



# Town of Mesilla, New Mexico

## PZHAC MEETING AGENDA AUGUST 3, 2020

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON MONDAY, AUGUST 3, 2020 AT 2:30 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.**

- A. Discussion of duplexes to be built by Steven Cadena on properties at 2220 and 2230 Calle del Sur (Case 061089 and Case 061090). Zoned Historical Residential (HR)
- Case 061089** – 2220 Calle del Sur, submitted by Steven Cadena; a request for a zoning permit to allow the construction of a duplex on a property containing an existing duplex at this address. Zoned: Historical Residential (HR)
- Case 061090** – 2230 Calle del Sur, submitted by Steven Cadena; a request for a zoning permit to allow the construction of a three additional dwellings, including a duplex, on a property containing half of a duplex under construction, to create a total of two duplexes on the property at this address. Zoned: Historical Residential (HR)

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, AUGUST 3, 2020 AT 3:00 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.**

### I. PLEDGE OF ALLEGIANCE

### II. ROLL CALL AND DETERMINATION OF A QUORUM

### III. CHANGES/APPROVAL OF THE AGENDA

### IV. \*ACCEPTANCE OF THE CONSENT AGENDA

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

#### A. \*PZHAC MINUTES – PZHAC Special Meeting of July 23, 2020.

#### B. \*ADMINISTRATIVE APPROVALS

##### Zoning Permit:

1. **Case 061083** – 2649 Calle del Sur, submitted by Paul Barraza; a request for a zoning permit to allow repairs to a wrought iron driveway gate at this address. Zoned: Historical Residential (HR)

### V. PZHAC NEW BUSINESS:

#### A. PUBLIC INPUT ON CASES

**Public input shall be received at [larrys@mesillanm.gov](mailto:larrys@mesillanm.gov) at by one hour prior to the meeting and will be read into the record. You will also be given an opportunity to speak during this time by joining in the meeting by phone and pressing \*9 while in the teleconference. This will let the host know that you wish to speak. You will be prompted by the host when to begin speaking.**

#### B. DECISIONS:

##### Zoning Permits:

1. **Case 061084** – Snow Road (adjacent to the south side of 2515 Snow Road – address to be assigned) submitted by John and Judy Harris, a request for a zoning permit to allow the construction of a combined barn and dwelling on the subject property at this location. Zoned: Rural Farm (RF)

2. **Case 061085** – 2852 Ermindia Street, submitted by Eric and Cindy Van Pelt; a request for a zoning permit to allow the construction of a pergola over a patio at the rear of a dwelling at this address. Zoned: Historical Residential (HR)
3. **Case 061086** – 2288 Calle de Arroyo, submitted by Mary A. Madrid; a request for a zoning permit to allow the repainting of a dwelling at this address. Zoned: Historical Residential (HR)
4. **Case 061087** – West side of 2890 Avenida de Mesilla, along Calle de San Albino; submitted by Pena Rentals; a request for a zoning permit to allow the replacement of a deteriorating white wooden fence along the west property line at this address with a similar white wooden fence. Zoned: Historical Residential (HR)
5. **Case 061088** – 2067 Stithes Road, submitted by Jon Strain; a request for a zoning permit to allow the construction of a garage/workshop on a residential property at this address. Zoned: Rural/Agricultural (RA)

## **VI. PZHAC/STAFF COMMENTS**

## **VII. ADJOURNMENT**

### **NOTICE**

If you need an accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least 48 hours prior to the meeting.

Posted on 7/30/20 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

AUGUST 3, 2020

WORK SESSION

**PZHAC WORK SESSION  
AUGUST 8, 2020**

Discussion of duplexes to be built by Steven Cadena on properties at 2220 and 2230 Calle del Sur (Case 061089 and Case 061090). Zoned Historical Residential (HR)

**Case 061089** – 2220 Calle del Sur, submitted by Steven Cadena; a request for a zoning permit to allow the construction of a duplex on a property containing an existing duplex at this address. Zoned: Historical Residential (HR)

**Case 061090** – 2230 Calle del Sur, submitted by Steven Cadena; a request for a zoning permit to allow the construction of a three additional dwellings, including a duplex, on a property containing half of a duplex under construction, to create a total of two duplexes on the property at this address. Zoned: Historical Residential (HR)

The applicant submitted these applications during the period of time between when right after the moratorium on new building in the HR Zone expired and before the amendments to the Chapter 18.35 (Historical Residential Zone) were adopted. As a result, the original Code (see attached) applies to these properties. This includes the legal opinion that Chapter 18.35 allows multi-family development, and that “multi-family” means a structure in which there is more than one residence in one building. The legal opinion also states that the way the Code was written, properties used for multi-family development can have one dwelling unit as part of a multi-plex for every 4000 square feet of land area, provided that other requirements of the Code are met.

These applications are being applied for under the old requirements of Chapter 18.35 before it was amended (see attached), and under the legal opinion stated for that Chapter in December 2019.

The applicant is applying for an addition duplex at 2220 Calle del Sur. This is a 20,037 square foot property that already contains one duplex. The additional duplex will result in having four dwellings in two duplexes on the property. The second application is for three dwelling units in two duplexes on another 20,037 square foot property at 2230 Calle del Sur. (One of the dwelling units being requested will be combined with a dwelling unit that is already under construction to create the second duplex on the property.) Both applications meet the requirement of a maximum of one dwelling unit for each 4000 square feet of property.) The applicant was also informed that Section 18.60.170 of the Code requires three off-street parking spaces for each dwelling unit. The site plans for each property show how this requirement will be met.

An attached site plan of the two properties combined shows the configuration of the duplexes, along with access, parking, and setbacks and other dimensions. Also attached are photos of nearby properties.

**Estimated Cost: @ 375,000.00**

**Consistency with the Code:**

In addition to determining whether the proposed dwellings will meet the requirements of Section 18.35 (Historical Residential – HR) of the Cod (attached), the PZHAC will also need to determine that the proposed dwelling will be compatible with the surrounding properties, especially the development zone for the property (Section 18.33 Historic Preservation – see attached).

The applicant will be present at the work session to provide further details about the proposed construction, and to answer any questions that may arise.



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select 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: [R0400628](#)  
Parcel Number: 4006138275105  
Owner: CHAIN ENTERPRISES LLC  
Mail Address: PO BOX 489  
Subdivision: DEL SUR SUBDIVISION  
1073  
Property Address: 2230 CALLE DEL  
SUR  
Acres: 0



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select 5

Maps

Legend

## Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400625](#)  
Parcel Number: 4006138268110  
Owner: LARA DOLORES ANN  
Mail Address: 1305 TRUJILLO RD SW  
Subdivision: DEL SUR SUBDIVISION  
1073  
Property Address: CALLE DEL SUR  
Acres: 0





**PHOTO OF 2220 CALLE DEL SUR**



**PHOTO OF THE DWELLING UNDER CONSTRUCTION AT 2230 ON CALLE DEL SUR**





PHOTOS OF OTHER DWELLINGS ON CALLE DEL SUR





PHOTOS OF OTHER DWELLINGS ON CALLE DEL SUR





PHOTOS OF OTHER DWELLINGS ON CALLE DEL SUR





PHOTOS OF OTHER DWELLINGS ON CALLE DEL SUR









**Chapter 18.35**  
**H-R – RESIDENTIAL – CULTURAL – HISTORICAL ZONE**

Sections:

- 18.35.010 Purpose.
- 18.35.020 Uses permitted.
- 18.35.030 Exterior appearance.
- 18.35.040 New structures.
- 18.35.050 Height limitations.
- 18.35.060 Yards.
- 18.35.070 Development standards.

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**18.35.010 Purpose.**

The purpose of this zone is to provide for the protection of those residential sections of the town that are worth preserving because of historical, cultural and aesthetic or architectural interest. All remodeling or new structures must be compatible with established architectural styles and design elements as outlined in the town's "Guidelines and Criteria for Preservation and Development" manual and approved by the commission and board of trustees. [Ord. 94-06 § 1; prior code § 11-2-11.4.A]

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**18.35.020 Uses permitted.**

Uses permitted in the H-R zone are as follows:

Residential and related uses approved by the commission upon application and approval of a "development plan" (see MTC 18.50.030). [Ord. 94-06 § 1; prior code § 11-2-11.4.B]

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**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]

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**18.35.040 New structures.**

New structures may be built in this zone providing the exterior appearance of the structure is approved by the commission. [Ord. 94-06 § 1; prior code § 11-2-11.4.D]

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**18.35.050 Height limitations.**

Requires commission approval. No building or structure shall have a height greater than two stories or 30 feet, whichever is less. [Ord. 94-06 § 1; prior code § 11-2-11.4.E]

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**18.35.060 Yards.**

Requires approval by commission.

A. For all structures, side and rear yard must be at least seven feet unless structure meets UBC fire-resistive requirements.

B. In addition to subsection (A) of this section, a minimum setback of three feet in all yards is required for all newly constructed buildings. [Ord. 2001-04 § 2; Ord. 94-06 § 1; prior code § 11-2-11.4.F]

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**18.35.070 Development standards.**

A. Lot Area. Each lot or parcel to be developed in the H-R zone shall have a minimum of 80 feet of frontage on a

public street and a minimum of 8,000 square feet of area.

B. Population Density. When lots or parcels in the H-R zone are to be developed to multifamily dwellings, each lot or parcel shall have sufficient area to provide 4,000 square feet of area for each family unit to be erected.

C. Side and Rear Yard Setback. If found to be existing within the development zone pursuant to the YGUADO plan, structures (buildings) may be built up to the property line if constructed of materials that meet current building code fire-resistive requirements such as adobe or equivalent. Structures (buildings) using materials that do not meet current building code fire-resistive requirements must be set back at least seven feet from the side property line.

1. Structures (buildings) constructed to the property line, "zero-lot-line," shall require a "right-of-entry" agreement signed by all property owners of all applicable properties for construction and maintenance that is recorded in Dona Ana County records and filed with the town clerk; and
2. This document must be acquired prior to planning, zoning, and historical appropriateness commission approval; and
3. This document shall be permanent and remain with all properties regardless of ownership; and
4. In the event that a mutual agreement cannot be acquired, the applicant may:
  - a. Meet the required setback of seven feet, or
  - b. Apply for a variance through Chapter 18.85 MTC to the board of adjustment.

D. *Repealed by Ord. 2006-03.*

E. Utilities. All installations of utility lines shall be underground, wherever technically feasible. [Ord. 2006-03 § 1; Ord. 2004-7 § 6; Ord. 2001-04 § 2; Ord. 94-06 § 1; Ord. 92-07 § 1; prior code § 11-2-11.4.G]

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**The Mesilla Town Code is current through Ordinance  
2018-01, passed June 25, 2018.**

Disclaimer: The Town Clerk's Office has the official version of the Mesilla Town Code. Users should contact the Town Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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## Chapter 18.33 HISTORIC PRESERVATION

### Sections:

- 18.33.010 Title.
- 18.33.020 Applicability.
- 18.33.030 Authority.
- 18.33.040 Declaration of purpose and statement of public policy.
- 18.33.050 Definitions.
- 18.33.060 Development zone.
- 18.33.070 Powers and duties of the PZHAC relating to historic preservation.
- 18.33.080 Historical appropriateness permit.
- 18.33.090 Design components or development criteria and compliance checklists.
- 18.33.100 Miscellaneous, including colors for architectural components, gates, fences, and stucco and material and color for metal roofing.
- 18.33.110 Standards for alterations.
- 18.33.120 Demolition.
- 18.33.130 Preservation of historic property.
- 18.33.140 Designation of landmarks and historic districts.
- 18.33.150 Appeal from historical appropriateness action.
- 18.33.160 Enforcement.
- 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.
- 18.33.180 Appendix B – Additional standards for preservation, rehabilitation, restoration and reconstruction taken from the Secretary of the Interior's Standards for the Treatment of Historic Properties as developed in 1992 and codified as 36 CFR 68.

### **18.33.010 Title.**

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This chapter shall be known and may be cited and referred to as the historic preservation ordinance of the town of Mesilla. [Ord. 2011-03; Ord. 2008-02 § 1]

### **18.33.020 Applicability.**

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This chapter shall apply to all work or acts involving construction of new structures and removal or exterior alteration to existing structures and their sites on any property located as follows:

- A. Any property located within one of the town's four historic districts.
- B. Any property located outside a historic district or zone that has the "Guidelines for Preservation and Development, 1973," also known as the Yguado Plan, in place as a zoning overlay.
- C. Any property not located within the town's historic districts/zones that has been designated as a landmark. [Ord. 2011-03; Ord. 2008-02 § 1]

### **18.33.030 Authority.**

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The designation of the town's historic zones is made pursuant to the Historic Districts and Landmarks Act, Sections 3-22-1 through 3-22-5 NMSA 1978. [Ord. 2011-03; Ord. 2008-02 § 1]

### **18.33.040 Declaration of purpose and statement of public policy.**

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- A. The board of trustees declares that the historical heritage of Mesilla and its historic buildings and its historic districts



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

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

### **18.33.050 Definitions.**

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"Architectural styles" means five building styles defined in the Yguado Plan as existing in Mesilla at the time the plan was issued (June 1973), to be used as historic precedents for building styles, construction techniques and design details to determine the historically appropriate appearance of new buildings and/or renovations to existing buildings within the historic districts.

"Construction" is defined as the act or process of erecting, removing or altering in any manner any building or structure or part thereof or the erection of a new structure on a lot or parcel of property. The act or process of alteration shall include rehabilitation, restoration, reconstruction, and preservation as defined in this section.

"Contributing structure" as defined in the National Register of Historic Places Inventory Nomination Form is a structure that is at least 50 years old and adds to the physical cohesiveness that ties a historic district together.

"Demolition" means any act or process that destroys a structure in part or in whole.

"Design standard" means a written standard of appropriate activity, the intent of which is to preserve the historic and architectural character of a structure, site or area.

"Development zone" means an area of structures that constitutes examples of historic precedents for building styles, construction techniques and design details. A physical inventory and comparison of these elements within a development zone is used to determine the historically appropriate building style, construction techniques and design details for new construction or alterations to existing structures within the development zone. There are three development zones: interior lot, corner lot and boundary lot, defined and illustrated in MTC 18.33.060.

"Historic property" means a building, structure or property individually listed or eligible for listing on the State Register of Cultural Properties or the National Register of Historic Places. The map and list of historic properties in the town of Mesilla and their classification as significant (S), contributing (C), neutral (N) and intrusive (I) are hereby adopted in their entirety by reference and are located in the community development department office.

"Historical appropriateness permit" means a permit issued by the planning, zoning and historical appropriateness commission (PZHAC) indicating that plans, as approved, for a building or structure and the site are historically appropriate for construction or demolition.

"Historical Commercial zone (H-C zone)" means an area or district designated as the "Historical Commercial zone" by ordinance of the town of Mesilla.

Historically Appropriate. When applied to new construction or an exterior alteration, a "historically appropriate" act or



work is accomplished in a manner that preserves significant materials or the appearance of significant materials, the historic style and the historic features of the property or the development zone. At the same time, a "historically appropriate" act or work shall differentiate the new structure or design feature from the historic design features so that new work is not confused with what is genuinely part of the past.

"Landmark" means a structure or site that is worthy of rehabilitation, restoration, reconstruction and preservation because of its historic and/or architectural significance to the town of Mesilla pursuant to the procedures set forth in this chapter.

"Ordinary maintenance or repairs" is defined as any act or work, undertaken from time to time, that keeps a building or structure in good condition and repair and that does not change the exterior appearance of the building or structure in any way. Such maintenance and repair work requires a building permit but does not require a permit for a certificate of appropriateness. The building permit may be approved administratively.

"Planning, zoning and historical appropriateness commission" means a five-member board created by authority granted municipalities under the New Mexico State Statutes Annotated (1978) and appointed by the mayor and board of trustees, pursuant to the Mesilla Town Code.

"Preservation" is the act or process of applying measures necessary to sustain the existing form, integrity and materials of a building or structure and the existing form and vegetation of a site. The process of preservation requires the retention of the greatest amount of historic fabric, along with the building's historic form, features and detailing as they have evolved over time. New exterior additions are not within the scope of this treatment. See MTC [18.33.180](#) for additional standards for preservation taken from the Secretary of the Interior's Standards for the Treatment of Historic Properties.

"Property/site" means land, buildings and structures in town-designated historic districts or land, buildings and structures individually designated by the town as historic.

"Public comments" means written comments from members of the public that are given to the planning, zoning and historical appropriateness commission and that relate to items under consideration by the commission.

"Public hearing" means a meeting of the planning, zoning and historical appropriateness commission at which members of the public provide testimony and comment regarding a specific item under consideration by the commission; 14-day notice must be given.

"Public meeting" means a meeting of the planning, zoning and historical appropriateness commission at which members of the public comment on items under consideration by the commission.

"Reconstruction" means using detailed photographic, physical or documentary evidence; reconstruction is the act or process of reproducing by new construction the exact form and detail of a vanished building, structure or site or a portion thereof in its historic location as it appeared at a specific time. See MTC [18.33.180](#) for additional standards for reconstruction taken from the Secretary of the Interior's Standards for the Treatment of Historic Properties.

"Rehabilitation" is the act or process of making possible an efficient contemporary use for a property or a process of returning a property to a state of utility through repair, alterations, and additions while preserving those portions and features which convey and are significant to the property's historical, cultural or architectural values. See MTC [18.33.180](#) for additional standards for rehabilitation taken from the Secretary of the Interior's Standards for the Treatment of Historic Properties.

"Residential – Cultural – Historical zone, H-R zone" means an area or district designated as the "Residential – Cultural – Historical zone" by ordinance of the town of Mesilla.

"Restoration" is defined as the act or process of accurately recovering the form, features, character and setting of a property as it appeared at a particular period of time by means of the removal of features from other periods in history



and replacement of missing features from the restoration period. See MTC [18.33.180](#) for additional standards for restoration taken from the Secretary of the Interior's Standards for the Treatment of Historic Properties.

"Scale" is defined as proper proportion of structures in a historic development zone.

"Significant structure" as defined in the "National Register of Historic Places Inventory Nomination Form" is a structure that is architecturally outstanding or exceptionally important in the history of the community.

Structure. For the purposes of this title, "structure" is defined pursuant to the Mesilla Town Code and shall include, but not be limited to, buildings of any kind, fences and walls. [Ord. 2011-03; Ord. 2008-02 § 1. Formerly 18.33.040]

### **18.33.060 Development zone.**

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A development zone defines the immediate physical vicinity to be used to identify the historic character of a particular area and includes the predominant architectural style and design standards of existing structures together with their setting.

A. Function of the Development Zone. The function of the development zone is to provide for historically appropriate development within an existing historic district by setting standards for both new construction and alterations to existing structures.

B. Applicability of the Development Zone.

1. All structures shall be considered a part of and be subject to regulation by the development zone within which they are located or proposed to be located.
2. The design components of the individual architectural styles subject to regulation by the development zone include the following: building height, setbacks, proportions, pattern and rhythm, roof types, surface texture, color, site utilization, projections and architectural details.

C. Process to Identify a Development Zone. Identify the immediate vicinity of surrounding, adjacent structures that relate most directly to any new construction or exterior alteration to an existing structure that is to take place on an interior lot, a corner lot or a boundary lot as follows:

1. Development zone for an interior lot shall include any lot fronting on the same street as the lot in question and within the same block, as well as those lots located on the opposite side of the street, except such portions of the zone which fall outside the boundary of the historic district.
2. Development zone for a corner lot shall include any lot fronting on the same streets as the lot in question and within the same block, as well as those lots located on the opposite side of the streets, including the opposite corner, except such portions of the zone which fall outside the boundary of the historic district.
3. Development zone of any lot located adjacent to a historic district boundary shall include all lots located in the same block plus those lots located on the opposite side of any street adjoining that block, as well as those lots located on the opposite corners, except such portions of the zone which fall outside the boundary of the historic district.

Illustrations of the three types of development zones are available in the office of the community development department.

D. Process to Use a Development Zone.

1. Identify the development zone for the work to be performed: interior, corner or boundary lot.
2. Obtain a photograph of the development zone from the community development department. If one does not exist, staff will prepare one.



3. If applicable, use the National Register of Historic Places Inventory Nomination Form to identify the historic structures in the zone.
4. Conduct a physical inventory and comparison of the structures within the development zone to identify the predominant architectural style and the predominant architectural details that exemplify the particular style together with the setting.
5. Once an appropriate architectural style and/or architectural details have been determined, proceed with the process to obtain a permit for a certificate of historical appropriateness.
6. If there is no predominant architectural style within the selected development zone, then the historic district (H-C or H-R) as a whole shall become the development zone for the architectural style.
7. If particular design criteria are missing from the selected architectural style within the development zone, then the historic district as a whole (H-C or H-R) shall become the development zone for the missing design criteria for the architectural style. [Ord. 2011-03; Ord. 2008-02 § 1. Formerly 18.33.050]

### **18.33.070 Powers and duties of the PZHAC relating to historic preservation.**

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In addition to the powers and duties stated elsewhere, the PZHAC shall take action necessary and appropriate to accomplish the historic preservation goals of this chapter. These actions may include, but are not limited to, the following:

- A. Conducting and maintaining a survey of historic buildings and areas and preparing a plan for their preservation;
- B. Recommending to the board of trustees the designation of historic landmarks and historic districts;
- C. Adopting written guidelines for making exterior changes to designated property and for undertaking new construction on designated property;
- D. Regulating exterior alterations proposed for designated property and regulating demolitions, relocations and new construction involving designated property;
- E. Working with and advising the federal, state and county governments and other parts of the town government on historic preservation issues;
- F. Advising and assisting owners of historic property and other persons and groups who are interested in historic preservation;
- G. Reporting to the board of trustees on the present condition of historic properties in order to prevent demolition by neglect;
- H. Conducting educational programs for property owners and the public, preparing publications and placing historical and architectural plaques on buildings;
- I. Attending educational programs covering the historic preservation duties of the PZHAC and current developments in historic preservation;
- J. Participating in the nomination of properties to the State Register of Cultural Properties and to the National Register of Historic Places;
- K. Performing duties that may be delegated to the town by the State Historic Preservation Officer under the Certified Local Government Program; and
- L. Recommending that the town apply for, receive and use public and private grants or gifts to help historic preservation activities. [Ord. 2011-03]



### **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.

B. Process to Obtain a Certificate of Historical Appropriateness Permit.

1. Preapplication Procedure. A planning conference shall be held with community development staff. This conference is designed to provide the applicant with an opportunity to become acquainted with the rules and regulations of the historic conservation standards and processes and does not require a formal application. A copy of "A Guide to Building Permits in the Historic Zones" shall be provided to the applicant and shall be used during the review process outlined below.
2. Preliminary Application. At this stage, the applicant shall be required to submit a preliminary application containing the following information: type of structure, location, proposed use and type of work proposed.
3. Planning Conference. In this conference, the applicant and staff shall determine and review the following:
  - a. Identify the development zone;
  - b. For new construction, select an architectural style appropriate to the development zone. For work involving alterations to an existing structure, identify the structure's architectural style;
  - c. Complete a compliance checklist of design standards/a building permit submittal checklist for the identified architectural style as set forth in MTC 18.33.170;
  - d. As applicable, complete a compliance checklist of rehabilitation standards as set forth in MTC 18.33.180;
  - e. If building style does not substantially comply with the checklist of design standards, staff will evaluate the style or features for compliance on a case-by-case basis.
4. Work Session with PZHAC. Applicant shall then submit to the PZHAC a formal application with a preliminary plan and supporting data containing the information gathered in the steps above for review by the PZHAC for historical appropriateness.
5. PZHAC Agenda. After the preliminary plan and supporting data are reviewed for completeness by the PZHAC during the work session, the application shall be placed on the PZHAC agenda for consideration for a permit for a certificate of historical appropriateness. Public notice shall be given about the application including conspicuous posting on the property. The PZHAC may schedule a public hearing on an application involving a structure with a "significant" designation on one of the historic registers. Conspicuous notice of the hearing shall be given by posting one sign in front of the property and the posting of additional signs at 300-foot intervals on the property for large properties of more than 600 feet frontage.
6. Decision by the PZHAC. The PZHAC shall make a decision on the application within 45 days after the receipt of complete plans and supporting data; provided, that the PZHAC may extend the time for its decision an additional 30 days when the application is for a demolition. The PZHAC shall recommend approval, approval with modifications, or disapproval of application. The recommendation with modifications shall contain the revisions that the applicant may accept in order to receive a certificate of historical appropriateness. If the PZHAC disapproves an application, it shall give the applicant its reasons in writing, and the applicant may appeal the decision. If the PZHAC fails to decide on an application within the specified time period, the application shall be deemed recommended for approval and forwarded to the board of trustees.

