



Town of Mesilla, New Mexico

PZHAC MEETING AGENDA 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

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 February 16, 2021.

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)

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:

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)
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)

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 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
FEBRUARY 21, 2021
WORK SESSION AND REGULAR MEETING
MINUTES**

[PART OF CONSENT AGENDA]



Town of Mesilla, New Mexico

PZHAC MEETING MINUTES FEBRUARY 16, 2021

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON TUESDAY, FEBRUARY 16, 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 Houston were present. Commissioner Prieto was absent. There was a quorum.

Other attendees:

Larry Shannon (Mesilla Staff); Cynthia Stoehner-Hernandez (Mesilla Town Clerk/Treasurer) Tom Maese (Chief Inspector-CID)

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Agenda. Commissioner Houston made a motion to approve the Agenda, seconded by Commissioner Nevarez, 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.*

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

A. *PZHAC MINUTES – PZHAC Work Session and Meeting of February 1, 2021.

Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. **Case 061163** – 2363 Calle de Santiago, submitted by Mary Lucero; a request for a zoning permit to allow an electrical upgrade from 100-amp service to 200-amp service for the dwelling at this address. Zoned: Historic Residential (HR)
Approved as part of the Consent Agenda.
2. **Case 061164** – 2060 Calle de Parian, submitted by Julienne and Oakley Hadfield for “Julienne Jewelry”, a request for a zoning permit to allow inspection and repair to the interior of a commercial building at this address. Zoned: Historic Commercial (HC)
Approved as part of the Consent Agenda.
3. **Case 061165** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a zoning permit to allow a fence on a residential property at this address to be repainted. Zoned: Historic Residential (HR)
Approved as part of the Consent Agenda.
4. **Case 061166** – 2160 Calle de Arroyo, submitted by Phillip E. Born, Jr., a request for a zoning permit to allow foundation and adobe stabilization, patching, and general repair on a historical dwelling at this address. Zoned: Historic Residential (HR)
Approved as part of the Consent Agenda.

II. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

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There were no public comments.

B. DECISIONS:

Zoning Permits

1. **Case 061167** – 2410 Calle de Parian, submitted by Tom Hutchinson; a request for a zoning permit to replace two windows on a commercial structure at this address that were damaged in a burglary attempt on this structure. Zoned: Historic Commercial (HC)

Staff provided a brief review of this request, explaining the fact that the subject windows were broken one weekend during a burglary attempt and that there were two different types of windows involved. One was a single plate of safety glass that was damaged but not broken. The other was a window made up of multiple panes that was easily broken, allowing the removal of numerous items through the break. Both windows were protected by iron bars. The applicant immediately replaced both windows with safety glass to protect both windows. The PZHAC wanted to ensure that the windows would retain their historic image, therefore it was suggested that a wooden framework be placed over each window to simulate multiple panes of glass. The applicant to see the including the fact that the case was discussed during the Work Session. Commissioner Nevarez made a motion to recommend approval the request to the BOT, seconded by Commissioner Salas, and the recommendation was APPROVED by the PZHAC by a vote of 4 – 0 with the following CONDITION:

- a. *A wooden framework will be installed over each window to simulate multiple panes of glass.*

Business Registrations

2. **Permit 0871** – 105 Capri Road, submitted by Nathel Candace Wolle; a request for a business license to allow the applicant to sell knitted clothing items by mail as a home occupation from a dwelling at this address. Zoned: Residential, one acre (R1)

Staff provided a brief review of this request. There were no issues. Commissioner Houston made a motion to approve the request, seconded by Commissioner Nevarez, and approved by the PZHAC by a vote of 4 – 0.

VI. PZHAC/STAFF COMMENTS

Commissioner Nevarez

Asked when the joint meeting between the BOT and the PZHAC that the PZHAC had requested would take place.

Cynthia Stoenher-Hernandez (Mesilla Town Clerk/Treasurer)

Stated that a joint work session with the BOT and te PZHAC had been set for 5:00 pm on Monday, February 22, 2021 and that two topics would be discussed:

- a. *A moratorium on expanding development on properties declared legal non-conforming to allow the Town to determine a solution to address requests for further development of these properties, and*
- b. *Revisions to the Code that will be needed to address these issues.*

There was no further discussion.

VII. ADJOURNMENT:

The meeting was adjourned at 2:40 pm.

NOTICE

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Posted on 2/11/2021 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 NEW BUSINESS
MARCH 1, 2021**

