



Town of Mesilla, New Mexico

PZHAC MEETING AGENDA MARCH 15, 2021

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, MARCH 15, 2021 AT 2:30 PM. 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 Meeting of MARCH 1, 2021.

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. **Case 061185** – 1857 Paisano Road, submitted by Barry Byrnes, a request for a zoning permit to allow the applicant to replace two bathroom windows on a dwelling at this address. Zoned: Rural Farm (RF)

II. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Public input shall be received at larrys@mesillanm.gov at least 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 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 or the Commission Chair when to begin speaking.

B. DECISIONS:

Summary Subdivision

1. **Case 061172** – 2445 Calle de Parian, submitted by Steve Delgado and Victoria Hernandez; a request for a summary subdivision to remove a lot line between two properties at the rear of a residential property at this address. Zoned: Historic Residential (HR)

Zoning Permits

2. **Case 061170** – 1915 Calle Pacana, submitted by Charles and Marilyn McMurry; a request for a zoning permit to allow the construction of a rock wall around the residential property at this address. Zoned: Historic Residential (HR)
3. **Case 061171** – 2649 Calle del Sur, submitted by Paul Barraza; a request for a zoning permit to allow the applicant to enclose a car port on an existing dwelling at this address. Zoned: Historic Residential (HR)
4. **Case 061173** – 2445 Calle de Parian, submitted by Steve Delgado and Victoria Hernandez; a request for a zoning permit to allow the construction of a covered porch on the rear of a dwelling at this address. Zoned: Historic Residential (HR)
5. **Case 061174** – 2011 Avenida de Mesilla, submitted by Grady Oxford for “The Bean Café”; a request for a zoning permit to allow the applicant to replace the front doors on a coffee shop on a property at this address. Zoned Historic Commercial (HC)

6. **Case 061175-** Camino del Reyes, Lot 4 (address to be assigned), submitted by Fernando Chavez; a request for a zoning permit to allow the applicant to construct a new dwelling on a vacant property at this address. Zoned Residential, one-acre minimum lot size (R1).
7. **Case 061176-** 1305 Tierra de Mesilla, submitted by Blanca Huizar for “Casa Blanca; A request for a zoning permit to allow the applicant to construct a six foot high decorative iron fence around a commercial property at this address zoned General Commercial (C).
8. **Case 061177** – 2510 Calle de Parian, submitted by Stephan Carrasco, a request for a zoning permit to allow installation of two antique wood gates and a six foot high rock wall to be constructed along the west edge of a residential property at this address. Zoned: Historic Residential (HR)
9. **Case 061178-** 2957 Calle de Guadalupe, submitted by Vivian Herrera; a request for a zoning permit to allow the applicant to enclose an existing patio on the east side of a dwelling located on a legal non-conforming 0.45 acre parcel at this address. Zoned: Rural/Agricultural (RA)
10. **Case 061179** – 2532 Calle de Cura, submitted by Ralph Lucero; a request for a zoning permit to allow a small tool shed on a residential property at this address. Zoned: Historic Residential (HR)
11. **Case 061180-** 2149 Calle de Los Huertos, submitted by Gabriel Quintana; A request for a zoning permit to allow the applicant to construct a 30 foot by 22 foot (660 square feet) freestanding carport on a 12,632 square foot residential property at this address. Zoned Historic Residential (HR)
12. **Case 061181** – 2750 Via Grande, submitted by Victor Sloan; a request for a zoning permit to allow the installation of a 20 foot by 40 foot inground pool behind an existing dwelling at this address. Zoned Rural Farm (RF)
13. **Case 061182-** 1717 Boutz Road, Apartments 3 & 4, submitted by John Wright; a request for a zoning permit to allow the applicant to repair and repaint the exterior stucco and close off two exterior doors on two apartments at this address. Zoned Historic Residential (HR).
14. **Case 061183** – 501 Lucerne Court, submitted by Armando Reyna; a request for a zoning permit to allow the applicant to construct a five foot high rock wall around the front yard of a dwelling at this address. Zoned: Residential, one acre minimum new lot size.

Sign Permit

15. **Case 061184** – 2309 #3 Calle de Santiago, submitted by Jennifer Tyson for “Co-Lab Artisans Loft”; a request for a sign permit to allow the applicant to install an on-premises directory sign on part of a commercial property on which the store is located. Zoned Historic Commercial (HC).

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 3/11/2021 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; Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

**PZHAC
MARCH 1, 2021
REGULAR MEETING
MINUTES**

[PART OF CONSENT AGENDA]



Town of Mesilla, New Mexico

PZHAC MEETING MINUTES MARCH 1, 2021

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A **REGULAR MEETING** VIA TELECONFERENCE ON MONDAY, MARCH 1, 2021 AT 2:30 PM. **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

Commission Chairperson Lucero and Commissioners Salas, Nevarez, and Prieto were present. Commissioner Houston was absent. There was a quorum.

Other attendees:

Larry Shannon (Mesilla Staff) Tom Maese (Chief Inspector-CID)

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 the PZHAC by a vote of 4 – 0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

Commission Chair Lucero requested that Case 061168 be removed from the Consent Agenda for discussion. Commissioner Nevarez made a motion to approve the Consent Agenda as amended, seconded by Commissioner Salas, and approved as amended by the PZHAC by a vote of 4 – 0.

A. *PZHAC MINUTES – PZHAC Meeting of February 16, 2021.

Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. **Case 061168** – 1717 West Boutz Road, apartments 3 and 4, submitted by John Wright; a request for a zoning permit to allow alterations to the interiors of the two apartments. Zoned: Historic Residential (HR)

Staff provided a brief outline of the case, explain that since the work involved was only to the interior of the structure, there were no zoning issues, therefore the PZHAC did not have jurisdiction over the work being done. Staff also explained that the applicant was planning to obtain a permit for work that was going to be done to the outside of the structure and that this would be brought before the PZHAC for review and approval.

Tom Maese (Chief Inspector, CID) stated that the windows may need to be replaced and that this could affect the exterior. He also stated that a permit should be obtained if the doors were to be removed. A separate permit should be issued for the doors and windows.

Commissioner Nevarez stated that the permit should be issues with the condition that the permit be for interior work only, and that a separate permit be issues for the doors and windows.

Commissioner Nevarez made a motion to approve Permit 061168 with the condition stated, seconded by Commissioner Salas, and approved by the PZHAC by a vote of 4 – 0.

II. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Public input shall be received at larrys@mesillanm.gov at least 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 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 or the Commission Chair when to begin speaking.

There was no Public Input

B. DECISIONS:

Zoning Permits

1. **Case 061169** – 2445 Calle de Santa Ana, submitted by Jack and Lisa Kirby; a request for a zoning permit to allow the construction of a rock wall around the residential property at this address. Zoned: Historic Residential (HR)

Staff provided a brief review of this request. There were no issues. Tom Maese stated that no permits were needed from CID. Staff stated that it would be a good idea if CID could inspect the foundation prior to construction of the wall. Commissioner Nevarez a motion to approve the request, seconded by Commissioner Prieto, and APPROVED by the PZHAC by a vote of 4 – 0

2. **Case 061170** – 1915 Calle Pacana, submitted by Charles and Marilyn McMurry; a request for a zoning permit to allow the construction of a rock wall around the residential property at this address. Zoned: Historic Residential (HR)

Staff provided a brief review of this request. A question was brought up as to how the applicant was going to handle the irrigation easement that the wall would have to go over at the rear of the property. It was determined by the PZHAC that a decision on this case would be postponed in order to give the applicant a chance to address this issue. Commissioner Nevarez a motion to postpone the request, seconded by Commissioner Salas, and approved by the POSTPONED by a vote of 4 – 0

VI. PZHAC/STAFF COMMENTS

There were no comments.

VII. ADJOURNMENT

The meeting was adjourned at 3:14 pm.

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 2/25/2021 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; Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

**PZHAC NEW BUSINESS
MARCH 15, 2021**

**ADMINISTRATIVE APPROVALS
[PART OF CONSENT AGENDA]**

**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061185
Fee \$ 10.80

**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. 061185 ZONE: RF CODE: M1 APPLICATION DATE: 3/11/21

Barry Byrnes 919-413-9735
Name of Property Owner Property Owner's Telephone Number
1857 Paisano Rd Las Cruces NM 88005
Property Owner's Mailing Address City State Zip Code

Property Owner's E-mail Address Window World of Las Cruces 300 N. Telshor St 100 Las Cruces, NM 88011
Contractor's Name & Address (If none, indicate Self)
575-532-9390 81-4803551 391055
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 1857 Paisano Rd. Las Cruces NM 88055
Description of Proposed Work: Replacing 2 windows; no change in size

\$ 1072.82 [Signature] 2-14-21
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: NEEDS NO CHANGES TO STYLE OR APPEARANCE OF STRUCTURE

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 3/11/21

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

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Num

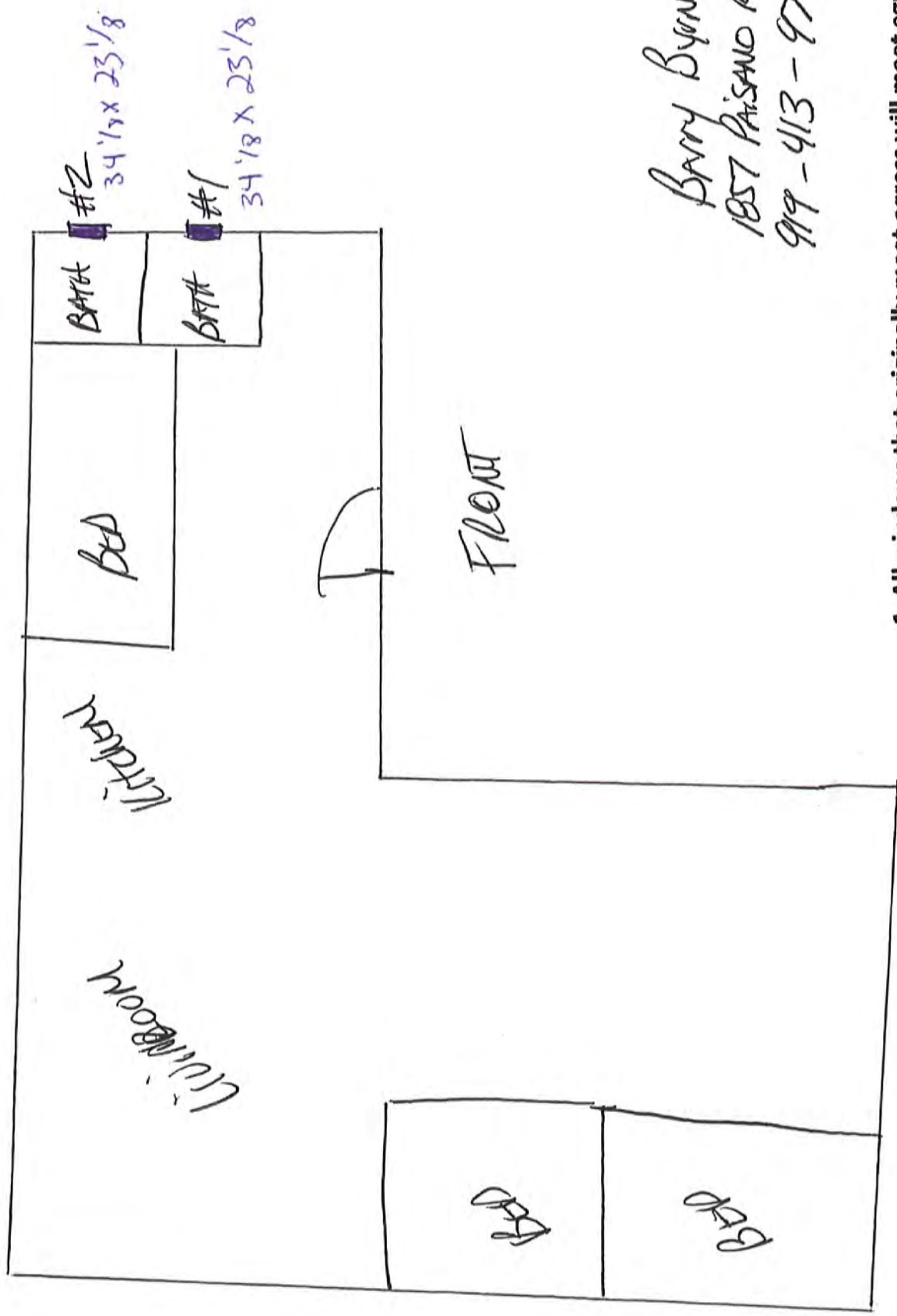
Maps | Legend

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: [R0401086](#)
Parcel Number: 4005137445290
Owner: BYRNES BARRY J & SYLVIA M
Mail Address: 1857 PAISANO RD
Subdivision:
Property Address: 1857 PAISANO RD
Acres: 5





Barry Byrnes
 1857 Paisano Rd. 88005
 919-413-9735

1. All windows that originally meet egress will meet egress.
2. No changes to existing construction.
3. All windows are energy efficient.



City of Las Cruces

BUILDING PERMIT APPLICATION

PARCEL/MAP CODE NO. REQUIRED _____ Application # _____

PROJECT ADDRESS: 1857 Paisano Rd. Permit #: _____

Legal Description: Lot _____ Block _____ Subdivision Name _____

Owner's Name: Barry Byrnes Phone #: 919-413-9785

City: Las Cruces State: NM Zip: 88005

ARCHITECT/ENGINEER NAME: _____ Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

CONTRACTOR NAME: Kevin Tubbs Phone #: 575-532-9390

Address: 300 N. Telshor Street City: Las Cruces State: NM Zip: 88011

LICENSE #(S): 391055 Classification(s): BS14 Expiration Date: 02/28/2023

Project Valuation - \$ 1072.82 Total Fee Amt. \$: _____ Balance Due \$: _____

CONTACT NAME: Diana PHONE #: 575-532-9390 MAIL: _____

CONSTRUCTION ACTIVITIES (Please Check One)

RESIDENTIAL

- New Single Family Dwelling..... (_____ sq. ft.)
- New Duplex..... (_____ sq. ft.)
- New Townhouse..... (_____ sq. ft.)
- Addition..... (_____ sq. ft.)
- Alteration
- Mobile Home Installation

COMMERCIAL/INDUSTRIAL

- New Triplex..... (_____ sq. ft.)
- New Fourplex..... (_____ sq. ft.)
- New Apartment Complex....(_____ bldgs _____ units)
- New Commercial/Industrial Bldg..(_____ sq. ft.)
- Comm/Indust Addition.....(_____ sq. ft.)
- Comm/Indust Alteration(_____ sq. ft.)
- Communication Tower New/Alter
- Vertical Structure New/Alter

MISCELLANEOUS

- Accessory Bldg. - Commercial
- Accessory Bldg. - Residential
- Site Improvement/Grading/Brush Clearing
- Demolitions - Comm. or Res.
- Drainage
- Fence (Chain link/Wood/Cinderblock)
- Lath/Stucco
- Rockwall
- Retaining Rockwall
- Paving
- Slab/Curb Cut/Sidewalk/Driveway
- Swimming Pool
- Utilities
- Window Replacement
- New Subdivision (# of lots _____)
- New Mobile Home Park

REROOF TYPES (check one)

- Res. (_____ sq. ft.) Comm. (_____ sq. ft.) Type: _____

PLEASE READ CAREFULLY!

I hereby acknowledge that I have read and understand the terms and conditions of this application and the companion Building Permit Card and state that the above information is correct to the best of my knowledge. Furthermore, I agree to comply with all City Ordinances and State Laws which regulate building construction. I understand that the issuance of a Building Permit shall not prevent the Community Development Department's Building Inspection Section from requiring the correction of error.

PROPERTY OWNER'S SIGNATURE: _____ DATE: 12-8-2020

PERMITEE'S SIGNATURE: _____ DATE: _____

OWNER USE ONLY					
PLAN REVIEW FEE:	Check # _____	Receipt # _____	Rec'd By: _____	Fee Collected \$ _____	
BAI ANCE.FPP:	Check # _____	Receipt # _____	Rec'd By: _____	Fee Collected \$ _____	

Sales Person:
19 - MARCO SAUCEDO



Dealer Acknowledgement
Quote Date 1/4/2021
Date Ordered 1/4/2021

Dealer Name:
765480 WINDOW WORLD OF LAS CRUCES

Bill To:
WINDOW WORLD OF LAS CRUCES
300 N TELSHOR BLVD STE 100
LAS CRUCES, NM 88011

Ship To:
SAME

User Initials:

Quote Created By: lascruc>windowworld@gmail.com

Phone: (575) 532-9390 Fax:

Order Notes:

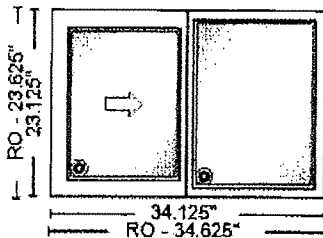
Delivery Notes:

Quote Name:
Byrnes, Bary

Project Name:
Byrnes, Barry

QUOTE #	RUSH	STATUS	PO#
2874890	No	Ordered	213-2795

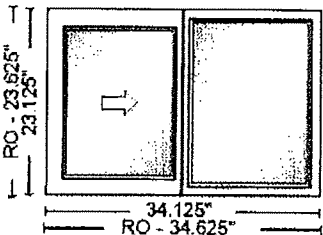
Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
1-1	1	34.125" X 23.125"	59			



A272-1500 Series XO 34 1/8 x 23 1/8
Frame Width = 34.125, Frame Height = 23.125, Sash Split = Even
Operation / Venting = XO
Flush Fin
Frame Color = Almond
Double Glaze, SolarZone Elite, OBSCURE FULL, DS / DS
Lock Height = Standard Lock Height
Standard Screen
U-Factor = 0.3, CR = 55, SHGC = 0.22, VT = 0.52, CPD = ASO-A-102-09010-00001
Corner Wrap, Net Overall
Line Item Notes:

Comment / Room:	Weight
line 1	21.9

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
2-1	1	34.125" X 23.125"	59			



A272-1500 Series XO 34 1/8 x 23 1/8
Frame Width = 34.125, Frame Height = 23.125, Sash Split = Even
Operation / Venting = XO
Flush Fin
Frame Color = Almond
Double Glaze, SolarZone Elite, DS / DS
Lock Height = Standard Lock Height
Standard Screen
U-Factor = 0.3, CR = 55, SHGC = 0.22, VT = 0.52, CPD = ASO-A-102-09010-00001
Corner Wrap, Net Overall
Line Item Notes:

Comment / Room:	Weight
line 2	21.9

**PZHAC NEW BUSINESS
MARCH 15, 2021**

**DECISION ITEMS
SUMMARY SUBDIVISION**

PZHAC ACTION FORM
BUILDING PERMIT 061172
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS

Item:

Case 061172 – 2445 Calle de Parian, submitted by Steve Delgado and Victoria Hernandez; a request for a summary subdivision to remove a lot line between two properties at the rear of a residential property at this address. Zoned: Historic Residential (HR)

Staff Analysis:

The applicant currently has two properties at this address. The property that contains the dwelling borders Calle de Parian on the north side and is 6,970 square feet in size. The second property is directly behind the first and is 4,792 square feet in size. The two properties were originally one property that was split prior to 1972. The applicant would like to eliminate the lot line between the two properties and create one property 11,762 square feet in size. The reason for this is to allow the applicant to construct a covered porch on the rear of the existing dwelling without encroaching on a property line. Additionally, the second property was not a buildable lot because it did not have legal access from a street.

Estimated Cost: N/A

Consistency with the Code:

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

18.35.040 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 single-family or multiple single-family dwellings, each lot or parcel shall have sufficient area to provide 8,000 square feet of area for each family unit to be built. The maximum number of dwellings allowed on any property shall be two, providing density and parking requirements are met. A maximum of 40 percent impervious and 60 percent pervious shall be required unless otherwise noted by the development zone requirements of Chapter 18.33 MTC (Historic Preservation).
- C. New Construction. New structures and modifications to existing structures may be built in this zone, providing the exterior appearance of the structure is approved by the PZHAC for compliance with Chapter 18.33 MTC (Historic Preservation) and the comprehensive land use ordinance for the town, with final approval by the BOT.
 1. New structures on properties containing existing structures shall be architecturally similar to the principal dwelling or structure on the property and shall not exceed the height or size of the principal dwelling or structure on the property. 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]
- D. Yards. For all new buildings, front, side and rear yard must be at least seven feet.

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The request consists of removing a lot line to combine two adjacent lots at this address.
- The PZHAC has determined that the resulting property meets all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

Legend

Map Themes
Parcels
UDC Zoning
Roads and Transportation
NM House Districts
NM Senate Districts
County Commission Districts
City Council Districts
Median Household Income
General Land Ownership

Account Number: R0400491
 Parcel Number: 4006138146044
 Owner: DELGADO STEVE I &
 VICTORIA M HERNANDEZ
 Mail Address: PO BOX 131
 Subdivision:
 Property Address: 2445 CALLE DE
 PARIAN
 Acres: 0



Doña Ana County, NM

General Reference Maps

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Number **v** Enter Value:

Maps

Legend

Map Themes

- Parcels
- UDC Zoning
- Roads and Transportation
- NM House Districts
- NM Senate Districts
- County Commission Districts
- City Council Districts
- Median Household Income
- General Land Ownership

Account Number: R0400496
 Parcel Number: 4006138149047
 Owner: DELGADO STEVE I &
 VICTORIA M HERNANDEZ
 Mail Address: PO BOX 131
 Subdivision:
 Property Address: CALLE DE PARIAN
 Acres: 0



**PZHAC NEW BUSINESS
MARCH 15, 2021**

**DECISION ITEMS
ZONING PERMITS**

**PZHAC ACTION FORM
BUILDING PERMIT 061170
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS**

Item:

Case 061170 – 1915 Calle Pacana, submitted by Charles and Marilyn McMurry; a request for a zoning permit to allow the construction of a rock wall around the residential property at this address. Zoned: Historic Residential (HR)

Staff Analysis:

The applicant would like to build a rock wall around a residence that has been built on this property in the past year. The wall range in height from about two feet at the south end of the east property line to six feet in height at the rear property line on the north side of the property to five feet in height at the south end of the west property line (see attached site plan). The wall will be located just inside the rear property line, but a “Right-of-entry” form will still be required due to the proximity of the wall to the property line. The wall will connect with the southwest side of the dwelling. The wall will not extend past the front of the dwelling and will not affect the clear-sight-triangle of the driveway. This rock wall will be similar in style and color to other rock walls constructed on property lines in the area (see attached site plan for the proposed location of the walls).

This case was postponed at the March 1, 2021 PZHAC meeting in order to allow the applicant to address the issue of how the wall would cross a ten foot irrigation easement at the north side of the property. The applicant has responded by channeling the irrigation easement through a conduit under the wall on both sides of the property (see the attached drawing provided by an engineer for the applicant).

Estimated Cost: \$10,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed rock wall is 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.

8.33.060 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.

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing a rock wall around an existing dwelling at this address.
- The applicant has provided a “Right-of-Entry” agreement for each of the properties that will be adjacent to the wall.
- The PZHAC has determined that the proposed wall meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

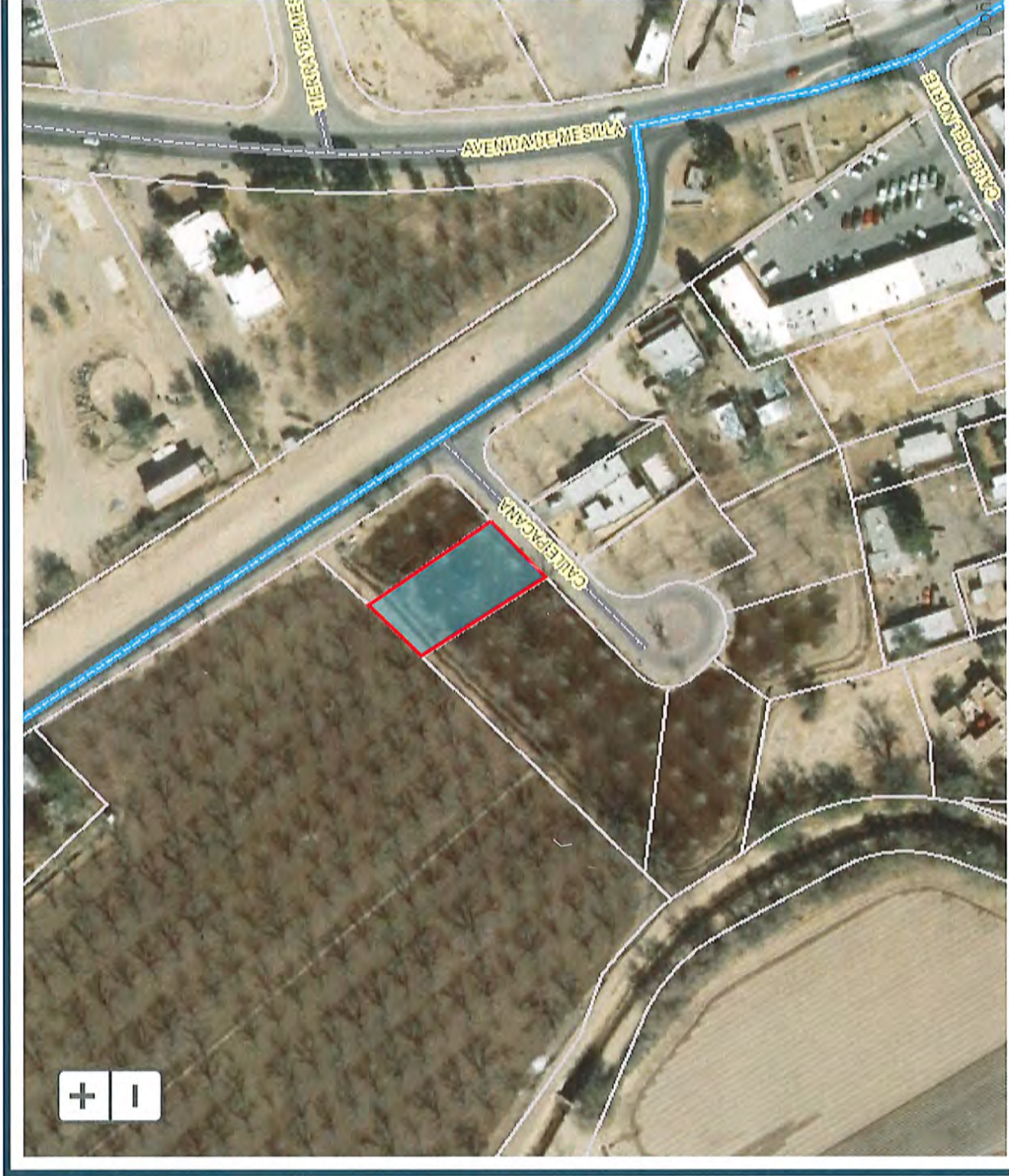
Select Search Type: Account Number | Enter Value:

Maps

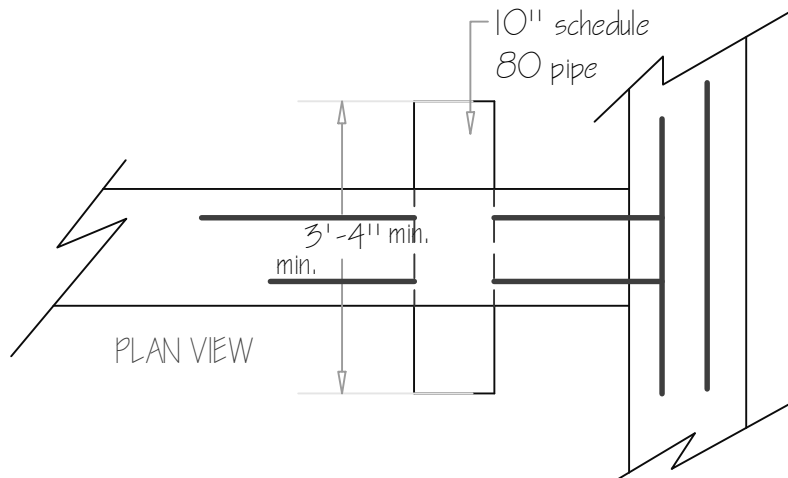
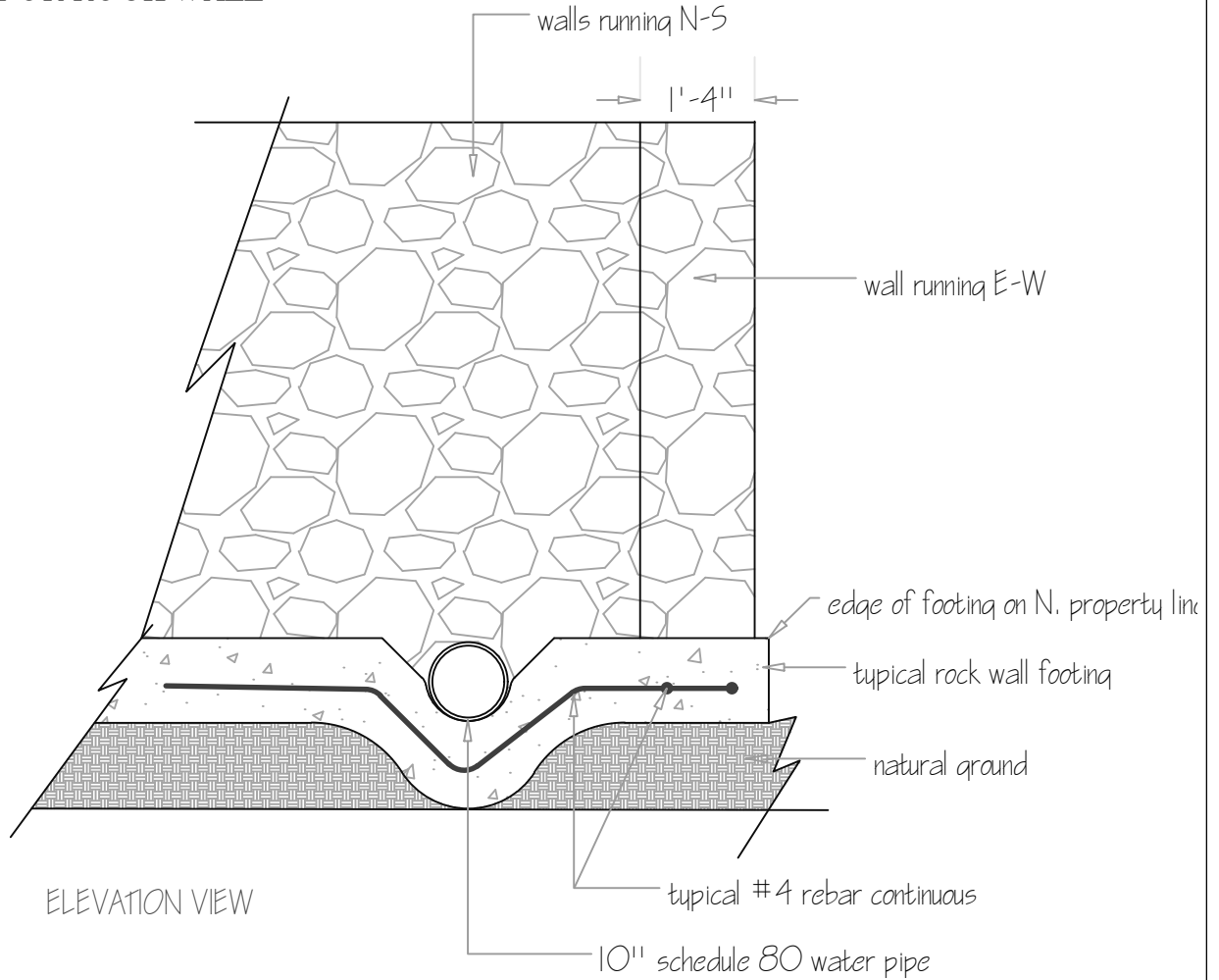
Legend

Map Themes
Parcels
UDC Zoning
Roads and Transportation
NM House Districts
NM Senate Districts
County Commission Districts
City Council Districts
Median Household Income
General Land Ownership

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



SITE PLAN FOR ROCK WALL



nts

Dec 29, 2020

Drawn By: Patrick Vigil

1915 Calle Pacana

ViCa One Inc.

