheet metal bent to shape, or ceramic pipe sections or other materials as long as they are encased in one of the above materials.

Lintels above windows and door openings are exposed wood. n/a

Portales or covered porches, either inset or projecting, have posts of round logs capped with a corbel and square beams. no vigas projecting. Square post and beam with corbels (The rest of this page is left blank intentionally)



Jan 10, 2020

nts

Drawn By: Patrick Vigil

2445 Calle de Santa Ana

ViCa One Inc.

Drawn for: Jack and Lisa Kirby

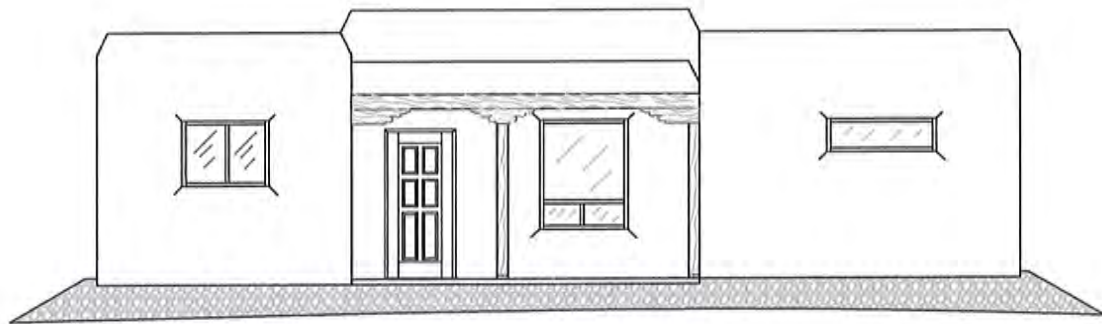
Pt of lot 1 SW addtion to Mesilla 201

PO Box 669

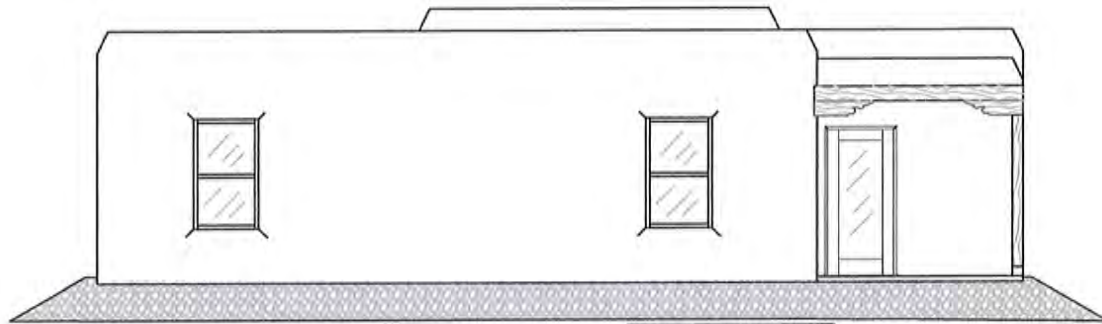
575-644-3748

Mesilla , NM 88046

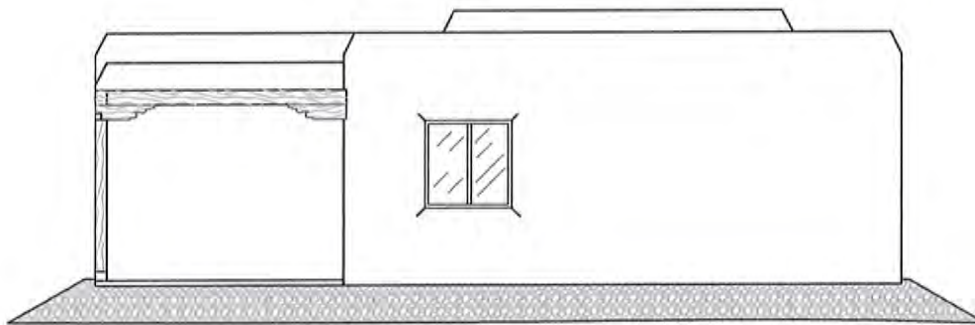
Mesilla Park, NM



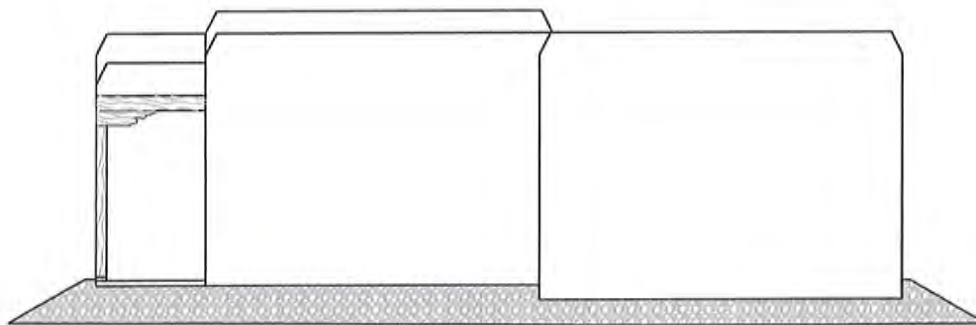
FRONT--NORTH SIDE



BACK--SOUTH SIDE



SIDE--EAST

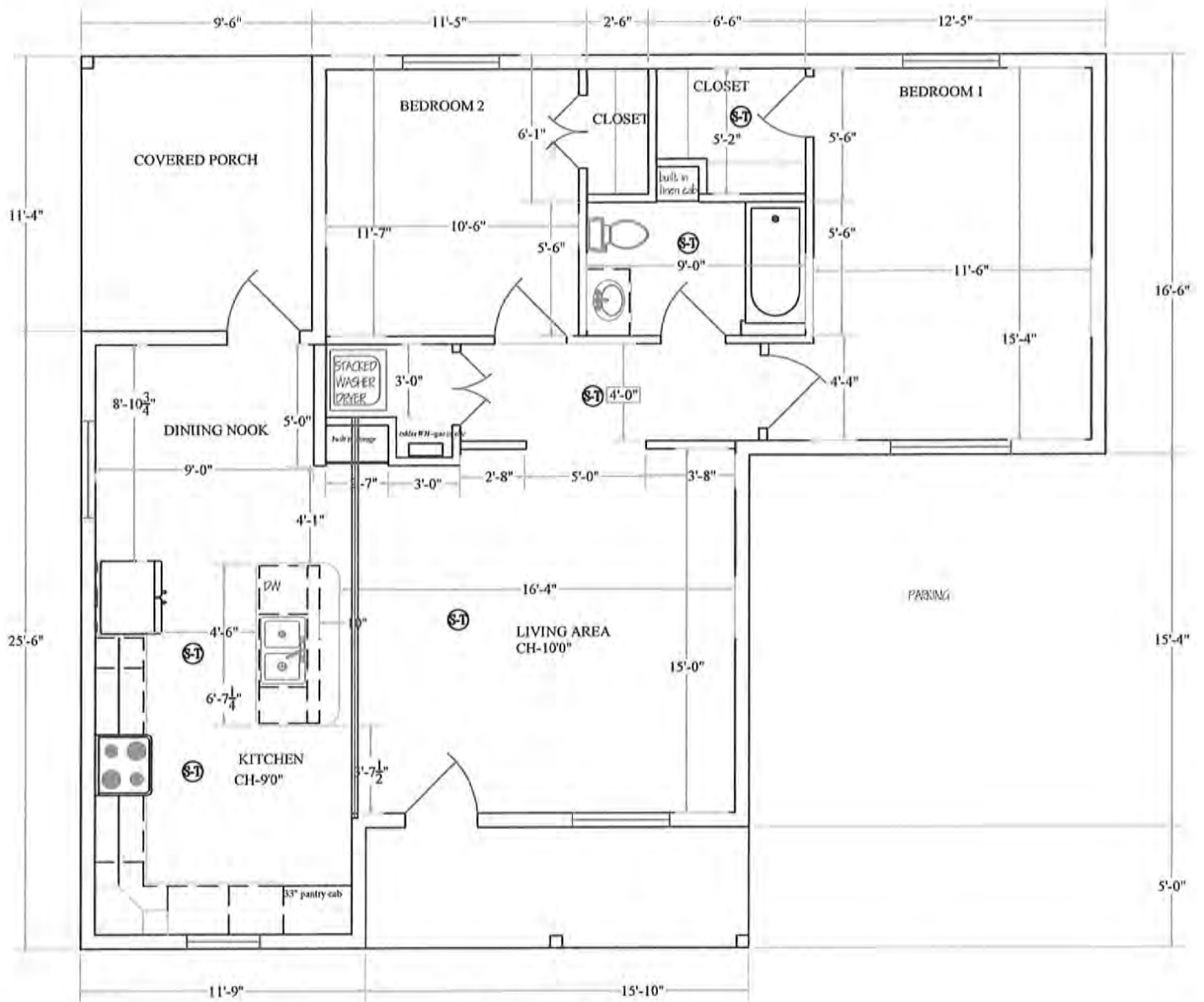


SIDE--WEST

nts

Jan 10, 2020

Drawn By: Patrick Vigil	2445 Calle de Santa Ana	ViCa One Inc.
Drawn for: Jack and Lisa Kirby	Pt of lot 1 SW addition to Mesilla 201	PO Box 669
575-644-3748	Mesilla, NM 88046	Mesilla Park, NM



GENERAL FLOOR PLAN

House: 1,072 sq'
 Front porch: 79 sq'
 Side porch: 107 Sq'

nts

Jan 10, 2020

Drawn By: Patrick Vigil	2445 Calle de Santa Ana	ViCa One Inc.
Drawn for: Jack and Lisa Kirby	Pt of lot 1 SW addition to Mesilla 201	PO Box 669
575-644-3748	Mesilla, NM 88046	Mesilla Park, NM

NEW INFORMATION

Drawn By: Patrick A. Vigil
Drawn For: Jack and Lisa Kirby

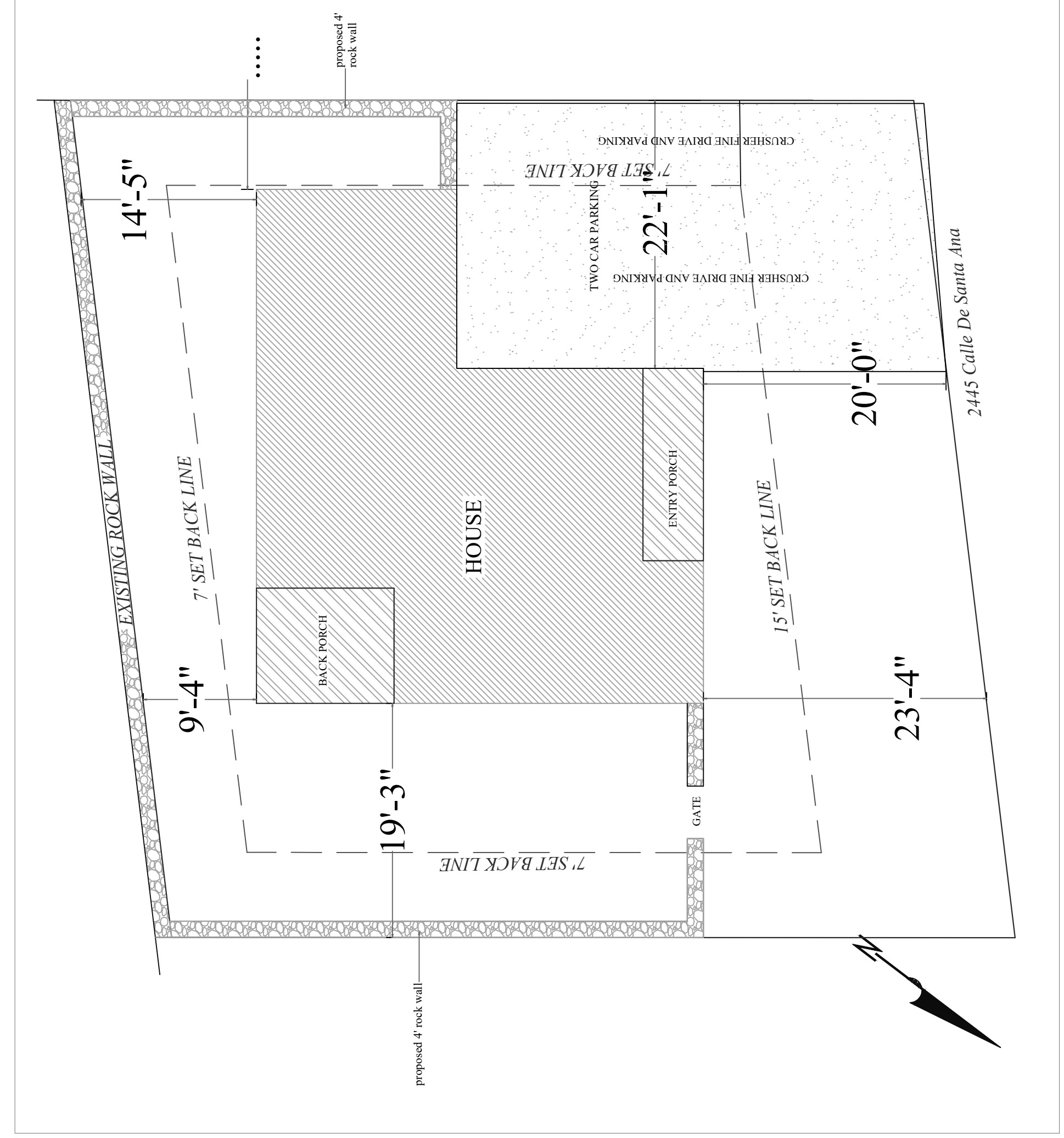
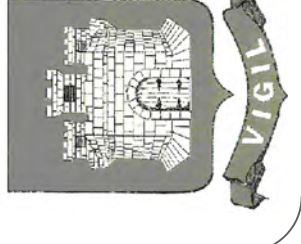
2445 Calle de Santa Ana
Part of Lot 1 SW Addition to Mesilla 201
Mesilla, NM 88046

VICA ONE INC.
PO Box 669
Mesilla Park, NM 88047

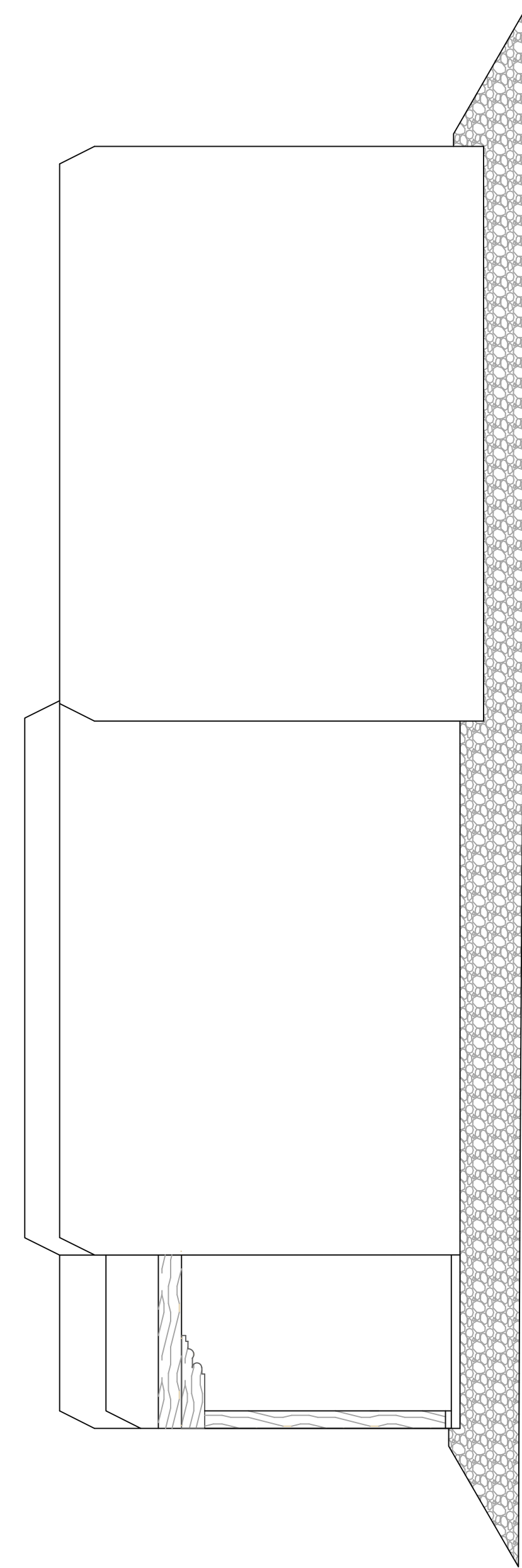
E-mail: vicaoneinc@aol.com
website: vicaone.com