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

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

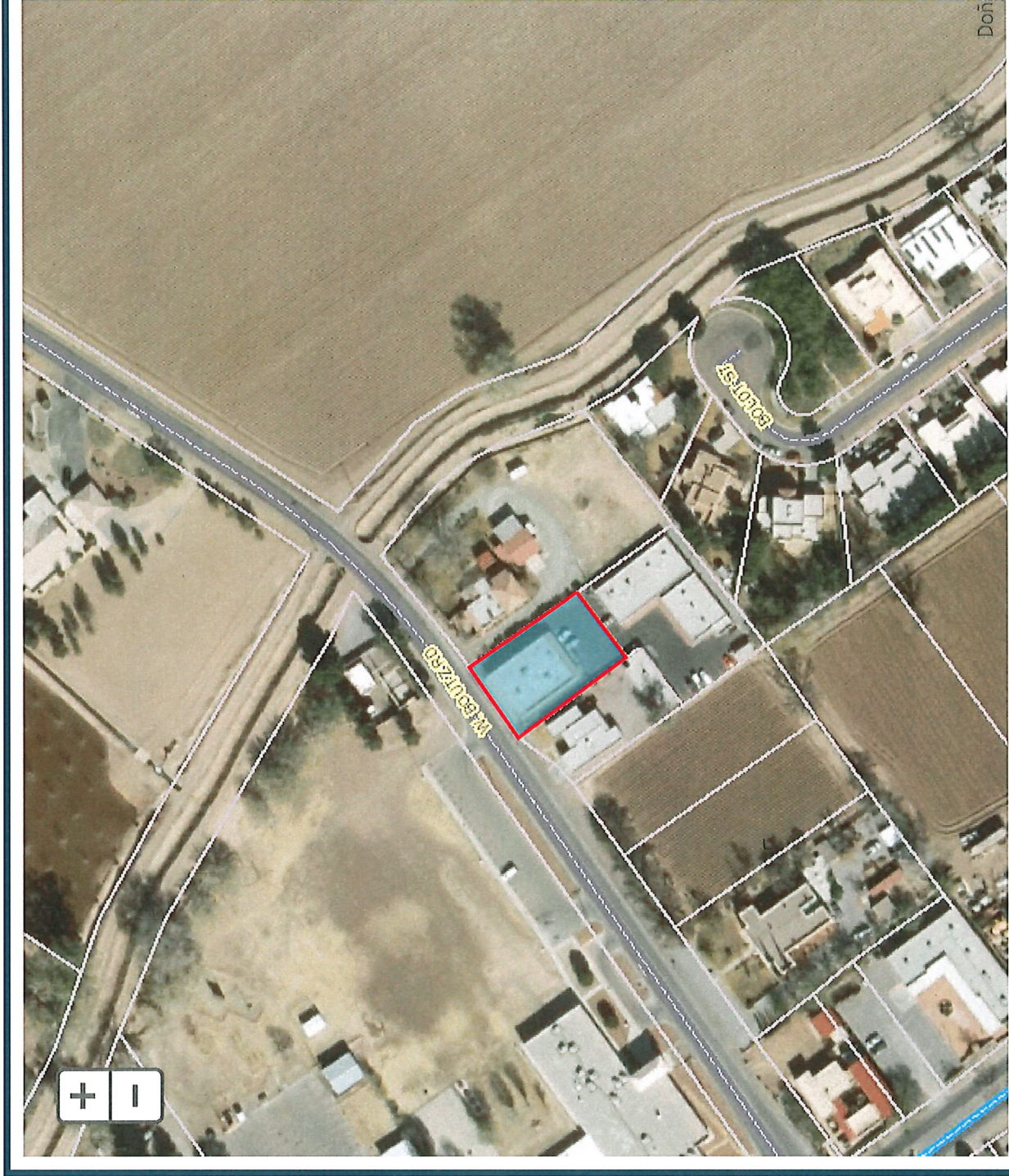
Select Search Type: Account Number | Enter Value:

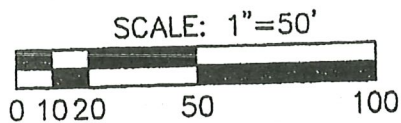
Maps

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

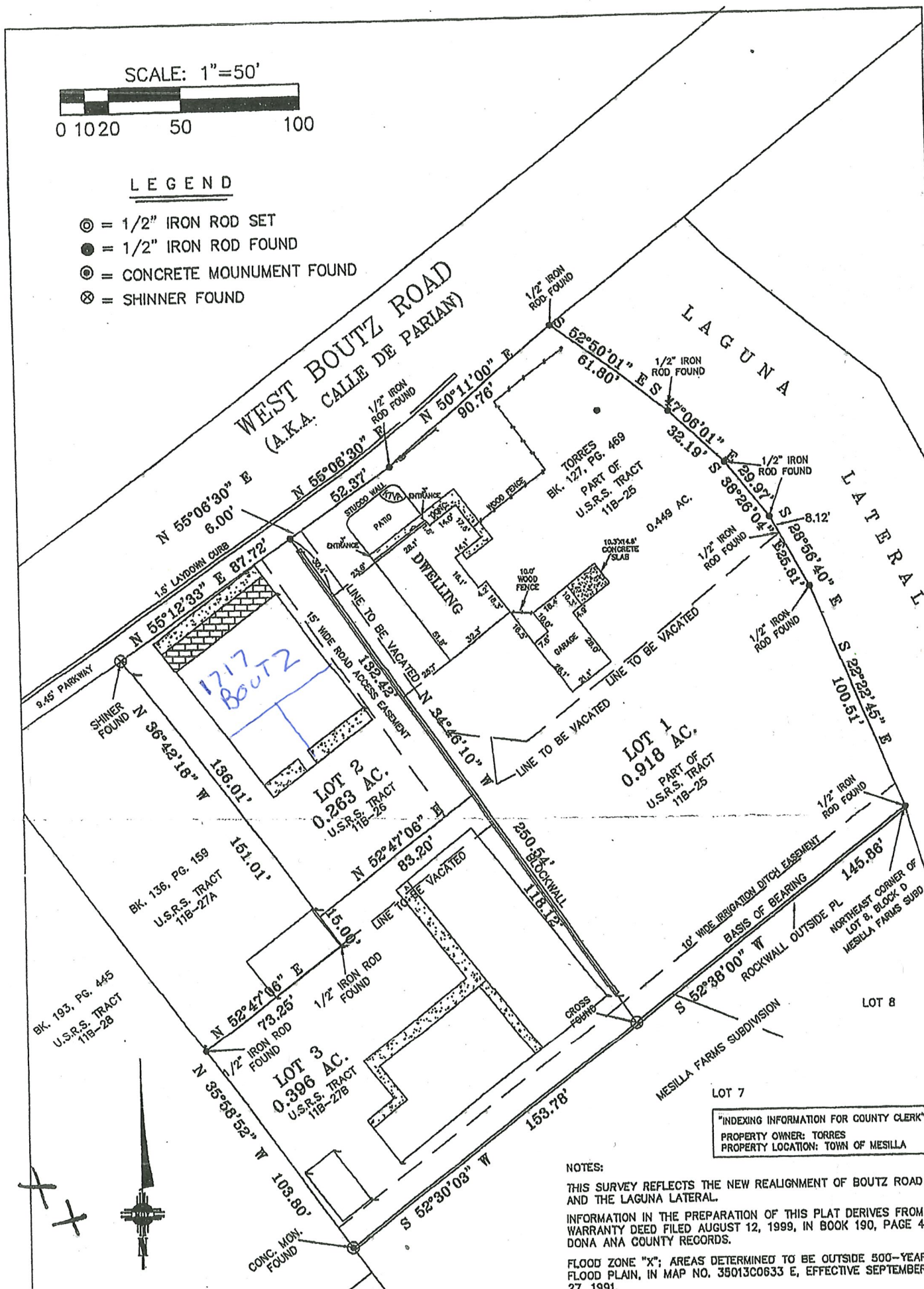
Account Number: **R0400981**
 Parcel Number: 4006137342407
 Owner: JOHN WRIGHT REVOCABLE TRUST DATED MARCH 21, 2017
 Mail Address: PO BOX 566
 Subdivision: PLAT OF SURVEY TOWN OF MESILLA (BK 24 PG 275 - 1729072)
 Property Address: 1717 W BOUTZ RD
 Acres: 0.25