Drawn for: Charles and Marilyn Mc Murray

Lot 2, Sommer Grove Subdivision

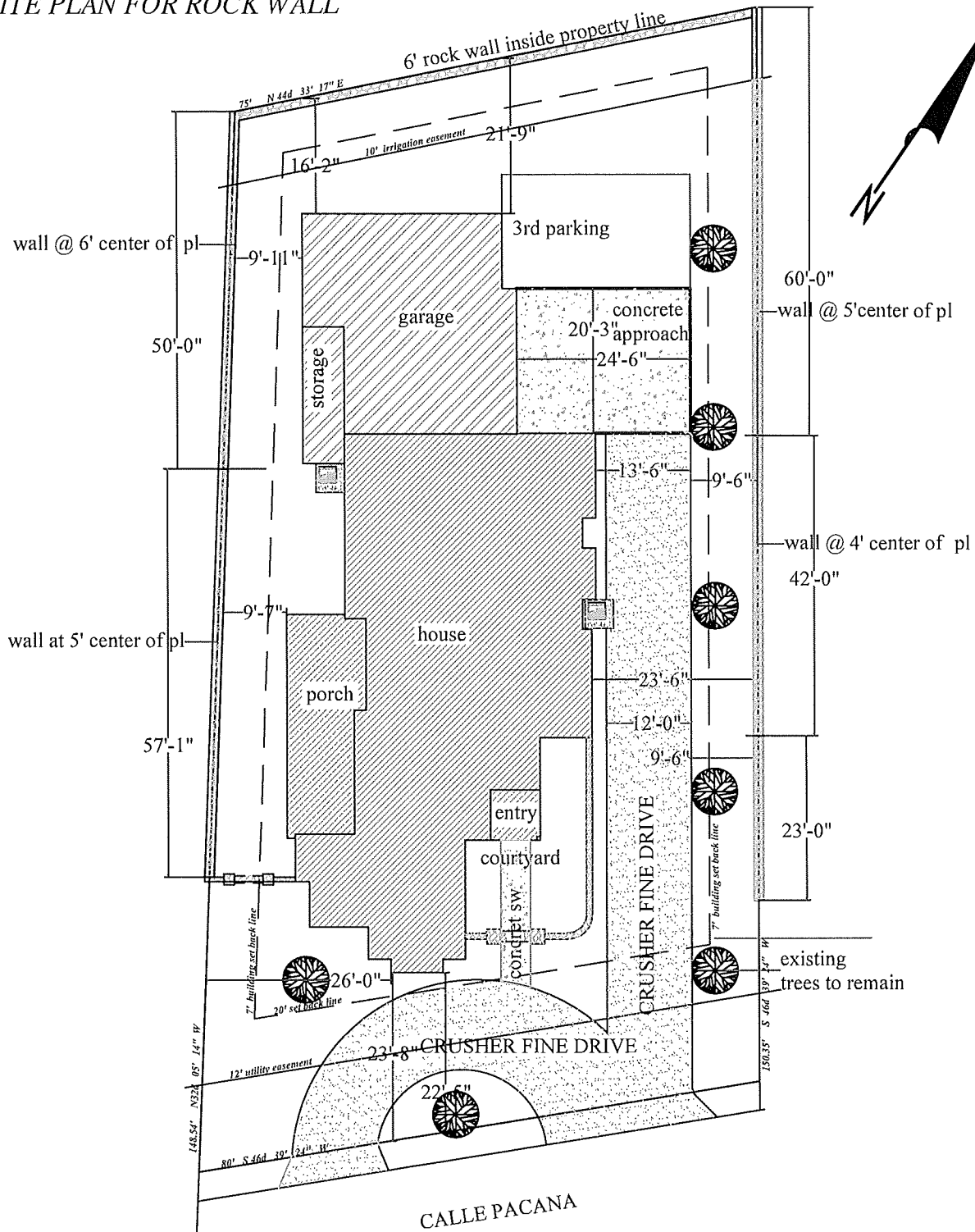
PO Box 669

575-644-3748

Mesilla, NM 88046

Mesilla Park, NM

SITE PLAN FOR ROCK WALL



SITE PLAN

nts

Dec 29, 2020		
Drawn By: Patrick Vigil	1915 Calle Pacana	ViCa One Inc.
Drawn for: Charles and Marilyn Mc Murray	Lot 2, Sommer Grove Subdivision	PO Box 669
575-644-3748	Mesilla, NM 88046	Mesilla Park, NM



TOWN OF MESILLA
RIGHT OF ENTRY AGREEMENT

RIGHT OF ENTRY AGREEMENT ZONE: CASE:

Charles and Marilyn McMurry PO Box 398 Mesilla NM 88046
Applicant Name(s) Mailing Address City State Zip Code

1915 Calle Pacana, Mesilla, NM
Physical Property Address for Agreement

John and Jeane Clayshute PO Box 117 Mesilla NM 88047
Adjacent Property Owner(s) Mailing Address City State Zip Code

Calle De El Paso Map Code--4006131728279
Adjacent Property Owner(s) Physical Address

Right-of-Entry -- Permission is hereby granted to the applicant, or its authorized agents, to enter upon the adjacent property for the sole purpose of construction and/or maintenance of the structure(s). Original signatures only.

Handwritten signatures and names of applicants: Charles and Marilyn McMurry, John and Jeane Clayshute.

Date: 7/3/21 Date: 2-3-21

ACKNOWLEDGEMENT

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

The following was acknowledged before me this 3rd day of 2021, by CHARLES + Marilyn McMurry

Handwritten signature of Jennifer Martinez, Notary Public.

My Commission Expires: 06/19/2024

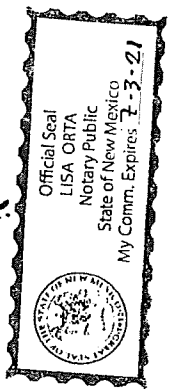
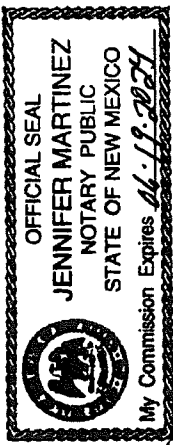
ACKNOWLEDGEMENT

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

The following was acknowledged before me this 3rd day of 2021, by Nelson Clayshute

Handwritten signature of Lisa Orta, Notary Public.

My Commission Expires: 7/3/2021



FOR OFFICIAL USE ONLY

Date received:

Community Development Coordinator

Date



TOWN OF MESILLA
RIGHT OF ENTRY AGREEMENT

RIGHT OF ENTRY AGREEMENT ZONE: CASE:

Charles and Marilyn McMurry PO Box 398 Mesilla NM 88046
Applicant Name(s) Mailing Address City State Zip Code

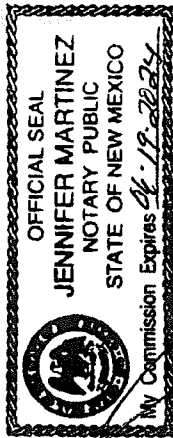
1915 Calle Pacana, Mesilla, NM 88047
Physical Property Address for Agreement

Logos Development PO BOX 5019, Las Cruces, NM 88006
Adjacent Property Owner(s) Mailing Address City State Zip Code

Calle Pacana Lot 1 Sommer Grove Sub. Map Code--4006137162270
Adjacent Property Owner(s) Physical Address

Right-of-Entry -- Permission is hereby granted to the applicant, or its authorized agents, to enter upon the adjacent property for the sole purpose of construction and/or maintenance of the structure(s). Original signatures only.

Applicant(s) signatures and dates: Charles and Marilyn McMurry (2/3/21), Christal Martinez (2-04-2021)



ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF DONA ANA)
The following was acknowledged before me this

3rd day of 2021, by Charles + Marilyn McMurry
NOTARY PUBLIC signature
My Commission Expires: 06/19/2024

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF DONA ANA)
The following was acknowledged before me this

31 day of 2021, by Christal Martinez
NOTARY PUBLIC signature
My Commission Expires: 3-31-21



OFFICIAL SEAL
Christal Martinez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3-31-21

FOR OFFICIAL USE ONLY

Date received: _____

Community Development Coordinator _____

Date _____



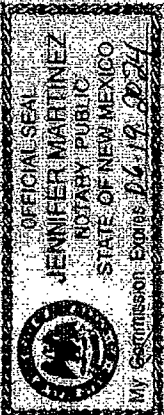
TOWN OF MESILLA RIGHT OF ENTRY AGREEMENT

RIGHT OF ENTRY AGREEMENT	ZONE:	CASE:	
Charles and Marilyn McMurry PO Box 398	Mesilla	NM	88046
Applicant Name(s)	Mailing Address	City	State Zip Code
1915 Calle Pacana, Mesilla, NM			
Physical Property Address for Agreement			
David and Melissa L Horan PO Box 13082	Las Cruces, NM	88013	
Adjacent Property Owner(s)	Mailing Address	City	State Zip Code
Calle Pacana Lot 3, Sommer Grove Sub. Map Code--4006137143285			
Adjacent Property Owner(s) Physical Address			

Right of Entry -- Permission is hereby granted to the applicant, or its authorized agents, to enter upon the adjacent property for the sole purpose of construction and/or maintenance of the structure(s). Original signatures only.

Applicant(s) _____
 Date: 2/3/21

Applicant(s) _____
 Date: 02/05/2021



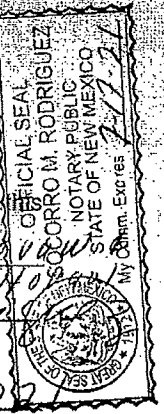
ACKNOWLEDGEMENT

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

The following was acknowledged before me this
3rd day of 2021 by Charles & Marilyn McMurry

NOTARY PUBLIC

My Commission Expires: 06/19/2024



ACKNOWLEDGEMENT

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

The following was acknowledged before me this
5th day of 20 21 by David & Melissa L Horan

NOTARY PUBLIC

My Commission Expires: 7-17-2021

FOR OFFICIAL USE ONLY

Date received: _____

Community Development Coordinator _____

Date _____

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 061170

Fee \$ 25.50

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

CASE NO. 061170 ZONE: HR CODE: M1 APPLICATION DATE: 2/24/21

Charles and Marilyn McMurry
 Name of Applicant/Owner

Applicant's Telephone Number

PO Box 398, Mesilla, NM 88046
 Applicant's/Owner's Mailing Address City State Zip Code

charlesmcmurry58@gmail.com
 Applicant's/Owner's E-mail Address

ViCa One Inc. PO Box 669, Mesilla Park, NM 88047
 Contractor's Name & Address (If none, indicate Self)

575-644-3748 85-0479450 Lic. # 85982
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 1915 Calle Pacana, Mesilla, NM 888046

Description of Proposed Work: Rock wall as per subdivision requirements and attached site plan

\$ 10,000.00 12-28-2020
 Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

BOT Approved Date: _____

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

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

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED
CID PERMIT 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
BUILDING PERMIT 061171
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS

Item:

Case 061171 – 2649 Calle del Sur, submitted by Paul Barraza; a request for a zoning permit to allow the applicant to enclose a car port on an existing dwelling at this address. Zoned: Historic Residential (HR)

Staff Analysis:

The applicant would like to enclose a two car carport on an existing dwelling at this address. The carport is currently part of the dwelling and is open on the north and west sides. The applicant would like to continue the wall along the west side of the carport, in line with the dwelling, to the front of the carport. There will be two small windows in this wall of the garage to allow air circulation in the garage. The front of the carport will be enclosed by a wall and a white double wide garage door without windows (see attached diagram). The walls enclosing the carport will be stuccoed to match the dwelling. The applicant would like to enclose the carport for security purposes.

Enclosure of the existing carport will not have a negative effect on the number of off-street parking spaces currently available on the property.

Estimated Cost: \$5,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed garage is 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.

8.33.060 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.

The PZHAC will need to determine that the proposed garage on the dwelling will be consistent with other dwellings in the Town. Additionally, the PZHAC will also need to determine that the proposed garage will not reduce the number of required off-street parking spaces (three spaces) on the property and will be consistent with all other sections of the **Building and Zoning Codes** that may be applied to this project.

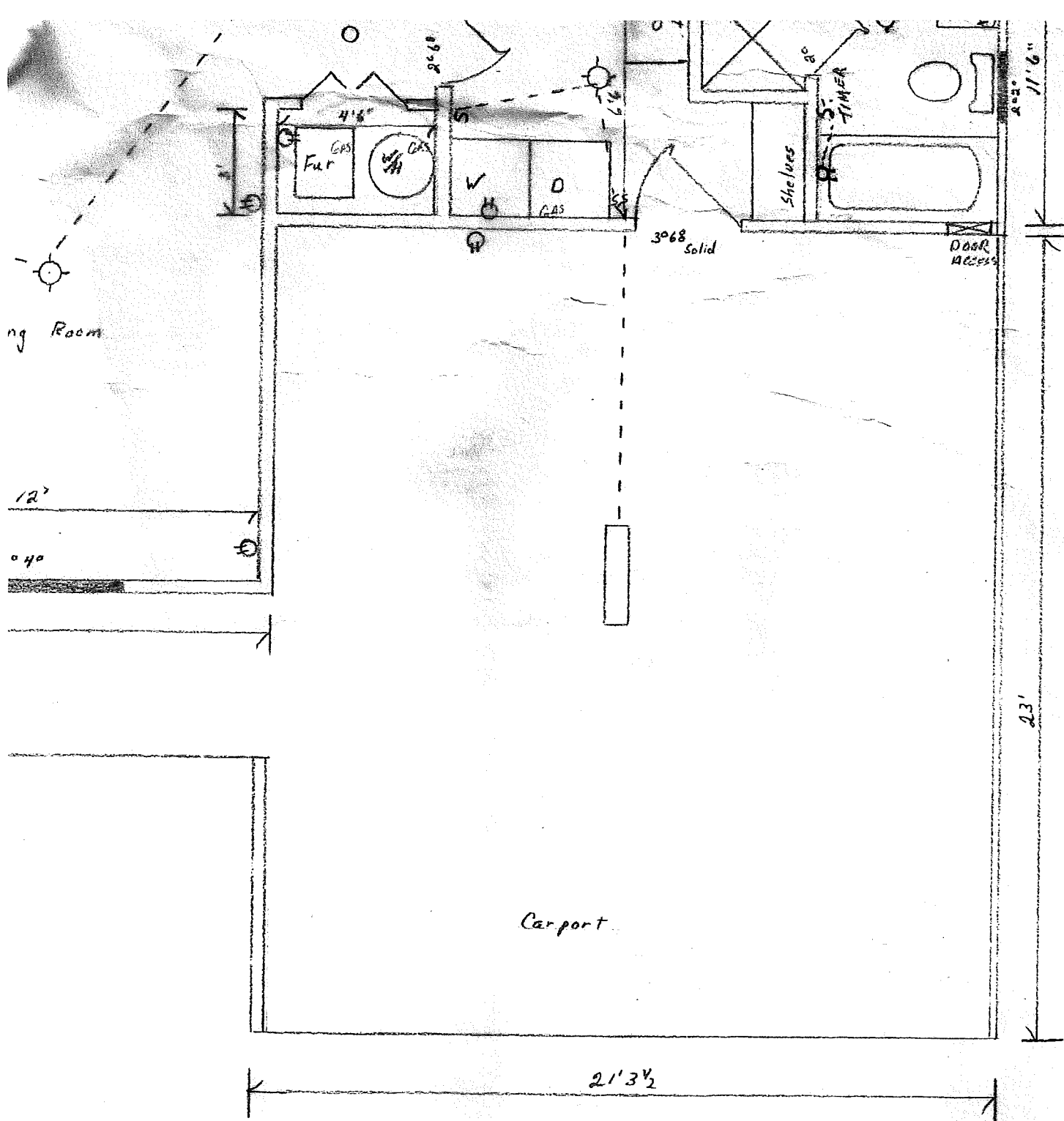
Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of enclosing an open carport on an existing dwelling at this address.
- The PZHAC has determined that the proposed garage will meet all applicable Code requirements.

PZHAC OPTIONS:

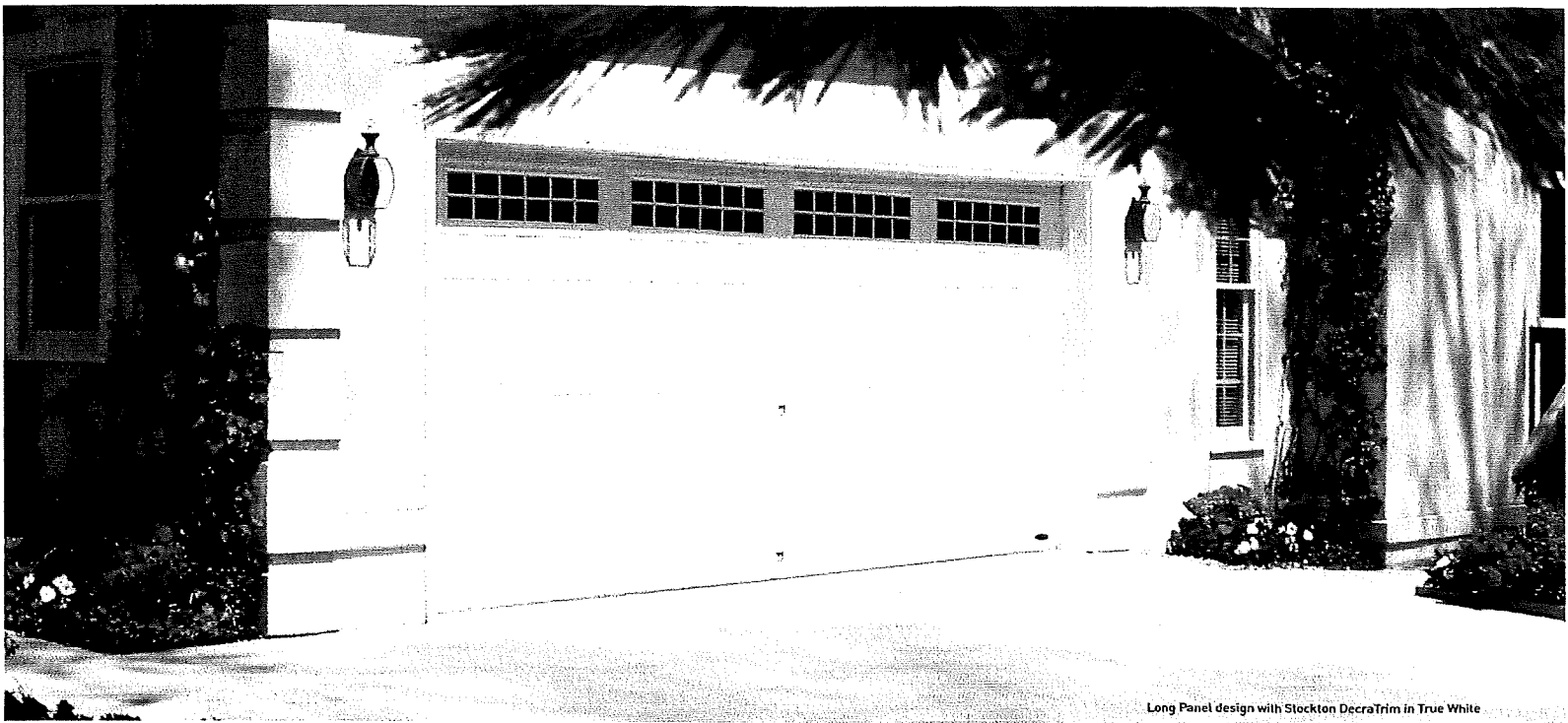
1. **Recommend approval of the zoning permit to the BOT.**
2. **Recommend approval of the zoning permit to the BOT with conditions.**
3. **Reject the application.**

PZHAC ACTION:



Amarr® Lincoln

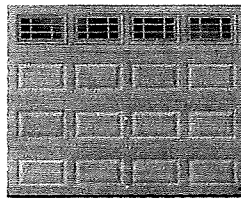
Value Traditional Steel Garage Doors



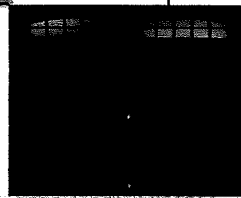
Long Panel design with Stockton DecraTrim in True White

Traditional style. Exceptional value. The Amarr Lincoln collection combines unique, yet timeless traditional designs and color options with the durability & strength of steel and conventional hardware. Along with 21 decorative window choices, this affordable collection delivers premium style at a competitive price. The Amarr Lincoln collection. A new tradition of style and value.

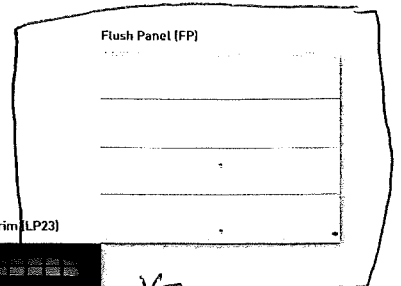
Short Panel with Prairie DecraTrim (SP21)



Long Panel with Cascade DecraTrim (LP23)

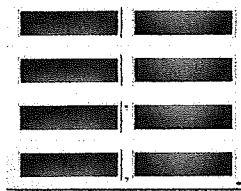


Flush Panel (FP)

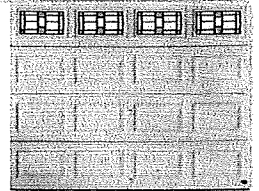


** without windows*

Ribbed Panel (RP) with Long Panel Clear windows

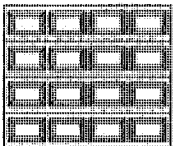


Short Panel with Heartland DecraGlass (SP70)

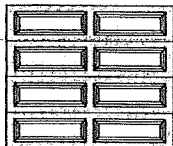


PANEL DESIGNS

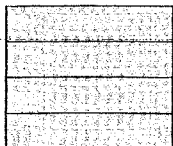
SP • SHORT PANEL



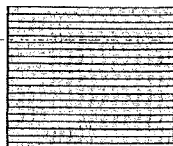
LP • LONG PANEL



FP • FLUSH PANEL



RP • RIBBED PANEL*



*Available in Amarr Lincoln L13138 and L13000 only.

\$97.34

☆☆☆☆☆ 0

View Q&A

JELD-WEN V-2500 35.5-in x 11.5-in x 2.9065-in Jamb Left-Operable Vinyl New Construction White Sliding Window

Item #358327 Model #LOWLJW23290894

Low-maintenance vinyl sliding window; a beautiful alternative to more traditional windows

Low-E 366 glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings. One sash is fixed and one sash slides open horizontally.



1 Qty

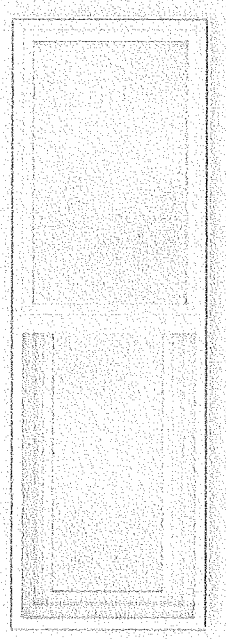
Add to Cart



Free Store Pickup
Pickup Estimated: Tue, Mar 23, 2021



Delivery
Delivery Estimate: Mon, Mar 22, 2021. Schedule Delivery Date in Checkout



OVERVIEW

JELD-WEN V-2500 35.5-in x 11.5-in x 2.9065-in Jamb Left-Operable Vinyl New Construction White Sliding Window

\$97.34

Add to Cart

Overview

Specifications

Reviews

Questions & Answers

Compare

Product Features

06/17/21
(Signature)



Town of Mesilla
P.O. BOX 10
MESILLA, NM 88046

PHONE: (575) 524-3262 **FAX (575) 541-6327**

Application for Building Permit
Certificate of Occupancy, Use and Historic Appropriateness

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

Application Date: 3/2/2021

Paul C. Barraza
Name of Applicant

575-649-0857
Telephone Number

PO Box 865 / 2649 Calle del Sur Mesilla NM 88046
Address City State Zip Code

Proposed Use or Occupancy: Building permit Zone: HR
enclose car port

N/A
Contractor Name

Address

Telephone Number

Contractor Tax I.D. #

Contractor License #

This application includes:

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

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

**PZHAC ACTION FORM
BUILDING PERMIT 061173
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS**

Item:

Case 061173 – 2445 Calle de Parian, submitted by Steve Delgado and Victoria Hernandez; a request for a zoning permit to allow the construction of a covered porch on the rear of a dwelling at this address. Zoned: Historic Residential (HR)

Staff Analysis:

The applicant would like to add a covered porch to the rear of a dwelling at this address. The roof will extend across the rear of the dwelling and will extend sixteen feet from the dwelling into the backyard, covering a patio at the rear of the dwelling (see attached site plan). The porch will consist of a metal roof on 2” by 6” joists supported by 4” by 4” posts (see construction diagram). Drainage will be onto the back yard of the property.

This property is currently the subject of a Summary Subdivision request to eliminate a lot line between two properties at this address. This zoning application for the porch is contingent on the elimination of the lot line in order for the porch to meet the setback requirements of the HR zoning district. The lot line removal is to be accomplished through a Summary Subdivision request scheduled to be heard earlier in this meeting.

Estimated Cost: \$600.00

Consistency with the Code:

The PZHAC will need to determine that the proposed porch is 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.

8.33.060 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.