PATRICK A. VIGIL, Pres.
575-644-3748
Lic. 85982

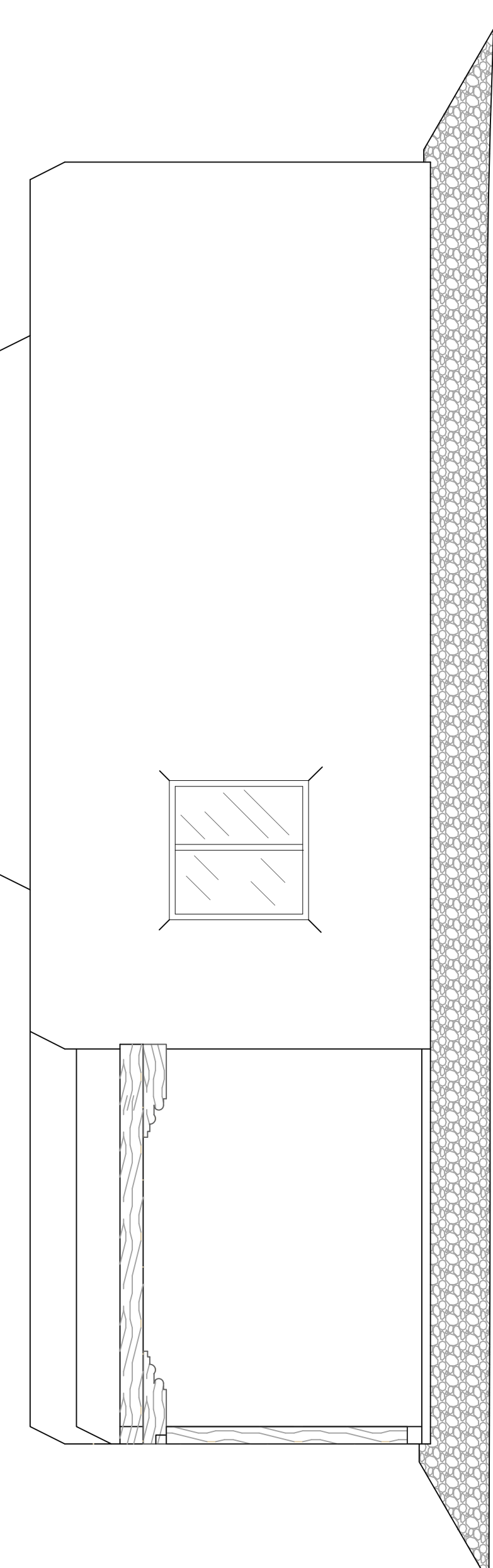
06/08/2020
proposed
rev: J



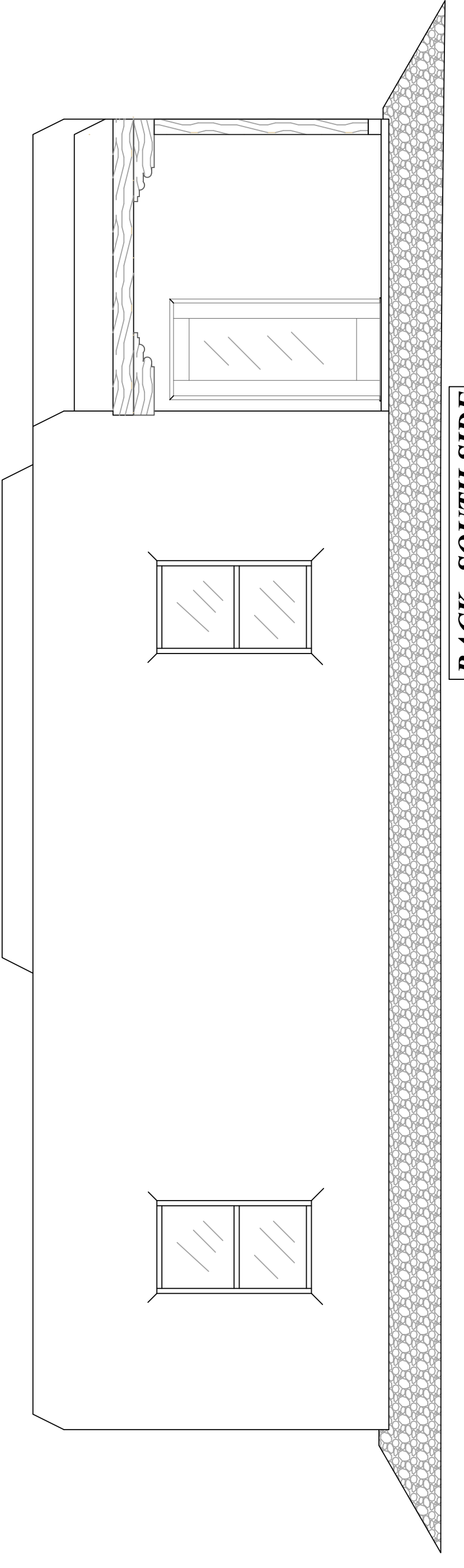
SIDE--WEST



SIDE--EAST

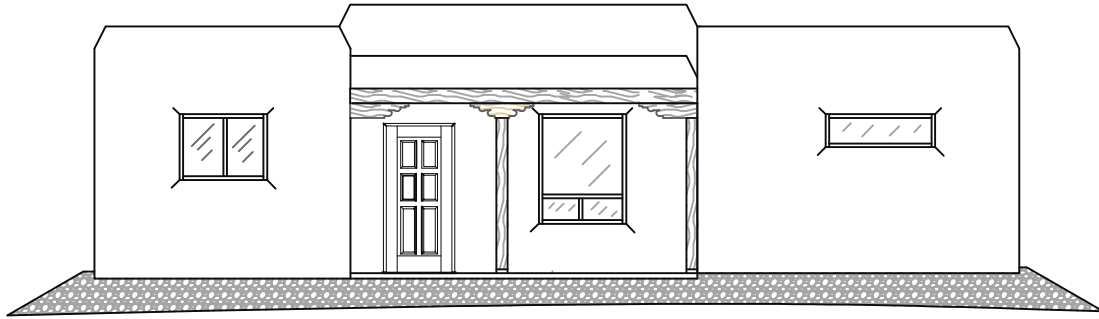


BACK--SOUTH SIDE

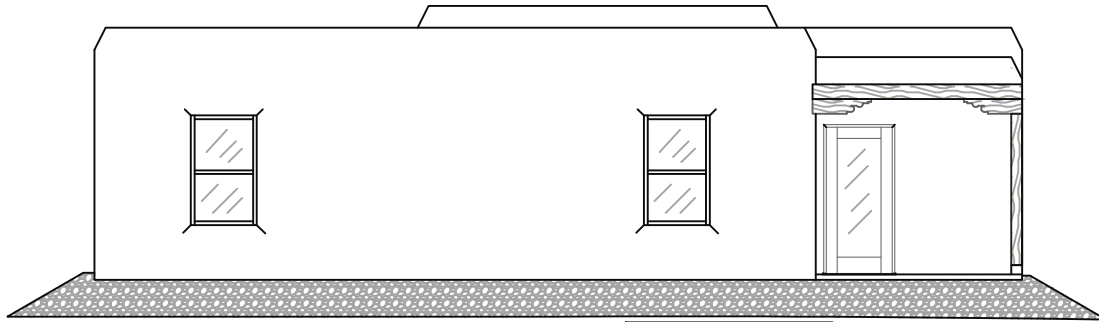


FRONT--NORTH SIDE

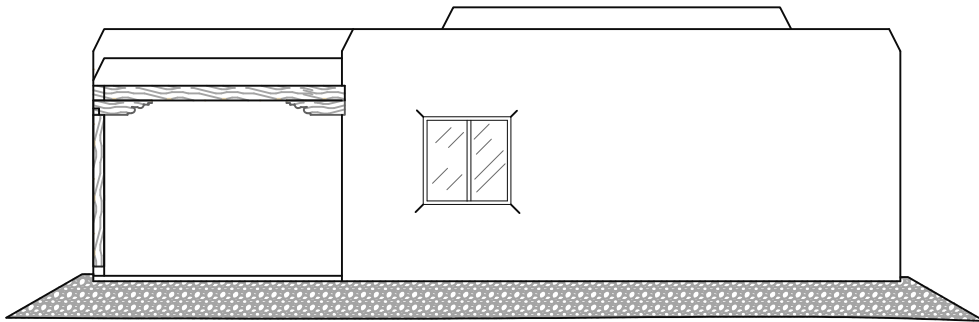




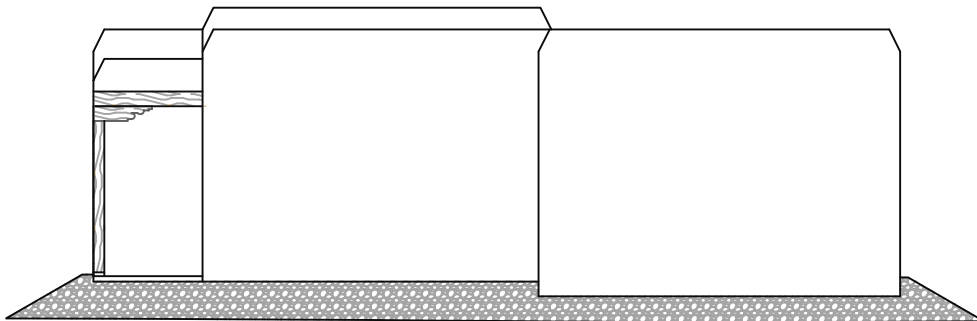
FRONT--NORTH SIDE



BACK--SOUTH SIDE



SIDE--EAST



SIDE--WEST

Jan 10, 2020

nts

Drawn By: Patrick Vigil	2445 Calle de Santa Ana	ViCa One Inc.
Drawn for: Jack and Lisa Kirby	Pt of lot 1 SW addition to Mesilla 201	PO Box 669
575-644-3748	Mesilla, NM 88046	Mesilla Park, NM

General Specs:

Areas:

House: 1,072 sq'
 Garage: None Porches:
 Front: 79 sq'
 South Side: 107 Sq'

Construction:

Style: Contemporary Southwest Pueblo
 House: 2x6 16" o/c
 Garage: 2x6 frame 16" o/c-
 Porches:
 Entry: Post and beam with corbels
 Side: Post and beam with corbels

Insulation:

House:
 Ceilings: r-38 blown in
 Walls: r-27--(r-23 blown in batts + 1" ff ins. brd.)

Garage: Ceilings-r-30 Batt

Walls: r-19 Batt

Roof: -mill made box trusses --frame over exposed beams and deck
 4 ply built up roof , fiberglass papers with 90lb cap sheet

Porches and entry: 6 x 8 rough sawn joists with exposed 1x8 deck

Windows: sizes as per plan--vinyl sash--as per window schedule

Max: SHG .24 and U-value .30

Exterior doors: Sizes as per plan--

Stucco: Ultra Flex--Elastomeric (or equal)

Ceiling heights:

Living Area: 10' 0"
 Remainder of House: 9'0"
 Garage: None

Interior finish:

Drywall: Hand texture--Rounded Corners
 Windows: 3 sides with sill
 Interior doors: As per plan
 Casing: Stain grade - 3/4" x 2 1/4" smooth stain grade pine
 Base board: Stain grade 3/4" x 4 1/4" smooth stain grade
 Window sills: 1/2" Sugar Pine-Stained
 skirts: 3/4" x 2" square cut

Paint: satin finish enamels color by owner

Plumbing:

Kitchen: stainless steel undermount-
 1 ea. dishwasher hook up
 1 ea. garbage disposal-- 3/4 HP Badger by Insinkerator
 Refrigerator ice-maker hook up
 Trim- Moen single lever-satin nickel

Baths: 1 ea. commode--American Standard White Elongated
 1 ea. 19" Ceramic Oval under mount
 1 ea. tiled shower as per plan
 trim: As per trim list below

OTHER:

1- ea. electric tankless water heater
 Gas sub outs to: stove and hvac
 4 hose bibs--

All fixtures white

HVAC: 1 each heat pump heating and cooling

Units sized by appropriate sub contractor

Exhaust fans: Panasonic fv08vr53 or equal

Electrical: service as per lot requirements

200 amp service minimum

outlets, switches, per plan

Tel: one in kitchen, master bedroom

TV: as per plan--set for wall mount

220v--stove, garage outlet, hvac,

WINDOW SCHEDULE:

FRONT-NORTH
 LIVING ROOM: 4-0, 4-0 PICTURE OVER 4-0,1-0 HS
 KITCHEN: 4-0,3-0 HORIZONTAL SLIDER

SIDE-WEST

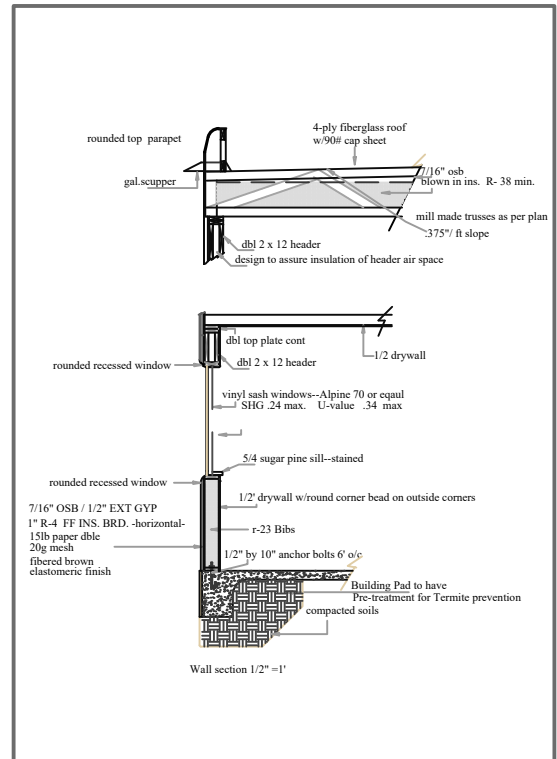
NONE

SIDE-EAST

DINING AREA: 4-0, 4-0 HORIZONTAL SLIDER
 BACK-NORTH: TWO BEDROOMS
 1 EACH: 3-0, 5-0 SINGLE HUNG

DOOR SCHEDULE:

FRONT-NORTH 3-0,6-8 SINLGE DOOR
 BACK- SOUTH: DINING AREA: 3-0,6-8 SINGLE LITE



Jan 10,2020

nts

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2445 Calle de Santa Ana

ViCa One Inc.

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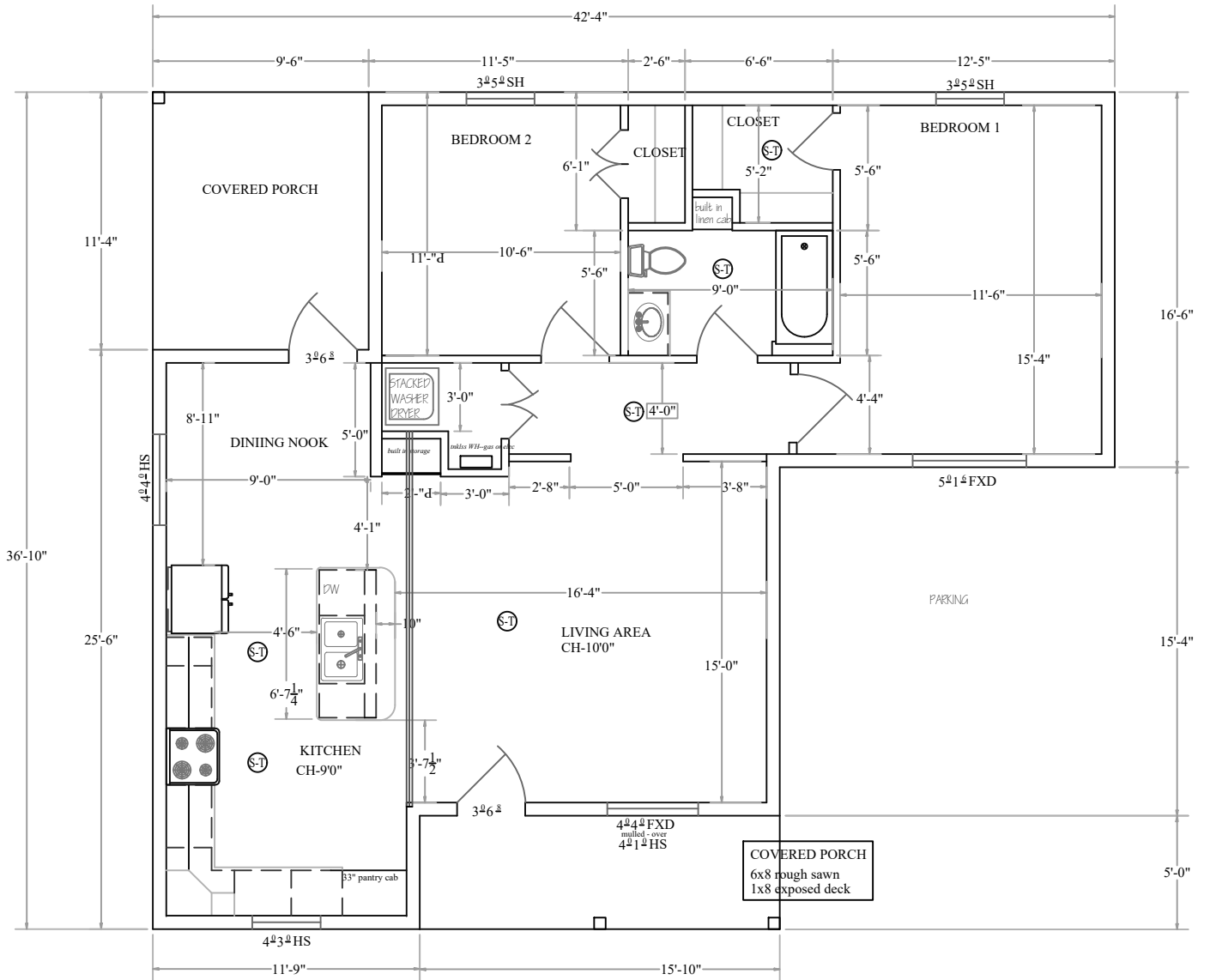
Pt of lot 1 SW addition to Mesilla 201

