



Town of Mesilla, New Mexico

PZHAC WORKSHOP & MEETING AGENDA OCTOBER 5, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON MONDAY, SEPTEMBER 21, 2020 AT 2:30 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.

- A. Submitted by Indalencio Prieto and Ladene Vance; a request to adjust the lot lines of three properties to eliminate one lot line and combine a portion of an existing lot at 2200 West Union Avenue containing pecan trees with a neighboring lot containing pecan trees (**Case 061123**). Zoned: Rural/Agricultural (RF)
- B. Submitted by Jesus Candelaria for Emphyrean Energy Solution; a request to discuss an appeal of a staff decision to deny a new power pole at 2363 Calle de Santiago as part of a photo-voltaic panel installation on the dwelling at this address. Zoned: Historic Residential (HR)

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, OCTOBER 5, 2020 AT 3:00 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

A. *PZHAC MINUTES – PZHAC Workshop and Meeting of September 21, 2020.

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. **Case 061124** – 3211 Calle del Norte, submitted by Yellow Bird Services LLC for Jerome Gohrick; a request for a zoning permit to allow the installation of photo-voltaic panels on a dwelling at this address. Zoned: Rural Farm (RF)
2. **Case 061125** – 205 Capri Arc, submitted by Chet Savage; a request for a zoning permit to upgrade the electrical service for a dwelling at this address. Zoned: Residential, one-acre (R- 1)
3. **Case 061126** - 3385 Avenida de Mesilla, submitted by Arturo Jurado; a request for a zoning permit to allow the replacement of antenna arrays on a cell tower at this address. Zoned: General Commercial (C)

V. 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:

Appeal of Staff Decision

1. 2363 Calle de Santiago, submitted by Jesus Candelaria for Empyrean Energy Solutions, LLC; an appeal of a staff decision to refuse a request to allow an additional pole to be installed on this property as part of a photo-voltaic system that was installed on the dwelling. Zoned: Historical Residential (HR) (**This case was discussed during the work session**)

Zoning Permits:

2. **Case 061027** – 2765 Boldt Street, submitted by Donna K. Vargas; a request for a zoning permit to install a folding awning over a patio on the rear of a dwelling at this address. Zoned: Historic Residential (HR)

Sign Permits:

3. **Case 061128** – 2410 Calle de Principal, Suite C, submitted by Morgan R. Switzer; a request for a sign permit to install a hanging sign for a business (“Be Infused, LLC”) at this address. Zoned: Historic Commercial (HC)
4. **Case 061129** – 2410 Calle de Principal, Suite C, submitted by Morgan R. Switzer; a request for a sign permit to install a wall sign on a business (“Be Infused, LLC”) at this address. Zoned: Historic Commercial (HC)

Summary Subdivisions

5. **Case 061123** – Properties at and adjacent to 2200 West Union Avenue, submitted by Indalencio Prieto and Ladene Vance; a request for a summary subdivision to adjust the lot lines of three properties to eliminate one lot and to combine part of a lot with a neighboring lot. Zoned: Rural/Agricultural (RA) (**This case was discussed during the work session.**)

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 10/1/20 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

OCTOBER 5, 2020

WORK SESSION

PZHAC WORK SESSION
ZONING PERMITS 061110
[PZHAC REVIEW – 9/21/20]

Item:

Submitted by Indalencio Prieto and Ladene Vance; a request to adjust the lot lines of three properties to eliminate one lot line and combine a portion of an existing lot at 2200 West Union Avenue containing pecan trees with a neighboring lot containing pecan trees (**Case 061123**). Zoned: Rural/Agricultural (RF)

This case was discussed during the September 21, 2020 PZHAC Work Session, and the main issues that were raised were the fact that the resulting parcel to the north would not have access and would therefore be landlocked, and that the new lot line created to the north of the existing dwelling might violate the rear setbacks for the dwelling. Mr. Prieto pointed out that an existing 20 foot farming easement along the west edge of the Prieto property could be extended to the landlocked property. He also pointed out that the proposed property line near the dwelling was adjusted in the latest survey to address the setback issue. The issue of access to the landlocked parcel was discussed further, and it was determined that the request should be postponed in order to enable the applicants to address the access issue with staff.

Staff discussed the proposed easement with Kevin Hoban, Fire Chief for Mesilla, with respect to the requirements for the creation of a buildable lot. According to Mr. Hoban, the easement as proposed does not meet the requirements for a buildable lot. However, the lot could be considered agricultural and not buildable in which case, the Fire Code would not apply to the lot and access is not required by the Fire Code. If the easement was increased to 30 feet wide, the PZHAC would need to determine what improvements will be necessary to make the easement acceptable for the proposed creation of the lot. Typically, the following requirement from Chapter 17 – Subdivisions would apply:

17.30.040 Subdivisions - Street and alley standards.

I. The road cross-section of all subdivisions shall comply with the following standards:

Average Daily Traffic	Standard Cross- section
0 – 150	30-foot roadway width plus curb and gutter

Description of Request:

Two of the applicants, Debra and Ladene Vance, own two properties in the RA zoning district having a total of 12 acres. Pecan trees make up a large part of these properties. The applicants would like to combine the two properties, and then split off the portions of the properties that contain the pecan trees. Mr. Prieto, the neighbor to the east, operates a number properties that contain pecan trees, and is interested in acquiring the land containing the pecan trees. The Vances will retain the remainder of the land (3.10 acres). This property will have direct access to Calle del Sur. All of the resulting lots will meet the three acre size required by the RA zoning of the properties.

The primary issues with the request were that the northernmost property (4 acres), would be land locked and would not have access to a street. The applicants were informed of this and are in the process of extending an existing 20 foot wide easement to the property. This easement will need to meet Fire Code standards to allow emergency equipment to the property. Additionally, water and liquid waste requirements will need to meet legal standard for development of the property. These issues could be resolved if the northern property were to be combined with a neighboring property.

The applicants also need to ensure that the rear setbacks for the dwelling will be met once the new property line is created.

The applicants will be present at the meeting by “Zoom” or by phone to provide further details about the proposed enclosure and will be available to answer any questions that may arise.

SUBDIVISION APPLICATION

OFFICIAL USE ONLY:

Case # 061123

Fee \$ 150.00

CASE NO. 061123 ZONE: RA CODE: SUM, SUBD APPLICATION DATE: 9/16/20

Preliminary Plat Summary Subdivision Final Plat Vacation of Lot Line

JINDALENCIO PRIETO & LADENE VANCE 575-964-7700

Name of Applicant Applicant's Telephone/Cell Number

P.O. BOX 286 MESILLA NM 88046

Mailing Address City State Zip Code

2200 W UNION AVENUE MESILLA NM 88005

Owner of Record: Address City State Zip Code

DONOHUE LAND SURVEYS 8172 3010 BOWMAN STREET, LAS CRUCES, NM, 88005 575-523-1114

Name of Engineer License # of Engineer Address Telephone/Cell Number

Name of Architect License # of Architect Address Telephone/Cell Number

VANCE & PRIETO SUBDIVISION

Subdivision Name Subdivision Location

Total Acreage 12.22 ACRES Number of Lots: 3

Acreage of Largest Lot: 4.62 Acreage of Smallest Lot: 4.50

Legal Description A TRACT OF LAND SITUATE IN THE TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO, IN SECTION 36 T. 23S., R. 1E., N.M.P.M. OF THE U.S.R.S. SURVEYS, AS PART OF U.S.R.S. TRACT 11B-74, 11B-76, AND U.S.R.S. TRACT 11B-751

Tax Map Property Code (s) R0401612, R0401137, R0401138 Jacob's Map # _____

A ZONE CHANGE, VARIANCE, EXEMPTION, OR SPECIAL PERMIT IS ALSO BEING REQUESTED WITH THIS PROPERTY.

EXPLAIN: _____

By signing this application, you hereby acknowledge that ALL the information submitted on and with this application is true and correct to the best of your knowledge and that all provisions of the Town of Mesilla shall be met. No application will be accepted without the original signature of the owner(s) of record of the described property. If more than one owner, ALL owners must sign the application. (Attached an additional sheet if necessary).

[Signature] 9/15/2020
Owner(s) Date

[Signature] 9/15/2020
Applicant(s) (if different than owner) Date

FOR OFFICIAL USE ONLY

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

CONDITIONS: _____

Community Development Department

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

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: [R0401612](#)
 Parcel Number: 4006138394250
 Owner: VANCE L & D WIRKNER-VANCE REV TRUST
 Mail Address: 2200 W UNION AVE
 Subdivision:
 Property Address: 2200 W UNION AVE
 Acres: 7.19



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: [R040113Z](#)
 Parcel Number: 4006138410290
 Owner: VANCE L & D WIRKNER-VANCE REV TRUST
 Mail Address: 2200 W UNION AVE
 Subdivision:
 Property Address: W UNION AVE
 Acres: 2.03



TOWN OF MESILLA BOARD OF TRUSTEES APPROVALS

THE ACCOMPANYING SUBDIVISION BEING WITHIN THE CORPORATE LIMITS OF THE TOWN OF MESILLA, HAS BEEN PRESENTED TO AND APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA.

ATTEST: MAYOR _____ DATE _____
 TOWN CLERK _____ DATE _____

TOWN OF MESILLA PLANNING AND ZONING APPROVALS

THIS PLAN HAS BEEN SUBMITTED TO AND BEEN CHECKED BY THE TOWN OF MESILLA PLANNING AND ZONING COMMISSION AND IS HEREBY APPROVED FOR THE PURPOSES OF THE PLANNING AND ZONING REGULATIONS OF THE TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO.

CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

UTILITY EASEMENT BLOCKS
 THIS PLAN HAS BEEN APPROVED FOR EASEMENT PURPOSES ON THE CONDITION THAT THE UTILITY SERVICE BY THE UNDERSIGNED COMPANIES TO THE SUBDIVISION.

EASEMENTS SHOW HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST CORPORATION, ARE FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND AND/OR OVERHEAD FEEDER) CABLE/TELEVISION/INTERNET UTILITIES.
 BY: _____ DATE: _____
 COMCAST

EASEMENTS SHOW HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO EL PASO ELECTRIC COMPANY, ARE FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND AND/OR OVERHEAD FEEDER) ELECTRICAL FACILITIES.
 BY: _____ DATE: _____
 EL PASO ELECTRIC COMPANY

EASEMENTS SHOW HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO GULF SOUTH WEST CORP., ARE FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND AND/OR OVERHEAD FEEDER) TELEPHONE FACILITIES.
 BY: _____ DATE: _____
 GULF SOUTH WEST CORP.

EASEMENTS SHOW HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO ZENITH NATURAL GAS COMPANY, ARE FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND AND/OR OVERHEAD FEEDER) GAS FACILITIES.
 BY: _____ DATE: _____
 ZENITH NATURAL GAS COMPANY

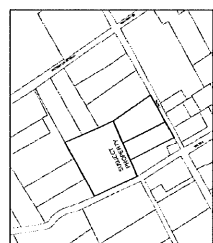
EASEMENTS SHOW HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO ZENITH NATURAL GAS COMPANY, ARE FOR THE INSTALLATION AND MAINTENANCE OF (UNDERGROUND) (OVERHEAD) (UNDERGROUND AND/OR OVERHEAD FEEDER) GAS FACILITIES.
 BY: _____ DATE: _____
 ZENITH NATURAL GAS COMPANY



I certify, as a licensed surveyor in the State of New Mexico, that this plan meets or exceeds the standards for land surveys in New Mexico.
 GERALD K. DONOHUE P.L.S. 8172

DONOHUE LAND SURVEYS
 3010 BOWMAN STREET
 LAS CRUCES, NM 88005
 1-575-523-1114

SCALE
 1" = 120'
 233-36



VANCE & PRIETO SUBDIVISION
 A REPLAT OF THREE TRACTS OF LAND WHOSE ACREAGE TOTALS 12.22± ACRES, SITUATE IN THE TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO, IN SECTION 39, T.28S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS, AS PARTS OF U.S.R.S. TRACT 11B-74, 11B-76, U.S.R.S. TRACT 11B-76, AND U.S.R.S. TRACT 11B-76-1.
 SCALE: 1" = 120' 9/10/2020