C. Routine Maintenance and Repairs. The commission shall adopt a policy setting forth the standards and process for



routine maintenance and repairs to structures within the historic districts that may be approved administratively by staff without consideration at a meeting provided the applicant files a building permit, pays the appropriate fee and complies with the design and materials guidelines set forth in this chapter. This includes but is not limited to elements of the individual architectural styles; colors for stucco, trim and doors, fences and gates; and roofing material and color. Staff shall report these administrative approvals in a timely manner on the agenda of each PZHAC meeting.

D. Exemptions. Work in any of the following categories shall be exempt from obtaining a certificate of historical appropriateness permit:

1. Maintenance or repairs which do not involve a change of the existing design, exterior materials or scale or outward appearance of the structure.
2. Work required by a town staff to eliminate an unsafe condition; provided, that any permanent repairs shall meet the criteria of subsection (D)(1) of this section.
3. Installation of storm windows or storm doors, with or without screens, painted or unpainted; provided, however, that no such windows or doors shall have any ornamental feature such as grilles, monograms, etc. This provision shall not be construed to prohibit the installation of plain bars on the inside of such windows or doors for protection of the screens or glass. If a study indicates that storm windows are necessary, the use of interior storm windows is preferred, and interior storm windows are also exempt from obtaining a certificate.
4. Erection of any accessory structure designed for the shelter of very small animals, such as rabbits and poultry; and provided, that such proposed accessory structure is not prohibited by another statute, regulation or ordinance; and provided, that the maximum horizontal or vertical dimension of any such proposed structure does not exceed four feet. [Ord. 2011-03; Ord. 2008-02 § 1. Formerly 18.33.060]

#### **18.33.090 Design components or development criteria and compliance checklists.**

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A. Design Components – Definition. Within the town's historic districts there exist similarities in the design components and construction of the buildings. The similarities are expressed by a number of basic design components which include but are not limited to building height, setback, proportions, pattern and rhythm, roof types, surface texture, color, site utilization, projections and architectural details. These similarities provide the basis for determining precedent examples of the five architectural styles and their architectural details. The precedent examples themselves, identified by Yguado & Associates in 1973, are used to assure both the retention of an individual structure's exterior historic form, features and detailing and the historically appropriate development of the district.

B. Design Components – Use. The design components define the building materials and exterior character-defining features for each of five architectural styles, such as:

1. The form and detailing of exterior materials, such as masonry, wood, and metal.
2. The form and detailing of exterior features, such as roofs, porches, doors and windows, as well as structural and mechanical systems. Where publicly visible, structural and mechanical systems, including solar and other energy collecting and conserving equipment, shall be architecturally integrated or screened.
3. The structure's site and setting.

C. Design Components – Checklist. When considering an application for a permit for a certificate of historical appropriateness, the commission shall determine if the application complies or does not comply with each of the design components or development criteria which are organized by architectural style and presented in checklist form in MTC 18.33.170. [Ord. 2011-03; Ord. 2008-02 § 1. Formerly 18.33.070]

#### **18.33.100 Miscellaneous, including colors for architectural components, gates, fences, and**



## **stucco and material and color for metal roofing.**

---

### **A. Colors for Architectural Components, Including Windows, Trim, Doors, and for Gates and Fences.**

1. Criteria to be used in selecting an appropriate color for architectural components, gates and fences include, but are not limited to:
  - a. The size of the surface area to be covered.
  - b. Other colors that will surround the architectural component, gate or fence.
  - c. Type and texture of the surface, such as rough stucco, smooth metal or wood.
2. An album of color charts and photographs to be used by commissioners, staff and citizens in determining appropriate colors for architectural details and, by extension with this chapter, for gates and fences, is available in the community development department office.

### **B. Colors for Exterior Stucco.**

1. Appropriate colors include colors in the cream to medium brown earth tones referred to in the individual architectural styles found in MTC 18.33.170 as characteristic of a particular style. Permitted acrylic latex paint colors shall be subtle and muted rather than bright and reflective.
2. The combination of exterior wall and trim colors on the same structure shall be historically appropriate, which for trim colors includes natural wood, off whites, creams and beiges as described in the individual architectural styles found in MTC 18.33.170, along with the colors presented in the color chart album.

C. Metal Roofing. Historically appropriate material and colors for new and replacement metal roofs are corrugated metal in either the natural gray or brick red color. [Ord. 2011-03; Ord. 2008-02 § 1. Formerly 18.33.080]

## **18.33.110 Standards for alterations.**

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The Secretary of the Interior's Standards for the Treatment of Historic Properties authorized by the National Historic Preservation Act of 1966, developed in 1992 and codified as 36 CFR 68, and subsequent revisions, amendments and additions thereto adopted by the Secretary of the Interior are hereby adopted in their entirety into this chapter by reference.

A. Application. These standards shall apply to all work or acts performed on the exterior of historic buildings and structures used commercially and zoned H-C, Historical Commercial, that are designated "significant" or "contributing."

B. Function. The standards identify and define appropriate treatments for the alteration of exterior character-defining features, including the form and detailing of materials, spatial relationships, and structural and mechanical systems. The standards also encompass related landscape features and the building's site as well as attached adjacent or related new construction. The standards are to be applied to specific projects in a reasonable manner, taking into consideration economic and technical feasibility.

C. Guidelines. Guidelines to be used to assist in implementing the standards are found in the Secretary of the Interior's Standards for the Treatment of Historic Properties, and are available in the community development department. The guidelines are divided into two categories:

1. Recommended approaches, treatments and techniques that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. Not recommended approaches, treatments and techniques that are not consistent with the Secretary's standards and could adversely affect a building's historic character. [Ord. 2011-03; Ord. 2008-02 § 1. Formerly



### **18.33.120 Demolition.**

---

A. The demolition of a significant or contributing structure within a historic district shall require a permit that includes verification by a qualified architect or certified structural engineer, with a background in architecture preferred, that the structure is not repairable or reusable.

The applicant shall provide the report containing the verification. The applicant shall also provide the plans for the site in order to demonstrate that it will not harm adjacent properties. The PZHAC may schedule a public hearing on the application. Conspicuous notice of the hearing shall be given by posting one sign in the front of the property and the posting of additional signs at 300-foot intervals, on said property, for large properties of more than 600 feet frontage.

B. Before voting on the demolition application, the PZHAC shall discuss with the applicant to see if an alternative to demolition can be found. The PZHAC may ask the applicant for additional information to be used in making its decision.

C. The PZHAC shall study the question of financial hardship for the applicant and shall determine whether the property can be put to reasonable beneficial use without the approval of the demolition application. Using the record that was developed, the PZHAC shall vote on the application following the procedures in MTC 18.33.080, Historical appropriateness permit. Options to prove financial hardship shall be: (1) income of 50 percent or lower of the average median income standards established for Dona Ana County; (2) proof of income documented with tax returns and annual expenditures.

D. If a demolition permit is issued, prior to the demolition the structure shall be documented with photographs, sketch plans and a brief historical description.

E. Demolition of intrusive features on a structure for the purpose of restoring original historic features should be encouraged and shall be exempt from the architect/engineering requirement. Documentation of the original features shall be provided in order to receive demolition approval. [Ord. 2011-03]

### **18.33.130 Preservation of historic property.**

---

Every person in charge of a landmark or a property in a historic district shall keep in good repair: (A) all of the exterior portions of such property and (B) all interior portions which, if not maintained, may cause the exterior of the structure to deteriorate or to become damaged or otherwise to fall into a state of disrepair. The purpose of this section is to prevent a person from forcing the demolition of a building or structure by neglecting it or by permitting damage to it because of weather or vandalism. No provision in this chapter shall be interpreted to require an owner or tenant to undertake an alteration or to restore a building or structure to its original appearance. PZHAC shall consider financial hardship per MTC 18.33.120(C). [Ord. 2011-03]

### **18.33.140 Designation of landmarks and historic districts.**

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A. The PZHAC may study a property or an area in order to make a recommendation on whether it qualifies for designation as a landmark or a historic district. The board of trustees, a property owner, an individual or a neighborhood organization may also request the PZHAC to make such a study and recommendation.

B. The PZHAC shall assemble information about the property or the area being considered for designation and shall schedule a public hearing on the proposed designation. Public notice of the hearing shall be given, including conspicuous posting on the property or in the proposed district for 14 days immediately prior to the hearing. Conspicuous notice of the hearing shall be given by posting one sign in the front of the property and the posting of additional signs at 300-foot intervals for large properties of more than 600 feet frontage. Notice of the hearing shall be given by certified mail at least 14 days in advance of the hearing to the owners of property under consideration. Written notice shall be considered sufficient when it is mailed to the person listed on the tax records of the



government.

C. A landmark or a historic district shall qualify for designation when it meets one or more of the following criteria that will be discussed in a PZHAC report making its recommendation to the board of trustees:

1. Its value as a reminder of the cultural or archaeological heritage of the town, state or nation;
2. Its location as a site of a significant local, state or national event;
3. Its identification with a person or persons who significantly contributed to the development of the town, state or nation;
4. Its identification as the work of a master builder, designer or architect whose individual work has influenced the development of the town, state or nation;
5. Its value as a building or buildings that are recognized for the quality of their architecture and that retain sufficient elements showing their architectural significance;
6. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction or use of indigenous materials;
7. Its character as a geographically definable area possessing a significant concentration of buildings, structures or sites united by past events or aesthetically by plan or physical development; and
8. Its character as an established and geographically definable residential neighborhood, united by culture, architectural styles, plan or physical development.

D. After evaluating the testimony at its public hearing and the other material it has assembled, the PZHAC shall decide whether or not to recommend the proposed designation to the board of trustees. If the PZHAC decides to recommend the designation, it shall submit a written report with information on the property or properties. The board of trustees shall approve, modify or disapprove the proposed designation within 60 days after receiving the recommendation and report from the PZHAC.

E. The PZHAC shall notify the owners of the property that has been designated and shall arrange that the designation of a property as a landmark or as a part of a historic district shall be recorded in the land records of the county. The PZHAC shall also give notice of the designation to the government offices in the town and in the county which shall retain the information for future reference.

F. The amendment or rescission of a designation shall be accomplished through the same steps as were followed in the original designation. [Ord. 2011-03]

### **18.33.150 Appeal from historical appropriateness action.**

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The process for an appeal from a PZHAC historical appropriateness action shall be pursuant to this title. [Ord. 2011-03; Ord. 2008-02 § 1. Formerly 18.33.100]

### **18.33.160 Enforcement.**

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Responsibility for enforcement shall be pursuant to the Mesilla Town Code. All work performed pursuant to a certificate of historical appropriateness shall conform to the provisions of such certificate. It shall be the responsibility of the town staff to inspect from time to time work being performed to assure such compliance. In the event work is being performed that is not in accordance with such certificate, the town may issue a stop work order. In the event work is being performed without the required certificate of historical appropriateness, the town may issue a stop work order. The PZHAC or its representative shall meet with the owner or tenant to resolve the problem. When necessary, the town attorney may seek an injunction and any other appropriate relief in order that the intent of this chapter shall

be carried out. [Ord. 2011-03; Ord. 2008-02 § 1. Formerly 18.33.110]

**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.

	<b>COMPLIANCE</b>	
	<b>YES</b>	<b>NO</b>
<b>Design Components</b>		
Building Height: One or two stories, to be determined by development zone.	_____	_____
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.	_____	_____
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.	_____	_____
<b>Pattern and Rhythm</b>		
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
<b>Doors</b>	_____	_____	_____



	Number	Proportion	Size
Windows			
Gates			
Walls			

**COMPLIANCE**

**YES NO**

**Roof Type**

Flat with a slight slope for drainage.

\_\_\_\_\_

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)

\_\_\_\_\_

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.

\_\_\_\_\_

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.

\_\_\_\_\_

**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.

\_\_\_\_\_

Portales or covered porches, either inset or projecting, have posts of round logs capped with a corbel and square beams.

\_\_\_\_\_

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**TERRITORIAL**

Design standards with compliance checklist for the Territorial architectural style.

When completing a checklist, applicants shall circle all the components within 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: Usually one story; however, each case will be determined individually by the development zone.

\_\_\_\_\_

Setback: Varies according to the development zone. Historically, in urban/commercial settings, territorial buildings were built on or close to the property line with front facades occupying the entire lot frontage and entrances directly off the street. In rural residential settings, territorial buildings generally have large front yard setbacks.

\_\_\_\_\_

Proportion, relationship of height to length. Buildings are long and low in proportion (1).

Historically, walls are usually two feet thick, but are sometimes two feet six inches thick to three feet in proportion to wall heights.

The overall proportion of the building is dependent in part on the height of a firewall or parapet, which is a continuation of exterior walls extending beyond the roof line on three or more sides (1).

\_\_\_\_\_

Portales or porches, if used, create a lower profile than the basic building.

\_\_\_\_\_

**Pattern and Rhythm**

Solid wall space is always greater in any facade than window and door space combined (1).

\_\_\_\_\_

Window placement on facades is regular and below center.

\_\_\_\_\_

Windows are of larger size with multi-paned glazing of individual panes no larger than 30 square inches (1).

\_\_\_\_\_

Canales or drainspouts are evenly spaced along the facades and, historically, are more fine and precise in appearance than those used in the Spanish Pueblo style.

\_\_\_\_\_

	Number	Proportion	Size
Doors	_____	_____	_____
Windows	_____	_____	_____
Gates	_____	_____	_____
Walls	_____	_____	_____

**COMPLIANCE**

**YES NO**

**Roof Type**



COMPLIANCE

YES NO

Flat with a slight slope for drainage. \_\_\_\_\_

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

**Surface Texture**

Construction is of adobe but may be built of other materials simulating adobe. \_\_\_\_\_

Walls are sharp edged with abrupt changes of wall direction. \_\_\_\_\_

Walls, historically, are covered with mud plaster. Hard plaster or stucco, smoothly applied, colored or painted the color of natural adobe is acceptable. \_\_\_\_\_

**Color**

Color may range from dark to light earth color. Flat white may also be used. In protected spaces under portales, white or a contrasting color or mural may be used. (See color chart) \_\_\_\_\_

**Site Utilization**

Determined by development zone, size of site and intended use. \_\_\_\_\_

In areas of more dense development, high walls along with buildings set on the property line are used to enclose the lot for privacy and environmental protection. \_\_\_\_\_

**Projections and Cavities**

Canales, or drainspouts, pierce the firewalls at the roofline to provide drainage. \_\_\_\_\_

Windows are set flush with outside wall surfaces. \_\_\_\_\_

Doorways are either flush or slightly recessed in the exterior walls. \_\_\_\_\_

Portales, either inset or projecting, are light in effect, built of milled lumber of a scale and detail consistent with other wood elements of the building. \_\_\_\_\_

Vigas do not usually project from exterior walls, although in the case of buildings of adobe that have been altered to achieve the territorial style, projecting or partially exposed vigas occur. \_\_\_\_\_

**Architectural Details**

Firewalls are usually capped with a coping of fired brick or masonry. Sometimes the coping was added to a basic adobe building along with other details to achieve the style. \_\_\_\_\_

Door and window openings are framed with milled wood in an American Colonial (Greek Revival) design. \_\_\_\_\_

Doors are usually colonial but heavy paneled Spanish doors or appliqued doors are acceptable. \_\_\_\_\_

Structural lintels above windows and door openings are not exposed. \_\_\_\_\_

Metal or wood shutters are often used in conjunction with glazed windows. \_\_\_\_\_

Portales should be built with a parapet, capped or not, as has the basic building. \_\_\_\_\_

Buttresses, fireplace outlines and chimneys are usually not important facade elements. \_\_\_\_\_

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**SPANISH MISSION**



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

When completing a checklist, applicants shall circle all the components within 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:** To be determined by the development zone on a case-by-case basis. Historically, one or two stories with a vertical facade. In some cases the verticality is achieved primarily by the use of a false facade.

\_\_\_\_\_

**Setback:** In commercial usage, the building is sited on the front property line without setbacks. In residential usage, the buildings are sited with front, side and back yards.

\_\_\_\_\_

**Proportion:** The use of facade design elements suggesting towers and belfries creates a verticality of a kind not evident in the other styles in Mesilla. This verticality is illustrated by the commercial buildings. In residential usage this verticality is implied rather than physically stated.

\_\_\_\_\_

**Pattern and Rhythm**

Building surfaces are broken by applied or constructed openings.

\_\_\_\_\_

The arched tower and belfry opening is repeated in the design of door and window openings.

\_\_\_\_\_

In general, there are large areas of solid wall surfaces in relation to the openings created by windows and doors (1).

\_\_\_\_\_

Roof lines simulate the tower and belfry outline.

\_\_\_\_\_

	<b>Number</b>	<b>Proportion</b>	<b>Size</b>
<b>Doors</b>	_____	_____	_____
<b>Windows</b>	_____	_____	_____
<b>Gates</b>	_____	_____	_____
<b>Walls</b>	_____	_____	_____

**COMPLIANCE**

**YES      NO**

**Roof Type**

Angled, flat, or a combination of both.

\_\_\_\_\_

In the event that a roof is visible, the preferred surface material is Spanish tile.

\_\_\_\_\_

**Surface Texture**

Smooth stucco.

\_\_\_\_\_

COMPLIANCE

YES NO

**Color**

Usually white or earth walls with terra cotta tiled visible roof surfaces. (See color chart)

\_\_\_\_

**Site Utilization**

In commercial usage, usually built to property line with facade extending the length of the property frontage (1).

\_\_\_\_

In residential usage, the building is generally placed with front, side and back yards (1).

\_\_\_\_

Landscaping is very formally arranged, with walls and arches reflecting the character of the basic building.

\_\_\_\_

**Projections**

Windows and doorways are typically deeply recessed in arched openings.

\_\_\_\_

Portales and covered walks are supported by arches.

\_\_\_\_

Arched or simple buttresses are used.

\_\_\_\_

**Architectural Details**

Arches, iron grilles or railings, carved doors, partially or completely rounded windows, ornate metal hardware and ceramic tile are used in the Spanish Mission style.

\_\_\_\_

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**NORTHERN NEW MEXICO**

Design standards with compliance checklist for the Northern New Mexico architectural style.

When completing a checklist, applicants shall circle all the components within 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: Usually one story; however, each case will be determined individually by the development zone.

The use of two stories would require the use of the angled roof as an attic or otherwise part of the second story.

\_\_\_\_

Setback: There is no typical setback distance used, therefore the setback of the development zone would prevail.

\_\_\_\_

The application of this style is generally in a rural setting. Certain buildings in the commercial area of Mesilla exhibit this style of building set on the property frontage.

\_\_\_\_



COMPLIANCE

YES NO

Proportion: There is a marked division between the roof and exterior walls. The proportion of the exterior walls, usually of adobe construction, is long and low but verticality is achieved by the added angled roof (1). Roof angles are sharp but rarely reaching an angle of 45 percent off the horizontal (1).

\_\_\_\_\_

**Pattern and Rhythm**

The facades of these buildings are simple with few window openings of small overall size (1).

\_\_\_\_\_

Doorways are numerous predicated on the pattern of construction and additions to the basic construction (1).

\_\_\_\_\_

	Number	Proportion	Size
Doors	_____	_____	_____
Windows	_____	_____	_____
Gates	_____	_____	_____
Walls	_____	_____	_____

COMPLIANCE

YES NO

**Roof Type**

The most significant style element is the angled roof of corrugated metal. It is used in either the hipped or pitched configuration. The hipped roof is angled from four sides with a ridge line shorter than the length of the building. The pitched roof is angled from two sides. The use of the pitched roof makes necessary a filler for the triangular area at the ends of the building created by the addition of the pitched roof.

\_\_\_\_\_

**Surface Texture**

Surface texture is of adobe or simulated adobe construction with or without mud or hard plaster.

\_\_\_\_\_

**Color**

White or earth color. (See color chart).

\_\_\_\_\_

**Site Utilization**

These buildings in the commercial area utilize most of the available site space.

\_\_\_\_\_

In the more open, rural parts of Mesilla, these buildings are sited in varying ways depending on overall site usage and the development zone.

\_\_\_\_\_

**Projections and Cavities**

Portales or covered porches are roofed with the same basic roofing materials.

\_\_\_\_\_

Portales are sometimes beneath extensions of the overall roof. In this case the angle of the basic roof is continued or broken slightly as required.

\_\_\_\_\_

Portales are sometimes enclosed with screens.

\_\_\_\_\_

Roof overhangs are generally minimal.

\_\_\_\_\_

COMPLIANCE

YES NO

**Architectural Details**

Windows, doors, columns, chimneys and buttresses are similar to those found in other adobe based buildings.

\_\_\_\_\_

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**RANCH STYLE**

Design standards with compliance checklist for the Ranch architectural style.

When completing a checklist, applicants shall circle all the components within 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: To be determined on a case-by-case basis based on the development zone. Historically, single story although two-story additions or complete two story buildings occur.

\_\_\_\_\_

Setback: Front yards are typical.

\_\_\_\_\_

Ranch styles are not built to the property line and the setback of the development zone would prevail.

\_\_\_\_\_

Proportion: Generally low and sprawling.

\_\_\_\_\_

The pitched or angled roof sometimes creates an appearance of verticality.

\_\_\_\_\_

**Pattern and Rhythm**

The character of this design element is generated by large picture windows, covered walkways or connecting overhead structures, the use of many windows, steps up to raised foundations, abrupt changes in facades which reflect the varying sizes of inner spaces or additions and a pattern sometimes created by changes in material.

\_\_\_\_\_

	Number	Proportion	Size
<b>Doors</b>	_____	_____	_____
<b>Windows</b>	_____	_____	_____
<b>Gates</b>	_____	_____	_____
<b>Walls</b>	_____	_____	_____

COMPLIANCE



**Roof Type**

Roofs are pitched, angled, or shallow hipped.

The use of prefab trusses on site of construction to achieve the angled roof is the typical technique.

Roofs are usually built with large overhangs (1).

The thickness of the roof is exaggerated by the addition of trim material.

Roofs are usually finished with shingles either of roofing paper or wood.

Roof types are pitched or shed with frequent intersections at changes in building plan.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Surface Texture**

Ranch styles in Mesilla exhibit a variety of surface textures: brick, concrete block, stone, various kinds of siding, unplastered or plastered adobe and simulated adobe.

The individual Ranch style buildings or structures sometimes have a variety of finishes or textures due to veneers and additions.

_____	_____
_____	_____

**Color**

The Ranch style has no typical color. Due to construction, detail and use of veneers, a variety of colors are possible within an individual building.

_____	_____
-------	-------

**Site Utilization**

In Mesilla, Ranch style houses are usually outside the more densely developed older areas of the town.

Being a recent style, it is usually used in typical subdivision fashion.

Landscaping is controlled by fencing and walks.

Many ornamental plants and trees and large lawns create a green surrounding for the Ranch style house.

_____	_____
_____	_____
_____	_____
_____	_____

**Projections and Cavities**

More change of surface is shown by additions, garages, breezeways, covered entrances, manmade shade structures, roof overhangs and raised entrances with steps than in the other styles existing in Mesilla.

_____	_____
-------	-------

**Architectural Details**

Simple construction and basic design is evident in the Ranch style house.

Windows and doors are manufactured items.