PO Box 669

575-644-3748

Mesilla, NM 88046

Mesilla Park, NM



Jan 10, 2020

nts

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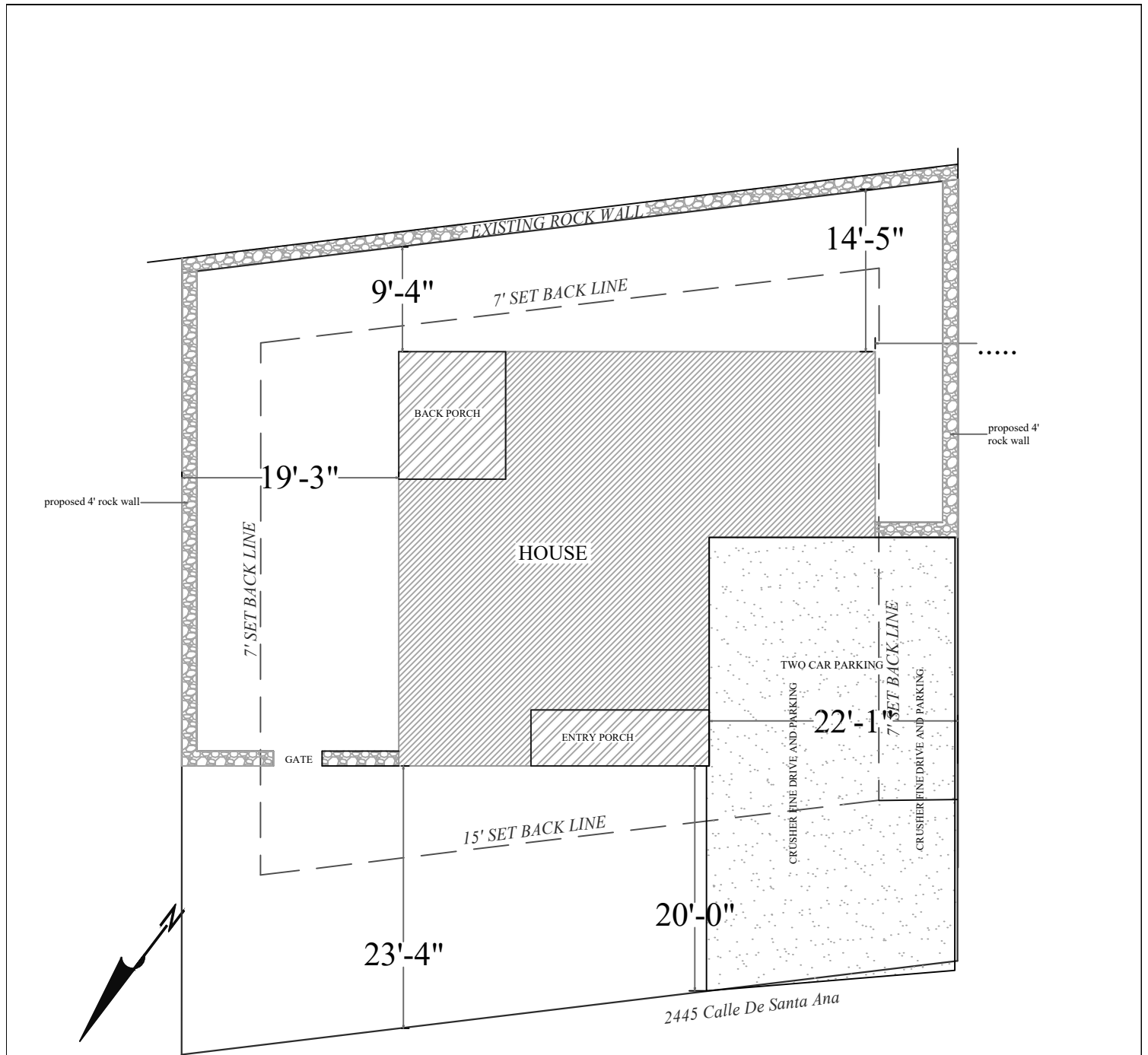
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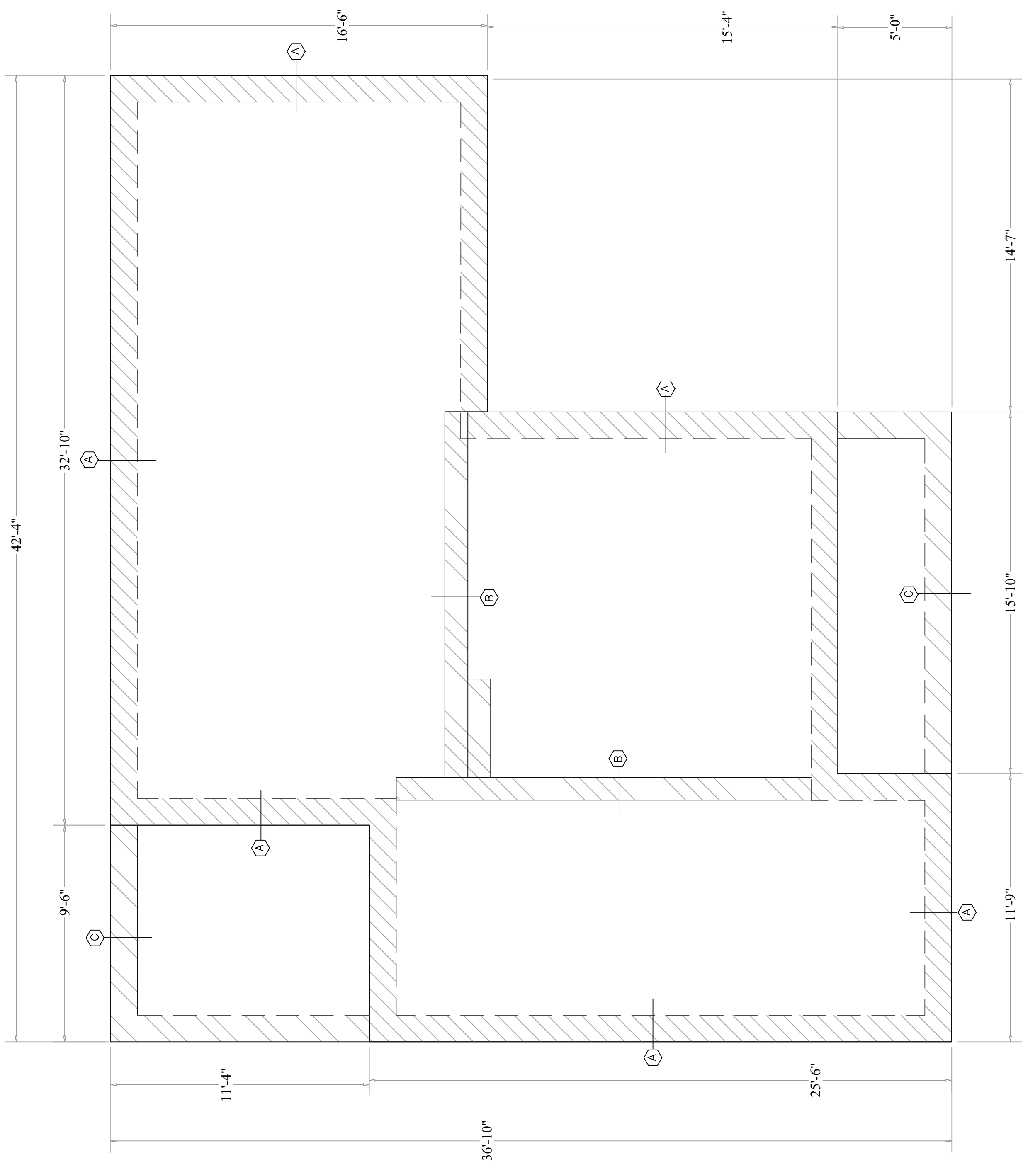
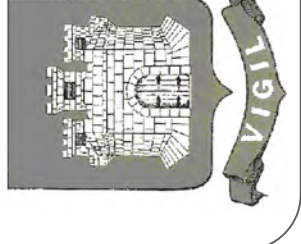
Pt of lot 1 SW addition to Mesilla 201

PO Box 669

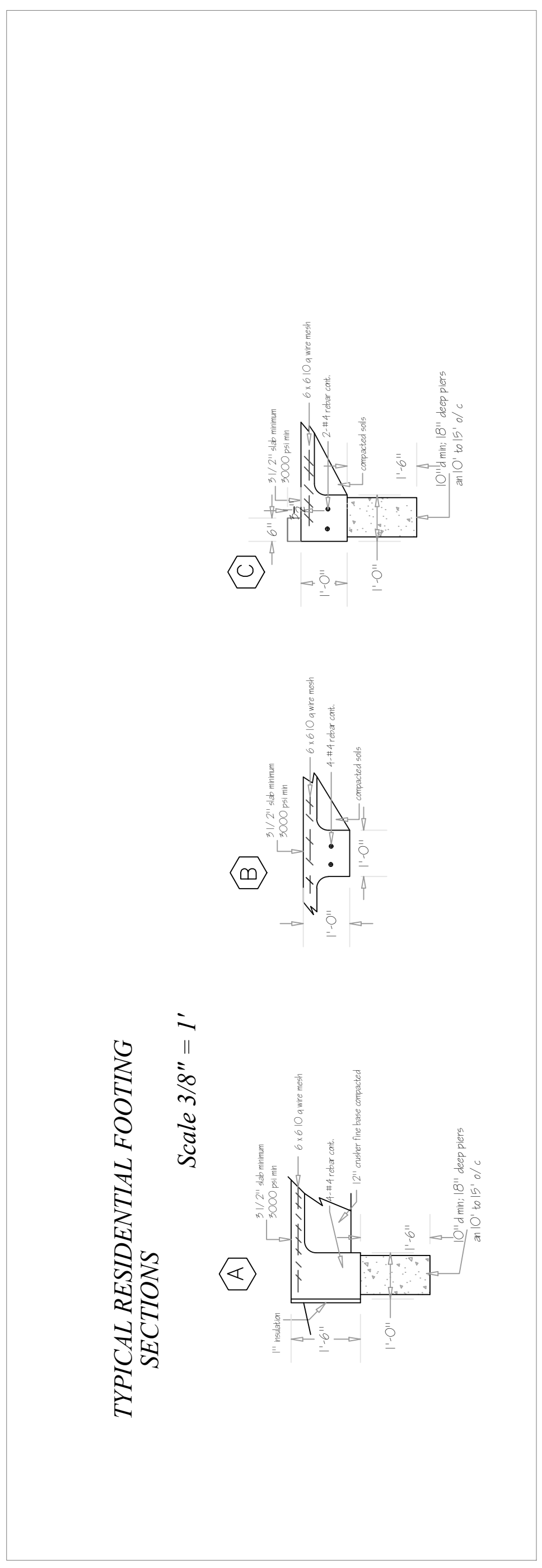
575-644-3748

Mesilla, NM 88046

Mesilla Park, NM

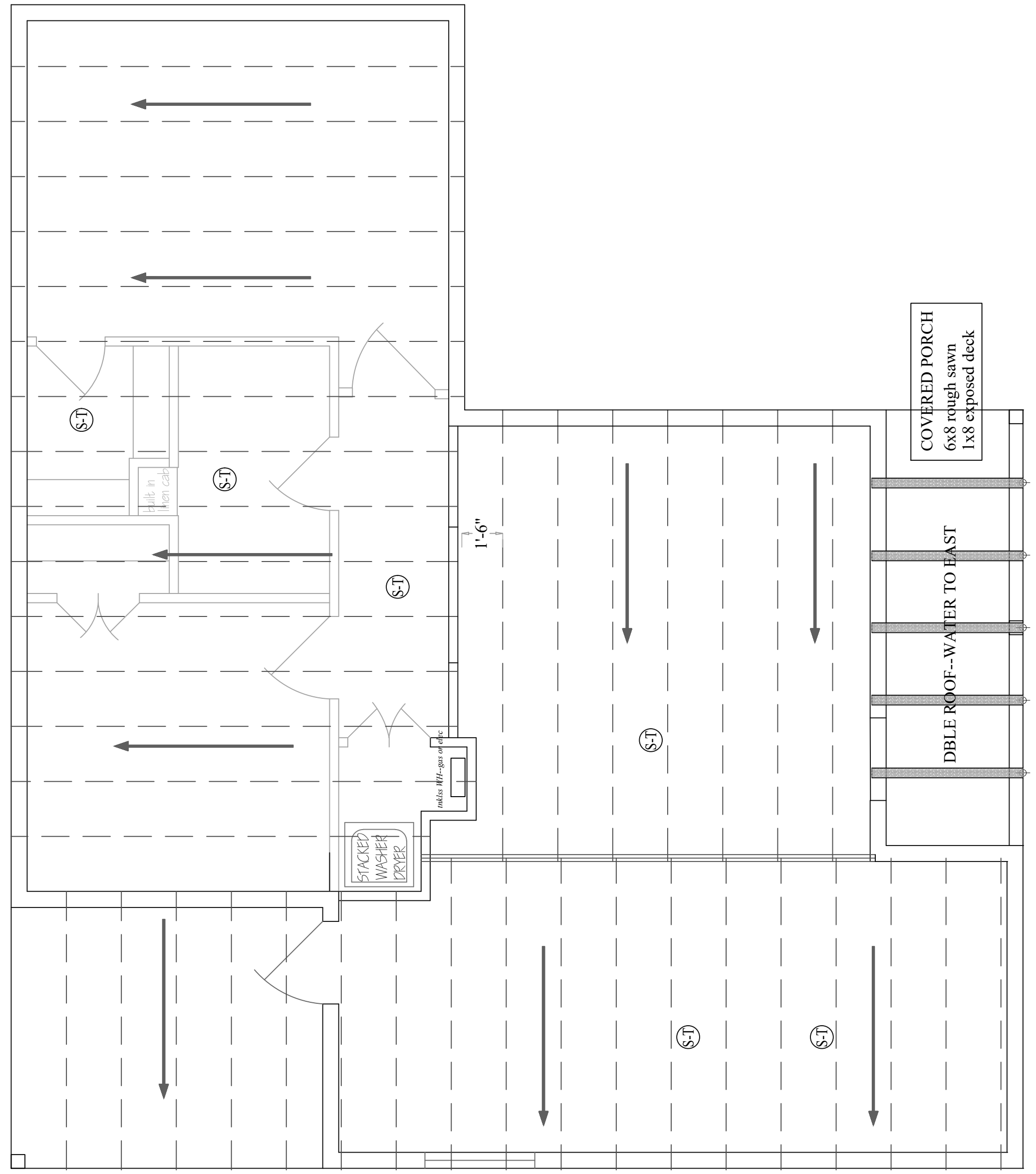


FOOTING/FOUNDATION PLAN

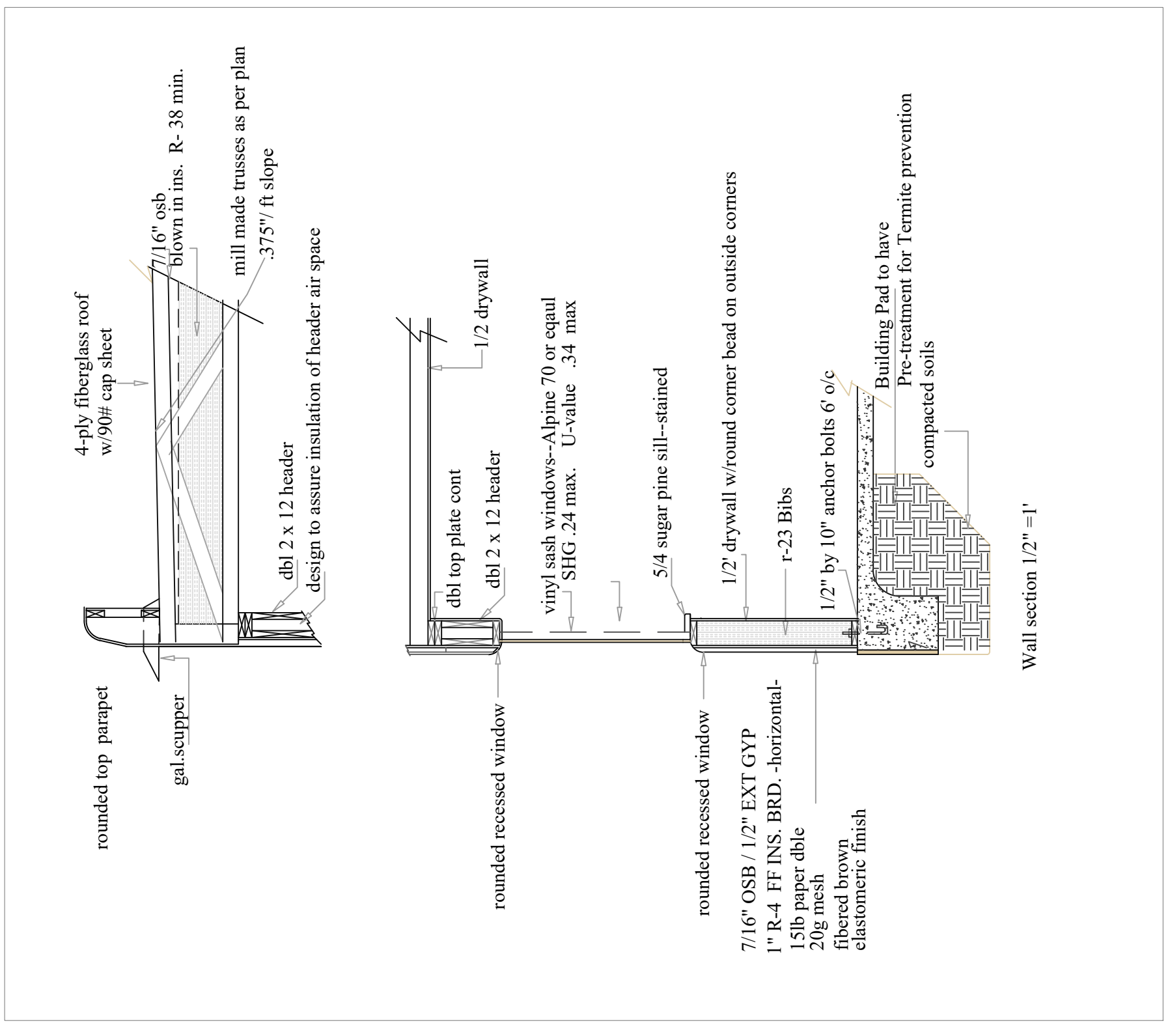


TYPICAL RESIDENTIAL FOOTING SECTIONS

Scale 3/8" = 1'



TRUSS PLAN



Scale: 1/4" = 1'

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OFFICIAL USE ONLY:

Case # 061052

Fee \$ 160.50

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 061052 ZONE: HR CODE: NR APPLICATION DATE: 5/28/20

ViCa One Inc. 575- 644-3748
 Name of Applicant/Owner Applicant's Telephone Number

PO Box 669 Mesilla Park New Mexico 88047
 Applicant's/Owner's Mailing Address City State Zip Code

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

ViCa One Inc.--contractor
 Contractor's Name & Address (If none, indicate Self)

575- 644-3748 85-0479450 (ein) 85982
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2445 Calle De Santa Ana

Description of Proposed Work: New single family residence. Approximately 1,063 sq'. New Mexico Pueblo.

\$ 100,000.00 Robert A Vigil 1-10-2020
 Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: [Signature]

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 REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

PZHAC ACTION FORM
ZONING PERMIT 061053
[PZHAC REVIEW – 6/1/2020]

Items:

Case 060153 – Calle Pacana, Lot 2 of the Sommer Grove Subdivision, submitted by ViCa One Inc. for Charles and Marilyn McMurray; a request for a zoning permit to allow the construction of a new dwelling at this address. Zoned: Historical Residential (HR)

This case was originally heard by the PZHAC on June 2, 2020 and was tabled in order to provide further information and plans that would be acceptable to CID (see attached minutes of the June 2, 2020 PZHAC meeting). Those additional plans have been provided by the applicant and are attached.

The property, which is 11,369 square feet in size, is located in the Sommer Grove Subdivision (Lot 2) and is accessed directly by Calle Pacana. (See attached Subdivision Plan.) The dwelling, which will contain 2156 square feet of heated/cooled area with a 935 square foot garage and a 304 square foot covered porch. Setbacks will be about 20 feet at the front (south side), 9 feet on the west side, 16 to 21 feet on the north side, and 23 feet on the east side. (Required setbacks are three feet all around.) Total height of the structure will be just under 13 feet, with the chimney extending to 14.5 feet.. There is adequate space for the required parking of three off-street spaces. The color will be an earthtone color that is one of the colors in the catalog of colors acceptable to the Town.

Attached is a survey and site plan of the property, along with an elevation and floor plans for the dwelling. According to the applicant, the style and color of the dwelling will be similar to the other historic structures in the area.

All necessary utilities and access are available to the property. Calle Pacana is a 35 foot wide paved ROW that provides all weather access to the property. Both water and sewer are available from the Town as part of the original subdivision.

The proposed structure is Spanish Pueblo in style (see attached check list) and appears to be similar to or compatible with other structures that have been built in the area. (This is one of the five styles that is allowed by the Yguado Plan for new dwellings in the Town.) The PZHAC will need to determine if the style of the proposed structure is indeed compatible with the development zone for the property.

Consistency with the Code:

The PZHAC will need to determine that the proposed structure, when finished, will be consistent with the following sections of the Code:

18.06.110 Review of applications within Historical and General Commercial zones – Considerations.

A. All applications for work in the Historical zones and Commercial zone (not subject to administrative approval) shall be reviewed by the planning, zoning and historical appropriateness commission. The commission shall determine whether the request involved will be appropriate for the purposes of this title. If the request shall be determined to be inappropriate, the board shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historical district generally, such application may be approved without substantial detriment to the public welfare and without substantial derogation of the intent and purposes of this title.

B. In reviewing an application, the planning, zoning and historical appropriateness commission shall consider in addition to this chapter:

1. The historical and literary value and significance of the site, building, or structure;
2. The general design, arrangement, texture, material and color of the features, sign or billboard involved;
3. The relation of such factors to similar factors or sites, buildings and structures in the immediate surroundings;

4. The appropriateness of the size and shape of the building or structure in relation to:
 - a. The land area upon which the building or structure is situated;
 - b. The landscaping and planting features proposed by the applicant; and
 - c. The neighboring sites, buildings or structures within the historical district.
5. The commission shall also consider the applicable zoning and other laws of the town.

C. In recommending approval of an application the commission may impose conditions which shall be binding upon the property. Prior to approving an application subject to conditions, the commission may notify the applicant of its proposed action to solicit his opinion. The concurring vote of three members of the board shall be necessary to make a determination in favor of the applicant on any application. [Ord. 2009-05 § 2]

Chapter 18.35 HR – Historical Residential Zone

In the HR zone, there is no size limit on either the primary or secondary dwelling as long as each dwelling unit has over 4000 square feet of property is **determined to be architecturally compatible and historically appropriate for the area** and meets building code requirements. The PZHAC will need to determine if the style of the proposed work 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.