LEGEND

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



BK. 193, PG. 445
U.S.R.S. TRACT
11B-28

BK. 136, PG. 159
U.S.R.S. TRACT
11B-27A

TORRES
PART OF
U.S.R.S. TRACT
11B-25

LOT 1
0.918 AC.
PART OF
U.S.R.S. TRACT
11B-25

LOT 2
0.263 AC.
U.S.R.S. TRACT
11B-25

LOT 3
0.396 AC.
U.S.R.S. TRACT
11B-27B

"INDEXING INFORMATION FOR COUNTY CLERK"
PROPERTY OWNER: TORRES
PROPERTY LOCATION: TOWN OF MESILLA

NOTES:
THIS SURVEY REFLECTS THE NEW REALIGNMENT OF BOUTZ ROAD AND THE LAGUNA LATERAL.
INFORMATION IN THE PREPARATION OF THIS PLAT DERIVES FROM WARRANTY DEED FILED AUGUST 12, 1999, IN BOOK 190, PAGE 411 DONA ANA COUNTY RECORDS.
FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, IN MAP NO. 35013C0633 E, EFFECTIVE SEPTEMBER 27, 1991.

1717 BOUTZ INTERIOR REMODEL



CODE DATA
 2015 IRC
 2015 NMRBC
 2015 IEBC
 2015 UPC
 2015 UMC
 2017 NEC

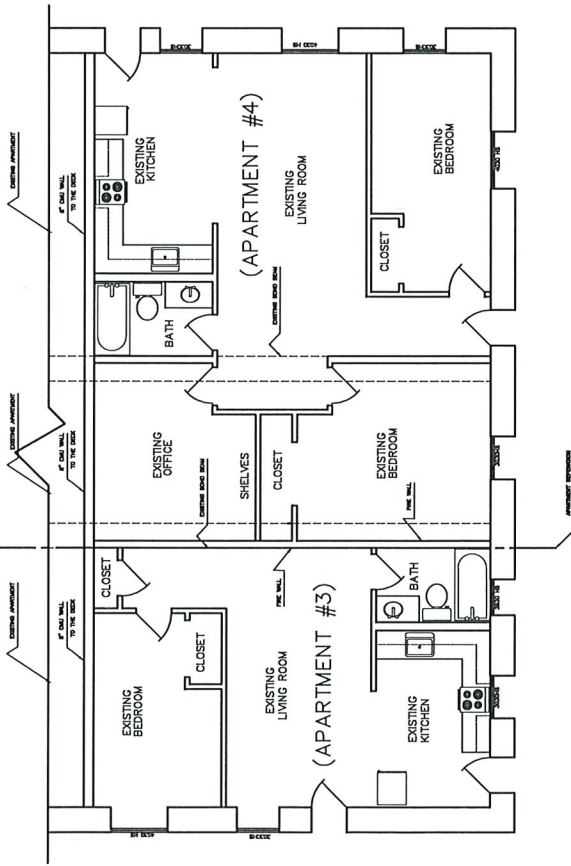
REMODEL NOTES:

FRAME IN EXTERIOR DOOR IN BOTH APARTMENTS
 NEW FOUNDATION SHOWN ON SHEET 2
 FIRE WALL CROSS SECTION DETAIL ON SHEET 2

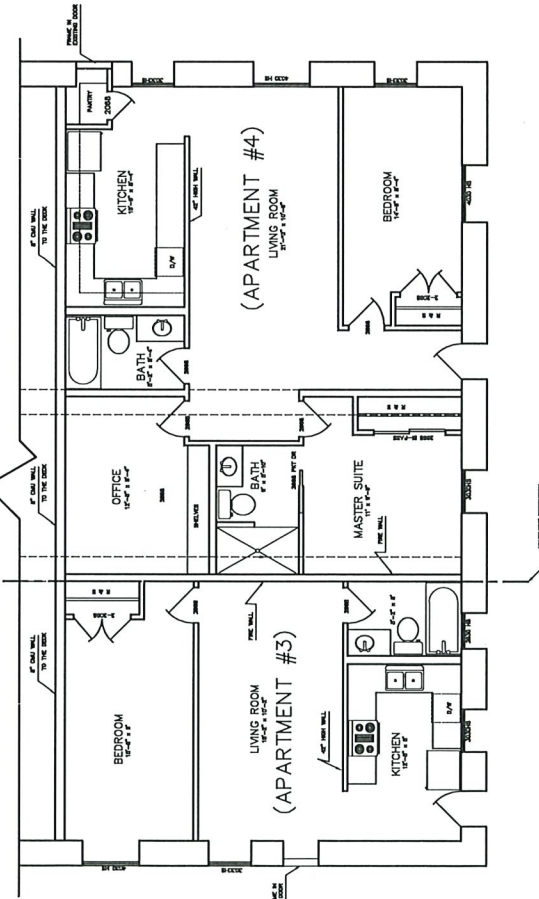
IN APARTMENT #3 RECONFIGURE THE BEDROOM
 AND KITCHEN LAYOUT.
 NEW CABINETS, FIXTURES, TILE & DOORS
 NEW ELECTRICAL PER 2017 NEC
 EXISTING EXTERIOR WALL CROSS SECTION SHOWN ON SHEET 2