Trim is simple and varied.

Scalloped edges, trellises and wood moldings are used.

_____	_____
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[Ord. 2011-03; Ord. 2008-02 § 1. Formerly 18.33.120]  
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**18.33.180 Appendix B – Additional standards for preservation, rehabilitation, restoration and reconstruction taken from the Secretary of the Interior’s Standards for the Treatment of Historic Properties as developed in 1992 and codified as 36 CFR 68.**

Each set of standards appears below on separate pages for ease in copying for individual use.

## **STANDARDS FOR PRESERVATION**

- A. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- B. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- C. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
- D. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- E. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- F. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
- G. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- H. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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## **STANDARDS FOR REHABILITATION**

- A. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- B. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- C. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- D. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- E. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- F. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- G. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- H. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.



I. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.

J. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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#### **STANDARDS FOR RECONSTRUCTION**

A. Reconstruction will be used to depict vanished or nonsurviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

B. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

C. Reconstruction will include measures to preserve any remaining historic materials, features and spatial relationships.

D. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the nonsurviving historic property in materials, design, color and textures.

E. A reconstruction will be clearly identified as a contemporary re-creation.

F. Designs that were never executed historically will not be constructed.

(The rest of this page is left blank intentionally)

#### **STANDARDS FOR RESTORATION**

A. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

B. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.

C. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

D. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.

E. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

F. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

G. Replacement of missing features from the restoration period will be substantiated by documentary and physical

evidence. A false sense of history will not be created by adding conjectural features, features from other properties or by combining features that never existed together historically.

H. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

I. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

J. Designs that were never executed historically will not be constructed.

[Ord. 2011-03; Ord. 2008-02 § 1. Formerly 18.33.130]

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---

**The Mesilla Town Code is current through Ordinance  
2018-01, passed June 25, 2018.**

Disclaimer: The Town Clerk's Office has the official version of the Mesilla Town Code. Users should contact the Town Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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RECEIVED 5/25/20 @ 1:20 PM  
BY [Signature]  
(LARRY SHANNON)

061089  
\$ 235.50

TOWN OF MESILLA  
APPLICATION FOR RESIDENTIAL BUILDING PERMIT  
2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (505)524-3262 extension 109

CASE NO: 061089 ZONE: HR CODE: NR APPLICATION DATE: 5/25/20

Steven Cadena (575) 800-9216  
Name of Applicant Telephone Number

2220 Calle Del Sur Mesilla NM 88046  
Street Address City State Zip Code

Self  
Contractor Name and Address  
(575) 800 9216 NA 387497 NM EP  
Contractor Telephone Number Contractor Tax I.D. Number Contractor License # Construction LLC

LOCATION & DESCRIPTION OF PROPOSED WORK:  
2220 Calle del Sur Mesilla NM 88046  
CONSTRUCTION OF 2 CASITAS (DUPLIX)

Estimated Cost:  
\$150,000

[Signature] Date: 5/26/20  
Signature of Applicant

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

Administrative Approval  
PZHAC  Approved  Disapproved  Approved with conditions  
BOT  Approved  Disapproved  Approved with condition

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED

FEE: REVIEW: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_  
PERMIT: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_

This application includes:

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Foundation Plan with details
3. Floor Plans showing rooms, their uses and dimensions
4. Cross Sections of walls.
5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan.
7. Architectural style and color scheme (Historical and commercial zones only.)
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from Public Utility providing water service.)



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Numbe  Er

Maps

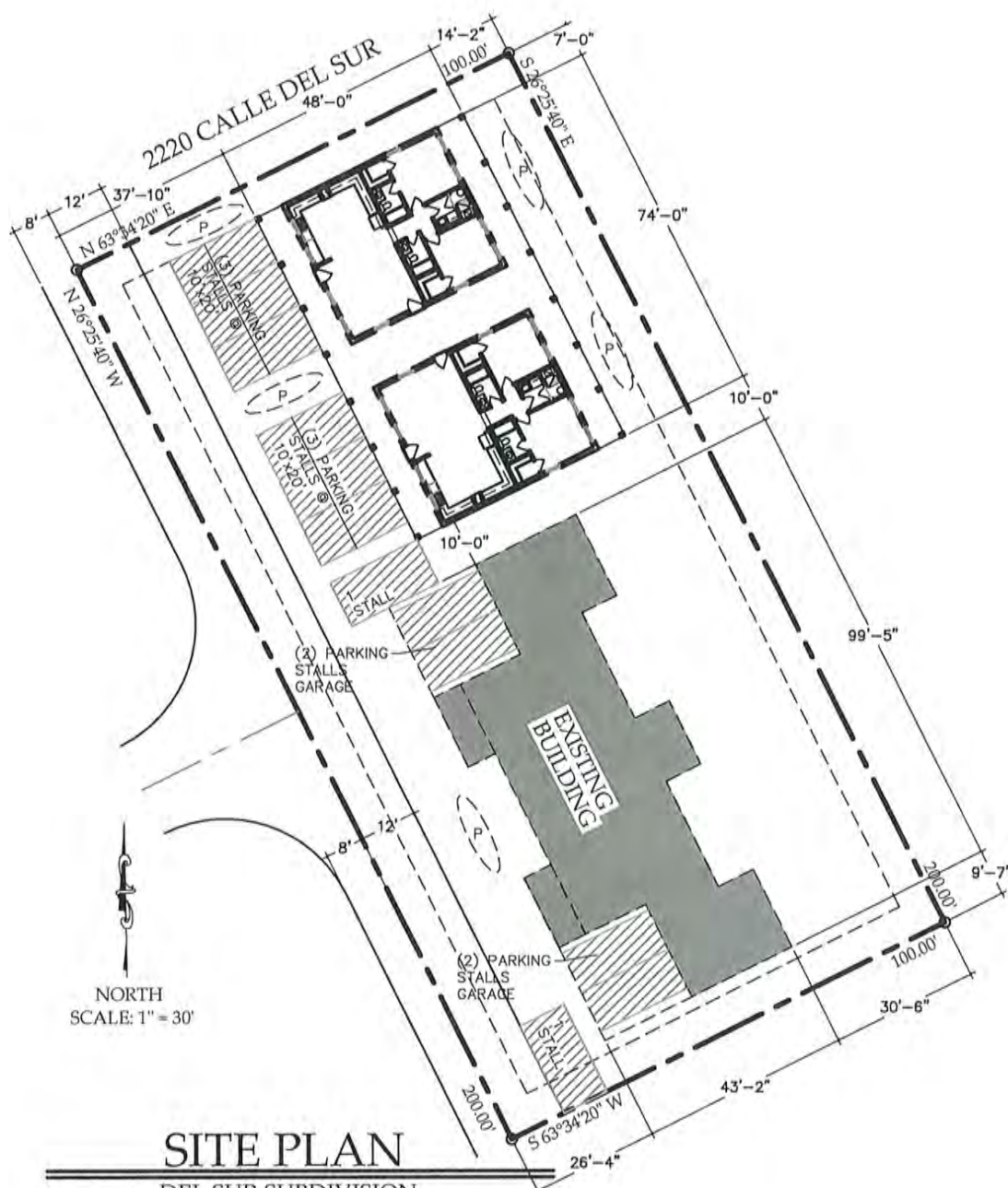
Legend

### 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: [R0400634](#)  
Parcel Number: 4006138284100  
Owner: CADENA AMY B & STEVEN R  
Mail Address: 2220 CALLE DEL SUR  
Subdivision: DEL SUR SUBDIVISION  
1073  
Property Address: 2220 CALLE DE  
SUR  
Acres: 0






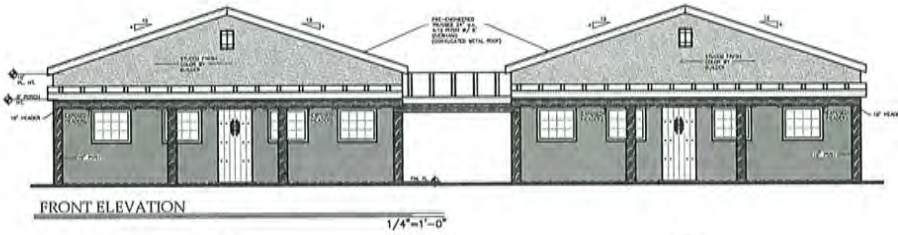
NORTH  
SCALE: 1" = 30'

**SITE PLAN**

DEL SUR SUBDIVISION  
LOT 2  
TOWN OF MESILLA, DONA ANA COUNTY  
NEW MEXICO

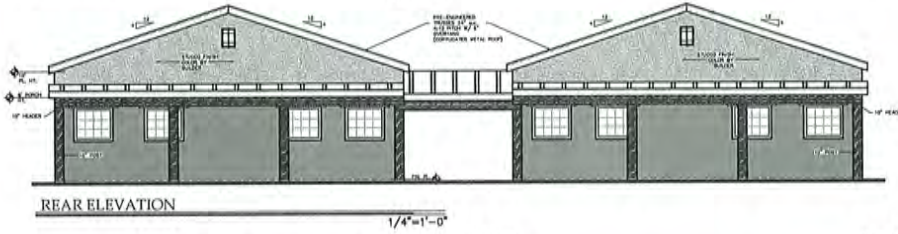
 <p><b>Cadworks</b> DRAWING &amp; DESIGN P.O. Box 1812 Las Cruces, NM 88009 Phone: (505) 493-7120 Cadworks, Inc. @ cadworks.com</p>	DATE	PROJECT NAME:	SHEET TITLE
	6/27/2020	<p>LOT 2 0.459 AC.</p>	SITE PLAN
	DRAWN BY		SHEET NO.
	UMPHRESS		5 OF 5
FILE NAME	<p>2220 CALLE DEL SUR-2</p>	<p>DISCLAIMER ALL MEASUREMENTS, DIMENSIONS, &amp; SPECIFICATIONS, INCLUDING ALL LOG MATERIALS ARE TO BE CHECKED BY OWNER &amp; CONTRACTOR &amp; ARE THE RESPONSIBILITY OF THE OWNER &amp; CONTRACTOR. THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER. THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND CONTRACTOR. THIS DRAWING MAY NOT BE REPRODUCED OR REPRODUCTION THEREOF MADE WITHOUT THE WRITTEN PERMISSION.</p>	





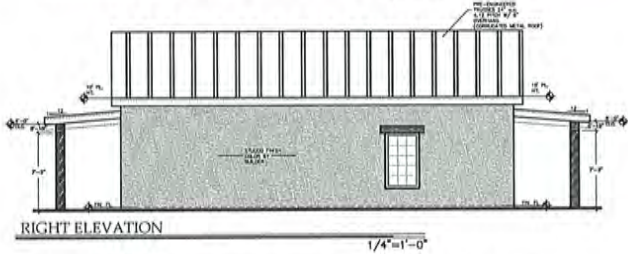
FRONT ELEVATION

1/4"=1'-0"



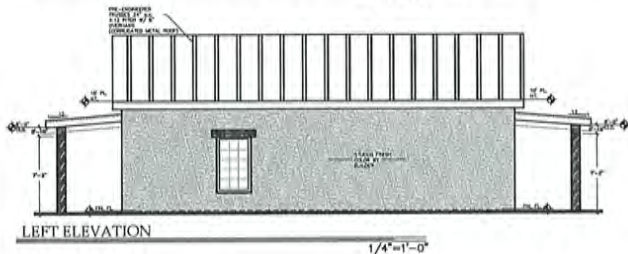
REAR ELEVATION

1/4"=1'-0"



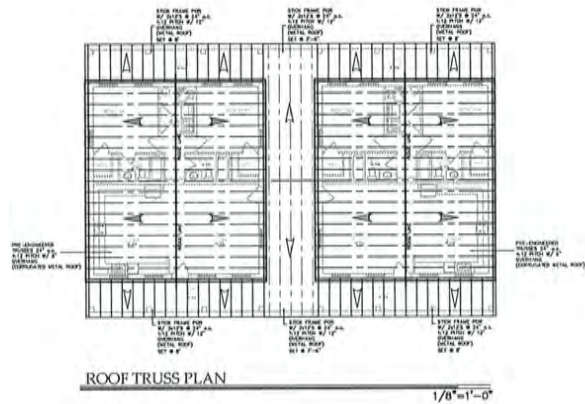
RIGHT ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"



ROOF TRUSS PLAN

1/8"=1'-0"

DATE	6/26/2020
DRAWN BY	
INCH/FEET	
FILE NAME	SC-521120-2

OWNER  
 2210 CALLE DEL SUR, MESILLA, NM 88046

PROJECT NAME: 2210 CALLE DEL SUR, MESILLA, NM 88046

STEVE CADENA

AREA: TOTAL	
FLOOR 1 (GARD) 1,024 SQ. FT.	
FLOOR 2 (GARD) 1,024 SQ. FT.	
PORCH 1,248 SQ. FT.	
TOTAL 3,296 SQ. FT.	

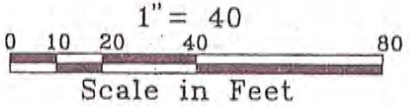
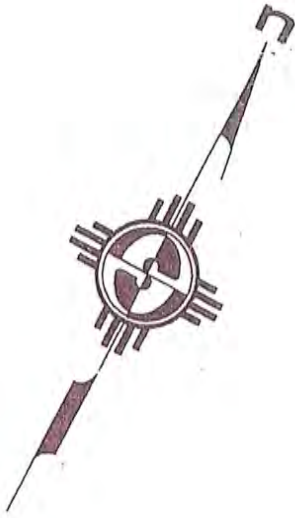
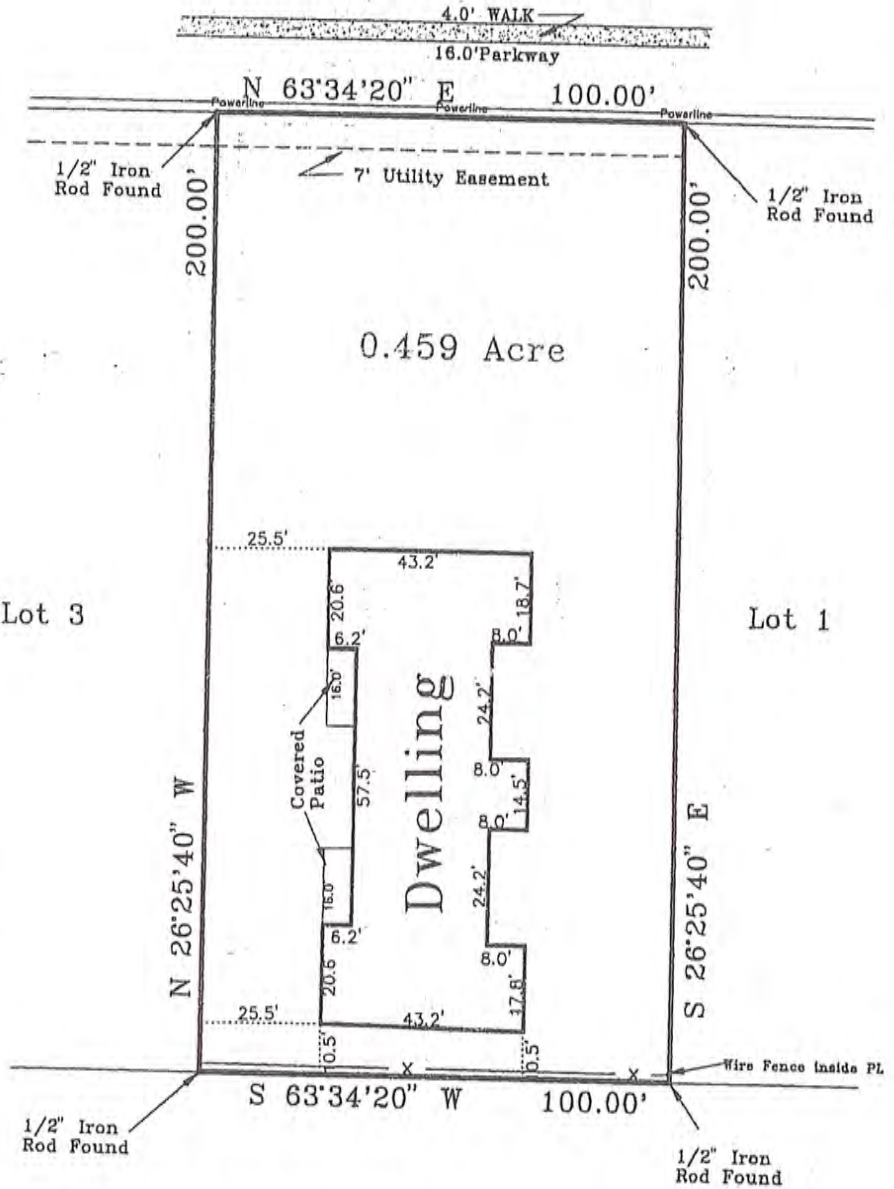
PROFESSIONAL SEAL	
SHEET TITLE	ELEVATIONS/ ROOF TRUSS PLAN
SHEET NO.	2 OF 5



# PLAT OF SURVEY

LOT 2  
 DEL SUR SUBDIVISION  
 PLAT FILED MAY 22, 1981, IN  
 BOOK 13, PAGE 90, OF THE  
 DONA ANA COUNTY RECORDS  
 TOWN OF MESILLA  
 DONA ANA COUNTY  
 NEW MEXICO

## 2220 Calle del Sur (University Avenue)



PROPERTY IS IN AN "X" DESIGNATED ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 35013C0633 E, EFFECTIVE SEPTEMBER 27, 1991.

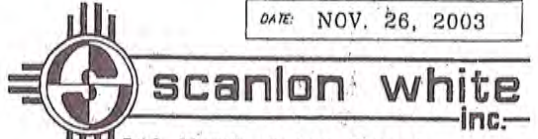
SURVEYOR'S CERTIFICATE

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 ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]*  
 TED G. SCANLON - PS NO. 9433  
 540 N. WATER STREET, LAS CRUCES, NM 88001

NOV. 26, 2003  
 DATE OF SURVEY

DRAWN BY:	C.SCANLON
FIELD BY:	R.GONZALES
JOB NO.:	03-11-1042
DATE:	NOV. 26, 2003



540 North Water Street  
 Las Cruces, New Mexico 88001  
 Phone: (505) 525-2112  
 Fax: (505) 525-1226





FLOOR PLAN

1/4" = 1'-0"

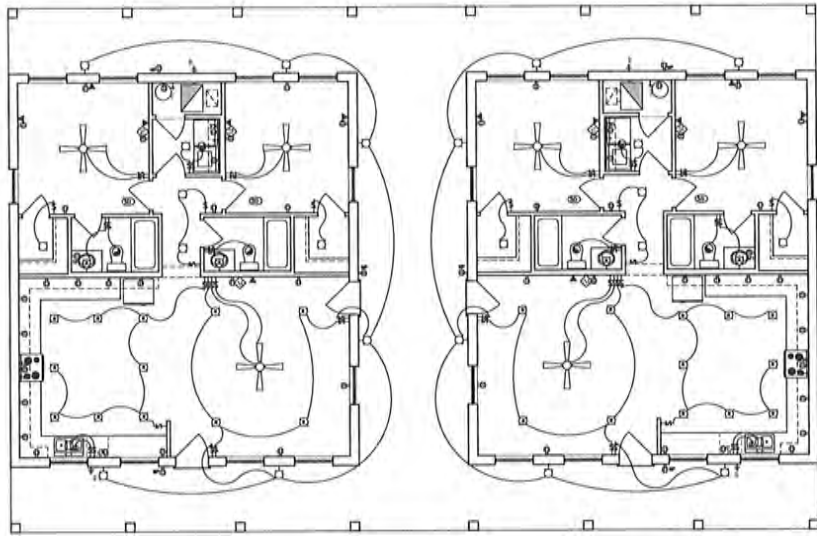
GENERAL NOTES:

1. EXTERIOR WALLS TO BE 10" CERAMA BLOCKS
2. INTERIOR NON-BEARING WALLS TO BE 2X4 STUDS W 1/2" G.C.
3. INTERIOR BEARING WALLS TO BE 2X4 STUDS W 1/2" G.C.
4. ALL HEADERS SPANNING MORE THAN 3 SHALL BE 2X12
5. ALL FIXTURES & APPLIANCES TO BE CHOSEN BY OWNER
6. USE FINE VINYL PER U.S.C. USE-C OR LOCAL CODE REQUIREMENTS
7. ALL DIMENSIONS ARE TO BE CHECKED AND CONFIRMED BY CONTRACTOR PRIOR TO POURING OF CONCRETE
8. INSULATE WALLS R-28 MIN., CEILING R-38, FLOOR/SLAB R-4 MIN.
9. INTERIOR TO BE SHEEPSHOOTED, TAPED, TEXTURED, AND PAINTED
10. EXTERIOR TO BE STUCCO - COLOR BY OWNER/CONTRACTOR
11. ALL ANGLED WALLS TO BE 45° ANGLES

DATE	6/20/2009
DRAWN BY	
ISSUES	
PROJECT NAME	SC-SYND-2
PROJECT	2210 CALLE DEL SUR, MESILLA, NM 88068
AREA: TOTAL	UNIT 1 1,241 SQ. FT. UNIT 2 1,241 SQ. FT. PORCH 1,241 SQ. FT. TOTAL 4,286 SQ. FT.
PROFESSIONAL SEAL	
SHEET TITLE	FLOOR PLAN
SHEET NO.	1 OF 5

STEVE CADENA





ELECTRICAL PLAN

1/4" = 1'-0"

SYMBOL	ELECTRIC SYMBOLS
(Symbol)	SWITCH
(Symbol)	2-STEP SWITCH
(Symbol)	SWITCH
(Symbol)	2-STEP SWITCH
(Symbol)	SWITCH
(Symbol)	SWITCH
(Symbol)	SWITCH
(Symbol)	SWITCH
(Symbol)	SWITCH
(Symbol)	SWITCH
(Symbol)	SWITCH
(Symbol)	SWITCH
(Symbol)	SWITCH
(Symbol)	SWITCH

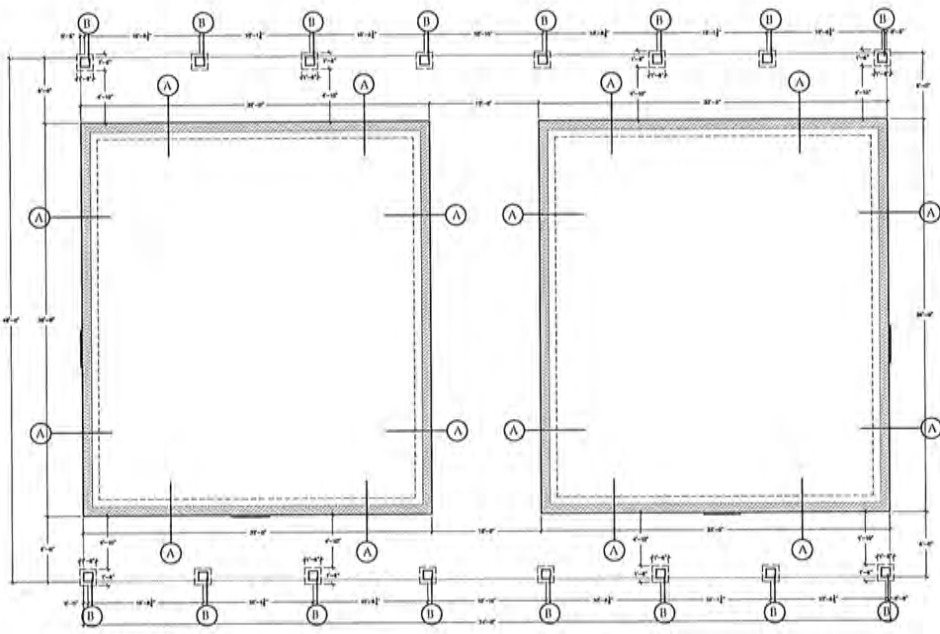
**ELECTRICAL NOTES:**

1. ALL OUTLETS AT VANITIES AND COUNTERS BE AT 42"
2. PROVIDE 115V UNDER COUNTER OUTLET FOR DISHWASHER AND GARBAGE DISPOSAL.
3. PROVIDE OUTLET AT 36" FOR RANGE HOOD
4. ALL EXTERIOR LIGHT FIXTURES AND OUTLETS TO BE WEATHERPROOF.
5. ELECTRICIAN TO SIZE AND LOCATE PANEL AND SERVICE
6. ELECTRICIAN TO PROVIDE POWER TO EQUILETS
7. ALL OUTLETS IN THE HIDDEN AND BATH ROOMS ARE TO BE GFI's.