Estimated Cost: @ \$248,000.00

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed consists of constructing a new single family dwelling on Calle Pecana in the HR zoning district.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select 5

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: [R0401594](#)
Parcel Number: 4006137157276
Owner: MCMURRY FAMILY TRUST
DATED NOVEMBER 25, 1987
Mail Address: PO BOX 398
Subdivision: SOMMER GROVE
SUBDIVISION (BK 22 PG 783-784 -
0933138)
Property Address: CALLE PACANA
Acres: 0



PHOTO OF THE SUBJECT PROPERTY LOOKING NORTH FROM CALLE PACANA



PHOTO OF SUBJECT PROPERTY SHOWING PROPERTIES TO THE SOUTHWEST



PHOTO OF THE DWELLING AT 1910 CALLE PACANA



PHOTO OF THE DWELLING TO THE EAST (2008 CALLE DE EL PASO)



PHOTO OF THE DWELLING AT 2140 CALLE DEL NORTE



PHOTO OF THE DWELLING AT 2170 CALLE DEL NORTE



PHOTO OF THE DWELLING AT 2188 CALLE DEL NORTE



PHOTO OF THE DWELLING AT 2100 CALLE DEL NORTE



PHOTO OF THE DWELLING AT 1910 CALLE PACANA



PHOTO OF THE DWELLING AT 2008 CALLE DE EL PASO



ARCHITECTURAL STYLES AND STANDARDS

18.33.170 Appendix A – Design standards with compliance checklist for the following architectural styles: Spanish Pueblo, Territorial, Spanish Mission, Northern New Mexico and Ranch Style.

Each style and its design standards with compliance checklist are listed below with instructions for completing the checklist. The styles appear on separate pages for ease in copying for individual use.

SPANISH PUEBLO

Design standards with compliance checklist for the Spanish Pueblo architectural style.

When completing a checklist, applicants shall circle all the components within individual items that apply to their application and annotate their responses as needed. If a component is not required and does not apply to the application, it should be marked "n/a."

A "1" in parentheses after a component indicates that staff will figure an appropriate range for proportion or size, location or number, etc., based on the development zone of the structure. Drawings and photographs to further illustrate components are available in the community development office.

		COMPLIANCE	
		YES	NO
Design Components			
Building Height: One or two stories, to be determined by development zone.	1 story 13'9" tallest section	✓	_____
Setback: For commercial usage, can be built to property line; for residential, meets prevailing setback in the development zone.		✓	_____
Proportion, relationship of height to length: Buildings are long and low (1).		✓	_____
In the case of a two-story application of this style, the second level occurs over only a portion of the lower level.		n/a	_____
The overall proportion of the building is dependent in part on the height of the firewall or parapet which is a continuation of the exterior walls extending beyond the roof line on three or more sides (1).		✓	_____
Walls, historically, are reduced in thickness towards the top to form a battered silhouette.		✓	_____
Portales or porches, if used, create a lower profile than the basic building (1).		✓	_____
The character of the building's shapes is rounded or softened without sharp lines.		✓	_____
Pattern and Rhythm			
Solid wall space is greater in any facade than window and door space combined (1).		✓	_____
Window and door openings are small and randomly, not symmetrically, placed on the facades.		✓	_____
Window heights from grade are uneven.		✓	_____
Canales, or drainspouts, pierce the parapet and are spaced in an uneven pattern as required for drainage.		✓	_____
	Number	Proportion	Size
Doors	4		entry 3-0,6-8, west 2 @ dble 3-,6-8
Windows	2 on front (south),2 on west side,2 on east side, 0 north varies per room		
Gates	2-one in front for courtyard and yard entrances		3-0, 6-8
Walls	Perimeter rock wall as per covenants and submitted.		

SPANISH PUEBLO (CON'T.)

Roof Type

Flat with a slight slope for drainage. .375"/ft slope as per code

Parapet or firewall: roofs are surrounded on at least three sides by a parapet or firewall.

Surface Texture of Walls

Mud plaster. Hard plaster, smoothly applied, is acceptable.

Color

Exterior walls must be of a same single color. Acceptable colors are those of natural adobe, ranging from a light earth color to a dark earth color. Flat white is also acceptable. (See color charts) shade of brown or tan

The protected space under portales may be painted white or a contrasting color or a mural may be used.

Site Utilization

Follows development zone. Historically, examples of this style are seen most often in a rural setting or with setbacks if sited in an urban location.

Projections and Cavities

Historically, windows are usually deep set defining, from the exterior, the wall thickness.

Wall heights vary according to room shapes or additions.

Buttresses, fireplace outlines and chimneys are massive and important facade elements. n/a

Vigas, or beams, round or rectilinear, sometimes project through exterior walls or are sometimes cut flush with the unplastered adobe walls and plastered over for protection. n/a

Architectural Details

Wood trim is minimal around window and door openings with a rounding of the wall creating a transition from wall surface to window surface.

Canales are built up of saw timber, hollowed out from logs, or sheet metal bent to shape, or ceramic pipe sections or other materials as long as they are encased in one of the above materials.

Lintels above windows and door openings are exposed wood. n/a

Portales or covered porches, either inset or projecting, have posts of round logs capped with a corbel and square beams. no vigas projecting. Square post and beam with corbels

(The rest of this page is left blank intentionally)

WARRANTY DEED

Logos Development, Inc., a New Mexico corporation, for consideration paid, grant(s) to Charles E. McMurry and Marilyn J. McMurry, Trustees of McMurry Family Trust, Dated November 25, 1987, as Amended whose address is PO Box 398, Mesilla, NM 88011, the following described real estate in Dona Ana County, New Mexico:

LOT NUMBERED 2 OF SOMMER GROVE SUBDIVISION, DONA ANA COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SOMMER GROVE SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF DONA ANA COUNTY, NEW MEXICO ON DECEMBER 7, 2009 IN PLAT BOOK 22, FOLIO 783-784.

Subject to reservations, severances, restrictions, and easements of record and taxes for the year 2020 and subsequent years.

with warranty covenants.

WITNESS my/our hand(s) and seal(s) this Sixteenth day of December, 2019.

Logos Development, Inc., a New Mexico corporation

By: *Raymond Carlson*
Name: Raymond Carlson
Title: Vice President

Representative Capacity


State of New Mexico)
) §
County of Dona Ana)

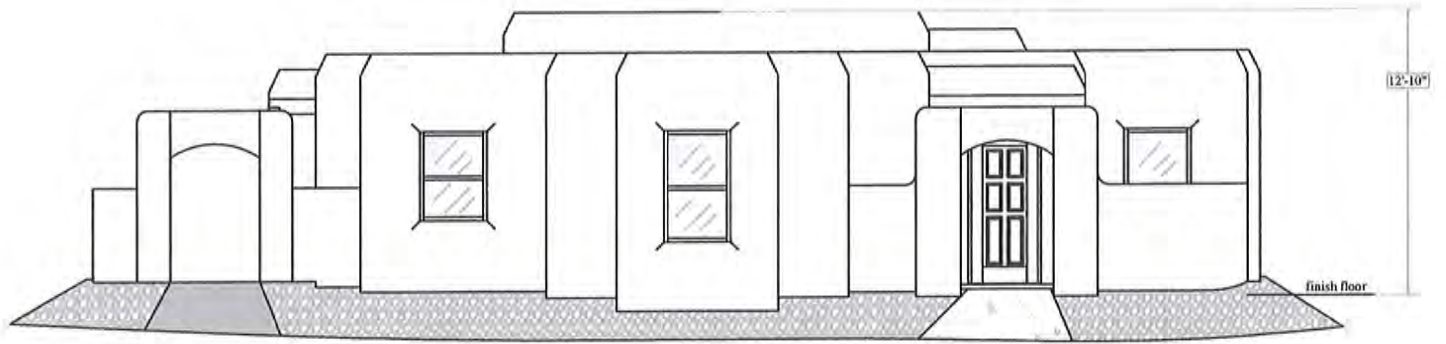
This instrument was acknowledged before me on December 16, 2019, by Raymond Carlson as Vice President of Logos Development, Inc., a NM corporation, on behalf of said corporation .

My commission expires: 4-18-23

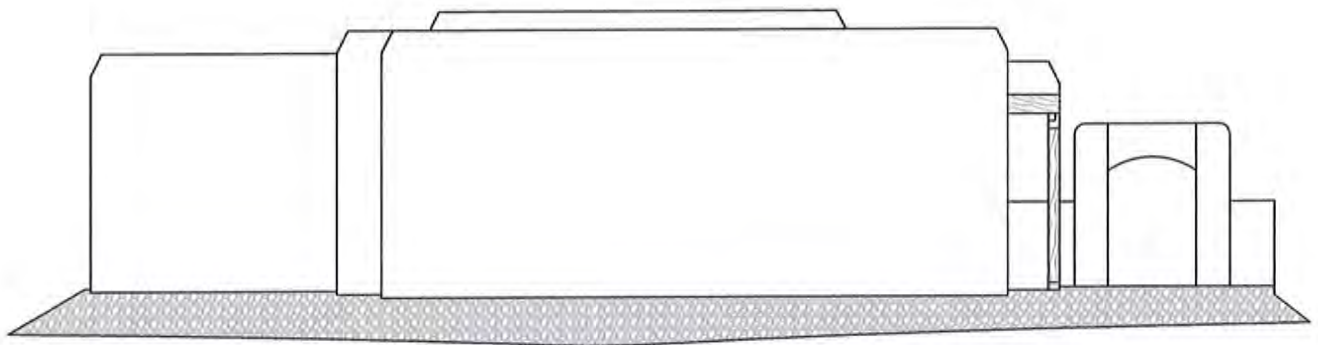
Shawna C. Blount
Notary Public

(Seal)

 OFFICIAL SEAL
SHAWNA C. BLOUNT
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 4-18-23



FRONT-SOUTH



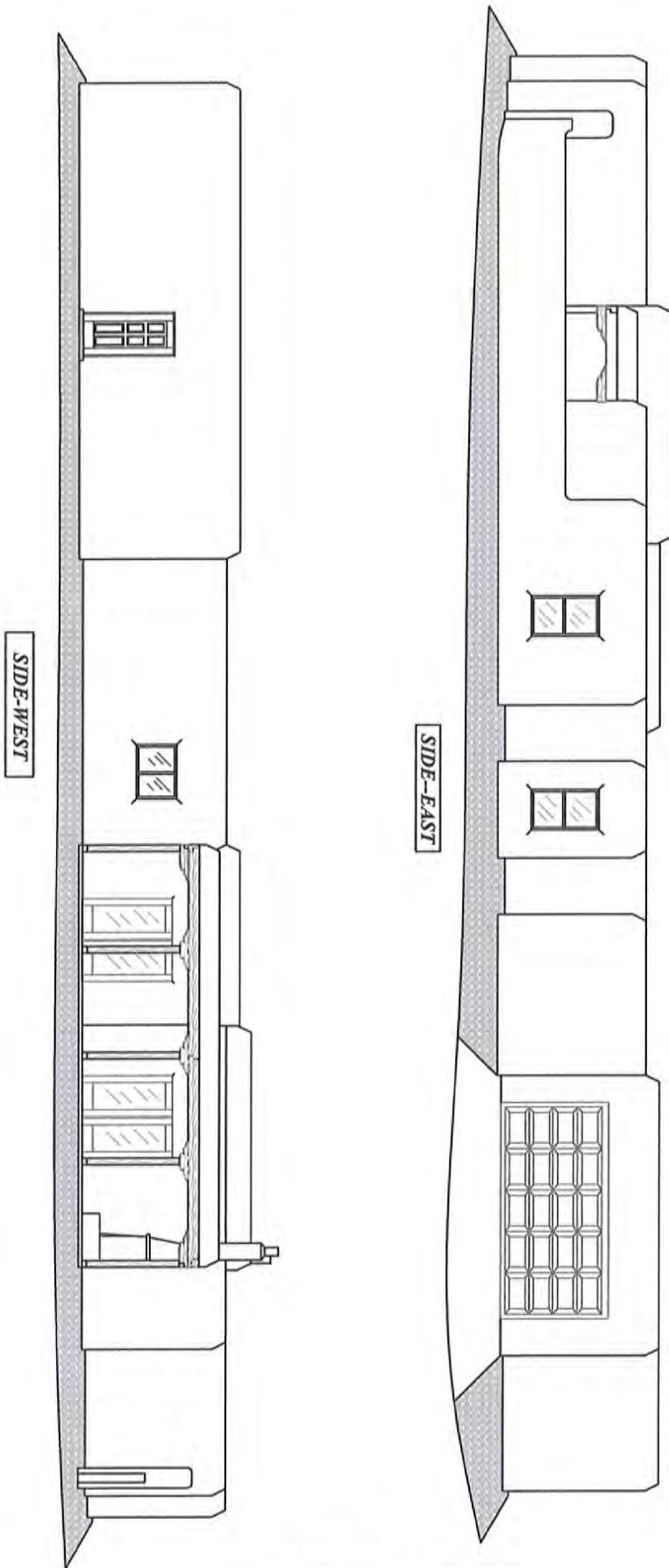
BACK--NORTH

nts

Jan 10, 2020

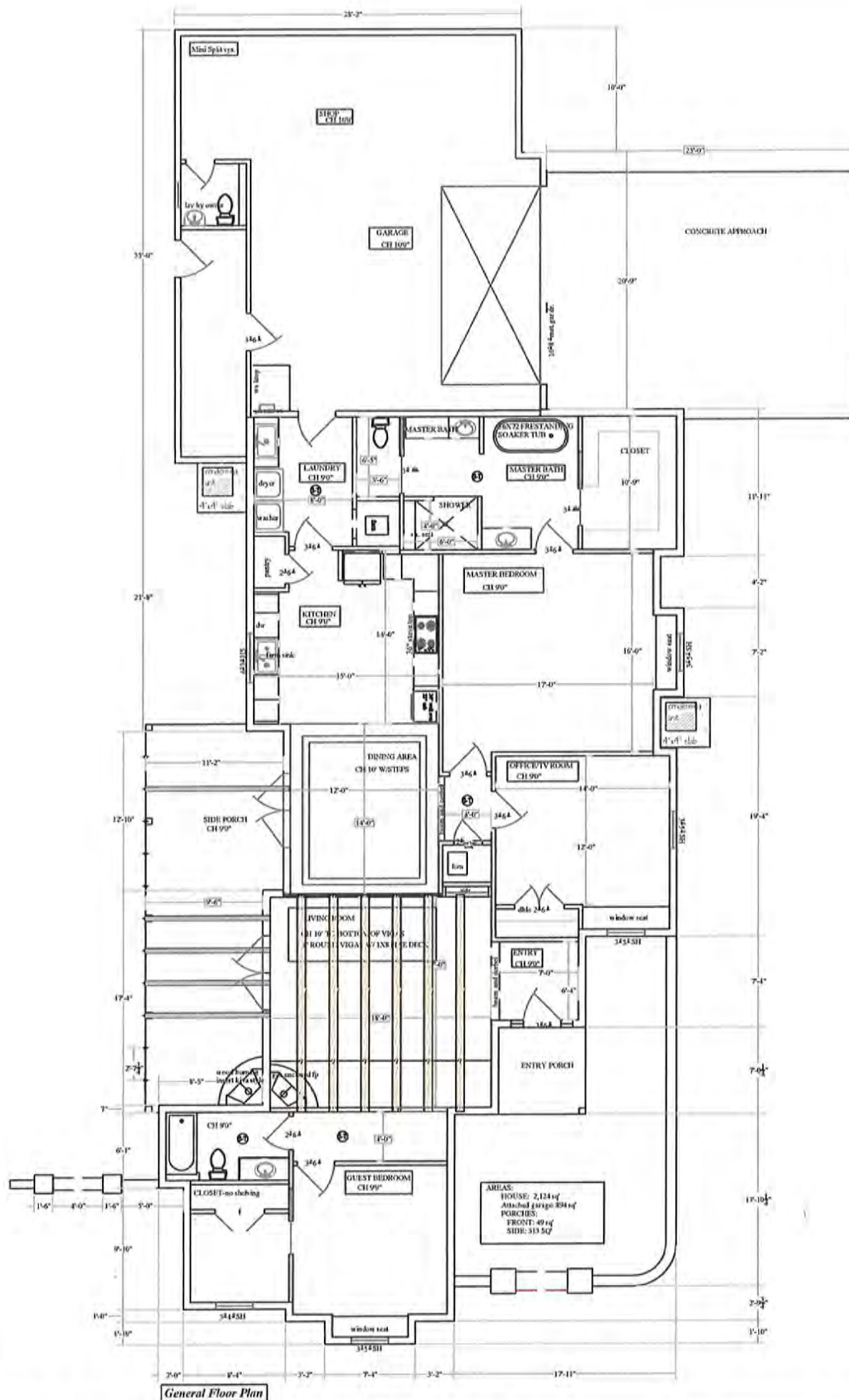
Drawn By: Patrick Vigil	Calle Pacana	ViCa One Inc.
Drawn for: Charles and Marilyn Mc Murphy	Lot 2, Sommer Grove Subdivision	PO Box 669
575-644-3748	Mesilla, NM 88046	Mesilla Park, NM

Jan 10, 2020



NTS

<i>Drawn By: Patrick Vigil</i>	<i>Calle Pacana</i>	<i>ViCa One Inc.</i>
<i>Drawn for: Charles and Marilyn Mc Murphy</i>	<i>Lot 2, Sommer Grove Subdivision</i>	<i>PO Box 669</i>
<i>575-644-3748</i>	<i>Mesilla, NM 88046</i>	<i>Mesilla Park, NM</i>



Jan 10, 2020

Drawn By: Patrick Vigil

Drawn for: Charles and Marilyn Mc Murphy

575-644-3748

Calle Pacana

Lot 2, Sommer Grove Subdivision

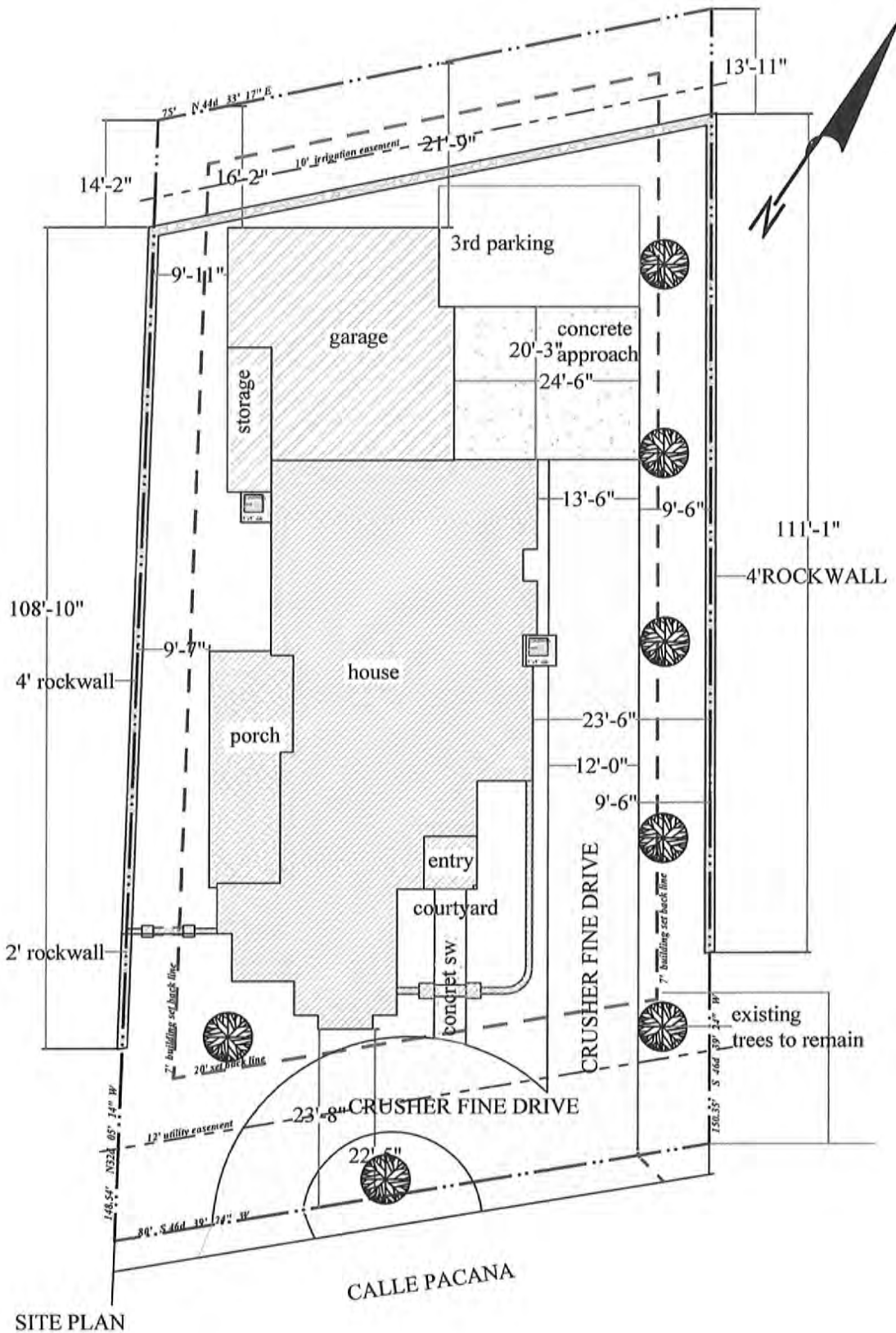
Mesilla, NM 88046

ViCa One Inc.