IN APARTMENT #4 CREATE NEW MASTER SUITE W/
 NEW BATHROOM, WHERE CLOSETS WERE.
 RECONFIGURE BEDROOM AND KITCHEN LAYOUT
 NEW CABINETS, FIXTURES, TILE & DOORS
 NEW ELECTRICAL PER 2017 NEC

EXISTING DWELLING

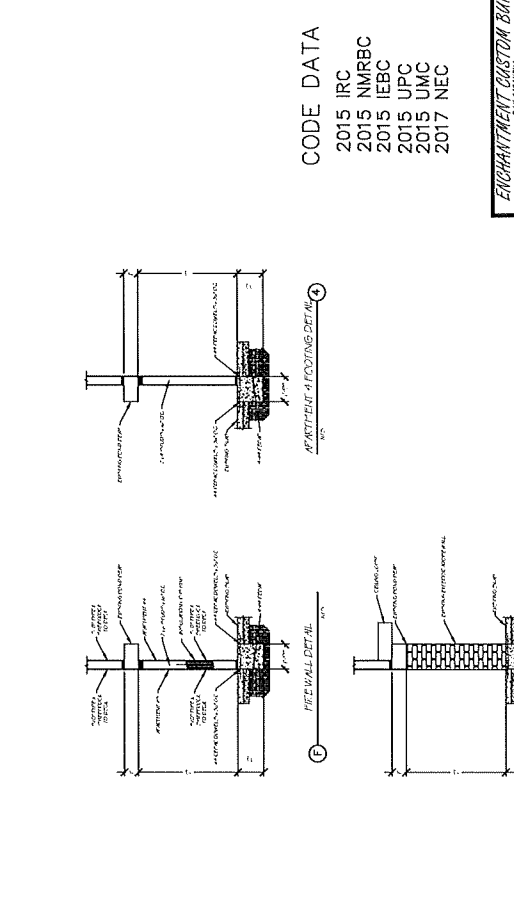
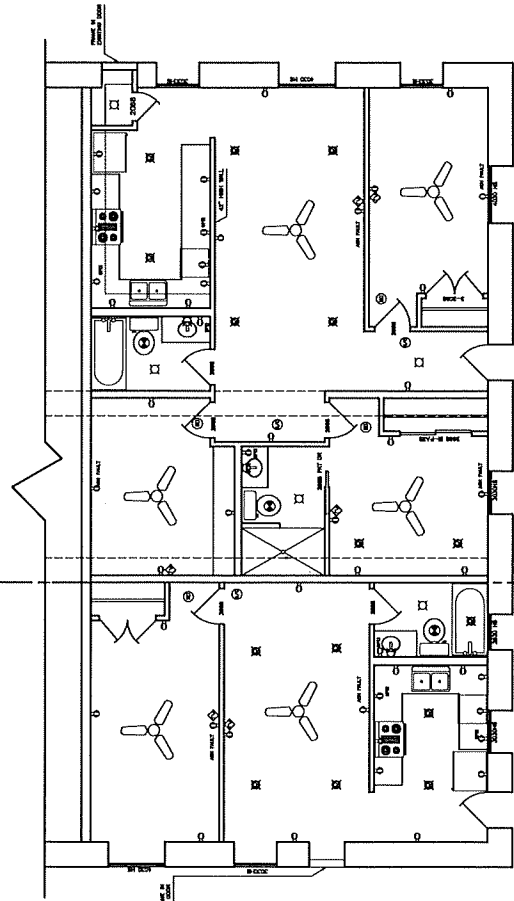
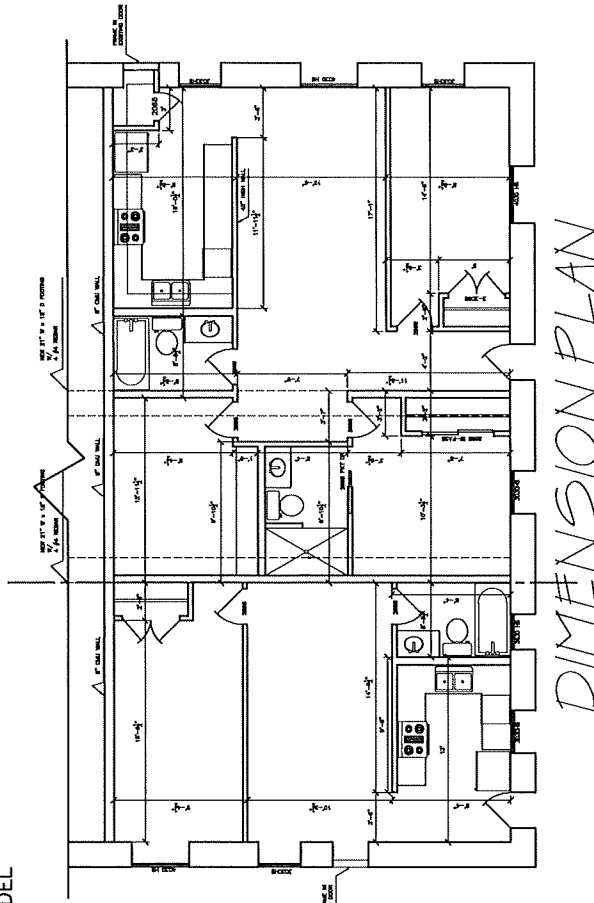
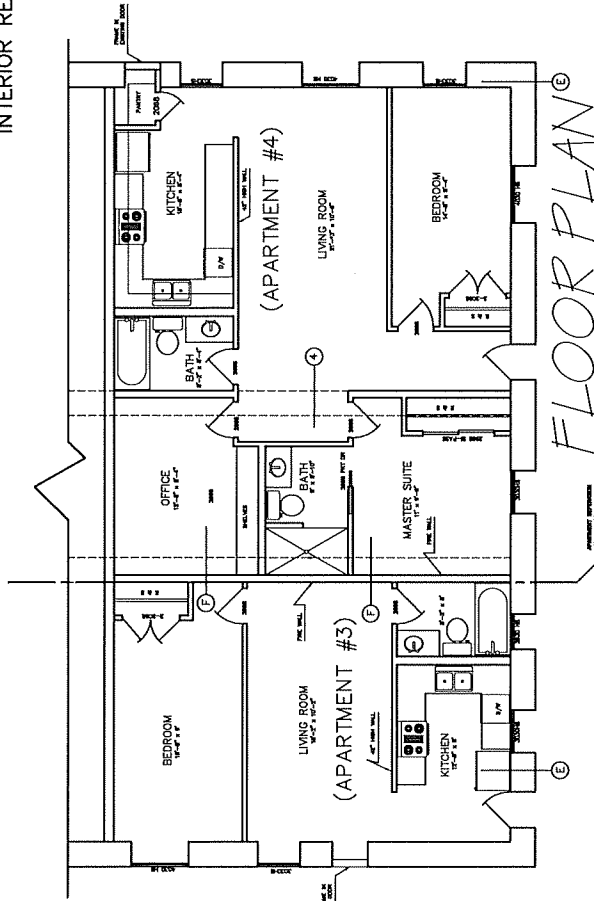