THE 12.22± ACRES OF LAND HEREON IS TO BE KNOWN AS VANCE & PRIETO SUBDIVISION

DEDICATION
 A TRACT OF LAND SITUATE IN THE TOWN OF MESILLA, DONA ANA COUNTY, NEW MEXICO, IN SECTION 39, T.28S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS, AS PARTS OF U.S.R.S. TRACT 11B-74, 11B-76, U.S.R.S. TRACT 11B-76, AND U.S.R.S. TRACT 11B-76-1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
 BEGINNING AT A FOUND IRON ROD ON THE EAST SIDE OF THE MESILLA LATERAL FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED, IDENTICAL TO THE NORTHWEST CORNER OF THE AGREEMENTED UPON TRACT 11B-74(11B-76); THENCE FROM THE POINT OF BEGINNING N 82 DEGREES 29 MINUTES 05 SECONDS E, 500.00 FEET TO A FOUND IRON ROD; THENCE FROM THE POINT OF BEGINNING S 22 DEGREES 22 MINUTES 19 SECONDS E, 200.02 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S 23 DEGREES 03 MINUTES 01 SECONDS E, 379.50 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S 24 DEGREES 20 MINUTES 11 SECONDS E, 159.56 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, MARKED BY A FOUND IRON ROD; THENCE FROM THE POINT OF BEGINNING S 34 DEGREES 28 MINUTES 00 SECONDS E, 457.89 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S 61 DEGREES 18 MINUTES 41 SECONDS W, 491.81 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, MARKED BY A FOUND CAPPED IRON ROD; THENCE N 26 DEGREES 29 MINUTES 08 SECONDS W, 659.08 FEET TO AN ANGLE CORNER OF THE TRACT HEREIN DESCRIBED, MARKED BY A FOUND IRON ROD; THENCE N 1 DEGREES 21 MINUTES 21 SECONDS W, 150.66 FEET ALONG THE EAST SIDE OF THE MESILLA LATERAL TO AN ANGLE CORNER OF THE TRACT HEREIN DESCRIBED, MARKED BY A SET IRON ROD; THENCE N 24 DEGREES 20 MINUTES 11 SECONDS W, 190.87 FEET ALONG THE EAST SIDE OF THE MESILLA LATERAL TO THE PLACE AND POINT OF BEGINNING, CONTAINING 12.22± ACRES, SUBJECT TO ANY AND ALL EASEMENTS AS MAY EXIST ON THE GROUND;

TRACT 2 3.10± ACRES
 LINE TO BE CREATED BY THIS PLAT

TRACT 3 4.50± ACRES
 WELL SITE ESMNT

TRACT 4 4.62± ACRES
 LINE TO BE VACATED BY THIS PLAT

MESILLA LATERAL (ROW VARIES)

UNION AVENUE (ROW VARIES)

FOUR (4) POINTS OF BEGINNING (POB) 1, 2, 3, AND 4

NOTES:
 1. ○ INDICATES 1/2" FOUND CAPPED IRON ROD, UNLESS OTHERWISE NOTED.
 2. ● INDICATES 1/2" CAPPED (P.L.S.# 8172) SET IRON ROD, UNLESS OTHERWISE NOTED.
 3. --- LINE TO BE VACATED BY THIS PLAT.
 4. THE BASIS OF BEARING FOR THIS PLAT IS GPS NORTH.

INSTRUMENTS OF OWNERSHIP _____
 THIS _____ DAY OF _____, 2020
 I, THE UNDERSIGNED OWNER, HEREBY SET MY HAND AND SEAL

LAUREN L. VANCE, III AND DEBRA WINNER - VANCE
 JOINT REVOCABLE TRUST, DATED NOVEMBER 7, 2014
 OWNERSHIP DOCUMENT IN RECEPTION NUMBER: 1327253
 AS FILED ON DECEMBER 27TH, 1965, IN THE DONA ANA COUNTY RECORDS.

INMALEDO C. PRIETO
 PO BOX 266, MESILLA, NM 88048
 OWNERSHIP DOCUMENT IN RECEPTION NUMBER: 8462046
 AS FILED ON DECEMBER 27TH, 1965, IN THE DONA ANA COUNTY RECORDS.

STATE OF NEW MEXICO
 COUNTY OF DONA ANA
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY:
 THIS _____ DAY OF _____, 2020
 MY COMMISSION EXPIRES _____
 NOTARY PUBLIC (SEA)

PLAT NO. _____ RECEPTION NO. _____
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 2020, AT _____ AM/PM AND DAILY RECORDED IN PLAT BOOK NO. _____ PAGE _____ AND FILED IN THE RECORDS OF THE COUNTY CLERK, DONA ANA COUNTY, NEW MEXICO.

COUNTY CLERK _____
 DEPUTY COUNTY CLERK _____

THIS IS TO CERTIFY THAT I, AS A REGISTERED LAND SURVEYOR, HAVE THIS PLAN WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY, MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SAME COMPLY WITH ALL REQUIREMENTS OF THE STATUTES AND ALSO COMPLY WITH NEW MEXICO AS PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 GERALD K. DONOHUE P.L.S. 8172

PZHAC WORK SESSION
APPEAL OF STAFF DECISION
[PZHAC REVIEW – 10/5/20]

Item:

Submitted by Jesus Candelaria for Empyrean Energy Solution; a request to discuss an appeal of a staff decision to deny a new power pole at 2363 Calle de Santiago as part of a photo-voltaic panel installation on the dwelling at this address. Zoned: Historic Residential (HR)

Description of Request:

The owner of the property, Mary Lucero, obtained a zoning permit from the Town in October of 2018 to install solar panels on the south facing roof on a dwelling at this address. Instead of installing the panels on the roof face that had been approved, the company (Erus Builders. LLC) installed the panels on the west side of the roof, visible from Calle de Santiago. The company was informed by M. Lucero that this was a violation of the Code and would have to be changed. As a result, the panels were eventually moved to the correct side of the dwelling. This also meant that the electric service panel to the dwelling had to be relocated. As a result, the electric service to the dwelling also had to be relocated, adding to the need for a new line to the dwelling from El Paso Electric. A utility pole was installed on the property by the company in order to provide the required line. According to Section 18.35 of the Code, this line is required to be underground. Staff informed the current electrician that the pole will need to be removed. The electrician is appealing this decision to staff.

The electrician, as well as the owner of the dwelling, will be present at the meeting by “Zoom” or by phone to provide further details about the proposed enclosure and will be available to answer any questions that may arise.

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: R0400230
 Parcel Number: 4006137156513
 Owner: LUCERO MARY FRANCES
 Mail Address: PO BOX 134
 Subdivision: LUCERO TRACTS NO 2
 CORRECTED PLAT (BK 20 PG 532 -
 043383)
 Property Address: 2363 CALLE DE
 SANTIAGO
 Acres: 0



PHOTOS OF PROPERTY FROM CALLE DE SANTIAGO SHOWING POLE LOCATION



From: [Jesus Candelaria](#)
To: larrys@mesillanm.gov
Cc: [Miguel Garcia](#)
Subject: Empyrean Energy Solutions
Date: Tuesday, September 22, 2020 9:57:17 AM

Hi Larry , I know my company had submitted a letter to the mayor in regards to the request of the pole on calle de santiago. However , Would it possible for you to add us on the list for the Oct 5th town meeting. So we can present our case and hopefully go foward , unless thier is another step in the process that I am missing. Let me know what we can do on our end to give us a shot . Thanks again Larry for all your time and patience on this issue



Empyrean Energy Solutions, LLC
2805 Las Vegas Ct. Ste. B
Las Cruces, NM 88007
(575) 888-4179

September 6, 2020

Mayor Nora Barraza
Board of Trustees
Town of Mesilla
2231 Avenida de Mesilla
Mesilla Park, NM 88046

Dear Ms. Barraza,

On behalf of Empyrean Energy Solutions, I would like to apologize for the inconvenience and the mistakes made by our (at the time) installation company Erus Energy. As you are aware there was a communication breakdown with all the parties involved from the solar panel placement on Ms. Mary Lucero's property. Our company decided a long time ago that we would not blame nor wait around for Erus Energy to have a solution. We took initiative to fix it ourselves to ensure our homeowner that the job would be done correctly with no further hinderance. In this process we would have to follow strict codes and guidelines from the state of New Mexico, El Paso Electric, and the Town of Mesilla.

The project is approximately 75% complete and has come to an immediate halt due to a minor issue regarding the Mesilla ordinance of adding an extra pole on Ms. Lucero's property located at 2363 Calle de Santiago. We are aware of the importance of this ordinance; however, we are also aware of exceptions being made for other homeowners in the town of Mesilla. We all know with time comes the need for upgrades on certain properties, and Ms. Lucero's property is no exception. The additional pole we are requesting for consideration will have no overlays on any of the surrounding homeowner's property, streets, or structures in the town of Mesilla except for Ms. Lucero's property. It is a short add-on with minimal exposure on Ms. Lucero's property to help accommodate her decision to gain her energy independence.

As residents of the community we appreciate and understand the value and history of Old Mesilla and love the great job you have done over the years in preserving the historical value for everyone to enjoy. We believe this request will not have any negative effects and is necessary for us to move forward on completion of the job.

Thank you, Mayor Barraza, for your time on this matter.

Sincerely,

Jesus Candelaria
Sales Manager



Empyrean Energy Solutions
Las Cruces, NM

Jesus Candelaria
Energy Consultant

Ph (575) 640-0470

jesus@empyreanenergysolutions.com

EmpyreanEnergySolutions.com

Jesus Candelaria
Energy Consultant Manager
Empyrean Energy Solutions
2805 Las Vegas Ct.
Las Cruces, NM , 88005
575/640-0470

PZHAC

WORK SESSION & REGULAR MEETING
MINUTES

SEPTEMBER 21, 2020

(PART OF CONSENT AGENDA)



Town of Mesilla, New Mexico

PZHAC WORKSHOP & MEETING MINUTES SEPTEMBER 21, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON MONDAY, SEPTEMBER 21, 2020 AT 2:30 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.

- A. Submitted by Samantha Simpson for Nancy Clayshulte; a request to discuss plans to install a fence along the east side of a pecan grove on the property located at 1850 Avenida de Mesilla (Case 061046). Zoned: Historic Commercial (HC)
- The applicant was present by zoom to discuss the request and answer any questions that might arise. Staff provided a brief review of this request, including the fact that this case had been postponed by the PZHAC at the May 18 and August 17, 2020 PZHAC meetings in order to allow the applicant to present further information, including a survey of the property showing the proposed location of the fence, as well as descriptions of the type of fence to be installed that would be more suitable for a property at the entry way into Town. Several styles of fences were discussed including wood and wire, but the applicant stated that the problem with the fences being suggested was that they would not be suitable for pecan farming because they would not be able to resist either the perpetual wetness caused by irrigation, or the vibration and potential damage caused by pecan harvesting. The only type of fence that would be suitable would be a typical agricultural fence of metal and wire or sheep fencing. The applicant also stated that the fence was needed primarily for security purposes, especially during the pecan harvest season. There were no other issues.*
- B. Submitted by Michael R. Taylor; a request to discuss plans to enclose a front porch on a dwelling at 2341 Calle de Arroyo (Case 061110). Zoned: Historic Commercial
- The applicant was present by zoom to discuss the request and answer any questions that might arise. Staff provided a brief review of this request, including the fact that the subject dwelling is in the National Register of Historic places and is one of a set of buildings that are considered to be "...architecturally outstanding and important in the history of the community...". Issues discussed included the fact that the proposed enclosure would close off a bedroom from the exterior of the structure, eliminating a required exterior egress for the bedroom, and that the porch itself was installed on the dwelling in the 1970's. The applicant stated that he had spoken with Thomas Maese of CID and agreed to remove an internal door separating the bedroom from the porch, thereby making the bedroom and the enclosed porch one room and eliminating the egress problem. Another point of discussion was the fact that the proposed enclosure would change the exterior appearance of the historic structure, even though it would be finished to match the remainder of the structure. There were no other issues.*
- C. Submitted by Indalencio Prieto and Ladene Vance; a request to adjust the lot lines of three properties to eliminate one lot line and combine a portion of an existing lot at 2200 West Union Avenue containing pecan trees with a neighboring lot containing pecan trees (Case 061123). Zoned: Rural/Agricultural (RF)
- The applicants, including Commissioner Prieto as a representative for Indalencio Prieto, were present by zoom to discuss the request and answer any questions that might arise. Staff provided a brief review of this request, including the fact that the Vances own two lots that contain a pecan grove on one, and a dwelling and pecan grove on the other. Staff explained that the Vances would like to combine the two properties and split of the pecan groves from the dwelling. The pecan groves would then be sold to the Prietos. The main issues discussed were the fact that the resulting parcel to the north would not have access and would therefore be landlocked, and that the new lot line created to the north of the existing dwelling might violate the rear setbacks for the dwelling. Mr. Prieto pointed out that an existing 20 foot farming easement along*

the west edge of the Prieto property could be extended to the landlocked property. He also pointed out that the proposed property line near the dwelling was adjusted in the latest survey to address the setback issue. There were no other issues.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, SEPTEMBER 21, 2020 AT 3:00 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

All Commissioners were present. There was a quorum.