PO Box 669

Mesilla Park, NM

nts



SITE PLAN

nts

Jan 10, 2020

Drawn By: Patrick Vigil

Calle Pacana

ViCa One Inc.

Drawn for: Charles and Marilyn Mc Murphy

Lot 2, Sommer Grove Subdivision

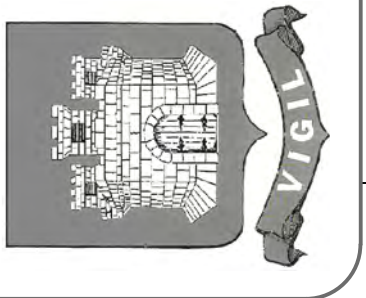
PO Box 669

575-644-3748

Mesilla, NM 88046

Mesilla Park, NM

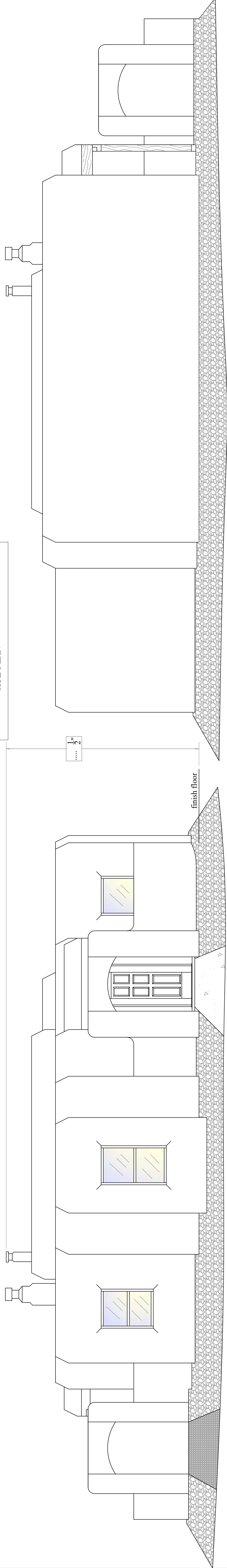
NEW INFORMATION



CUSTOM HOME
CALLE PACANA

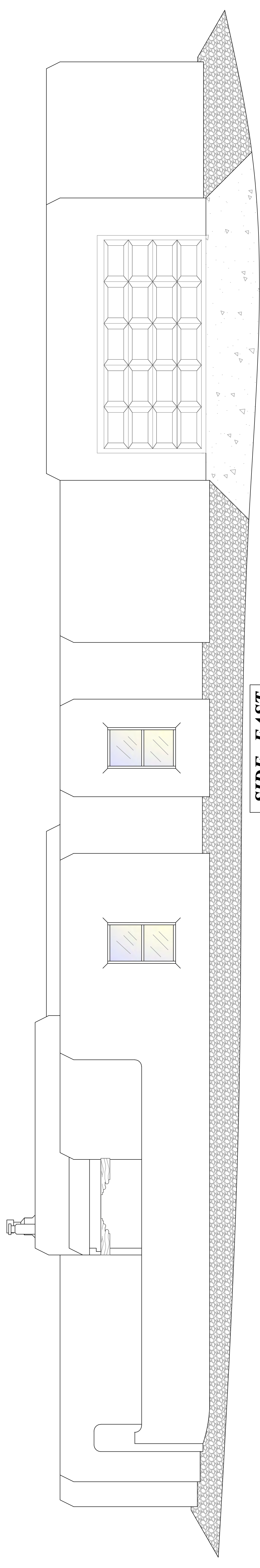
TABLE OF CONTENTS

- PAGE 1: ELEVATIONS
- PAGE 2: GENERAL FLOOR PLAN
SPECS AND AMENITIES
- PAGE 3: INTERIOR DETAILS
- PAGE 3: ELECTRICAL PLAN
SPECS AND AMENITIES
- PAGE 4: TRUSS PLAN
WALL SECTION
- PAGE 5: FOOTING FOUNDATION PLAN
FOOTING SECTION
SITE PLAN

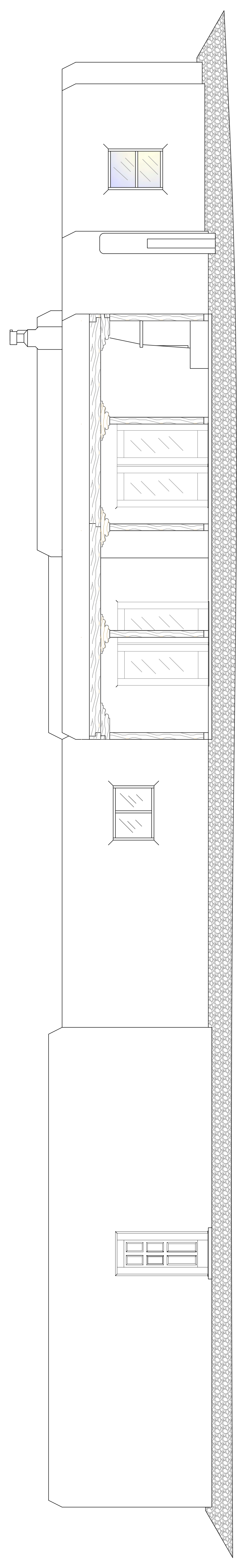


FRONT--SOUTH

BACK--NORTH

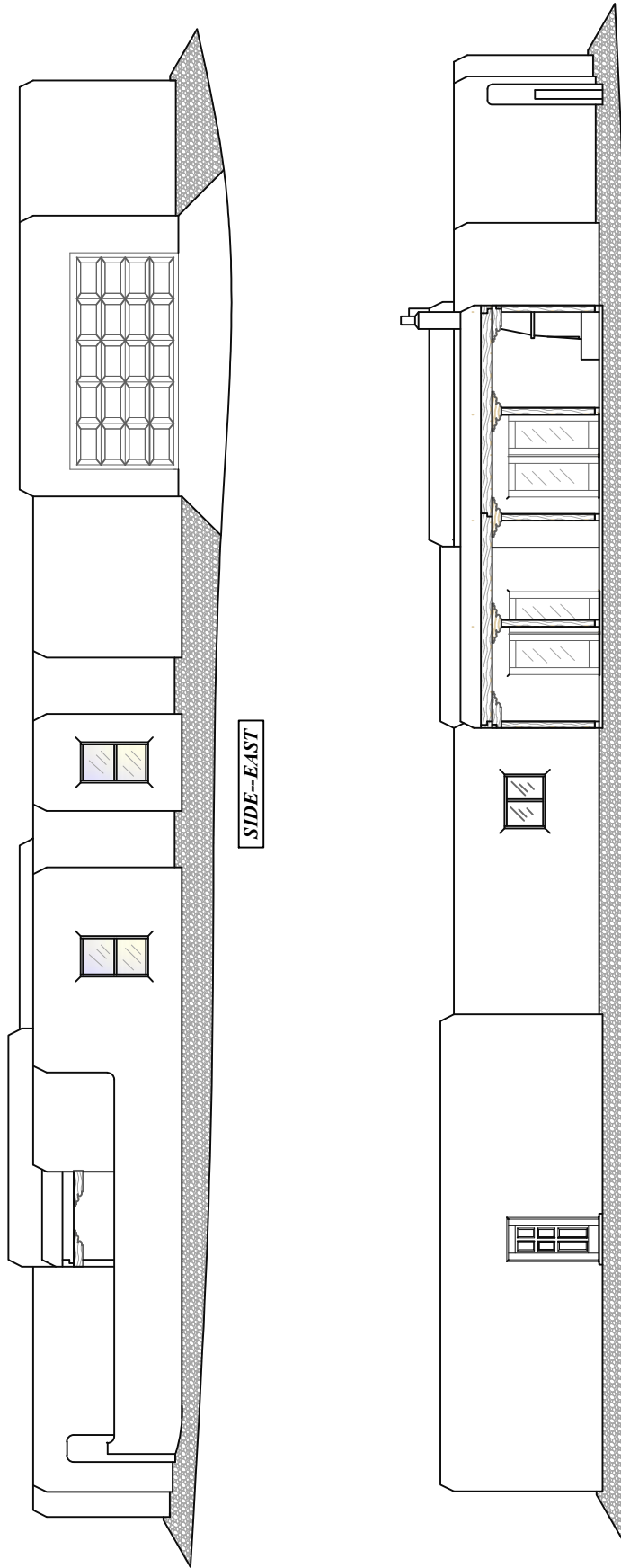


SIDE--EAST



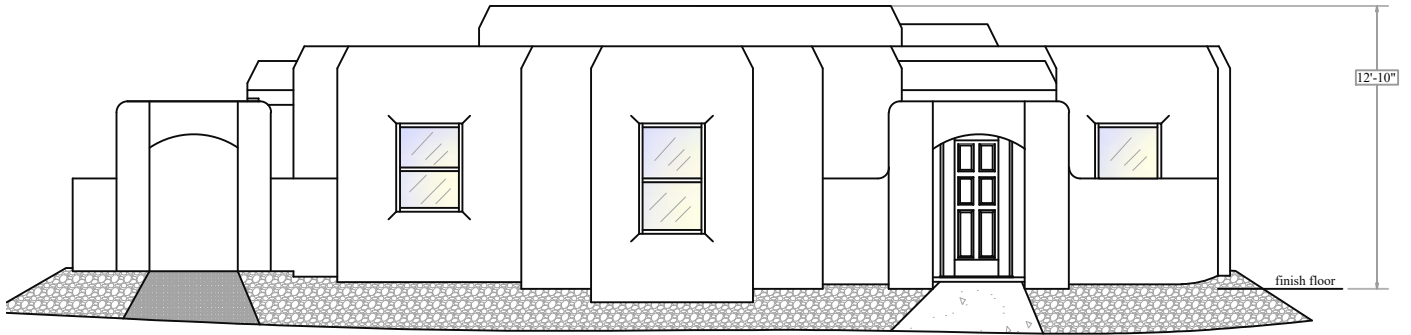
SIDE--WEST

Drawn By: Patrick Vigil	Calle Pacana	Vica One Inc.
Drawn for: Charles and Marilyn Mc Murray	Lot 2, Sommer Grove Subdivision	PO Box 669
575-644-3748	Mesilla, NM 88046	Mesilla Park, NM

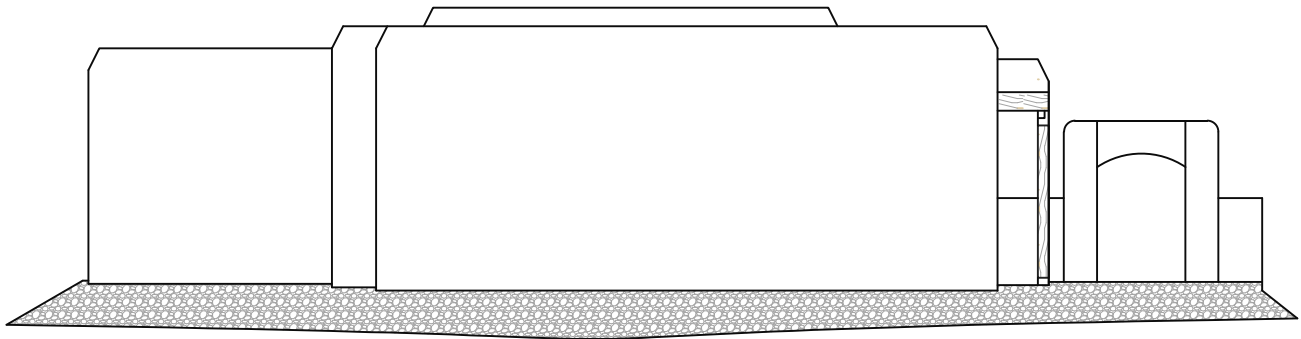


NTS

Jan 10, 2020



FRONT-SOUTH

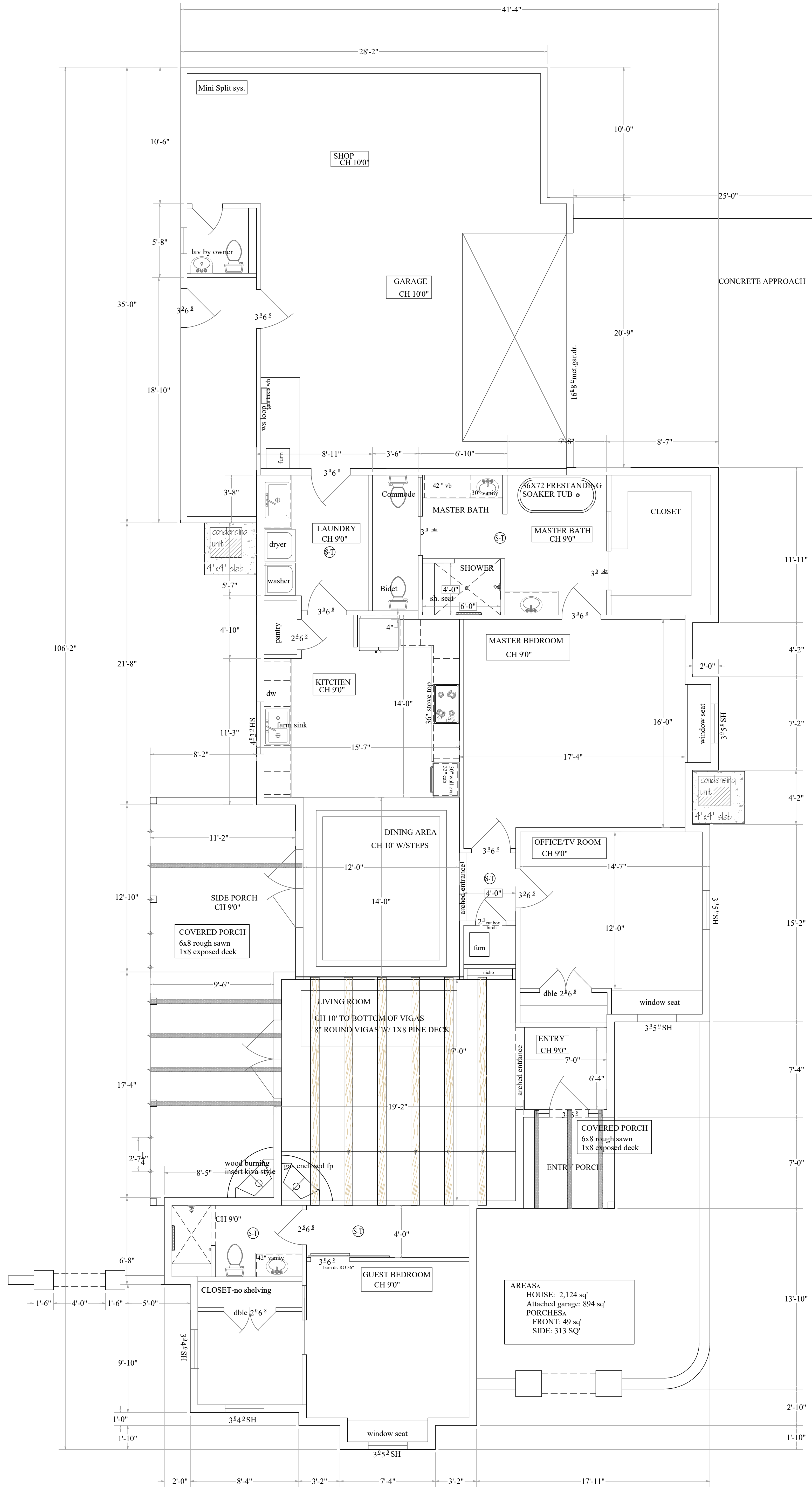


BACK--NORTH

Jan 10, 2020

nts

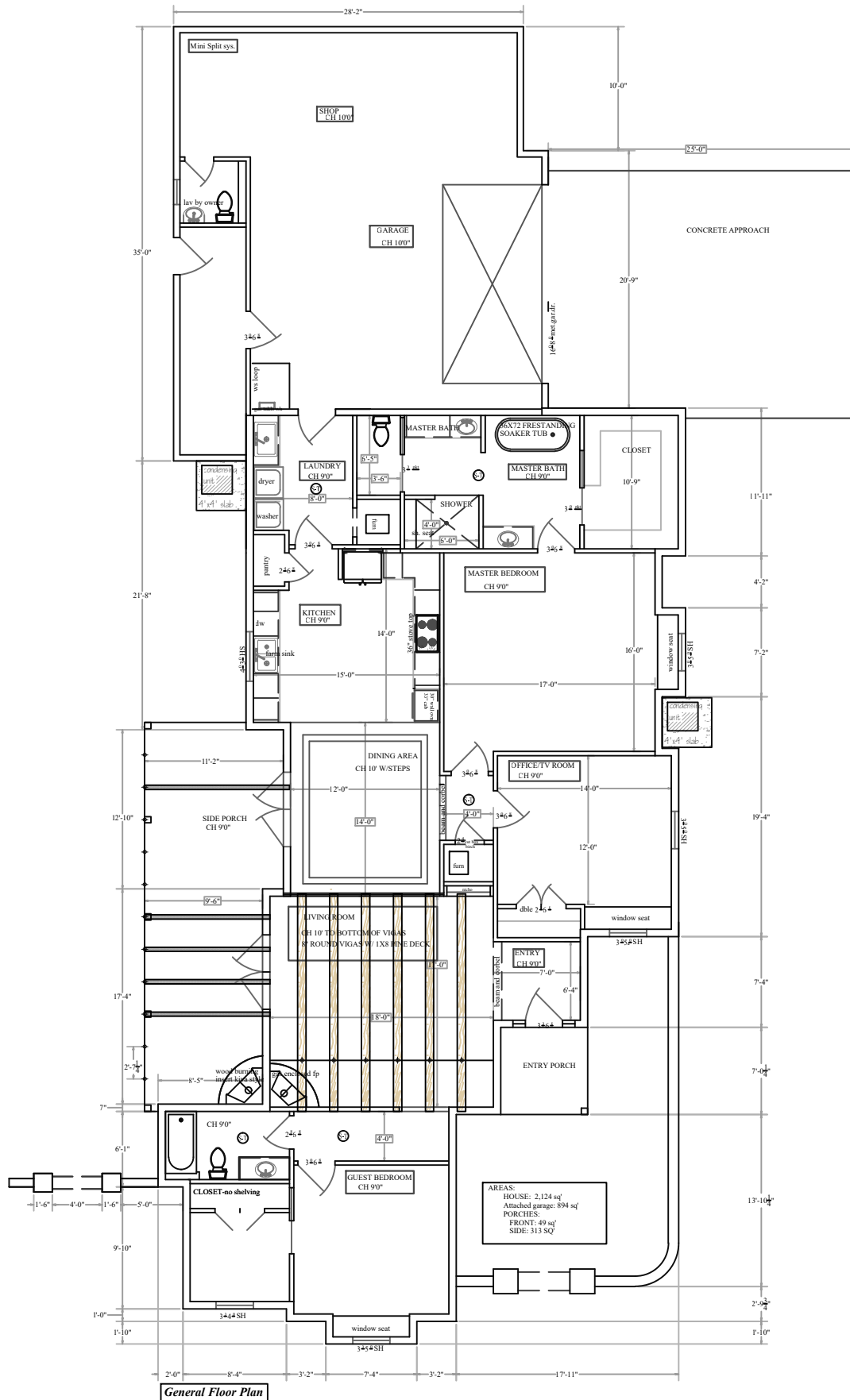
Drawn By: Patrick Vigil	Calle Pacana	ViCa One Inc.
Drawn for: Charles and Marilyn Mc Murray	Lot 2, Sommer Grove Subdivision	PO Box 669
575-644-3748	Mesilla, NM 88046	Mesilla Park, NM



