



THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA HAS POSTPONED THEIR REGULAR MEETING OF JUNE 22, 2020 TO **MONDAY, JUNE 29, 2020 AT 6:00 P.M.** DUE TO TECHNICAL DIFFICULTIES.

VIA TELECONFERENCE 1-346-248-7799

MEETING ID 983-7900-0389

PASSWORD 971704

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL & DETERMINATION OF A QUORUM
3. CHANGES TO THE AGENDA & APPROVAL
4. PUBLIC INPUT – The public is invited to address the Board for up to 3 minutes.
Public input in writing shall be received at cynthias-h@mesillanm.gov at by 5:00 p.m., the day of the meeting and will be read into the record. You will also be given an opportunity to speak during this time by pressing *9 while in the teleconference. You will be prompted when to begin speaking.
5. CLOSED SESSION – pursuant to NMSA 1978 Chapter 10-15-1(H)(2): discussion limited to personnel matters in the Finance Department & the Marshal’s Department. – *Nora L. Barraza, Mayor.*
All members of the public/staff not included in the closed session will be placed in the waiting room until the closed session is concluded. All members not included in closed session will be allowed back into the regular meeting once it reconvenes.
6. *APPROVAL OF CONSENT AGENDA:
(The Board will be asked to approve by one motion the following items of recurring or routine business. The Consent Agenda is marked with an asterisk *):
 - a) *BOT Minutes – Minutes of a Regular Meeting on June 8, 2020.
 - b) *BOT Minutes – Minutes of a Special Meeting on June 12, 2020.
 - c) *PZHAC Case 061047 – Calle Tercera, submitted by Frankie Torres, a request for a zoning permit to allow a rock wall to be constructed at this address. **Zoned: Historical Residential (HR).**
 - d) *PZHAC 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).**
 - e) *PZHAC 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).**
 - f) *PZHAC 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).**
7. NEW BUSINESS:
 - a) **For consideration:** approval of a replacement appointee to the Mesilla Valley MPO Bicycle Committee. – *Nora L. Barraza, Mayor.*
8. BOARD OF TRUSTEE COMMITTEE REPORTS

9. BOARD OF TRUSTEE/STAFF COMMENTS

10. ADJOURNMENT

NOTICE:

If you need an accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least one week prior to the meeting. The Mayor and Trustees request that all cell phones be turned off or set to vibrate. Members of the audience are requested to step outside the Board Room to respond to or to conduct a phone conversation. A copy of the agenda packet can be found online at www.mesillanm.gov 06/17/2020.

Physically posted 6/19/2020 revised and reposted 6/25/2020 at the following locations: Town Clerk's Office 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.



**BOARD OF TRUSTEES
TOWN OF MESILLA
REGULAR MEETING
MONDAY, JUNE 8, 2020
6:00 P.M.**

VIA TELECONFERENCE

TRUSTEES: Nora L. Barraza, Mayor
Carlos Arzabal, Mayor Pro Tem
Jesus Caro, Trustee
Veronica Garcia, Trustee
Stephanie Johnson-Burick, Trustee

STAFF: Cynthia Stoechner-Hernandez, Town Clerk
Kevin Hoban, Fire Chief
Eddie Lerma, Marshal
Rod McGillivray, Public Works Director
Dorothy Seller, Special Events Coordinator
Larry Shannon, Community Development Coordinator
Gloria Maya, Recorder

1. PLEDGE OF ALLEGIANCE

Mayor Barraza led the Pledge of Allegiance.

2. ROLL CALL & DETERMINATION OF A QUORUM

Roll Call.

Present: Mayor Barraza, Mayor Pro Tem Arzabal, Trustee Caro, Trustee Garcia, Trustee Johnson-Burick.

3. CHANGES TO THE AGENDA & APPROVAL

Trustee Garcia requested the removal of new business item #6 from the agenda based on procedure roll. She read the rule.

Mayor Barraza responded two trustees submitted a request to bring the item back prior to the last meeting but since she is not in the office, the requests were in her box. Since no action was taken at the last meeting it could be brought back.

Trustee Garcia responded it should have been at the last meeting.

Mayor Barraza reiterated it was requested prior to last meeting.

Trustee Garcia responded it was on the agenda but was pulled.

Mayor Barraza reiterated there was no action taken so there was no prevailing side.

Ms. Stoechner-Hernandez confirmed since no action was taken and there was not a second on the item at

1 the meeting, it could be brought per the request of two trustees.

2
3 Mayor Barraza stated the request were in her box, but she had not come in.

4
5 **Motion: To approve agenda, Moved by Mayor Pro Tem Arzabal, Seconded by Trustee Johnson-**
6 **Burick.**

7
8 **Roll Call Vote: Motion passed (summary: Yes =3, No=1).**

9 Mayor Pro Tem Arzabal Yes

10 Trustee Caro Yes

11 Trustee Garcia No

12 Trustee Johnson-Burick Yes

13
14 **4. PUBLIC INPUT** – The public is invited to address the Board for up to 3 minutes.

15 Ms. Stoechner-Hernandez read public input submitted; see the attached.

16
17 **5. *APPROVAL OF CONSENT AGENDA –**
18 **(The Board will be asked to approve by one motion the following items of recurring or**
19 **routine business. The Consent Agenda is marked with an asterisk *):**

20
21 Trustee Garcia stated the minutes do not reflect where she asked at the last meeting if court staff had been
22 invited to the board meeting and the response was yes.

23
24 Trustee Johnson-Burick stated she remembers the minutes reflecting Ms. Stoechner-Hernandez responding
25 they had been notified but had not heard back from them.

26
27 Trustee Garcia responded that was regarding the budget; she asked if they had been invited to the
28 meeting.

29
30 **Motion: To approve consent agenda, Moved by Mayor Pro Tem Arzabal, Seconded by Trustee**
31 **Johnson-Burick.**

32
33 Trustee Johnson-Burick addressed the interwind of the Planning and Zoning information in the packet.

34
35 Mayor Barraza asked Ms. Stoechner-Hernandez to ensure everything is in order.

36
37 **Roll Call Vote: Motion passed (summary: Yes =4).**

38 Mayor Pro Tem Arzabal Yes

39 Trustee Caro Yes

40 Trustee Garcia Yes

41 Trustee Johnson-Burick Yes

42
43 a) ***BOT Minutes** – Minutes of a Regular Meeting on May 26, 2020. *Approved by consent*
44 *agenda*

45 b) ***PZHAC Case 061021** - 1922 Calle de Cura, submitted by Nia Rucker; a request for a
46 zoning permit to replace windows on a dwelling at this address. **Zoned: Historical**
47 **Residential (HR).** *Approved by consent agenda*

48 c) ***PZHAC Case 061032** - 2305 Calle de Colon, submitted by Gerard Nevarez, a request for
49 a zoning permit to enclose an existing covered patio and install a new covered patio at the
50 rear of a dwelling at this address. **Zoned: Historic Residential (HR).** *Approved by consent*
51 *agenda*

52 d) ***PZHAC Case 061034** - 2230 Calle del Sur, submitted by Stephen Cadena; a request for a
53 zoning permit to construct a porch around a dwelling at this address. **Zoned: Historic**

1 **Residential (HR). *Approved by consent agenda***

- 2 e) ***PZHAC Case 061054** – 2581 Calle de Cura, submitted by Gary and Laura Ramsey; a
3 request for a zoning permit to allow renovations to the interior as well as the replacement of
4 windows and repair and repainting of the exterior of a dwelling at this address. **Zoned:**
5 **Historical Residential (HR). *Approved by consent agenda***

6
7 **6. FOR RECONSIDERATION:**

8
9 a) **Ordinance 2020-02** – Revising Chapter 18.35 Historic Residential Zone. – ***Requested by***
10 ***Trustee Johnson-Burick & Trustee Caro.***

11 Mayor Barraza stated there a motion made but there was not a second for this item so it could not move
12 forward. The minutes read where she said that two trustees could request to bring the item back to the
13 board. Trustee Caro and Trustee Johnson-Burick made the request to bring the item back.

14
15 **Motion: To suspend the rules of order, Moved by Mayor Pro Tem Arzabal, Second by Trustee**
16 **Johnson-Burick.**

17
18 **Roll Call Vote:** Motion passed (**summary:** Yes =4).

19 Mayor Pro Tem Arzabal Yes
20 Trustee Caro Yes
21 Trustee Garcia Yes
22 Trustee Johnson-Burick Yes

23
24 Trustee Johnson-Burick stated the board's obligation is to do what is best for the Town of Mesilla and to
25 follow the Yguado Plan to keep Mesilla as it is. As Representative Cadena stated we cannot pick and
26 choose who we are going to benefit. This ordinance does not prohibit the landowner from building but
27 will help preserve the integrity of Mesilla. The ordinance will prohibit apartments or similar buildings
28 from being built.

29
30 Mayor Pro Tem Arzabal stated we need to listen to the constituents. The public was asking for a face to
31 face meeting which unfortunately could not take place. A lot of work was done on this ordinance; we
32 need to move forward.

33
34 Trustee Garcia stated we just wanted a meeting with the residents. She reiterated that she feels that it was
35 too late to bring this back to the board. Wants to make sure we are not breaking any rules.

36
37 Trustee Caro stated we are trying to find a way to work with the public which is hard during this
38 pandemic. The Yguado Plan has everything we need. He wants to leave it as is.

39
40 Trustee Garcia asked if the request were submitted before the previous meeting.

41
42 Mayor Barraza responded that information is in your packet.

43
44 Mayor Pro Tem Arzabal stated we need to consider the letter received from Mr. Cervantes which is in the
45 packet.

46
47 Mayor Barraza responded everything received has been made available to the trustees since she was last
48 in the office.

49
50 **Motion: To reinstate the rules of order and approve Ordinance 2020-02 – Revising Chapter 18.35**
51 **Historic Residential Zone, Moved by Trustee Johnson-Burick, Seconded by Mayor Pro Tem**
52 **Arzabal.**

1 **Roll Call Vote:** Motion passed (**summary:** Yes =3, No=2).

2 *Mayor Barraza Yes

3 **Mayor Pro Tem Arzabal Yes

4 Trustee Caro No

5 Trustee Garcia No

6 Trustee Johnson-Burick Yes

7

8 Mayor Barraza commented that her Vote was based on the input received from the residents and the
9 Comprehensive Plan.

10

11 Mayor Pro-Tem Arzabal commented that his Vote was based on the correspondence received from
12 attorney.

13

14 Mayor Barraza stated she is confident the residents feel they are being heard and that we are preserving
15 the history of Mesilla.

16

17 **7. BOARD OF TRUSTEE COMMITTEE REPORTS**

18 Mayor Pro Tem Arzabal – Wednesday, June 10th CEO via zoom at 10:00 a.m.

19

20 Trustee Johnson-Burick – Wednesday, June 10th MPO meeting via zoom at 1:00 p.m.

21

22 Trustee Garcia – Wednesday, June 10th MPO meeting via zoom at 1:00 p.m.

23

24 Mayor Barraza – RTD meeting last week; Mayor’s weekly meeting; Friday, June 12th MAC meeting;
25 Wednesday, June 10th MPO meeting; Friday NMML Board of Directors meeting.

26

27 **8. BOARD OF TRUSTEE/STAFF COMMENTS**

28 Marshal Lerma stated arrangements were made for events that were expected to take place in Mesilla, but
29 they were moved to Las Cruces last minute. The LCPD requested for our assistance during the
30 demonstrations and protest that also took place in Las Cruces. The county also requested the assistance of
31 our department.

32

33 Mayor Barraza thanked Marshal Lerma and his officers for supporting our fellow officers as well as the
34 Fire Department for their support.

35

36 Fire Chief Hoban stated the Fire Department is prepared to support the other departments.

37

38 Ms. Sellers stated Summer Recreation will have two sessions. We are closely following the CDC and
39 New Mexico Guidelines.

40

41 Trustee Caro stated he is concerned that the person buying and building in Mesilla has been appointed to
42 the Planning and Zoning Commission; feels it is a conflict of interest and should be reconsidered.

43

44 Trustee Garcia asked if anyone responded to Representative Cadena. Mesilla property has history so do
45 not sell, keep it in your family.

46

47 Trustee Johnson-Burick thanked staff for everything they are doing during this pandemic. The parks look
48 wonderful. Encourages the Public Safety staff to participate in social distancing parades.

49

50 Mayor Pro Tem Arzabal stated we do not like duplexes around town; a letter received from attorney
51 stated they were legal.

52

53 Trustee Garcia stated she has provided meals, anonymously, to the Fire and Marshal Department and

1 drinks to staff when she sees them working. She further stated that Mr. Salas knows the rules with
2 regards to Planning and Zoning.
3

4 Mayor Barraza stated they are working on getting a testing site set up in Mesilla, tentatively at the
5 Mercado area. A restaurant owner who had an employee test positive took the right step in protecting his
6 employees and his customers. Discourages everyone from going to El Paso. She commends Governor
7 Lujan-Grisham for her work in keeps New Mexico's number low. Continue social distancing, stay home
8 to stay healthy. A lot of work and thought went into the Historic Residential Ordinance. The trustee's,
9 commissioner's and resident's input were taken into consideration for this ordinance. If it is not working
10 out it can come back for amendments. Ours prayers for the families who have lost family members.
11

12 **9. ADJOURNMENT**

The Town of Mesilla Trustees unanimously agreed to adjourn the meeting. (Summary: Yes-4)

MEETING ADJOURNED AT 6:57 P.M.

APPROVED THIS 22ND DAY OF JUNE, 2020.

Nora L. Barraza
Mayor

ATTEST:

Cynthia Stoeher-Hernandez
Town Clerk/Treasurer

PUBLIC INPUT FOR THE JUNE 8, 2020 BOT MEETING:

Public Input, BOT meeting 6/8/2020, submitted by Susan Krueger, with thanks.

What began in 1973 as the Yguado Plan is today Chapter 18.33, MTC, the historic preservation ordinance of the town of Mesilla. Both documents have as their purpose the preservation and protection of the Town's historic districts. Both are designed to educate policy makers and citizens applying for a building permit in the HC or HR zones, using such educational tools as architectural styles and the development zone.

If the preservation and protection of the Town's historical heritage need additional safeguards, then, perhaps, it is time to consider a different approach to historic preservation. In this light, I support the passage of proposed Ordinance 2020-02 as a place to begin. Across the board, we will all be affected equally where we stand now.

As a footnote, to clarify, the source of what was identified in Joni Gutierrez and Lowell Catlett's memo as, "The Historical Buildings Survey of the Greater Las Cruces Area, 1982," is the Town of Mesilla's "State Register of Cultural Properties" nomination form submitted in 1978 to the Heritage Conservation and Recreation Service to nominate 416 buildings in the Town of Mesilla to the State Register. Following the introduction to the Nomination are descriptions of the 416 individual structures, and it is these descriptions that can be found attached to current PZHAC cases that involve building permits for historic structures in the HR and HC zones.



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BOARD OF TRUSTEES
TOWN OF MESILLA
SPECIAL MEETING
FRIDAY, JUNE 12, 2020
4:30 P.M
VIA TELECONFERENCE

TRUSTEES: Nora L. Barraza, Mayor
Carlos Arzabal, Mayor Pro Tem
Jesus Caro, Trustee (absent)
Veronica Garcia, Trustee
Stephanie Johnson-Burick, Trustee

STAFF: Cynthia Stoechner-Hernandez, Town Clerk/Treasurer
Larry Shannon, Community Development
Gloria Maya, Recorder

1. PLEDGE OF ALLEGIANCE
Mayor Barraza led the Pledge of Allegiance.

2. ROLL CALL & DETERMINATION OF A QUORUM
Roll Call.
Present: Mayor Barraza, Mayor Pro Tem Arzabal, Trustee Garcia, Trustee Johnson-Burick.