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing a porch at the rear of an existing dwelling at this address.
- The PZHAC has determined that the proposed porch will meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps | Legend

Map Themes

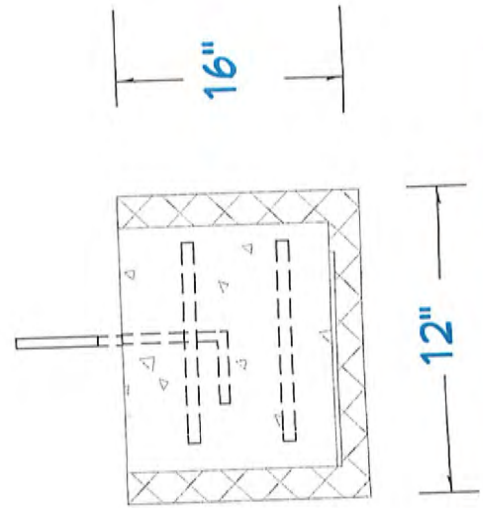
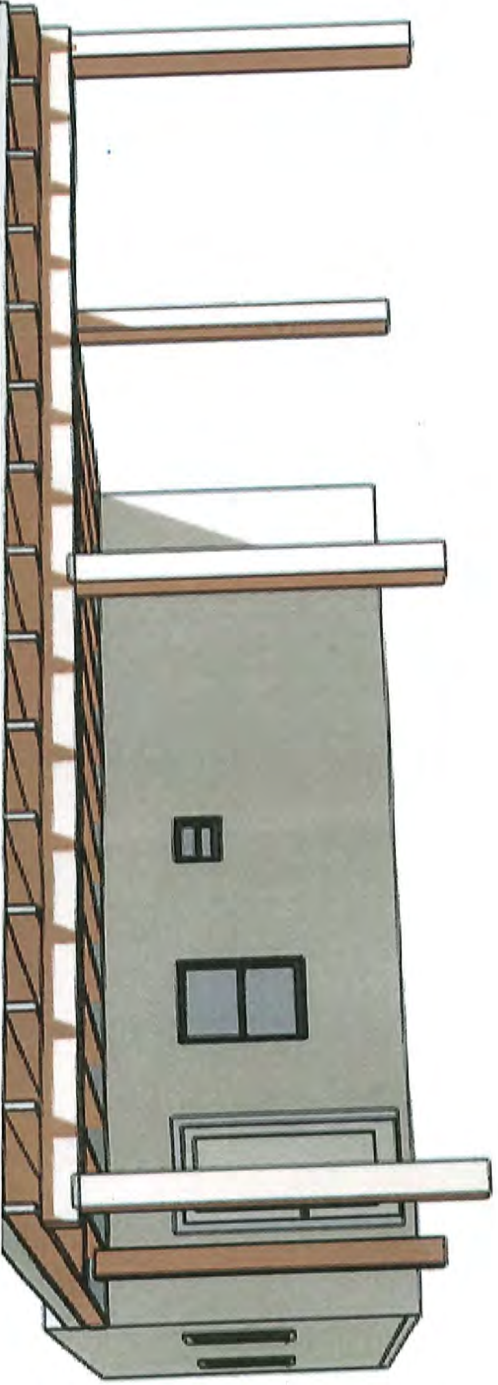
- Parcels
- UDC Zoning
- Roads and Transportation
- NM House Districts
- NM Senate Districts
- County Commission Districts
- City Council Districts
- Median Household Income
- General Land Ownership

Account Number: R0400491
 Parcel Number: 4006138146044
 Owner: DELGADO STEVE I &
 VICTORIA M HERNANDEZ
 Mail Address: PO BOX 131
 Subdivision:
 Property Address: 2445 CALLE DE
 PARIAN
 Acres: 0



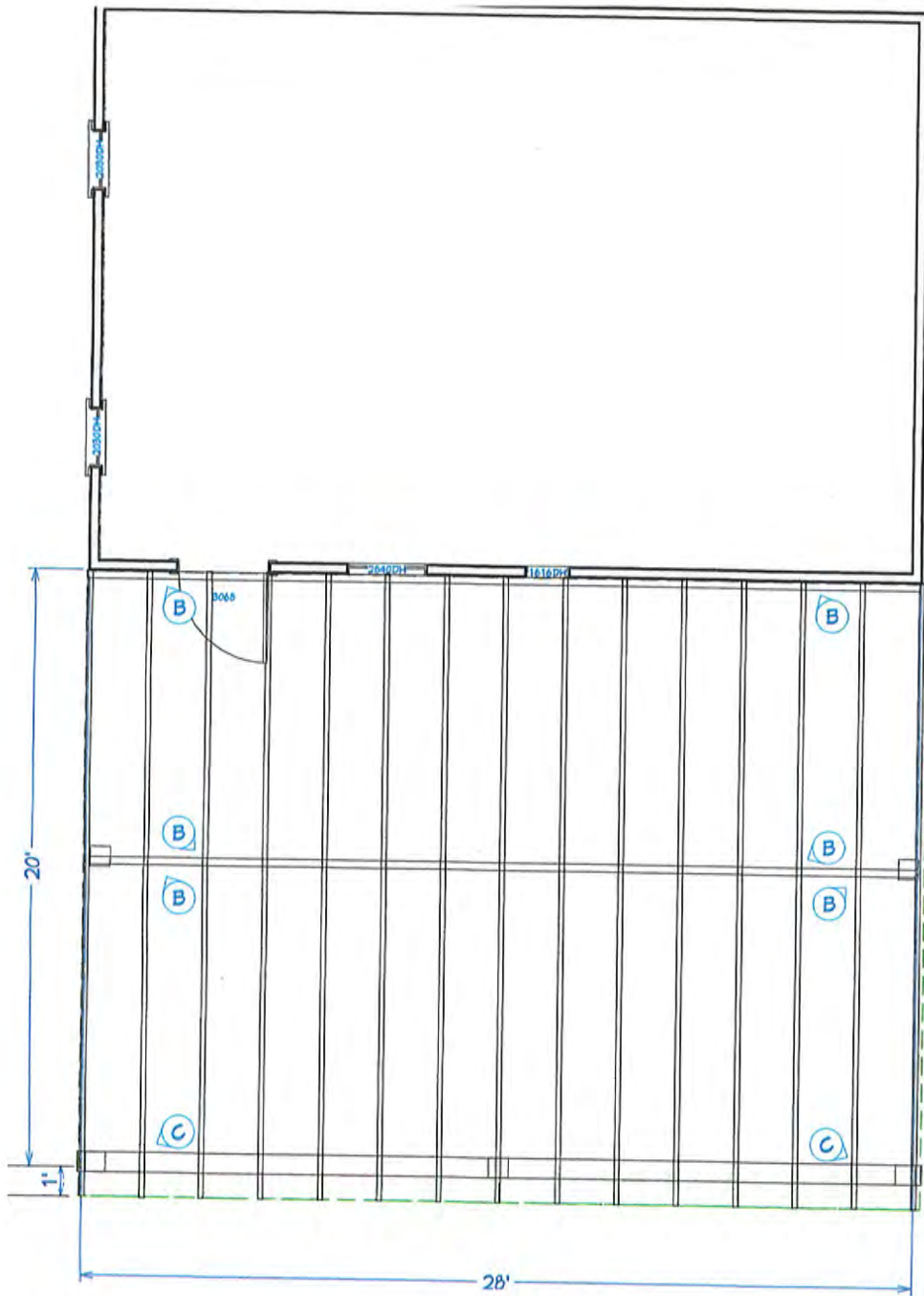
2445 CALLE DE PARIAN
YM 88046

REVISION TABLE	REVISOR	DATE	DESCRIPTION

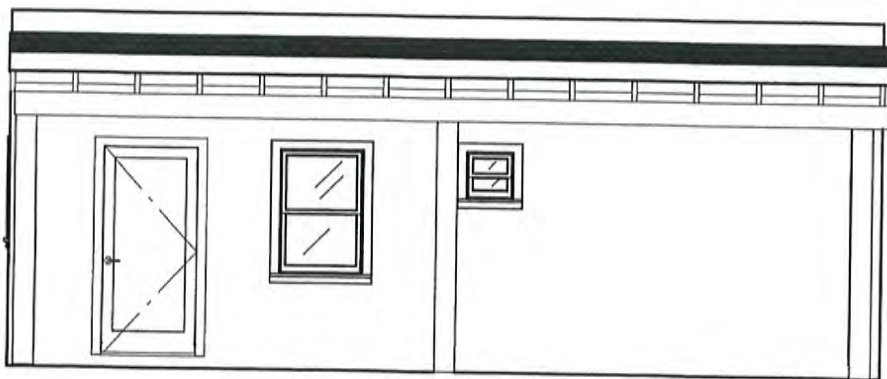
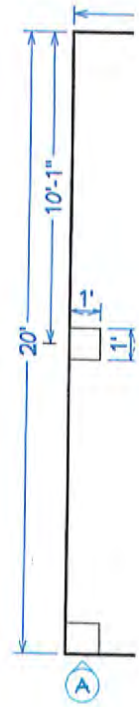


12"X12"X18" DEEP FOOTING
2 # 4 RE-BAR

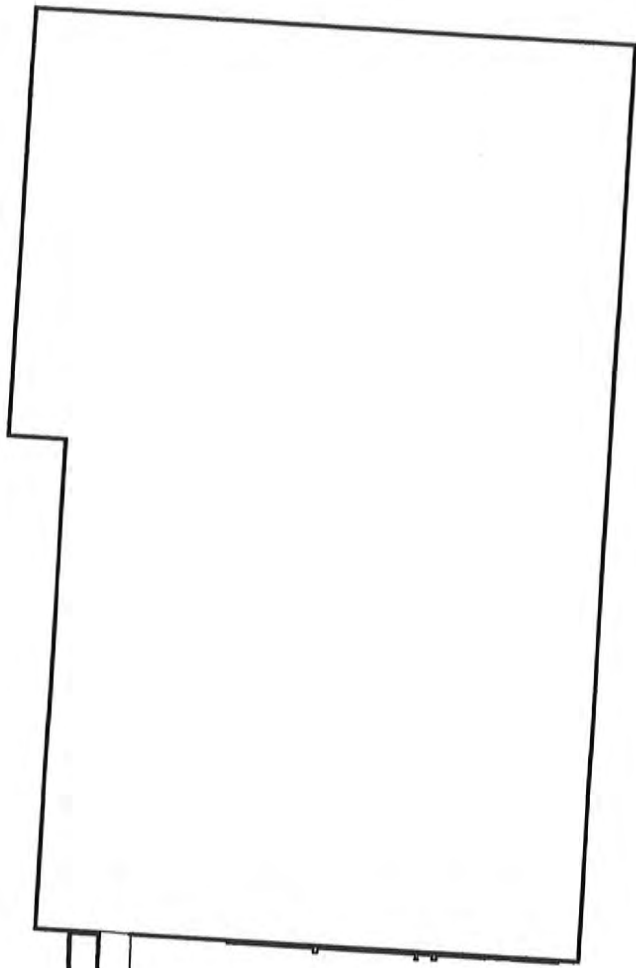
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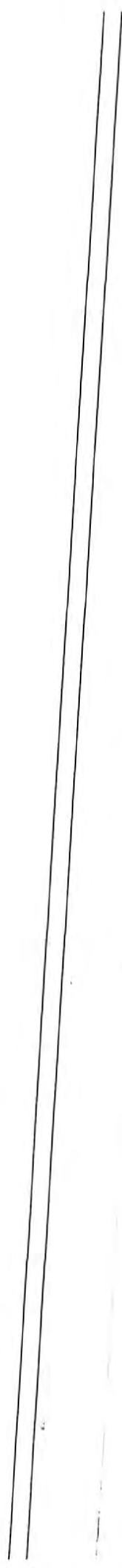
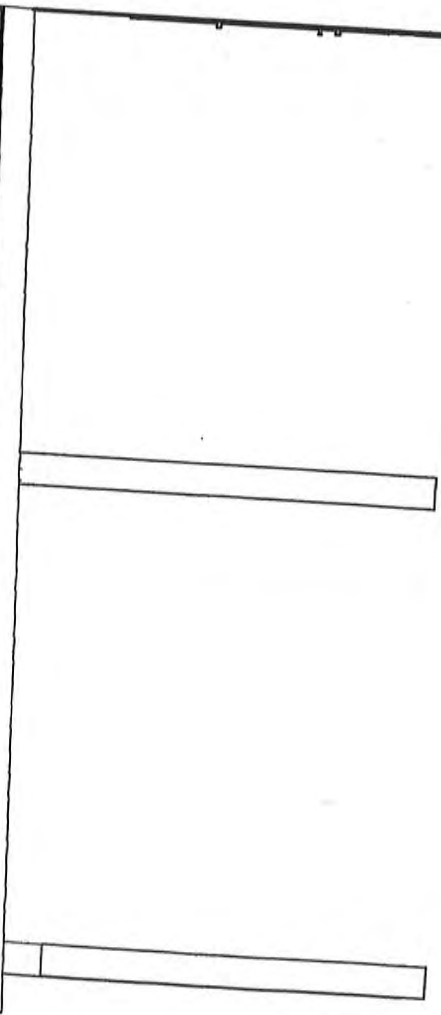
FLOOR PLAN

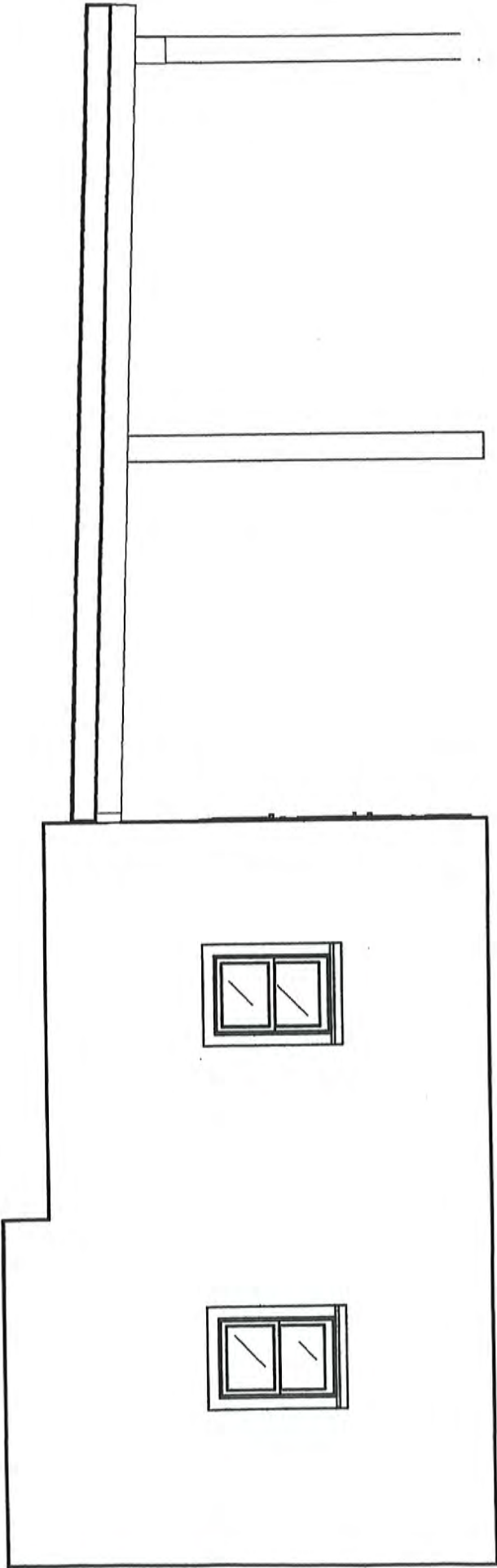


FRONT



RIGHT





LEFT

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061173

Fee \$ 9.30

PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

061173
2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104

CASE NO. 061173 ZONE: HR CODE: AD APPLICATION DATE: 3/1/21

Steve Delgado Victoria Hernandez 575-649-7045
Name of Property Owner Property Owner's Telephone Number

4540 Maricopa Crt Las Cruces NM 88011
Property Owner's Mailing Address City State Zip Code

SV1107@gmail.com
Property Owner's E-mail Address

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

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

Address of Proposed Work: 2445 Calle De Parian

Description of Proposed Work: Porch off back of house. It will be length of house \$116 ft off the house. It will be constructed with 4x4 Post, 2x6 Joist, 90 weight paper, and fascia Board. Water will drain to Back yard

\$1000 Estimated Cost June 3, 2020 Date
Signature of Applicant

Signature of property owner:

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

FOR OFFICIAL USE ONLY

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

PZHAC APPROVAL REQUIRED YES NO BOT APPROVAL REQUIRED: YES NO

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC AND BOT APPROVAL REQUIRED
CID PERMIT REQUIRED

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
BUILDING PERMIT 061174
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS

Item:

Case 061174 – 2011 Avenida de Mesilla, submitted by Grady Oxford for “The Bean Café”; a request for a zoning permit to allow the applicant to replace the front doors on a coffee shop on a property at this address. Zoned Historic Commercial (HC)

Staff Analysis:

The applicant would like to replace two wood framed doors that have multiple panes of glass with two very similar doors having a single pane of glass each (see attached drawing of replacement doors) for security purposes. The applicant has stated that the larger single pane of glass will be tempered and will be more resistive to breaking. Additionally, having a single pane of glass will enable him to place a small sign inside each door without the signs being blocked by the framework of the door.

The door frames, which will also be replaced, will be painted to match the color of the original doors. No other work will be done on the structure.

Estimated Cost: \$2,440.00

Consistency with the Code:

The PZHAC will need to determine that the proposed doors are 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.

8.33.060 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.

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of replacing two entrance doors on an existing commercial building at this address.
- The PZHAC has determined that the proposed doors will meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

Legend

Map Themes

- Parcels
- UDC Zoning
- Roads and Transportation
- NM House Districts
- NM Senate Districts
- County Commission Districts
- City Council Districts
- Median Household Income
- General Land Ownership

Account Number: [R0400311](#)
 Parcel Number: 400613728335
 Owner: TOW LIMITED LIABILITY COMPANY
 Mail Address: 3150 BOWMAN
 Subdivision:
 Property Address: 2011 AVENIDA DE MESILLA
 Acres: 0





OPEN





ATTENZIONE
ALL'INGRESSO
DELLA PORTA
DELLA STRADA
DELLA TEMPERATURA
ELEVATA

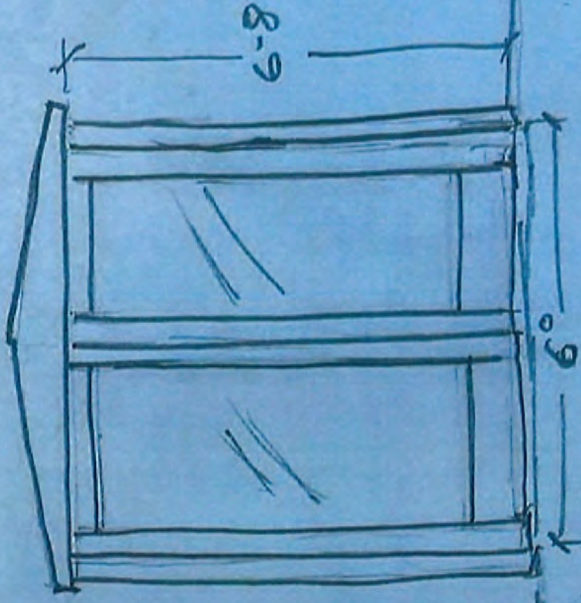
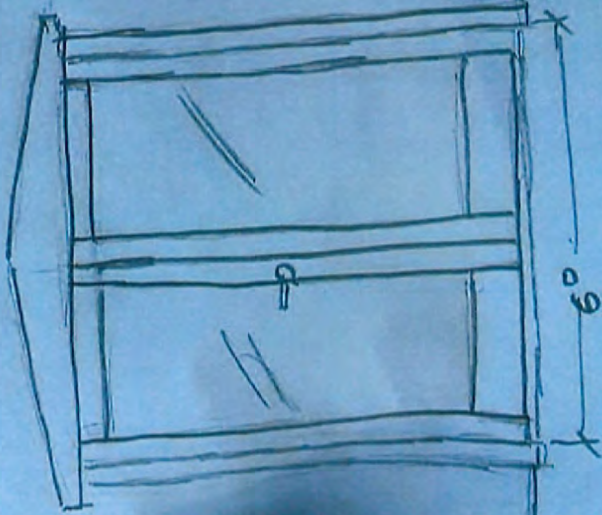
APPROVED

HOURS
Monday - Friday 9
- 5pm
Sat - 9am
- 5pm

WELCOME



Beqn Cofe
2011 Avenida de Mesilla



Note: New door units are same as existing
Exterior Trim will match existing
Paint color to be determined.

**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061174

Fee \$ 80.00

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

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

CASE NO. 061174 ZONE: HC CODE: MISC APPLICATION DATE: 3/11/21

Name of Property Owner Grady Oxford Property Owner's Telephone Number 575-642-3893

Property Owner's Mailing Address 2011 Avenida De Mesilla las Cruces NM City State Zip Code 88005

Property Owner's E-mail Address Mickeym1130@msn.com

Contractor's Name & Address (If none, indicate Self) Hinesite Construction 104 Happy Trails Las Cruces, NM 88005

Contractor's Telephone Number 575-649-1519 Contractor's Tax ID Number 02370215000 Contractor's License Number 80671

Address of Proposed Work: 2011 Avenida de Mesilla

Description of Proposed Work: Replace front doors + replace outer door trim

Estimated Cost \$ 2,440 Signature of Applicant [Signature] Date 3/2/21

Signature of property owner: [Signature]

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC + BOT APPROVAL REQUIRED
CID PERMIT MAY BE REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

PZHAC ACTION FORM
BUILDING PERMIT 061175
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS

Case 061175 - Camino del Reyes, Lot 4 (address to be assigned), submitted by Fernando Chavez; a request for a zoning permit to allow the applicant to construct a new dwelling on a vacant property at this address. Zoned Residential, one-acre minimum lot size (R1).

Description of Request:

The subject property is currently vacant and is a one acre lot located in a subdivision containing nine other similar sized lots. Four of the other lots contain dwellings that have either been completed or are currently under construction. These are similar in size to the proposed dwelling.

The dwelling will have three bedrooms and will have a total of 5,193 square feet of framed area with 3,270 square feet in heated and cooled area and about 811 square feet in a three-car garage. There will also be an enclosed swimming pool of 651 square feet. The dwelling will be single story with a tiled pitched roof having a maximum height of about 22 feet at the peak of the roof. A chimney will extend about three more feet. These heights are consistent with the other two dwellings that have been built in the subdivision.

Access to the dwelling will be from set back from Rosita Court. Liquid waste disposal will be handled by a septic tank. Water is available by a water line operated by the Town. There are no plan for a casita or guest house at this time.

A survey is attached showing the pad site as well as floor plans for the dwelling. Also included is a set of elevations for the dwelling. According to the applicant, the style and color of the dwelling will be appropriate for the other dwellings in the subdivision.

Estimated Cost: @ \$500,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed dwelling, when finished, will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with all other sections of the **Building and Zoning Codes** that may be applied to this project. The proposed dwelling and casita appear to meet the requirements of Section 18.30 (R-1 Single Family Residential Zone) of the Code for new construction.

Findings:

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

PZHAC OPTIONS:

1. Approve the zoning permit.
2. Approve the zoning permit with conditions.
3. Reject the zoning permit.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

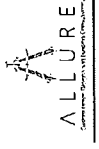
Maps

Legend

Map Themes
Parcels
UDC Zoning
Roads and Transportation
NM House Districts
NM Senate Districts
County Commission Districts
City Council Districts
Median Household Income
General Land Ownership

Account Number: [R0401333](#)
 Parcel Number: 4007137019370
 Owner: CHAVEZ FERNANDO
 Mail Address: 13007 PRIMROSE LN
 Subdivision: LOS REYES SUBDIVISION
 (BK 22 PG 419-420 - 0804127)
 Property Address: ROSTA CT
 Acres: 0





ISSUED PERMIT:
REVISIONS: 1

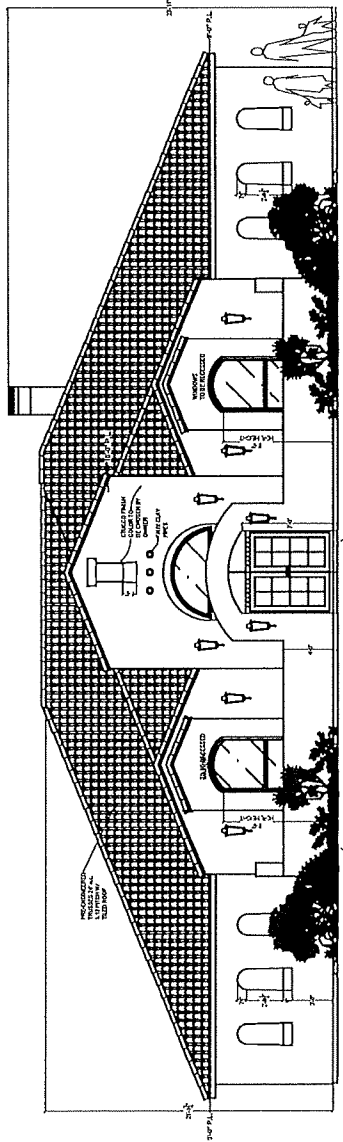
NO.	DESCRIPTION	DATE
1	ISSUED PERMIT	02/27/2024

GENERAL CONTRACTOR:
DEBCO CONSTRUCTION

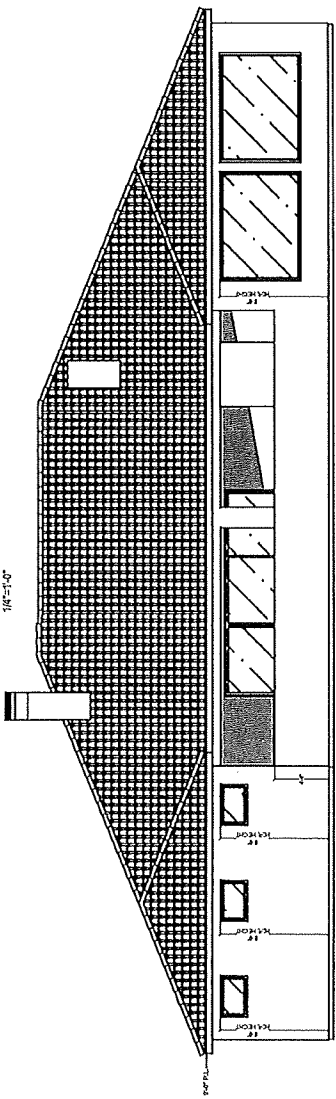
PROJECT:
CHAVEZ RESIDENCE
LOT 4 LOS REYES
SUBDIVISION

SHEET TITLE:
ELEVATIONS

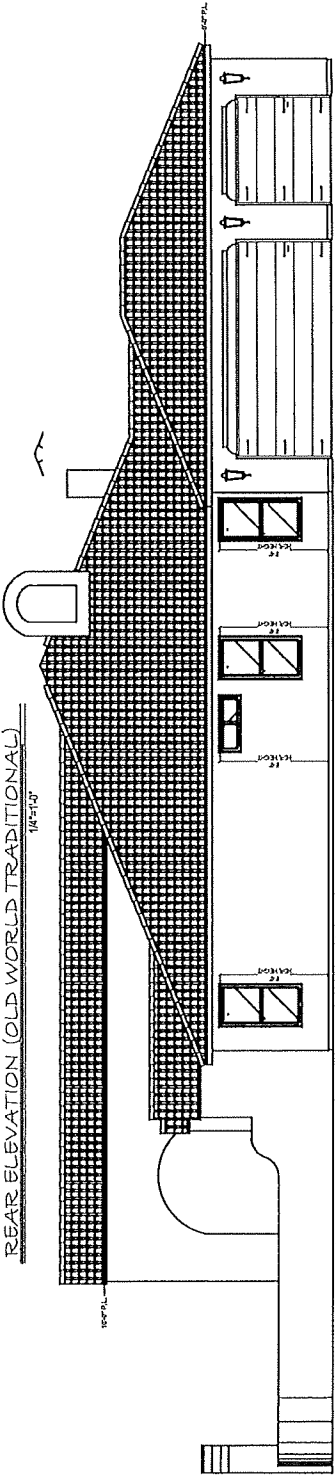
DRAWN BY: S.GREEN
CHECKED BY: M.MADRID
DATE: 2/27/2024
SHEET NUMBER: A.2



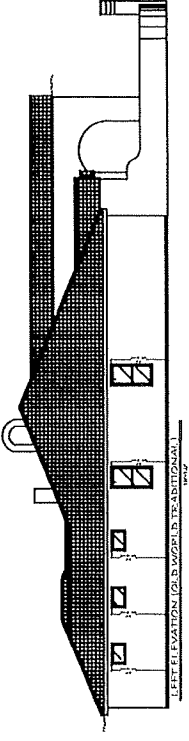
FRONT ELEVATION (OLD WORLD TRADITIONAL)
1/8"=1'-0"