Others in attendance by "Zoom" or by phone were: Mayor Barraza, Nancy Clayshulte, Samantha Simpson (Nancy's daughter and tenant), Michael Taylor, Gilbert Madrid, Richard Moreno, Gabe Quintana, Tom Maese (CID), and Susan Krueger. The regular meeting was convened at 3:03 pm.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Agenda. A motion to approve the Agenda was made by Commissioner Prieto, seconded by Commissioner Lucero, and approved by a vote of 5 - 0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

There were no changes to the Consent Agenda. A motion to approve the Consent Agenda was made by Commissioner Nevarez, seconded by Commission Chair Prieto, and approved by a vote of 5 - 0.

A. *PZHAC MINUTES – PZHAC Workshop and Meeting of September 8, 2020.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

- 1. Case 061113 – 2958 La Mesilla Circle**, submitted by Robert Hamilton; a request for a zoning permit to repair a rock wall at this address. Zoned: Residential, one-acre (R- 1)

Approved as part of the Consent Agenda

- 2. Case 061114 – 2958 La Mesilla Circle**, submitted by Robert Hamilton; a request for a zoning permit to reroof a dwelling at this address. Zoned: Residential, one-acre (R- 1)

Approved as part of the Consent Agenda

- 3. Case 061115 – 2230 Avenida de Mesilla**, submitted by Jesus Lucero; a request for a zoning permit to repair and repaint the stucco on a commercial structure at this address to match the original color of the structure. Zoned: Historic Commercial (HC)

Approved as part of the Consent Agenda

- 4. Case 061116 - 2185 Calle de Guadalupe**, submitted by Richard Moreno; a request for a zoning permit to allow the internal renovation and reroofing of a dwelling at this address. Zoned: Historic Residential (HR)

Approved as part of the Consent Agenda

- 5. Case 061117 – 2600 Avenida de Mesilla**, submitted by Velia Chavez for Palacios Bar; a request for a zoning permit to repair a deteriorating floor in a commercial structure at this address. Zoned: Historic Commercial (HC)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Public input shall be received at larrys@mesillanm.gov at 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.

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

Gilbert Madrid, Original owner of property to be subdivided in Case 0611 (by phone)

Stated that there was a covenant on the property that restricted the development of the property, and that the proposed subdivision violated the restriction. (See attached deed at the end of these minutes.)

B. DECISIONS:

Zoning Permits:

1. **Case 061046** – 1850 Avenida de Mesilla, submitted by Samantha Simpson for Nancy Clayshulte; a request for a zoning permit to install a farm fence along the east side of a pecan grove on this property, Zoned: Historic Residential (HR) **(This case was postponed at the May 18 and the August 17, 2020 PZHAC meetings, and discussed during the work session.)**

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. Although the PZHAC and the applicant could not agree on a fence that would be both suitable from an architectural standpoint of the PZHAC and sturdy enough to be used as an agricultural fence, it was agreed on by the PZHAC that a fence was definitely needed for security purposes, and that further postponement of the request while a suitable compromise was found could result in no fence being in place for harvesting season. To address this, it was determined that the fence requested by the applicant (sheep fence on metal stakes) would be allowed on a temporary basis until March 2021, at which time it would be removed and possibly be replaced by a more suitable fence approved by the PZHAC and the BOT. A motion was made by Commissioner Nevarez and seconded by Commissioner Houston to recommend approval of the request to the BOT, and the request was APPROVED by a vote of 5 – 0 with the following CONDITION:

- a. *The subject fence will be removed or be replaced by an approved fence by March 21, 2021.*

2. **Case 061110** –2341 Calle de Arroyo, submitted by Michael R. Taylor; a request for a zoning permit to enclose the front porch on a dwelling at this address. Zoned: Historic Commercial (HC) **(This case was discussed during the work session.)**

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The main issue discussed was whether the proposed enclosure of the porch would negatively affect the Historic and architectural aspect of the structure. There was concern that this would create a substantial change to the appearance of the structure. Commission Chair Lucero suggested the applicant obtain approval from the State Historic Preservation Office (SHPO) approving the proposed enclosure prior to a zoning permit being issued by Mesilla. A motion was made by Commissioner Prieto and seconded by Commissioner Nevarez to recommend approval of the request to the BOT, and the motion failed by a vote of 2 – 3 (Commissioners Prieto and Houston for and Commission Chair Lucero and Commissioners Nevarez and Salas against), therefore the request was DENIED based on the belief that the proposed alteration would change the historic and architectural character of the structure.

3. **Case 061118** – 2900 Avenida de Mesilla Suite A, submitted by Jerry Grandle for Austy, LLC; a request for a zoning permit to allow a temporary patio expansion at the “Spotted Dog Brewery” to be made permanent. Zoned: General Commercial (C)

Staff provided a brief review of this request, explaining that the applicant had obtained permission for a temporary expansion of his outdoor patio from Mesilla and the State due to the Covid pandemic, and that he would now like to make the expansion permanent. The main issue addressed was whether the expansion would affect his requirement for ADA parking. There were no other issues. The PZHAC determined that proposed expansion of the service area would not be out of character with the Code and a motion was made by Commissioner Nevarez and seconded by Commissioner Salas to recommend approval the request to the BOT. The request was APPROVED by a vote of 5 – 0 with the following CONDITION:

- a. *Any additional ADA parking requirements resulting from the expansion will need to be met.*

4. **Case 061119** – 2149 Calle de Los Huertos, submitted by Gabrielle Quintana; a request for a zoning permit to allow the construction of covered porches over the front and rear entry landings on a dwelling at this

address. Zoned: Historic Residential (HR)

The applicant was present by phone if any questions arose. Staff provided a brief review of this request, explaining that the applicant would like to construct porches over the two entrances to the dwelling to protect the entrances from the weather and the fact that the dwelling was built in 1999 and therefore was not in the Historical Register for the Town. There were no issues. A motion was made by Commissioner Nevarez and seconded by Commissioner Salas to recommend approval of the request to the BOT and the request was APPROVED by a vote of 5 – 0.

5. **Case 061120** – 2230 Avenida de Mesilla, submitted by Jesus Lucero; a request for a zoning permit to allow sections of fencing to be installed around a commercial property at this address for security reasons. Zoned: Historic Commercial (HC)

Commissioner Prieto acted as the representative for the applicant was present if any questions arose. Staff provided a brief review of this request, explaining that the applicant would like to construct a fence around the exterior of the property for security reasons, and that the fence would be constructed in two styles, including corrugated metal and sheep fence and wood. Issues that were discussed included the fact that the property was on Avenida de Mesilla and that the proposed fence could be seen from the street, and the question as to whether either type of fence was in the development zone for the property. Further discussion included the fact that the existing wall along the street would remain, and that parking for the property would be on an adjacent parcel with two ADA spaces and a crusher fine walking surface to the subject parcel. There were no other issues. The PZHAC determined that although there is a need for the type of fencing proposed for security purposes, there does not appear to be anything similar in the Historic Commercial zoning district, therefore Commissioner Nevarez made a motion to recommend approval of the request to the BOT, This was seconded by Commissioner Houston, and APPROVED BY A VOTE OF 4 – 0 (Commissioner Prieto recused himself from voting) as a temporary fence with the following CONDITION:

a. The subject fences will be allowed as long as the applicant is in business.

6. **Case 061121** – 2185 Calle de Guadalupe, submitted by Richard Moreno; a request for a zoning permit to allow the replacement of all six windows on a dwelling at this address. Zoned: Historic Residential (HR)

The applicant was present by phone if any questions arose. Staff provided a brief review of this request, explaining that the applicant would like to replace all six windows on the dwelling with windows that would be very similar in appearance to the windows being replaced. The applicant stated that the window frames would be brown, and that the windows would be set in the wall to match the existing windows. The PZHAC determined that there were no issues with the proposed request provided the CID egress requirements would be met for any bedroom windows, and that the dwelling would not be out of character with the Town. A motion was made by Commissioner Houston and seconded by Commissioner Salas to recommend approval of the request to the BOT. The request was APPROVED by a vote of 5 – 0 with the following CONDITIONS:

a. The windows will need to meet CID requirements for egress.

b. The applicant will choose one of the grill patterns in the window brochure supplied by the applicant with the application.

Summary Subdivisions

7. **Case 061112** – 2569 Calle del Oeste, submitted by David T. Coyle and Judy K. Yarasheski; a request for a Summary Subdivision to split a 0.55 acre parcel into two 0.275 acre lots. Zoned: Historic Residential (HR)

One of the applicants, Judy Yarasheski, was present by phone if any questions arose. Staff provided a brief review of this request, explaining that the applicants would like to split the property in half, with both halves having over 80 feet of frontage on Calle del Oeste. All utilities would be available from Calle del Oeste, and each lot will be over 8000 square feet on size. The main issue discussed was the deed restriction presented by Gilbert Madrid, and the fact that the PZHAC does not have the authority to act solely on the deed restriction. Commissioner Lucero stated that the PZHAC was not reacting to the deed restriction, but that the restriction was an indication of how the local residents felt the area should develop. There were no other issues with the proposed request. A motion was made by Commissioner Prieto and seconded by Commissioner Salas to recommend approval of the request to the BOT. The vote was 0 – 5 for approval and the motion failed. The request was DENIED based on the determination that the lot split would not be in the best interest of the local area.

8. **Case 061123** – Properties at and adjacent to 2200 West Union Avenue, submitted by Indalencio Prieto and Ladene Vance; a request for a summary subdivision to adjust the lot lines of three properties to eliminate one lot and to combine part of a lot with a neighboring lot. Zoned: Rural/Agricultural (RA) **(This case was discussed during the work session.)**

*The applicants, including Commissioner Prieto as a representative for Indalencio Prieto, were present by zoom to answer any questions that might arise. Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The issue of access to the landlocked parcel was discussed further, and it was determined that the request should be postponed in order to enable the applicants to address the access issue with staff. Commissioner Salas made a motion to postpone the request, seconded by Commissioner Nevarez, and the case was **POSTPONED** by a vote of 4 – 0 (Commissioner Prieto recused himself from voting.)*

Business Permit

9. **Permit 0856** – 2230 Avenida de Mesilla, submitted by Joshua Prieto for “Merch de Mesilla”; a request for a business license to allow the applicant to operate a commercial retail operation at this location selling locally made wood and leather products, gift items, and other small retail products. Zoned: Historic Commercial (HC)

*Staff provided a brief review of this request, explaining that the applicant (Commissioner Prieto’s brother) would be operating a retail business selling various items out of a building that he will share with Commissioner Prieto. The structure has historically been used for retail sales. There were no issues. There were no issues. A motion was made by Commissioner Nevarez and seconded by Commissioner Houston to approve the request, and the request was **APPROVED** by a vote of 4 – 0. (Commissioner Prieto recused himself from voting on the case.)*

VI. PZHAC/STAFF COMMENTS

Commissioner Prieto

Stated that the PZHAC and the BOT need to have a joint meeting in order to coordinate their interpretation of the Code.

Commissioner Salas

Agreed with Commissioner Prieto and stated that the BOT needs to address legal non-conforming issues concerning non-conforming lots.

Commissioner Nevarez

Stated that the PZHAC needs direction from the BOT.

VII. ADJOURNMENT

The meeting was adjourned at 4:57 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 before 11:00 am on 9/18/20 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty’s Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC meeting of 9/21/2020, Public Input

Regarding Case 061120.

In keeping with the development zone* which identifies the historical setting of this property, and in keeping with 18.60.340 E., which covers the materials and conditions for walls and fences permitted in the HR zone, please confirm that the existing wall, fence and gate along and abutting Avenida de Mesilla will remain as is.

Regarding "Consistency with Code" in the PZHAC Action Form, the first paragraph applies to the HR zone.

Since no specific information is included about when or where examples of these proposed styles of fencing "had" been allowed the Town or disallowed, it is probably best to stick with the development zone concept.