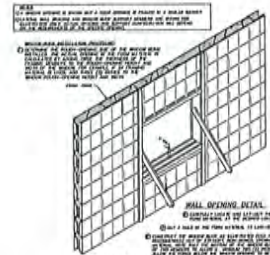
DATE: 6/26/2020  
 DRAWN BY:  
 APPROVED:  
 TITLE NAME: SC-521070-2  
 NUMBER:  
 PROJECT NAME: 2210 CALLE DEL SUR, MEBELA, NM 88246  
 AREA: TOTAL  
 UNIT 1: 1,828 SQ. FT.  
 UNIT 2: 1,023 SQ. FT.  
 PORCH: 1,218 SQ. FT.  
 TOTAL: 4,069 SQ. FT.  
 PROFESSIONAL SEAL:  
 SHEET TITLE:  
 ELECTRICAL PLAN  
 SHEET NO.:  
 3 OF 5







FOUNDATION PLAN  
1/4"=1'-0"



**SMALL OPENING DETAIL**

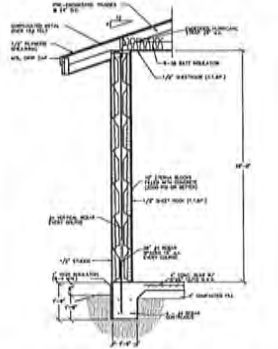
1. REINFORCEMENT SHALL BE AS SHOWN IN THIS DETAIL UNLESS OTHERWISE NOTED.

2. ALL REINFORCEMENT SHALL BE EPOXY COATED.

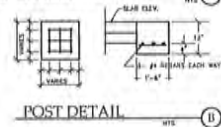
3. ALL REINFORCEMENT SHALL BE TYPED AND SIZED AS SHOWN IN THIS DETAIL UNLESS OTHERWISE NOTED.

4. ALL REINFORCEMENT SHALL BE PLACED AS SHOWN IN THIS DETAIL UNLESS OTHERWISE NOTED.

5. ALL REINFORCEMENT SHALL BE PLACED AS SHOWN IN THIS DETAIL UNLESS OTHERWISE NOTED.



ETERNA WALL SECTION



POST DETAIL

DATE	8/24/2020
DRAWN BY	
UNIVERSITY	
TITLE NAME	SC-57120-2
PROJECT NAME	2230 CALLE DEL SUR, MEXICALI, NM MEXICO
AREA: TOTAL	
UNIT 1 FOUND	1,074 SQ. FT.
UNIT 2 FOUND	1,024 SQ. FT.
TOTAL	2,098 SQ. FT.
PROFESSIONAL SEAL	
SHEET TITLE	FOUNDATION PLAN
SHEET NO.	4 OF 5



NORTHERN NEW MEXICO

2220 calle  
Del Sav Mesilla  
Nm 88046

Design standards with compliance checklist for the Northern New Mexico architectural style. When completing a checklist, applicants shall circle all the components within 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: Usually one story; however, each case will be determined individually by the development zone.

✓

The use of two stories would require the use of the angled roof as an attic or otherwise part of the second story.

~~✓~~ N/A

Setback: There is no typical setback distance used, therefore the setback of the development zone would prevail.

✓

The application of this style is generally in a rural setting. Certain buildings in the commercial area of Mesilla exhibit this style of building set on the property frontage.

✓

Proportion: There is a marked division between the roof and exterior walls. The proportion of the exterior walls, usually of adobe construction, is long and low but verticality is achieved by the added angled roof (1). Roof angles are sharp but rarely reaching an angle of 45 percent off the horizontal (1).

✓

**Pattern and Rhythm**

The facades of these buildings are simple with few window openings of small overall size (1).

✓

Doorways are numerous predicated on the pattern of construction and additions to the basic construction (1).

✓

	Number	Proportion	Size
Doors	2	per casita	see plans
Windows	11	per casita	see plans
Gates	1	per casita	see plans
Walls	1	per casita	see plans

COMPLIANCE  
YES NO

**Roof Type**

The most significant style element is the angled roof of corrugated metal. It is used in either the hipped or pitched configuration. The hipped roof is angled from four sides with a ridge line shorter than the length of the building. The pitched roof is angled from two sides. The use of the pitched roof makes necessary a filler for the triangular area at the ends of the building created by the addition of the pitched roof.

✓

Alan P. Culera

Steven Cadena

5/26/20



COMPLIANCE

YES NO

NORTHERN NEW MEXICO (CON'T.)

Surface Texture

Surface texture is of adobe or simulated adobe construction with or without mud or hard plaster.

✓

Color

White or earth color. (See color chart).

✓

Site Utilization

These buildings in the commercial area utilize most of the available site space.

NA

In the more open, rural parts of Mesilla, these buildings are sited in varying ways depending on overall site usage and the development zone.

✓

Projections and Cavities

Portales or covered porches are roofed with the same basic roofing materials.

✓

Portales are sometimes beneath extensions of the overall roof. In this case the angle of the basic roof is continued or broken slightly as required.

✓

Portales are sometimes enclosed with screens.

NA

Roof overhangs are generally minimal.

✓

Architectural Details

Windows, doors, columns, chimneys and buttresses are similar to those found in other adobe based buildings.

✓

(The rest of this page is left blank intentionally)

Steven Cadena

Steven Cadena

2220 calle del sur Mesilla

5/26/20

TOWN OF MESILLA

(LARRY SHANNON) APPLICATION FOR RESIDENTIAL BUILDING PERMIT

2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (505)524-3262 extension 109

CASE NO. 061090 ZONE: HR CODE: NR APPLICATION DATE: 5/25/20

Steven Cadena (575) 800-9216
Name of Applicant Telephone Number

2230 Calle del Sur Mesilla NM 88046
Street Address City State Zip Code

Self
Contractor Name and Address
(575) 800-9216 Contractor Telephone Number
NA Contractor Tax I.D. Number
387497 PMFP Construction Contractor License # LLC

LOCATION & DESCRIPTION OF PROPOSED WORK:
2230 Calle del Sur Mesilla NM 88046
Construction of 3 casitas

Estimated Cost: \$225,000
Signature of Applicant: Steven R Cadena

Date: 5/26/20

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

PZHAC Administrative Approval Approved Disapproved Approved with conditions
BOT Approved Disapproved Approved with condition

CONDITIONS: PZHAC REVIEW AND BOT APPROVAL REQUIRED
CID PERMIT REQUIRED

FEE: REVIEW: ISSUE DATE:
PERMIT: ISSUE DATE:

This application includes:

- 1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Foundation Plan with details
3. Floor Plans showing rooms, their uses and dimensions
4. Cross Sections of walls.
5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
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# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Numbe  Er

Maps

Legend

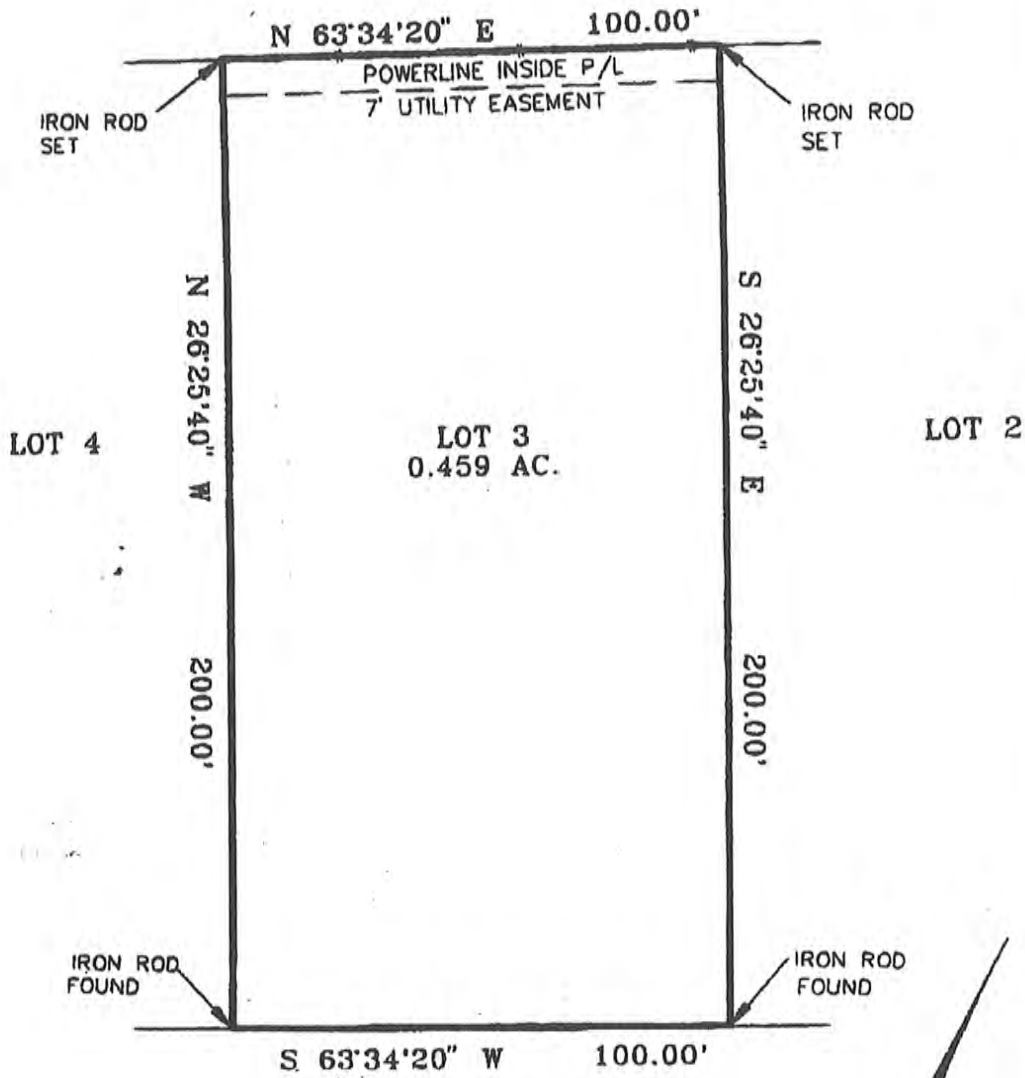
### Map Themes

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: [R0400628](#)  
Parcel Number: 4006138275105  
Owner: CHAIN ENTERPRISES LLC  
Mail Address: PO BOX 489  
Subdivision: DEL SUR SUBDIVISION  
1073  
Property Address: 2230 CALLE DEL SUR  
Acres: 0

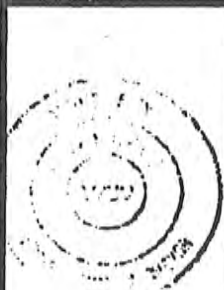
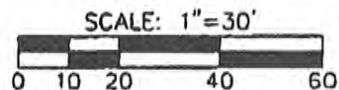


UNIVERSITY AVENUE



U.S.R.S. TRACT 11B-43B

NOTE: FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, IN MAP NO. 35013C0833 E, EFFECTIVE SEPTEMBER 27, 1991.



PLAT OF SURVEY  
 SHOWING THE LOCATION OF IMPROVEMENTS  
 ON LOT 3, DEL SUR SUBDIVISION  
 FILED MAY 22, 1981 IN BOOK 13,  
 PAGE 90, DONA ANA COUNTY RECORDS  
 TOWN OF MESILLA, DONA ANA COUNTY  
 NEW MEXICO

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

JORGE MOY *Jorge Moy* H.M.P.S. 5938



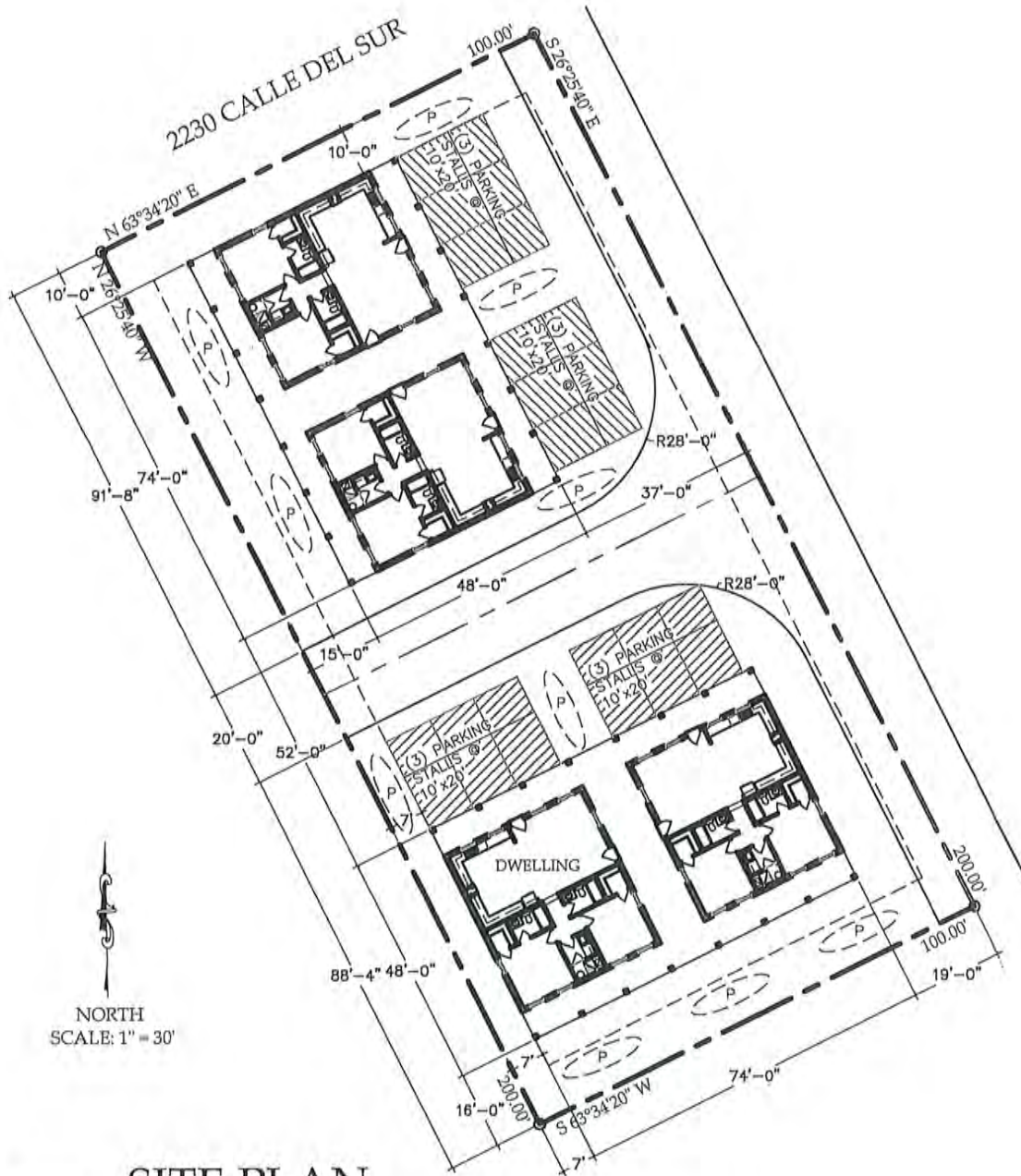
MOY SURVEYING INC.

414 N. DOWNTOWN MALL  
 LAS CRUCES, NEW MEXICO  
 88001

PHONE: (505) 525-9683  
 FAX: (505) 524-3238

JOB NO. 98-0447  
 DRAWN BY CHRIS BURKE  
 FIELD BY THANE KEN&BOBO  
 DATE 4-7-98 SCALE: 1"=30'





NORTH  
SCALE: 1" = 30'


## SITE PLAN

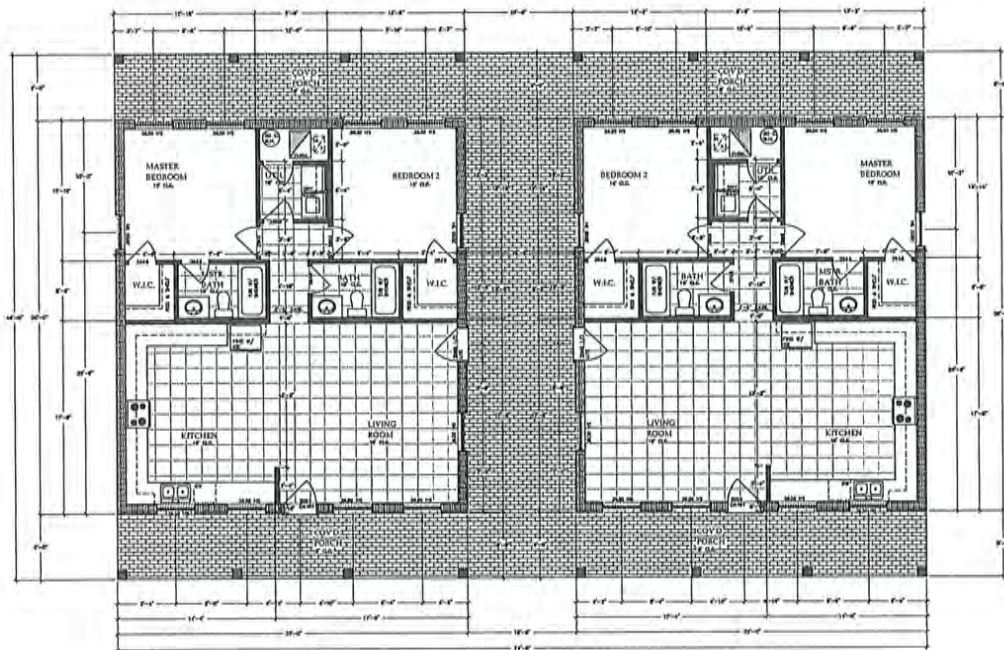
DEL SUR SUBDIVISION

LOT 3

TOWN OF MESILLA, DONA ANA COUNTY

NEW MEXICO

 <p><b>Cadworks</b> DR. ANTHONY J. &amp; DR. SYGNA P.L.L.C. 1001 1st Street Santa Fe, NM 87501 Phone: (505) 833-9720 cadworks@cadworksllc.com</p>	DATE	PROJECT NAME:	SHEET TITLE
	5/21/2020	<p>LOT 3 0.459 AC.</p>	SITE PLAN
	DRAWN BY		SHEET NO.
	UMPHRESS		5 OF 5
FILE NAME	<p>DISCLAIMER ALL MEASUREMENTS, DIMENSIONS, &amp; SPECIFICATIONS, INCLUDING ALL BIDDING MATERIALS ARE TO BE CHECKED BY OWNER &amp; CONTRACTOR &amp; ARE THE RESPONSIBILITY OF THE OWNER &amp; CONTRACTOR. THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER. THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND CONTRACTOR, THE DRAWING MAY NOT BE REPRODUCED OR REPRODUCED THEREOF WITHOUT THEIR WRITTEN PERMISSION.</p>		



FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES:

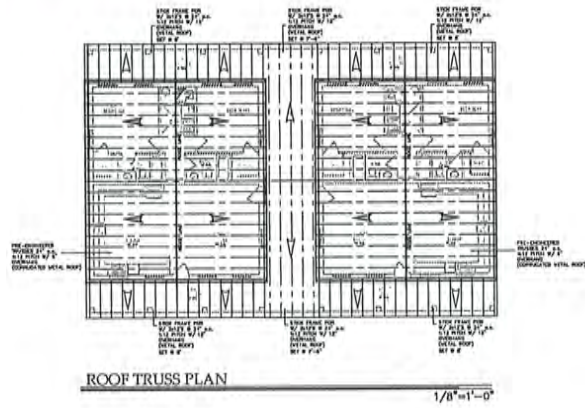
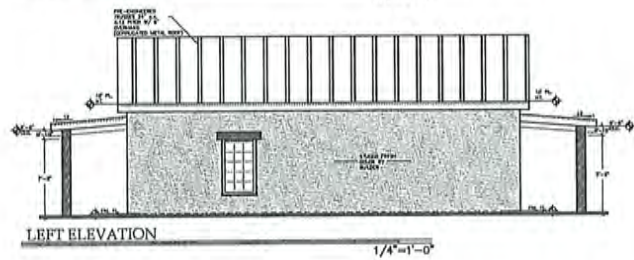
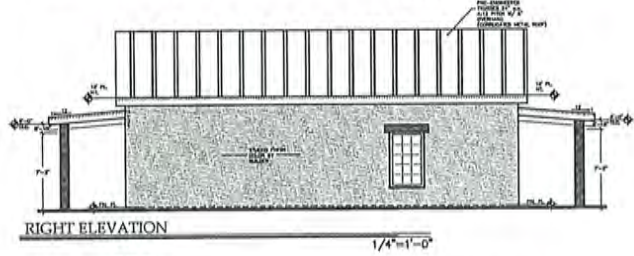
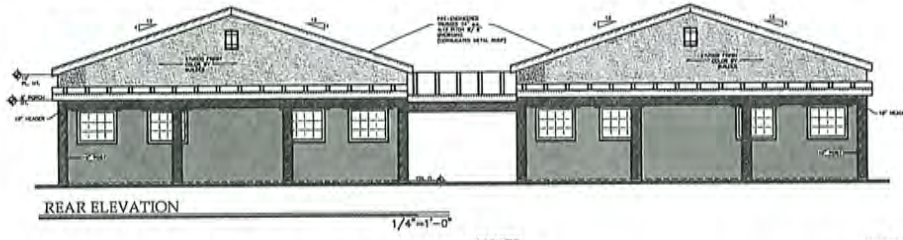
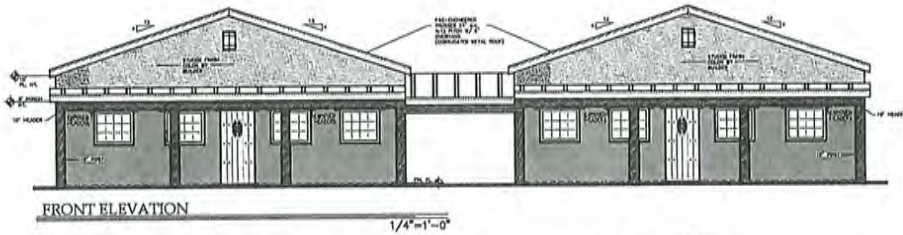
1. EXTERIOR WALLS TO BE 10" CERAMIC BLOCKS
2. INTERIOR NON-BEARING WALLS TO BE 2X4 STUDS @ 16" O.C.
3. EXTERIOR BEARING WALLS TO BE 2X4 STUDS @ 16" O.C.
4. ALL HEADERS SPACING MORE THAN 2' SHALL BE 2X12
5. ALL FIXTURES & APPLIANCES TO BE CHOSEN BY OWNER
6. USE FIRE STOPS PER IFC, UBC, OR LOCAL CODE REQUIREMENTS
7. ALL DIVISIONS ARE TO BE CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO POURING OF CONCRETE
8. INSULATE WALLS R-12 MIN., CEILING R-38, FLOOR/SLAB R-4 MIN.
9. INTERIOR TO BE SHEETROCK, TAPE, MUDDED, AND PAINTED
10. EXTERIOR TO BE BRICK - COLOR BY OWNER/CONTRACTOR
11. ALL ANGLED WALLS TO BE 45° ANGLES

DATE	6/26/2020
DRAWN BY	
ISSUES	
FILE NAME	SC-521129-3
REVISIONS	
PROJECT NAME	3229 CALLE DEL SUR, MEDILLA, NM 87045
AREA: TOTAL	
UNIT 1 (INCL) 1,024 SQ. FT.	
UNIT 2 (INCL) 1,024 SQ. FT.	
PORCH 1,248 SQ. FT.	
TOTAL 3,296 SQ. FT.	
PROFESSIONAL SEAL	
SHEET TITLE	FLOOR PLAN
SHEET NO.	1 OF 5

STEVE CADENA







DATE	6/26/2020
DRAWN BY	
UNIFORMS	
FILE NAME	SC-521F20-2

PROJECT NAME: 2239 CALLE DEL SUR, MEXICALI, BJA 88946

STEVE CADENA

AREA: TOTAL	
UNIT 1 (9x6) 1,024 SQ. FT.	
UNIT 2 (9x6) 1,024 SQ. FT.	
COMMON 1,348 SQ. FT.	
TOTAL 3,396 SQ. FT.	