REAR ELEVATION (OLD WORLD TRADITIONAL)
1/8"=1'-0"

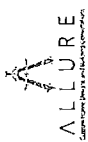


RIGHT ELEVATION (OLD WORLD TRADITIONAL)
1/8"=1'-0"



LEFT ELEVATION (OLD WORLD TRADITIONAL)
1/8"=1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED PERMIT	02/27/2024



ISSUED PERMIT:
REVISIONS: 1



GENERAL CONTRACTOR
DEBCO CONSTRUCTION

PROJECT
**CHAVEZ RESIDENCE
LOT 4 LOS REYES
SUBDIVISION**

SHEET TITLE
ELECTRICAL LAYOUT

DRAWN BY: S. GREEN
CHECKED BY: M. MADRID
DATE: 1/24/2024
SHEET NUMBER: **E.1**

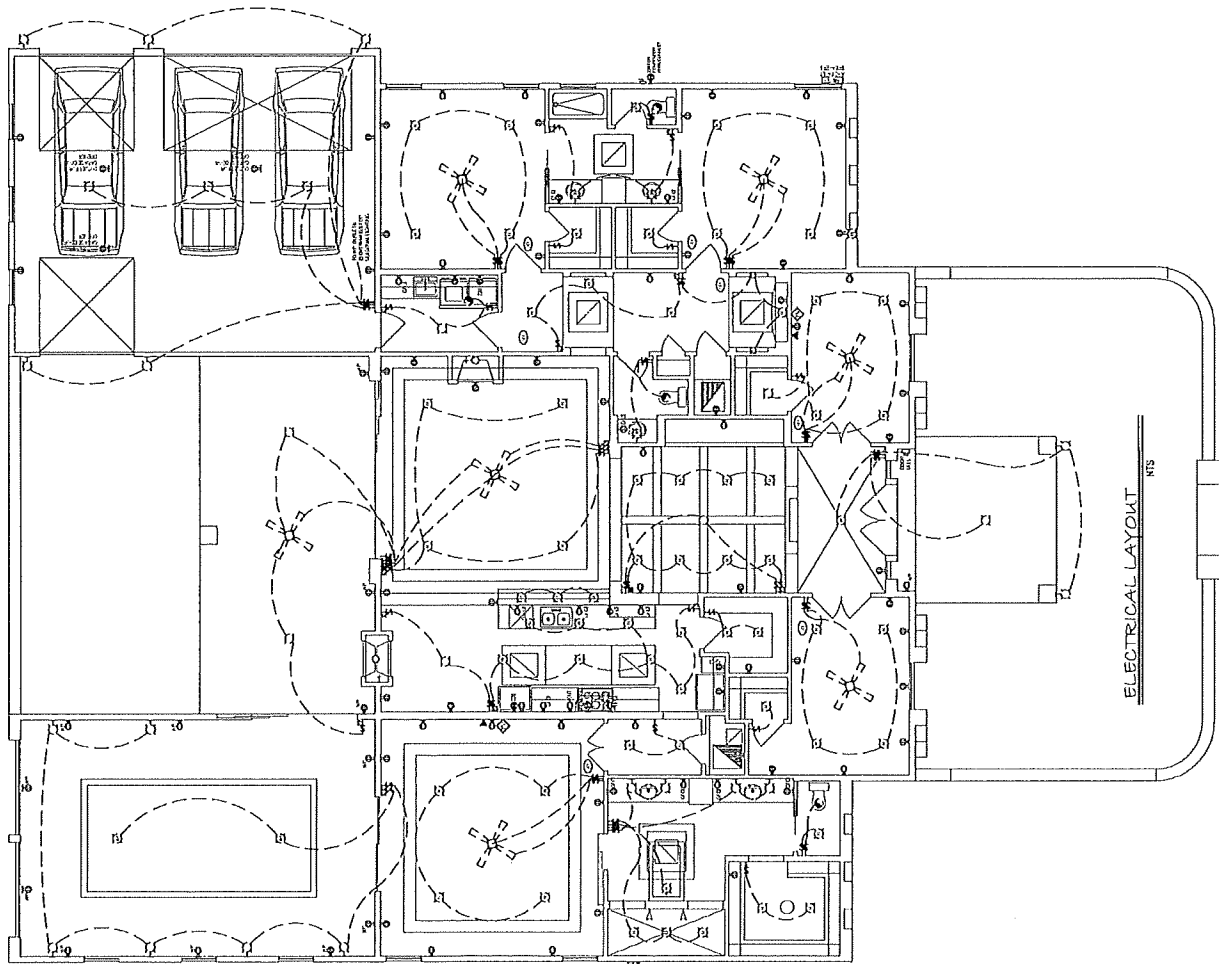
GENERAL ELECTRICAL NOTES

1. THESE PLANS ARE SCHEMATIC AND DO NOT SHOW THE EXACT LOCATIONS OF EQUIPMENT, CONDUIT ROUTING, ETC. THE CONTRACTOR MUST REFER TO ARCHITECTURAL AND MECHANICAL PLANS AND DETAILS TO OBTAIN COMPLETE INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR SEEING THAT NEC CLEARANCES AROUND AND ABOVE ELECTRICAL EQUIPMENT ARE MAINTAINED. SEE NEC 110.26 FOR SPECIFIC INFORMATION. SPECIFICALLY DO NOT ALLOW FOREIGN EQUIPMENT ABOVE PANEL BOARDS AND INSTALL TO LEAVE AT LEAST 36" OF SPACE IN FRONT.
3. THE CONTRACTOR MAY INSTALL UP TO 6 CURRENT CARRYING CONDUITS IN A CONDUIT RACEWAY. RACEWAYS ARE REQUIRED FOR CONDUITS IN ALL RACES FOR TEMPERATURE AND UP TO 6 CONDUITS IN A CONDUIT.
4. ANY NEW SWITCH, OUTLET, AND CONTROLS, INSTALLATION SHALL COMPLY WITH THE STATE OF NEW MEXICO REQUIREMENTS FOR ACCESSIBILITY. SPECIFICALLY, OUTLET BOXES SHALL BE INSTALLED AT 15" A.F.F. TO THE BOTTOM OF THE BOX, AND SWITCH AND CONTROLS SHALL BE INSTALLED AT 48" A.F.F. TO THE BOTTOM OF THE BOX, UNLESS NOTED OTHERWISE. ELECTRICAL DEVICES ABOVE A COUNTERTOP OR OTHER OBSTRUCTION SHOULD COMPLY WITH ICCANSI 117.1-11978 SECTION 303.
5. EXTERIOR FIXTURES SPECIFIED ON THIS PROJECT COMPLY WITH THE REQUIREMENTS OF NEW MEXICO STATE PROTECTION ACT AND THE NEC. SEE CALCULATIONS BELOW. IF ALTERNATE FIXTURES ARE USED, THEY MUST COMPLY AS WELL. CONTACT THE ENGINEER IF NECESSARY.
6. ALL EXTERIOR LIGHTING TO BE LOW IN PHYSICAL HEIGHT, I.E. MOUNTED OR PLACED GENERALLY BELOW EYE LEVEL (SIX FEET) LOW IN LIGHTING INTENSITY, NOT TO EXCEED 400 LUMENS. THE QUANTITY OF FIXTURES HAS BEEN KEPT AS LOW AS POSSIBLE @ NO MORE THAN 6 A.F.F. (SEE ELEVATION SHEET)
7. FIXTURE WILL KEEP LIGHTING BELOW HORIZONTAL PLANE AS ALSO REFLECTED ON ELEVATION. DETAILED OUT SHEET PROVIDED BY BUILDER ATTACHED WITH THESE DOCUMENTS

KEYED POWER PLAN NOTES

1. ALL OUTLETS AT VANITIES AND COUNTERS TO BE AT 42" UNLESS OTHERWISE NOTED
1. PROVIDE 1/2" UNDER COUNTER OUTLET FOR DISHWASHER
2. AND GARBAGE DISPOSAL
3. PROVIDE OUTLET AT 60" 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 COOLERS
7. ALL ELECTRICAL WIRING SHALL BE IN ACCORDANCE WITH THE NEC
8. ALL ELECTRICAL WIRING SHALL BE IN ACCORDANCE WITH THE NEC
9. ALL ELECTRICAL WIRING SHALL BE IN ACCORDANCE WITH THE NEC
10. ALL RECESSED IN SHOWERS EXTERIOR PORCHES TO BE WATER PROOF CAN STYLE FIXTURE
11. CENTRAL STRUCTURED WIRING NETWORK BOX LOCATION TBD BY OWNER/BUILDER.

SYMBOL	ELECTRIC SYMBOLS
⊖	UNGROUND
⊕	3-WIRE W/ GND
⊙	2-WIRE W/ GND
⊖	3-WIRE
⊕	2-WIRE
⊖	GROUNDING BUS
⊕	GROUNDING BUS
⊖	GROUNDING BUS
⊕	GROUNDING BUS
⊖	GROUNDING BUS
⊕	GROUNDING BUS
⊖	GROUNDING BUS
⊕	GROUNDING BUS
⊖	GROUNDING BUS
⊕	GROUNDING BUS





ISSUED PERMIT:
REVISIONS: 1

NO.	DESCRIPTION	DATE
1	ISSUED PERMIT	07/11/2011
2	REVISIONS	07/11/2011
3	REVISIONS	07/11/2011
4	REVISIONS	07/11/2011
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6	REVISIONS	07/11/2011
7	REVISIONS	07/11/2011
8	REVISIONS	07/11/2011
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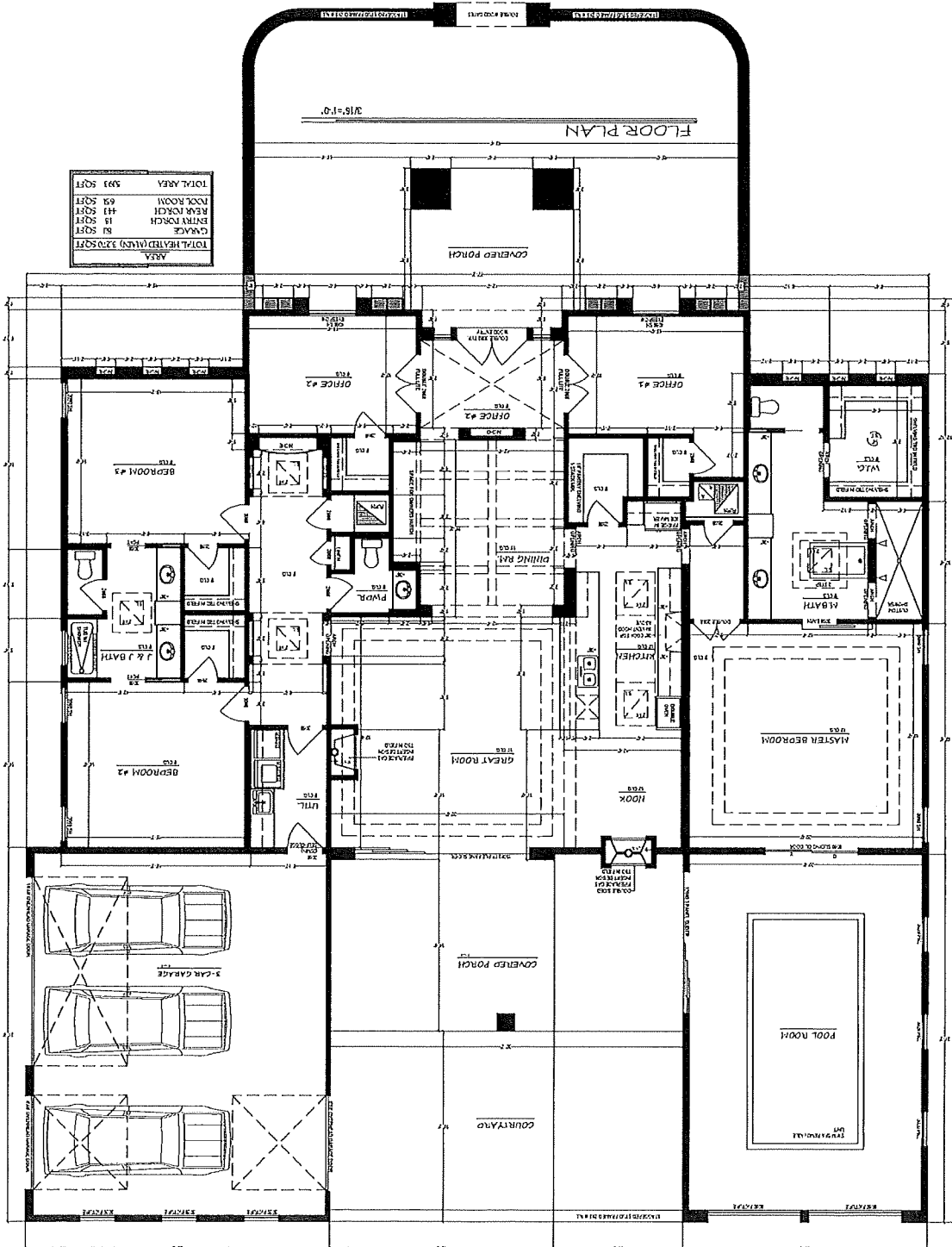
GENERAL CONTRACTOR:
DEBCO CONSTRUCTION

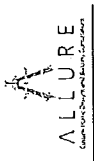
PROJECT:
CHAVEZ RESIDENCE
LOT 4 LOS REYES
SUBDIVISION

SHEET TITLE:
FLOOR PLAN

DRAWN BY: S. GREEN
CHECKED BY: M. MAJURO
DATE: 7/11/2011

SHEET NUMBER:
A.1





ISSUED PERMIT:
REVISIONS: 1

NO.	DESCRIPTION	DATE
1	ISSUED PERMIT	7/24/2018
2	REVISIONS	

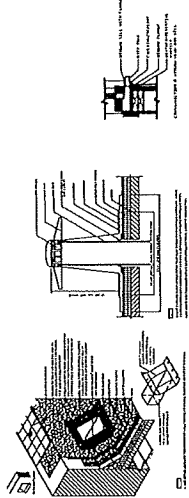
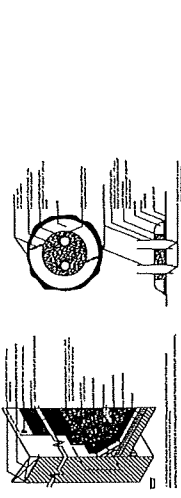
GENERAL CONTRACTOR
DEBCO CONSTRUCTION

PROJECT
**CHAVEZ RESIDENCE
LOT4 LOS REYES
SUBDIVISION**

SHEET TITLE
**ROOF FRAMING/
FRAMING DETAILS**

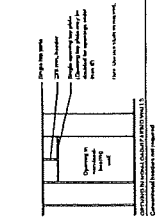
DESIGNED BY: GREEN
CHECKED BY: ALVARADO
DATE: 7/24/2018

SHEET NUMBER: **A.3**

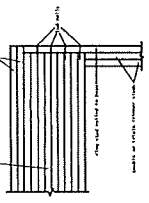


CONCRETE WALL BRACING SYSTEMS:
1. 2x4 bracing (shown in elevation)
2. 2x4 bracing (shown in elevation)
3. 2x4 bracing (shown in elevation)
4. 2x4 bracing (shown in elevation)

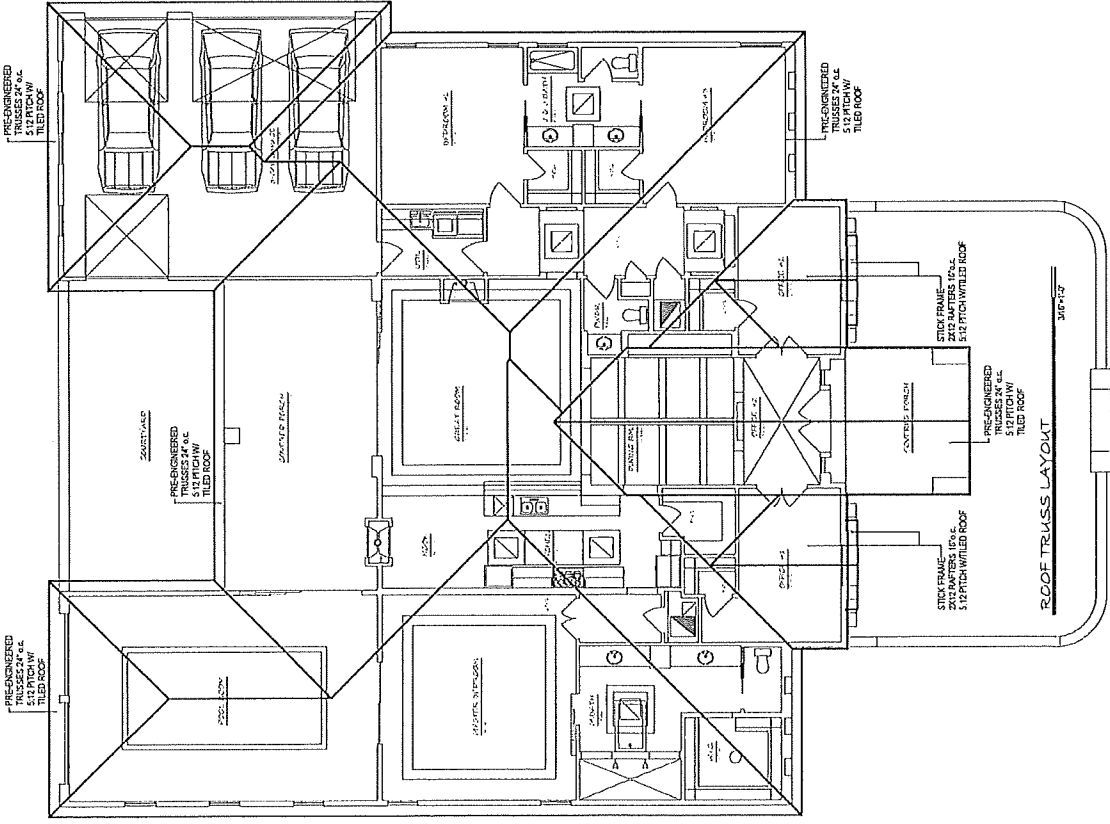
NO.	DESCRIPTION	DATE
1	ISSUED PERMIT	7/24/2018
2	REVISIONS	



CONSTRUCTION OF INTERIOR BRACING RESISTIVE SYSTEM IN A WALL WITH STUCCO EXTERIOR WALL FINISHING



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BUILDING & CODE DATA

APPLICABLE CODES AND DESIGN DATA:

- 2024.5 NEW MEXICO RESIDENTIAL BUILDING CODE
- 2024.5 INTERNATIONAL RESIDENTIAL CODE (IRC)

SINGLE FAMILY RESIDENCE

- MINIMUM DESIGN LIVE LOADS:
T.L.D. PER TRUSS MANUFACTURER
- ROOFS: T.L.D. BY TRUSS MANUFACTURER

SQ. FT. CALCULATION TABLE	
	SQ. FT.
NET AREA OF EXPOSURE (WIND EXPOSED)	12,345
CORRECTION FACTOR	0.85
TOTAL EXPOSURE AREA	10,493
WIND SPEED ADJUSTMENT FACTOR (REF. 6.5)	1.15
WIND DIRECTION COEFFICIENT (REF. 6.5)	1.20
MAXIMUM DISTANCE TO DENTS 2P	44'-11"

LOADING INFORMATION	
LOADING INFORMATION	REMARKS
ROOFING	ASPH/FLT
FLOORING	CONCRETE
WALLS	CMU
WINDOWS	ASPH/FLT
DOOR	ASPH/FLT
FINISHED SHOWER	ASPH/FLT
OPTIONAL TRUSS SPAND TYS	ASPH/FLT

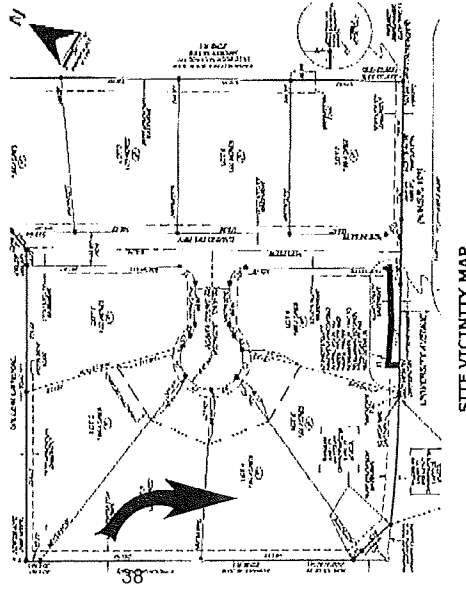
MINIMUM DESIGN LIVE LOADS:
T.L.D. PER TRUSS MANUFACTURER

ROOFS: T.L.D. BY TRUSS MANUFACTURER

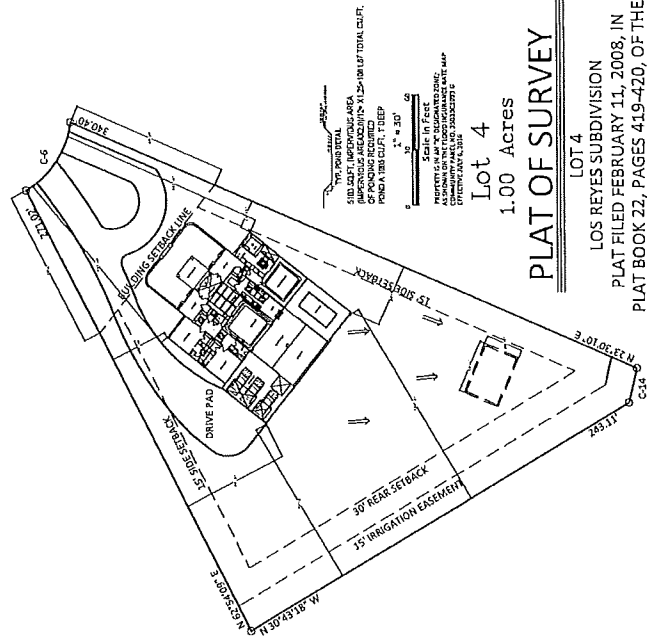
ALLURE
Construction Services & Design, Inc.

ISSUED PERMIT:
REVISIONS: 1

NO.	DESCRIPTION
1	ISSUED PERMIT



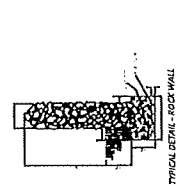
SITE VICINITY MAP



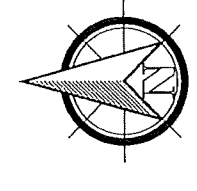
PLAT OF SURVEY

Lot 4
1.00 Acres

LOT 4
LOS REYES SUBDIVISION
PLAT FILED FEBRUARY 11, 2008, IN
PLAT BOOK 22, PAGES 419-420, OF THE
DONA ANA COUNTY RECORDS
TOWN OF MESILLA
DONA ANA COUNTY
NEW MEXICO



TYPICAL DETAIL - ROCK WALL



GENERAL CONTRACTOR
DEBCO CONSTRUCTION

PROJECT
**CHAVEZ RESIDENCE
LOT 4 LOS REYES
SUBDIVISION**

SHEET TITLE
**COVER SHEET/
VICINITY MAP**

DRAWN BY: S. GREEN
CHECKED BY: M. MADRID
DATE: 2/2/2021R
SHEET NUMBER: **C.1**

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY
Case # 061175
Fee \$ 760.50

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. 061175 ZONE: RI CODE: NR APPLICATION DATE: 3/11/21

Name of Property Owner: FERNANDO CHAVEZ Property Owner's Telephone Number: 915-478-0523

Property Owner's Mailing Address: 13007 PRIMROSE LANE HORIZON CITY TX 79928
City State Zip Code

Property Owner's E-mail Address: fernandc@yahoo.com

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

Contractor's Telephone Number: NA Contractor's Tax ID Number: NA Contractor's License Number: NA

Address of Proposed Work: A ROSITA COURT, MESILLA NM 88046

Description of Proposed Work: CONSTRUCTION OF SINGLE FAMILY HOUSE

Estimated Cost: \$ 500,000 Signature of Applicant: [Signature] Date: 24 FEB 21

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 Approved Date: _____ Disapproved Date: _____ Approved with conditions

BOT Approved Date: _____ Disapproved Date: _____ Approved with Conditions

EXHAC APPROVAL REQUIRED: YES NO HUD APPROVAL REQUIRED: YES NO

CID PERMITS INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & APPROVAL REQUIRED
CID PERMITS REQUIRED

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
BUILDING PERMIT 061176
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS

Case 061176 – 1305 Tierra de Mesilla, submitted by Blanca Huizar for “Casa Blanca”; A request for a zoning permit to allow the applicant to construct a six foot high decorative iron fence around a commercial property at this address zoned General Commercial (C).

Staff Analysis:

The applicant would like to install a six foot high decorative iron fence (see attached photo of example) on the property line around a commercial property at this address (see attached site plan). The purpose of this fence will be two-fold. The first is to provide security to the property when the property is being developed. The second is to provide security for the applicant’s commercial operation once the property is developed.

Since the fence meets UBC fire-resistive requirements, the required setbacks along the property lines for properties in the General Commercial (C) are three feet for each property line (MTC18.45.040 – Development Standards). The attached site plan shows that the six foot high fence meets this requirement along Avenida de Mesilla, but not along Tierra de Mesilla. Additionally, MTC 18.45.040(N) also requires that the fence be six feet in height along the southern property line which abuts property zoned Rural Farm (RF).

Since the requested fence is not solid and

Estimated Cost: \$2,440.00

Consistency with the Code:

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

8.33.060 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.

18.45.040 Development standards.

D. Yards.

- 3. In the event the structure meets UBC fire-resistive requirements, then the setback requirement for any yard in the C zone shall be a minimum of **three feet**.

N. Perimeter Wall or Fencing. A uniform six-foot high perimeter wall or fencing, measured from natural ground surface level, shall be installed by the subdivider and/or developer between commercial development in the C zone and adjacent residential development or adjacent agricultural development to provide privacy to the homeowner and protection to the farmer from urban encroachment. The wall/fence shall be maintained by the developer if so designated by covenant or other document or by the property owner. The planning and zoning commission shall determine if the standards and design proposed for the wall/fence are adequate and appropriate. Cross Reference: MTC 17.30.030, Alley location.

O. Wall, Fencing, Hedge, C Zone.

1. Height. A three-foot maximum height above natural ground surface level shall be permitted on any part of the required setback in the front yard and a four-foot maximum height above natural ground surface level shall be permitted on any part of the required set back in the side yards; provided, the height of such wall, fence or hedge is in accord with subsection (O)(2) of this section.
2. Clear Sight Triangle. There shall be no fence, wall, hedge or obstruction more than three feet above the street curb level or natural ground surface level at the edge of the street in the clear sight triangle, measured 30 feet in both directions on the property line from a corner.
3. Materials. Walls or fences constructed in the C zone must be built with the following materials only: stucco, brick, stone, wood, adobe or decorative iron. Decorative iron is defined as iron made from square or rectangular shaped iron and it may be used in the C zone for fencing alone or in combination with the other allowed materials mentioned above in this subsection.
4. Other Restrictions. All other restrictions and conditions appearing in MTC 18.60.340, Wall, fence, or hedge, and applying to the C zone are included here by reference.