3. CHANGES TO THE AGENDA & APPROVAL
Motion: To approve agenda, Moved by Trustee Garcia, Seconded by Trustee Garcia.

Roll Call Vote: Motion passed (**summary:** Yes =3).
Mayor Pro Tem Arzabal Yes
Trustee Garcia Yes
Trustee Johnson-Burick Yes

4. PUBLIC INPUT – The public is invited to address the Board for up to 3 minutes.
No Public Input

5. FOR APPROVAL:
a) **Resolution 2020-11-** – Granting the Mayor the authority to sign off on temporary outdoor patio expansions for our local businesses. – **Nora L. Barraza, Mayor.**
Ms. Stoechner-Hernandez read Resolution 2020-11.

Mayor Barraza stated businesses requesting to expand to outdoor area would have to go through the

1 process could take up to 6 weeks along with obtaining permission from the New Mexico Alcohol and
2 Gaming Department. Business owners have contacted her regarding temporary expansion and possible
3 one on a permanent basis. Staff came up with a list of requirements the businesses would need to abide
4 by so as to bypass the process of going through Planning & Zoning and BOT. These requirements would
5 be verified by the Fire Department as well. We are trying to assist our businesses in reopening.
6

7 **Motion: To approve Resolution 2020-11 – Granting the Mayor the authority to sign off on**
8 **temporary outdoor patio expansions for our local businesses, Mayor Pro Tem Arzabal, Seconded**
9 **by Trustee Garcia.**

10
11 Trustee Garcia asked if the business requesting a permanent expansion will need to come back to the
12 board.

13
14 Mayor Barraza responded this resolution is for temporary outdoor patio expansions so the business
15 requesting a permanent expansion will need to come back and go through the entire process.
16

17 Mayor Pro Tem Arzabal stated this is a great resolution which shows support. Helps the town be business
18 friendly. Businesses need our support during this time.
19

20 Mayor Barraza responded we will deal with these situations a step at a time.
21

22 Trustee Johnson-Burick stated she agrees with the comments made by the trustees.
23

24 Mayor Pro Tem Arzabal called for the question.
25

26 **Roll Call Vote:** Motion passed (**summary:** Yes =3).

27 Mayor Pro Tem Arzabal Yes

28 Trustee Garcia Yes

29 Trustee Johnson-Burick Yes
30

31 Ms. Schneider thanked the board for their support as they try to survive during these difficult times. She
32 loves this community.
33

34 Mayor Barraza thanked Ms. Schneider for patience all that she does for the town. Many entities are
35 having to cut their budgets; she is optimistic that we will bounce back.
36

37 Trustee Garcia asked if the resolution can be extended if the pandemic situation is not better.
38

39 Mayor Barraza responded yes it can be extended if need be.
40
41

42 **6. ADJOURNMENT**

The Town of Mesilla Trustees unanimously agreed to adjourn the meeting. (Summary: Yes-3)

MEETING ADJOURNED AT 4:46 P.M.

APPROVED THIS 22nd DAY OF JUNE, 2020.

Nora L. Barraza
Mayor

ATTEST:

Cynthia Stohner-Hernandez
Town Clerk/Treasurer

draft

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

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.23S., 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. Fealo
FILED as	RR, c.s.
JOB NO.	18-01-0030
DATE	January 19, 2018

INSTRUMENT OF RECORD
 FILED
 INSTRUMENT 02210312 & 01311153
 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



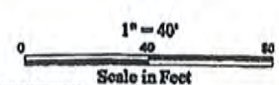
SURVEYOR'S CERTIFICATE

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.

January 19, 2018
 DATE OF SURVEY

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

NOTES:
 THE BASIS OF BEARING IS THE WEST MAGNETIC.
 ALL EASEMENTS SHOWN BETWEEN ARE PER THE FACED INSTRUMENT/PLAT AS NOTED HEREON.
 BEARINGS AND DISTANCES MATCH THAT OF RECORD, UNLESS OTHERWISE NOTED.
 *1" BROWN BOUNDS WITH YELLOW PLASTIC CAP 1/8" DIA. SET AT PROPERTY CORNERS OR AS NOTED HEREON.



SCANLON
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 STATUTES.

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
chalas.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 <chalias.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 <chalias.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: <chalias.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

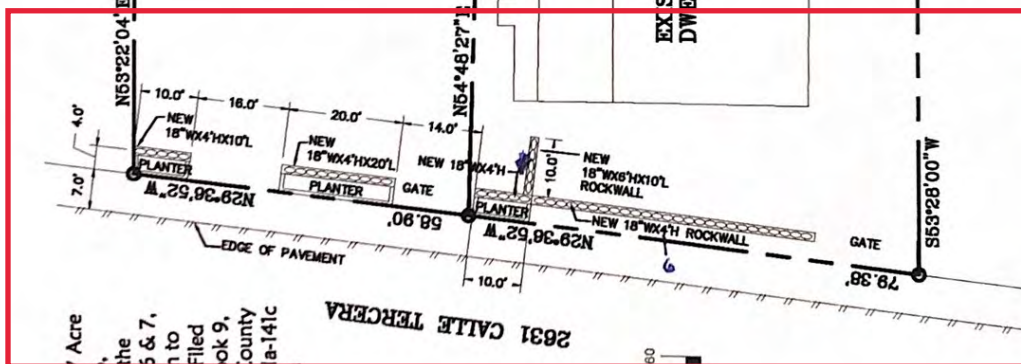
gnmassociates1@gmail.com

Site Plan For a New Rockwall

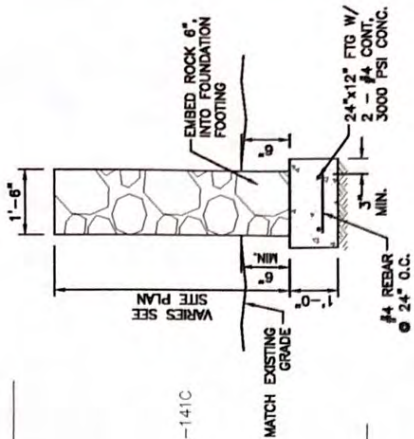
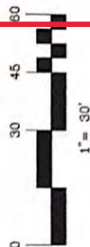
Scale: 1"=20' June, 2020

Address
2631 Calle Tercera
Las Cruces, NM 88005

Description
0.192 Acre Tract and 0.247 Acre Tract Located in Section 36, T.23S., R.1E. N.M.P.M. of the U.S.R.S. Surveys Being Lot 5 & 7, Block C Southwest Addition to The Town of Mesilla, Plat Filed February 4, 1943. In the Book 9, Page 76 of the Doña Ana County Records As U.S.R.S. Tract 11a-141c Town of Mesilla Doña Ana County New Mexico



2631 CALLE TERCERA



NAME: G&M Associates LLC
Architectural & Civil
Drawing Plan Production
Phone: 915-233-3762
Email: gmanodale@gmail.com

All sections of wall 4'-6" tall all 11' back

BOT ACTION FORM
ZONING PERMIT 061052
[PZHAC REVIEW – 6/15/2020]

Items:

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)

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 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 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. 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 ACTION:

The PZHAC determined that enclosing the proposed dwelling would not be out of character with the historic requirements of the Code and voted 5 – 0 to recommend APPROVAL of this request to the BOT

BOT OPTIONS:

1. **Approve the application as recommended by the PZHAC.**
2. **Approve the application with conditions.**
3. **Reject the application.**

BOT 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: [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