PROPOSED INTERIOR REMODEL



ENCHANTMENT CUSTOM BUILDERS <small>481 S. GARDEN ST. SUITE 100 LOS ANGELES, CA 90014 TEL: (213) 481-1111 WWW.ENCHANTMENTCUSTOMBUILDERS.COM</small>		SHEET # 1 OF 2
CREATED BY: J. GARDNER	DATE: 1/11/17	REVISIONS: 1/11/17
FOR: LOS ARCOS APARTMENT REMODEL		SCALE: 1/4" = 1'-0"

INTERIOR REMODEL



CODE DATA

- 2015 IRC
- 2015 NMRBC
- 2015 IEBC
- 2015 UPC
- 2015 UMC
- 2017 NEC

ENCHANTMENT CUSTOM BUILDERS		ENCHANTMENT CUSTOM BUILDERS	
1000 S. GARDEN		1000 S. GARDEN	
PHOENIX, AZ 85024		PHOENIX, AZ 85024	
DESIGNED BY:	SCALE:	SHEET #	TOTAL SHEETS
FOR:	REVISED:	1 OF 2	1 OF 2
LOS ARCOS		APARTMENT REMODEL	

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061168

Fee \$ 70.50 ✓

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. 061168 ZONE: HC CODE: ACH APPLICATION DATE: 2/24/21

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@iceboxbrewing.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: INTERIOR Repair UPDATE Remodel
Future Exterior Stucco Repair + PAINT color to
Remain The SAME

\$40,000 Jan Cronon 2-23-2021
Estimated Cost Signature of Applicant Date

Signature of property owner: [Signature]

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

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: n/a
 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: ALL INTERIOR ALTERATIONS, NO CHANGES TO EXTERIOR
CID PERMIT REQUIRED

PERMISSION ISSUED / DENIED BY: [Signature] ISSUE DATE: 2/24/22

- 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 NEW BUSINESS
MARCH 1, 2021**

**DECISION ITEMS
ZONING PERMITS**

PZHAC ACTION FORM
BUILDING PERMIT 061169
[PZHAC REVIEW – 3/1/2021]
STAFF ANALYSIS

Item:

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 Analysis:

The applicant would like to build a 5 foot high rock wall around a residence that has been built on this property in the past year. The wall will extend from the front corners of the dwelling to the property lines on the northeast and southwest sides of the property and then extend along these property lines across the rear property line at the southeast side of the property. 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).

The wall will not extend past the front of the dwelling and will not affect the clear-sight-triangle of the driveway.

This case was postponed for several months to allow the applicant to obtain and submit completed “Right-of-Entry” forms for the properties that are adjacent to the property lines on which the wall will be built as required by the PZHAC. (These forms are included in this packet.)

Estimated Cost: \$3,100.00

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.

18.33.080 Historical appropriateness permit.

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

18.35.030 Exterior appearance.

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

The PZHAC will 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: R0400568
 Parcel Number: 4006138205103
 Owner: KIRBY JACK F & LISA F
 Mail Address: PO BOX 172
 Subdivision: SOUTHWEST ADDITION
 TO MESILLA 201
 Property Address: 2445 CALLE DE
 SANTA ANA
 Acres: 0



larrys@mesillanm.gov

From: Patrick A. Vigil <vicaoneinc@aol.com>
Sent: Monday, January 25, 2021 2:05 PM
To: larrys@mesillanm.gov
Subject: Rock wall application for 2445 Santa Ana
Attachments: site plan -rock wall.pdf; signed rock wall application.pdf

Mr. Shannon

I hope all is well.