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a six foot high decorative iron fence around a commercial property at this address.
- The PZHAC has determined that the proposed fence will meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

Legend

Map Themes

- Parcels
- UDC Zoning
- Roads and Transportation
- NM House Districts
- NM Senate Districts
- County Commission Districts
- City Council Districts
- Median Household Income
- General Land Ownership

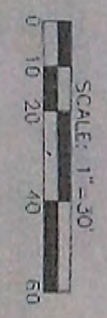
Account Number: [R0401239](#)
 Parcel Number: 400613722298
 Owner: CASA BLANKA IMPORTS LLC
 Mail Address: 3694 SANTA MARCELLA
 Subdivision: MERCADO DE LA
 MESILLA PHASE 3B (BK 20 PG 163-164
 - 0231702)
 Property Address:
 Acres: 0





$\Delta = 72^{\circ}30'26''$
 $R = 88.50'$
 $L = 84.16'$
 $\text{Tan} = 48.77'$
 $\text{CH} = N 35^{\circ}39'06'' E$
 $78.65'$

$\Delta = 5^{\circ}36'54''$
 $R = 1403.14$
 $L = 143.39'$
 $\text{Tan} = 71.75'$
 $\text{CH} = N 03^{\circ}24'34'' W$
 $143.33'$



NOTE

AVENIDA DE MEXILLA

C31

C20

C20

C31

TIERRA DE MEXILLA

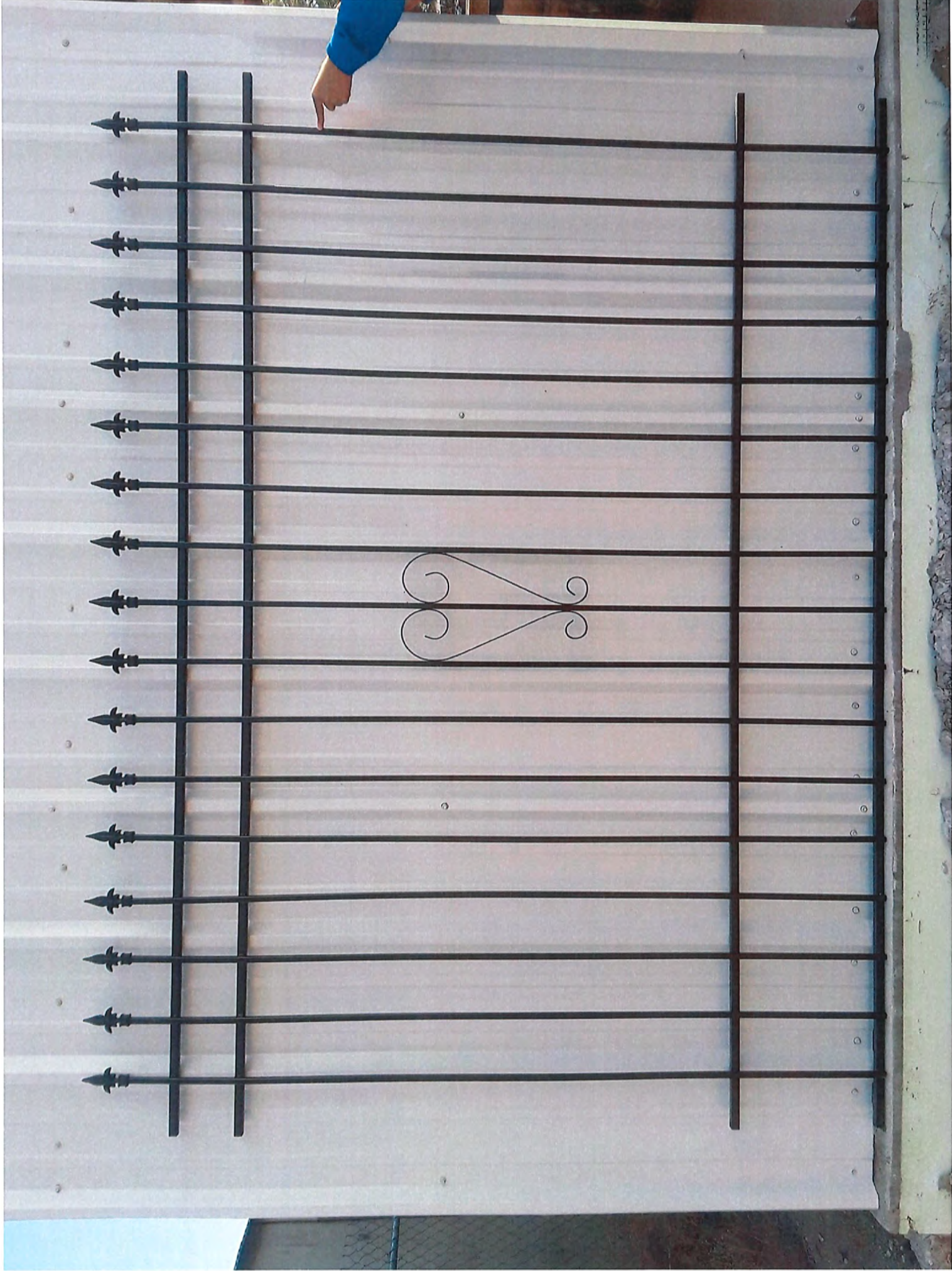
TIERRA DE C21

LOT 11

LOT 10
0.5026

LOT 9





TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061176

Fee \$ 65.00

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

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

CASE NO. 061176 ZONE: C CODE: M1 APPLICATION DATE: 3/1/21

Blanca G. Huizar 915-226-7417
Name of Property Owner Property Owner's Telephone Number
3694 Santa Marcella Ave. Las Cruces NM 88012
Property Owner's Mailing Address City State Zip Code
huices@hotmail.com
Property Owner's E-mail Address

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

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

Address of Proposed Work: 1705 Tierra de Mesilla

Description of Proposed Work: Iron Fence around property perimeter

\$ 35000

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 & BOT APPROVAL REQUIRED

CID PERMIT REQUIRED

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
BUILDING PERMIT 061177
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS**

Item:

Case 061177 – 2510 Calle de Parian, submitted by Stephan Carrasco, a request for a zoning permit to allow installation of two antique wood gates and a six foot high rock wall to be constructed along the west edge of a residential property at this address. Zoned: Historic Residential (HR)

Staff Analysis:

The applicant would like to build a rock wall along the west property line of a residential property at this address (see attached site plan). The rock wall will replace an existing wood fence on the property line that is deteriorating. The wall will be part of an overall landscaping plan for the property and will match the existing walls along the north and east sides of the property. The gates on either side of the dwelling to the rear yard will be replaced by antique Mexican gates six feet wide and eight feet high. The wall will be six feet high by 1.5 feet wide on a two foot square footing (see construction diagram).

Estimated Cost: \$10,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed wall and gate is 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.

8.33.060 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.

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing a rock wall and antique wood gate along the west property line of a residential lot at this address.
- The applicant has provided or will obtain a “Right-of-Entry” agreement for the property that is adjacent to the wall.

- The PZHAC has determined that the proposed wall meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Number **v** Enter Value:

Maps **Legend**

Map Themes

- Parcels
- UDC Zoning
- Roads and Transportation
- NM House Districts
- NM Senate Districts
- County Commission Districts
- City Council Districts
- Median Household Income
- General Land Ownership

Account Number: [R0401199](#)
 Parcel Number: 4006138128035
 Owner: CARRASCO STEPHEN A
 Mail Address: 2510 CALLE DE PARIAN
 Subdivision: LUCERO TRACTS (BK 18
 PG 305 - 9516342)
 Property Address: 2510 CALLE DE
 PARIAN
 Acres: 0

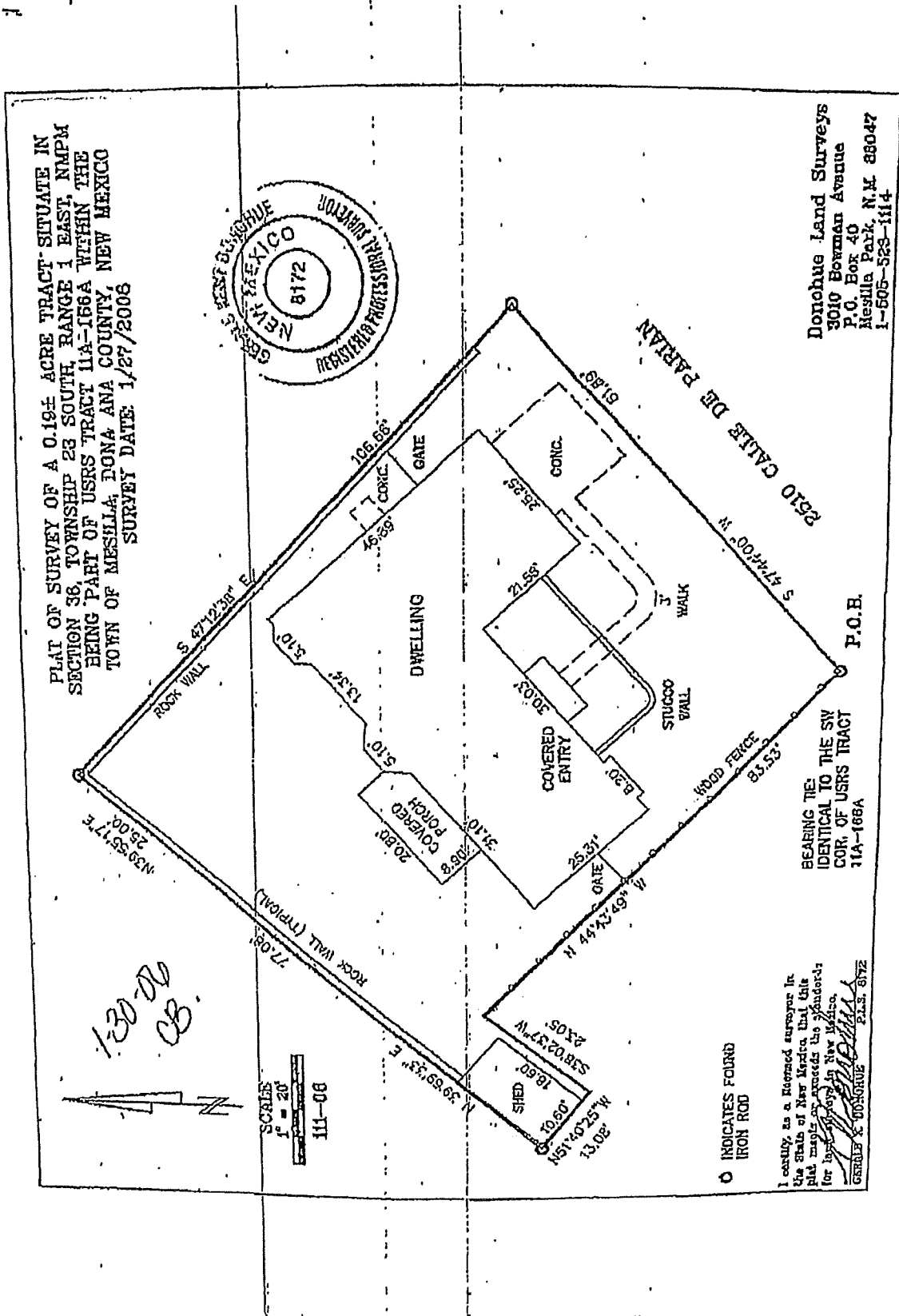


JAN. 30. 2006 3:29PM
LBN 27 06 06122P

DONA ANA TITLE CO.
Donohue Land Surveys

5055288704

NO. 606 P. 2/3
P. P



FOR: CARRASGO 2510 CALLE DE PARIAN

ROCK WALL

TAN; BUILT TO MATCH EXISTING
NORTH & EASTERN PROPERTY
WALLS.

FOOTING DETAIL

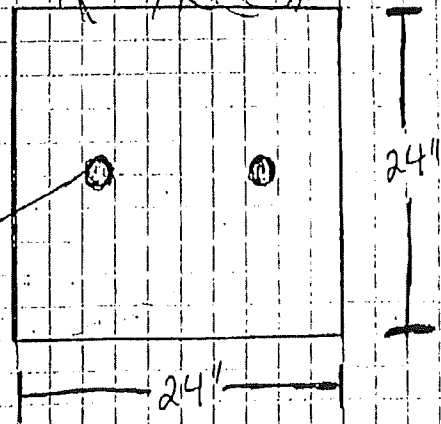


MORTAR
RATIO

3 Sand to 1 Cement

3000 psi
concrete mix

5/8" ^{thick}
Rebar



TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:
Case # 061177
Fee \$ 150.00

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

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

CASE NO. 061177 ZONE: HR CODE: 101 APPLICATION DATE: 2/11/21

Name of Property Owner: Toby & Stephen Carrasco Property Owner's Telephone Number: (505) 721-8859
 Property Owner's Mailing Address: P.O. Box W Mesilla City: Mesilla State: NM Zip Code: 88046
 Property Owner's E-mail Address: tristancarr@mac.com

Contractor's Name & Address (if none, indicate Self): M D M Custom Construction
 Contractor's Telephone Number: (575) 496-2392 Contractor's Tax ID Number: 26-2734360 Contractor's License Number: 384064

Address of Proposed Work: 2510 Calle De Panan

Description of Proposed Work: Replace unsightly broken wood fence along West property line with a rock wall to match existing rock walls around back property & East property lines to enhance the current eyesore. And replace gate with 100 year old Mexican gates in the old Mesilla style.
 Estimated Cost: \$ 10,000 Signature of Applicant: Toby Carrasco Date: 01/26/21

Signature of property owner: Toby Carrasco

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

FOR OFFICIAL USE ONLY

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

PZHAC APPROVAL REQUIRED: YES NO BOT APPROVAL REQUIRED: YES NO
 CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS
 CONDITIONS: PZHAC & BOT APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

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

BUILDING PERMIT REQUIREMENTS

- A. Completed application, including:
1. Applicant's name
 2. Applicant/property owners contact information
 3. Physical address of property
 4. Description of work to be done, including dimensions of any construction or repairs
 5. Value of work to be done
 6. Property owner's signature on the application
- B. Include all information required in the checklist at the bottom of the application.
- C. Additional information required:
- Rock wall installation 515 sq ft.
8 ft. high except in front for visual clearance on
street - no higher than 4 ft sloping upward to
match house's Santa Fe roof style.
Gates will have a dark cedar header 6'x8" stained to match.

PZHAC ACTION FORM
BUILDING PERMIT 061178
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS

Case 061178 – 2957 Calle de Guadalupe, submitted by Vivian Herrera; a request for a zoning permit to allow the applicant to enclose an existing patio on the east side of a dwelling located on a legal non-conforming 0.45 acre parcel at this address. Zoned: Rural/Agricultural (RA)

Description of Request:

The applicant would like to enclose a small porch that is at an entrance to the dwelling. The subject property is 0.45 acres in size and is currently occupied by a single family dwelling. As a result of a legal opinion obtained by the PZHAC in August of 2020, this is a legal non-conforming property since it is less than the three acres in size required by the Rural/Agricultural (RA) zoning of the property. However, since the porch already exists and the enclosure will not increase the size of the dwelling's footprint, the PZHAC has determined in other cases that this is not an expansion of a legal non-conforming use of the property.

The enclosure will not change the overall appearance or style of the dwelling.

Estimated Cost: @ \$9,800.00

Consistency with the Code:

The PZHAC will need to determine that the proposed dwelling, when finished, will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with all other sections of the **Building and Zoning Codes** that may be applied to this project. The proposed dwelling and casita appear to meet the requirements of Section 18.30 (R-1 Single Family Residential Zone) of the Code for new construction.

Findings:

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

PZHAC OPTIONS:

3. Approve the zoning permit.
4. Approve the zoning permit with conditions.
3. Reject the zoning permit.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial Addresses County Address Points

Select Search Type: Account Number | Enter Value:

Maps Legend

- Map Themes**
- Parcels
- UDC Zoning
- Roads and Transportation
- NM House Districts
- NM Senate Districts
- County Commission Districts
- City Council Districts
- Median Household Income
- General Land Ownership

Account Number: [R0400680](#)
 Parcel Number: 4006138367094
 Owner: HERRERA VIVIAN A
 Mail Address: 2957 CALLE DE GUADALUPE
 Subdivision:
 Property Address: 2957 CALLE DE GUADALUPE
 Acres: 0



ViCa One Inc.

Las Cruces, NM
Patrick A. Vigil, President
Tel. 575-644-3748
Lic. # 85982



February 2, 2021
Proposal

Proposal to: Vivian Herrera
Dear Mr. Hererra

It is proposed enclose the east side of porch of your home according to plans, scope of work and specs and amenities submitted with this proposal for the amount of \$9,800.00.

This proposal includes:

1. All Labor and Materials pertaining to the construction of the porch enclosure proposed.
2. All permits, taxes and costs pertaining to the construction of the new addition proposed.

It does not include any finance or insurance costs.

A draw schedule according to progress will be established and is proposed as follows:

1. \$500.00 drawing deposit.
 - a. For a complete set of drawings needed for contract and permit
 - b. Deposit will be applied to overall proposal price and down payment or Owner will have a complete set of drawings.
2. 5% earnest deposit— (includes drawing deposit) prior to commencement of construction.
3. Draws of any down payment based on percentages rates in line with the bank draws— to be negotiated.
4. Funding during construction as per draw schedule agreed upon.

All work is guaranteed to be of workman like quality. Any discrepancies will be dealt with in accordance with the book entitled "Residential Construction Performance Guidelines" established by the NAHB. Any items not dealt with in this publication will be subject to inspection by county officials.

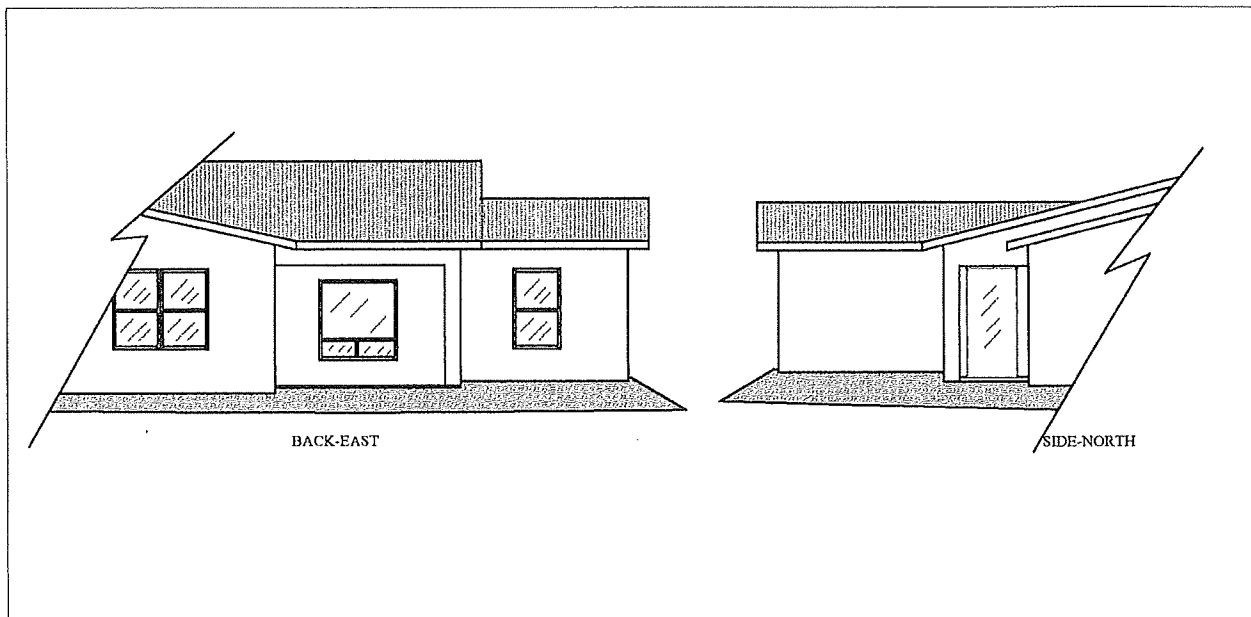
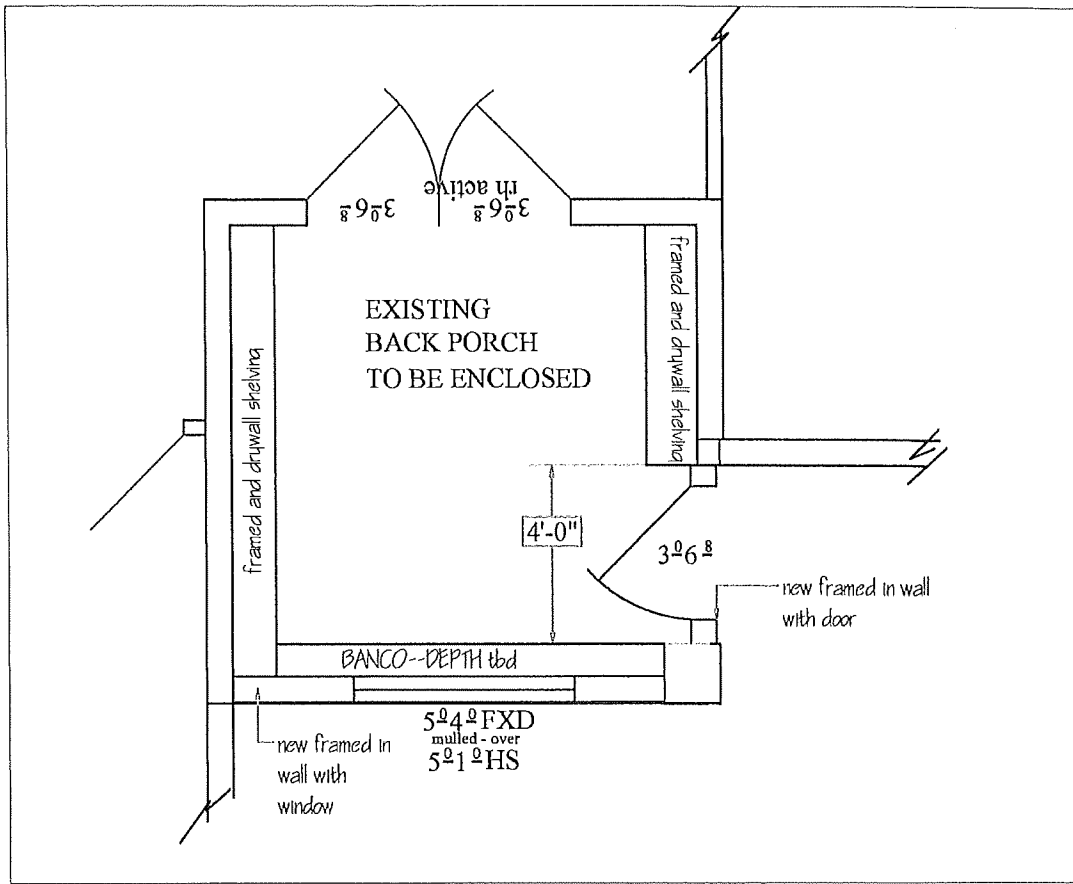
Thank you for your consideration.

Patrick A. Vigil, President

Scope of Work:

GENERAL: ENCLOSE EAST SIDE PORCH—APPROXIMATELY 120 SQ'

1. FRAME IN TWO EXTERIOR WALLS—NORTH AND EAST
 - a. NORTH- WITH 3-0,6-8 SINGLE LIGHT FIBER GLASS DOOR
 - b. EAST—WITH 5-0,4-0 PICTURE WINDOW OVER A 5-0,1-0 HS, (ALPINE 70 SERIES)
2. INTERIOR--
 - a. INSULATE CEILING AND EXTERIOR WALLS
 - b. FRAME BUILT IN SHELVING—DESIGN TBD
 - c. FRAME WINDOW SEAT-BANCO
 - d. RUN ELECTRICAL WIRES FOR ANY NEW OUTLETS
 - e. LIGHTING-USE EXISTING BOX AND WIRES-CHANGE FIXTURE IF REQUESTED
 - f. DRY WALL-TAPE AND TEXTURE ALL NEW FRAME
 - g. PAINT CEILINGS AND WALLS
 - h. CLEAN UP



Enclosed Porch

February 12, 2021

NTS

<i>Drawn By: Patrick Vigil</i>	<i>2957 Calle de Guadalupe</i>	<i>ViCa One Inc.</i>
<i>Drawn for: Herrera Family</i>		<i>PO Box 669</i>
<i>575-644-3748</i>	<i>Town of Mesilla, NM 88046</i>	<i>Mesilla Park, NM</i>

PLAT OF SURVEY

A 0.446 ACRE TRACT, BEING PART OF U.S.R.S. TRACT 11B-62
 LOCATED WITHIN SECTION 36, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS
 SOUTH OF THE TOWN OF MESILLA, DOÑA ANA COUNTY, NEW MEXICO

NOTES:

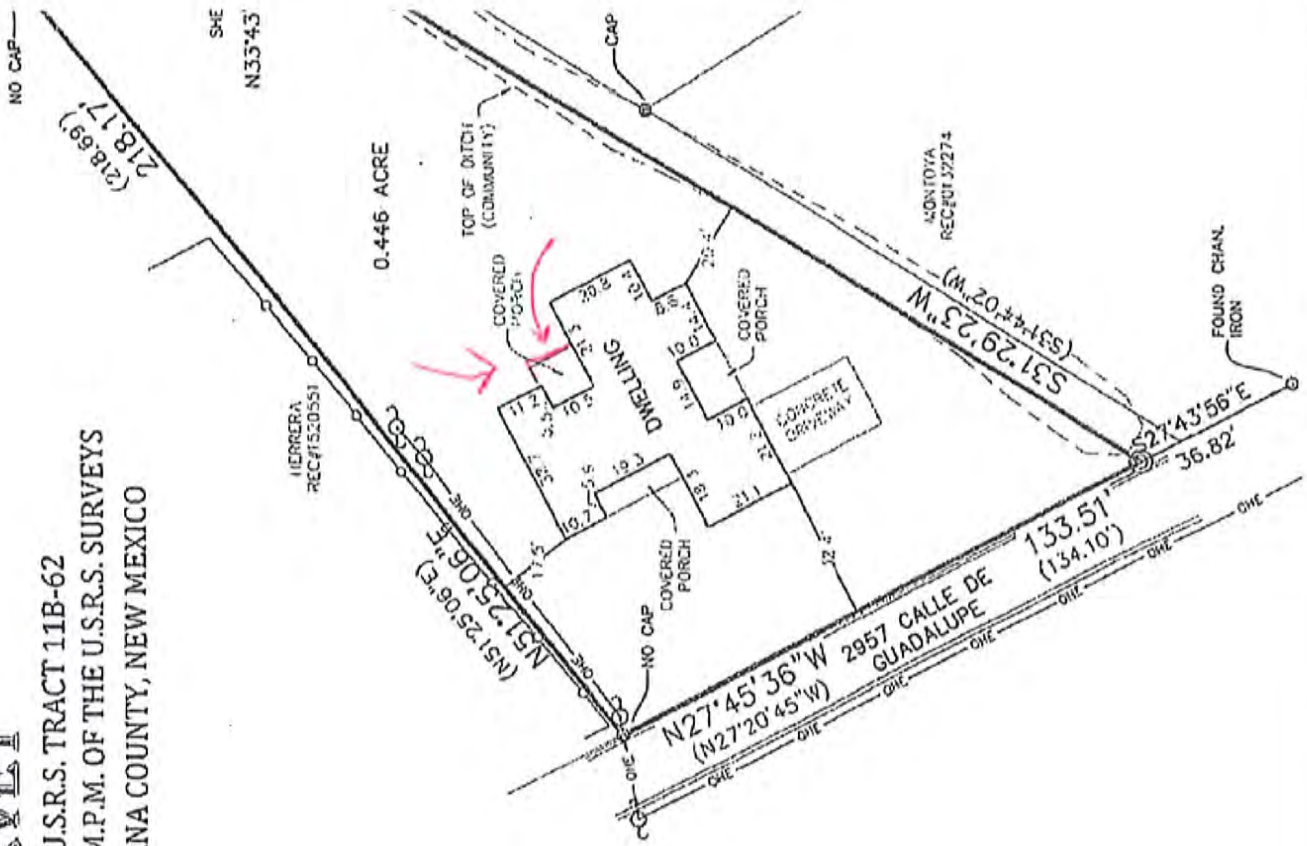
1. BASIS OF BEARINGS IS BETWEEN MONUMENTS FOUND ALONG NORTH LINE OF THIS TRACT AS SHOWN (N51°25'06"E).
2. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES WHERE DIFFERENT FROM MEASURED INFORMATION.
3. THIS PARCEL(S) OF LAND IS IN FLOOD ZONE "X" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS (FIRM 35013C10950) DATED 7/6/2016.