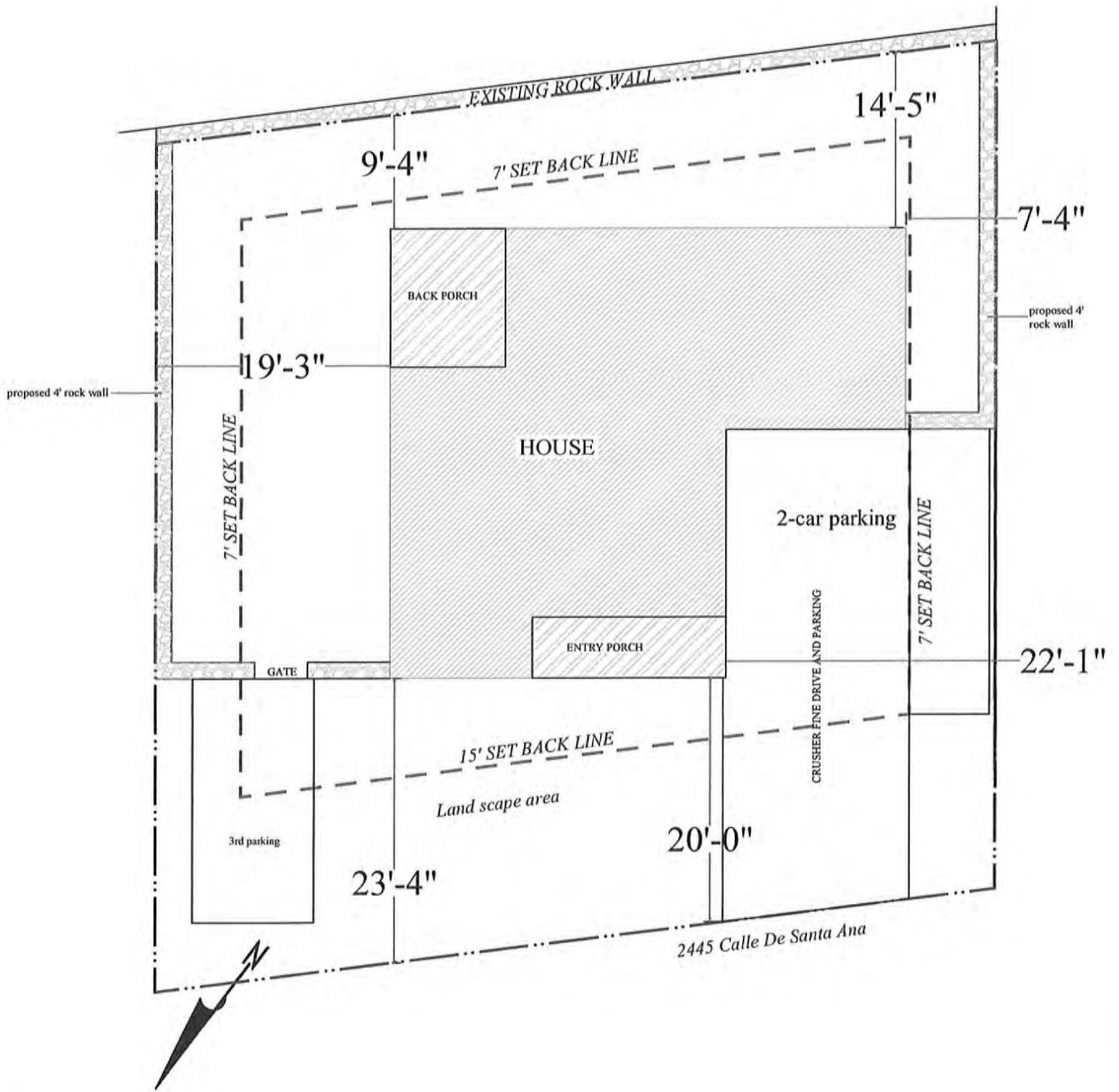
Architectural Details

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

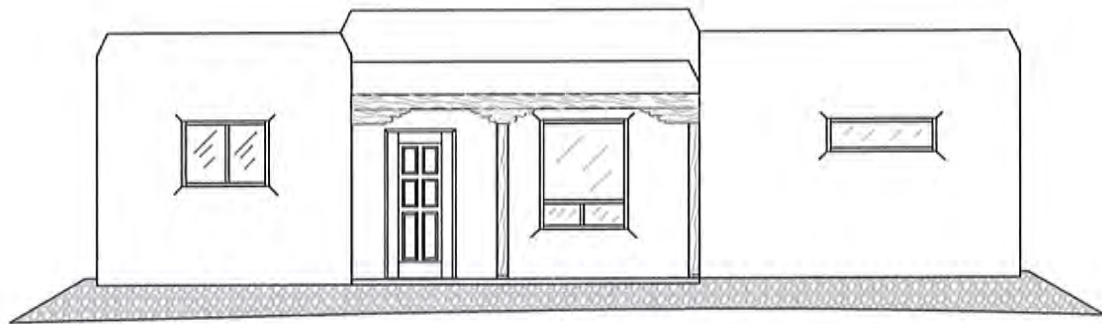
Pt of lot 1 SW addtion to Mesilla 201

PO Box 669

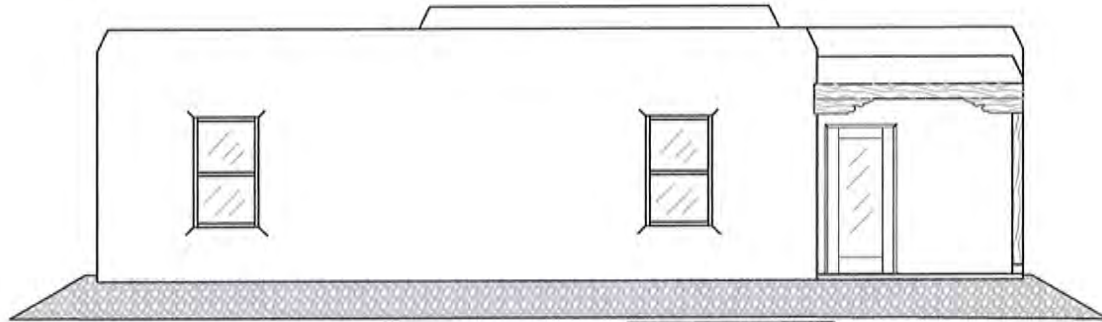
575-644-3748

Mesilla , NM 88046

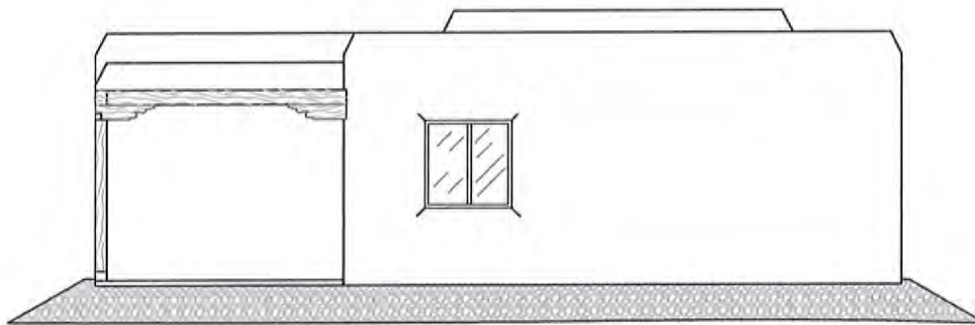
Mesilla Park, NM



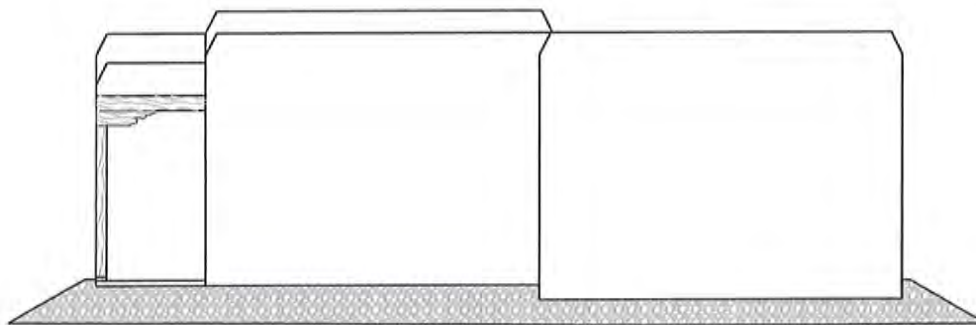
FRONT--NORTH SIDE



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

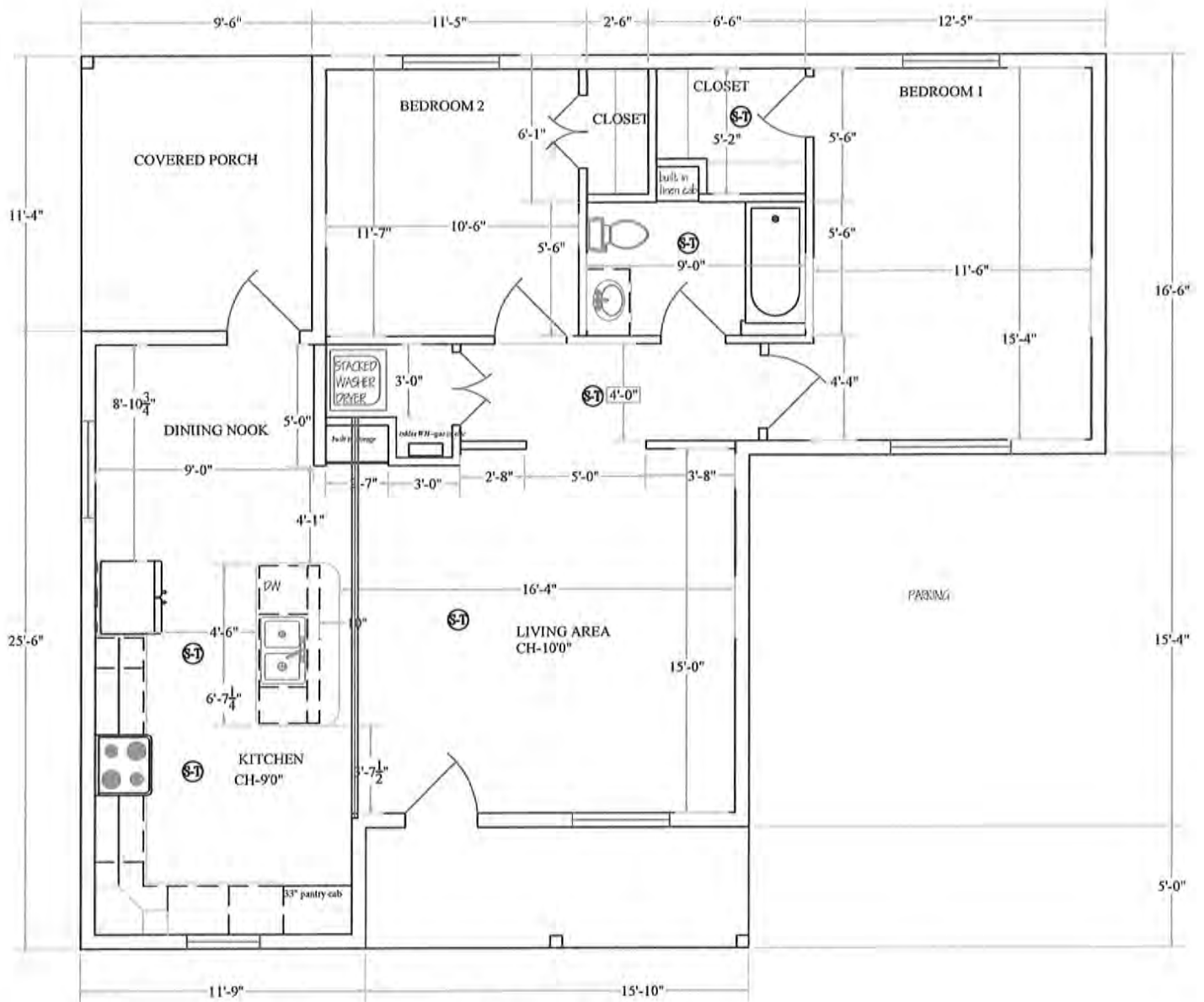
Pt of lot 1 SW addition to Mesilla 201

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'

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

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

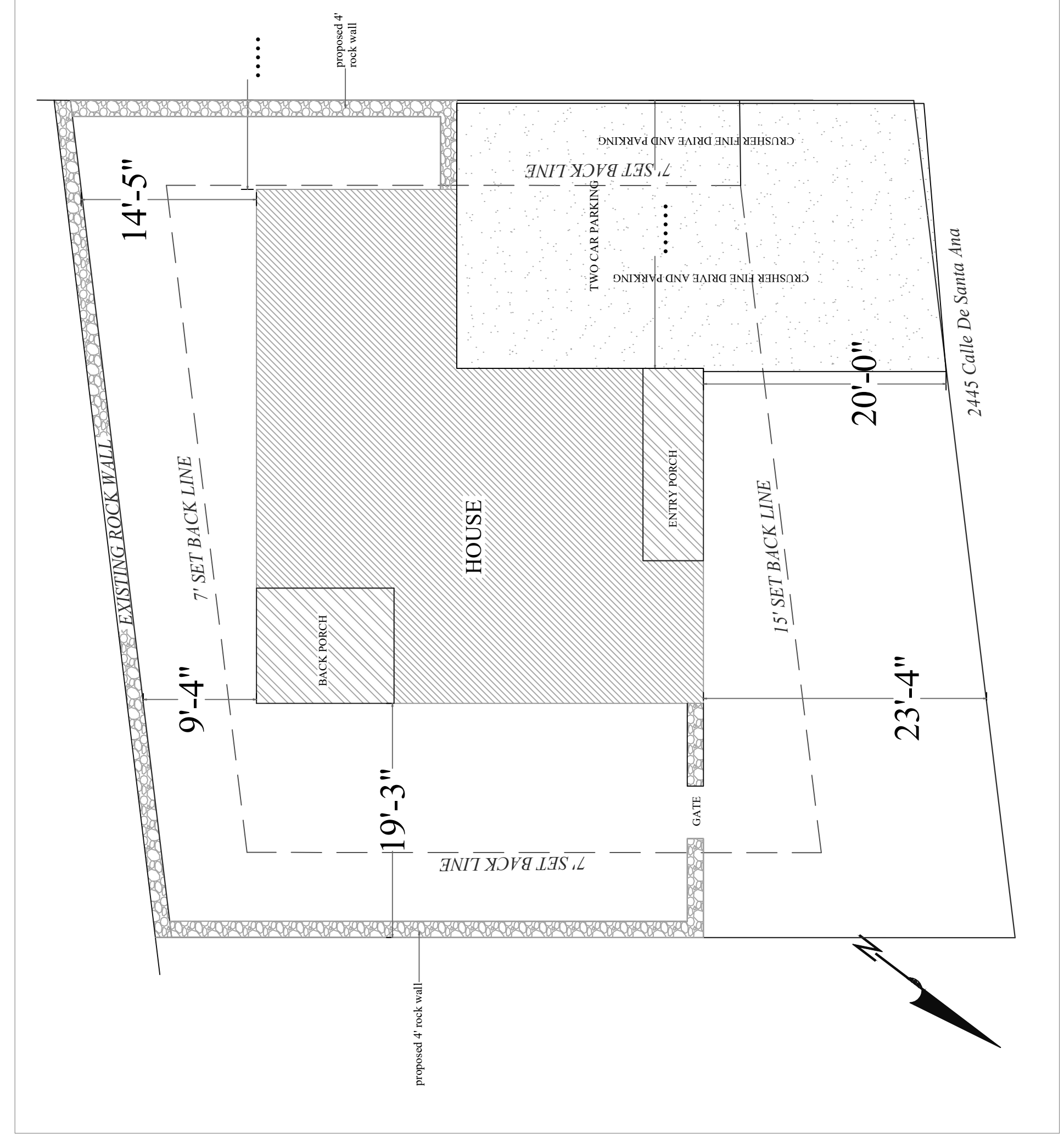
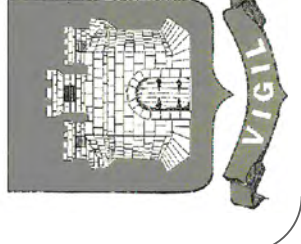
2445 Calle de Santa Ana
Part of Lot 1 SW Addition to Mesilla 201
Mesilla, NM 88046

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

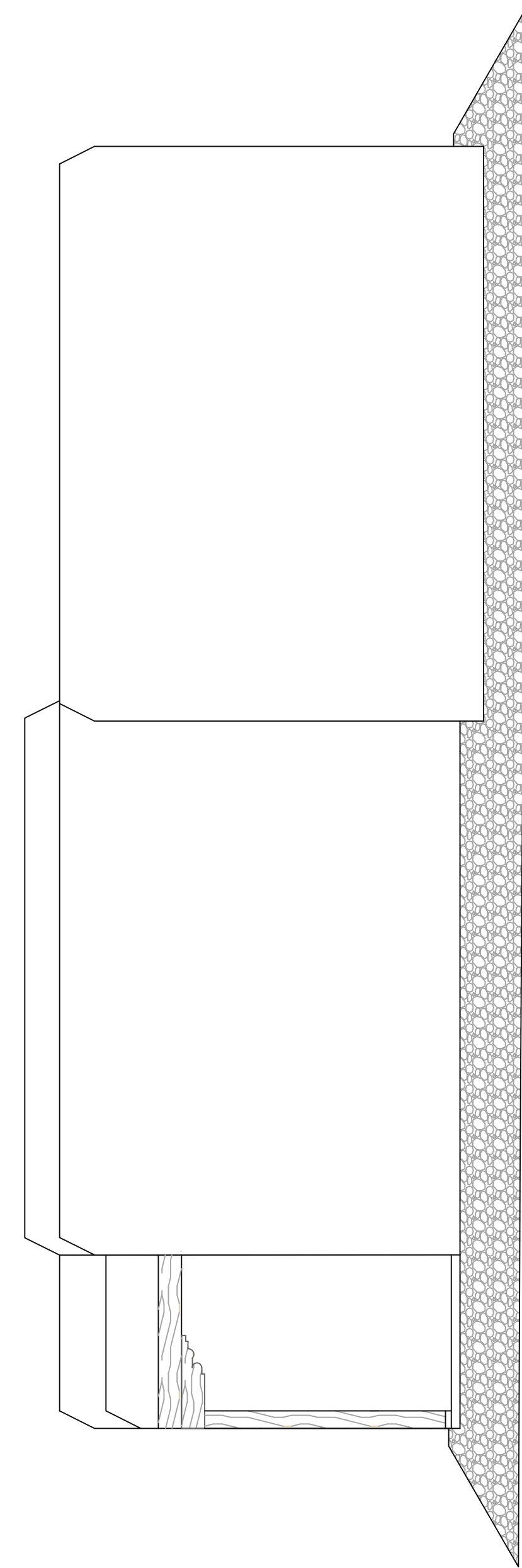
E-mail: vicaoneinc@aol.com
website: vicaone.com