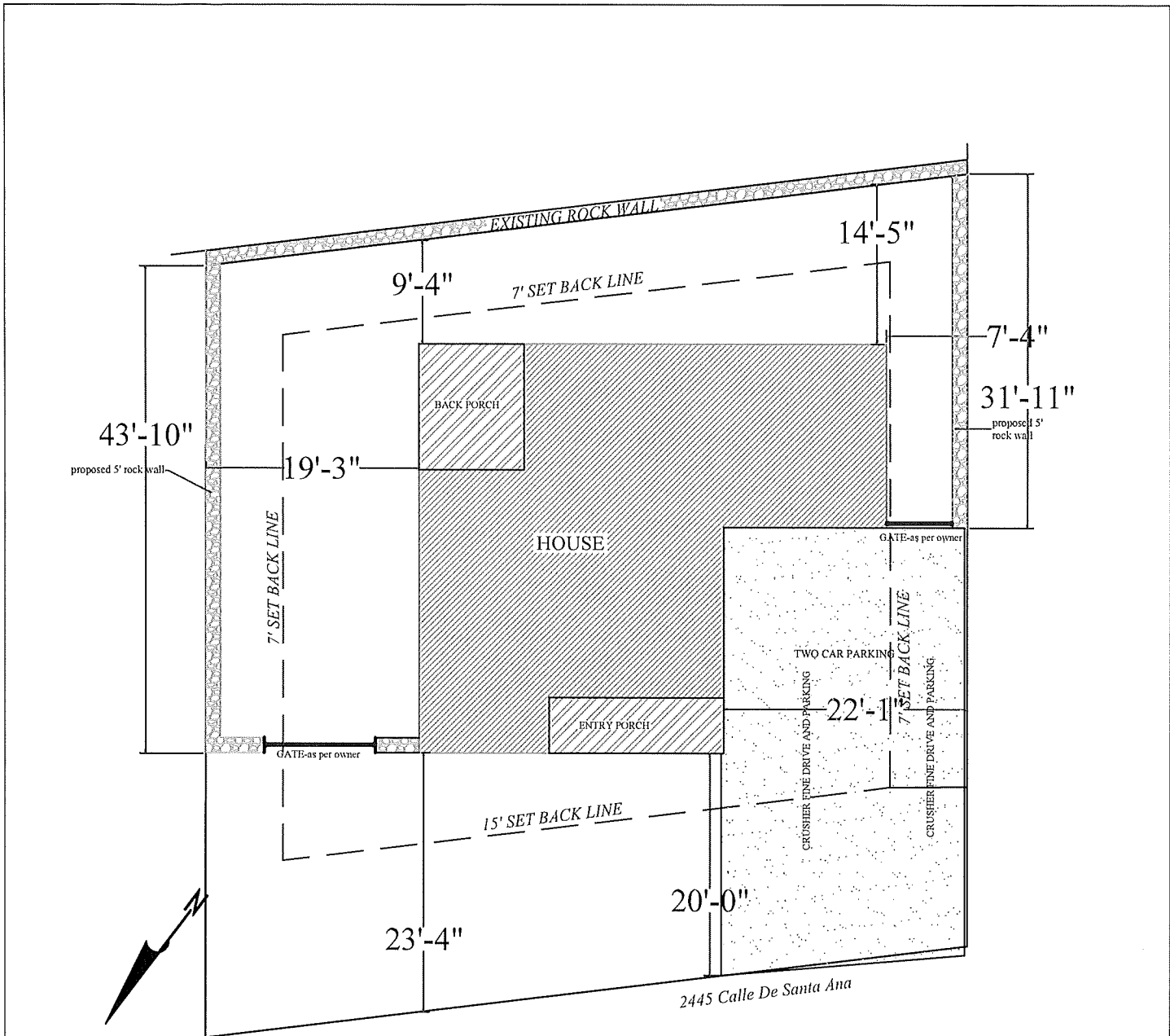
Good afternoon

Attached is the rock wall application for 2445 Santa Ana and corresponding site plan.

Let me know if you need anything else

Thank you

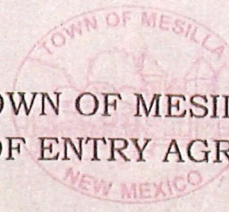
Patrick A. Vigil
ViCa One Inc.
vicaone.com



Jan 25, 2021

nts

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



TOWN OF MESILLA
RIGHT OF ENTRY AGREEMENT

RIGHT OF ENTRY AGREEMENT ZONE: CASE:

Jack and Lisa Kirby 2840 Calle Tercera Mesilla NM, 88046
Applicant Name(s) Mailing Address City State Zip Code

2445 Calle De Santa Ana, Mesilla, NM 88046
Physical Property Address for Agreement

Peter F. Garcia PO Box 1037 Mesilla NM 88046
Adjacent Property Owner(s) Mailing Address City State Zip Code

2491 Calle De Santa Ana
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.

Jack Kirby
Applicant(s)
2-15-2021
Date

Peter F. Garcia
Applicant(s)
2-16-2021
Date

ACKNOWLEDGEMENT

ACKNOWLEDGEMENT

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

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

The following was acknowledged before me this
15th day of 2021, by Jack Kirby
Jacklyne Legarreta
NOTARY PUBLIC

The following was acknowledged before me this
day of 20, by
NOTARY PUBLIC

My Commission Expires: 10/29/22

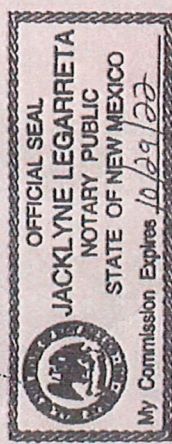
My Commission Expires:

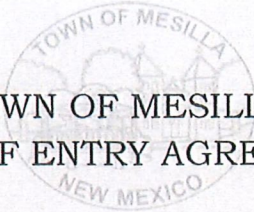
FOR OFFICIAL USE ONLY

Date received:

Community Development Coordinator

Date





TOWN OF MESILLA
RIGHT OF ENTRY AGREEMENT

RIGHT OF ENTRY AGREEMENT ZONE: CASE:

Jack and Lisa Kirby 2840 Calle Tercera Mesilla NM, 88046
Applicant Name(s) Mailing Address City State Zip Code

2445 Calle De Santa Ana, Mesilla, NM 88046
Physical Property Address for Agreement

Peter F. Garcia PO Box 1037 Mesilla NM 88046
Adjacent Property Owner(s) Mailing Address City State Zip Code

2491 Calle De Santa Ana
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)

Peter F. Garcia
Applicant(s)

Date

2-18-2021
Date



ACKNOWLEDGEMENT

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF DONA ANA)
The following was acknowledged before me this
day of 20, by

STATE OF NEW MEXICO)
) ss.
COUNTY OF DONA ANA)
The following was acknowledged before me this
day of 2021, by Peter F. Garcia

NOTARY PUBLIC

NOTARY PUBLIC
Gloria S. Maya

My Commission Expires:

My Commission Expires: November 13, 2022

OFFICIAL SEAL
GLORIA S. MAYA
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 11/13/2022

FOR OFFICIAL USE ONLY

Date received:

Community Development Coordinator

Date

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

From: julie mcilwraith <bleuwynde@gmail.com>

To: Jack Kirby <kirbyjack8@gmail.com>

Cc: Patrick A. Vigil <vicaoneinc@aol.com>

Sent: Tue, Feb 16, 2021 11:39 am

Subject: Re: Right of Entry - Mesilla lot

We are in the middle of this snow and ice stuff! Rolling blackouts, etc! I probably won't be able to get out until Monday. We are expecting another 4-7 inches of snow starting this evening until tomorrow.