*Note that the definition of Development Zone, 18.33.060, does not related solely to matters of architectural style. It also relates to the historical character of a particular area and the setting of its structures:

"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."

Also, note that: "If there is no predominant architectural style within the selected development zone, then the historic district (H-C or H-R) as a whole shall become the development zone for the architectural style," 18.33.060 D. 6.

Thanks, Susan

PZHAC NEW BUSINESS

OCTOBER 5, 2020

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 061124
[PZHAC CONSENT AGENDA – 10/5/20]**

Item:

Case 061124 – 3211 Calle del Norte, submitted by Yellow Bird Services LLC for Jerome Gohrick; a request for a zoning permit to allow the installation of photo-voltaic panels on a dwelling at this address. Zoned: Rural Farm (RF)

Description of Work Done:

The applicant will add solar panels to a dwelling having a pitched roof. Due to the way the dwelling is situated on the property and the fact that the panels will be located on two southward facing slopes of the roof, the panels will not be visible from Calle del Norte (see attached site plan). There will be no changes to the dwelling or any other parts of the property.

Consistency with the Code:

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

VIEW OF THE PROPERTY FROM CALLE DEL NORTE



Doña Ana County, NM

General Reference Maps

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

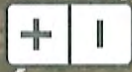
Select Search Type: Account Number | Enter Value:

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: [R0400072](#)
 Parcel Number: 4005138145182
 Owner: GOHRICK JEROME M & BARBARA FAY
 Mail Address: PO BOX 488
 Subdivision:
 Property Address: CALLE DEL NORTE
 Acres: 1



3211 Calle Del Norte
Las Cruces, NM 88005
Not to Scale

Jerry Gohrick



of



3211 Calle Del Norte
Las Cruces, NM 88005
Not to Scale



Google



**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:
Case # 061124
Fee \$ 49.50

**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. 061124 ZONE: RF CODE: M1 APPLICATION DATE: 9/22/20

Jerome Gohrick 575.640.5456
Name of Property Owner Property Owner's Telephone Number
PO BOX 488 Mesilla NM 88046
Property Owner's Mailing Address City State Zip Code
gromax39@yahoo.com
Property Owner's E-mail Address
Yellow Bird Services LLC
Contractor's Name & Address (If none, indicate Self)
575.523.8089 Lic. # 380200
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 3211 Calle Del Norte

Description of Proposed Work: residential solar roof mount system

\$ 25,032.00 Laly Crespo 9/22/20
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: NO CHANGES TO APPEARANCE OR STYLE OF STRUCTURE

PERMISSION ISSUED DENIED BY: Z. Shuman ISSUE DATE: 9/24/20

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.)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 061125
[PZHAC CONSENT AGENDA – 10/5/20]**

Item:

Case 061125 – 205 Capri Arc, submitted by Chet Savage; a request for a zoning permit to upgrade the electrical service for a dwelling at this address. Zoned: Residential, one-acre (R- 1)

Description of Work Done:

The applicant is upgrading the electrical system from 100 amp service to 200 amp service in order to install a hot tub in the dwelling. There will be no structural changes to the dwelling nor will the upgrade change the appearance of the structure, nor will there be any changes to any other parts of the property.

Consistency with the Code:

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

VIEW OF THE PROPERTY FROM LA CAPRI ARC



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: **R040072Z**
 Parcel Number: 4007137110425
 Owner: SAVAGE CHET
 Mail Address: 205 CAPRI ARC
 MESILLA
 Subdivision: MESILLA PARK MANOR
 PLAT 5 (BK 9 PG 93 - 6613690)
 Property Address: 205 CAPRI ARC
 Acres: 0



TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061125

Fee \$ 15.00

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. 061125 ZONE: R-1 CODE: M1 APPLICATION DATE: 9/28/20

Chet Savage

(618) 201-8136

Name of Property Owner

Property Owner's Telephone Number

205 CAPRI ARC Mesilla

NM

88005

Property Owner's Mailing Address

City

State

Zip Code

SAVAGEC@NMSU.EDU

Property Owner's E-mail Address

Amps Electric / Joe Molina

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

(575) 636-7049

85-2375856

402629

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

Address of Proposed Work: 205 CAPRI ARC, Mesilla, NM

Description of Proposed Work: Service Change to 200 Amp Panel. Power for future hot tub.

\$ 2,200-

Estimated Cost

Signature of Applicant

Date

9/28/20

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: NO CHANGES TO EXTERIOR OF DWELLING

CID PERMIT REQUIRED

PERMISSION ISSUED DENIED BY: L. Shuman

ISSUE DATE: 9/30/20

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.)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 061126
[PZHAC CONSENT AGENDA – 10/5/20]**

Item:

Case 061126 - 3385 Avenida de Mesilla, submitted by Arturo Jurado; a request for a zoning permit to allow the replacement of antenna arrays on a cell tower at this address. Zoned: General Commercial (C)

Description of Work Done:

The owner of the cell tower on the applicant's property will replace two antenna arrays on an existing tower on the property. There will be no changes to the structure or appearance of the tower. This is a replacement only of existing antenna arrays.

Consistency with the Code:

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

VIEW OF THE PROPERTY AND TOWER FROM AVENIDA DE MESILLA





AT&T



1801 VALLEY VIEW LANE
FARMERS BRANCH TX 75234

AT&T SITE NUMBER:
AT&T SITE NAME:
AT&T FA CODE:
AT&T PACE NUMBER:
SITE TYPE:

WTL01977
I-10 / I-25
10072003
MRN'TX063666
MONOPOLE

BUSINESS UNIT #:
SITE ADDRESS:
COUNTY:
TOWER HEIGHT:

826769
5320 STERN DRIVE
LAS CRUCES, NM 88011
DONA ANA
151'-0"

PROJECT: AT&T 5G NR UPGRADE

SITE INFORMATION

CROWN CASTLE USA INC. PMS DRILLING-COUNTY
SITE NAME: 5320 STERN DRIVE
SITE ADDRESS: LAS CRUCES, NM 88011
COUNTY: DONA ANA
MAP/PARCEL #: 03-08405
AREA OF CONSTRUCTION: EXISTING
LATITUDE: 32°15'19.49"
LONGITUDE: -106°43'56.43"
LAT/LONG-TYPE: NAD83
GROUND ELEVATION: 3,950.7 FT.
CURRENT ZONING: ECIC
JURISDICTION: COUNTY OF DONA ANA
OCCUPANCY CLASSIFICATION: U
TYPE OF CONSTRUCTION: IIB
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER: WCP WIRELESS LEASE SUBSIDIARY LLC
PO BOX 846609 WWL
LOS ANGELES, CA 90084-6609
TOWER OWNER: CCTMO LLC
2000 CORPORATE DRIVE
CANONSBURG, PA 15317
CARRIER/APPLICANT: AT&T TOWER ASSET GROUP
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234
ELECTRIC PROVIDER: EL PASO ELECTRIC
(915) 877-3400
TELCO PROVIDER: CENTURY LINK
(800) 244-1111

PROJECT TEAM

A&E FIRM: CROWN CASTLE USA INC.
2000 CORPORATE DRIVE
CANONSBURG, PA 15317
CROWN.AE.APPROVAL@CROWNCASTLE.COM
CROWN CASTLE USA INC. DISTRICT CONTACTS: 1701 DIRECTORS BLVD, SUITE 700
AUSTIN, TX 78744
MELISSA HICKS - PROJECT MANAGER
(480) 272-2831
CHRISTOPHER KOLAR - CONSTRUCTION MANAGER

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ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR FULL SIZE. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO PROPOSE AN ANTENNA MODIFICATION ON AN EXISTING WIRELESS SITE.

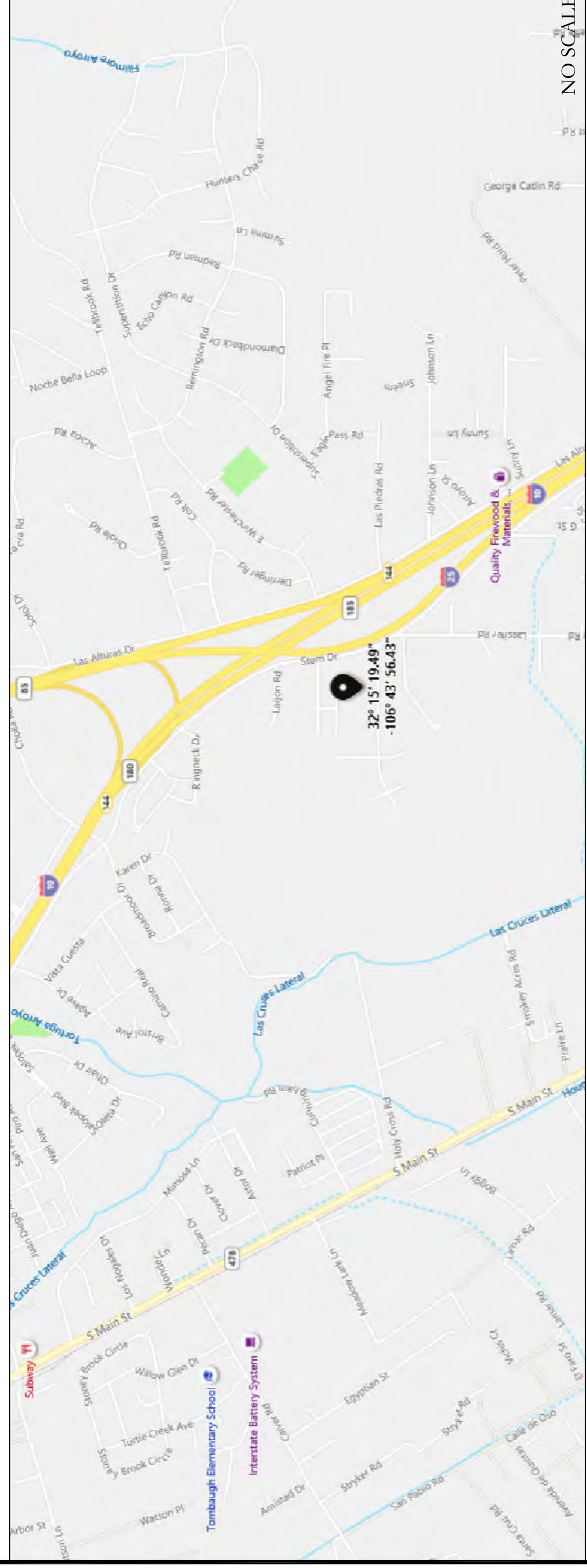
FINAL TOWER CONFIGURATION:

- (9) ANTENNAS
- (9) RR's
- (2) SQUIDS
- (12) COAX CABLES (1-5/8")
- (4) DC CABLES (7/8")
- (1) FIBER CABLES (1/2")

FINAL GROUND CONFIGURATION:

- NO CHANGES

LOCATION MAP



DRIVING DIRECTIONS FROM NEAREST AIRPORT (LAS CRUCES INTERNATIONAL AIRPORT):

- GET ON I-10 W IN LAS CRUCES FROM STERN DR
- FOLLOW I-10 W TO CRAWFORD BLVD. TAKE EXIT 132 FROM I-10 W
- CONTINUE ON CRAWFORD BLVD TO YOUR DESTINATION

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2015 IBC
MECHANICAL	2015 IMC
ELECTRICAL	2014 NEC

REFERENCE DOCUMENTS:
STRUCTURAL ANALYSIS: CROWN CASTLE
DATED: JULY 29, 2020

MOUNT ANALYSIS: KIMLEY-HORN AND ASSOCIATES, INC.
(COMPLETED IN ACCORDANCE WITH 2018 IBC)
DATED: JULY 21, 2020

DESIGN PACKAGE BASED ON THE APPLICATION
ID: 521423
REVISION: 0



CALL NEW MEXICO ONE CALL:
(800) 321-2537
CALL 3 WORKING DAYS
BEFORE YOU DIG!