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

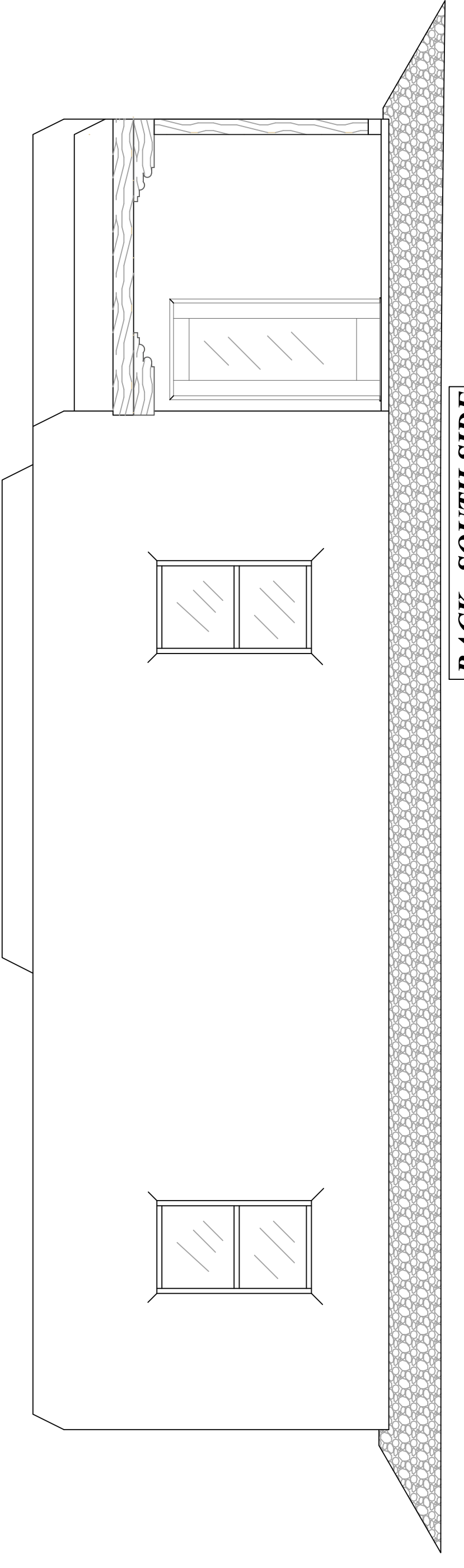
06/08/2020
proposed
rev: J



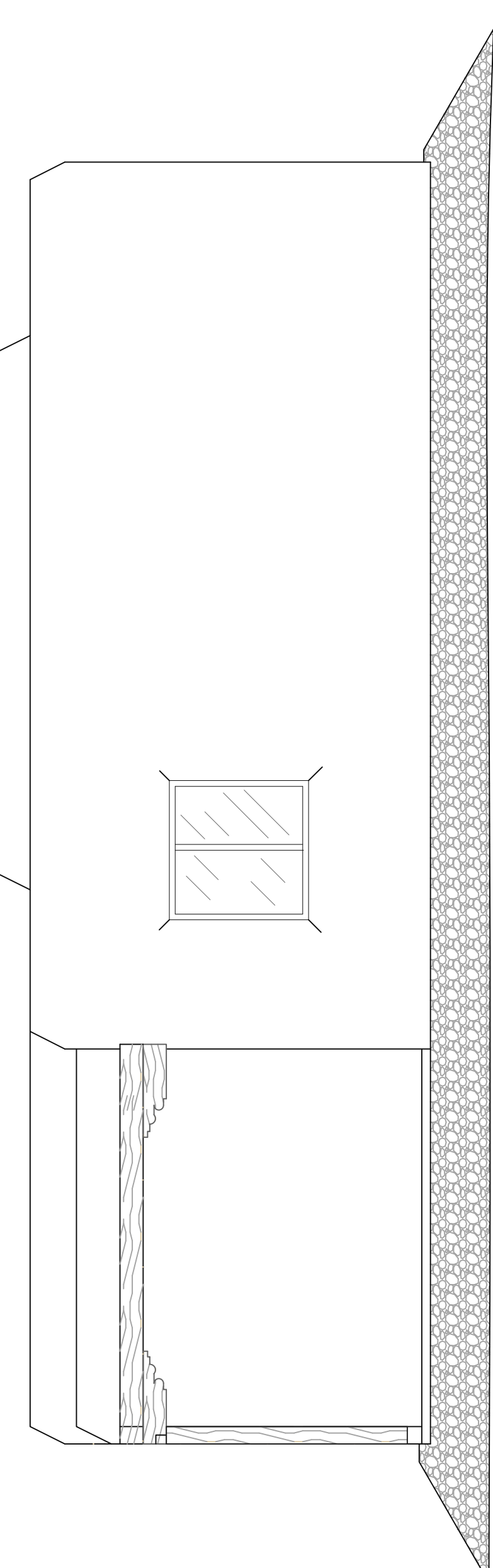
SIDE--WEST



BACK--SOUTH SIDE



SIDE--EAST

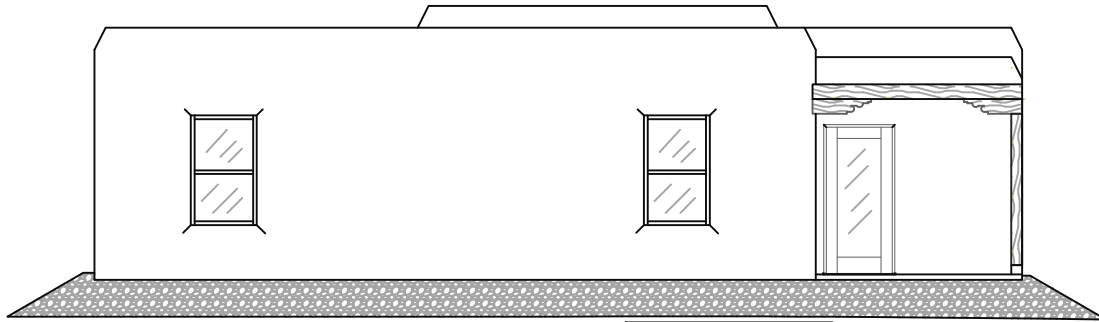


FRONT--NORTH SIDE

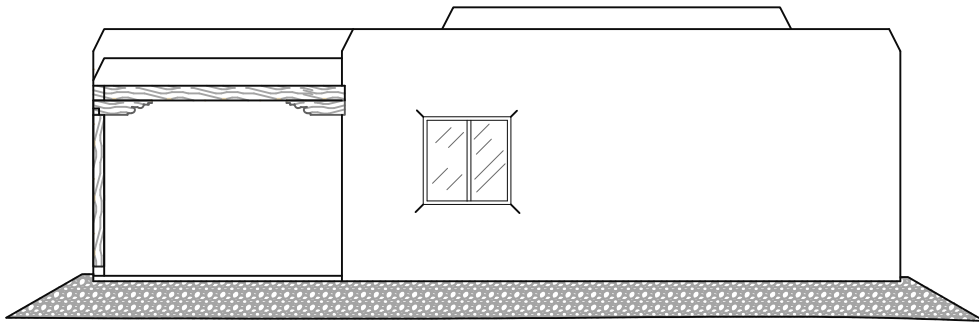




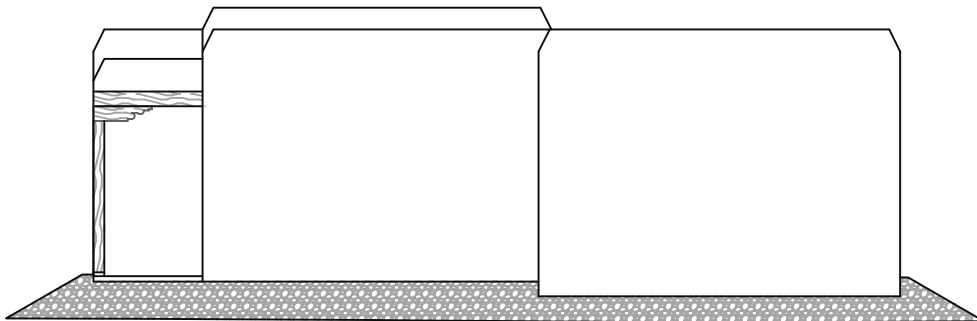
FRONT--NORTH SIDE



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

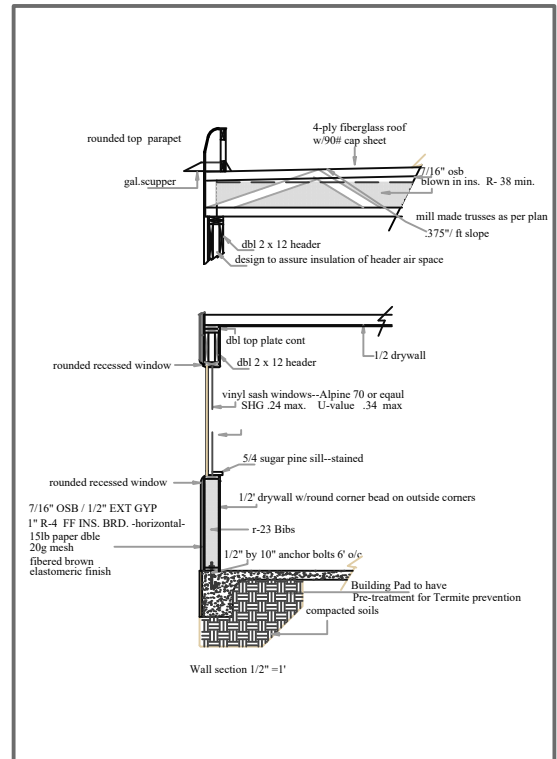
BACK-NORTH: TWO BEDROOMS

1 EACH: 3-0, 5-0 SINGLE HUNG

DOOR SCHEDULE:

FRONT-NORTH 3-0,6-8 SINLGE DOOR

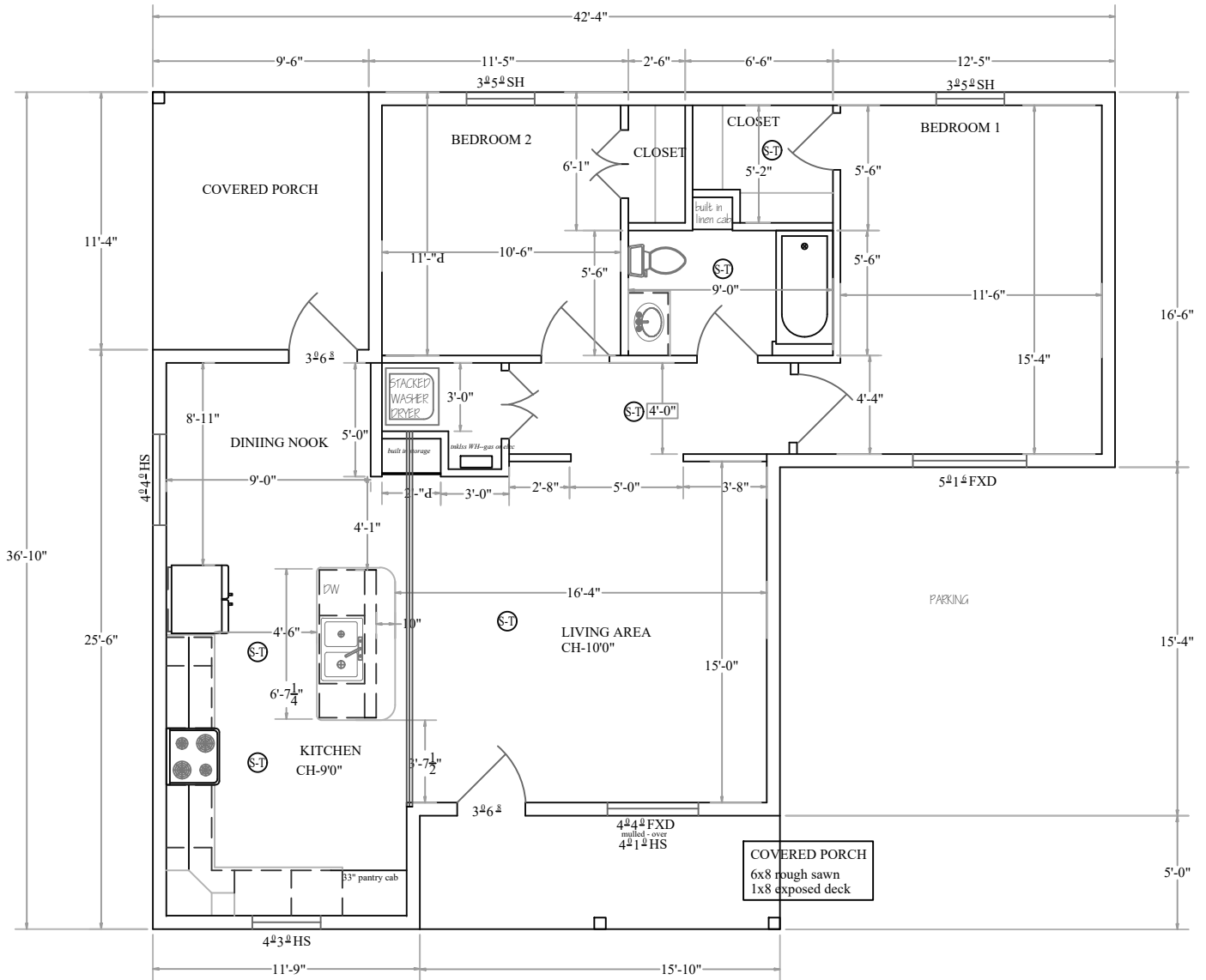
BACK- SOUTH: DINING AREA: 3-0,6-8 SINGLE LITE



Jan 10,2020

nts

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



Jan 10, 2020

nts

Drawn By: Patrick Vigil

2445 Calle de Santa Ana

ViCa One Inc.

Drawn for: Jack and Lisa Kirby

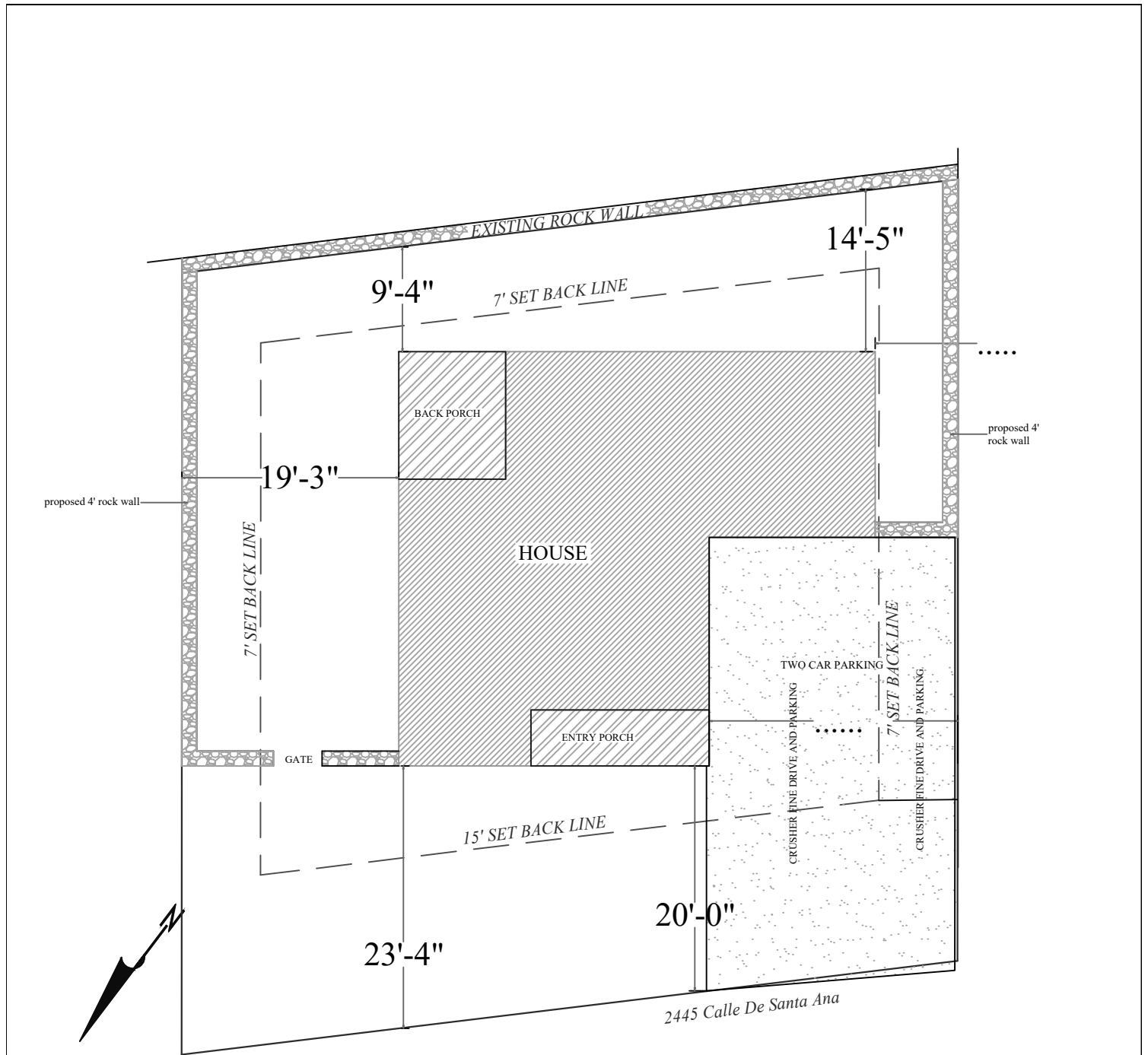
Pt of lot 1 SW addition to Mesilla 201

PO Box 669

575-644-3748

Mesilla, NM 88046

Mesilla Park, NM



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

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:

BOT ACTION FORM
ZONING PERMIT 061053
[PZHAC REVIEW – 6/15/2020]

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 ACTION:

The PZHAC determined that enclosing the proposed dwelling would not be out of character with the historic requirements of the Code and voted 5 – 0 to recommend APPROVAL of this request to the BOT

BOT OPTIONS:

1. Approve the application as recommended by the PZHAC.
2. Approve the application with conditions.
3. Reject the application.

BOT 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

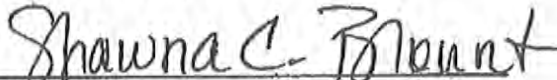
By: 
Name: Raymond Carlson
Title: Vice President

Representative Capacity


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

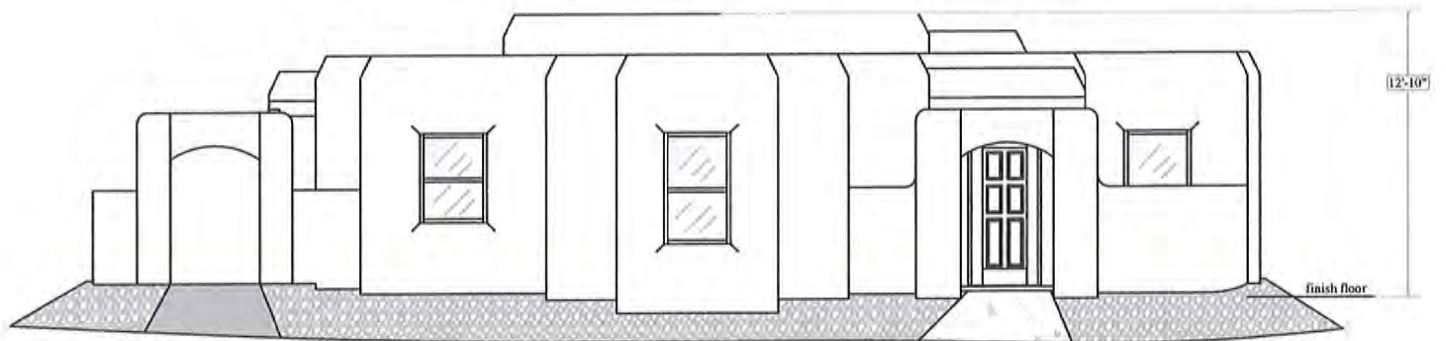
This instrument was acknowledged before me on December 16, 2019, by Raymond Carlson as Vice President of Logos Development, Inc., a NM corporation, on behalf of said corporation .