PROFESSIONAL SEAL	
SHEET TITLE	ELEVATIONS / ROOF TRUSS PLAN
SHEET NO.	2 OF 5









2230 Calle Del  
Sar  
Mesilla

**NORTHERN NEW MEXICO**

Design standards with compliance checklist for the Northern New Mexico architectural style. When completing a checklist, applicants shall circle all the components within 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: Usually one story; however, each case will be determined individually by the development zone.

✓

The use of two stories would require the use of the angled roof as an attic or otherwise part of the second story.

NA

Setback: There is no typical setback distance used, therefore the setback of the development zone would prevail.

✓

The application of this style is generally in a rural setting. Certain buildings in the commercial area of Mesilla exhibit this style of building set on the property frontage.

✓

Proportion: There is a marked division between the roof and exterior walls. The proportion of the exterior walls, usually of adobe construction, is long and low but verticality is achieved by the added angled roof (1). Roof angles are sharp but rarely reaching an angle of 45 percent off the horizontal (1).

✓

**Pattern and Rhythm**

The facades of these buildings are simple with few window openings of small overall size (1).

✓

Doorways are numerous predicated on the pattern of construction and additions to the basic construction (1).

✓

	Number	Proportion	Size
Doors	2	per casita	see plans
Windows	11	per casita	see plans
Gates	1	per casita	see plans
Walls	1	per casita	see plans

**COMPLIANCE**  
YES NO

**Roof Type**

The most significant style element is the angled roof of corrugated metal. It is used in either the hipped or pitched configuration. The hipped roof is angled from four sides with a ridge line shorter than the length of the building. The pitched roof is angled from two sides. The use of the pitched roof makes necessary a filler for the triangular area at the ends of the building created by the addition of the pitched roof.

✓

S/24/20 Steven Cadena Adam Cadena



COMPLIANCE

YES NO

NORTHERN NEW MEXICO (CON'T.)

Surface Texture

Surface texture is of adobe or simulated adobe construction with or without mud or hard plaster.

✓ —

Color

White or earth color. (See color chart).

✓ —

Site Utilization

These buildings in the commercial area utilize most of the available site space.

NA —

In the more open, rural parts of Mesilla, these buildings are sited in varying ways depending on overall site usage and the development zone.

✓ —

Projections and Cavities

Portales or covered porches are roofed with the same basic roofing materials.

✓ —

Portales are sometimes beneath extensions of the overall roof. In this case the angle of the basic roof is continued or broken slightly as required.

✓ —

Portales are sometimes enclosed with screens.

NA ✓

Roof overhangs are generally minimal.

✓ —

Architectural Details

Windows, doors, columns, chimneys and buttresses are similar to those found in other adobe based buildings.

✓ —

(The rest of this page is left blank intentionally)

STEVEN CADENA  
Alfonso Cadena

5/26/20  
22 30 calle del sur  
MESILLA NM

PZHAC REGULAR  
MEETING MINUTES  
JULY 20, 2020

(PART OF CONSENT AGENDA)





# Town of Mesilla, New Mexico

## PZHAC MEETING MINUTES JULY 20, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A VIRTUAL MEETING VIA ZOOM OR PHONE MONDAY, JULY 20, 2020 AT 2:30 P.M. **TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.**

### I. PLEDGE OF ALLEGIANCE

### II. ROLL CALL AND DETERMINATION OF A QUORUM

*Attendance was electronic via "Zoom". All PZHAC members were present. Commissioner Lucero was acting chair.*

### III. CHANGES/APPROVAL OF THE AGENDA

*There were no changes to the agenda. Commissioner Prieto made a motion to approve the Agenda, seconded by Commissioner Salas, and approved by a vote of 5 – 0.*

### IV. \*ACCEPTANCE OF THE CONSENT AGENDA

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

*There were no changes to the Consent Agenda. Commissioner Prieto made a motion to approve the Consent Agenda, seconded by Commissioner Salas, and approved by a vote of 5 – 0.*

#### A. \*PZHAC MINUTES – PZHAC Regular Meeting of July 6, 2020.

*Approved as part of the Consent Agenda*

#### B. \*ADMINISTRATIVE APPROVALS

##### Zoning Permit:

1. **Case 061072** – 2550 Calle de Santa Ana, submitted by Rodolfo T. Tirre; a request for a zoning permit to allow the addition -of a sidewalk and a concrete pad addition to a driveway (flatwork) at this address.

Zoned: Historical Residential (HR)

*Approved as part of the Consent Agenda*

### V. PZHAC NEW BUSINESS:

#### A. PUBLIC INPUT ON CASES

**Public input shall be received at [larrys@mesillanm.gov](mailto:larrys@mesillanm.gov) at by 1:30 p.m. July 23, 2020 and will be read into the record. You will also be given an opportunity to speak during this time by joining in the meeting by phone and pressing \*9 while in the teleconference. This will let the host know that you wish to speak. You will be prompted by the host when to begin speaking.**

*Staff stated that no public input had been received.*

#### B. DECISIONS:

##### Zoning Permits:

1. **Case 061073** – 2814 Snow Road, submitted by Juan and Armida Padilla, a zoning permit to allow the erection and painting of a 120 square foot prefabricated wooden shed on a residential property at this address. Zoned: Rural Farm (RF)

*Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the*

*applicant and that the proposed shed was allowed by the Mesilla codes. There were no issues. A motion was made by Commissioner Prieto to recommend approval of the request to the BOT, seconded by Commissioner Salas, and APPROVED by a vote of 5 – 0.*

2. **Case 061074** – 1460 West Union Avenue, submitted by Dora and Jacinto Delgado; a request for a demolition permit to allow the demolition of all of the structures on the property and the leveling of the property in preparation for the construction of a new dwelling on the property. Zoned: Single Family Residential (R-1)  
*Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the applicant and that the proposed demolition was allowed by the Mesilla Codes. Staff mentioned that the applicant had been asked about not demolishing the existing grain silo, but that the applicant had determined that the saving the silo would be hazardous. The applicant was also told that an inspection of the structures by NMED should be done to ensure that there will not be any asbestos in the debris of the structures to be demolished. There were no other issues. A motion was made by Commissioner Houston to recommend approval of the request to the BOT, seconded by Commissioner Prieto, and APPROVED by a vote of 5 – 0.*
3. **Case 061075** – 2782 Calle de San Albino, submitted by John Wright; a request for a zoning permit to allow the installation of an in-ground swimming pool and spa in an enclosed court-yard on a residential property at this address. Zoned: Historical Residential (HR)  
*Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the applicant and that the proposed pool was allowed by the Mesilla Codes. There were no issues. A motion was made by Commissioner Prieto to recommend approval of the request to the BOT, seconded by Commissioner Salas, and APPROVED by a vote of 5 – 0.*
4. **Case 061076** – Lot 7, Camino Del Rey, submitted by Adam and Maria Perez; a request for a zoning permit to allow the construction of a new dwelling at this address. Zoned: Single Family Residential (R-1)  
*Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the applicant and that the proposed dwelling was allowed by the Mesilla Codes. There were no issues. A motion was made by Commissioner Salas to recommend approval of the request to the BOT, seconded by Commissioner Prieto, and APPROVED by a vote of 5 – 0.*
5. **Case 061077** – 1140 Calle de El Paso, submitted by Ivonne Richardson; a request for a zoning permit to allow the construction of a bathroom addition to a dwelling at this address. Zoned: Rural/Agricultural (RA)  
*Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the applicant and that the proposed pool was allowed by the Mesilla Codes. There were no issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Salas, and APPROVED by a vote of 5 – 0.*

#### **Summary Subdivision**

1. **Case 061079** – 2067 Stithes Road and 1780 Calle de El Paso, submitted by Jon Strain; a request to allow a lot line adjustment between these two properties in order to resolve a legal issue in which a septic line crosses a property line. Zoned: Rural/Agricultural (RA)  
*Staff provided a brief review of this request, stating that the purpose of the request was to correct an issue in which a septic line crossed a property line. The lot line adjustment would result in the leach field being on the same property as the dwelling it served. Commission Chair Lucero stated that she believed that it would be better for the Town if the properties were combined into one in that this would lessen the legal non-conforming status of the properties. This was supported by Commissioner Salas. A motion was made by Commissioner Prieto to recommend approval of the request to the BOT, seconded by Commissioner Houston, and FAILED by a vote of 2 – 3 (Commissioners Prieto and Houston voted to approve the motion. Commission Chair Lucero and Commissioners Salas and Nevarez voted*



*against the motion on the grounds stated above.)*

### **Business Permits**

1. **Permit 0849** – 3025 Snow Road, submitted by Van and Susan Wamel for “Integrity Restoration”; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Rural Farm (RF)  
*Staff provided a brief review of this request, including a description of the type of operation to be provided. It was determined that the requested business met the requirements of the Code for Home Occupations, but that a home occupation checklist was not included with the application. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and APPROVED by a vote of 5 – 0 with the CONDITION that the applicant provide a copy of the “Home Occupation” checklist before the license is issued.*  
  
*There was some discussion about the next three requests. The numbers for the specific licenses were matched with the wrong applications. The cases below show the correct permit numbers and cases.*
2. **Permit 0850** – 1360 Snow Road, submitted by Karen Mundy for “Mundy Appraisal Services”; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Rural Farm (RF)  
*Staff provided a brief review of this request, including a description of the type of operation to be provided. It was determined that the requested business met the requirements of the Code for Home Occupations, including the fact that a home occupation checklist was included with the application. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and APPROVED by a vote of 5 – 0.*
3. **Permit 0851** –1360 Snow Road, submitted by Mark Mundy for “Mundy Land Company”; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Rural Farm (RF)  
*Staff provided a brief review of this request, including a description of the type of operation to be provided. It was determined that the requested business met the requirements of the Code for Home Occupations, including the fact that a home occupation checklist was included with the application. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and APPROVED by a vote of 5 – 0.*
4. **Permit 0852** – 2167 Calle del Oeste, submitted by Pat and Wendy Taylor; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Historic Residential (HR)  
*Staff provided a brief review of this request, including a description of the type of operation to be provided. It was determined that the requested business did not meet the requirements of the Code for Home Occupations, because of the fact that neither of the applicants would be a resident of the dwelling. A motion was made by Commissioner Prieto to postpone the request pending more information from the applicants, seconded by Commissioner Houston, and POSTPONED by a vote of 5 – 0.*

### **VI. PZHAC/STAFF COMMENTS**

*Commission Chair Lucero stated that she had several Codes issues that she wanted staff to look into and report back to the PZHAC. The issues were:*

1. *Oscar Fietze was installing a barbed wire fence on his property rather than the wire fence that had been agreed upon by the PZHAC.*
2. *An adobe structure was demolished on the Dimatteo property on Snow Road without a permit.*
3. *Sam Kane was painting his duplexes on Calle Colon in a two tone color pattern that was not approved by the PZHAC or the BOT. Mr. Kane needs to return to the PZHAC with a color for the dwellings that fits in with the surrounding neighborhood. CID will need to be informed of the final color that is approved.*
4. *A wall is being built on a property owned by Norm Fristoe on Avenida does not have a permit and is higher than the Code allows. (Tome Maese, Chief Inspector for CID, stated that Mr. Fristoe does have a permit to build the wall, but that he has not called for any inspections in a long time.)*

PZHAC NEW BUSINESS

AUGUST 3, 2020

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)



**ADMINISTRATIVE APPROVAL  
BUILDING PERMIT REQUEST CASE 061083  
[PZHAC CONSENT AGENDA –8/3/20]**

**Item:**

**Case 061083** – 2649 Calle del Sur, submitted by Paul Barraza; a request for a zoning permit to allow repairs to a wrought iron driveway gate at this address. Zoned: Historical Residential (HR)

**Description of Work Done:**

The applicant will replace damaged gate hardware and change the operation of the gates so that they swing inward and not toward the street as they originally had. Additionally, two small poles will be added near the existing carport to keep the gates from swinging freely when they are open. There will be no changes to the dwelling or any other parts of the property.

**Consistency with the Code:**

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

**VIEW OF THE PROPERTY FROM CALLE DEL SUR**



# 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: [R0400498](#)  
Parcel Number: 4006138151163  
Owner: BARRAZA PAUL C & NORA L  
Mail Address: PO BOX 865  
Subdivision: DAN LOWRY  
SUBDIVISION REPLAT NO 1 (BK 20 PG  
485 - 0343562)  
Property Address: 2649 CALLE DE  
SUR  
Acres: 0





**TOWN OF MESILLA**  
**APPLICATION FOR RESIDENTIAL BUILDING PERMIT**  
 2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (505)524-3262 extension 109

061083  
\$45.00

CASE NO. 061083 ZONE: HR CODE: M1 APPLICATION DATE: 7/22/20

Paul Barraza 575-649-0857  
 Name of Applicant Telephone Number  
2649 Calle del Sur Mesilla NM 88046  
 Street Address City State Zip Code

Self  
 Contractor Name and Address

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

**LOCATION & DESCRIPTION OF PROPOSED WORK:**

2649 Calle del Sur - repair driveway gate - wrought iron -  
and change gates to close towards carport vs towards road  
will have to install posts by carport (south) (north)  
to catch gates

**Estimated Cost:**

\$500.00  
Paul Barraza  
 Signature of Applicant

Date: \_\_\_\_\_

*With the exception of administrative approvals, all permit applications must undergo a review process from staff, PZHAC and BOT before issuance of a building permit.*

*Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required.*

*Plan sheets are to be no larger than 11 x 17 inches.*

<input checked="" type="checkbox"/>	Administrative Approval		
PZHAC	<input type="checkbox"/> Approved	BOT	<input type="checkbox"/> Approved
	<input type="checkbox"/> Disapproved		<input type="checkbox"/> Disapproved
	<input type="checkbox"/> Approved with conditions		<input type="checkbox"/> Approved with condition

CONDITIONS: NO CHANGES TO APPEARANCE OF STRUCTURE

FEE: REVIEW: — ISSUE DATE: —

PERMIT: JK ISSUE DATE: 7/22/20

**This application includes:**

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Foundation Plan with details
3. Floor Plans showing rooms, their uses and dimensions
4. Cross Sections of walls.
5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan.
7. Architectural style and color scheme (Historical and commercial zones only.)
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or

PZHAC NEW BUSINESS

AUGUST 3, 2020

PZHAC DECISIONS

ZONING PERMITS



**PZHAC ACTION FORM**  
**ZONING PERMIT 061069**  
**[PZHAC REVIEW – 6/15/2020]**

**Items:**

**Case 061084** –Snow Road (adjacent to the south side of 2515 Snow Road – address to be assigned) submitted by John and Judy Harris, a request for a zoning permit to allow the construction of a combined barn and dwelling on the subject property at this location. Zoned: Rural Farm (RF)

**DESCRIPTION OF REQUEST:**

The applicants would like to build a combination barn and dwelling on a property they own that is adjacent to the property they live on. According to the applicants, the dwelling will be for their daughter to live in, and the remainder of the barn will be used to store equipment that they use in the pecan groves that are located on the two properties. The property to be occupied by the barn/dwelling is currently occupied by a pecan grove and a small storage building. There are no other structures on the property. Since the dwelling portion of the barn is over 600 square feet in size, the applicants have been informed that this will be considered the primary dwelling on the property if they ever decide to build a second dwelling on the property. (Secondary dwellings in the RF zone are considered “Guest Houses” and are limited to a maximum of 600 square feet.) The applicants have stated that the reason for combining the dwelling and the barn is that this is the most economical way for them to build both uses.

The barn will be a 40 foot by 50 foot (200 square feet) metal Mueller building. The dwelling will occupy about 850 square feet of the barn (see attached floorplan and elevations). According to Tom Maese, Chief building Inspector for CID, there will need to be a firewall between the dwelling and the storage sides of the barn based on the fact that the two uses are completely different types of occupancies. Additionally, according to the RF zoning code for the property, electrical service to the barn will need to be underground.

**Consistency with the Code:**

The property is zoned Single Family Residential (R-1). The proposed work shed/storage building meets the requirements of the R-1 zone for this type of structure:

**Chapter 18.20 RF – RURAL FARM ZONE**

**18.20.020 Permitted uses.**

**A lot in the RF zone shall be used for the following purposes only:**

**A. A farm or ranch.**

**B. A one-family home, only as an accessory to the primary agricultural use.**

**J. Accessory structures and uses such as barns, corrals, sheds, pens and similar structures customarily incidental to any of the above uses, when located on the same lot.**

**18.20.050 Development standards.**

**E. Utilities. All installation of utility lines shall be underground, wherever technically feasible. [Ord. 2004-7 § 3; Ord. 2004-01 § 2; Ord. 94-06 § 1; prior code § 11-2-11.1.E]**

The PZHAC will 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.

**Estimated Cost: @ \$75,000.00**

**Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed consists of building a barn and dwelling on a four acre property used for agricultural purposes.
- There are no other dwellings on the property.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC OPTIONS:**

1. Approval of the requested zoning permit.
2. Approval of the requested zoning permit with conditions.
3. Reject the permit.

**PZHAC ACTION:**



**VIEW OF THE APPLICANT'S DWELLING FROM SNOW ROAD**



**VIEW OF THE SUBJECT PROPERTY FROM SNOW ROAD**





# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number ▾ Er

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: [R0400123](#)  
Parcel Number: 4005138425238  
Owner: HARRIS JOHN E & JUDY L  
Mail Address: PO BOX 271  
Subdivision:  
Property Address: SNOW RD  
Acres: 4.05



# Property Record Card

Doña Ana Assessor

**HARRIS JOHN E & JUDY L**

**Account: R0400123**

**Parcel: 4-005-138-425-238**

PO BOX 271  
MESILLA, NM 88046-0271

Tax Area: 2DIN\_NR - 2DIN\_NR

Situs Address:

Acres: 4.060

SNOW RD  
Mesilla, 88046

Neighborhood S11 - MESILLA

**Legal Description**

S: 35 T: 23S R: 1E BRM 10 PT OF TR 67



**Land Occurrence 1**

Property Code	0400 - AGRICULTURAL LAND	Electricity	OE - OVER-ELECTRC
Measure	PA - PER-ACRE	Sewer Type	ST - SEPTIC-TANK
Street Code	D - DIRT	Topography Code	L - LEVEL
Acres	4.06	Zoning	RR - RURAL-RESID

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Acres				
Total				

**Commercial/Ag Occurrence 1**

Property Code	0120 - RESIDENTIAL IMPROVEMENT	Actual Year Built	1985
Condition	P - POOR	Foundation	Y
Percent Complete	100		





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**Ron C. Nims Architect, LLC.**

3200 McDowell Rd., Las Cruces, NM 88005

(575) 644-1799

rcnimsarchitect@gmail.com

JULY 12, 2020

PZHAC of Mesilla, New Mexico  
Community Development Coordinator  
Larry Shannon

Dear Larry,

My name is Ron Nims and I am an Architect that has been Hired by John & Judy Harris of Mesilla to help develop plans for a Barn/Residence on a 4.064 ac tract of land located on Snow Road.

The proposed project consist of a 40ft. x 50ft. x 12ft eave ht Pre-Engineered Metal Building with a 3/12 roof pitch.

1. Half of the building will consist of a Work Shop/Garage and Half of the building will be a Residence.
2. The Residence half of the building will be fully finished in accordance to the building code of the state of New Mexico.
3. The pre-engineered Metal Building is an economical solution that solves the problem of providing a facility to help take care of the existing Pecan Orchard and provide a residence for their daughter who will be taking care of the Orchard.
4. I have submitted a preliminary Site plan, Floor plan, Elevations, and some isometrics of the pre-engineered Metal Building.

I am requesting approval of this request so that the final building plans can be completed and submitted to the NM CID for a building permit.

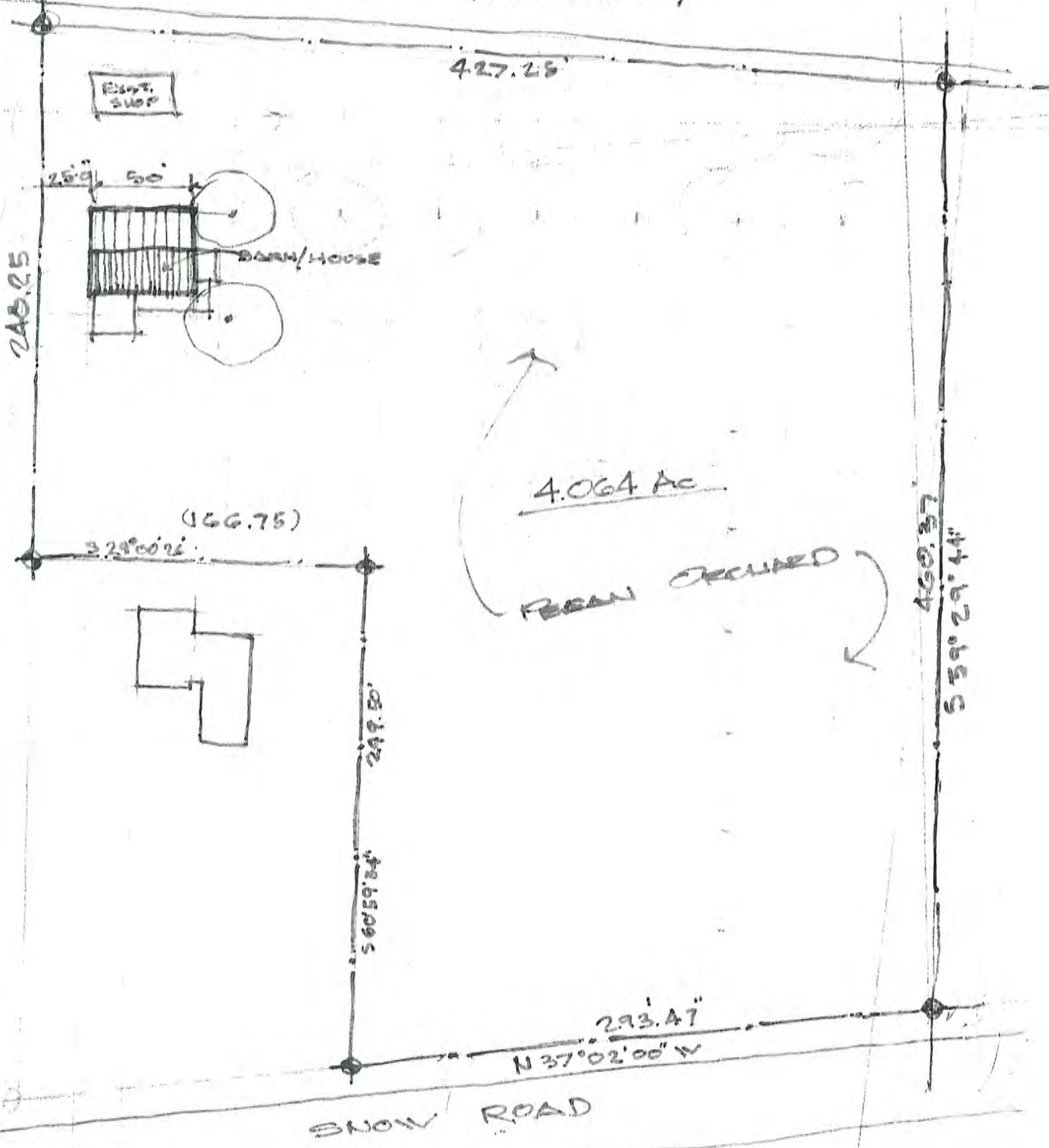
Thank you for your help and I will be available to answer questions from the PZHAC of Mesilla.