General Floor Plan

- General Specs**
- Areas**
 House: 2,124 sq'
 Garage: 894 sq'
 Porches: 50 sq'
 Front: 50 sq'
 South Side: 313 Sq'
- Construction:**
 Style: Contemporary Southwest Pueblo
 House: 2x6 16" o/c
 Garage: 2x6 frame 16" o/c-
 Porches:
 Entry: Post and beam with corbels
 Side: Post and beam with corbels
- Insulation:**
 House:
 Ceilings: r-38 blown in
 Walls: r-27--(r-23 blown in batts + 1" ff ins. brd.)
 Garage: Ceilings-r-30 Batts
 Walls: r-19 Batts
- Roof:** -mill made box trusses --frame over exposed beams and deck
 4 ply built up roof, fiberglass papers with 90lb cap sheet
 Porches and entry: Concrete Tile--Hip roof--4:12pitch
 Windows: sizes as per plan--vinyl sash--as per window schedule
 Max: SHG .24 and U-value .30
 Exterior doors: Sizes as per plan--
 Stucco: Ultra Flex--Elastomeric (or equal)
 Ceiling heights:
 Living Area: 10' 0" to bottom of the vigas
 Dining/Kitchen Area: 9' 0"
 Foyer: 10' 0"
 Remainder of House: 9' 0"
 Garage: 10' 0"
- Interior finish:**
 Drywall: Hand texture--Rounded Corners
 Windows: 3 sides with sill
 Interior doors: As per door schedule
 Casing: Stain grade - 3/4" x 2 1/4" smooth stain grade pine
 Base board: Stain grade 3/4" x 4 1/4" smooth stain grade
 Window sills: 3/4" Sugar Pine-Stained
 skirts: 3" x 2" square cut
 Paint: satin finish enamels color by owner
- Plumbing:**
 Kitchen: stainless steel undermount--farm sink as per owner
 1 ea. dishwasher hook up
 1 ea. garbage disposal-- 3/4 HP Badger by Insinkerator
 Refrigerator ice-maker hook up
 Trim: Moen single lever-satin nickel
 Baths: 2 ea. commode--American Standard White Elongated
 1 ea. bidet TBD
 3 ea. 19" Ceramic Oval under mount
 2 ea. tiled shower as per plan
 1 ea. 36 x 72 free standing soaker tub TBD
 trim: As per trim list below
- OTHER:**
 1- ea. gas tankless water heater
 Gas to: stove and clothes dryer and furnaces
 5 hose bibs--
- All fixtures white**
 HVAC: 2 each 92% efficient furnaces
 2- each Scer 14--cooler compressors
Units sized by appropriate sub contractor
 Exhaust fans: Panasonic fv08vr53 or equal
 Electrical: service as per lot requirements
 200 amp service minimum
 outlets, switches, per plan
 Tel: one in kitchen, master bedroom
 TV: as per plan--set for wall mount
 220v--stove, garage outlet, hvac,





nts

Jan 10, 2020

<p><i>Drawn By: Patrick Vigil</i></p>	<p><i>Calle Pacana</i></p>	<p><i>ViCa One Inc.</i></p>
<p><i>Drawn for: Charles and Marilyn Mc Murray</i></p>	<p><i>Lot 2, Sommer Grove Subdivision</i></p>	<p><i>PO Box 669</i></p>
<p><i>575-644-3748</i></p>	<p><i>Mesilla, NM 88046</i></p>	<p><i>Mesilla Park, NM</i></p>

General Specs:

Areas:

House: 2,124 sq'
 Garage: 894 sq'
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 Front: 50 sq'
 South Side: 313 Sq'

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Style: Contemporary Southwest Pueblo
 House: 2x6 16" o/c
 Garage: 2x6 frame 16" o/c
 Porches:
 Entry: Post and beam with corbels
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Insulation:

House:
 Ceilings: r-38 blown in
 Walls: r-27--(r-23 blown in batts + 1" ff ins. brd.)
 Garage: Ceilings-r-30 Batts
 Walls: r-19 Batts

Roof: -mill made box trusses --frame over exposed beams and deck
 4 ply built up roof, fiberglass papers with 90lb cap sheet

Porches and entry: Concrete Tile--Hip roof--4:12pitch

Windows: sizes as per plan--vinyl sash--as per window schedule
 Max: SHG .24 and U-value .30

Exterior doors: Sizes as per plan--

Stucco: Ultra Flex--Elastomeric (or equal)

Ceiling heights:

Living Area: 10' 0" to bottom of the vigas
 Dining/Kitchen Area: 9' 0"
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 Casing: Stain grade - 5/8" x 2 1/4" smooth stain grade pine
 Base board: Stain grade 5/8" x 4 1/4" smooth stain grade
 Window sills: 5/4 Sugar Pine-Stained
 skirts: 3/4" x 2" square cut
 Paint: satin finish enamels color by owner

Plumbing:

Kitchen: stainless steel undermount-farm sink as per owner
 1 ea. dishwasher hook up
 1 ea. garbage disposal-- 3/4 HP Badger by Insinkerator
 Refrigerator ice-maker hook up
 Trim- Moen single lever-satin nickel
 Baths: 2 ea. commode--American Standard White Elongated
 1 ea. bidet TBD
 3 ea. 19" Ceramic Oval under mount
 2 ea. tiled shower as per plan
 1 ea. 36 x 72 free standing soaker tub TBD
 trim: As per trim list below

OTHER:

1- ea. gas tankless water heater
 Gas to: stove and clothes dryer and furnaces
 5 hose bibs--

All fixtures white

HVAC: 2 each 92% efficient furnaces
 2- each Seer 14--cooler compressors

Units sized by appropriate sub contractor

Exhaust fans: Panasonic fv08vr53 or equal
 Electrical: service as per lot requirements
 200 amp service minimum
 outlets, switches, per plan
 Tel: one in kitchen, master bedroom
 TV: as per plan--set for wall mount
 220v--stove, garage outlet, hvac,

WINDOW SCHEDULE:

FRONT-SOUTH
 GUEST BEDROOM: 3-0, 5-0 SINGLE HUNG
 SEWING AREA: 3-0,4-0 SINGLE HUNG
 OFFICE/TV ROOM: 3-0,5-0 SINGLE HUNG

SIDE-WEST

KITCHEN: 4-0,3-0 HORIZONTAL SLIDER
 HALF BATH: 2-0,3-0 SINGLE HUNG OBS
SIDE-EAST
 OFFICE/TV ROOM: 3-0, 5-0 SINGLE HUNG
 MASTER BEDROOM: 3-0, 5-0 SINGLE HUNG

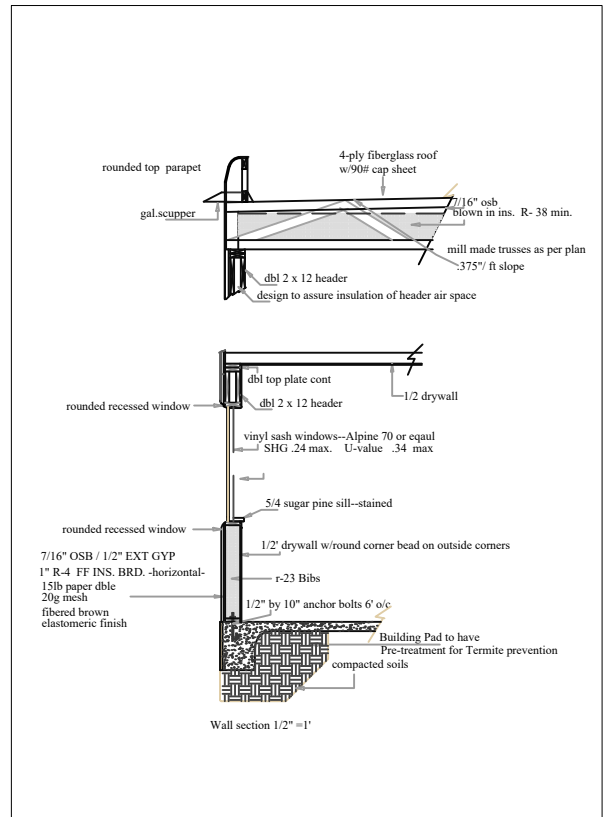
BACK-NORTH: NONE

DOOR SCHEDULE:

FRONT-SOUTH--3-0,6-8 WOOD WITH TWO SIDE LITES

SIDE-WEST: 2 ea. DOUBLE 3-0,6-8, LIVING ROOM AND DINING ROOM

SIDE EAST: MAIN GARAGE DOOR 16-0, 8-0



JUNE 9,2020

nts

Drawn By: Patrick Vigil

Calle Pacana

ViCa One Inc.

Drawn for: Charles and Marilyn Mc Murray

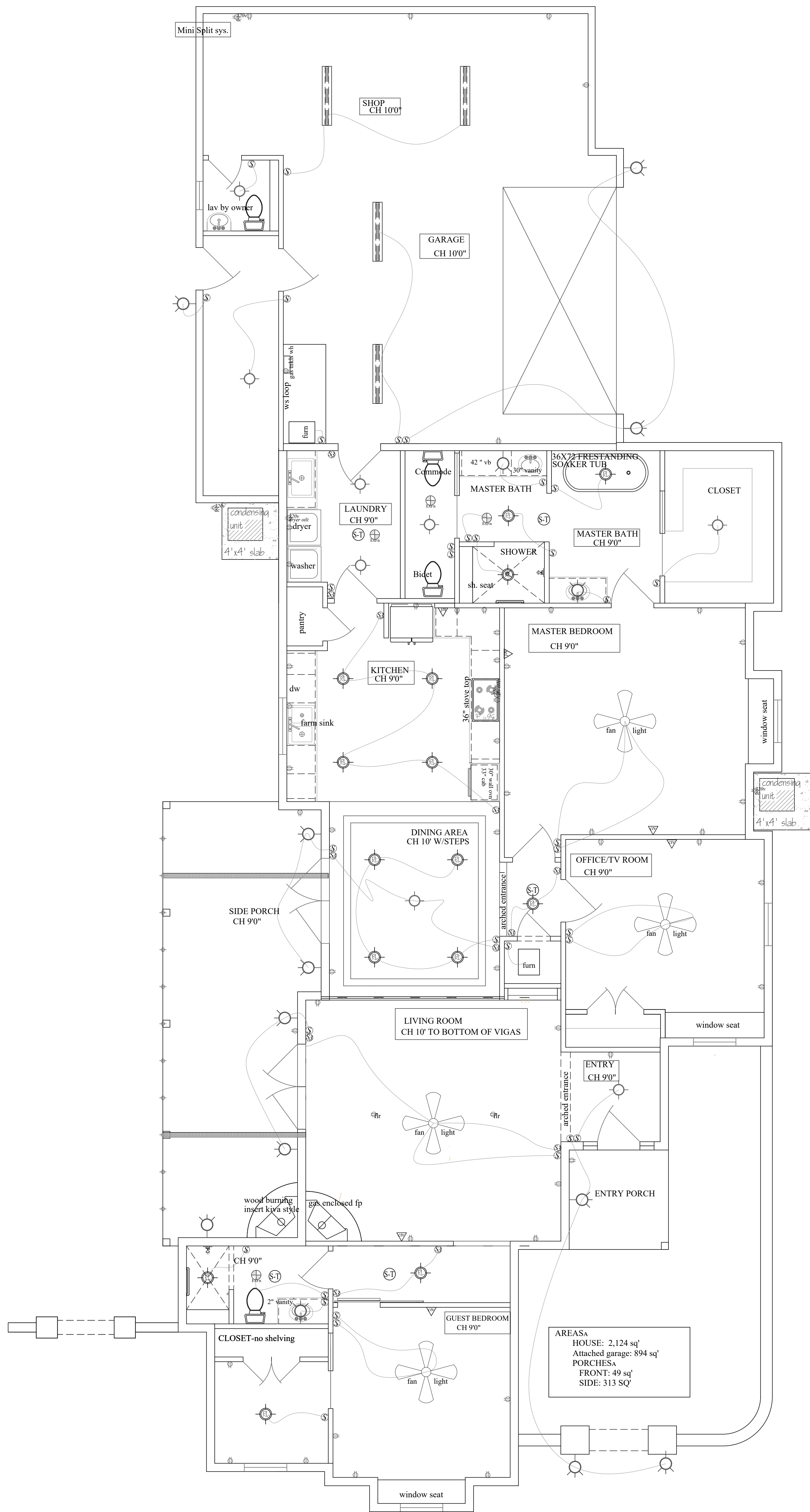
Lot 2, Sommer Grove Subdivision

PO Box 669

575-644-3748

Mesilla, NM 88046

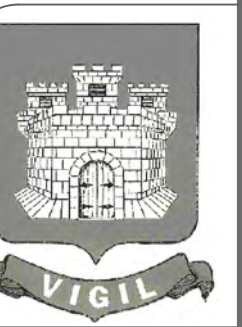
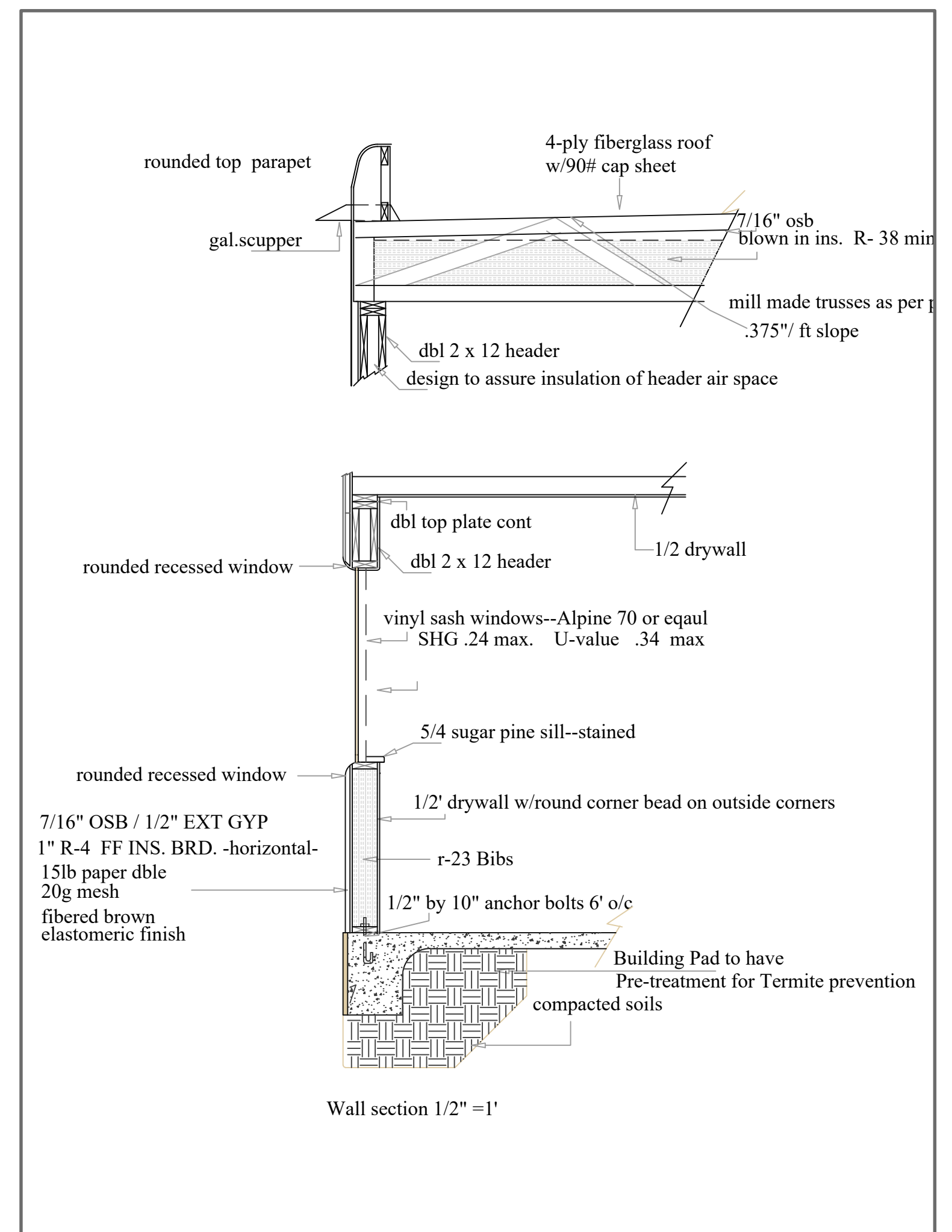
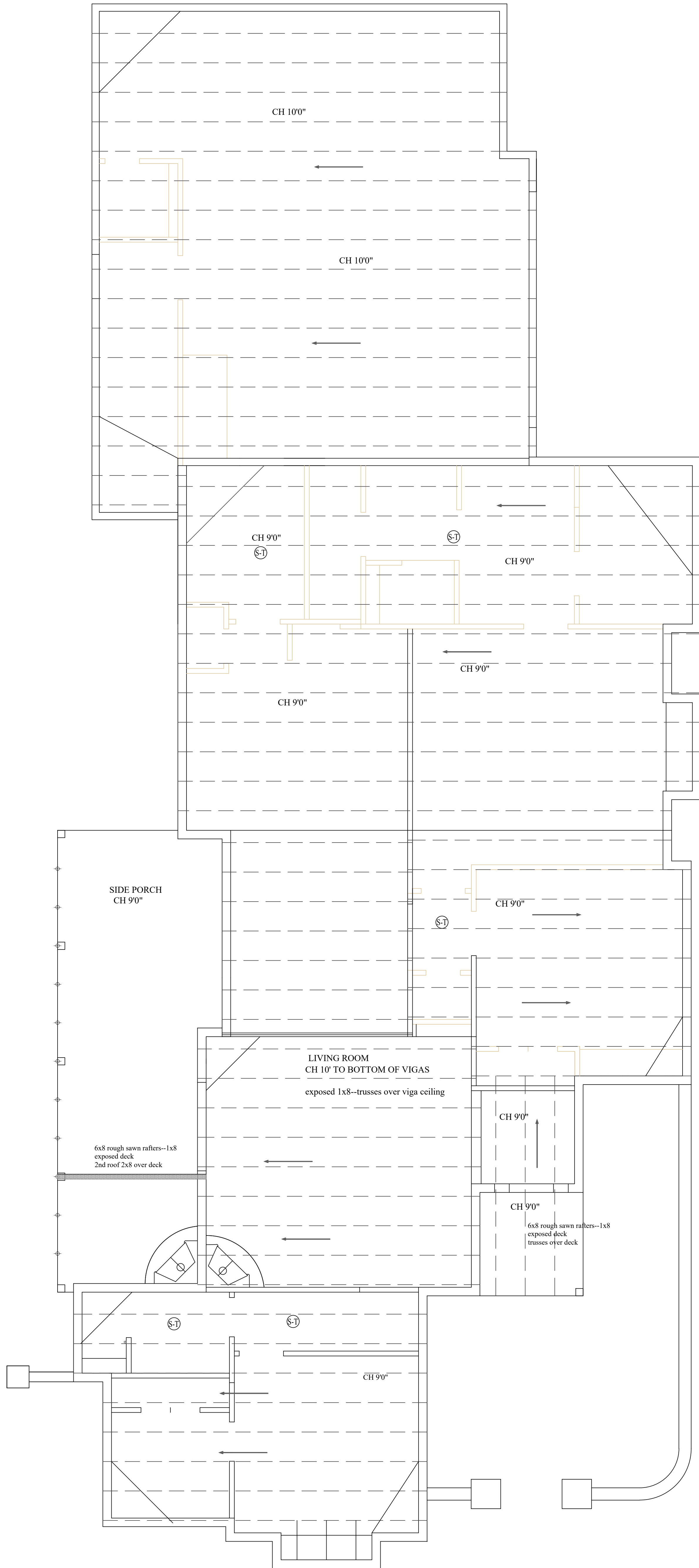
Mesilla Park, NM