My commission expires: 4-18-23

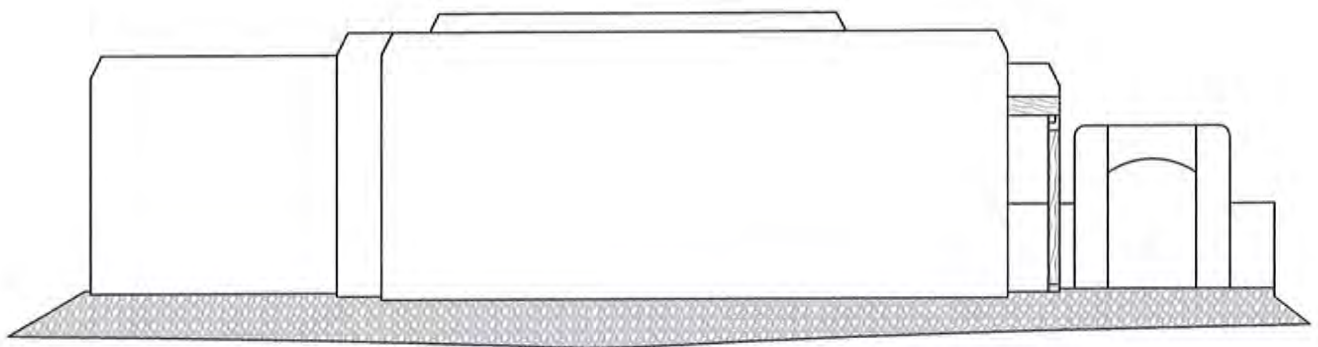

Notary Public

(Seal)

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



FRONT-SOUTH



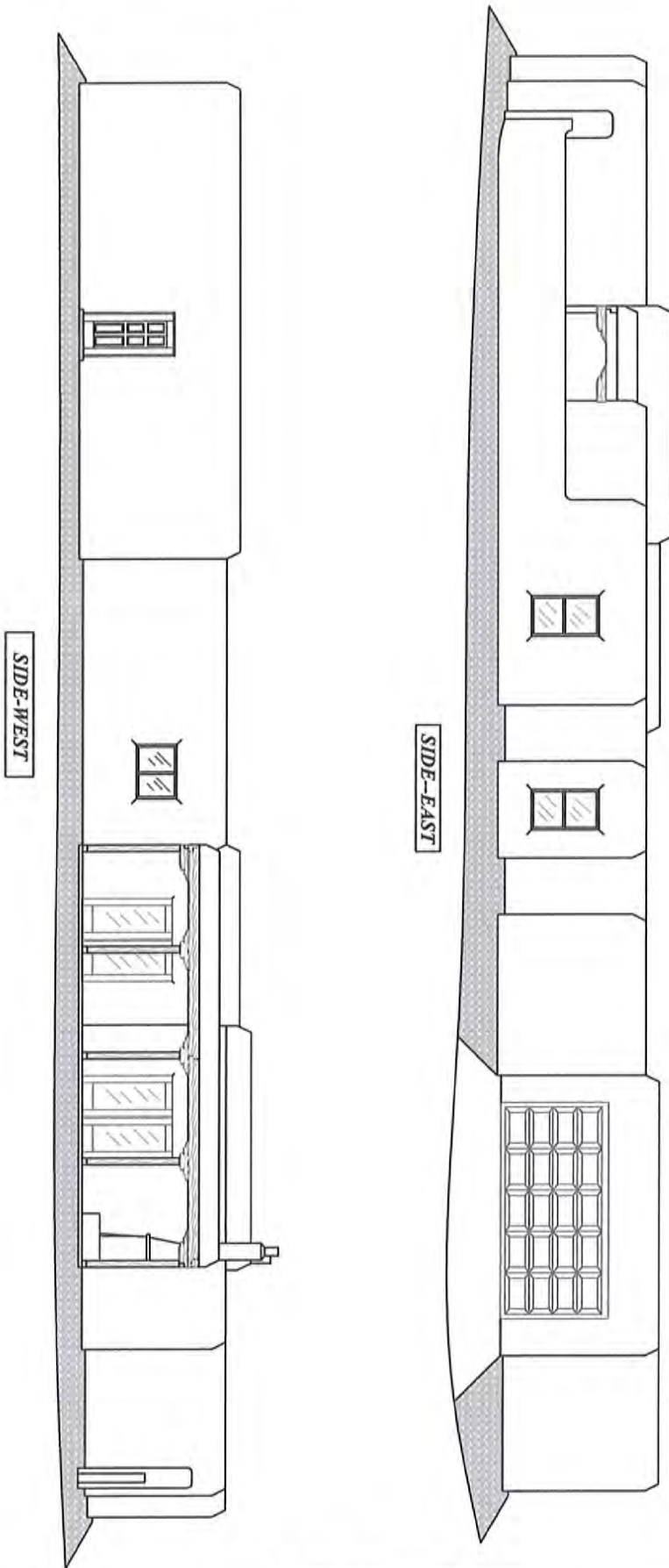
BACK--NORTH

Jan 10, 2020

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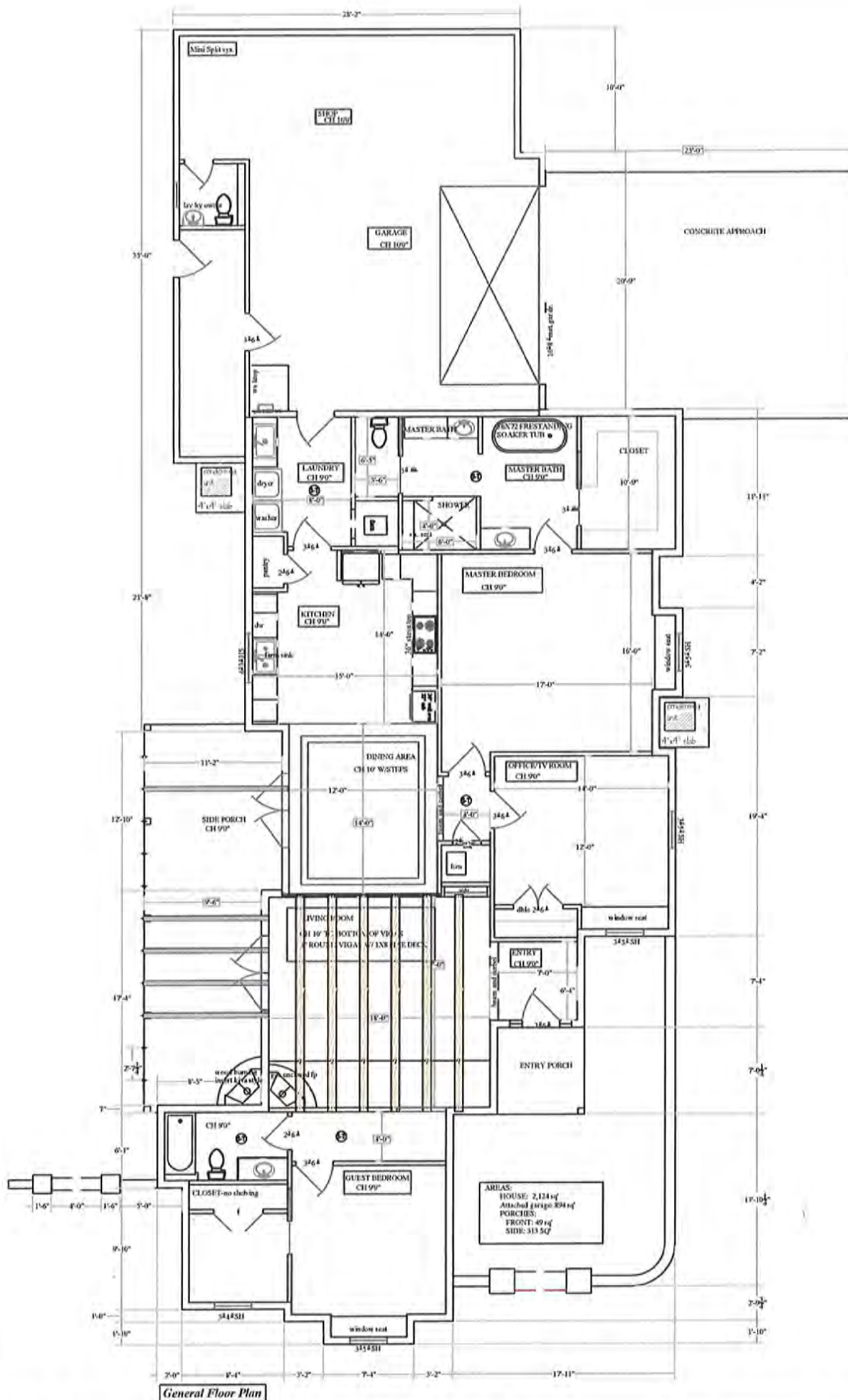
Drawn By: Patrick Vigil	Calle Pacana	ViCa One Inc.
Drawn for: Charles and Marilyn Mc Murphy	Lot 2, Sommer Grove Subdivision	PO Box 669
575-644-3748	Mesilla, NM 88046	Mesilla Park, NM

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

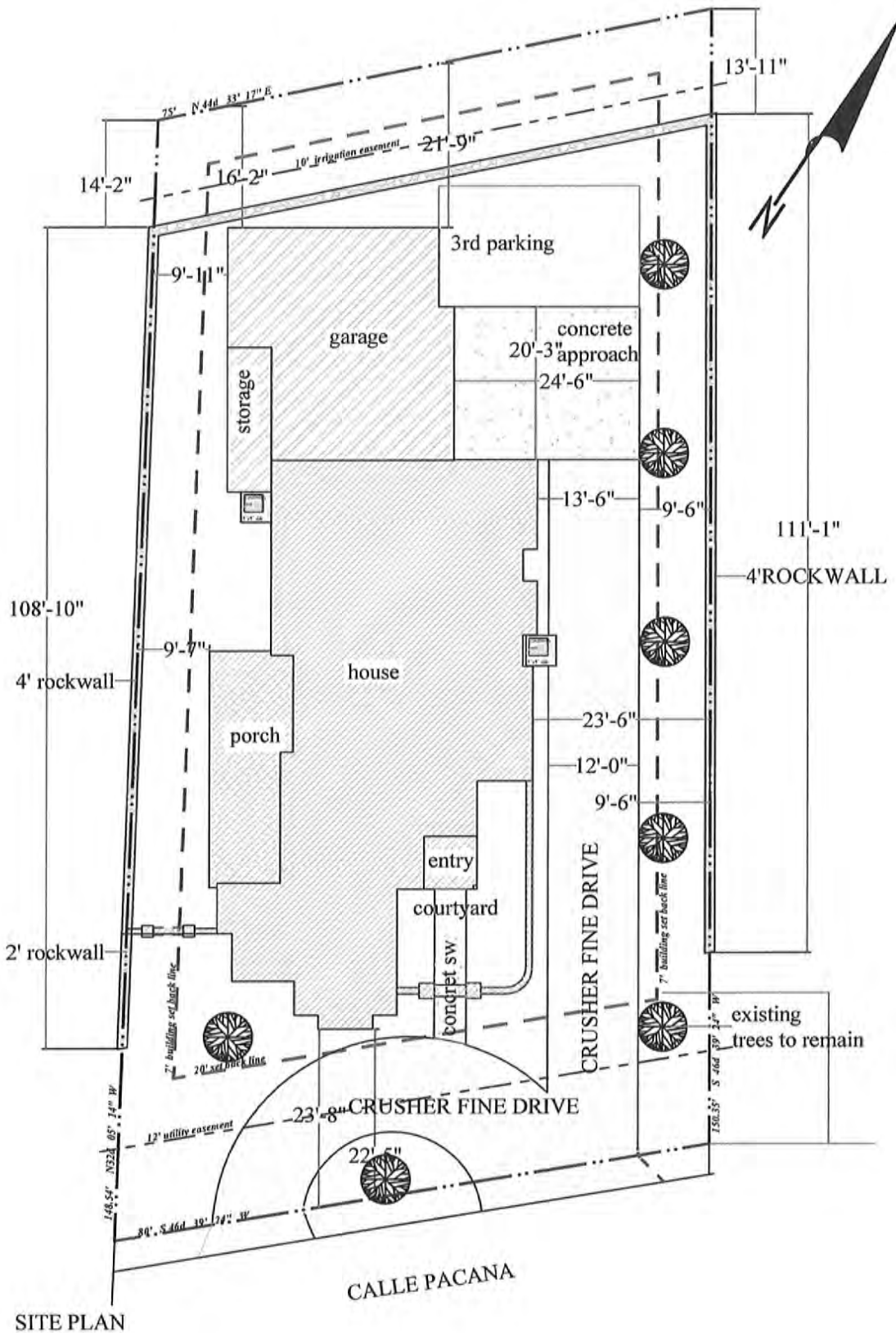
Mesilla, NM 88046

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

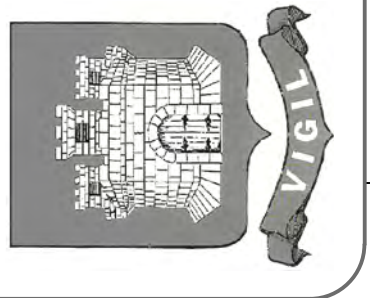
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PO Box 669