AT&T SITE NUMBER:
WTL01977

BU #: 826769
PMS DRILLING-COUNTY
5320 STERN DRIVE
LAS CRUCES, NM 88011
EXISTING 151'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DWG
0	08/12/20	CJL	CONSTRUCTION	DG

IT IS A VIOLATION OF LAW FOR ANY PERSON
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER: **T-1**

REVISION: **0**

CROWN CASTLE USA INC. SITE ACTIVITY REQUIREMENTS:

1. NOTICE TO PROCEED- NO WORK SHALL COMMENCE PRIOR TO CROWN CASTLE USA INC. WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN CASTLE USA INC. NOC AT 800-788-7011 & THE CROWN CASTLE USA INC. CONSTRUCTION MANAGER.
2. "LOOK UP"- CROWN CASTLE USA INC. SAFETY CLIMB REQUIREMENT:
THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR STRENGTH OF THE SAFETY CLIMB OR ANY UNDERLYING COMPONENTS OF THE CLIMBING FACILITY. THIS INCLUDES BUT IS NOT LIMITED TO: THE CLIMBING FACILITY, THE SAFETY CLIMB, THE WIRE ROPE FROM THE WIRE ROPE POINT OF ANCHORAGE TO THE WIRE ROPE FROM THE WIRE ROPE POINT OF ANCHORAGE OR CLOSE PROXIMITY TO THE WIRE ROPE/LOOP WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINT IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.
3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ON-SITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
4. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN; AND ANY APPLICABLE ANS/ASSE (10-48 (LATEST EDITION)), FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE 10146 (LATEST EDITION) AND CROWN CASTLE USA INC. STANDARD 102353, INCLUDING THE REQUIRED CONSTRUCTION OF A QUALIFIED ENGINEER FOR CLASS CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANS/ITIA-322 (LATEST EDITION).
5. ALL SITE WORK TO COMPLY WITH QAS-STD-10068 "INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON CROWN CASTLE USA INC. TOWER SITE," CED-STD-10294 "STANDARD FOR INSTALLATION OF MOUNTS AND APPURTENANCES," AND LATEST VERSION OF ANS/ITIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS." IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS; THE CONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR APPROVAL BY CROWN CASTLE USA INC. PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
6. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION BY CONFIRMED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
9. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS. LATEST APPROVED REVISIONS FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL REMOVE ALL UNNECESSARY RUBBISH, STUMPS, BRUSH, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
10. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, TOWER OWNER, CROWN CASTLE USA INC., AND/OR LOCAL UTILITIES.
11. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.
12. THE TOWER SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
13. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
14. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
15. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION; EROSION CONTROL MEASURES; IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
17. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
18. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
19. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GESS) SHALL BE BONDED TOGETHER AT OR BELOW GRADE. BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OFF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND CONDUCTOR. STRAINED COPPER CONDUCTORS AND INSTALLED COPPER FOR OUTDOOR BTS.
6. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRAINED COPPER CONDUCTORS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CONNECTIONS TO OUTDOOR BTS.
7. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
10. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
11. ALL GROUND CONNECTIONS ABOVE GRADE (ANTENNA AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
12. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
13. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
14. APPROVED WELDING CONTRACTORS SHALL BE USED FOR ALL WELDING OPERATIONS. ALL WELDING SHALL BE PERFORMED ON FASTENERS, BOLTS, AND BRACKET MOUNTING POINTS.
15. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING. IN ACCORDANCE WITH THE NEC.
16. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
17. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
18. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINTS. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
19. ALL GROUNDS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR: GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION
TOWER: OWNER: CROWN CASTLE USA INC.
THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKFORCE WHOSE KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND REQUIREMENTS OF THE INDUSTRY ACCEPTED PRACTICE IS SUFFICIENT TO CORRECTLY INTERPRET AND CONSTRUCT THE ELEMENTS EXPLICITLY SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY. NOTES AND DETAILS WHEREAS IN THE CONSTRUCTION DOCUMENTS SHALL CONFORM TO THE GENERAL NOTES AND TYPICAL AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PROJECT GENERAL NOTES AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER.
3. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
4. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY NOTED OR FOUND SHALL BE BROUGHT TO THE ATTENTION OF CROWN CASTLE USA INC. BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
5. LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR APPROVAL BY THE CARRIER AND CROWN CASTLE PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
7. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION AND IS TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
8. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF CROWN CASTLE USA INC. OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
9. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

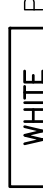







CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90° AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT THAT CONFORM TO ASTM A615; ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SHORINGS SHALL BE CLASS-B TENSION SPRINGS, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:
#4 BARS AND SMALLER 40 ksi
#5 BARS 60 ksi
#6 BARS 70 ksi
THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 BARS AND LARGER 3"
#5 BARS AND SMALLER 2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
SLAB AND WALLS 3/4"
BEAMS AND COLUMNS 1-1/2"
A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE; UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
6. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT RATING OF THE NATIONAL ELECTRICAL CODE.
7. CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PER THE GOVERNING JURISDICTION.
8. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUIV.). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
9. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
10. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
11. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
12. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THHN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND EQUIPMENT GROUND WIRING LOCATED THROUGH STRUCTURAL STEEL OR CONDUIT SHALL BE IDENTIFIED WITH TYPE THHN, THWN, THHN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
14. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
15. POWER AND CONTROL WIRING IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THHN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
16. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUIV.). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
17. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANS/IEEE AND NEC.
18. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
19. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
20. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
21. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
22. ALL WIRING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS SHALL BE NON-METALLIC.
23. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANS/IEEE AND NEC.
24. WIRWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREDMOUNT SPECIMATE WIREWAY).
25. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUIV.).
26. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE. MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES. SHALL BE GALVANIZED OR EPOXY-COATED SHEET METAL SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3R (OR BETTER) FOR EXTERIOR LOCATIONS.
27. METAL RECEPTACLE SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
28. NONMETALLIC RECEPTACLE SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
29. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR CROWN CASTLE USA INC. BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
30. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
31. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "AT&T".
32. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

APWA UNIFORM COLOR CODE:

	PROPOSED EXCAVATION
	TEMPORARY SURVEY MARKINGS
	ELECTRIC POWER LINES, CABLES, CONDUIT, AND LIGHTING CABLES
	GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
	COMMUNICATION, ALARM OR SIGNAL LINES, CABLES, OR CONDUIT AND TRAFFIC LOOPS
	POTABLE WATER
	RECLAIMED WATER, IRRIGATION, AND SLURRY LINES
	SEWERS AND DRAIN LINES

SYSTEM	CONDUCTOR	COLOR
120/240V, 1Ø	A PHASE	BLACK
	B PHASE	RED
	NEUTRAL	WHITE
	GROUND	GREEN
120/208V, 3Ø	A PHASE	BLACK
	B PHASE	RED
	C PHASE	BLUE
	NEUTRAL	WHITE
	GROUND	GREEN
	A PHASE	BROWN
	B PHASE	ORANGE OR PURPLE
277/480V, 3Ø	C PHASE	YELLOW
	NEUTRAL	GREY
	GROUND	GREEN
DC VOLTAGE	POS (+)	RED**
	NEG (-)	BLACK**

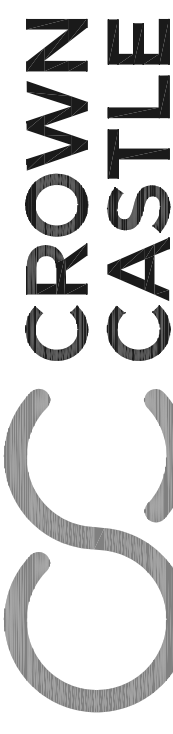
* SEE NEC 210.5(C)(1) AND (2)
** POLARITY MARKED AT TERMINATION

ABBREVIATIONS:

ANT	ANTENNA	ANTENNA
FIF	EXISTING FACILITY INTERFACE FRAME	EXISTING FACILITY INTERFACE FRAME
GEN	GENERATOR	GENERATOR
GPS	GLOBAL POSITIONING SYSTEM	GLOBAL POSITIONING SYSTEM
GSM	GLOBAL SYSTEM FOR MOBILE	GLOBAL SYSTEM FOR MOBILE
LTE	LONG TERM EVOLUTION	LONG TERM EVOLUTION
MGB	MASTER GROUND BAR	MASTER GROUND BAR
NEM	NEW WIRING	NEW WIRING
(N)	NATIONAL ELECTRIC CODE	NATIONAL ELECTRIC CODE
NEC	PROPOSED	PROPOSED
(P)	POWER PLANT	POWER PLANT
QTY	QUANTITY	QUANTITY
RECT	RECTIFIER	RECTIFIER
RBS	RADIO BASE STATION	RADIO BASE STATION
RF	RADIO ELECTRIC TILT	RADIO ELECTRIC TILT
RFD	RADIO FREQUENCY DATA	RADIO FREQUENCY DATA
RRH	REMOTE RADIO HEAD	REMOTE RADIO HEAD
SI	SMART INTEGRATED DEVICE	SMART INTEGRATED DEVICE
TMA	TOWER MOUNTED AMPLIFIER	TOWER MOUNTED AMPLIFIER
TYP	TYPICAL	TYPICAL
UMTS	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
W.P.	WORK POINT	WORK POINT



1801 VALLEY VIEW LANE
FARMERS BRANCH TX 75234



1701 DIRECTORS BLVD, SUITE 700
AUSTIN, TX 78744

AT&T SITE NUMBER:
WTL01977

BU #: 826769
PMS DRILLING-COUNTY

5320 STERN DRIVE
LAS CRUCES, NM 88011

EXISTING 151'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DWG	DWG
0	08/12/20	CJL	CONSTRUCTION	DG	



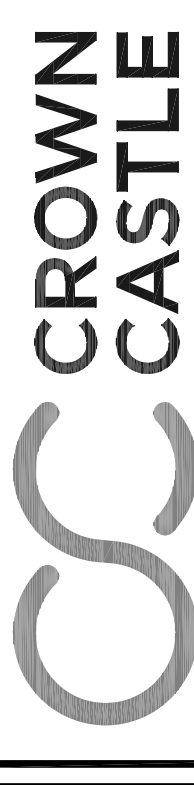
8/12/2008 10:30 AM EDT

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SHEET NUMBER: T-2
REVISION: 0