Electrical Plan

AREAS
 HOUSE: 2,124 sq'
 Attached garage: 894 sq'
 PORCHES: 49 sq'
 SIDE: 313 SQ'





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

Case # 061053
Fee \$ 384.00

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

CASE NO. 061053 ZONE: HR CODE: NR APPLICATION DATE: 5/28/20

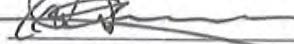
ViCa One Inc. 575-644-3748
Name of Applicant/Owner Applicant's Telephone Number
PO Box 669 Mesilla Park New Mexico 88047
Applicant's/Owner's Mailing Address City State Zip Code
vicaoneinc@aol.com
Applicant's/Owner's E-mail Address

ViCa One Inc.--contractor
Contractor's Name & Address (If none, indicate Self)
575-644-3748 85-0479450 (ein) 85982
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: Lot 2, Sommer Grove Subd., Calle Pacana

Description of Proposed Work: New single family residence with garage, porches and courtyard as submitte.
Perimeter rock wall as per covenants and submitted.

\$ 248,000.00 Jan 10,2020
Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW AND BOT APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

PZHAC ACTION FORM
ZONING PERMIT 061055
[PZHAC REVIEW – 6/1/2020]

Items:

Case 061055 – 2821 Cielo Grande Court, submitted by Zachary and Jodie Penn; a request for a zoning permit to allow the installation of an in-ground pool behind a dwelling at this address. Zoned: Rural Farm (RF)

This case was originally heard by the PZHAC on June 2, 2020 and was tabled in order to provide plans stamped by an engineer that would be acceptable to CID (see attached minutes of the June 2, 2020 PZHAC meeting). Those additional plans have been provided by the applicant and are attached.

DESCRIPTION OF REQUEST:

The applicant would like to install a 20 foot by 40 foot in-ground swimming pool in an area behind his dwelling. The pool will be set back from the dwelling 13 feet (see attached site plans). The pool will have an automatic safety cover in lieu of a fence around the pool. The applicant recently bought the property and has just constructed the dwelling and a storage building on the property.

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

ESTIMATED COST: @ \$78,000.00

CONSISTENCY WITH THE CODE:

The PZHAC will need to determine that the proposed pool will be compatible with the RF Zoning of the property. (Although the Code does not specifically address swimming pools, private pools are generally considered to be an ancillary or subordinate use to the residential use of a property and have generally been allowed in the RF districts in Town provided they meet requirements governed by CID.)

In addition to meeting the Mesilla zoning code requirements, the applicant will need to meet construction standards and any fencing or other safety measures required by CID for this type of pool. The possibility that additional safety requirements could be required by CID has been discussed with the applicant, and the applicant is prepared to meet any additional requirements that CID might have.

Findings that need to be made:

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

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select 5

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: [R0401099](#)
Parcel Number: 4005137354487
Owner: PENN WILLIAM ZACHARY
Mail Address: 3495 HONDALE ROAD
SOUTHWEST
Subdivision: BUENA TIERRA
SUBDIVISION (BK 17 PG 5-7 - 914950)
Property Address: 2821 CIELO
GRANDE CT
Acres: 5.07



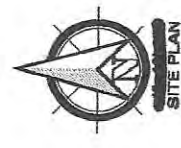
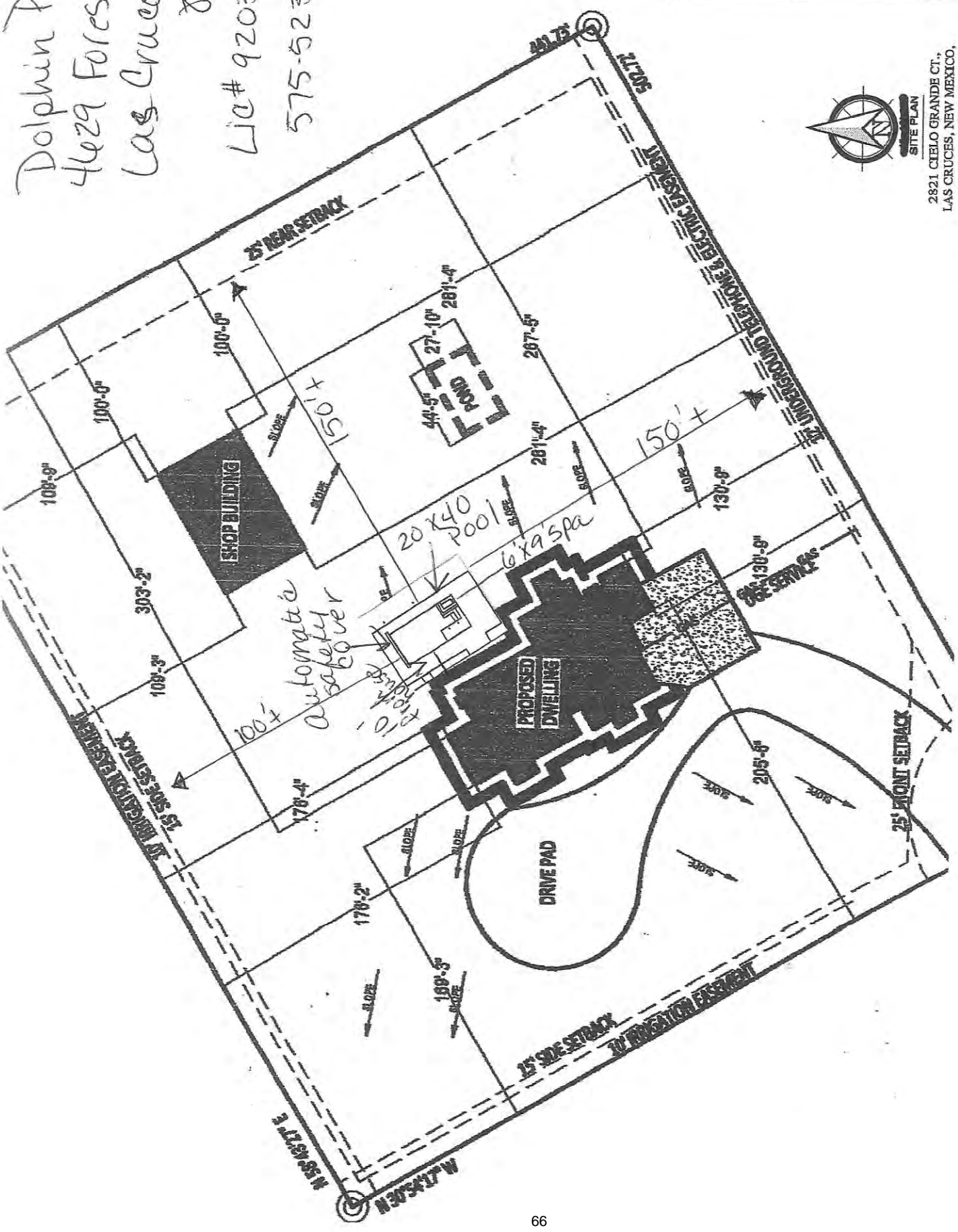
PHOTO OF FRONT OF PROPERTY FROM CIELO GRANDE COURT



PHOTO OF REAR OF PROPERTY SHOWING POOL LOCATION



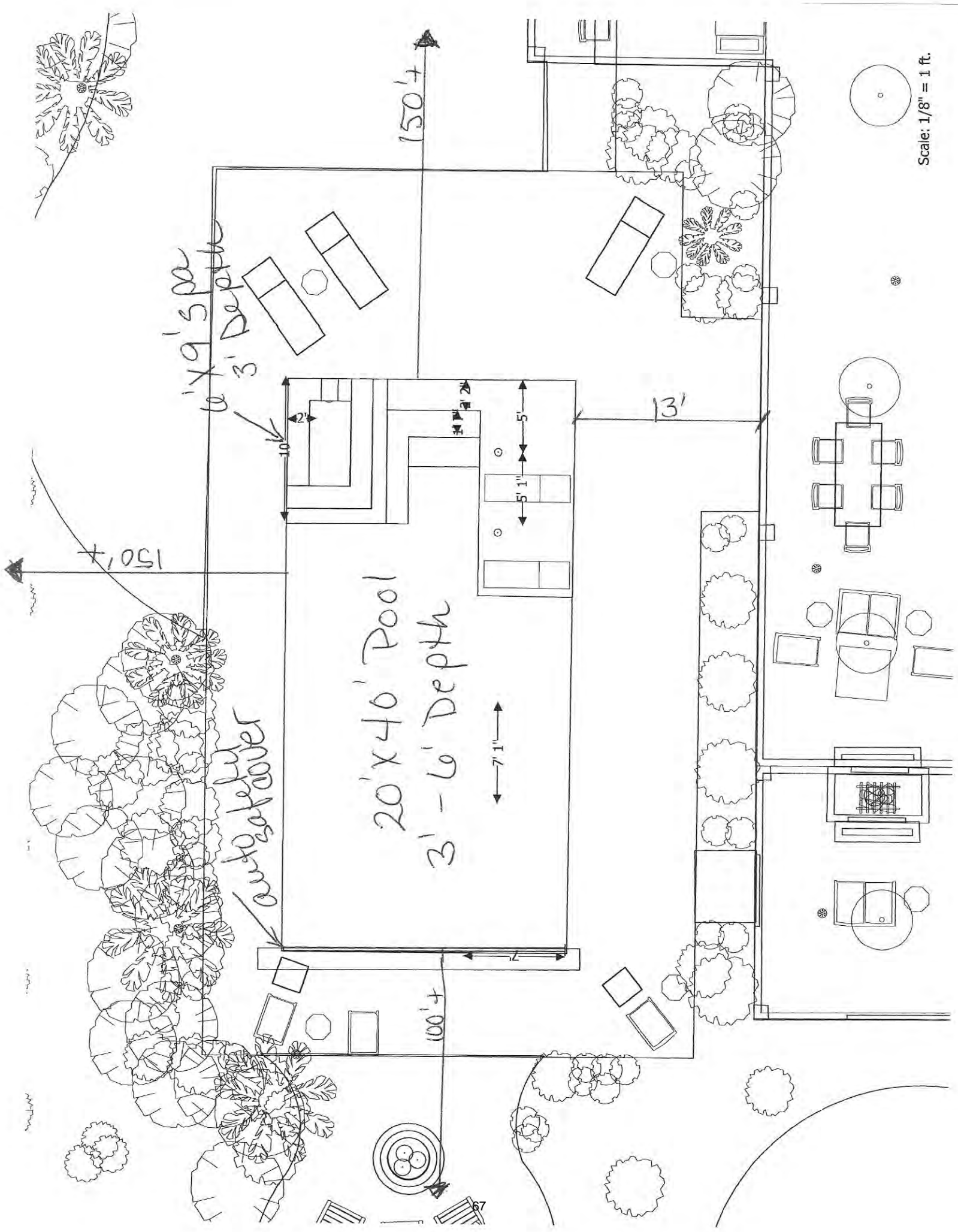
Dolphin Pools
 4629 Forest Park
 Las Cruces, NM
 88007
 Lic# 92032
 575-523-0114



2821 CIBOLO GRANDE CT.,
 LAS CRUCES, NEW MEXICO,
 88005

LEGAL DESCRIPTION: (AS FURNISHED)

Lot 8 Block A
 Buena Tierra Subdivision



6'x9' spa
3' Depth

20'x40' Pool
3'-6" Depth

auto cover

Scale: 1/8" = 1 ft.

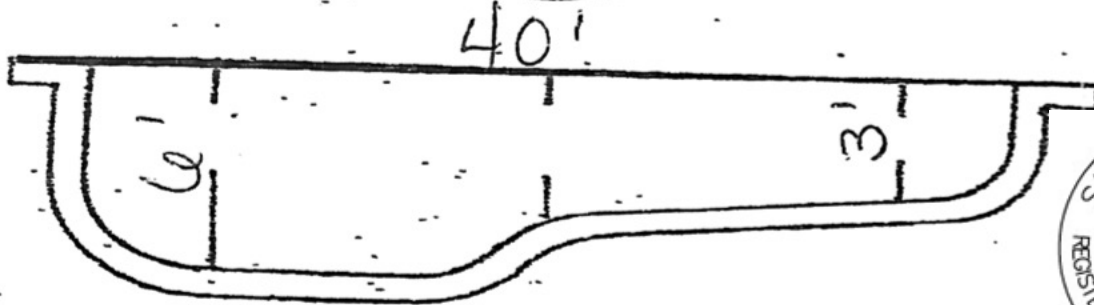
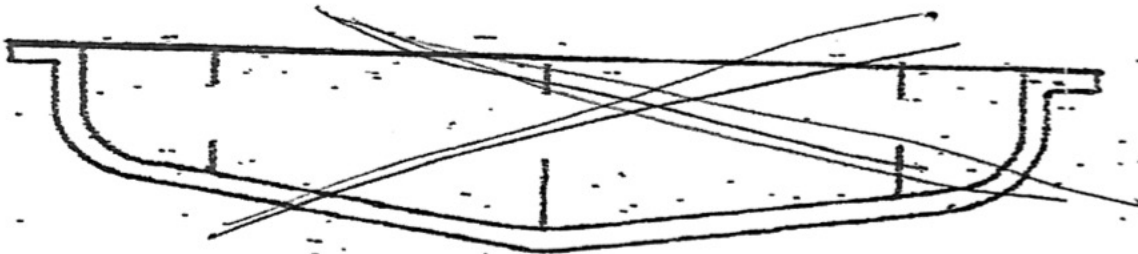
NEW INFORMATION



DOLPHIN POOLS...

4629 Forest Park Drive, Las Cruces, NM 88007 575-523-0116

Buyer's Name Zackary & Jodi Penn Phone 575-494-0125
 Address 2821 Cielo Grande Ct Price \$ 79,850.00
 City Las Cruces State NM Zip Code 88005
 Lot _____ Block _____ Subdivision _____



05/22/2020



S. Nuñez

Pool To Comply With All City Codes.
 Steel 3 - #3 Continuous Bands On Bond Beam
 #3 Rebar 6" On Center At All Stress Points
 #3 Rebar 12" Throughout Pool
 #3 Rebar 12" ON Center, Each Way @ Pool Bowl

Pool Equip. and Deck Grounded to Pool
 Rebar with #8 Bare Solid Copper Wire
 Minimum 8" Thick On Walls & Floor
 7 Sack 3/8" Aggregate Concrete
 Hand Stacked / Shotcrete

Equipment Specifications

Skimmers 1 Main Drains 2 Pool Size 20' x 40' x
 Pump Size 2 Filter 60 Pool Capacity, M Gallons 18,000
 Turn Over Rate, Hours 8
 Heater 400,000 Natural Gas

Automatic Safety Pool Cover

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061055

Fee \$ 129.00

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. 061055 ZONE: R4 RF CODE: ADU APPLICATION DATE: 5/28/20

Zachary & Jodie Penn

575-494-0125

Name of Property Owner
2821 Cielo Grande Ct

Property Owner's Telephone Number
Las Cruces

Property Owner's Mailing Address
City

State

Zip Code
88005

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

Contractor's Name & Address (If none, indicate Self)
Dolphin Pools LLC, 4629 Forest Park, Las Cruces, NM 88007

Contractor's Telephone Number
575-523-0116

Contractor's Tax ID Number

6525 92032

Contractor's License Number

Address of Proposed Work: 2821 Cielo Grande Ct

Description of Proposed Work: 20'x40' Swimming Pool, Concrete, In Ground with Automatic Safety Cover - UC Certification

Estimated Cost
\$ 79,000

Signature of Applicant

500.00

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 Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

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

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

CONDITIONS: PZHAC REVIEW & APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

PZHAC ACTION FORM
ZONING PERMIT 061056
[PZHAC REVIEW – 6/1/2020]

Items:

Case 061056 – 1680 Calle de Alvarez Suite C, submitted by Stefan Schaefer for Christopher Schaefer; a request to expand an existing 161 square foot patio service area by 290 square feet. Zoned: General Commercial (C)

This case was originally heard by the PZHAC on June 2, 2020 and was tabled in order to provide further details and information about the ADA parking and a revised drawing showing the removal of the fence between the two patio sections (see attached minutes of the June 2, 2020 PZHAC meeting). The requested information has been provided by the applicant and is attached.

Staff Analysis:

The applicant's craft distillery, which was approved in 2016, is located on the north side of Calle de Alvarez and is in a commercial building occupied by medical offices and a beauty salon. The purpose of the request is to extend a security fence at the front of the craft distillery that encloses a 161 square foot outdoor seating area that was approved in October of 2018. The proposed fence will be a continuation of the existing fence and will enclose the remaining 244 square feet of sidewalk in front of the distillery. The existing fence consists of a four foot high wrought iron security fence that currently extends 23 feet along the covered walkway at the front of the distillery (see attached). There will be two gates in the fence—one in front of a front entrance to the indoor serving area, and one at the north end of the sidewalk in front of the distillery. According to the applicant, the style and color of the fence will be the same as the existing fence.