575-644-3748

Mesilla, NM 88046

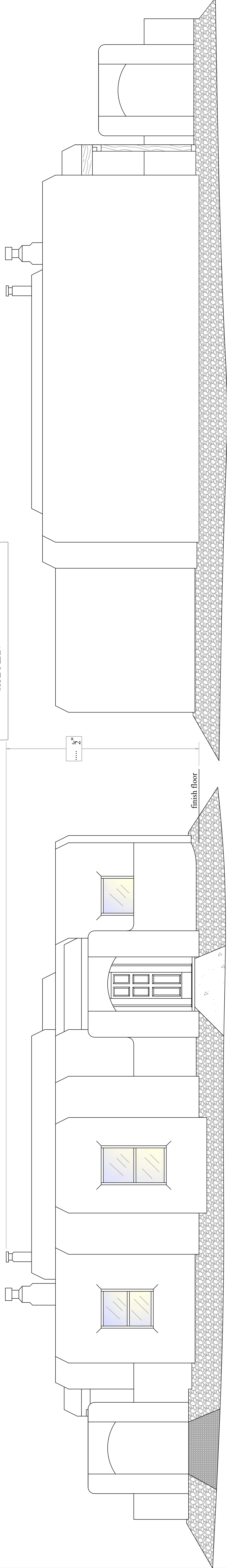
Mesilla Park, NM



**CUSTOM HOME
CALLE PACANA**

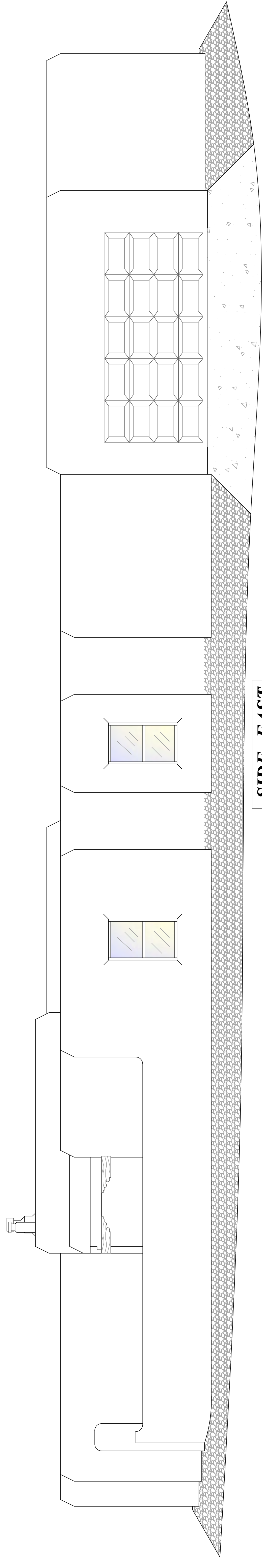
TABLE OF CONTENTS

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

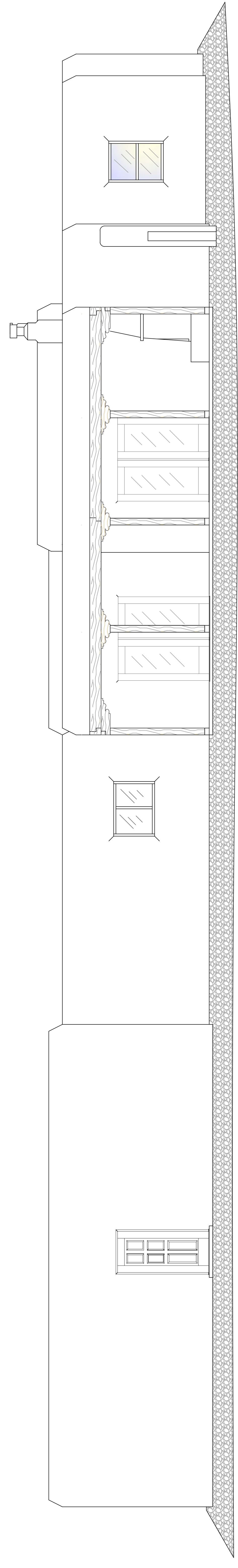


FRONT--SOUTH

BACK--NORTH



SIDE--EAST



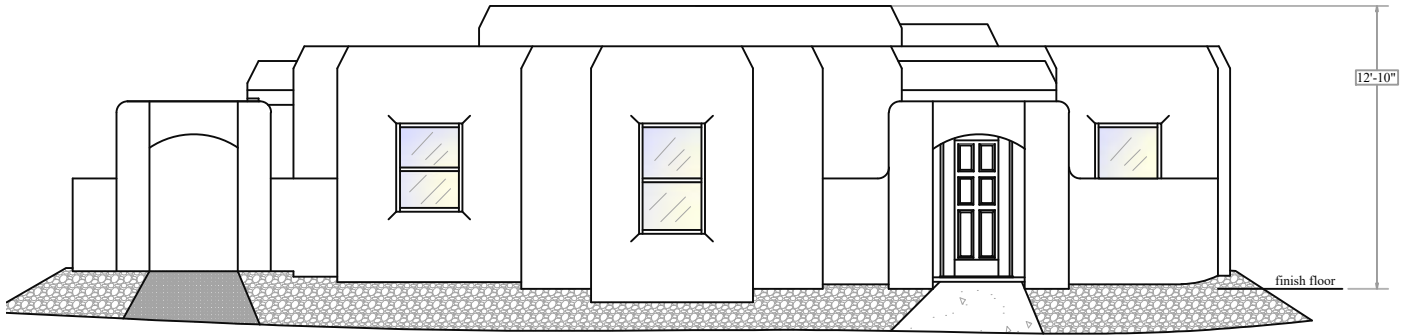
SIDE--WEST

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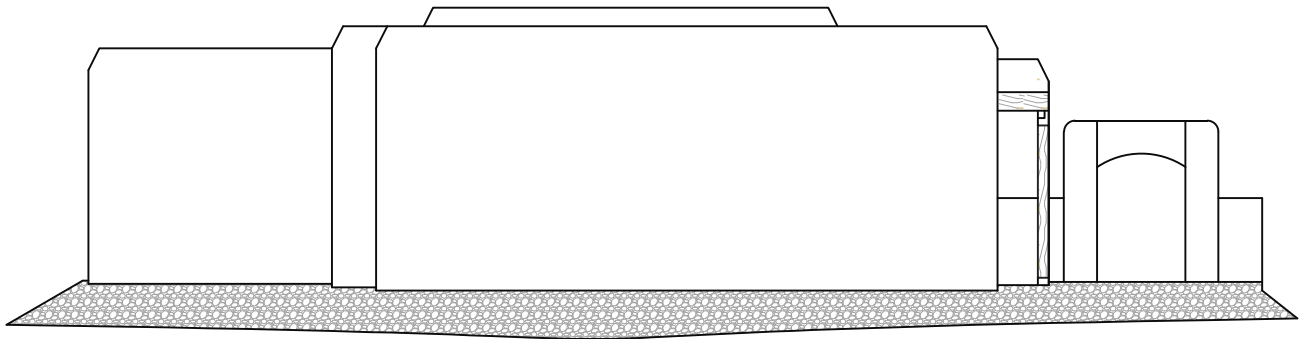


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Jan 10, 2020



FRONT-SOUTH

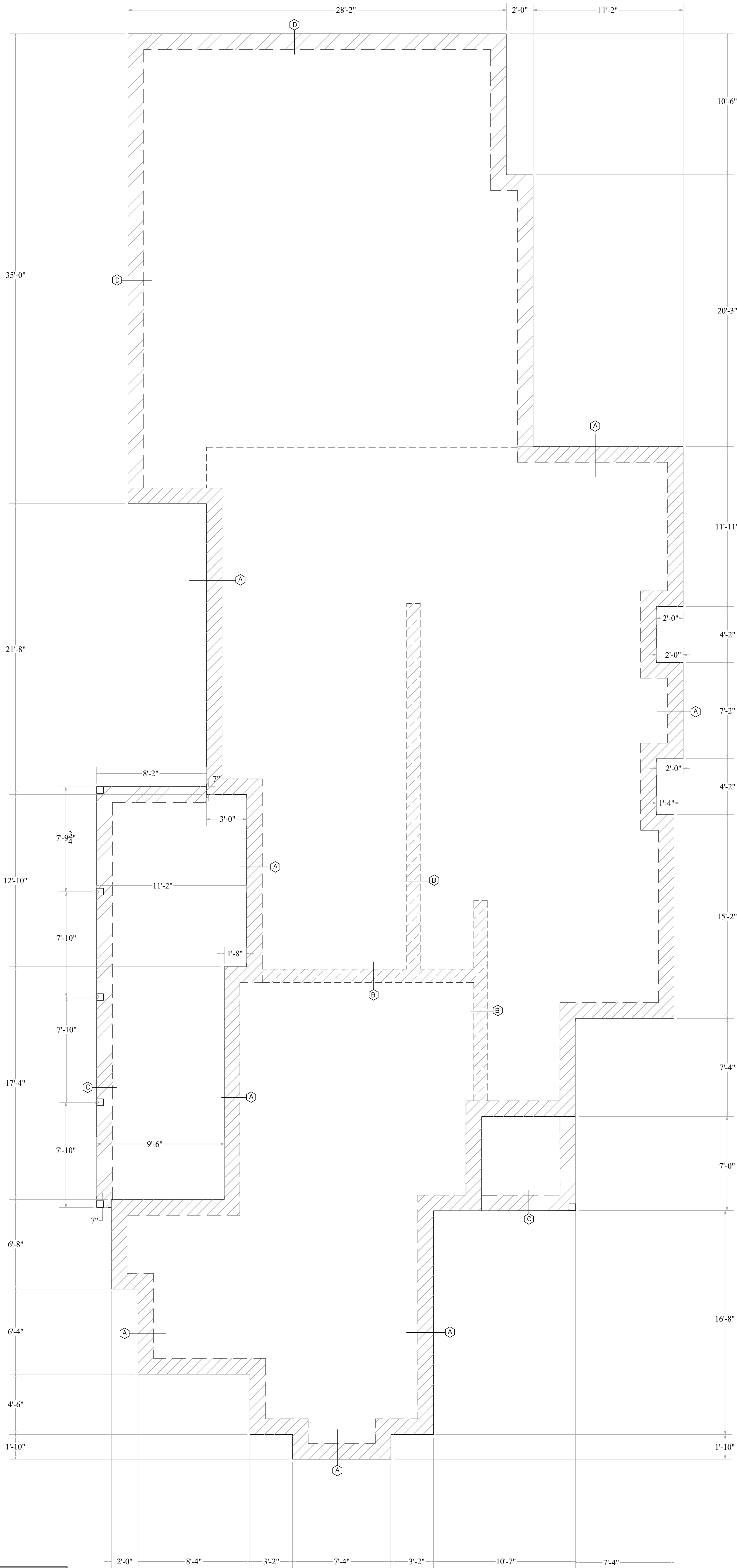


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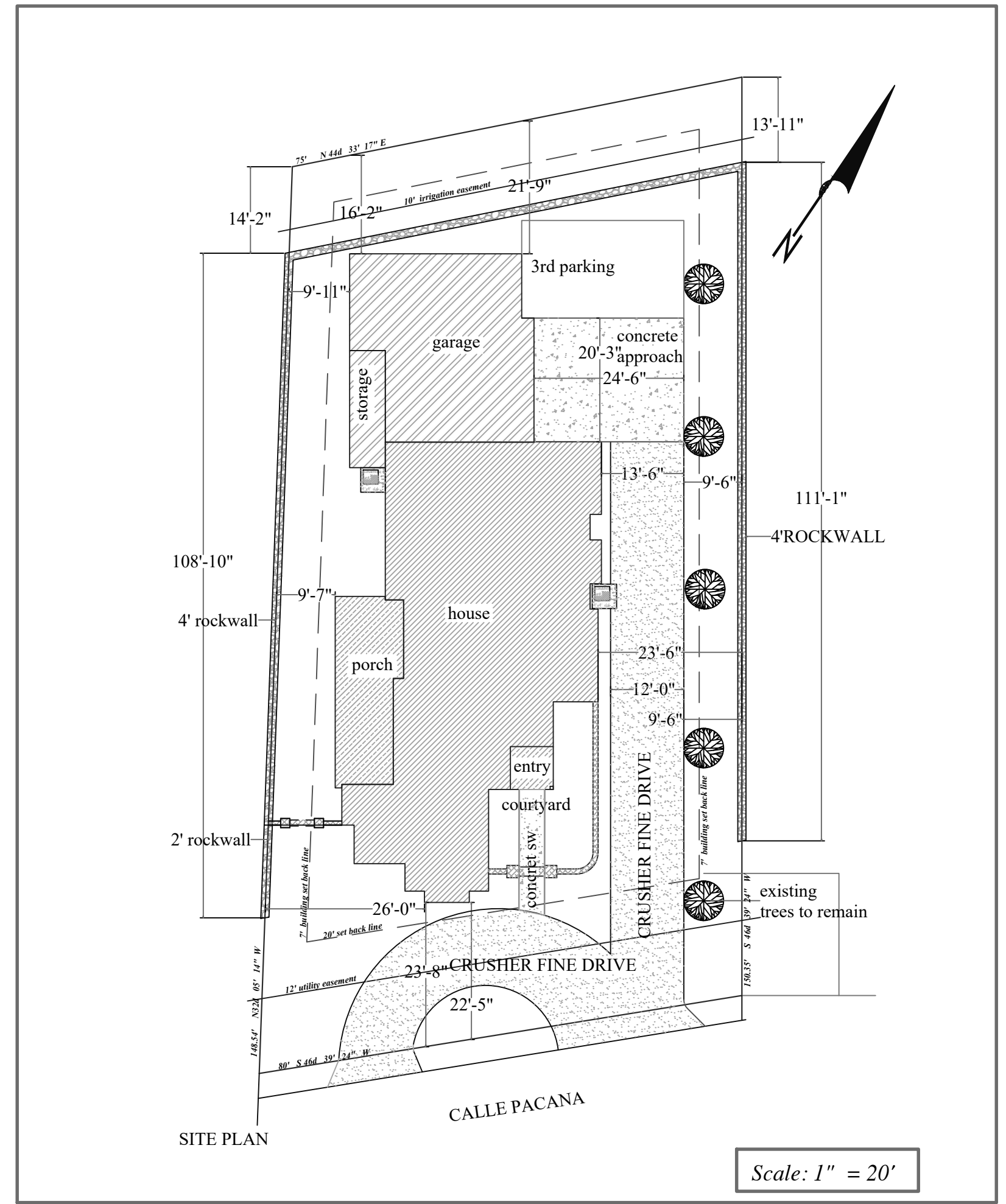
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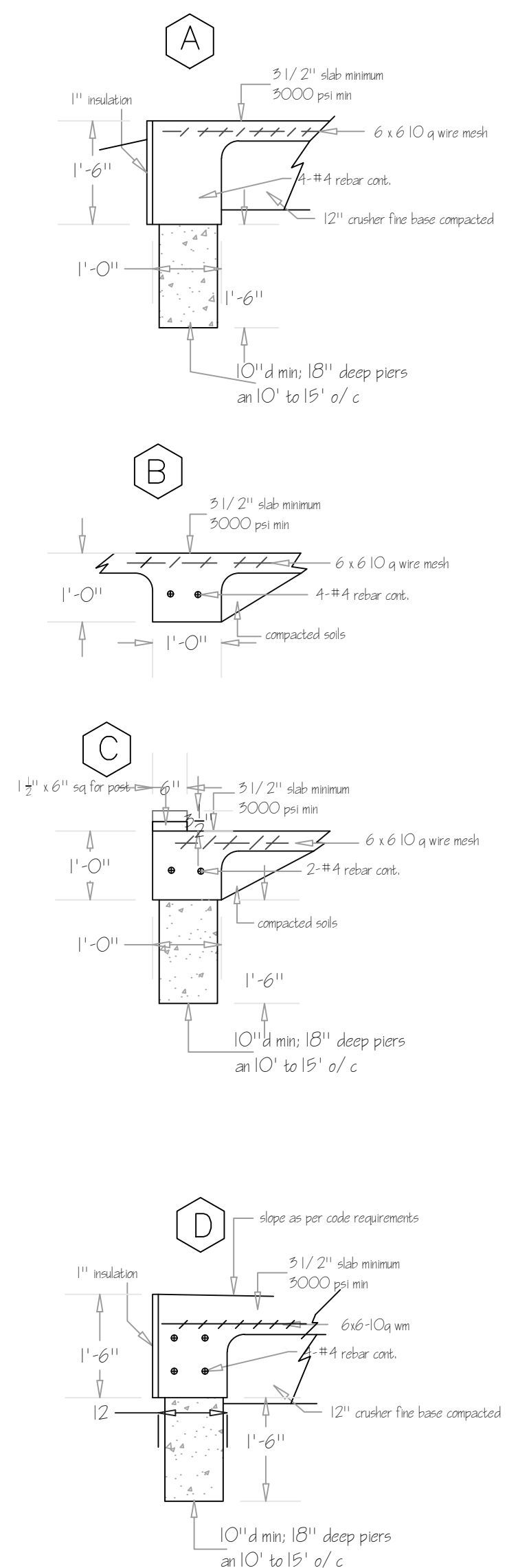
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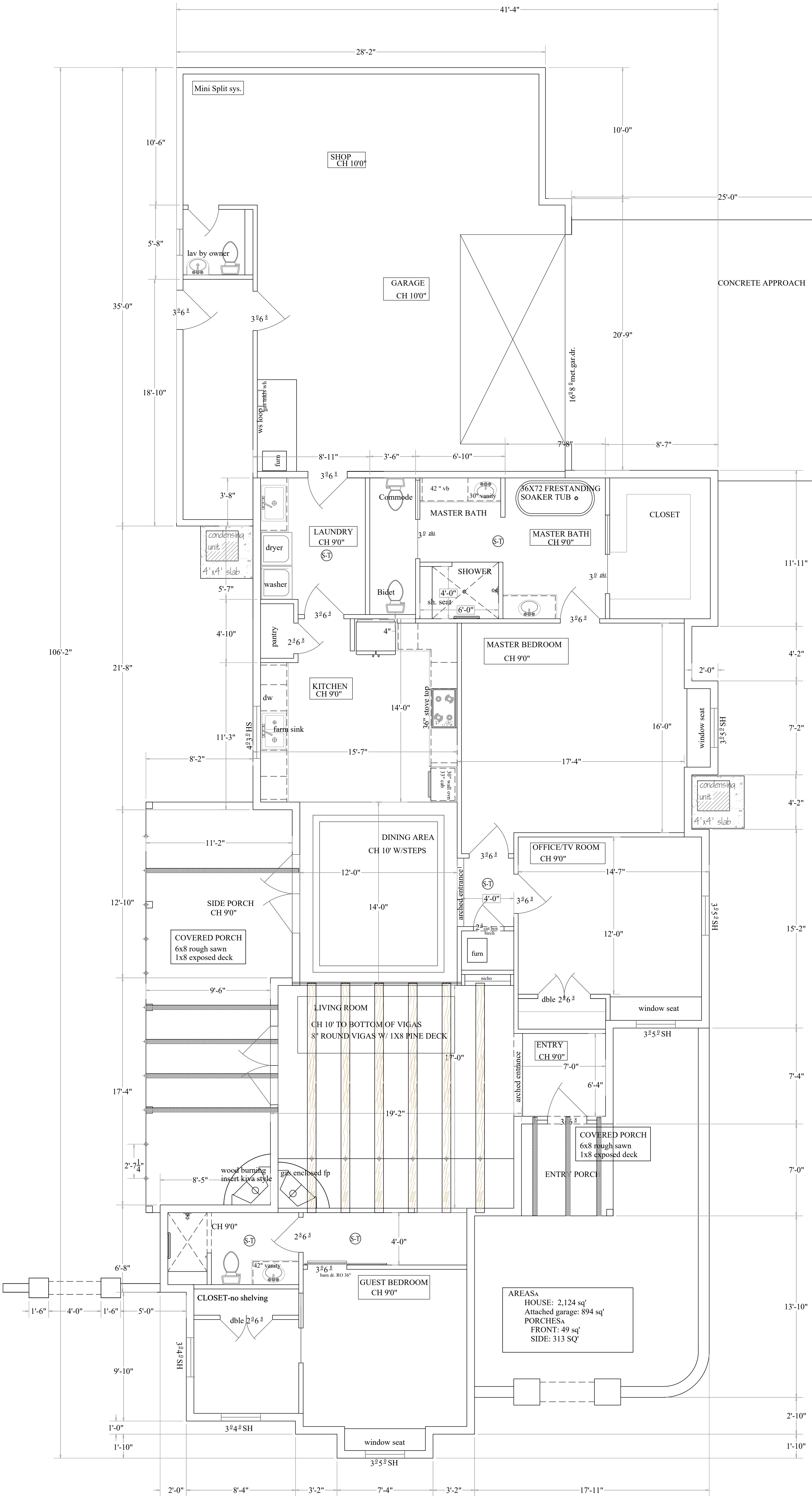