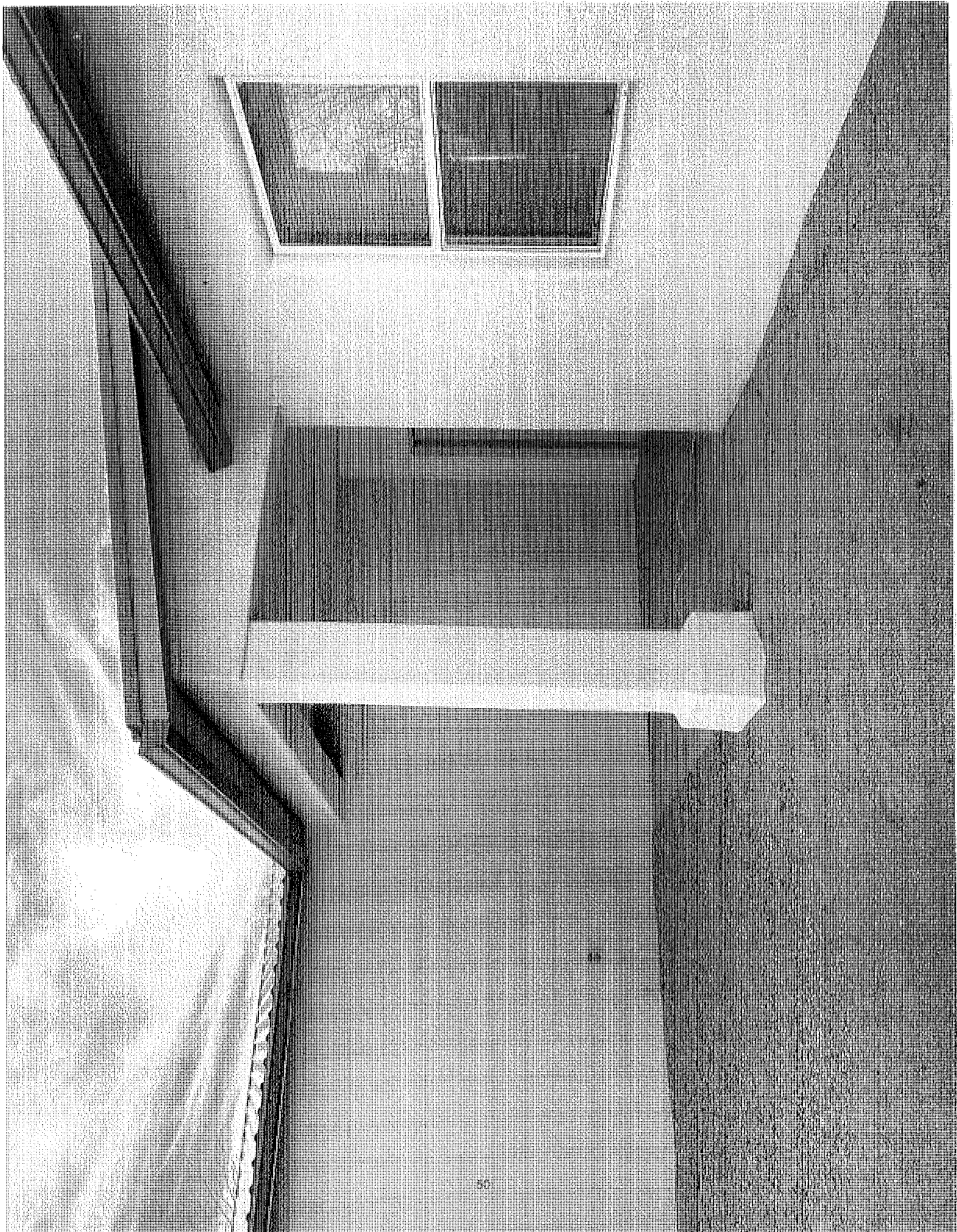
LEGEND	
⊙	FOUND 1/2" IRON ROD - NO CAP OR OTHERWISE NOTED
⊙	SET 1/2" IRON ROD WITH CAP NO. 22648

SURVEYOR'S CERTIFICATION

I, BENJAMIN L. CARTER, A NEW MEXICO PROFESSIONAL SURVEYOR, CERTIFY THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

B. L. Carter
 BENJAMIN L. CARTER
 8/2/19
 21865 CHAVEZ ST 21848
 ALBUQUERQUE, NM 87105
 STATE OF NEW MEXICO
 PROFESSIONAL SURVEYOR
 NO. 21865





**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061178

Fee \$ ~~45.00~~

25.50

**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. 060178 ZONE: RA CODE: AD APPLICATION DATE: 3/11/21

Vivian A. Herrera
Name of Property Owner

Property Owner's Telephone Number 88046

PO Box 799 Mesilla
Property Owner's Mailing Address City State Zip Code

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

VICONE Inc Patrick Vigil, PO Box 669, Mesilla Park, NM
Contractor's Name & Address (if none, indicate Self)

575 644 3748 Contractor's Telephone Number
85982 Contractor's License Number

2957 Calle de Guadalupe, Mesilla
Address of Proposed Work:

enclose patio on east side of house per description that is attached
Description of Proposed Work:

\$9800 Estimated Cost
[Signature] Signature of Applicant
02-18-21 Date

X Vivian A. Herrera
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 PERMITS REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

PZHAC ACTION FORM
BUILDING PERMIT 061179
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS

Item:

Case 061179 – 2532 Calle de Cura, submitted by Ralph Lucero; a request for a zoning permit to allow a small tool shed on a residential property at this address. Zoned: Historic Residential (HR)

Staff Analysis:

The applicant would like to build a small (80 square feet) wooden tool shed at the rear of a dwelling at this address. The shed will be located seven feet from the nearest property line and will be a portable structure that will not be anchored to the property (see attached construction plan). This will not be a permanent structure. There will not be electricity connected to the shed.

Estimated Cost: \$200.00

Consistency with the Code:

The PZHAC will need to determine that the proposed shed is 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.

8.33.060 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.

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing a small shed at the rear of an existing dwelling at this address.
- The PZHAC has determined that the proposed wall meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial **Addresses** County Address Points

Select Search Type: Account Number **▼** Enter Value:

Maps **Legend**

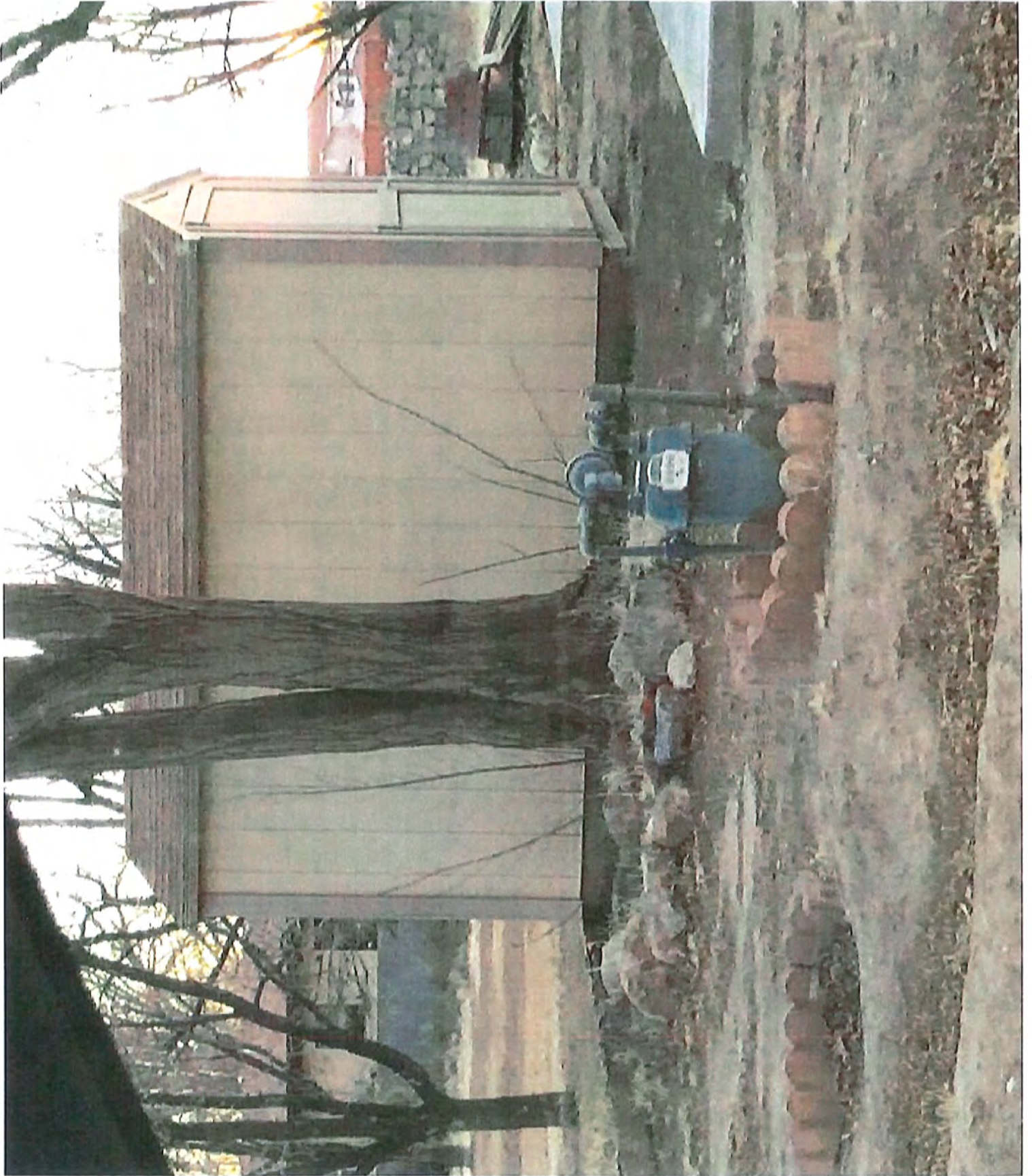
- Map Themes**
- Parcels
- UDC Zoning
- Roads and Transportation
- NM House Districts
- NM Senate Districts
- County Commission Districts
- City Council Districts
- Median Household Income
- General Land Ownership

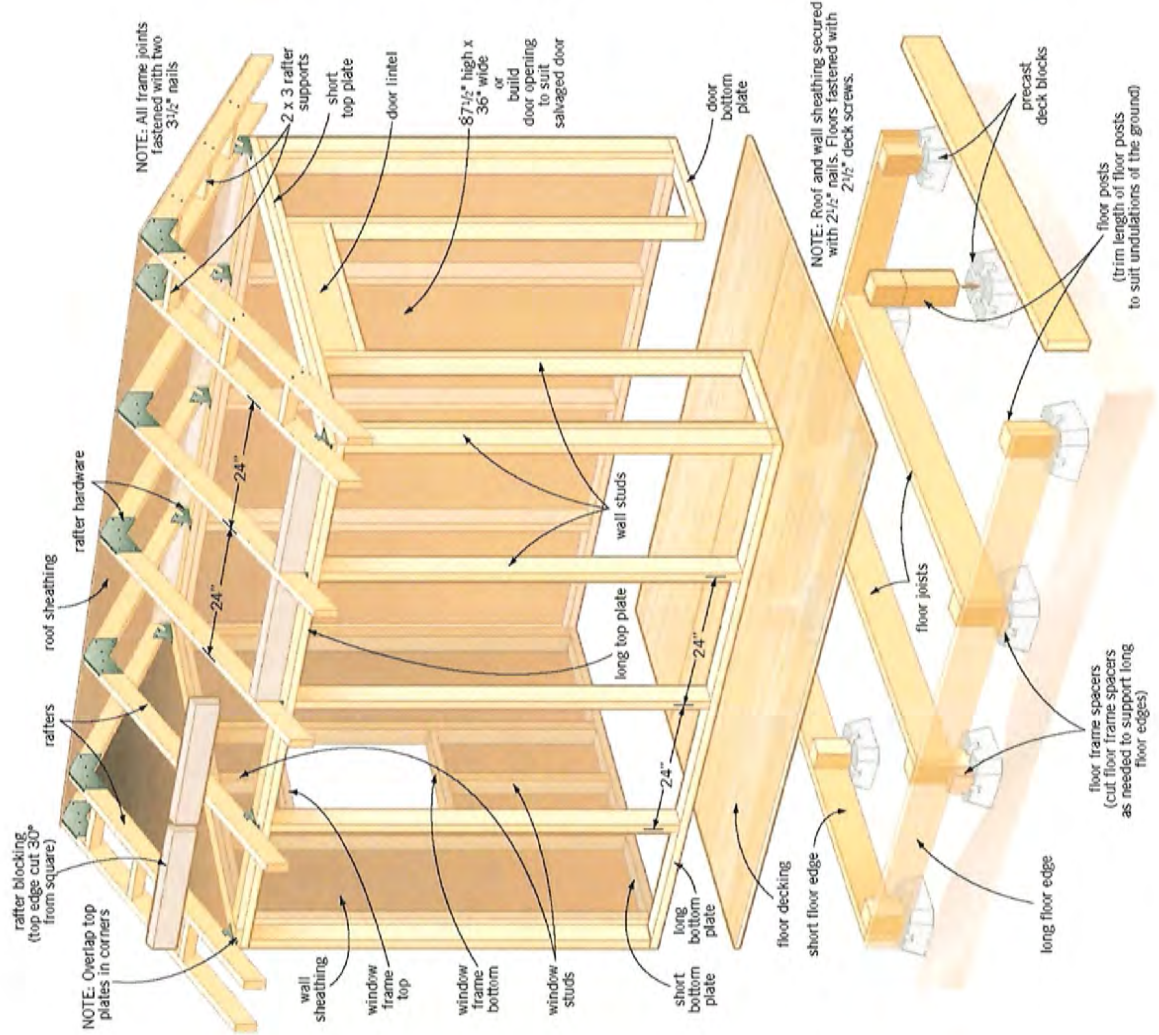
Account Number: **R0400500**
 Parcel Number: 4006138152093
 Owner: LUCERO RALPH L JR & ESTER L
 Mail Address: PO BOX 753
 Subdivision:
 Property Address: 2532 CALLE DE CURA #1-5
 Acres: 0



Doña







NOTE: All frame joints fastened with two 3-1/2\"/>

NOTE: Overlap top plates in corners

NOTE: Roof and wall sheathing secured with 2 1/2\"/>

(trim length of floor posts to suit undulations of the ground)

**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061179

Fee \$ 0.00

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

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

CASE NO. 061179 ZONE: R1R CODE: M1 APPLICATION DATE: 02/25/2021

Name of Property Owner Ralph Lucero Property Owner's Telephone Number (575) 644-3254

Property Owner's Mailing Address PO BOX 753 Mesilla Park NM 88047
City State Zip Code

Property Owner's E-mail Address anthony.lucero@comcast.net

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: 2592 Calle de Cura Mesilla NM

Description of Proposed Work: storage shed, Brown/tan in color 10' x 8' APPROX.

Estimated Cost \$ 200.00 Signature of Applicant Ralph Lucero Date 02/25/2021

Signature of property owner: Ralph Lucero

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 & BOT APPROVAL REQUIRED
CID PERMIT/INSPECTION MAY BE 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.)

PZHAC ACTION FORM
BUILDING PERMIT 061180
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS

Item:

Case 061180 – 2149 Calle de Los Huertos, submitted by Gabriel Quintana; A request for a zoning permit to allow the applicant to construct a 30 foot by 22 foot (660 square feet) freestanding carport on a 12,632 square foot residential property at this address. Zoned Historic Residential (HR)

Staff Analysis:

The applicant would like to build a 22 foot by 30 foot wood carport at the rear of a residential property at this address. The carport will be open on three sides and will have an 8 foot by 22 foot enclosed storage shed at the east end. There will be a half-wall across the rear side, with entrances to the carport on the opposite side (see attached floorplans and photo of example). The carport will match the style of the covered porches that are attached to the dwelling on the property.

The carport will meet all required setbacks of seven feet from the property lines, and ten feet from the dwelling. Drainage will be onto the subject property. Access will be from a driveway on the property.

Estimated Cost: \$10,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed carport and shed is 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.

8.33.060 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.

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of constructing a carport and shed at the rear of an existing dwelling at this address.
- The PZHAC has determined that the proposed wall meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Maps

Legend

Map Themes

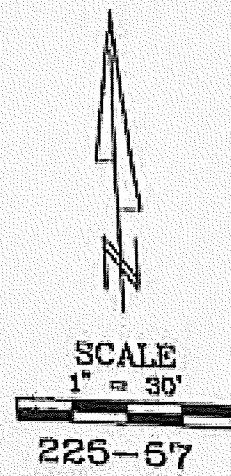
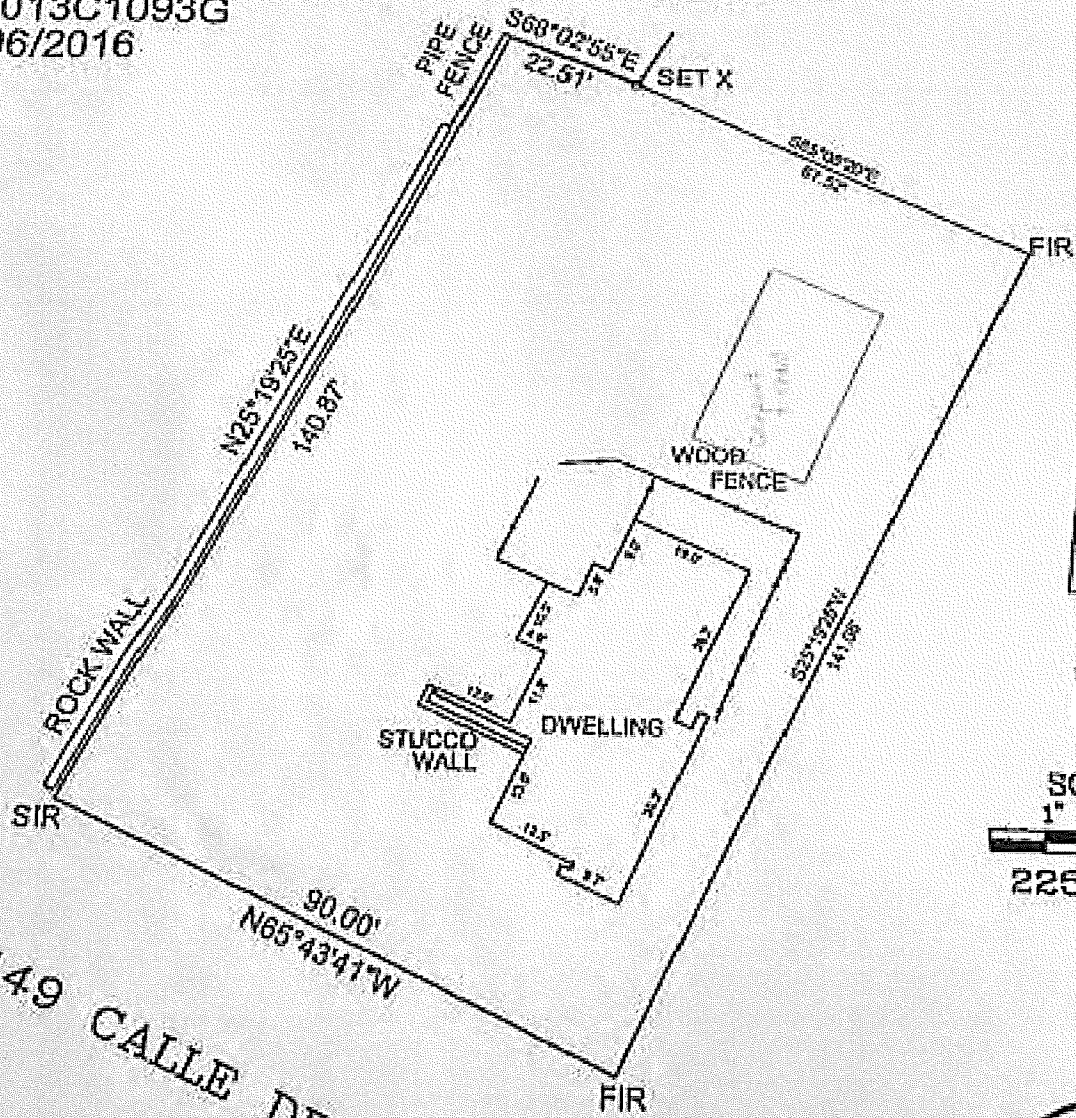
- Parcels
- UDC Zoning
- Roads and Transportation
- NM House Districts
- NM Senate Districts
- County Commission Districts
- City Council Districts
- Median Household Income
- General Land Ownership

Account Number: R0401146
 Parcel Number: 4006137063464
 Owner: QUINTANA GABRIEL
 Mail Address: 33 S GULFSTREAM AVE #802
 Subdivision: USRS TR 11A-155A, 11A-155B1, 11A-155B2, ETC.
 REPLAT NO 1 (BK 18 PG 603 - 9628891)
 Property Address: 2149 CALLE DE HUERTOS
 Acres: 0



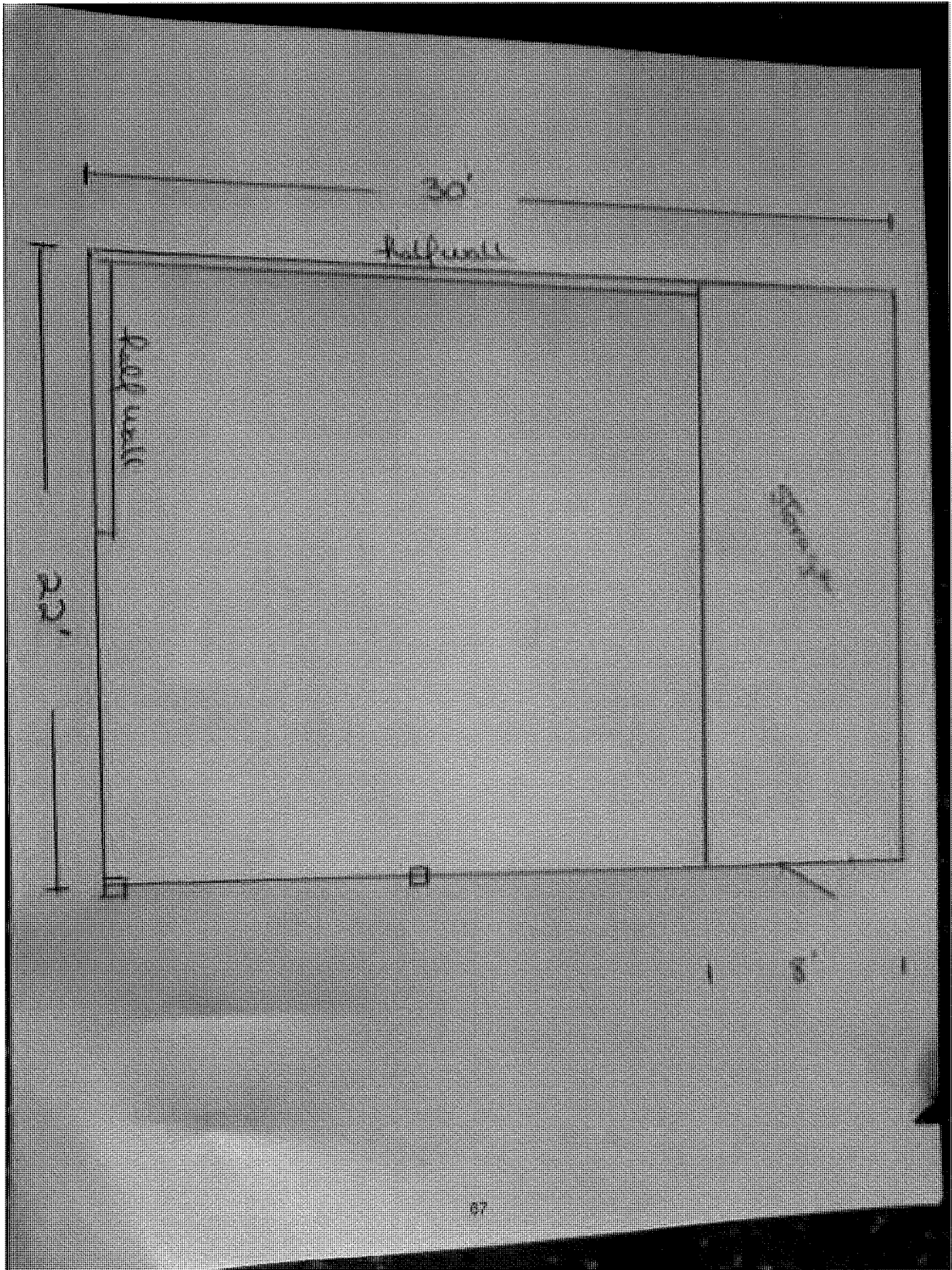
Doña

ZONE X
0.2% ANNUAL CHANCE FLOOD HAZARD
35013C1093G
7/06/2016



2149 CALLE DE LOS HUERTOS









**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:
Case # 061180
Fee \$ 25.50

PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/ RESIDENTIAL BUILDING PERMIT FROM CID

2211 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 86046 (505) 824-3260 ext. 101

CASE NO. 061180 ZONE: HR CODE: _____ APPLICATION DATE 3/16/21

Name of Property Owner: CAROL + Sonya Quintana Property Owner's Telephone Number: 941-539-5709
 Property Owner's Mailing Address: 2149 CALLE DE LOS HUERTOS City: MESILLA State: NM Zip Code: 88046
 Property Owner's E-mail Address: carbeson@comcast.net

Contractor's Name & Address (if none, indicate Self): DAN MAKENS - TRAILS END WOODWORKING
 Contractor's Telephone Number: 575-649-6238 Contractor's Tax ID Number: _____ Contractor's License Number: _____

Address of Proposed Work: 2149 CALLE DE LOS HUERTOS, MESILLA, NM
 Description of Proposed Work: CARPORT + SHED

Estimated Cost: \$ _____ Signature of Applicant: _____ Date: 3/16/21
 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/REVISION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC & BOT APPROVAL REQUIRED
CID PERMITS REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

**PZHAC ACTION FORM
BUILDING PERMIT 061181**

**[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS**

Case 061181 – 2750 Via Grande, submitted by Victor Sloan; a request for a zoning permit to allow the installation of a 20 foot by 40 foot inground pool behind an existing dwelling at this address. Zoned Rural Farm (RF)

DESCRIPTION OF REQUEST:

The applicant would like to install a 20 foot by 40 foot in-ground swimming pool in an enclosed area in the backyard behind an existing dwelling on the property. The pool will be set about 100 feet from the dwelling (see attached site plans). The pool will have an automatic safety cover in lieu of a fence around the pool. This is a five acre property and the dwelling and yard are located at about the middle of the property. There is also a large storage building that runs parallel with the southwest edge of the property.