Ron C. Nims Architect, LLC

5

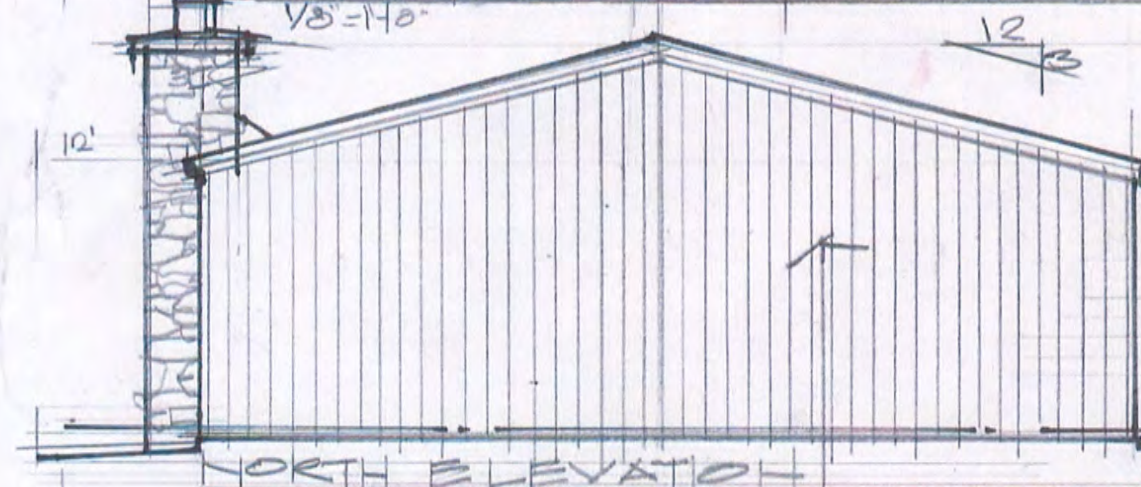
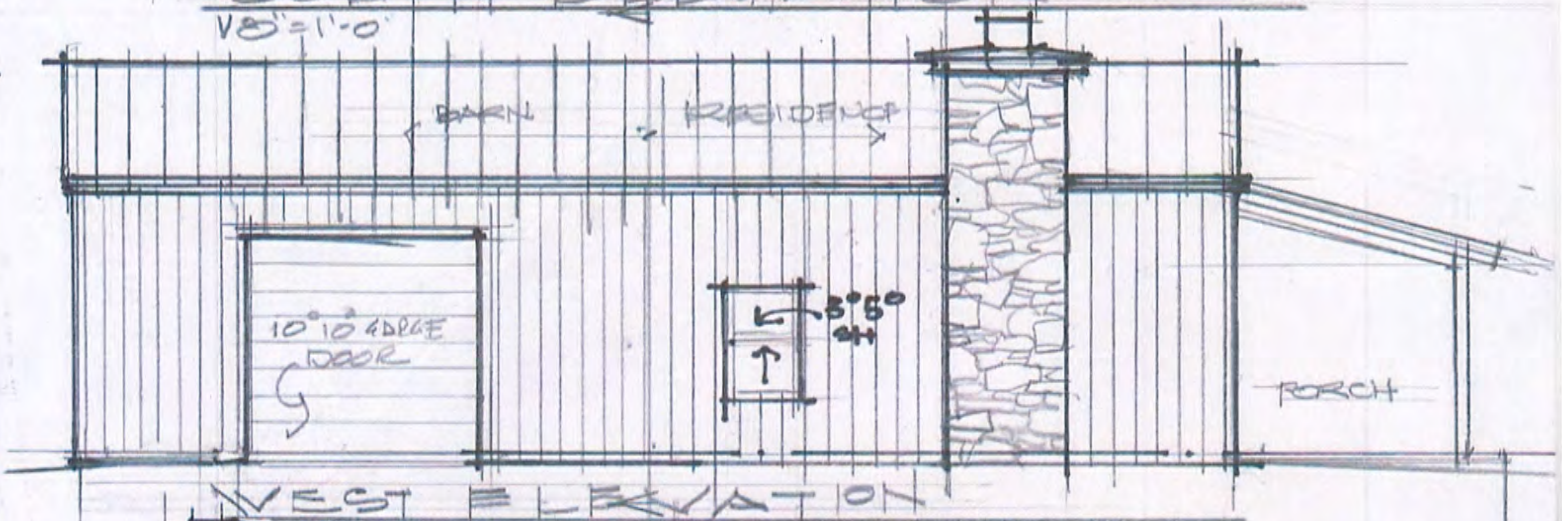
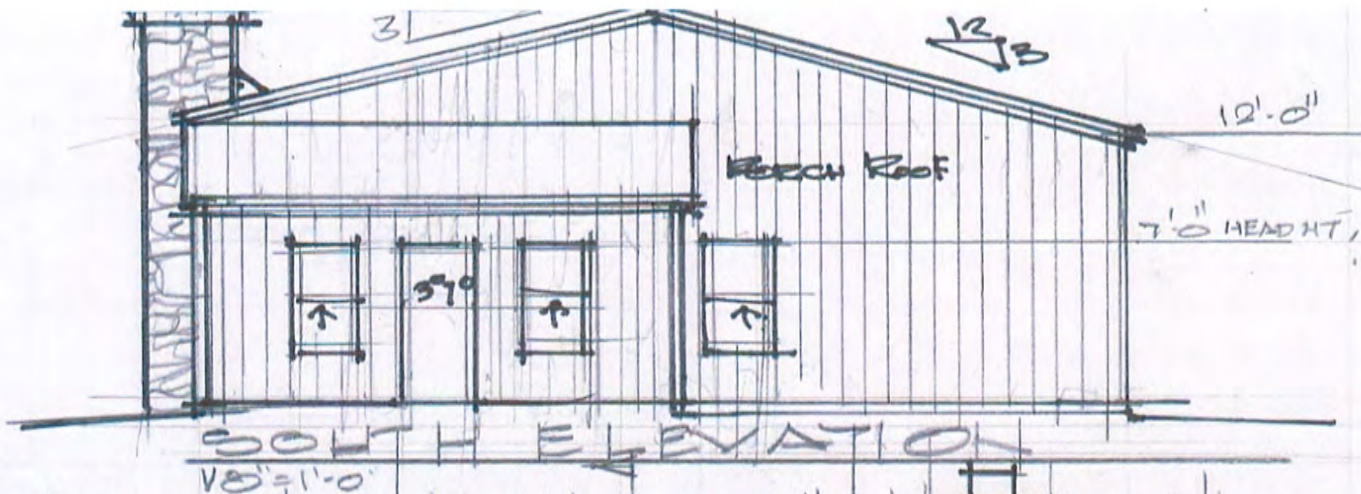
John & Judy Harris  
2515 Snow Rd.  
575-640-5535  
judy@queenofshomes.com

← CALIFORNIA CANAL →

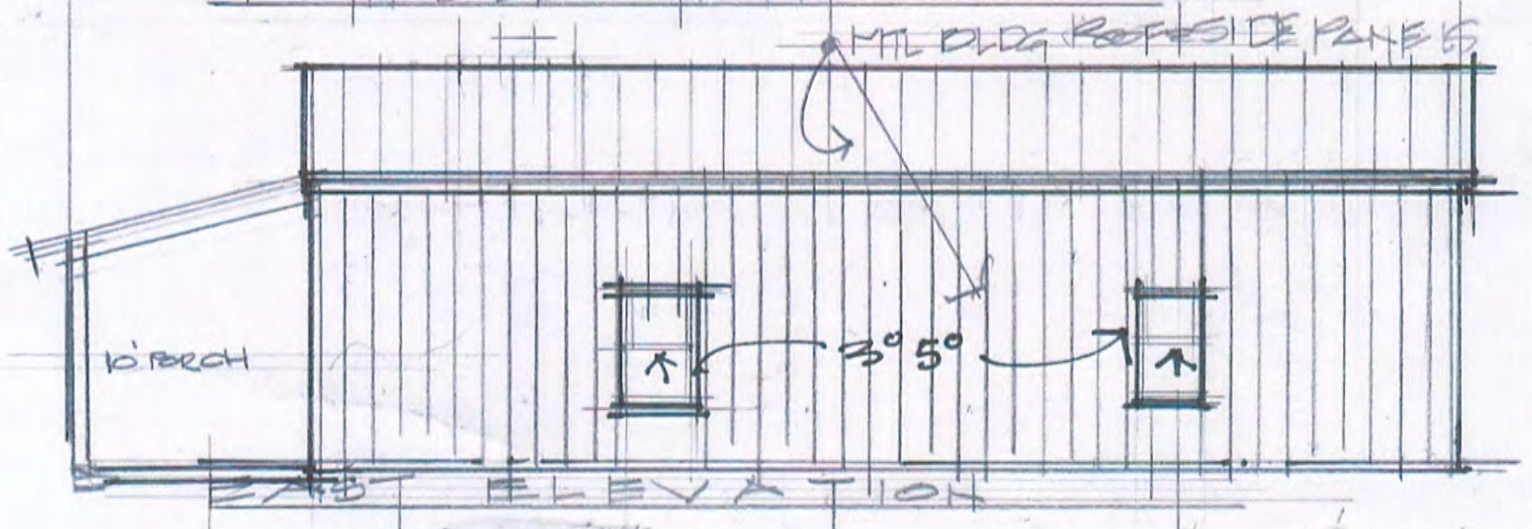


NORTH  
SITE PLAN  
1" = 100'-0"



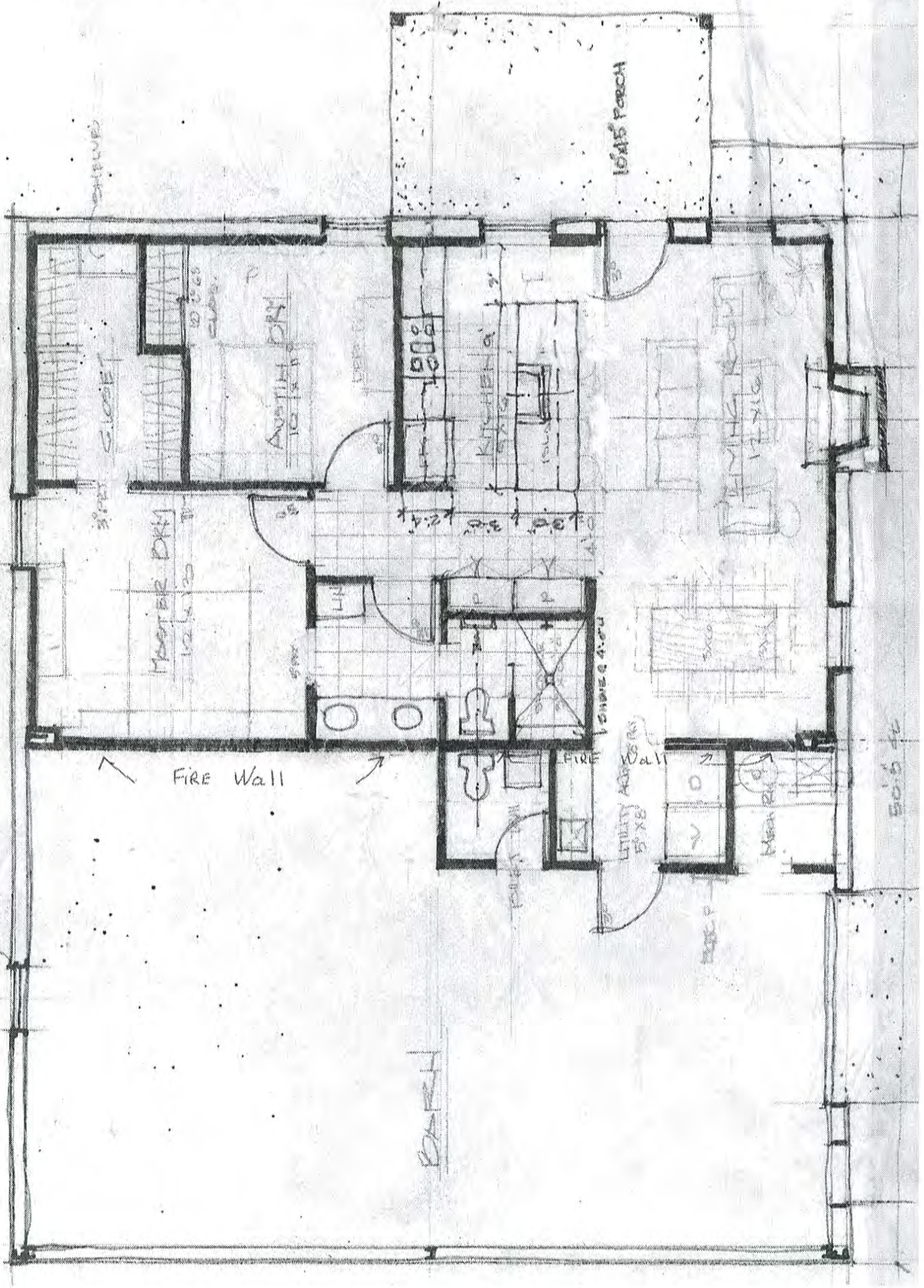


- SPECS:**
1. ALL WINDOWS 3'5" SH
  2. ALL DOORS 3'0" WIDE
  3. R-19 WALL INSUL.
  4. R-30 ROOF INSULATION

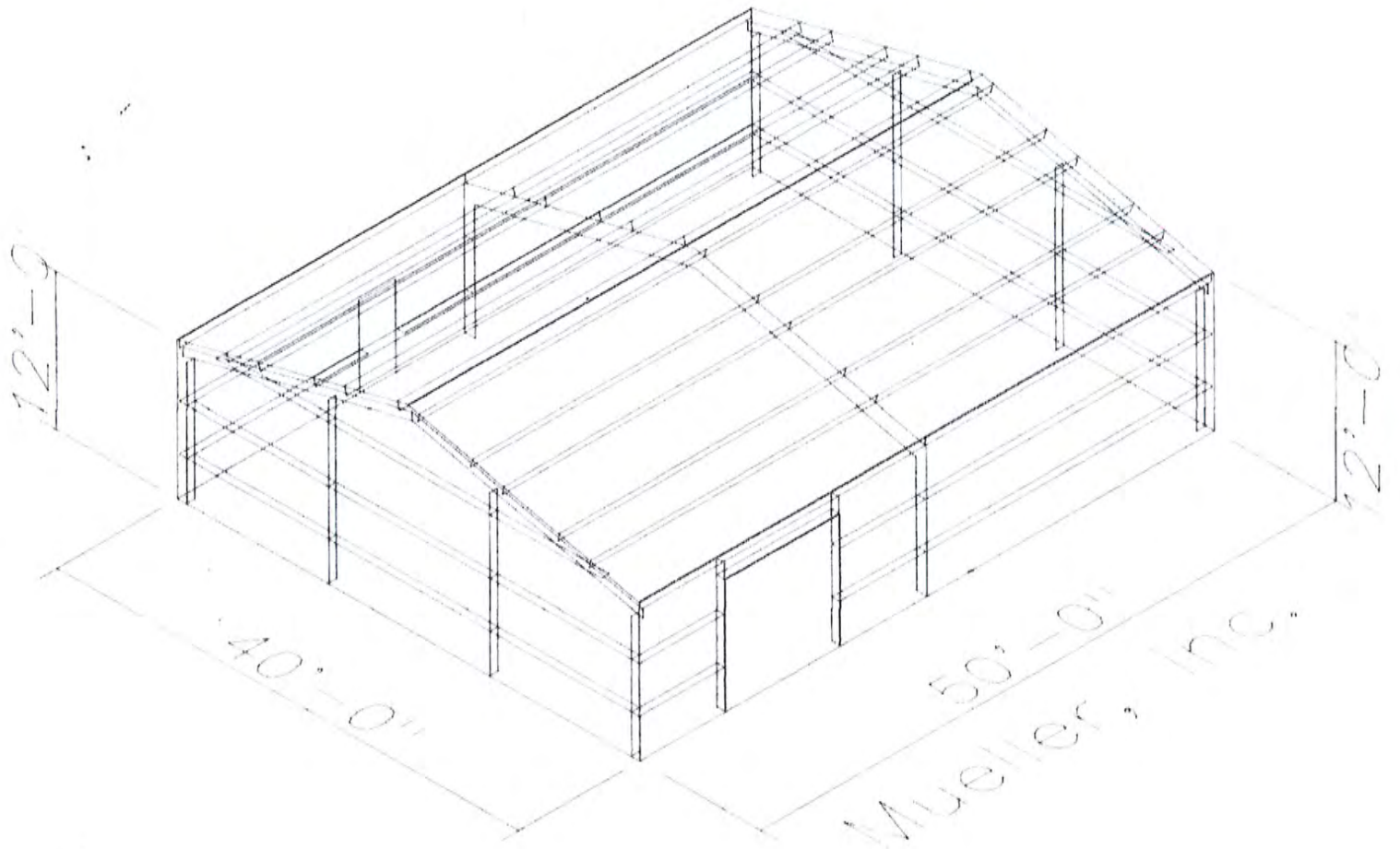




John & Judy Harris 2515 Snow Rd  
575-640-5535



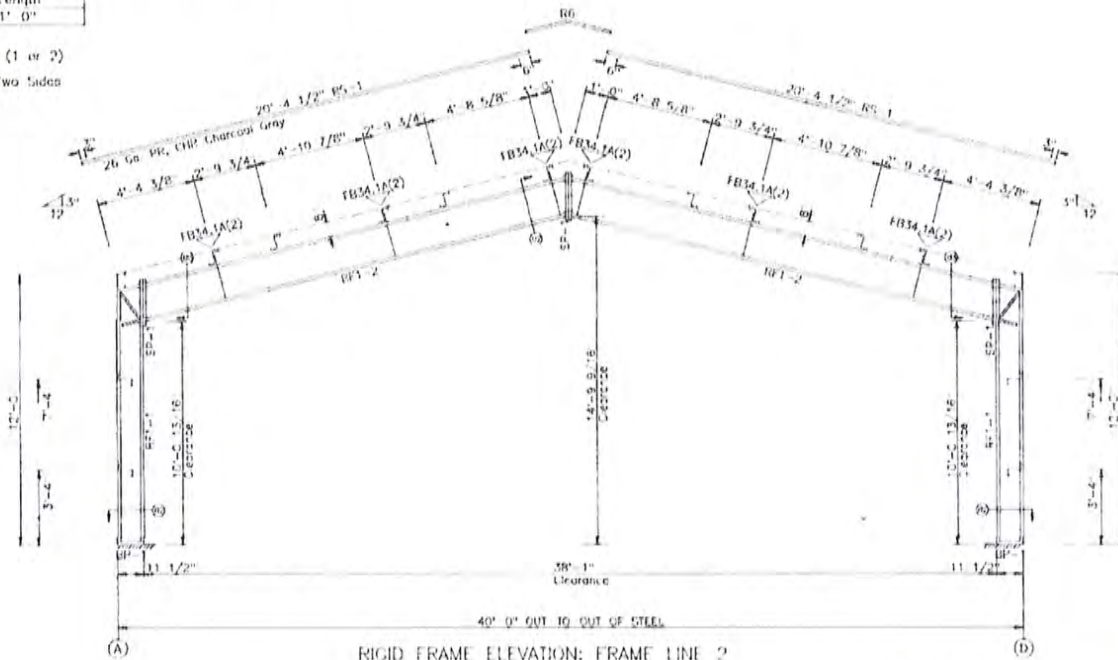




SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP-1	4	4	2	A325	0.750	2.50	6"	1/2"	2' 1"


BASE PLATE TABLE			
Mark	Width	Thick	Plate Size
			length
BP-1	6"	1/2"	1' 0"

FLANGE BRACE, FBxx (1 or 2)  
 xx=length(in)  
 (1) One Side, (2) Two Sides  
 A - FB2X2X12

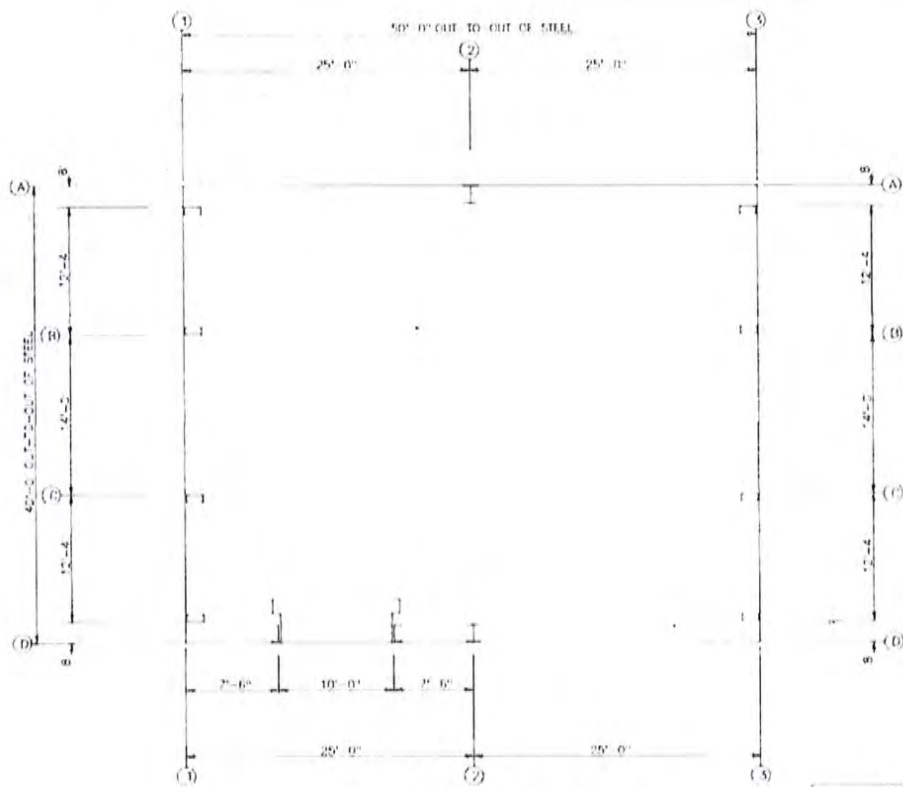


RIGID FRAME ELEVATION: FRAME LINE 2

**\*\* THIS ENDWALL FRAME IS NOT EXPANDABLE \*\***  
 (Will be verified during renumbering)

<b>MUELLER, INC.</b> STEEL BUILDING SYSTEMS & COMPONENTS 1913 Highway Ave (800) 527-1607		Dallas, TX 75021 (325) 365-8103 (Fax)		
DESCRIPTION: RIGID FRAME ELEVATION SIZE: 40' 0" x 50' 0" x 12' 0" CONTRACTOR: Kenneth Colson Construction LOCATION: 1st Crossway RD011	DATE BY: EKA/EP DATE: 6/11/20 SCALE: NONE DRAWN: Jesus Carrera APPROVED: Kenneth JG	SHEET NO: 000006 REV: 01		





FLOOR PLAN

Preliminary  
Not for Construction

<b>MUELLER, INC.</b> SHELL BUILDING SYSTEMS & COMPONENTS 1913 Hutchins Ave.   Balinger, TX 76021 (817) 527-1017   (525) 265-8103 (Fax)		
DESCRIPTION: FLOOR PLAN SIZE: 45'-0" x 50'-0" x 12'-0" CUSTOMER: Kenneth Cochran Construction DRAWING: Los Angeles, CA 25011	SHEET: 10112	
DATE: 6/11/23 SCALE: NONE DRAWN BY: Jesus Carrera CHECKED BY: Kenneth TG	JOB NO: 0000000 SHEET NO: 01	01

**TOWN OF MESILLA  
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061084

Fee \$ 123.<sup>00</sup>

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

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

CASE NO. 061084 ZONE: RF CODE: NE APPLICATION DATE: 7/16/20

John & Judy L. Harris 575-640-5535  
Name of Property Owner Property Owner's Telephone Number

PO Box 271 Mesilla, N.M 88046  
Property Owner's Mailing Address City State Zip Code

judy@quinoneshomes.com  
Property Owner's E-mail Address

Quinones Design Build, Inc.  
Contractor's Name & Address (If none, indicate self)

575-524-4646 85-0413497 54879  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

2515 Snow Rd, Mesilla NM 88046  
Address of Proposed Work:

Construction of 40x50 barn with south end being finished off as a small house  
Description of Proposed Work:

\$75,000.00 John Harris 7-16-2020  
Estimated Cost Signature of Applicant Date

John Harris Judy L. Harris  
Signature of property owner:

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

**FOR OFFICIAL USE ONLY**

PZHAC  Administrative Approval BOT  Approved Date: \_\_\_\_\_  
 Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_  
 Disapproved Date: \_\_\_\_\_  Approved with Conditions  
 Approved with conditions

PZHAC APPROVAL REQUIRED:  YES \_\_\_ NO BOT APPROVAL REQUIRED: \_\_\_ YES  NO

CID PERMIT/INSPECTION REQUIRED:  YES \_\_\_ NO \_\_\_ SEE CONDITIONS

CONDITIONS: PZHAC APPROVAL REQUIRED  
CID PERMIT REQUIRED  
ZL

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
  - \_\_\_ Proof of legal access to the property.
  - \_\_\_ Drainage plan.
  - \_\_\_ Details of architectural style and color scheme (checklist included for Historical zones) – diagrams and elevations.
  - \_\_\_ Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).