Scale: 1" = 20'

TYPICAL RESIDENTIAL FOOTING SECTIONS

Scale 1/2" = 1'

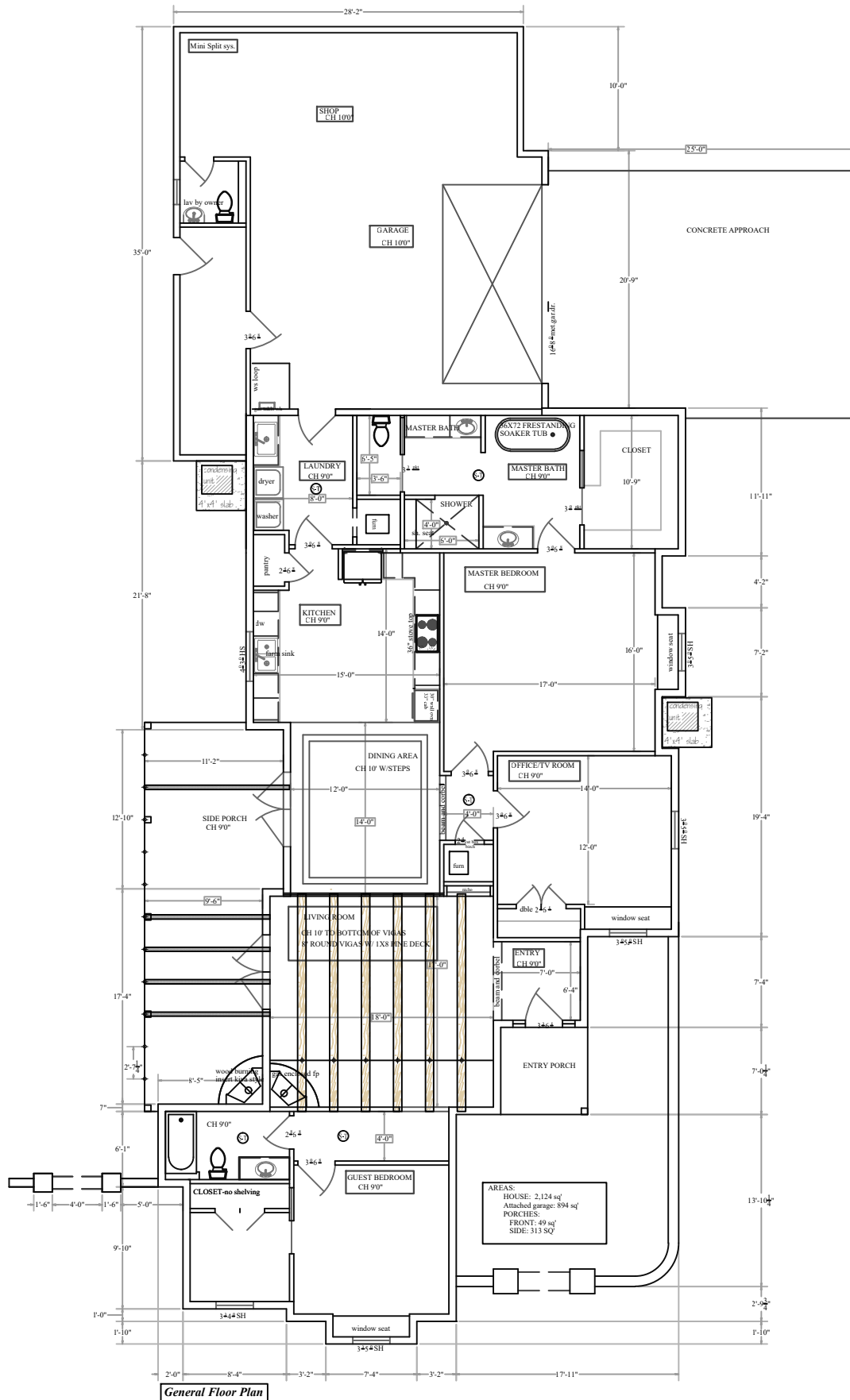




General Floor Plan

- General Specs**
- AREAS**
 House: 2,124 sq'
 Garage: 894 sq'
 Porches: 49 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: Sies 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

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<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:

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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"
 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 - 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

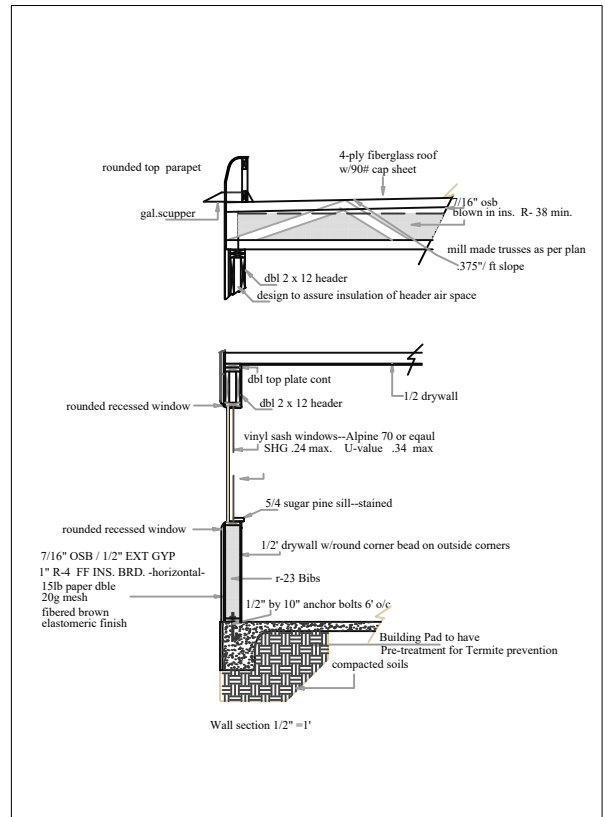
BACK-NORTH: NONE

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

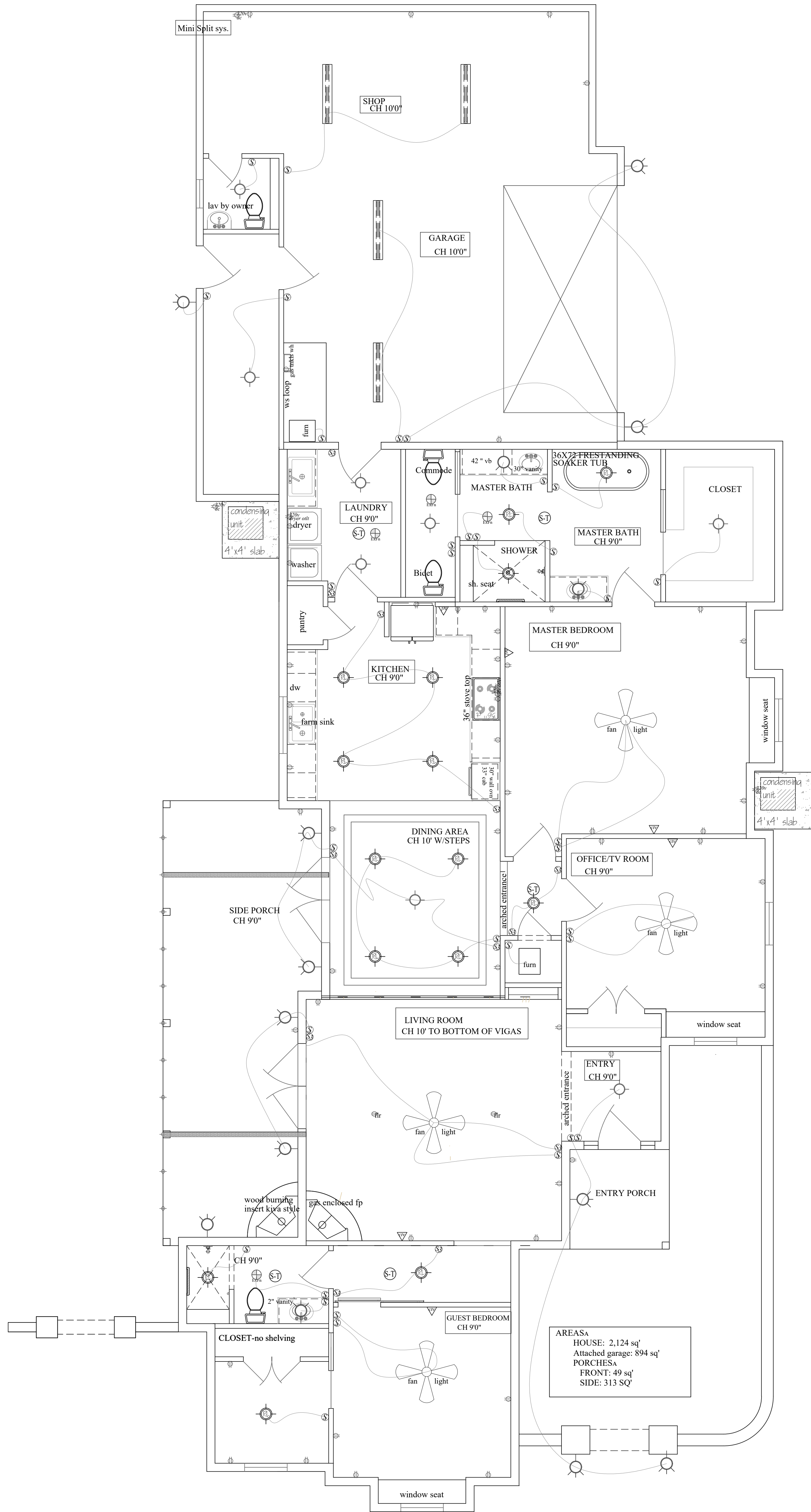
Lot 2, Sommer Grove Subdivision

PO Box 669

575-644-3748

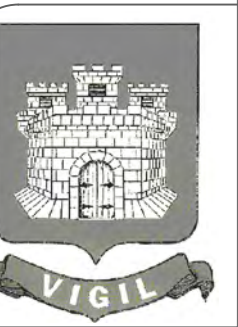
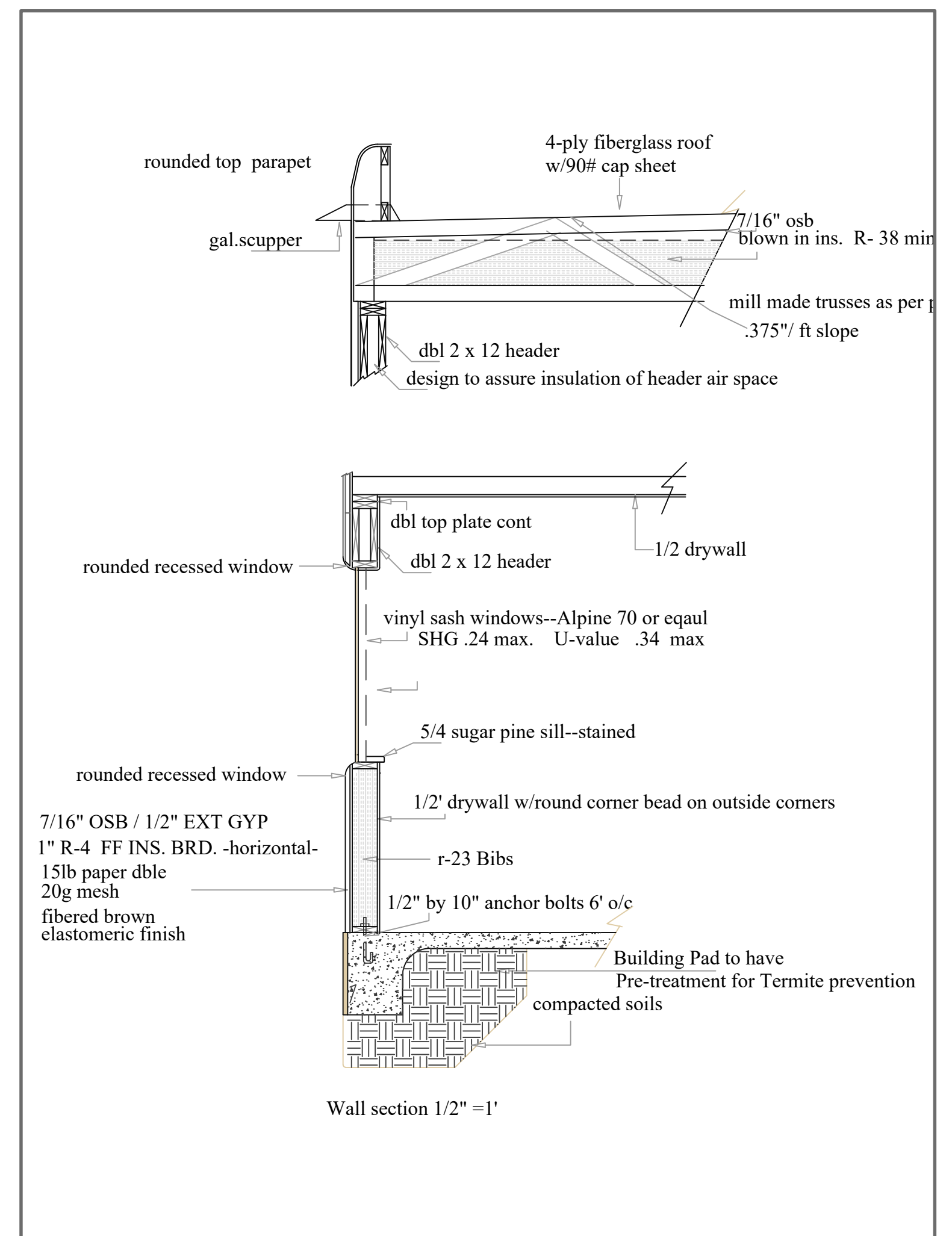
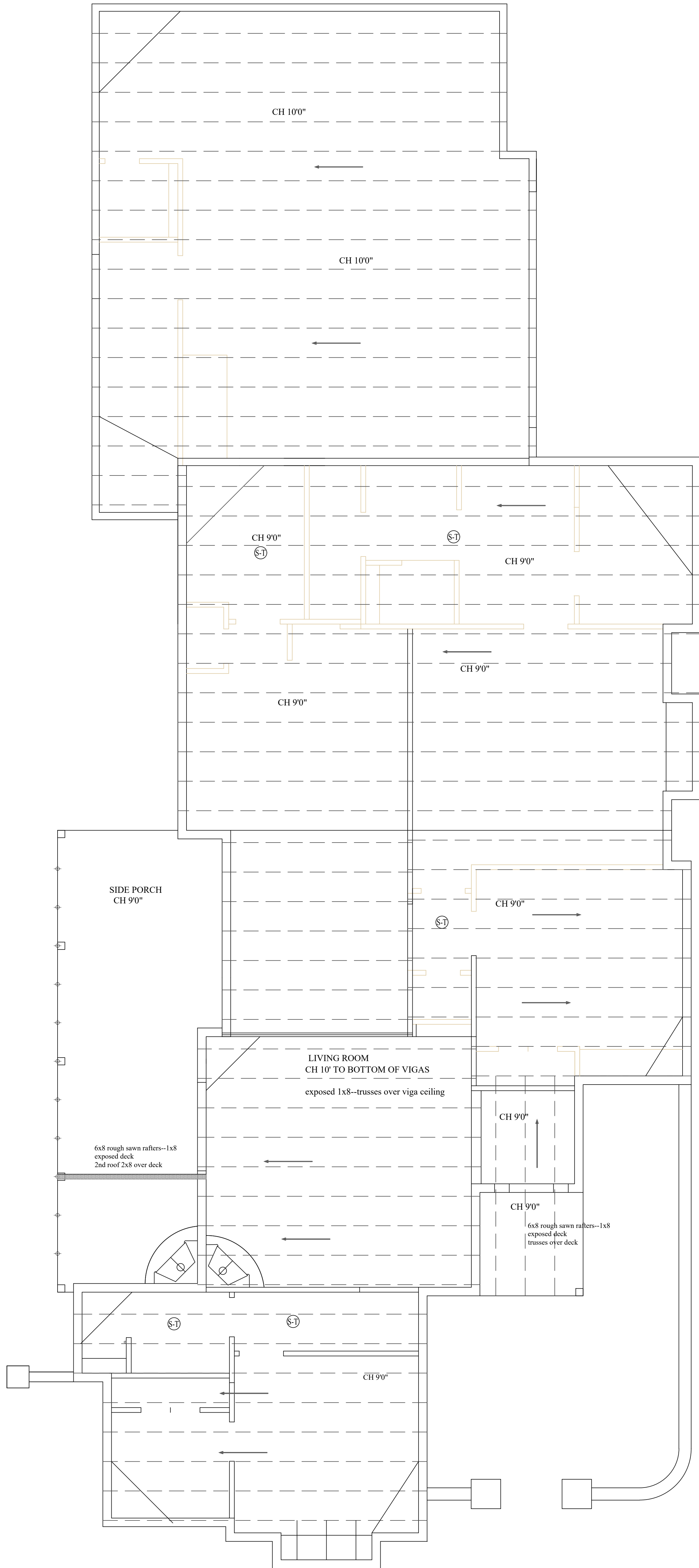
Mesilla, NM 88046