With the additional service area, the total parking requirements of the applicant's use are one space for each 100 square feet of gross floor area (Section **18.60.170(C) Parking requirements and fees**). Since the gross floor area will be 3000 square feet, the required parking will be 30 spaces plus two for employees. The parking area at the front of the use contains over 40 spaces, including two van accessible handicapped spaces. There is also additional parking at the rear of the structure. Since the applicant's hours of operation occur when the other uses in the building are closed, the entire parking lot is available to the applicant when his use is in operation, therefore the use, with the proposed expansion, meets the parking requirements of the Code. (The applicant is aware that this could change in the future if his hours of operation change.)

The applicant is aware that any expansion of the outdoor service area will need to be approved by the appropriate State licensing entity for alcohol sales before any alcohol can be sold or served in this area.

Any proposed changes to the interior of the structure will be covered under a separate permit request.

Estimated Cost: @ \$500.00

Consistency with the Code:

The PZHAC determined in 2018 that the previous outdoor seating area met the requirements of the Code. The PZHAC will need to determine that the newly proposed fence and seating area, when finished, will also 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 additional outdoor service area to an existing outdoor service area at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select 5

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401622](#)
Parcel Number: 4006137268014
Owner: UNIT OWNERS OF MESILLA
MERCADO PROFESSIONAL PLAZA
CONDOMINIUM ASSN
Mail Address: 1680 CALLE DE
ALVAREZ STE B
Subdivision: MERCADO DE LA
MESILLA PHASE 3A REPLAT NO 1 (BK
23 PG 145 - 1035564)
Property Address: 1680 CALLE DE
ALVAREZ #B
Acres: 0



PHOTOS OF EXISTING STRUCTURE AND PARKING AREA



**TOWN OF MESILLA
ZONING APPROVAL**

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

OFFICIAL USE ONLY: Case # 061056 Fee \$ 230

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

CASE NO. 061056 ZONE: C CODE: ADN APPLICATION DATE: 5/28/20

Name of Property Owner- Stefan Schaefer

Property Owner's Telephone Number- 575-642-9456

Property Owner's Mailing Address- 1680 Calle de Alvarez Ste B, Las Cruces, NM 88005

Property Owner's E-mail Address- stschaef@hcs-nm.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: 1680 Calle de Alvarez Ste C, Las Cruces, NM 88005

Description of Proposed Work: Expansion of existing patio railing, total of 290 sq ft will be inclosed. 36 inch tall black metal railing to match existing patio already in place and approved by Town of Mesilla.

\$ 500
Estimated Cost
Date

Signature of Applicant

Signature of property owner: _____

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

FOR OFFICIAL USE ONLY

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

PZHAC APPROVAL REQUIRED: YES NO

BOT APPROVAL REQUIRED: YES NO

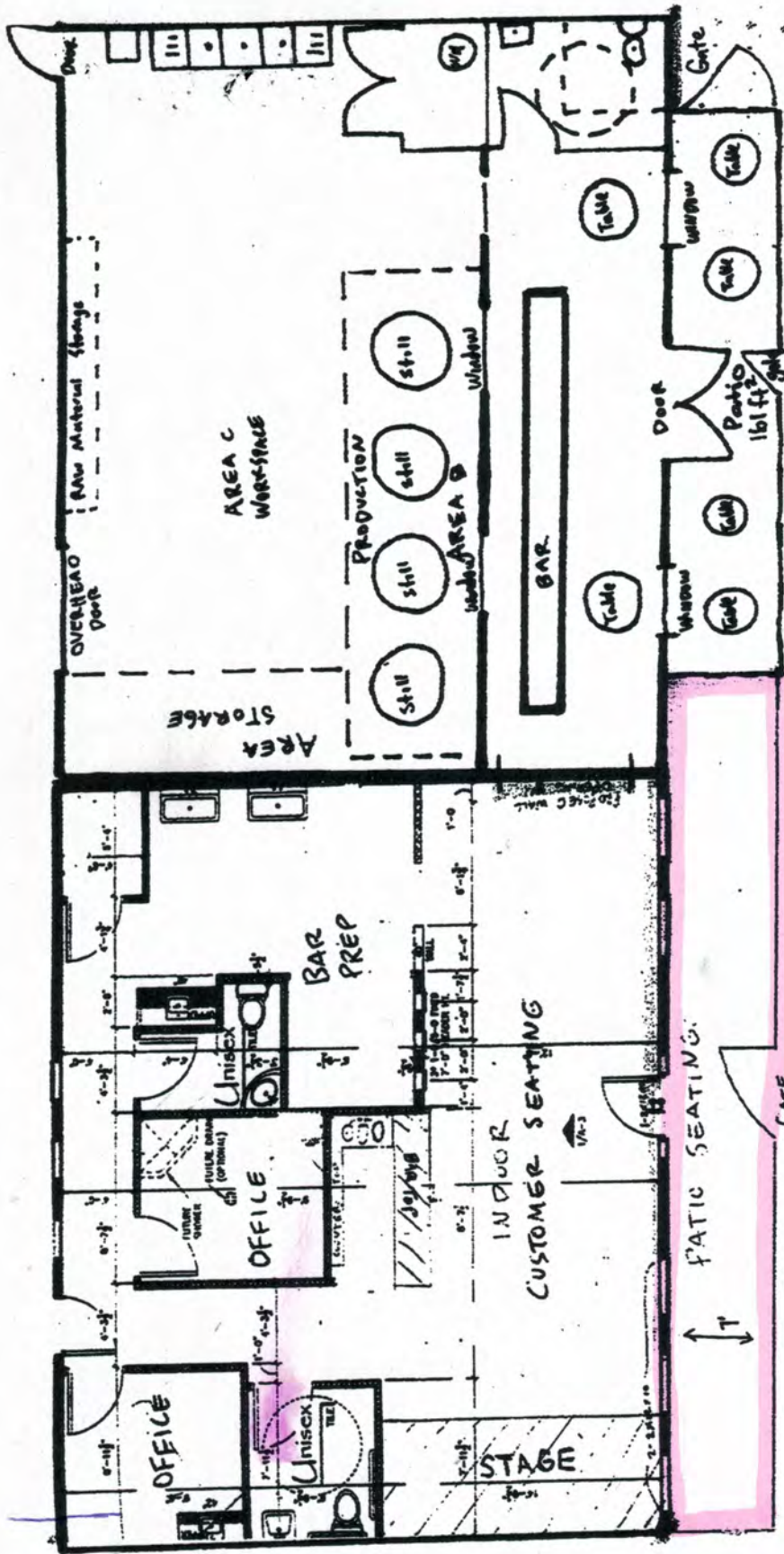
CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

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).



Total customer seating area - 1705 ft²
 Hours of operation 5pm to 12am: Mon-Fri
 2pm to 9pm Sat+Sun

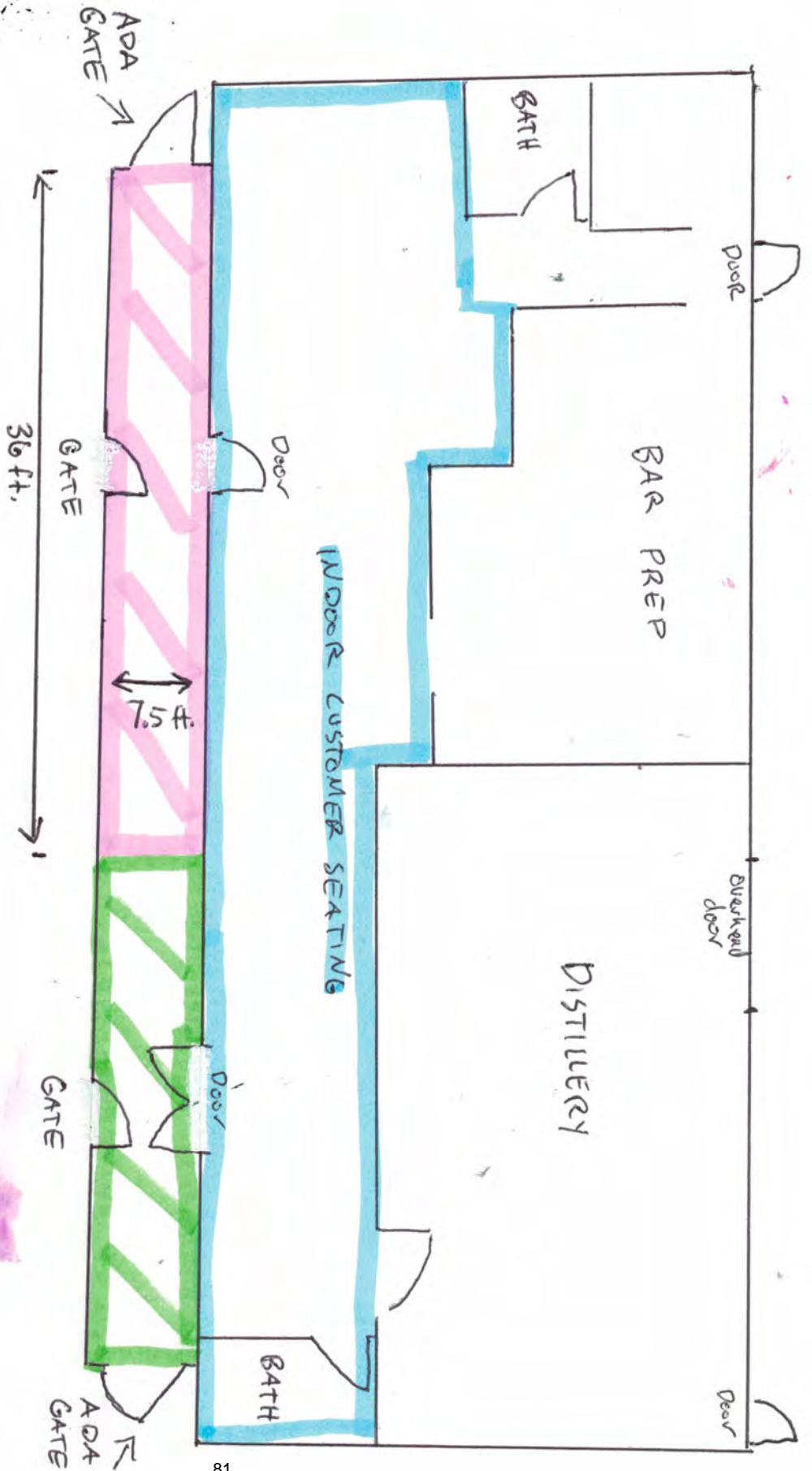
Proposed Addition of

294 Square Feet outdoor

* Patio fencing will consist of
 4' tall metal rails

5000

NEW INFORMATION



Total Ratio = 431 ft²

EXISTING PATIO
161 Square feet

Proposed Patio expansion
270 Square feet



This photo shows the south ADA access ramp allowing wheelchair access to patio and inside business. Seen here is the existing patio space.



This photo shows the north side ADA access ramp allowing wheelchair access to the proposed section of the patio. The proposed section of the patio will extend along the sidewalk and terminate between the 2 windows at the left (North) end of the building.

-The parking lot contains 42 regular parking spaces and 2 ADA parking spaces. The table below shows that in a parking lot containing between 26 and 50 parking spaces, 2 of those spaces must be ADA spaces, with at least one of those being van accessible. Both of our ADA spaces are van accessible.

-The total gross square footage of our establishment, including the proposed patio is 3000 feet squared. 1 parking space is required for every 100 feet squared, there fore 30 parking spaces are required, plus 2 parking spaces for employees. We have 42 parking spaces, 8 more spaces that are required.

Minimum Number of Accessible Parking Spaces [§208.2]

Parking Facility Total	Minimum Number of Accessible Spaces		Total (Standard + Van)
	Standard	Van*	
1 - 25	0	1	1
26 - 50	1	1	2
51 - 75	2	1	3
76 - 100	3	1	4
101 - 150	4	1	5
151 - 200	5	1	6
201 - 300	5	2	7

PZHAC ACTION FORM
ZONING PERMITS 061047
[PZHAC REVIEW – 5/18/20 & re-presented 6/15/2020]

Items:

Case 061047 – Calle Tercera, submitted by Frankie Torres, a request for a zoning permit to allow a rock wall to be constructed on the property lines of a residential property at this address. Zoned: Historical Residential (HR)

This case is being heard at this meeting as a result of a determination by the Mayor that walls and fences are not affected by the intent of the resolution prohibiting new construction in the HR zone.

Staff Analysis:

The applicant would like to build a 6 ft high fence along the frontage on Calle Tercera. The applicant has ammended plans as attached to set back the planters and front wall previously discussed at our May 18th meeting to 11 feet back.

Consistency with the Code:

The PZHAC will need to determine that the walls will be consistent with Chapters 18.33 (Historic Preservation), 18.35 (HR-Residential Cultural Historic zone), and 18.60 (Wall, fence, or hedge) 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]

18.60.340 Wall, fence, or hedge.

A. Height (see illustration in Appendix A).

1. A six-foot maximum height above ground surface level shall be permitted on any part of the required setbacks of front yards or side yards abutting a street in H-R and H-C zones; provided, such wall, fence or hedge is in accord with subsections (D) and (G) of this section.

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

1. The driver's eye level may be from three to eight feet above the driveway's surface and located as far as 10 feet back from the curb line or pavement edge.

2. Those portions of approaching cars which are more than three feet above the roadbed must be within view of the exiting driver.

3. Approaching cars must be visible when driving in the center of any legal lane.

4. Minor gaps are permitted in the required field of view caused by tree trunks, sign posts, or other narrow objects if they could not conceal a small automobile.

18.60.320 Structures permitted to intrude into required yards.

E. Planting boxes or masonry planters not exceeding 42 inches in height: two feet.

The PZHAC will need to determine that the proposed walls will be consistent with other walls in the Town. The PZHAC will also need to determine that the request, as submitted, is consistent with 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 rock walls on front and rear property lines at this address.
- The PZHAC has determined that the proposed walls meet 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:

Doña Ana County, NM

General Reference Maps

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Number Enter Value:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400564](#)
Parcel Number: 4006138203056
Owner: TORRES FRANCISCO J
Mail Address: 3575 TILE AVE
Subdivision: SOUTHWEST ADDITION
TO MESILLA 201
Property Address: 2631 CALLE
TERCERA
Acres: 0



PHOTO OF FRONT OF PROPERTY FROM CALLE TERCERA



PHOTO OF REAR OF PROPERTY FROM CALLE SEGUNDA



PLAT OF SURVEY

OF A 0.192 ACRE TRACT AND A 0.247 ACRE TRACT
 LOCATED IN SECTION 36, T.238., R.1E.
 N.M.P.M. OF THE U.S.R.S. SURVEYS
 BEING LOT 6 & 7, BLOCK C
 SOUTHWEST ADDITION TO THE
 TOWN OF MESILLA, PLAT FILED
 FEBRUARY 4, 1943, IN BOOK 9, PAGE 76
 OF THE DONA ANA COUNTY RECORDS
 AS U.S.R.S. TRACT 11A-140 AND
 PART OF U.S.R.S. TRACT 11A-141C
 TOWN OF MESILLA
 DONA ANA COUNTY
 NEW MEXICO

drawn by	S. Pealo
FILED as	RR, c.s.
JOB NO.	18-01-0030
DATE	January 19, 2018

INSTRUMENT OF RECORD
 FILED
 INSTRUMENT 02210312 & 01311133
 OF THE DONA ANA COUNTY RECORDS

PROPERTY IS IN AN "X" DESIGNATED ZONE,
 AS SHOWN ON THE FLOOD INSURANCE RATE MAP
 COMMUNITY PANEL NO. 35033C1093 O
 EFFECTIVE JULY 6, 2016



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT, MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ASSUMED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

T.G. Scanlon
 TED G. SCANLON - BY NO. 9433
 2990 N. MAIN STREET, STE. 3C, LAS CRUCES, NEW MEXICO 88001

January 19, 2018
 DATE OF SURVEY



1" = 40'
 Scale in Feet

SCANNON & ASSOCIATES
ENGINEERS AND SURVEYORS LLC
 2990 N. MAIN STREET, STE. 3C
 LAS CRUCES, NEW MEXICO 88001
 PHONE (575) 523-1443
 FAX (575) 523-9928

THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS OF LAND. IT IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO CONSTITUTION.

TOWN OF MESILLA
ZONING APPROVAL

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

OFFICIAL USE ONLY: Case # 061047 Fee \$ 280.00
88046 (575) 524-3262 ext. 104

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

CASE NO. 061047 ZONE: H1R CODE: M1 APPLICATION DATE: 5/1/20

Name of Property Owner Francisco Torres Property Owner's Telephone Number 575-644-3490

Property Owner's Mailing Address City State Zip Code
3575 Tile Ave Las Cruces NM 88001

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

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

Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number
575-650-4196

Address of Proposed Work: 0631 Calle Tercera

Description of Proposed Work: 6' Rockwall on east side of property
4' Rockwall on west side of property

Estimated Cost
\$8,075.00

Signature of Applicant

[Signature]

Date 4/24/20

Signature of property owner:

[Signature]

4/24/20

Per email received 6/12/2020, fence in has been amended to be 11 feet back and 6 ft high per the attached plan set by GM&Associates and emails. - Cynthia

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

FOR OFFICIAL USE ONLY

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

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

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS:

PZHAC + BOT APPROVAL REQUIRED.
FEE WAS DOUBLED FOR STARTING WITHOUT A PERMIT

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

- 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.
- Foundation plan with details.
- Floor plan showing rooms, their uses and dimensions.
- Cross section of walls
- Roof and floor framing plan

Cynthia Stoechner-Hernandez

From: Nora Barraza <noralbarraza@comcast.net>
Sent: Friday, June 12, 2020 2:41 PM
To: Cynthia Stoechner-Hernandez
Subject: Fwd: Re: 2631 Calle Tercera - Site Plan C-1 (061220) Revised 2

----- Original Message -----

From: Francisco Torres <chalas.woodfiregrill@gmail.com>
To: Larry Shannon <larrys@mesillanm.gov>, NORALBARRAZA <noralbarraza@comcast.net>
Date: June 12, 2020 at 12:41 PM
Subject: Re: 2631 Calle Tercera - Site Plan C-1 (061220) Revised 2

Hi. So I just noticed the wall south of the planters says 4'. That will actually be 6'. I'll have it fixed and re send. Thank you.

On Fri, Jun 12, 2020 at 12:06 PM Francisco Torres <chalas.woodfiregrill@gmail.com> wrote:

----- Forwarded message -----

From: **Frank Torres** <franktorr501@yahoo.com>
Date: Fri, Jun 12, 2020 at 12:03 PM
Subject: Fwd: 2631 Calle Tercera - Site Plan C-1 (061220) Revised 2
To: <chalas.woodfiregrill@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Adrian Manriquez <gnmassociates1@gmail.com>
Date: June 12, 2020 at 11:34:26 AM CDT
To: Frank Torres <franktorr501@yahoo.com>
Subject: 2631 Calle Tercera - Site Plan C-1 (061220) Revised 2

See attached

--

Adrian R. Manriquez (EIT)

G&M Associates LLC.

Architect u r e & Civil

Dr a w i n g Plan Production

Ph : 915.252.3762

gnmassociates1@gmail.com