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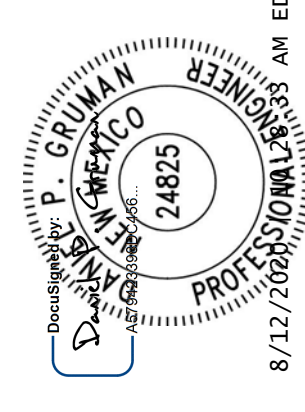
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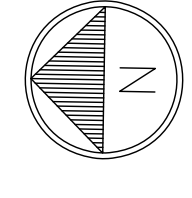
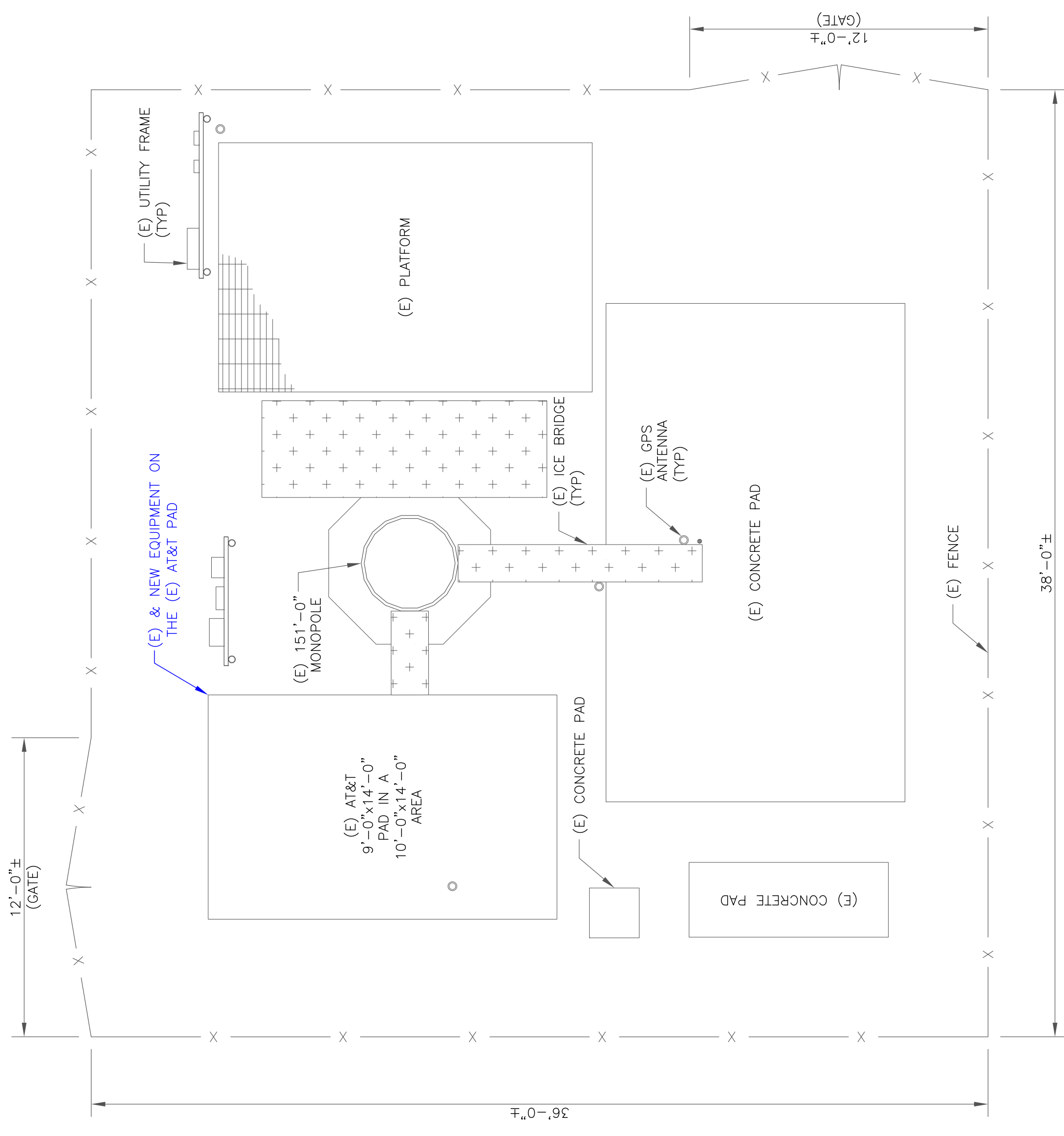
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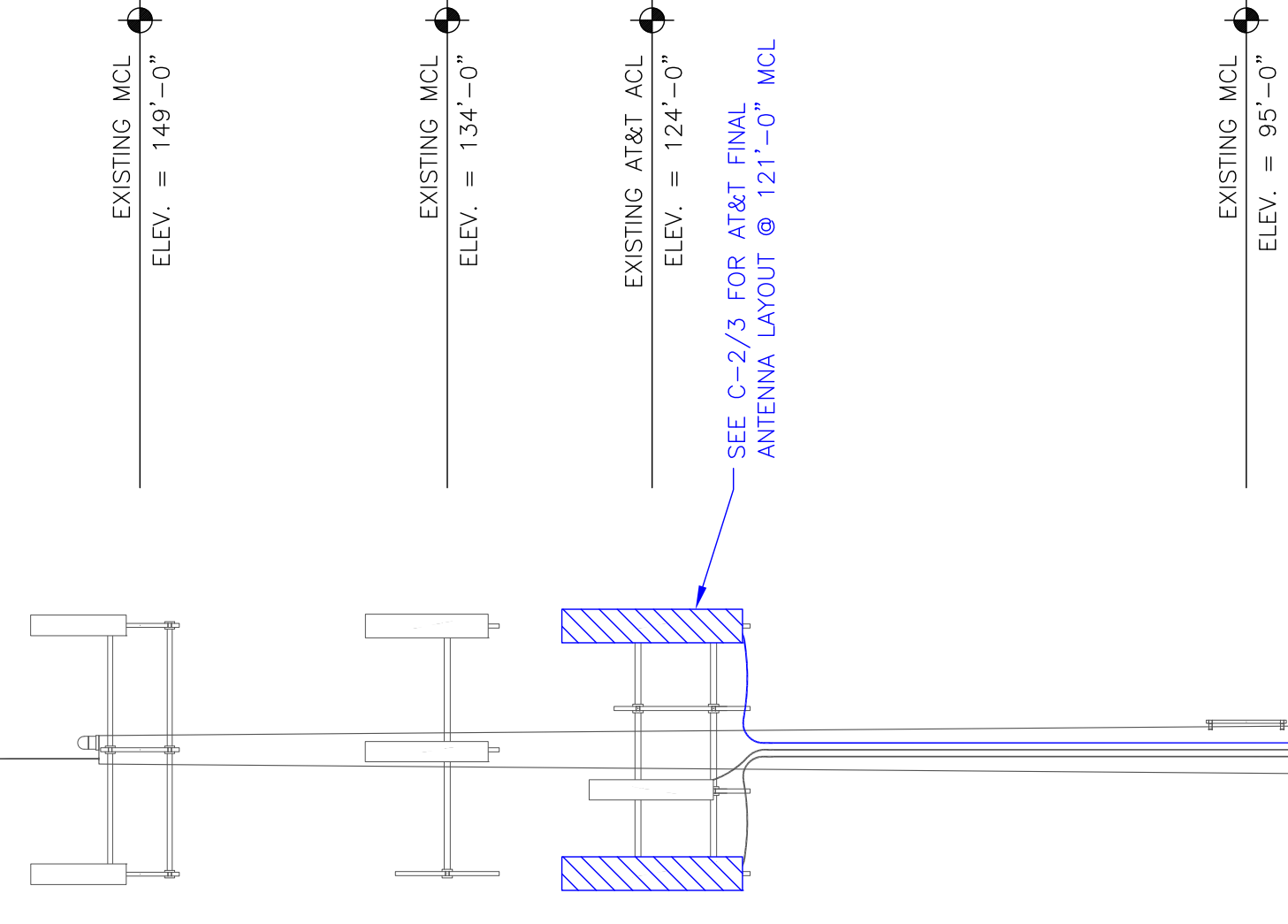
SHEET NUMBER: **C-1** REVISION: **0**



1 SITE PLAN
SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)

STRUCTURE W/ APPURTENANCE
ELEV. = 156'-0"

HEIGHT OF STRUCTURE
ELEV. = 151'-0"



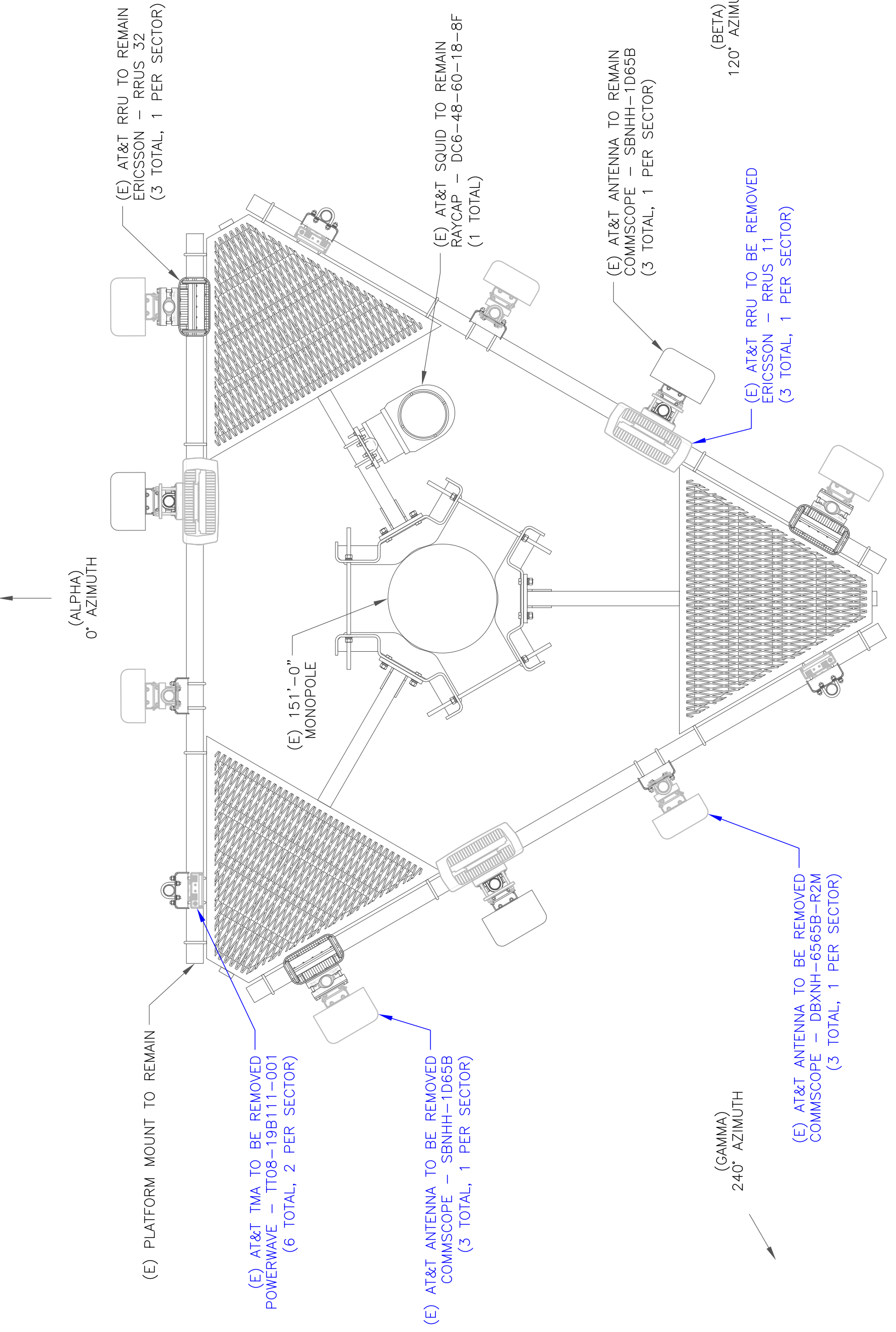
AT&T EQUIPMENT
ANTENNA CL: 124'-0"
MOUNT CL: 121'-0"

SEE C-2/3 FOR AT&T FINAL ANTENNA LAYOUT @ 121'-0" MCL

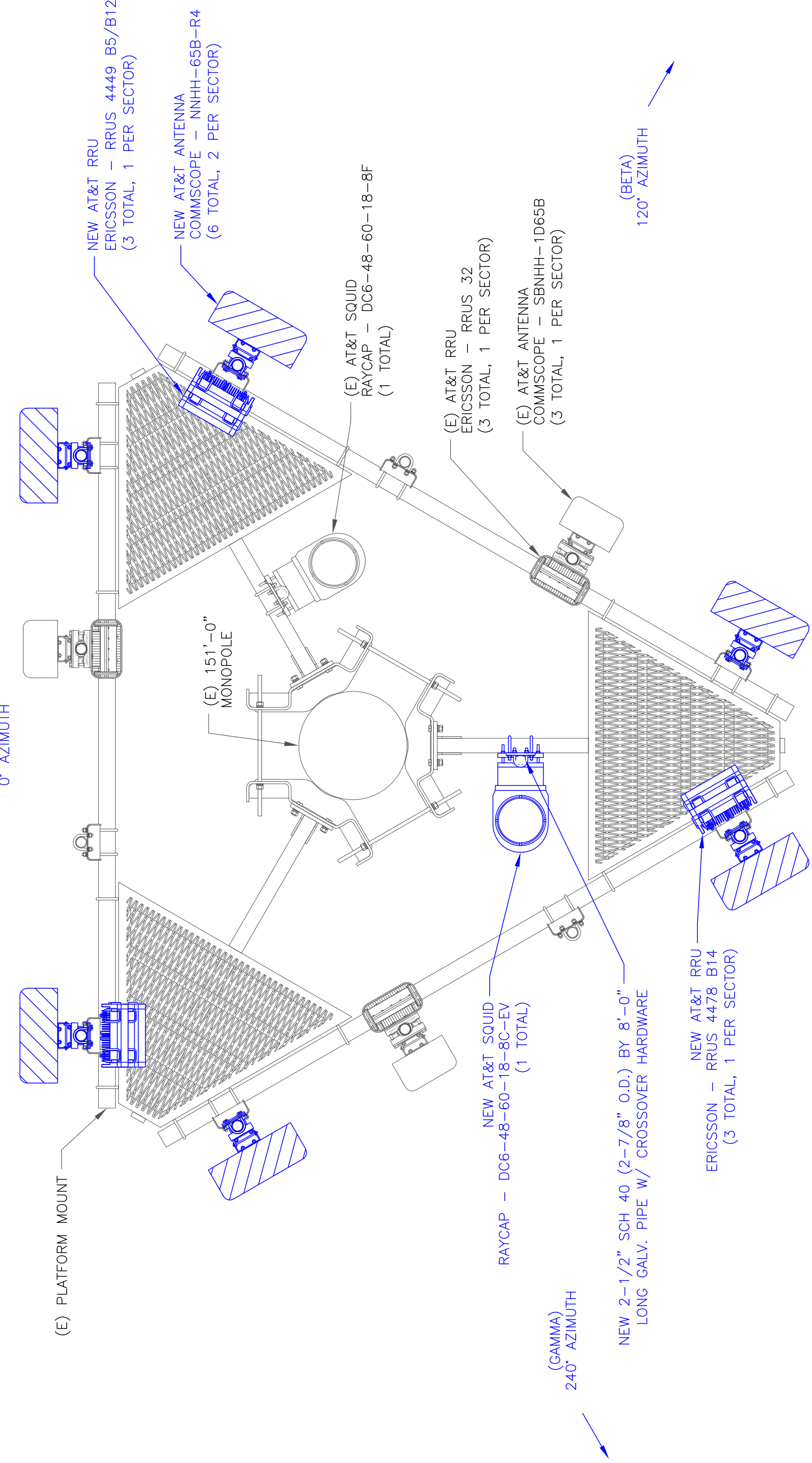
TOWER & ANTENNA STANDARD NOTES:

- DIRECT TOWER MOUNTED EQUIPMENT MUST NOT TRAP OR INTERFERE W/ CLIMBING PEGS/STEPS AND SAFETY CLIMB.
- NEW EQUIPMENT CANNOT BE MOUNTED DIRECTLY TO TOWER. NEW EQUIPMENT MUST BE MOUNTED TO CUSTOMER MOUNT.
- CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED BEACON BASE HEIGHT.
- VERIFY AZIMUTHS WITH RFDS.
- MOUNT & TOWER COMPLIANCE IS BY OTHERS. NO NEW ANTENNAS OR EQUIPMENT SHALL BE INSTALLED ON MOUNTS OR TOWER WITHOUT THE APPROVAL OF A PROFESSIONAL ENGINEER.
- PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF ANTENNAS. INTERFERENCE OR SHADOWING OF ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION. PLEASE CONTACT A&E VENDOR FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.

1 TOWER ELEVATION
SCALE: NOT TO SCALE



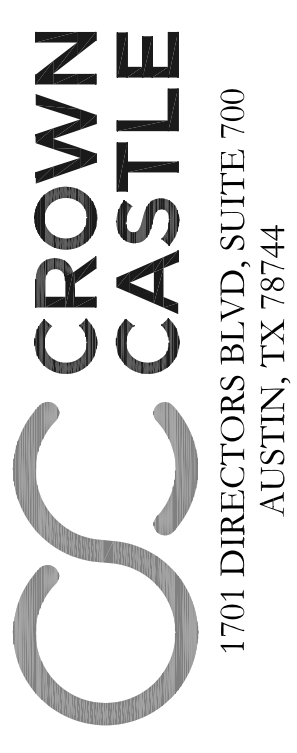
2 EXISTING ANTENNA PLAN
SCALE: NOT TO SCALE



3 NEW ANTENNA PLAN
SCALE: NOT TO SCALE



1801 VALLEY VIEW LANE
FARMERS BRANCH TX 75234



1701 DIRECTORS BLVD, SUITE 700
AUSTIN, TX 78744

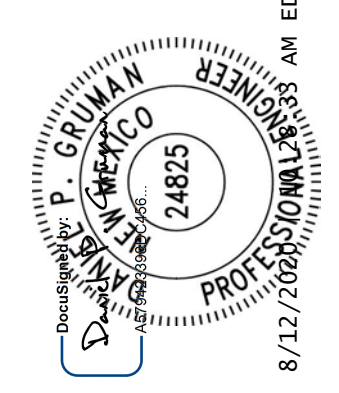
AT&T SITE NUMBER:
WTL01977

BU #: **826769**
PMS DRILLING-COUNTY
5320 STERN DRIVE
LAS CRUCES, NM 88011

EXISTING 151'-0" MONOPOLE

ISSUED FOR:

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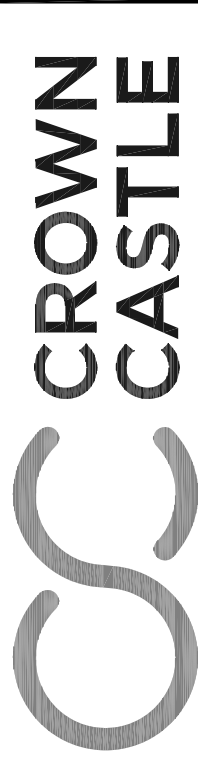


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REVISION: **0**



1801 VALLEY VIEW LANE
FARMERS BRANCH TX 75234



1701 DIRECTORS BLYD, SUITE 700
AUSTIN, TX 78744

AT&T SITE NUMBER:
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BU #: **826769**
PMS DRILLING-COUNTY
5320 STERN DRIVE
LAS CRUCES, NM 88011
EXISTING 151'-0" MONOPOLE

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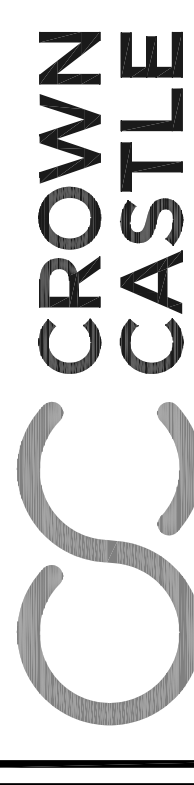
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TOWER TOP EQUIPMENT SCHEDULE (FINAL)					
ANTENNA SECTOR	ANTENNA ELEVATION	ANTENNA AZIMUTH	CATEGORY	PROPOSED CONFIGURATION	QTY.
ALPHA	124'-0"	0°	ANTENNA (A1)	NNHH-65B-R4	1
			ANTENNA (A2)	-	-
			ANTENNA (A3)	SBNHH-1D65B	1
			ANTENNA (A4)	NNHH-65B-R4	1
BETA	124'-0"	120°	RRHs	RRUS 32	1
			RRUS 4449 B5/B12	1	
			RRUS 4478 B14	1	
			ANTENNA (B1)	NNHH-65B-R4	1
			ANTENNA (B2)	-	-
			ANTENNA (B3)	SBNHH-1D65B	1
			ANTENNA (B4)	NNHH-65B-R4	1
			RRHs	RRUS 32	1
GAMMA	124'-0"	240°	RRUS 4449 B5/B12	1	
			RRUS 4478 B14	1	
			ANTENNA (C1)	NNHH-65B-R4	1
			ANTENNA (C2)	-	-
			ANTENNA (C3)	SBNHH-1D65B	1
			ANTENNA (C4)	NNHH-65B-R4	1
			RRHs	RRUS 32	1
			RRUS 4449 B5/B12	1	
			RRUS 4478 B14	1	
			COAX/FIBER/DC	1-5/8"	12
				7/8"	4
				1/2"	1
MISCELLANEOUS			DC6-48-60-18-8F	1	
			DC6-48-60-18-8C-EV	1	

1 EQUIPMENT DESCRIPTION TABLE
SCALE: NOT TO SCALE



1801 VALLEY VIEW LANE
FARMERS BRANCH TX 75234



1701 DIRECTORS BLYVD, SUITE 700
AUSTIN, TX 78744

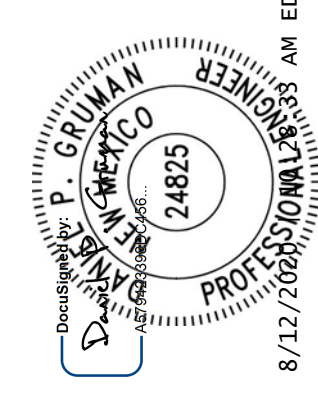
AT&T SITE NUMBER:
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BU #: 826769
PMS DRILLING-COUNTY
5320 STERN DRIVE
LAS CRUCES, NM 88011

EXISTING 151'-0" MONOPOLE

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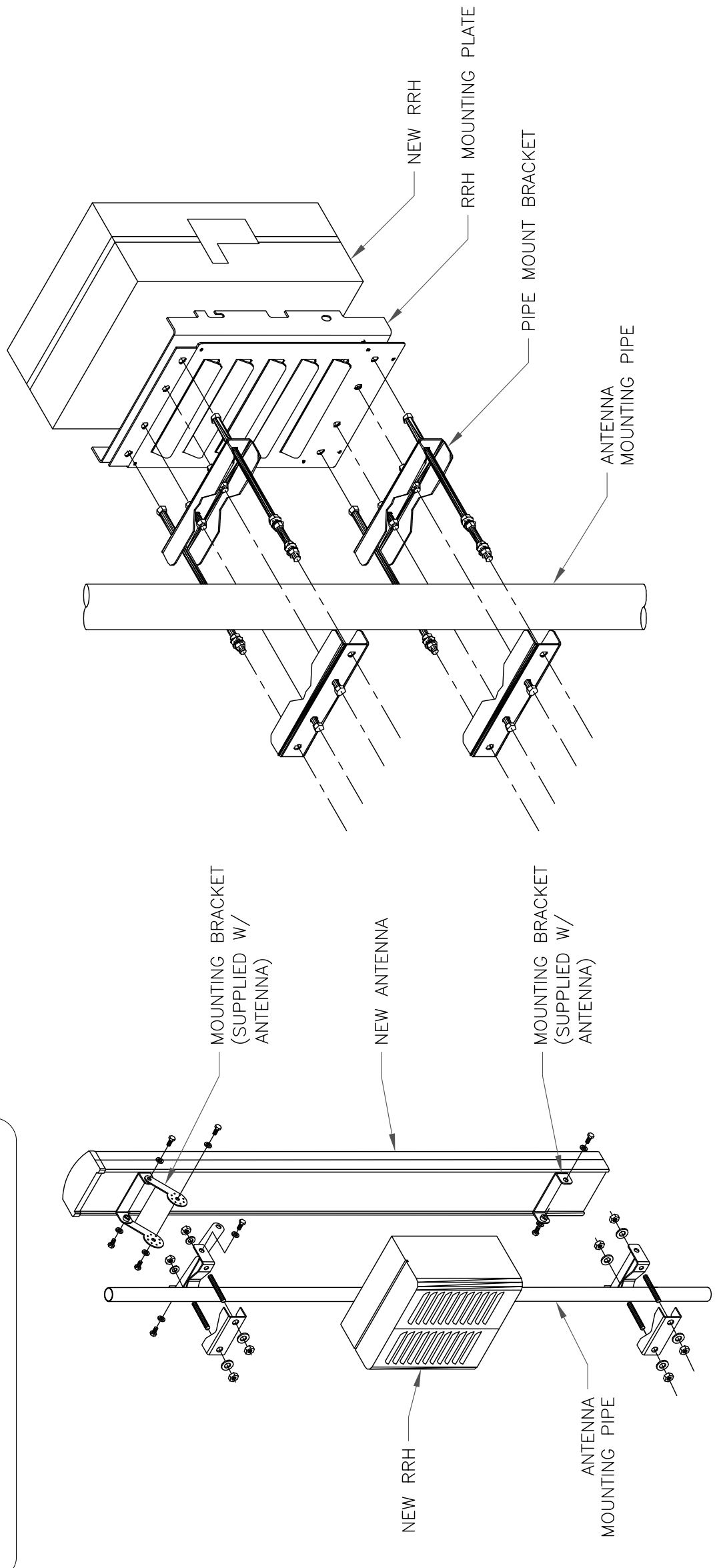


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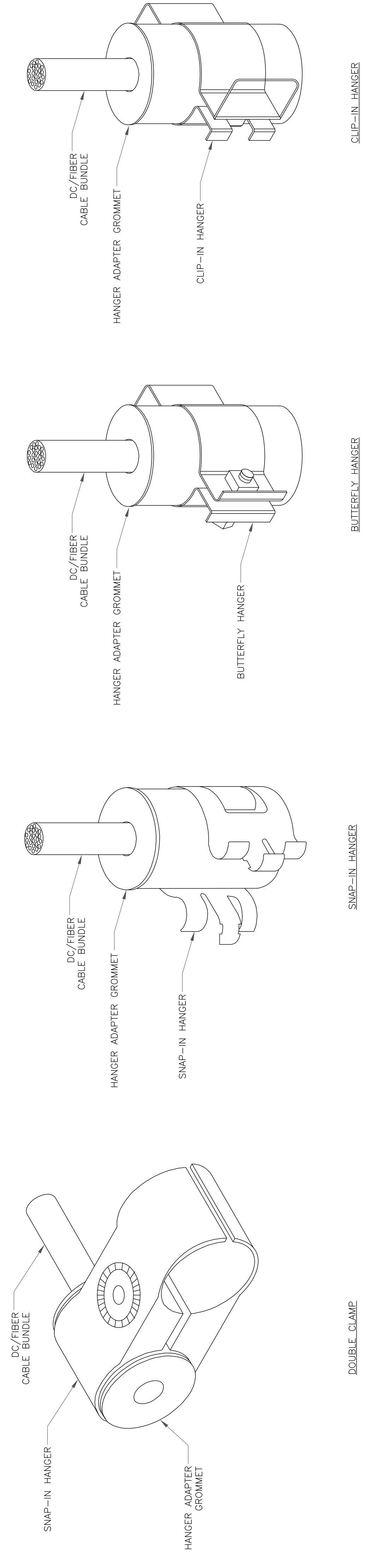
SHEET NUMBER: **C-4** REVISION: **0**

INSTALLER NOTES:

1. COMPLY WITH MANUFACTURER'S INSTRUCTIONS TO ENSURE THAT ALL RRHs RECEIVE ELECTRICAL POWER WITHIN 24 HOURS OF BEING REMOVED FROM THE MANUFACTURER'S PACKAGING.
2. DO NOT OPEN RRH PACKAGES IN THE RAIN.
3. ALL PIPES, BRACKETS, AND MISCELLANEOUS HARDWARE TO BE GALVANIZED UNLESS NOTED OTHERWISE.