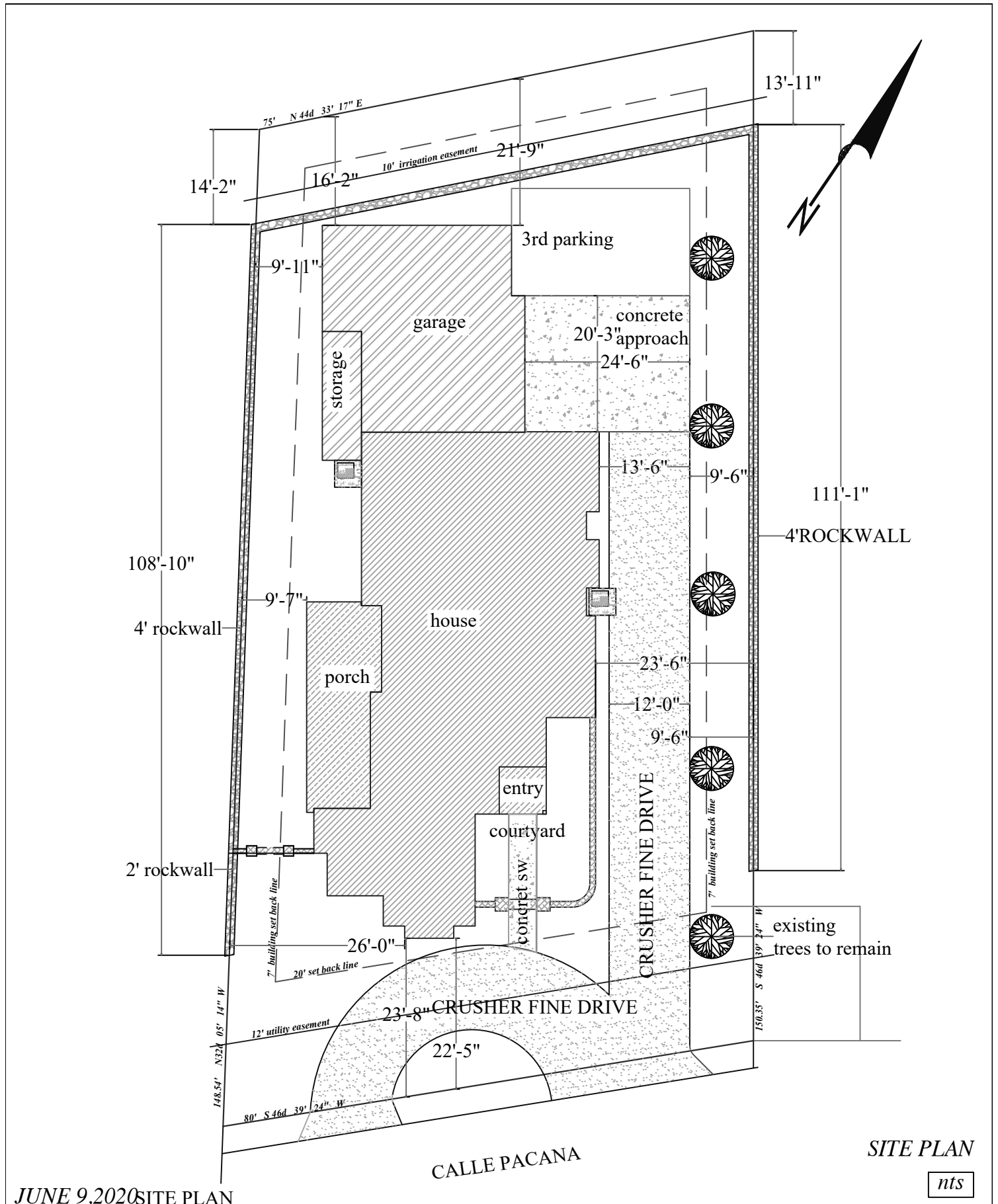
Mesilla Park, NM



Electrical Plan







JUNE 9, 2020 SITE PLAN

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

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

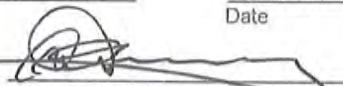
ViCa One Inc. 575-644-3748
Name of Applicant/Owner Applicant's Telephone Number
PO Box 669 Mesilla Park New Mexico 88047
Applicant's/Owner's Mailing Address City State Zip Code
vicaoneinc@aol.com
Applicant's/Owner's E-mail Address

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:

BOT ACTION FORM
ZONING PERMIT 061056
[PZHAC REVIEW – 6/15/2020]

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 ACTION:

The PZHAC determined that enclosing the proposed patio expansion would meet the requirements of the MTC and voted 5 – 0 to recommend APPROVAL of this request to the BOT

BOT OPTIONS:

1. Approve the application as recommended by the PZHAC.
2. Approve the application with conditions.
3. Reject the application.

BOT 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- stschaefer@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

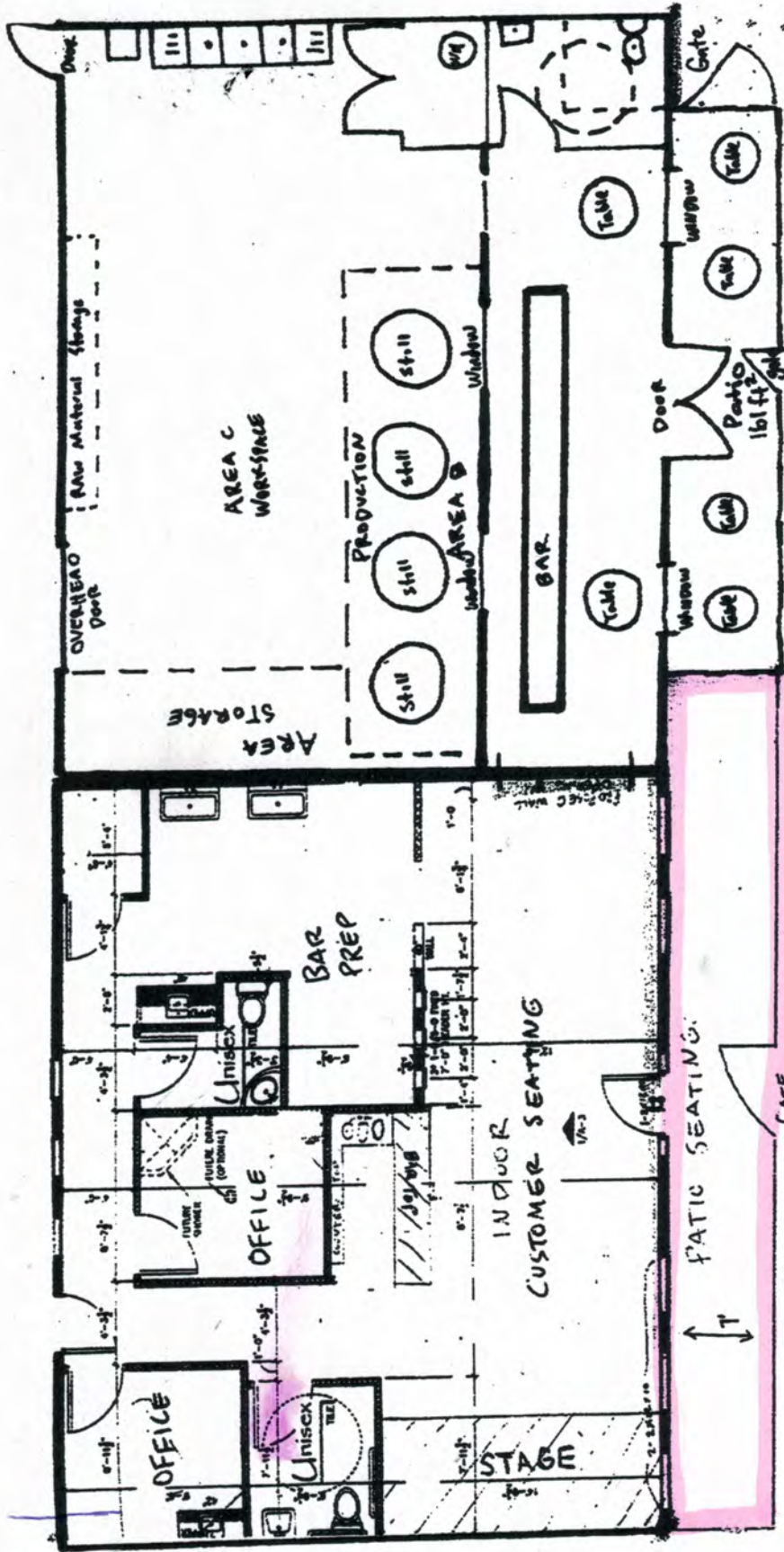
CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

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).



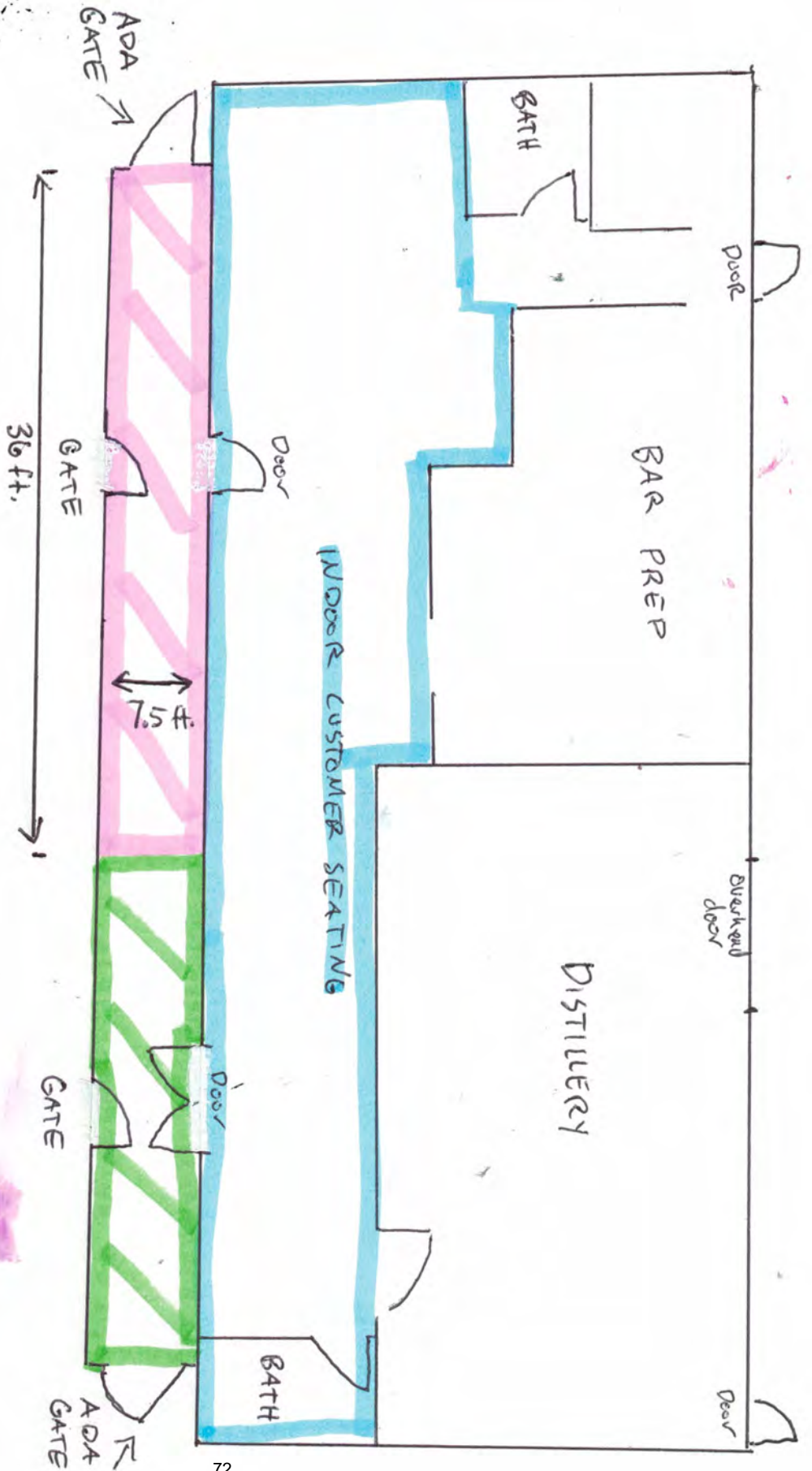
Total customer seating area - 1705 ft²
 Hours of operation 5pm to 12am: Mon-Fri
 2pm to 9pm Sat+Sun

Proposed Addition of

294 Square Feet outdoor

* Patio fencing will consist of
 4' tall metal rails

5000



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

Table source- www.access-board.gov

TOWN OF
Mesilla
**BOARD ACTION
FORM**

ITEM:

7. (A) FOR CONSIDERATION: APPROVAL OF A REPLACEMENT APPOINTEE TO THE MESILLA VALLEY MPO BICYCLE COMMITTEE. – NORA L. BARRAZA, MAYOR.

BACKGROUND:

Mr. Shepan served on the MVMPO BPAC but retired on April 30, 2020. We need to appoint someone to replace his position.

Town of Mesilla currently has one resident representative, Ashleigh Curry.

The recommendation for appointment is Mr. Rod McGillivray.

BOT ACTION:

Approve
Approve with changes
Deny

Cynthia Stoechner-Hernandez

From: Andrew Wray <awray@las-cruces.org>
Sent: Wednesday, June 17, 2020 3:34 PM
To: Cynthia Stoechner-Hernandez
Subject: Re: Email Question

Good Afternoon Cynthia,

No not at all. Ms. Debbie Hudson from NMDOT serves on both the BPAC and the TAC.

From: Cynthia Stoechner-Hernandez <cynthias-h@mesillanm.gov>
Sent: Wednesday, June 17, 2020 3:20 PM
To: Andrew Wray <awray@las-cruces.org>
Subject: RE: Email Question

Hi Andrew, is there any conflict with appointing Rod McGillivray to the BPAC since he is serving on the TAC as well?

Thank you,

Cynthia Stoechner-Hernandez

Clerk/Treasurer
(575) 524-3262
Fax: (575) 541-6327