**PZHAC ACTION FORM**  
**ZONING PERMIT 061085**  
**[PZHAC REVIEW – 8/3/2020]**

**Items:**

**Case 061085** – 2852 Erminda Street, submitted by Eric and Cindy Van Pelt; a request for a zoning permit to allow the construction of a pergola over a patio at the rear of a dwelling at this address. Zoned: Historical Residential (HR)

**Description of Request:**

The applicant would like to install a 15-foot by 22-foot wood pergola over an existing open patio at the rear of the dwelling. The pergola will be similar in materials, design, and appearance to other pergolas that have been approved in this subdivision in the past. (A photo of a similar pergola is attached.)

Although the required rear setbacks approved by the Homeowner's Association for the subdivision are five feet (see attached HOA letter of approval), the Town recently amended the setbacks required by Chapter 13.35 (Historical Residential District) to seven feet. The site plan attached shows the rear setbacks of the pergola to be five feet. The purpose of the porch is to provide the patio with protection from the sun and elements. The overall construction will not be out of character with other pergolas that have been approved in the area.

**Estimated Cost: @ \$1300.00**

**Consistency with the Code:**

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

**Chapter 18.33 HISTORIC PRESERVATION**

**18.33.060 Development zone.**

A development zone defines the immediate physical vicinity to be used to identify the historic character of a particular area and includes the predominant architectural style and design standards of existing structures together with their setting.

A. Function of the Development Zone. The function of the development zone is to provide for historically appropriate development within an existing historic district by setting standards for both new construction and alterations to existing structures.

**Chapter 18.06 PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION**

**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 H-R – HISTORICAL RESIDENTIAL ZONE**

D. Yards. For all new buildings, front, side and rear yard must be at least seven feet.

### **Findings:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed consists of covering an open patio at the rear of the dwelling at this address.
- The PZHAC has determined that the proposed work meets all applicable Code requirements but the seven foot rear setbacks.

### **PZHAC OPTIONS:**

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

### **PZHAC ACTION:**



# Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Numbe  Er

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: [R0401011](#)  
Parcel Number: 4006137396510  
Owner: VANPELT ERIC P & CINDY E  
Mail Address: 2852 ERMINDA  
Subdivision: MESILLA FARMS  
SUBDIVISION (BK 15 PG 389-390 -  
8822094)  
Property Address: 2852 ERMINDA ST  
Acres: 0





**PHOTO OF THE FRONT OF THE PROPERTY FROM ERMINDA STREET**

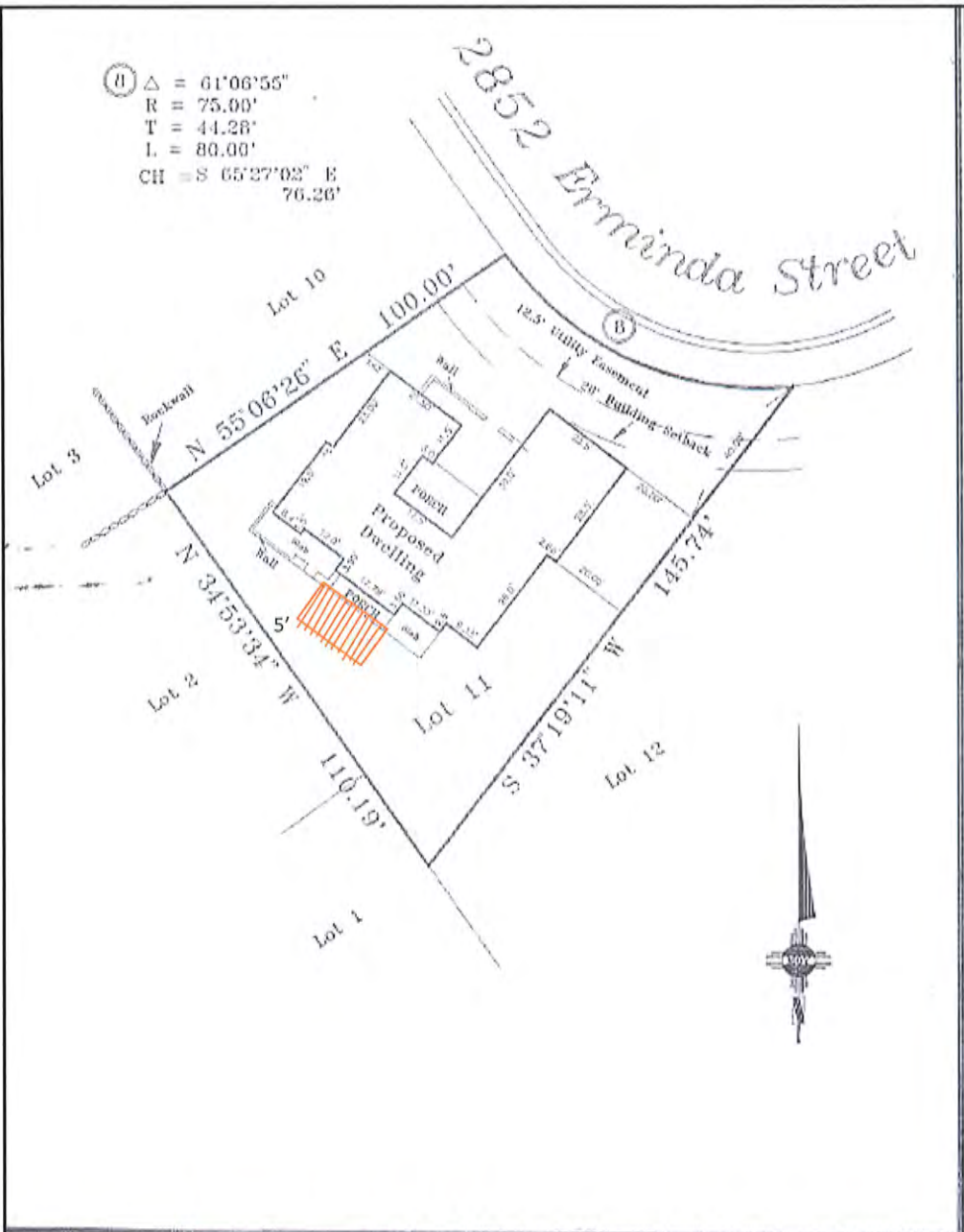


**PHOTO OF THE REAR OF THE PROPERTY FROM THE NEIGHBORHOOD POOL**






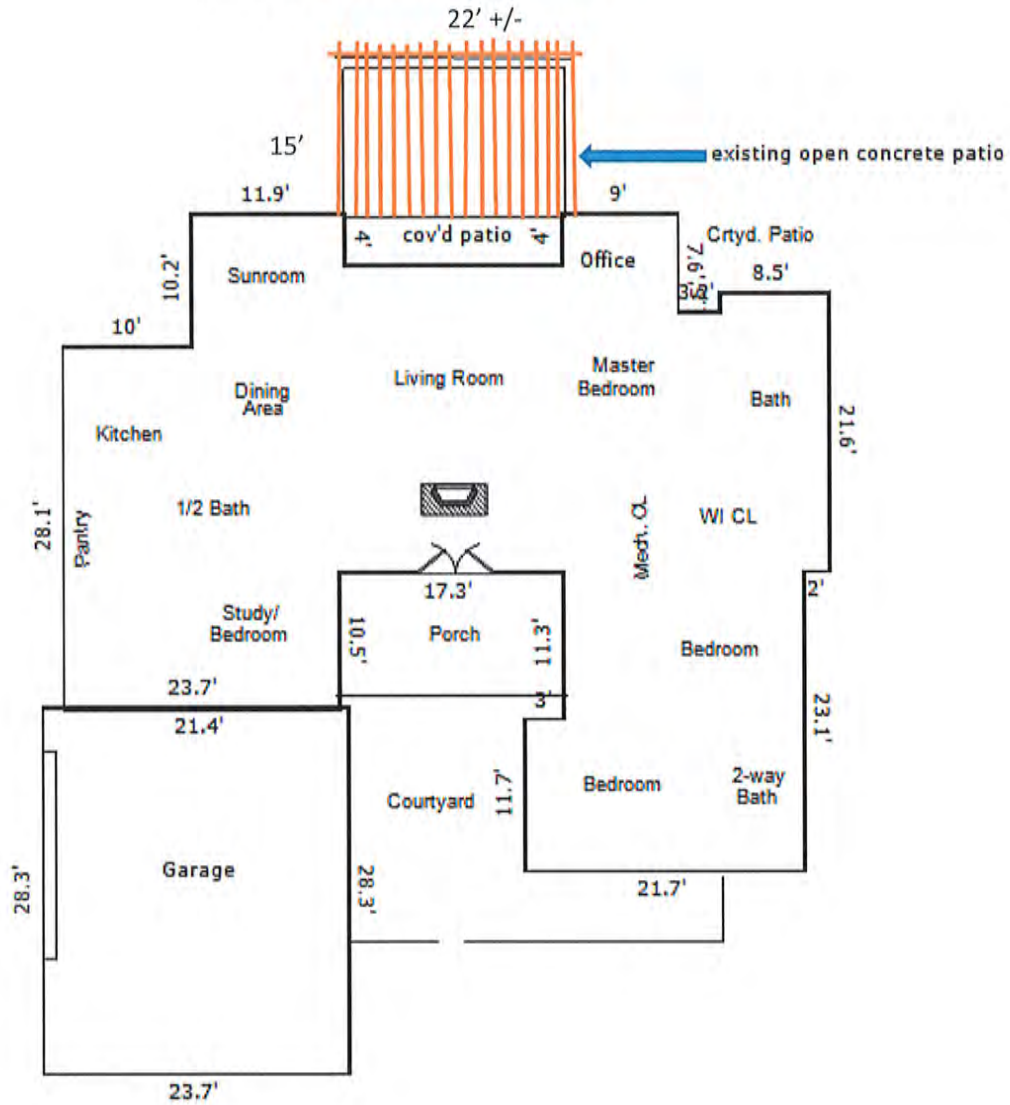
(O)  $\Delta = 61^{\circ}06'55''$   
 R = 75.00'  
 T = 44.28'  
 L = 80.00'  
 CH = S  $65^{\circ}27'02''$  E  
           76.20'



PLOT PLAN  
 ON LOT 11, BLOCK B  
 MESILLA FARMS SUBDIVISION  
 FILED DECEMBER 9, 1988  
 IN BOOK 15, PAGES 389-390  
 DONA ANA COUNTY RECORDS  
 TOWN OF MESILLA  
 DONA ANA COUNTY, NEW MEXICO


**MOY SURVEYING CO.**  
 414 N. DOWNTOWN HALL  
 LAS CRUCES, NEW MEXICO  
 88002  
 PHONE: (505) 525-9683  
 FAX: (505) 524-3238

Proposed new patio cover, 2" x 8" x 15' joists supported by 6" x 6" posts all douglas fir cut in High Rolls. All 2" x 8" will have decorative corbel-type cut on ends (see photo of example)







July 13, 2020

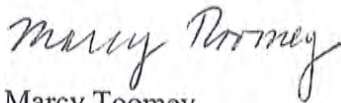
RE: The addition of a patio cover on the west side (rear) of the home at 2852 Erminda Street (Lot 11, Block B, Mesilla Farms Subdivision), Mesilla  
Owners of Record: Eric & Cindy Van Pelt

Dear Board Members and Town of Mesilla,

I have researched the impact of the homeowners' request to add a 15' x ~~21'~~ patio cover/ pergola over an existing patio to be attached to their existing residence. There will be no expansion of the home's footprint and will not extend into the home's existing setbacks.

The plans & description of the work to be done furnished by the owner indicates the addition will fit into the Town of Mesilla's historic residential requirements and it is assumed that the work will be performed in a professional manner. The Mesilla Farms Homeowners Association approves the issuing of a permit for the described work from the Town of Mesilla.

Sincerely,



Marcy Toomey  
Mesilla Farms HOA President



TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061085

Fee \$ 11.40

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

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

CASE NO. 061085 ZONE: HR CODE: AO APPLICATION DATE: 7/14/20

Name of Property Owner Eric & Cindy VanKelt Property Owner's Telephone Number (575) 644-0719

Property Owner's Mailing Address 2852 Erminola Street City Mesilla State NM Zip Code 88005

Property Owner's E-mail Address eee-cc-vp@comcast.net

Contractor's Name & Address (If none, indicate Self) none work to be done by homeowner

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

Address of Proposed Work: 2852 Erminola St

Description of Proposed Work: patio cover of rough sawn wood, 3 uprights (6"x6") support cross beams with 2x8"x15" hung from house joists 18" on center 22' width more or less

Estimated Cost \$ 1300 Signature of Applicant [Signature] Date 7/14/2020

Signature of property owner: [Signature]

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

FOR OFFICIAL USE ONLY

PZHAC  Administrative Approval  Approved Date: \_\_\_\_\_  
 Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_  
 Disapproved Date: \_\_\_\_\_  Approved with Conditions  
 Approved with conditions

PZHAC APPROVAL REQUIRED: \_\_\_ YES \_\_\_ NO BOT APPROVAL REQUIRED: \_\_\_ YES \_\_\_ NO

CID PERMIT/INSPECTION REQUIRED: \_\_\_ YES \_\_\_ NO \_\_\_ SEE CONDITIONS

CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMISSION ISSUED/DENIED BY: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_

- THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:
- 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
  - Proof of legal access to the property.
  - Drainage plan.
  - Details of architectural style and color scheme (checklist included for Historical zones) – diagrams and elevations.
  - 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).
  - Proof of legal access to the property.
  - Other information as necessary or required by the City Code or Community Development Department (See other side.)

**PZHAC ACTION FORM**  
**ZONING PERMIT 061086**  
**[PZHAC REVIEW – 8/3/2020]**

**Items:**

**Case 061086** – 2288 Calle de Arroyo, submitted by Mary A. Madrid; a request for a zoning permit to allow the repainting of a dwelling at this address. Zoned: Historical Residential (HR)

**DESCRIPTION OF REQUEST:**

The applicant would like to repaint the dwelling at this address. The color chosen, “Peach Cider” (see attached sample), is very similar to the existing color of the dwelling as well as to several colors in the palette of acceptable color for the Town (see attached color charts and photo of dwelling). The proposed color will not be out of character with the colors of other dwellings in the Historic Residential district.

**ESTIMATED COST: @ \$50.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed paint color 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.

**Findings:**

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

**PZHAC OPTIONS:**

1. Recommend approval of the request to the BOT.
2. Recommend approval of the request to the BOT.
3. Reject the permit.

**PZHAC ACTION:**



# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

Maps

Legend

## Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400258](#)  
Parcel Number: 4006137186451  
Owner: MADRID MARIA ALEJO &  
SANDRA MADRID  
Mail Address: PO BOX 215  
Subdivision:  
Property Address: 2288 CALLE DE  
ARROYO  
Acres: 0





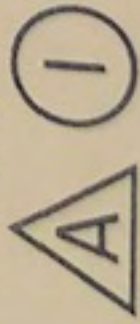
**PHOTOS OF FRONT OF THE DWELLING FROM CALLE DE ARROYO SHOWING THE EXISTING COLOR**





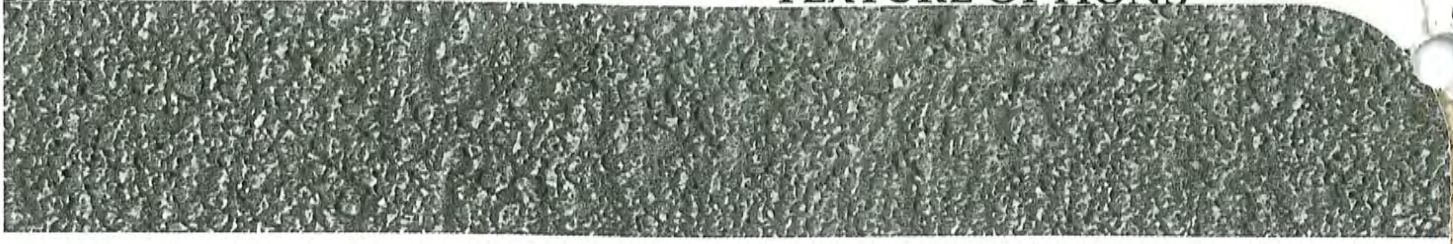
DE5233

Peach Cider



RYLIC

TEXTURE OPTIONS



1642  
CONA



1632  
PALE



1637  
WHARF



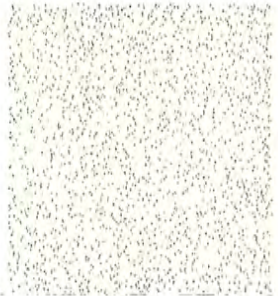
1639  
BEACH



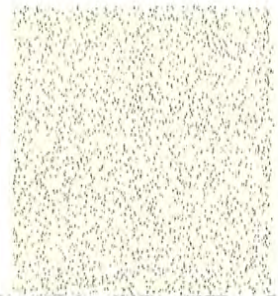
1633  
PAGENT



1636  
TEA



1630  
CASTLE



1644  
SKIFF



1631  
PALM



1638  
REEF



1645  
ORCA



1628  
ALMOND



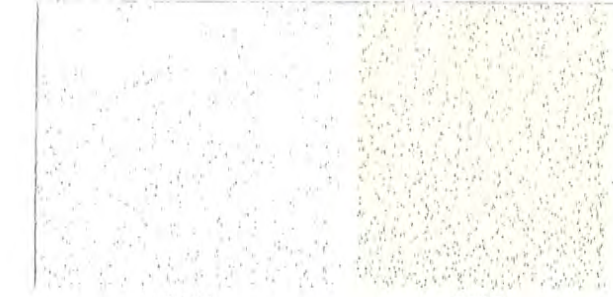
1634  
SESAME



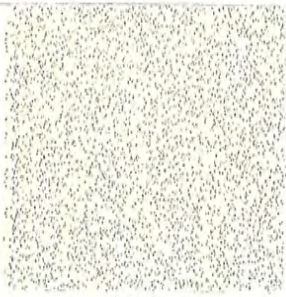
1635  
FALCON



1643  
SAIL



1641  
MIST



1629  
CASHEW



1640  
BILLOW

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TOWN OF MESILLA  
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # \_\_\_\_\_

Fee \$ \_\_\_\_\_

PERMISSION TO CONDUCT WORK  
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

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

CASE NO. \_\_\_\_\_ ZONE: \_\_\_\_\_ CODE: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

Mary A Madrid \_\_\_\_\_ (575) 526-5780 \_\_\_\_\_  
Name of Property Owner Property Owner's Telephone Number

P.O. Box 215 Mesilla \_\_\_\_\_ NM \_\_\_\_\_ 88046 \_\_\_\_\_  
Property Owner's Mailing Address City State Zip Code

wickedsandstorm@aol.com \_\_\_\_\_  
Property Owner's E-mail Address

Steven Madrid (son) \_\_\_\_\_  
Contractor's Name & Address (If none, indicate Self)

(575) 642-1641 \_\_\_\_\_ \_\_\_\_\_  
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2288 Calle de Arroyo

Description of Proposed Work: Re-paint outside of home

\$ 50 \_\_\_\_\_ Mary a. Madrid \_\_\_\_\_ 7-22-20 \_\_\_\_\_  
Estimated Cost Signature of Applicant Date

Signature of property owner: Mary a. Madrid

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

FOR OFFICIAL USE ONLY

PZHAC  Administrative Approval BOT  Approved Date: \_\_\_\_\_  
 Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_  
 Disapproved Date: \_\_\_\_\_  Approved with Conditions  
 Approved with conditions

PZHAC APPROVAL REQUIRED: \_\_\_ YES \_\_\_ NO BOT APPROVAL REQUIRED: \_\_\_ YES \_\_\_ NO

CID PERMIT/INSPECTION REQUIRED: \_\_\_ YES \_\_\_ NO \_\_\_ SEE CONDITIONS

CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMISSION ISSUED/DENIED BY: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

**PZHAC ACTION FORM**  
**ZONING PERMIT 061087**  
**[PZHAC REVIEW – 8/3/2020]**

**Items:**

**Case 061087** – West side of 2890 Avenida de Mesilla, along Calle de San Albino; submitted by Pena Rentals; a request for a zoning permit to allow the replacement of a deteriorating white wooden fence along the west property line at this address with a similar white wooden fence. Zoned: Historical Residential (HR)

**Staff Analysis:**

The applicant would like to replace a white wooden fence at the rear of the property along Calle de San Albino with a similar wooden fence. Originally the applicant had requested to replace the fence with a chain link fence but was advised by Staff that this would not be allowed in the Historical Residential zone. Wooden fences are generally allowed in the Historic Residential zone (see “Consistency with the Code” below).

**Estimated Cost: @ \$900.00**

**Consistency with the Code:**

The PZHAC will need to determine that the proposed fence replacement 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.

**18.60.340 Wall, fence, or hedge.**

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

**Findings that need to be made:**

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of replacing a deteriorating wood fence with a similar wood fence along Calle de San Albino.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**



# Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select S

Maps

Legend

## Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400668](#)  
Parcel Number: 4006138345012  
Owner: PENA RENTALS LLC  
Mail Address: PO BOX 278  
Subdivision:  
Property Address: 2800 AVENIDA DE  
MESILLA  
Acres: 0





**PHOTOS OF THE EXISTING FENCE ALONG CALLE DE SAN ALBINO SHOWING DETIORATION**







**WARRANTY DEED**

**BEATRICE L. PEÑA**, a widow dealing in her sole and separate property, and **STEVE PEÑA**, a single man dealing his sole and separate property, for consideration, grant to **PEÑA RENTALS, L.L.C.**, a New Mexico limited liability company, whose address is P.O. Box 278, Mesilla, New Mexico 88046, all of their right, title and interest in and to the following described real property located at 2890 Avenida de Mesilla, Mesilla, Doña Ana County, New Mexico:

A tract of land in the Village of Mesilla, Doña Ana County, New Mexico, being part of U.S.R.S. Tract 11A-2 and more particularly described as follow, to-wit:

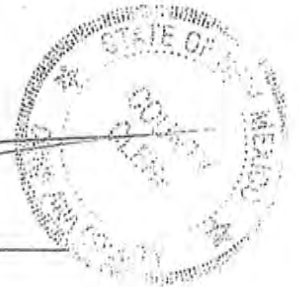
Beginning at the northeast corner of this tract marked by a fence post at the northeast corner of a block wall on the west right of way of State Highway 28, whence a fence corner at the north side of Calle De Santa Ana bears N.34°39'W. a distance of 269.80 feet; thence along Highway 28, S.34°39'E. 78.00 feet to the southeast corner of this tract marked by an iron rod, also the northeast corner of U.S.R.S. Tract 11A-1A; thence S.57°56'42"W. 154.59 feet along a wire fence to an iron rod at a fence corner at the southwest corner of this tract; thence along the east line of Calle De San Albino, N.39°10'30"W. 81.0 feet to the northwest corner marked by an iron rod; thence N58°49'05"E. 161.12 feet to the place of beginning, containing 0.287 acres of land, more or less.

with warranty covenants.