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

ESTIMATED COST: @ \$89,750.00

CONSISTENCY WITH THE CODE:

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

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

Findings that need to be made:

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

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial Addresses County Address Points Select Search Type: Account Number ▼ Enter Value:

Maps Legend

Map Themes

- Parcels
- UDC Zoning
- Roads and Transportation
- NM House Districts
- NM Senate Districts
- County Commission Districts
- City Council Districts
- Median Household Income
- General Land Ownership

Account Number: **R040094Z**
Parcel Number: 4005137380440
Owner: SLOAN VICTOR
Mail Address: 2750 VALLE GRANDE
Subdivision:
Property Address: 2750 VALLE GRANDE
Acres: 5



Doña Ana County, NM

General Reference Maps

2014 Aerial | **Addresses** | County Address Points

Select Search Type: Account Number Enter Value:

Maps

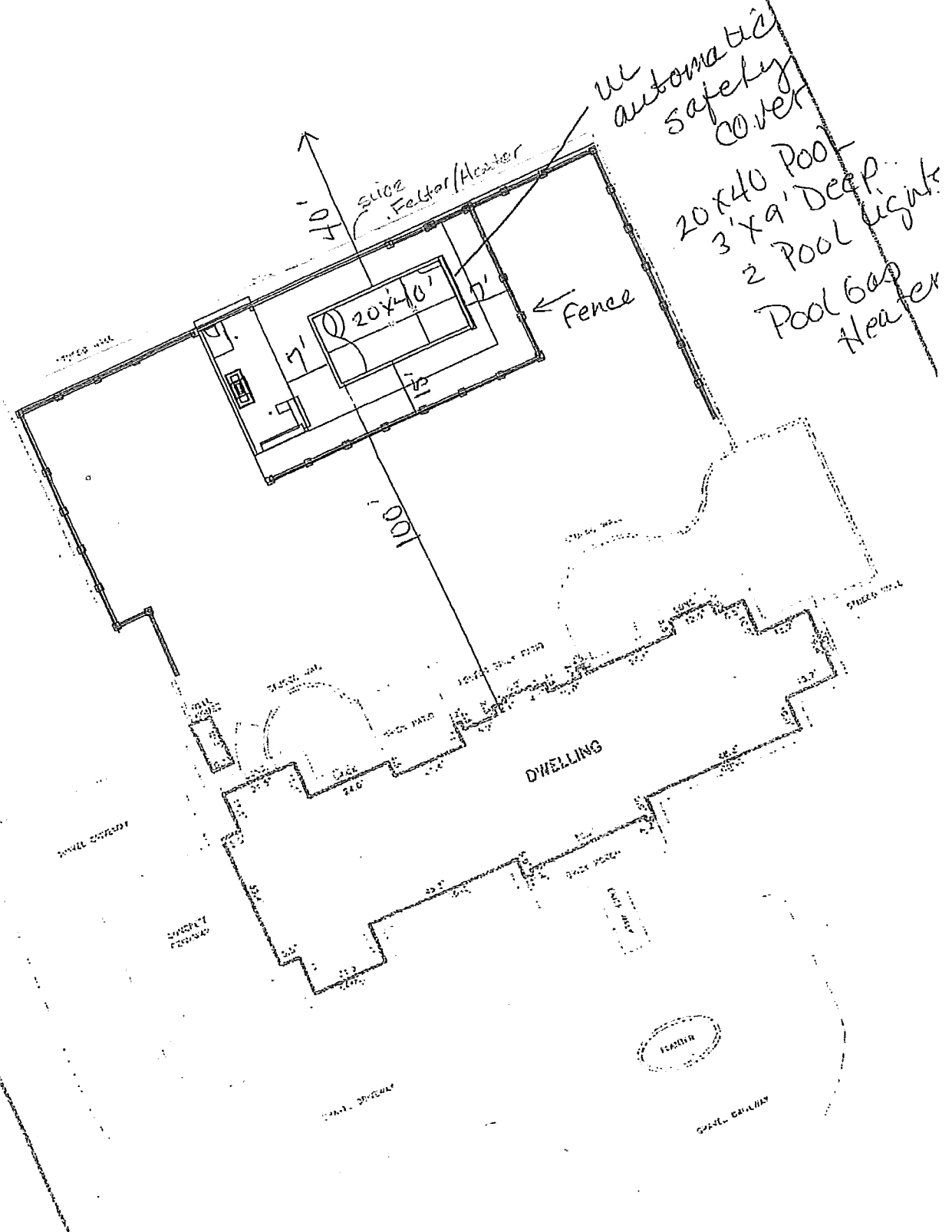
Legend

Map Themes
Parcels
UDC Zoning
Roads and Transportation
NM House Districts
NM Senate Districts
County Commission Districts
City Council Districts
Median Household Income
General Land Ownership



5.000 ACRES
U.S.R.S. TRACT
10-53A2A, TRACT 4

Victor Sloan
2750 Valle Grande
Las Cruces, NM 88005
Parcel # 4-005-137--380-440

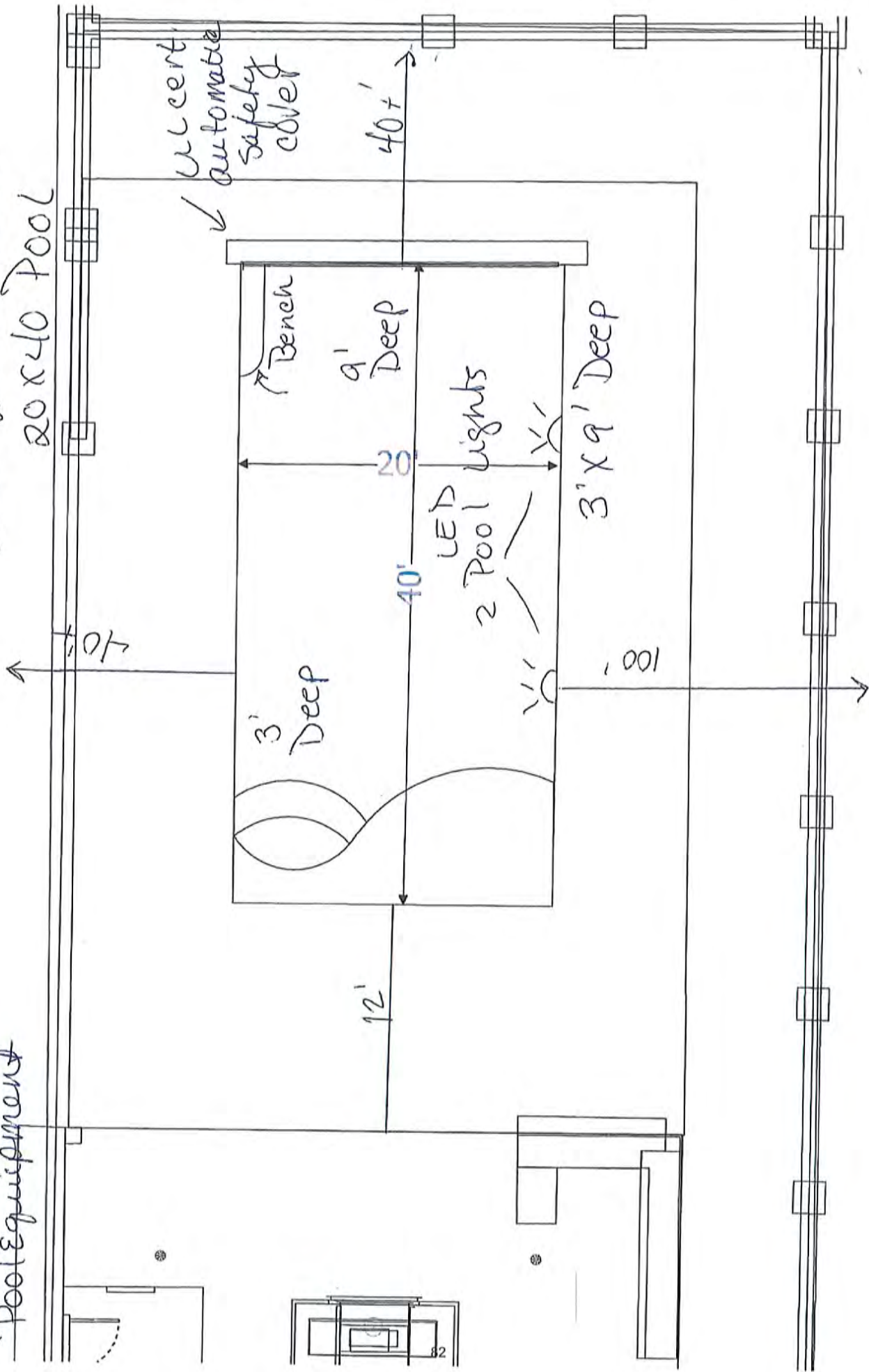


with automatic
safety
cover
20x40 Pool
3'x9' Deep
2 Pool Lights
Pool Gas
Heater

$1/40 = 1''$

2750 Valle Grande 20x40 Pool

Pool equipment

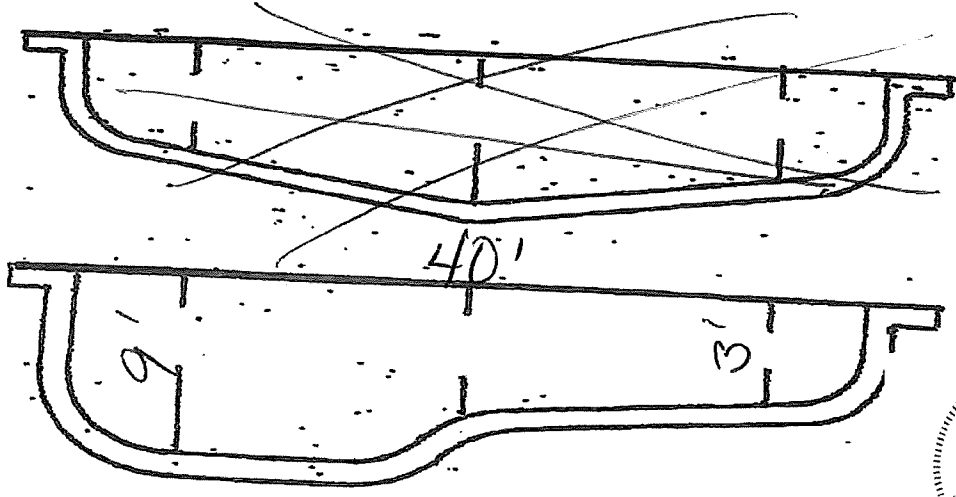




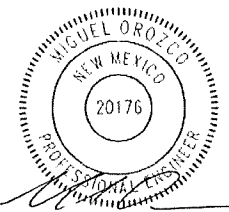
DOLPHIN POOLS...

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

Buyer's Name Victor Sloan Phone 575-644-8247
 Address 2750 Valle Grande Price 89,750.00
 City Las Cruces State NM Zip Code 88005
 Lot _____ Block _____ Subdivision Mesilla



3/01/21



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

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

Equipment Specifications

Skimmers 1 Main Drains 2 Pool Size 20x40x
 Pump Size 2 Filter 400 SE Pool Capacity, M Gallons 28,000
 Turn Over Rate, Hours 8
 Heater 400,000 Natural Gas



Dolphin Pools, LLC.

Quality Custom Swimming Pools

4629 Forest Park Dr • Las Cruces, NM 88007 • (575) 523-0116

Transforming the Ordinary into the Extraordinary

Name Victor and Melanie Sloan Home Phone _____
 Mail Address _____ Cell Phone _____
 Job Address 2750 Valle Grande Office Phone _____
 Legal Description: Lot _____ Block _____ Subdivision Mesilla 88005

Residential Non-Diving Commercial Non-Diving New Home Construction

POOL SIZE: 20' x 40' x MAXIMUM DIMENSIONS: WIDTH 20' LENGTH 40'
 POOL SHAPE: Rectangle w/cover SURFACE AREA: 800 SQ. FT.
 POOL DEPTH: 3' x 9' x PERIMETER: 120 LINEAL FT.

(All dimensions are approximate within reasonable tolerances.)

DOLPHIN POOLS, LLC. EQUIPMENT & SPECIFICATION

(ITEMS NOT MARKED ARE EXCLUDED)

GENERAL	EQUIPMENT
1. Plans and Permits.....By Dolphin	23. Filter size <u>60</u> Type <u>DE</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Layout for Buyer Approval.....By Dolphin	24. Pump size <u>2 HP</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Excavation and dirt removal.....By Dolphin	25. Gas heater (size <u>400,000</u> BTU)..... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Access <input type="checkbox"/> Gate <input checked="" type="checkbox"/> Open <input type="checkbox"/> Removal Rockwall <input type="checkbox"/> Replace Rockwall _____ Sq. Ft.	26. Equipment slab..... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. Tree Removal _____ Trees Size _____	27. Automatic cleaning system..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Type _____
ELECTRICAL	FINISH
6. 220V service to equipment.....By Dolphin	30. 6" ceramic tile waterline.....By Dolphin
7. Pool Light <u>2 LED</u>By Dolphin	31. Kooldeck Decking: <u>14105</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8. Electrical bonding for pool.....By Dolphin	32. Hand-troweled marble dust and white plaster Finish <u>grey</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9. Relocation of overhead wires..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	33. Pool filled promptly after plaster.....By Buyer
10. Automatic time clock (equipment)..... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	34. Clean up construction debris.....By Dolphin
PLUMBING	35. Jobsite meeting for complete pool care instructions.....By Dolphin
11. Main drain <u>2</u>By Dolphin	36. Maintenance kit: brush, pole, leaf net, thermometer, test kit, vacuum- head, start-up chemicals _____ ft. of vacuum hose..... <input type="checkbox"/> Yes <input type="checkbox"/> No
12. Surface skimmer <u>1</u>By Dolphin	
13. Adjustable returns <u>3</u>By Dolphin	OPTIONAL SPA
14. Automatic Water fill line (if accessible connection).....By Dolphin	37. Therapeutic spa..... <input type="checkbox"/> Yes <input type="checkbox"/> No
15. P trap (Separation Tank if necessary).....By Dolphin	38. Size: _____ Description _____
16. Vacuum line.....By Dolphin	39. Air blower: <u>N/A</u> <input type="checkbox"/> Yes <input type="checkbox"/> No
	40. Spa light..... <input type="checkbox"/> Yes <input type="checkbox"/> No
	41. Equalizer line to pool..... <input type="checkbox"/> Yes <input type="checkbox"/> No
STRUCTURE	NOTICE
17. 3/8" rebar 12" x 12" centers throughout pool 6" x 12" centers at stress points.....By Dolphin	1. Customer has received a copy of the "Get Ready" directive.
18. 3 ea. 3/8" rebar in bond beam.....By Dolphin	2. Dolphin assumes NO responsibility for sewer lines, inadequate electrical service, overhead wire removal, underground utilities, or septic tanks.
19. 7 sack, 3/8" aggregate, hand-stacked concrete 8"+ thick on walls and 8"+ thick on floor.....By Dolphin	3. Sprinkler lines, sprinkler heads, and landscape replacement are NOT part of this contract.
20. Raised bond beam..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4. Customer is responsible for maintaining 4' high fence enclosure, self-closing/self-latching gates and installing door alarms per city code.
21. Steps in shallow end <u>Sunshelf</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	5. NOTICE: No warranty will be honored unless payment is received in full.
22. Water shell 3 times per day 3 days.....By Buyer	
MODIFICATIONS	
SPECIAL INSTRUCTIONS: <u>we certified automatic safety</u> <u>cover</u>	

TERMS AND CONDITIONS OF CONTRACT

- Buyer agrees to hold Dolphin Pools, LLC., also to be referred to as Dolphin Pools (its owners, agents, officers, and/or principals) harmless for incidental or consequential damages arising out of, or as a result of, the construction, ownership, or use of swimming pool and/or spa. It is agreed that throughout this document the word spa could and should be included with the word pool if necessary. Buyer agrees that the swimming pool is not designed or intended for diving activities and will so instruct all users.
- No warranties will be honored unless payment is received in full.
- Dolphin Pools may assist the owner in obtaining financing, but in no event are the financing arrangements, as may be required by the Buyer, a condition of this contract, for it is expressly agreed that the owner is solely responsible for financing.
- Buyer agrees that NO completion time or date has been established or promised and Contractor shall not be held liable for delays resulting from storms, underground conditions, fires, floods, earthquakes, swelling of grounds, wars, governmental controls, strikes, holidays, acts of God, or other accidental or natural causes beyond contractor's control.
- Owner shall furnish any necessary building variances and association permits or fees. Owner is responsible for locating pool and equipment in public utility easements and underground or overhead wires and moving overhead wires, if required by Building Department. Owner warrants that he is familiar with the location of his property lines and that the pool site herein agreed upon is within said property line and agrees to save and hold Dolphin Pools harmless from any liability to owner or any third party arising from construction beyond property lines or any liability due to zone changes or deed restrictions.
- Customer acknowledges receipt of and agrees to the terms, conditions, and statements contained in the "HOW TO GET READY" section of the "GET READY FOR PARADISE" directive and customer also agrees that Dolphin Pools is not responsible for damage to curbs, sidewalks, driveways, sewers, and poles, lines, streets, and appurtenances. The customer assumes all cost of repair should the excavation or construction of the pool damage any utility easement or lines.
- The swimming pool and related equipment shall remain the property of Dolphin Pools until the contract price has been paid in full. In the event of ANY non-payment, buyer grants Dolphin Pools the right to enter the property at any time and WITHOUT NOTICE retrieve said items and equipment. After payment the replacement cost of said equipment will be at buyer's expense.
- The contract price is based on the following mutual assumptions of fact: the site is not fill ground (fill ground means soil not compacted to 95% and bearing a capacity of 1500 p.s.f.), contains no rock formation or boulders and has adequate bearing capacity, contains no cesspool, septic tank, gas line, water pipe, drainage pipe, irrigation pipe or underground electrical conduit or other unusual ground conditions not apparent from an inspection of the surface; that no underground or surface water conditions will interfere with the work or operation of the completed structure or installation. It is further agreed that no dewatering or jack hammering work is required. There are adequate means of access for contractor's equipment and after start, Dolphin Pools is not responsible for flotation or cracking of pool due to external water or expansive soil. It is understood and agreed that if any of the foregoing assumptions of fact should prove mistaken and if any additional work or materials are required to complete this contract, the same may be performed or installed and shall be added to the contract price at the direct cost thereof plus 20%, which owner agrees to pay. See Condition #20 below.
- If a dispute (whether on warranty, contract, or liability) should arise, Dolphin Pools and buyer hereby pledge to resolve any dispute ONLY by binding arbitration with the Better Business Bureau of New Mexico.
- In the event payments as herein specified are not paid, contractor may discontinue work until entire balance has been paid and then complete its work.
- Added work to this contract must be signed for before work can be performed. Payment for added work is to be in advance of work unless cost is unknown. If cost is unknown, work must be authorized in writing and payment must be made on completion of added work.
- Buyer agrees to be responsible for use of neighborhood property by Dolphin Pools during access and construction.
- All pool dimensions are measured from bond beam and are approximate with reasonable tolerances either way. The parties agree that any damages to buyer for any significant variation in pool dimensions or shape would not be readily ascertainable and thus agree to liquidated damages of \$100 per perimeter foot of water's edge deviation and or \$200 per foot of depth deviation.
- Buyer agrees to allow Dolphin Pools to place a sign in Buyer's yard throughout construction and publish photographs of pool, yard, and home.
- This contract, the "Get Ready" directive and any addendums in writing constitute the entire contract of the parties hereto and is not binding upon contractor unless and until same is accepted by an officer hereto, and the parties are not bound by any oral expressions or representations by any agent of either party purporting to act for or on behalf of either party which is not recited herein, and contractor is not bound to any commitment or agreement not specified in this contract or addendums hereto.
- If any provision (or provision thereof) of the contract shall be deemed invalid, it is agreed that such invalidity shall affect only such provision (or portion thereof) and that the remainder of the contract shall remain in force and effect.
- Buyer grants Dolphin Pools the right to modify pool plan (including, but not limited to: step design and placement, number of steps, deck design, deck color, tile pattern, pool design and placement, spa design and placement, waterfall design and placement, equipment type and placement) without prior notice to buyer if buyer is not immediately available.
- This contract shall have been completed (and due to be payable in full) when pool is initially filled and equipment is operational. In no event is final payment to be late.
- In the event that plans and/or drawings conflict with this contract and/or change orders, the contract and/or change orders will take precedence over plans and/or drawings.
- The customer agrees with the terms of the Limited Warranty and understands the Dolphin Pool warranty DOES NOT cover damage of any kind resulting from weather, acts of God, acts of war, acts or surface or sub-surface soil conditions, such as but not limited to subsidence, erosion, shifting, sliding, quaking, ground swelling or heaving, expansive or contractive clay soil or underground water. CUSTOMER IS URGED TO HAVE THESE MATTERS ASSESSED BY A QUALIFIED ENGINEER PRIOR TO CONSTRUCTION AND AGREES THAT DOLPHIN POOLS HAS NOT MADE AND SHALL NOT BE REQUIRED TO MAKE ANY SOIL TESTS OF THE AREA WHERE THE POOL IS LOCATED.
- Pools with Water Features (Spillovers, waterfalls, Varying Edges, etc.) whether made from stone, rock, tile or other material will not have uniform volumes of water flow over their entirety. It is agreed that areas of dryness or lack of waterflow on water features are expected and not warranted against such occurrences.

LIMITED WARRANTY

Warranty is extended only to work performed by Dolphin Pools LLC. and is issued to original purchaser complying with the following conditions:

- Pool will be kept full of water at all times except for purpose of repair and maintenance not to exceed five (5) days annually.
 - Pool will be operated with reasonable care and necessary maintenance according to the directions provided at the "turn over" to customer.
- A. Dolphin Pools warrants to the original purchaser that the structure will remain structurally sound (The term structurally sound implies that the pool is capable of containing and holding water. It is agreed that cracks that are not leaking, plumbing leaks or problems with the plumbing system are not included in the structure's warranty.) for a period of ten (10) years pro rated as follows: Dolphin Pools will cover 100% of the cost of covered repairs within the first year of the structural warranty. Dolphin Pools will cover 80% of the cost of repairs (the customer covers the balance in all cases) of covered repairs within the second year of the structural warranty. Dolphin Pools will cover 70% of the cost of covered repairs within the third year. Dolphin Pools will cover 50% of the cost of covered repairs within the fourth year. Dolphin Pools will cover 30% of the cost of covered repairs within the fifth through the tenth year of the structural warranty. It is agreed that Dolphin Pools will not be required to re-plaster, re-tile, or re-deck the swimming pool as a result of performing warranty service on the structure of the pool, regardless of the age or reason of the pool.
- B. Dolphin Pools warrants to the original purchaser the tile, decking, plaster and grout to be free of defects in material and workmanship for a period of one (1) year from the date pool is filled with water with respect to the limitations of warranty described below. IT IS UNDERSTOOD AND AGREED THAT COSMETIC BLEMISHES, STAINING (as a result of but not limited to dirt, sand, debris, oils, organics and chemicals), DISCOLORATION, CRACKING (HARLINE AND CHECKING) AND IMPERFECTIONS ARE INHERENT AND INEVITABLE IN ALL CEMENT PRODUCTS AND ARE NOT INCLUDED IN THIS WARRANTY REGARDLESS OF WHEN THEY ARE DISCOVERED OR DEVELOP. See "PERFORMANCE" below. All items of pool equipment carry a one-year warranty. Natural Boulders and Rock or Stone Material, Light bulbs and check-valves have no warranty.

LIMITATIONS

In addition to the limitations stated in Conditions of Contract above, no warranty extends to any part of the swimming pool, its equipment or appurtenances thereto which are caused by any of the following conditions or events:

- Defects or failures caused by abuse, lack of reasonable care, lack of necessary maintenance, improper operation, vandalism, acts of God, or normal wear.
- Damage caused by freezing, whether a freeze control device was installed or not. Leaks in plumbing resulting from low water condition in pool or running pump dry.
- All warranties or guarantees connected with this contract shall be void if during the life of said warranties and guarantees, any other swimming pool contractor or service company not authorized by Dolphin Pools does work on the pool or equipment.
- Discoloration, staining, check-cracks, cracks, mottling and imperfections inherent in pool deck, plaster, grout, and concrete products. Dolphin Pools will repair only cracks in decks exceeding in width the thickness of a U.S. nickel and only cracks in plaster that are leaking, at no cost to the original Buyer within the Limited Warranty period.
- DAMAGES OR FAILURES CAUSED BY SURFACE OR SUBTERRANEAN WATER, WATER DRAINAGE UNDER OR AROUND SAID POOL, OR EARTH FILL MOVEMENT OR EXPANSIVE SOIL OR EXPLOSIONS, VEGETATION OR ANIMALS, NEGLIGENCE OR ABUSE, WRECKING, NEARBY CONSTRUCTION AND THE LIKE AND NOT OCCASIONED BY DOLPHIN POOLS.
- Dolphin Pools expressly denies any responsibility or liability for incidental or consequential damages arising out of or as a result of the use or ownership of your swimming pool.

PERFORMANCE

In the event of a defect in materials or workmanship within the above stated warranty periods and upon written notice to Dolphin Pools LLC., 4629 Forest Park Dr. Las Cruces NM 88007, by the original purchaser, Dolphin Pools will remedy any defect in material or workmanship, without charge, to the original purchaser with exceptions stated herein, within a reasonable time, provided purchaser has complied with all terms of this contract, including payment in full.

A service charge will be charged to owner for requested trips and/or repairs made to pool that are determined not to be covered by the limited warranty. It may be required to drain and refill the pool in the performance of warranty service, sometimes more than once. Dolphin Pools LLC. shall not be responsible for the cost of replacing water in the pool or chemicals used in treating said water as a result of performing repair under the limited warranty. In the performance of warranty work Dolphin Pools shall not be responsible for matching tile, pool deck or plaster in color, shade, or texture. CRACK REPAIRS PERFORMED UNDER THIS WARRANTY ARE PATCHES AND WILL BE VISIBLE. REGARDLESS OF THE NEARNESS OF THE POOL OR WHEN THE CRACKS ARE DISCOVERED OR DEVELOP.

TOTAL CONTRACT PRICE \$ 29,750.00		UNDERSTAND THE LIMITED WARRANTY - CUSTOMER INITIALS	
FINANCED \$	CASH \$ 97,028.60	BUYER'S	29
20% EXCAVATION	10% IN ADVANCE 9,709.80	DATE	
20% SHELL	20% EXCAVATION 2,912.90		
20% DECK	20% SHELL 2,912.90		
5% PLASTER	25% DECK 4,854.90		
	5% PLASTER 4,854.90		

ACCEPTANCE OF FRONT AND BACK
 (PRINT OR WITHOUT INITIALS)
 BUYER SIGNATURE: Justin DATE: 2/24/2021
 BUYER SIGNATURE: Peppy Perry DATE: 12-20-2020
 Dolphin Pools, LLC. DATE:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DAY OF THIS TRANSACTION. TO CANCEL THIS CONTRACT, WRITE CANCEL ACROSS FRONT PAGE AND MAIL IT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DAY OF THIS TRANSACTION TO Dolphin Pools LLC, 4629 Forest Park Dr. Las Cruces NM 88007.

Corporate Jandy® Polaris® Zodiac® Pool Caretaker™ More Brands ▾



COVER POOLS

BENEFITS PRODUCTS RESOURCES REPLACE MY COVER Safety Certifications

COVER-POOLS / SAFETY CERTIFICATIONS
| REQUEST A DEALER | FOR POOL PRO



Cover-Pools pool covers are independently certified to exceed the requirements of the American Society for Testing and Materials (ASTM) safety standards for pool covers.




Cover-Pools pool covers are UL listed (U.L. file E52841) for A.S.T.M. safety, US electrical, and Canadian electrical.

- Covers for Swimming Pools and Spas (fabric, tracks, etc) (WBAH.E52841)
- Swimming Pool and Spa Cover Operators, Electric (WDDJ.E52841)
- Swimming Pool and Spa Cover Operators, Electric Certified for Canada (WDDJ7.E52841)

<https://www.coverpools.com/safety-certifications/>

11/21/2018

 ONLINE CERTIFICATIONS DIRECTORY

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**WBAH.E52841
Covers for Swimming Pools and Spas**
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Covers for Swimming Pools and Spas
[See General Information for Covers for Swimming Pools and Spas](#)
COVER-POOLS INC
2580 S Decker Lake Blvd, Suite 300
West Valley, UT 84119 USA

E52841

Manual safety covers, Classified in Accordance with ASTM F1346-91, Model(s) Step Saver
Manual safety covers, limit switches for use with Save-T Cover II Gear Motors, Dayton 92255, 92262, or 92594., Model(s) 51994
Manual safety covers, wireless controls for use with Motorized Swimming Pool Cover Operator, and Power Safety Cover, Models Save-T Cover II, SAVE-T 3, and Autosave Spa Cover., Model(s) CoverLink
Power safety covers, Classified in Accordance with ASTM F1346-91, Model(s) Autosave Spa Cover, SAVE-T 3, Save-T Cover II, SAVE-T4
Last Updated on 2018-11-02
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WBAH.GuideInfo Covers for Swimming Pools and Spas

[View Listings](#)
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[Swimming Pool and Spa Equipment] Covers for Swimming Pools and Spas

[See General Information for Swimming Pool and Spa Equipment](#)

USE AND INSTALLATION

This category covers manual and power safety covers intended for use with swimming pools, spas and hot tubs, as well as covers of other than the safety type, as defined in ASTM F1346, "Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs."

The ability of the manual or power safety cover to perform its intended function is dependent upon proper installation. Installation should be performed by a qualified installer using the manufacturer's instructions. Authorities Having Jurisdiction should be consulted before installation.

PRODUCT TYPES

Manual Safety Covers — A manual safety cover is a barrier that is manually placed over the water. It is intended to impede access to the contained body of water. It is provided with a means for removing significant levels of collected surface water.

Power Safety Covers — A power safety cover is a barrier that can be placed over the water area and removed with a motorized mechanism. It is intended to impede access to the contained body of water. It is provided with a means for removing significant levels of collected surface water. A power safety cover includes an operator that is covered under Swimming Pool and Spa Cover Operators, Electric (WDD).

Other Covers — A cover of other than the safety type, such as an energy conservation or a solar energy cover, is a cover that has been investigated in accordance with only the materials, manufacture and labeling requirements of ASTM F1346. Covers of this type are not intended to impede access to the contained body of water. Such covers are marked "This Is Not A Safety Cover."

PRODUCT IDENTITY

One of the following product identities appears on the product:

- Manual Safety Cover
- Pool Cover
- Power Safety Cover

ADDITIONAL INFORMATION

For additional information, see Electrical Equipment for Use in Ordinary Locations (AALZ) and Plumbing and Associated Products (AAPP).

REQUIREMENTS

The basic standard used to investigate products in this category is ASTM F1346, "Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs."

UL MARK

The Certification Mark of UL on the product is the only method provided by UL to identify products manufactured under its Certification and Follow-Up Service. The Certification Mark for these products includes the UL symbol, the words "CERTIFIED" and "SAFETY," the geographic identifier(s), and a file number.

Additional Certification Markings

Products covered under this category are additionally marked with the following information:

ASTM F1346-[issue date]

Alternate UL Mark

The Classification Mark of UL on the product is the only method provided by UL to identify products manufactured under its Classification and Follow-Up Service. The Classification Mark for these products includes the UL symbol, the word "CLASSIFIED" above the UL symbol (as illustrated in the Introduction of this Directory), and the following additional information:

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[PRODUCT IDENTITY*]
IN ACCORDANCE WITH ASTM F1346-(Issue date)
Control No.