I will send it as soon as I get it done on Monday 😊

TOWN OF MESILLA
PERMISSION TO CONDUCT WORK
OR

OFFICIAL USE ONLY:

Case # 061169

Fee \$ 16.50

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

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

CASE NO. 061169 ZONE: HR CODE: M1 APPLICATION DATE: 2/24/21

Jack and Lisa Kirby

517-520-0651

Name of Applicant/Owner

Applicant's Telephone Number

2840 Calle Tercera

Mesilla

NM

88046

Applicant's/Owner's Mailing Address

City

State

Zip Code

kirbyjack8@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

85982

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

Address of Proposed Work: 2445 Calle De Santa Ana, Mesilla, NM 88046

Description of Proposed Work: Side yard rock walls as per submitted site plan to match existing back wall.

\$ \$3,100.00

Estimated Cost

Signature of Applicant

1-25-2021

Date

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

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

FOR OFFICIAL USE ONLY

PZHAC

Administrative Approval

BOT

Approved Date: _____

Approved Date: _____

Disapproved Date: _____

Disapproved Date: _____

Approved with Conditions

Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW + BOT REVIEW 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 061170
[PZHAC REVIEW – 3/1/2021]
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 for several months to allow the applicant to obtain and submit completed “Right-of-Entry” forms for the properties that are adjacent to the property lines on which the wall will be built as required by the PZHAC. (These forms are included in this packet.)

Estimated Cost: \$10,000.00

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.

18.33.080 Historical appropriateness permit.

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

18.35.030 Exterior appearance.

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

The PZHAC will 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

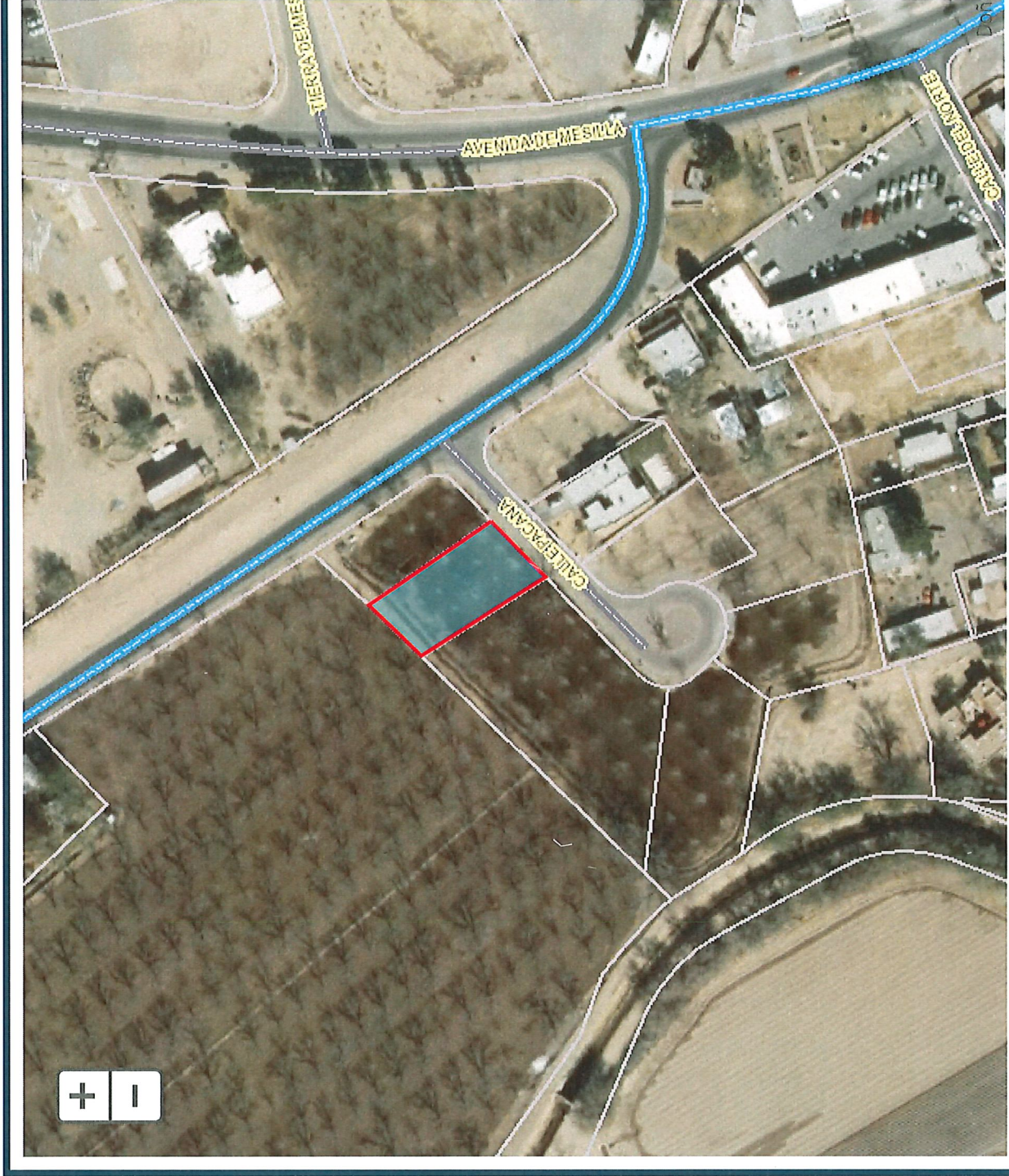
Select Search Type: Account Number | Enter Value:

Maps

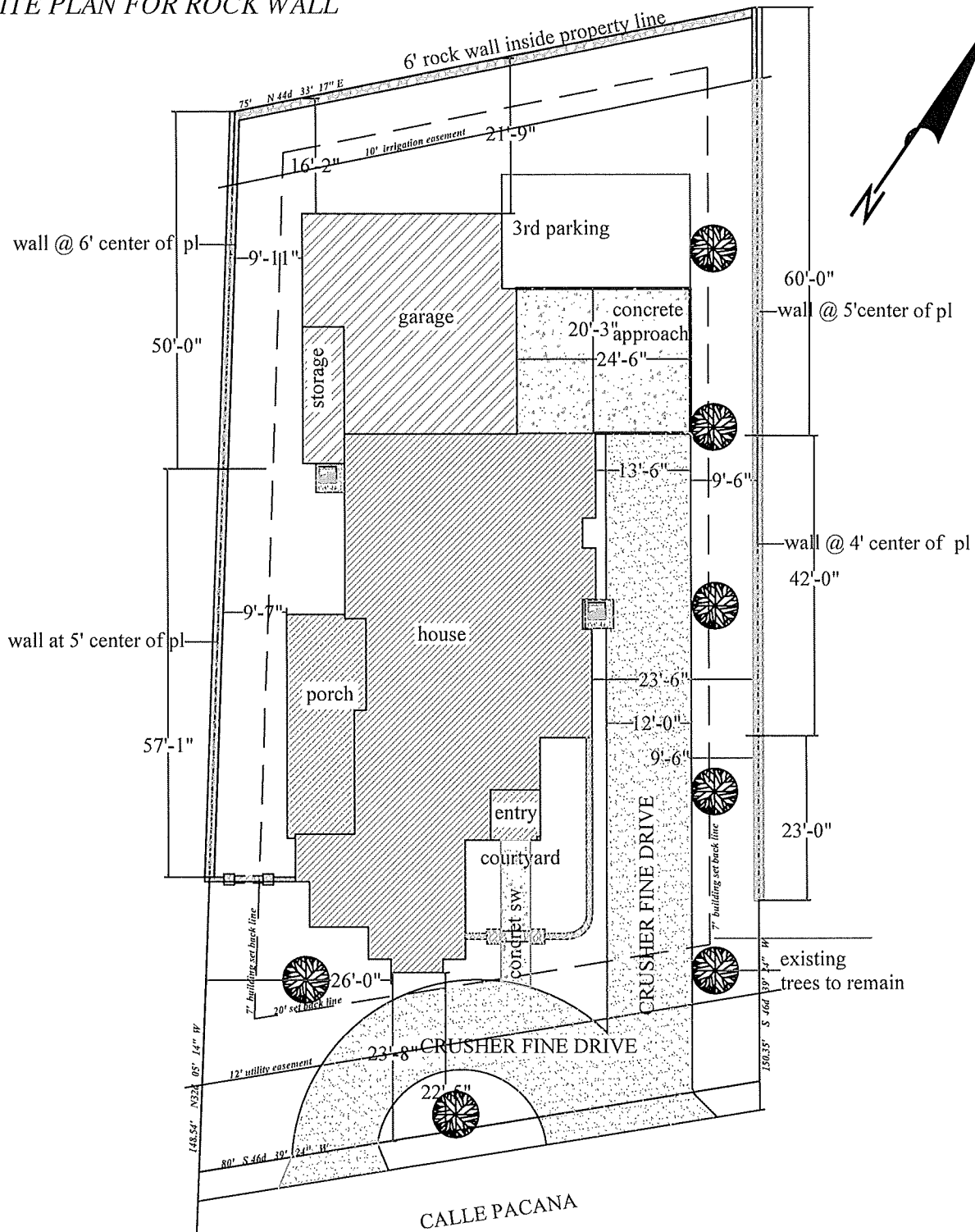
Legend

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



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

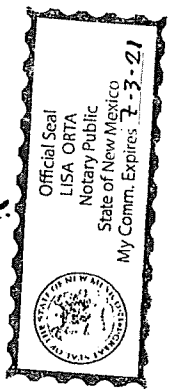
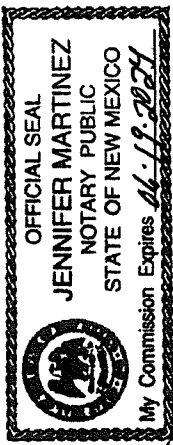
Calle De El Paso Map Code--4006131728279
Adjacent Property Owner(s) Physical Address

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 dates for both applicant sets.

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
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)
COUNTY OF DONA ANA)
The following was acknowledged before me this 3rd day of 20 21, by Nelson Clayshute
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

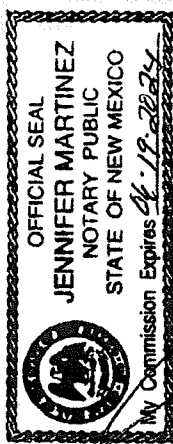
Right-of-Entry -- Permission is hereby granted to the applicant, or its authorized agents, to enter upon the adjacent property for the sole purpose of construction and/or maintenance of the structure(s). Original signatures only.

Handwritten signature of Marilyn McMurry over Applicant(s) line.

Handwritten signature of Christal Martinez over Applicant(s) line.

2/3/21 Date

2-04-2021 Date



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 over Notary Public line.

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 Christal Martinez

Handwritten signature of Christal Martinez over Notary Public line.

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
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: MI 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: _____
 Disapproved Date: _____
 Approved with Conditions

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

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

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CID PERMIT REQUIRED

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