WITNESS our hands and seals this 17<sup>th</sup> day of July, 2008.

*Beatrice L. Peña*  
Beatrice L. Peña

*Steve Peña*  
Steve Peña



STATE OF NEW MEXICO    )  
  ) ss.  
COUNTY OF DONA ANA    )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2008, by Beatrice L. Peña and Steve Peña.

My commission expires:  
March 13, 2012

*Joseph M. Holm*

COUNTY OF DONA ANA    )  
STATE OF NEW MEXICO   ) ss

WARRANTY DEED  
PAGES: 1

I hereby certify that this Instrument has been filed for record on the 18th Day of July, 2008 at 01:54:27 PM and has duly recorded as Instrument # 0820597 in the Records of Dona Ana County

*Rita Torres*  
Witness By Hand And Seal Of Office  
Rita Torres  
County Clerk, Dona Ana, NM



SCALE: 1" = 50'

PLAT OF SURVEY OF U.S.P.M.C. TRACTS 11A-3 AND 11A-2  
VILLAGE OF MESILLA, DONA ANA COUNTY, N.M.

MARCH 18, 190

STATE HIGHWAY NO. 28

S 34° 39' E

97.00'

323.80'

92.80'

60.00'

97.00'

175.51'

N 55° 32' E

161.12'

161.12'

161.12'

161.12'

161.12'

161.12'

161.12'

161.12'

1-1

2-V

3-V

4-V

TRACT 1  
0.768 ACRE  
PART OF  
MRS. 11A-3

TRACT 2  
0.221 ACRE  
PART OF  
MRS. 11A-3

TRACT 3  
0.331 ACRE  
PART OF  
MRS. 11A-3

TRACT 4  
0.287 ACRE  
MRS. 11A-2

2890  
Avenida de Mesilla

MRS. 11A-1A

VALLEY PLUMBING

PEÑA RENTALS

Proposed new  
painted board  
fence installation

N 38° 12' W

237.07'

N 39° 10' 30" W

161.12'

161.12'

161.12'

161.12'

161.12'

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161.12'

RONALD H. RISE &  
REGISTERED ENGINEER  
LAND SURVEYORS  
LAS CRUCES, N.M.







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

OFFICIAL USE ONLY: Case # 061087 Fee \$ 56.00

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

CASE NO. 061087 ZONE: HR CODE: M1 APPLICATION DATE: 7/17/20

Name of Applicant/Owner Peña Rentals LLC Applicant's Telephone Number 575-526-6952

Applicant's/Owner's Mailing Address P.O. Box 278, Mesilla, NM 88046  
City State Zip Code

Applicant's/Owner's E-mail Address valplumbing@gmail.com

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

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

Address of Proposed Work: West of 2890 Avenida de Mesilla, parallel with Calle de San Albino

Description of Proposed Work: Replace an existing old board fence with a similar new painted wood board fence

Estimated Cost \$ 900.00 Signature of Applicant [Signature] Date 7-17-20

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

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

**FOR OFFICIAL USE ONLY**

PZHAC  Administrative Approval  Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_  Approved with conditions

BOT  Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_  Approved with Conditions

FIRE INSPECTION/APPROVAL REQUIRED: \_\_\_ YES  NO \_\_\_ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: \_\_\_ YES  NO \_\_\_ SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: \_\_\_\_\_  
 ISSUE DATE: \_\_\_\_\_

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

**PZHAC ACTION FORM**  
**ZONING PERMIT 061088**  
**[PZHAC REVIEW – 8/3/2020]**

**Case 061088** – 2067 Stithes Road, submitted by Jon Strain; a request for a zoning permit to allow the construction of a garage/workshop on a residential property at this address. Zoned: Rural/Agricultural (RA)

**DESCRIPTION OF REQUEST:**

The applicant would like to install a garage/workshop southwest corner of his property behind his dwelling. This will be a wood frame structure measuring 30 ft. by 34 ft. (1020 square feet), with three overhead doors on one side with a pitched shingled roof having a 4/12 pitch. Drainage will onto the applicant's property. Total height will be just about 20 feet, which is under the 30 feet allowed in the Rural/Agricultural zone. The exterior of the structure will be stuccoed to match the color of the shop building to the east on the property.

According to the site diagram supplied with the application, the structure will be set back about 14 feet from the west property line and 20 feet from the south property line. (There are no required side or rear setbacks in the Zoning Code for the Rural/Agricultural zoning district.)

Since the property is in a Residential/Agricultural (RA) zoning district, there are no architectural or historical guidelines that need to be met for the structure. However, the PZHAC has historically (for at least the last five years) considered how new structures in the "R" zones fit in with other structures on the property and in the area, and has allowed storage buildings that are compatible with the residential use of the property. are compatible with other structures in the immediate area. The proposed structure does appear to be similar in style and construction with other structures on the same property, as well as with other structures in the area.

**ESTIMATED COST: @ \$20,000.00**

**CONSISTENCY WITH THE CODE:**

The PZHAC will need to determine that the proposed structure will be compatible with the RA Zoning of the property. Detached garages and storage sheds are generally considered to be an ancillary or subordinate use to the residential use of a property and are permitted by the following section:

**RA – RESIDENTIAL/AGRICULTURAL ZONE 18.25.020 Permitted uses.**

Permitted uses in the RA zone are as follows:

E. Accessory uses customarily incidental to the uses listed above (see Code).

**Findings that need to be made:**

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of replacing a deteriorating wood fence with a similar wood fence along Calle de San Albino.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

**PZHAC OPTIONS:**

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

**PZHAC ACTION:**



**VIEWS OF THE PROPERTY FROM STITHES ROAD**





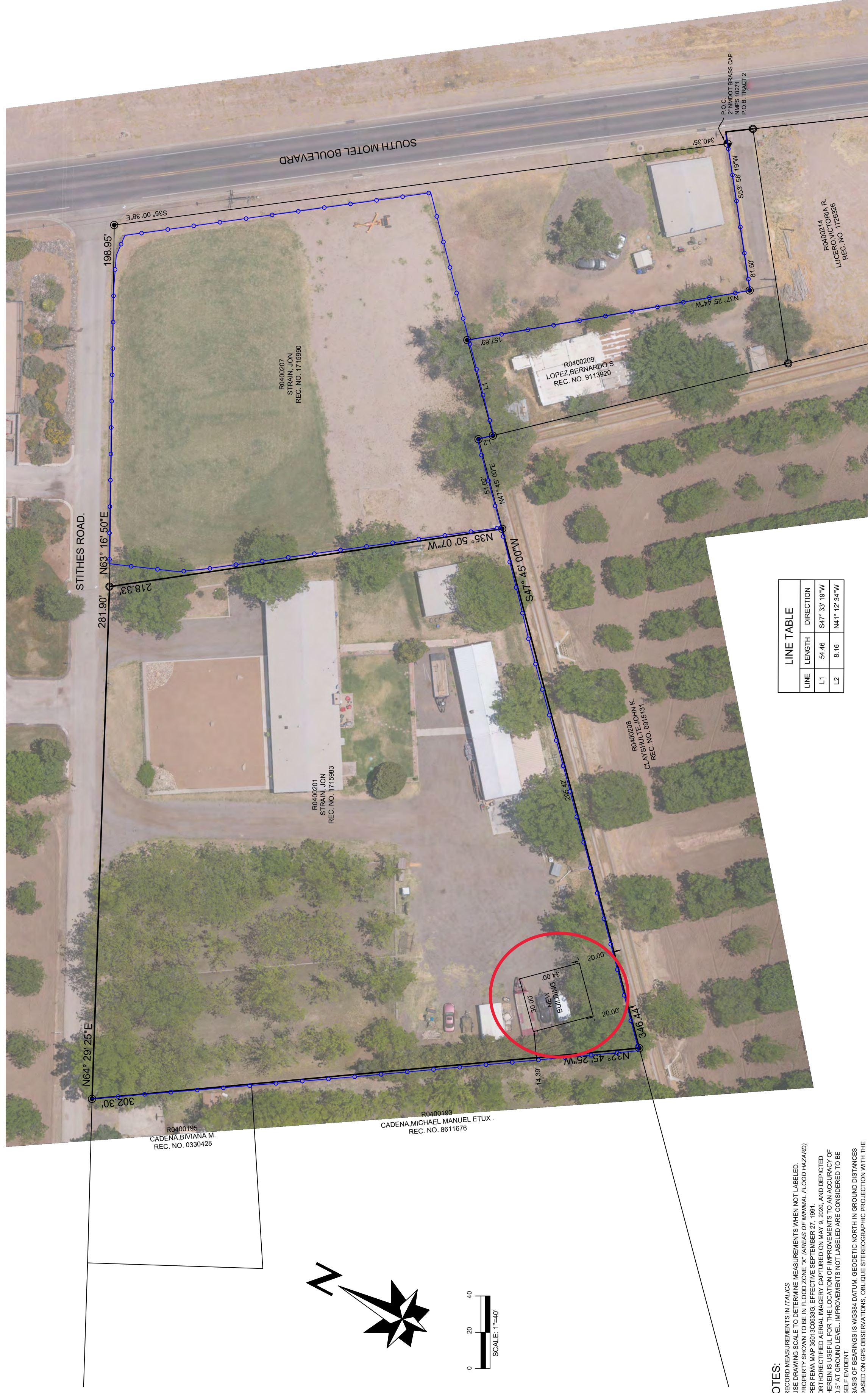
**LEGEND**

- INDICATES 1/2" SET REBAR W/FLAGGING
- INDICATES FOUND 1/2" SET REBAR WITH FLAGGING

**SITE PLAN**

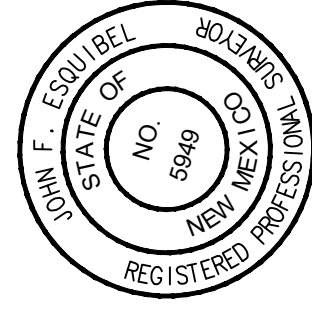
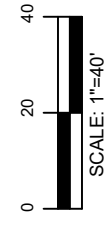
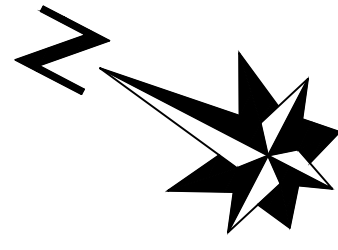
SHOWING A NEW BUILDING ADDITION ON A TRACT OF LAND BEING PART OF U.S.R.S. TRACT 9D-90 & U.S.R.S. TRACT 9D-104, SITUATE IN SECTION 25, T.23S., R.1E., N.M.P.M., OF THE U.S.R.S. SURVEYS, WITHIN THE LIMITS OF THE TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO.

DATE OF SURVEY: MAY 13, 2020



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	54.46	S47° 33' 19" W
L2	8.16	N41° 12' 34" W

- NOTES:**
1. RECORD MEASUREMENTS IN ITALICS
  2. USE DRAWING SCALE TO DETERMINE MEASUREMENTS WHEN NOT LABELED.
  3. PROPERTY SHOWN TO BE IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) PER FEMA MAP 350130035G, EFFECTIVE SEPTEMBER 27, 1991.
  4. ORTHORECTIFIED AERIAL PHOTOGRAPHY CAPTURED ON MAY 9, 2020, AND DERIVED FROM A 1/2" SCALE PHOTOGRAPHIC SURVEY. IMPROVEMENTS NOT LABELED ARE CONSIDERED TO BE SELF EVIDENT.
  5. BASIS OF BEARINGS IS WGS84 DATUM, GEODETIC NORTH IN GROUND DISTANCES BASED ON GPS OBSERVATIONS. OBLIQUE STEREOGRAPHIC PROJECTION WITH THE POINT OF ORIGIN AT 32° 16' 49.31" N, 106° 47' 59.90" W, ORIGIN SCALE OF 1:62500. ALL COORDINATES SHOWN, IF ANY, ARE LOCAL ONLY.
  6. INSTRUMENT OF OWNERSHIP: FILED JULY 7, 2017, INST. NO. 2017.
  7. INSTRUMENT OF OWNERSHIP: FILED JULY 7, 2017, INST. NO. 2017.



**SURVEYORS CERTIFICATION**

I, JOHN F. ESQUIVEL, A NEW MEXICO PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT, AND THAT THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO. THIS IS A SURVEY OF AN EXISTING TRACT OF LAND AND IS NOT A SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

John F. Esquivel  
DATE: 7-30-2020



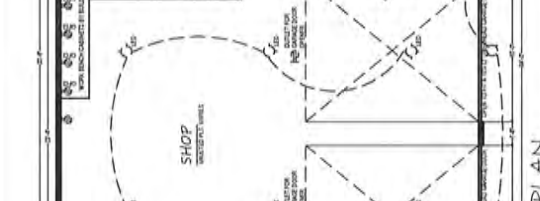
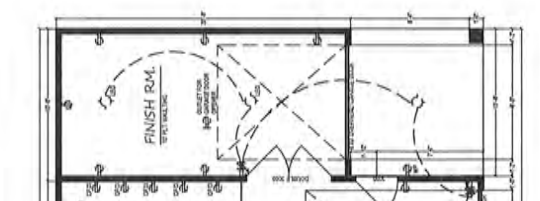
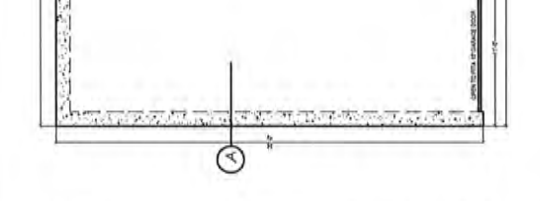
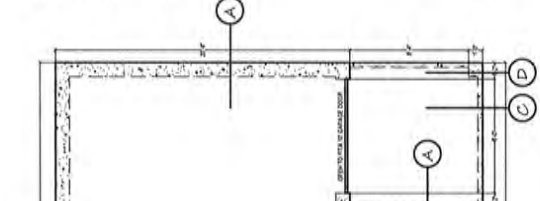
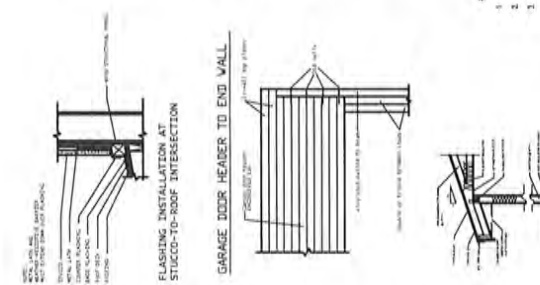
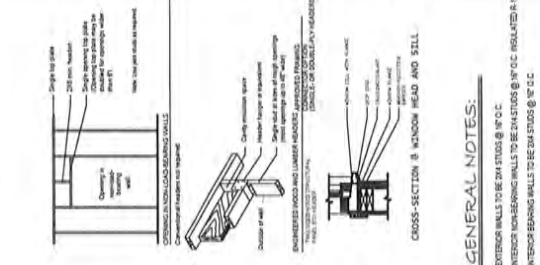
**ISSUED PERMIT:  
 REVISIONS: 1**

**GENERAL CONTRACTOR:  
 LAS CRUCES BUILDERS LLC**

**PROJECT:  
 JON STRAIN SHOP BUILDING**

**SHEET TITLE:  
 FLOOR PLAN/ROOF/  
 FOUNDATION ELEVATIONS  
 ELECTRICAL LAYOUT**

**CHECKED BY: J. STRAIN  
 DATE: 6/24/2020  
 SHEET NUMBER: A.1**

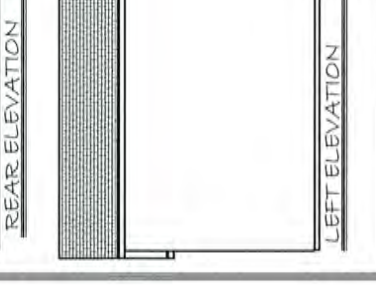
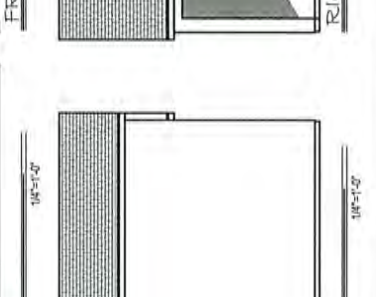
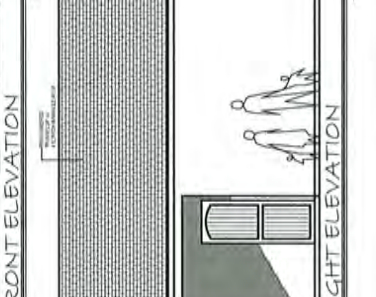
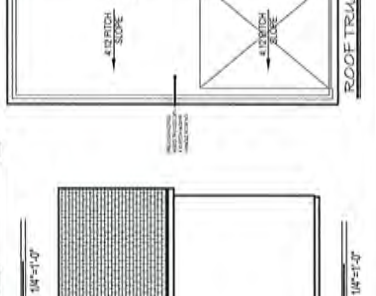
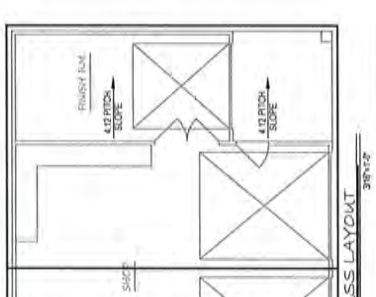
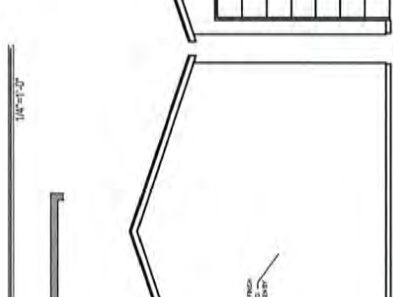
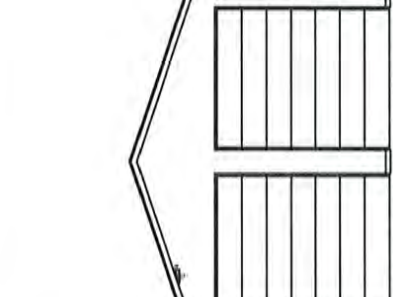
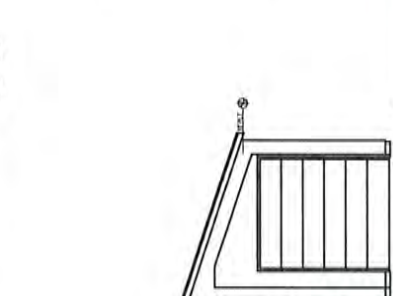
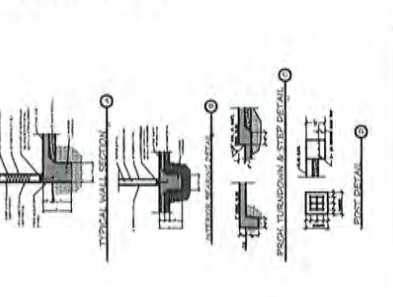
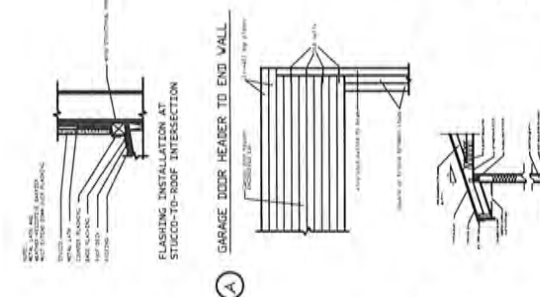


**GENERAL NOTES:**

1. EXTERIOR WALLS TO BE 24" STUDS @ 16" O.C.
2. INTERIOR NON-BEARING WALLS TO BE 24" STUDS @ 16" O.C. ISOLATED R-11
3. INTERIOR BEARING WALLS TO BE 24" STUDS @ 16" O.C.
4. ALL JOISTS SPANNING MORE THAN 12' SHALL BE 2X12
5. ALL FLOORS UNLESS NOTED TO BE CHECKED BY OWNER
6. CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH
7. GARAGE DOOR TO BE 16'0" WIDE BY 7'0" HIGH
8. ALL DIMENSIONS ARE TO BE CHECKED AND CONFIRMED BY CONTRACTOR PRIOR TO POURING OF CONCRETE
9. INSULATE WALLS R-11 MIN., CEILING R-11, FLOOR R-11 MIN.
10. INTERIOR TO BE SHEATHED, TYPED, TEXTURED, AND PAINTED
11. EXTERIOR TO BE STUCCO - COLOR BY OWNER/CONTRACTOR
12. ALL ANGLED WALLS TO BE 45° ANGLES
13. ALL TILED AREAS TO BE 24" LARGER TYPICAL TILE SELECTION BY OWNER

**GENERAL ELECTRICAL NOTES:**

1. THESE PLANS ARE FOR INFORMATION AND DO NOT SHOW THE EXACT LOCATION OF ALL ELECTRICAL AND MECHANICAL PLUMBING AND SHALL BE VERIFIED BY THE CONTRACTOR'S RESPONSIBILITY FOR LAYOUT THAT THE CLEARANCES ARE MAINTAINED AS SHOWN ON THESE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL AND MECHANICAL WORK NOT SHOWN ON THESE PLANS.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
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10. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.



NO.	REVISION	DATE
1	ISSUED PERMIT	6/24/2020
2		
3		
4		
5		
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7		
8		
9		
10		

**TOWN OF MESILLA  
ZONING APPROVAL**

**OFFICIAL USE ONLY:**  
Case # 061088  
Fee \$ 40.50

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

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

CASE NO. 061088 ZONE: RA CODE: \_\_\_\_\_ APPLICATION DATE: 7/24/20

Jon Strain \_\_\_\_\_ 719-661-0729 \_\_\_\_\_

Name of Property Owner \_\_\_\_\_ Property Owner's Telephone Number \_\_\_\_\_  
PO Box 1006 Fairacres NM 88033

Property Owner's Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

strainjon@yahoo.com \_\_\_\_\_

Property Owner's E-mail Address \_\_\_\_\_

J M S Construction \_\_\_\_\_

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

719-661-0729 \_\_\_\_\_ 03-413347-00-0 \_\_\_\_\_ 397044 \_\_\_\_\_

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

Address of Proposed Work: 2067 Stithes RD

Description of Proposed Work: Detached Garage

\$ 20,000.00 \_\_\_\_\_ 7-29-2020 \_\_\_\_\_

Estimated Cost \_\_\_\_\_ Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Signature of property owner: \_\_\_\_\_

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

**FOR OFFICIAL USE ONLY**

**PZHAC**  Administrative Approval **BOT**  Approved Date: \_\_\_\_\_

Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_

Disapproved Date: \_\_\_\_\_  Approved with Conditions

Approved with conditions

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

CID PERMIT/INSPECTION REQUIRED:  YES  NO  SEE CONDITIONS

CONDITIONS: PZHAC APPROVAL REQUIRED

CID PERMIT REQUIRED

TL

PERMISSION ISSUED/DENIED BY: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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