* MANUAL SAFETY COVER, POWER SAFETY COVER or POOL COVER

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**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061181

Fee \$ 145.50

**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. 061181 ZONE: RE CODE: SP APPLICATION DATE: 3/11/21

Name of Property Owner: Victor Sloan Property Owner's Telephone Number: 575-644-8247

Property Owner's Mailing Address: 2750 Valle Grande Las Cruces NM 88005

Property Owner's E-mail Address: mdawson1996@gmail.com

Contractor's Name & Address (if none, indicate Self): Dolphin Pools, 4629 Forest Park Dr Las Cruces

Contractor's Telephone Number: 575-523-0114 Contractor's License Number: CS25-92032

Address of Proposed Work: 2750 Valle Grande, Las Cruces 88005

Description of Proposed Work: Build an inground concrete 20' x 40' with a UL equipped automatic safety cover

Estimated Cost: \$9,750.00 Signature of Applicant: Peggy Dunning Date: 12-20-2020

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: _____ 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 PERMITS REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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

PZHAC ACTION FORM
BUILDING PERMIT 061182
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS

Item:

Case 061182– 1717 Boutz Road, Apartments 3 & 4, submitted by John Wright; a request for a zoning permit to allow the applicant to repair and repaint the exterior stucco and close off two exterior doors on two apartments at this address. Zoned Historic Residential (HR).

Staff Analysis:

The applicant is in the process of renovating the insides of these two apartments (Permit 061168). Part of these renovations includes sealing off one exterior door in each apartment. The applicant will create a niche inside each apartment where the door had been located. The exterior locations of the doors will be framed in and covered with stucco to match the exterior of the structure. Other than sealing off the doors, there will be no other changes to the appearance of the exterior of the structure. The remainder of the stucco on the structure will be repaired and the structure repainted in a color that is identical or very similar to the existing color. There will be no changes to the existing style of the structure.

Estimated Cost: \$4,500.00

Consistency with the Code:

The PZHAC will need to determine that the proposed work is 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.

8.33.060 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.

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of sealing of two exterior doors and refinishing the exterior of the structure along with repairing and repainting the stucco on the apartment structure at this address.
- The PZHAC has determined that the proposed wall meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

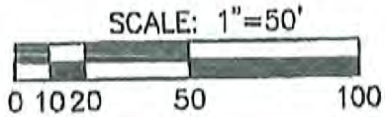
Maps

Legend

Map Themes
Parcels
UDC Zoning
Roads and Transportation
NM House Districts
NM Senate Districts
County Commission Districts
City Council Districts
Median Household Income
General Land Ownership

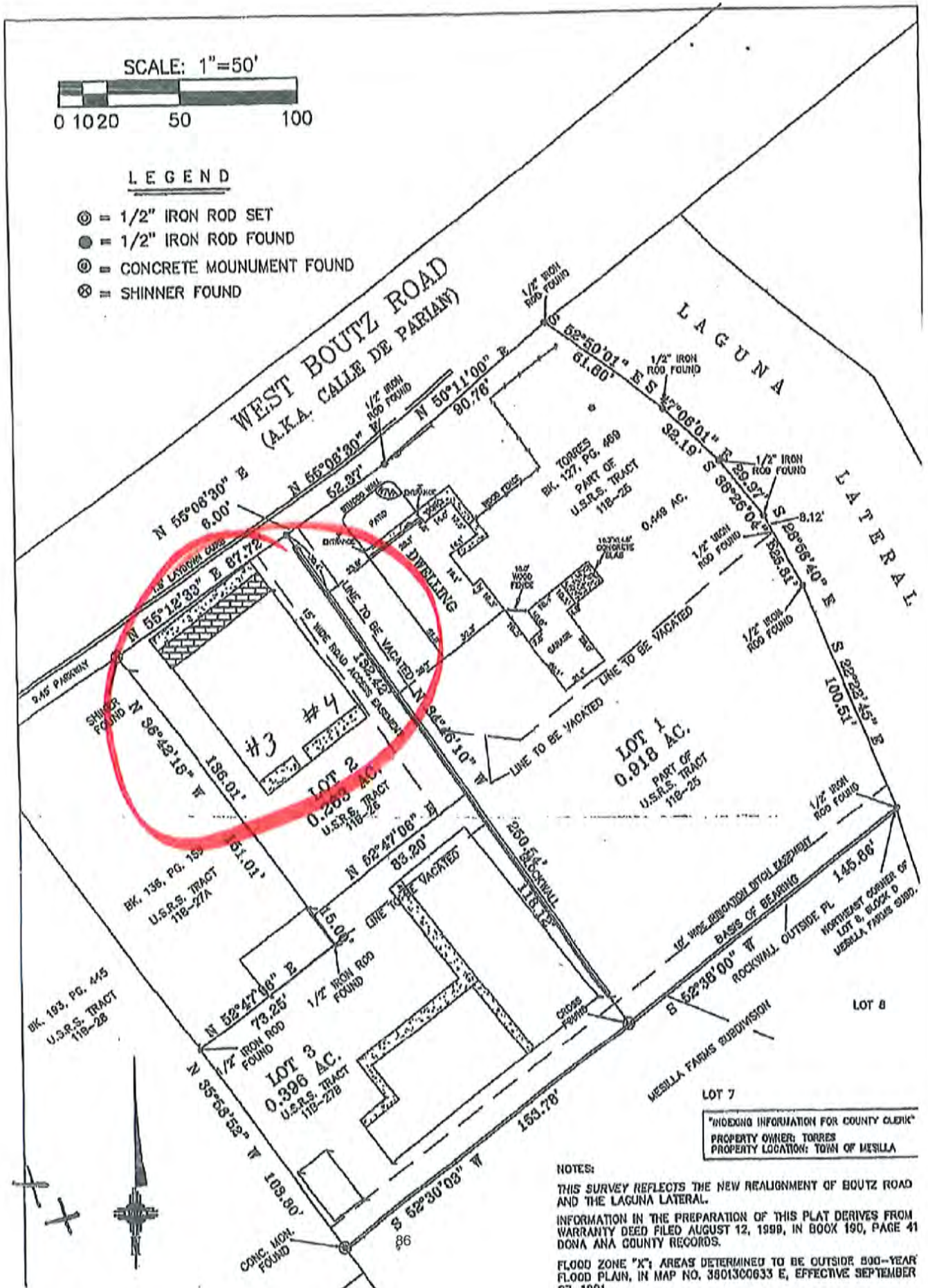
Account Number: [R0400981](#)
 Parcel Number: 4006137342407
 Owner: JOHN WRIGHT REVOCABLE TRUST DATED MARCH 21, 2017
 Mail Address: PO BOX 566
 Subdivision: PLAT OF SURVEY TOWN OF MESILLA (BK 24 PG 275 - 1729072)
 Property Address: 1717 W BOUTZ RD
 Acres: 0.25



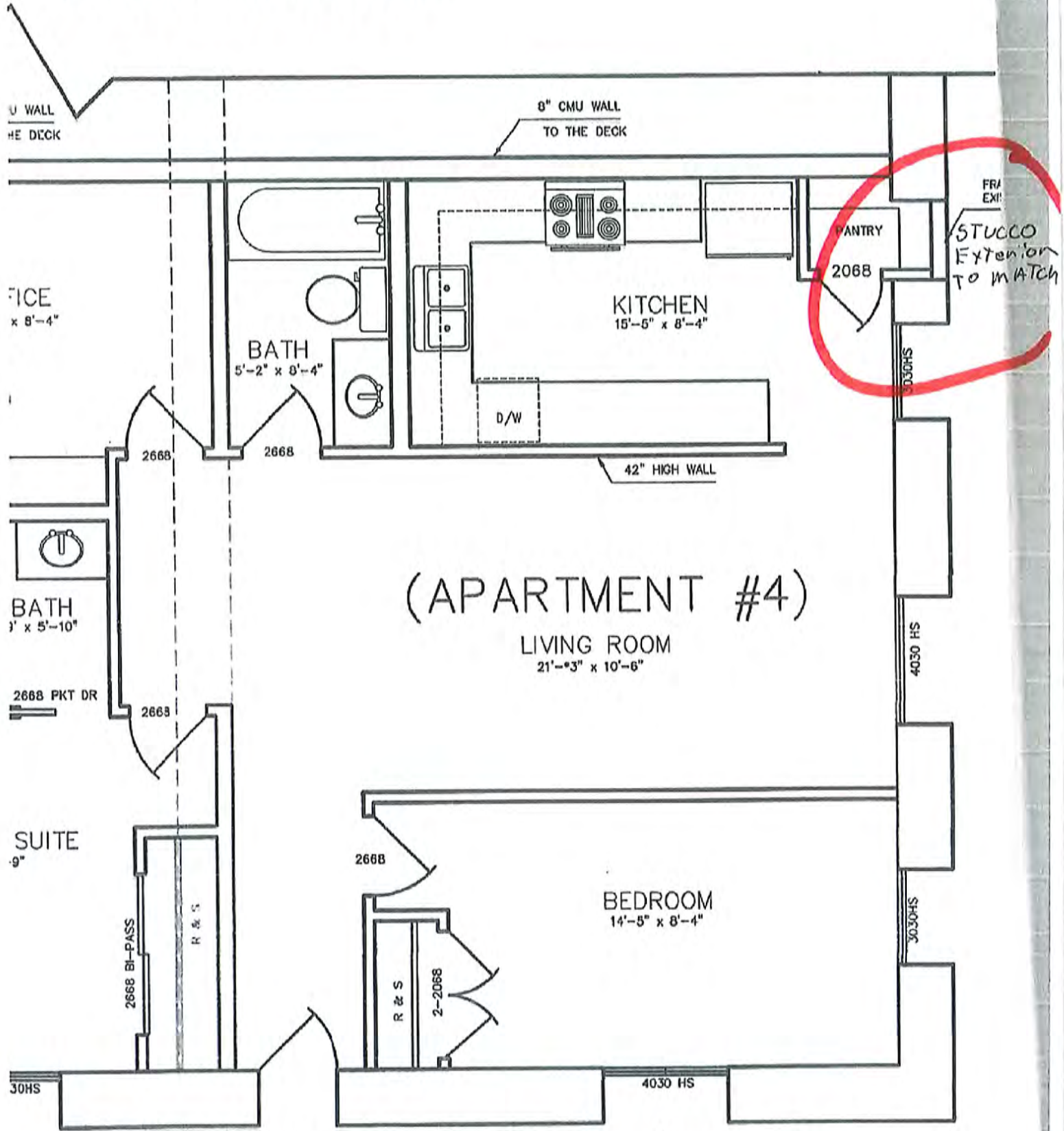


LEGEND

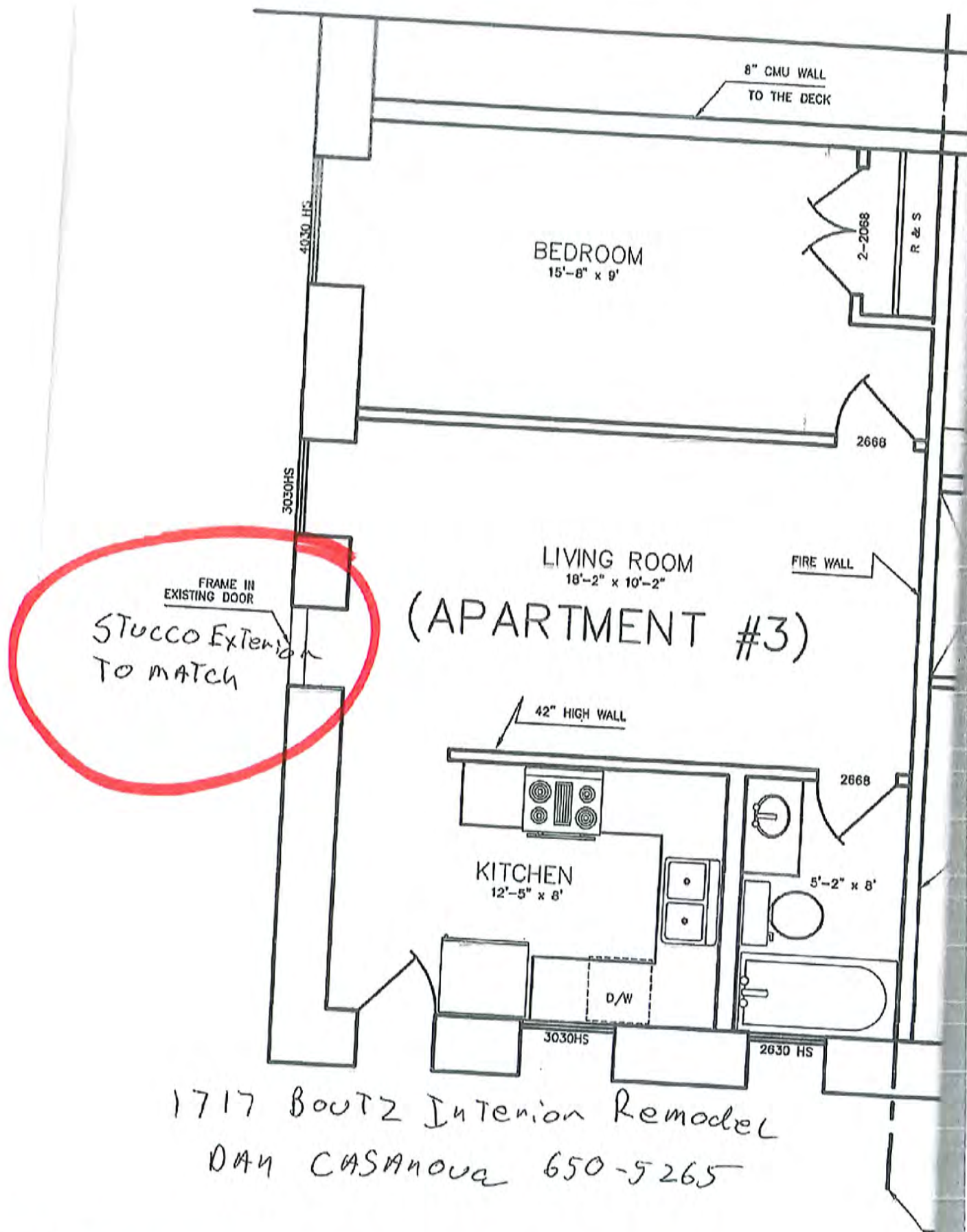
- ⊙ = 1/2" IRON ROD SET
- = 1/2" IRON ROD FOUND
- ⊗ = CONCRETE MOUNUMENT FOUND
- ⊗ = SHINNER FOUND



INTERIOR REMODEL



1717 BOUTZ Interior Remodel
 DAN CASANOVA 650-5265



TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061182

Fee \$ 18.00

PERMISSION TO CONDUCT WORK
OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

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

CASE NO. 061182 ZONE: AWR HR CODE: MKT M1 APPLICATION DATE: 3-2-2021

John Wright 575-644-8202
Name of Property Owner Property Owner's Telephone Number

PO Box 566 Mesilla NM 88046
Property Owner's Mailing Address City State Zip Code

John@lccboxbrewing.com
Property Owner's E-mail Address

Enchantment Custom Builders LLC DAN CASANOVA
Contractor's Name & Address (If none, indicate Self)

575-650-5265 83-0436954 92921
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 1717 BOUTZ #3+4

Description of Proposed Work: EXTERIOR STUCCO REPAIR + NEW PAINT COLOR TO BE SAME AS EXISTING. FRAME IN TWO EXISTING DOORS + REPLACE WITH STUCCO TO MATCH

\$4500 Jan O'Connor 3-2-21
Estimated Cost Signature of Applicant Date

Signature of property owner: [Signature]

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval 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 + BOT APPROVAL REQUIRED
CID PERMIT MAY BE REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

PZHAC ACTION FORM
BUILDING PERMIT 061170
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS

Case 061183– 501 Lucerne Court, submitted by Armando Reyna; a request for a zoning permit to allow the applicant to construct a five foot high rock wall around the front yard of a dwelling at this address. Zoned: Residential, one acre minimum new lot size.

Description of Request:

The applicant was in the process of building a five foot high rock wall around a portion of the front yard near the street without a permit when she was reported by CID and stopped by staff. The applicant was told that a permit would be needed for the wall and that the plans would need to be reviewed and approved by the PZHAC before work could continue. According to the homeowner, she was able to build a six foot high rock wall along Capri Road about ten or eleven years ago and was told at that time that she did not need permit from the Town. The homeowner has stated that the purpose of this wall is to give her grandchildren a place to safely play in the front yard.

The contractor for the homeowner has applied for a permit for this wall, which is almost complete. The wall matches the style and appearance of the other walls on the property. Since this wall is not along a shared property line, a Right-of-Entry agreement is not needed.

When finished, the wall will actually enhance the overall appearance or style of the dwelling.

Estimated Cost: @ \$2,200.00

Consistency with the Code:

The PZHAC will need to determine that the proposed wall, when finished, will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with all other sections of the **Building and Zoning Codes** that may be applied to this project. The proposed dwelling and casita appear to meet the requirements of Section 18.30 (R-1 Single Family Residential Zone) of the Code for new construction.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of building a new rock wall on a property at this address.
- The PZHAC has determined that the proposed structure meets all applicable Code requirements.

PZHAC OPTIONS:

1. Approve the zoning permit.
2. Approve the zoning permit with conditions.
3. Reject the zoning permit.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Num

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

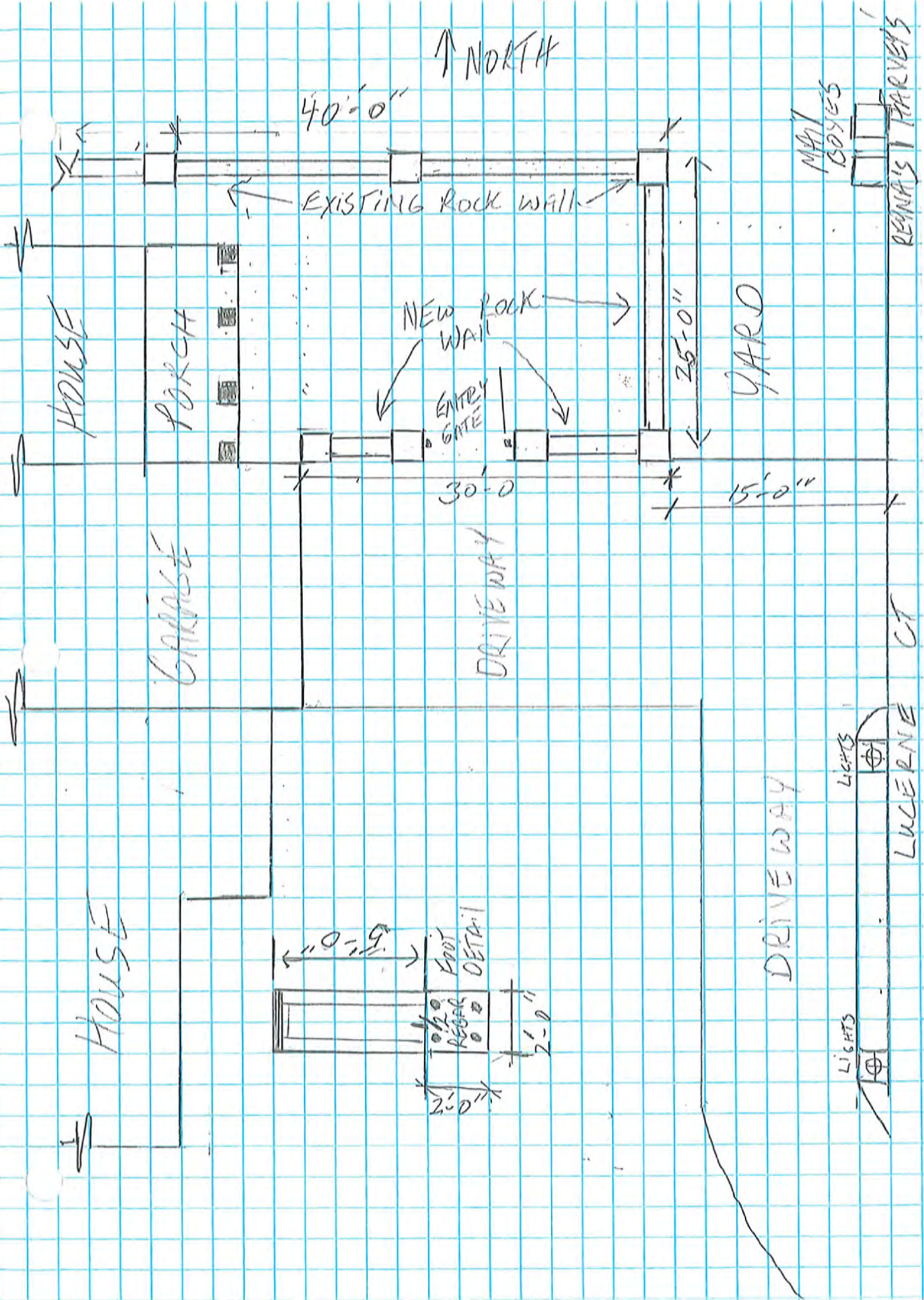
City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400824](#)
Parcel Number: 4007137279371
Owner: REYNA ARMANDO & RUBY
Mail Address: PO BOX 1568
Subdivision: BASON MANOR (BK 12
PG 11 - 754908) 807
Property Address: 501 LUCERNE CT
Acres: 0





TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061183

Fee \$ 160.00

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

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

CASE NO. 061183 ZONE: R1 CODE: M1 APPLICATION DATE: 2/11/21

Armando Reyna (575) ~~636-7~~ 650-3232
Name of Property Owner Property Owner's Telephone Number

501 Lucerne Ct. Las Cruces NM 88005
Property Owner's Mailing Address City State Zip Code

Areyna.718@yahoo.com
Property Owner's E-mail Address

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

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

Address of Proposed Work: 501 Lucerne Ct. Las Cruces N.M 88005

Description of Proposed Work: rock wall on side of garage

\$2,200.00 Estimated Cost 2/3/21 Date
Signature of Applicant

Signature of property owner: Armando Reyna

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

FOR OFFICIAL USE ONLY

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

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

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC APPROVAL REQUIRED
CID PERMIT MAY BE REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

**PZHAC NEW BUSINESS
MARCH 15, 2021**

**DECISION ITEMS
SIGN PERMITS**

PZHAC ACTION FORM
BUILDING PERMIT 061184
[PZHAC REVIEW – 3/15/2021]
STAFF ANALYSIS

Item:

Case 061184 – 2309 #3 Calle de Santiago, submitted by Jennifer Tyson for “Co-Lab Artisans Loft”; a request for a sign permit to allow the applicant to install an on-premise directory sign on part of a commercial property on which the store is located. Zoned Historic Commercial (HC).

Staff Analysis:

The applicant would like to change the content of a directory sign located at the corner of Calle de Guadalupe and Calle de Santiago that was previously approved by the PZHAC for another business that had been at the applicant’s location in order to alert customers to the existence of her shop around the corner on Calle de Santiago. (This same sign was originally approved by the PZHAC and used by the Tea shop “Be Infused” when it was located in the same location on Calle de Santiago as the applicant’s shop.) The sign is located on the same premises as the applicant’s shop. There are a two other tenants on this property.

Estimated Cost: \$150.00

Consistency with the Code:

The PZHAC will need to determine that the wall will be consistent the following section of the Code:

18.65.165 Directory signs.

- A. A directory sign may be permitted for a building or development where there is more than one business or tenant. A directory sign may be a wall sign, projecting sign, or freestanding sign, provided the sign complies with all requirements for the type of sign.
- B. A directory sign shall be limited to 15 square feet in area for signs located in the Historical Commercial (H-C zone) zone and 25 square feet in area for signs located in the Commercial (C) zone.
- C. All directory signs shall be located on the premises where the businesses are located.
- D. A directory sign may list all businesses or only the building or development name.
- E. Each business may have one individual sign in addition to the identification on the directory sign, in accordance with the sign regulations and all other laws and ordinances.

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

Findings that need to be made:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of changing the content of a directory sign that was previously approved for this location.
- The PZHAC has determined that the proposed wall meet all applicable Code requirements.

PZHAC OPTIONS:

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

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

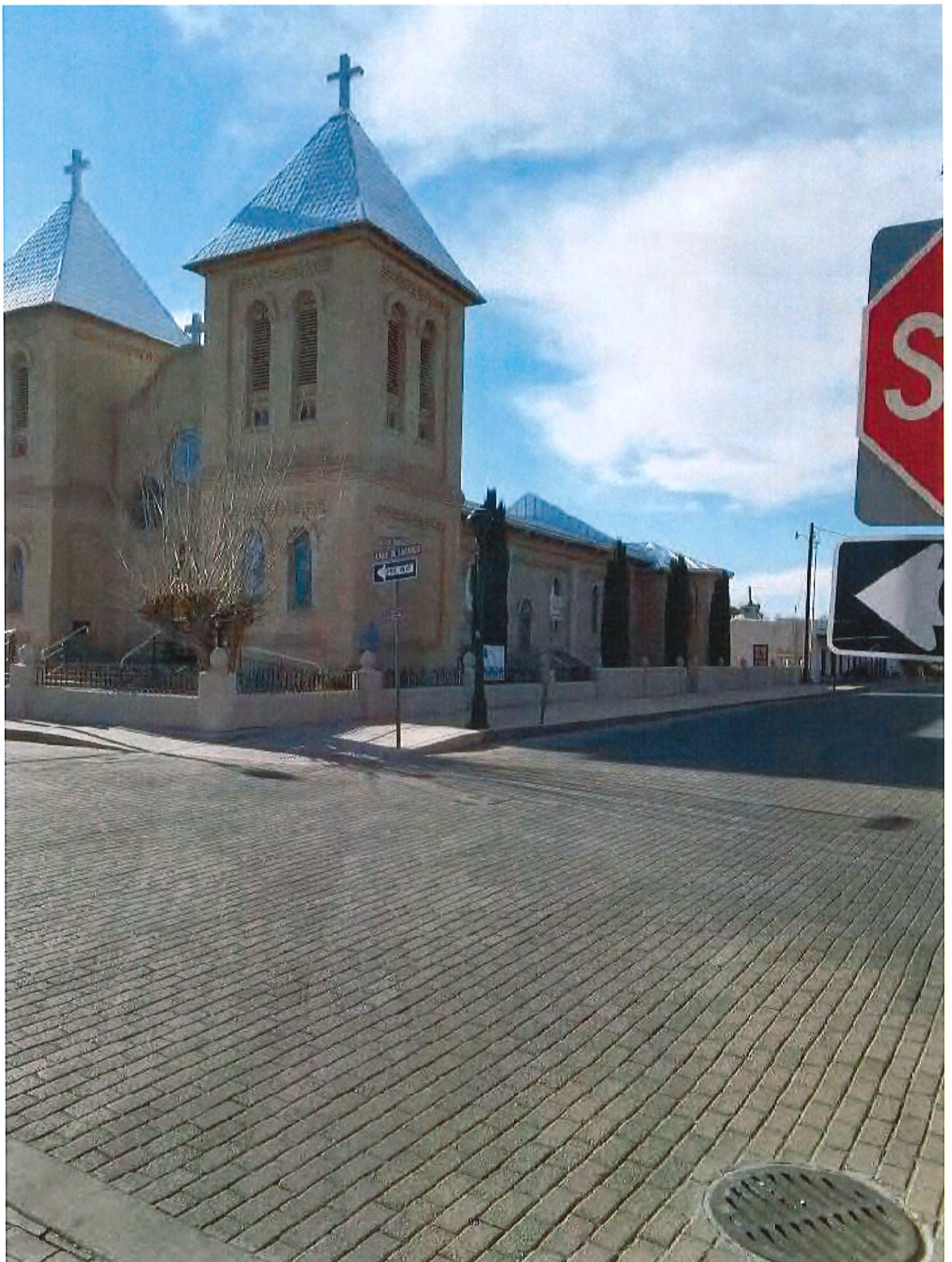
Maps

Legend

- Map Themes**
- Parcels
- UDC Zoning
- Roads and Transportation
- NM House Districts
- NM Senate Districts
- County Commission Districts
- City Council Districts
- Median Household Income
- General Land Ownership

Account Number: [R0400318](#)
 Parcel Number: 4006137236430
 Owner: TAFOYA LARRY R & VIOLA P
 Mail Address: PO BOX 1315
 Subdivision:
 Property Address: 2309 CALLE DE
 GUADALUPE #UNIT A-B
 Acres: 0









OFFICIAL USE ONLY:

Case # 061184

Fee \$ 30.00

CASE NO. 061184 ZONE: MC APPLICATION DATE: 3/11/21

Co-Lab Artisans Loft
Business Name 575-649-9344
Business Telephone Number

2309 #3 Calle de San Albino Mesilla
Business Address City NM State 88046 Zip Code

Jennifer Tyson / Kerry Carmone
Applicant Name 575-680-8649 / 575-649-9344
Applicant Telephone/Cell Number

3548 Evg La. has Couces
Mailing Address City NM State 88012 Zip Code

Description of sign: Metal Arrow sign, Chalk paint - white
Metal frame / ~~black~~ Black backboard

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



Colors: white chalk / metal frame

FOR OFFICIAL USE ONLY

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

CONDITIONS: PZHAC + BOT APPROVAL REQUIRED

PERMIT ISSUED BY: _____ ISSUE DATE: _____

Community Development Department
2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104
www.mesilla-nm.gov