1 ANTENNA WITH RRH MOUNTING DETAIL
SCALE: NOT TO SCALE



2 HANGER ADAPTER GROMMET DETAILS
SCALE: NOT TO SCALE

Product Specifications

COMMSCOPE®

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NNH4-65B-R6

Multiband Antenna, 2x 694–896 and 4x 1695–2360 MHz, 65° horizontal beamwidth, 6x internal RET.

Electrical Specifications

Frequency Band, MHz	694–806	806–896	1695–1880	1850–1990	1920–2180	2300–2360
Gain, dBi	14.2	15.1	15.2	15.7	15.8	16.3
Beamwidth, Horizontal, degrees	75	70	65	65	65	65
Beamwidth, Vertical, degrees	12.4	10.5	11.3	10.3	9.8	8.9
Beam Tilt, degrees	2–14	2–14	2–14	2–14	2–14	2–14
USLS (First Lobe), dB	16	16	16	16	16	16
Front-to-Back Ratio at 180°, dB	30	30	30	30	30	30
Isolation, dB	28	28	28	28	28	28
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR Return Loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	350	350	300	300	300	300
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

General Specifications

Operating Frequency Band	1695 – 2360 MHz 694 – 896 MHz
Antenna Type	Sector
Band	Multiband
Performance Note	Outdoor usage

Mechanical Specifications

RF Connector Quantity, total	12
RF Connector Quantity, low band	4
RF Connector Quantity, high band	8
RF Connector Interface	4, 3-10 Female
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Radiator Material	Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	1600.0 N @ 150 km/h 359.7 lbf @ 150 km/h
Wind Speed, maximum	200 km/h 124 mph

Dimensions

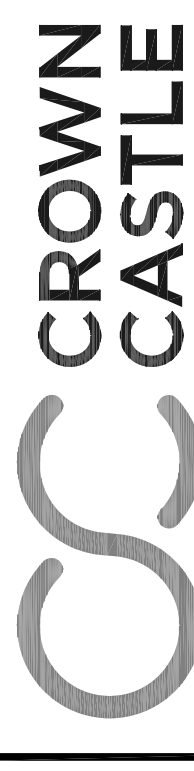
Length	1829.0 mm 72.0 in
Width	498.0 mm 19.6 in
Depth	197.0 mm 7.8 in
Net Weight, without mounting kit	40.0 kg 88.2 lb

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April 7, 2017



1801 VALLEY VIEW LANE
FARMERS BRANCH TX 75234



1701 DIRECTORS BLVD, SUITE 700
AUSTIN, TX 78744

AT&T SITE NUMBER:
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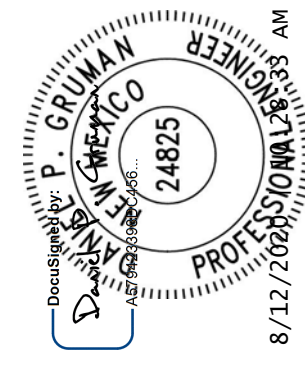
BU #: **826769**
PMS DRILLING-COUNTY

5320 STERN DRIVE
LAS CRUCES, NM 88011

EXISTING 151'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRAWN	DESCRIPTION	DWG./QA
0	08/12/20	CJL	CONSTRUCTION	DG



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SHEET NUMBER: **C-5.1**
REVISION: **0**



RRUS 4478 B14

- > B14
 - TX = 758 – 768 MHz
 - RX = 788 – 798 MHz
- > CPRI 2 ports x 2.5/4.9/9.8/10.1 Gbps. **Install 1 SFP and connect 1 fiber pair to the RRUS 4478 during initial install.**
- > Only use Ericsson supplied and approved SFPs **RDH10265/25**
- > 2 external alarm inputs
- > Max wind load @ **50m/sec = 260N**
- > Breaker size = **25A**, DC Power Consumption = **670 W (for dimensioning)**
- > **200mm** horizontal separation required for side by side mounting
- > **200mm** separation required from antenna backplane to radio
- > **400mm** vertical outdoor/indoor separation required between 2 radios
- > **500mm** vertical separation below antenna
- > Min, Max DC cable size from squid to radio = **10.8 AWG**
 - Adapter is required for 2-wire connection
 - Shielded DC cable is required
- > Ground cable size = **2AWG**
- > Dimensions (incl. handles, feet and sunshield, w/o fan unit)
 - Height: **16.5'** (420 mm)
 - Width: **13.4'** (340 mm)
 - Depth: **7.7'** (196 mm)
- > Weight, excl. mounting hardware = **59.9 lbs (27.2 kg)**

RRUS 32 Datasheet for Turf Vendors | Commercial in confidence | Rev A | 2016-04-21 | Page 2

1 NNH4–65B–R6
SCALE: NOT TO SCALE

2 RRUS 4478 B14
SCALE: NOT TO SCALE

RADIO 4449 – B13 + B5 4TX 4RX PER BAND

- > 4 antenna ports, 4TX/4RX for 2 bands with common RF ports
- > Up to 320W RF Power shared between 2 bands

- > Examples:
 - > 4x40W on each band or
 - > 2x60W each band on two high-power RF ports
- > **Carrier Capacity:**
 - > Up to 24 carrier and up to 10x25 MHz OBW for LTE
 - > 2x 10Gbps CPRI
- > **Size and Weight:**

Radio 4449 - B13& B5	Height	Width	Depth	Weight
wo protruding items	15 in (380 mm)	13.2 in (335 mm)	9.3 in (235 mm)	70 lbs (31.7 Kg)
w protruding items	18 in (455 mm)	13.2 in (335 mm)	9.4 in (240 mm)	

- > -48 VDC
- > 2x20A fuse (2 power connectors, 2 or 3 wire)
- > AISG TMA & RET support (2 Bias-T, 1 ALD port)
- > Type 4.3-10 RF connectors
- > 2 external alarms
- > IP 65, -40 to +55 C

Commercial in confidence | Aruba OTTO | 2018-03-18 | Page 23



Portrait Mount Only



**RADIO
4449**

DATA SHEET

Rooftop / Towntop

The DC6-48-60-18-8C-EV is designed to provide the ultimate coordination between the SPD and the RRH/RRU by offering industry-leading low-clamping voltage of 160V and extremely robust protection for use in a high DC voltage environment.

Capable of providing 12.5kA (10/350 µs) max per circuit surge capacity for up to 6 -48V DC circuits.



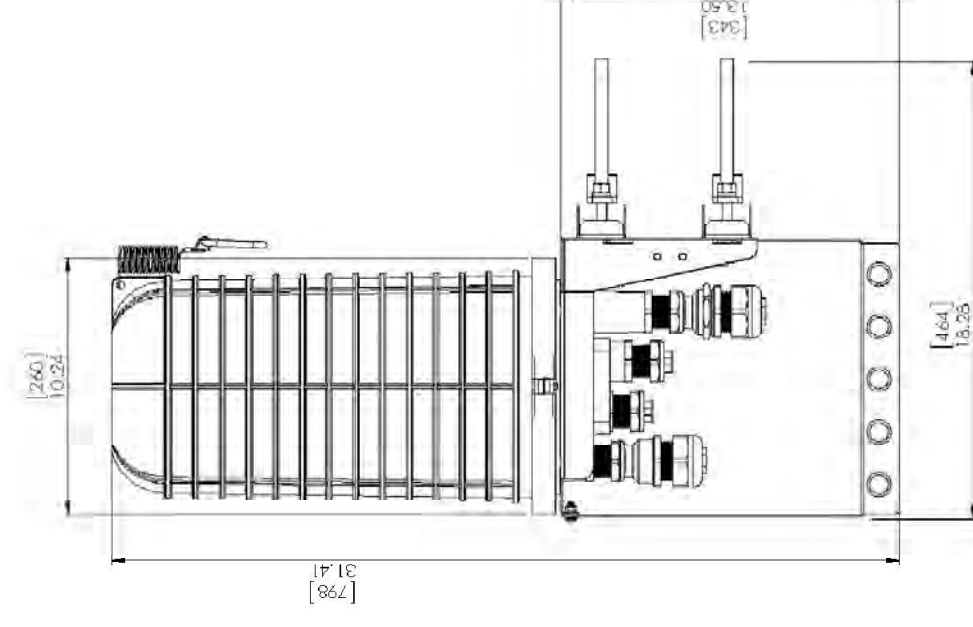
powered by
Strikesorb

Features

- Provides discrete protection for six individual -48V DC circuits
- Surge protection of 90kA 8/20 µs
- Maximum impulse current 12.5kA 10/350 µs
- Fiber connections for up to 18 fiber pair
- Simplifies inter-connectivity and cable management for DC conductors
- UL 1449 4th Edition Type 2 protective device
- IEC 61643-11 Class I protection for DC applications
- Form C relay contacts included, allowing remote monitoring of suppressor status
- Copper-coated lid to reduce power line interference
- Patented design
- Patented Strikesorb technology ensures lowest let-through voltage available in the industry, providing enhanced coordination with the RRH/RRU
- Raycap recommends that DC protection system be installed within 5 meters of the radio

Benefits

- Strikesorb modules are fully recognized to UL 1449 4th Edition, and IEC 61643-11 Safety Standards, meeting all intermediate and high current fault requirements to facilitate use in original equipment manufacturers (OEM) applications
- Strikesorb offers unique maintenance-free protection against direct lightning currents
- Design provides maximum flexibility for installation
- NEMA 4X enclosure allows for indoor or outdoor installation



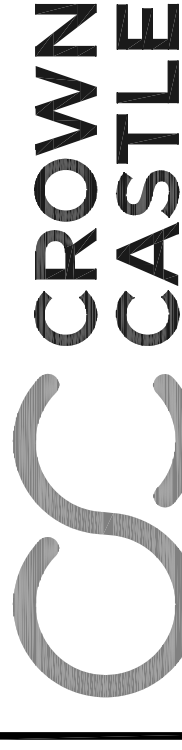
Raycap

www.raycap.com

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1801 VALLEY VIEW LANE
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REV	DATE	DRAWN	DESCRIPTION	DES./QA
0	08/12/20	CJL	CONSTRUCTION	DG

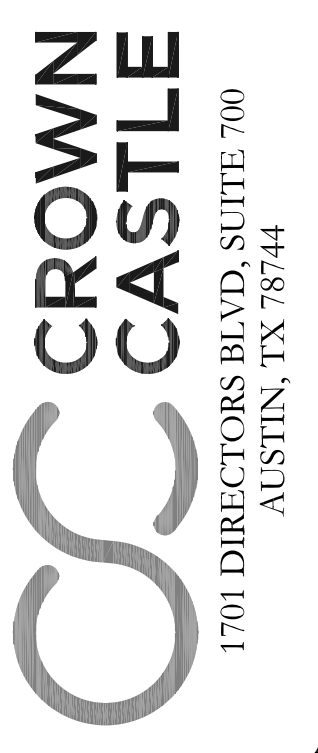


IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-5.2**
REVISION: **0**



1801 VALLEY VIEW LANE
FARMERS BRANCH TX 75234



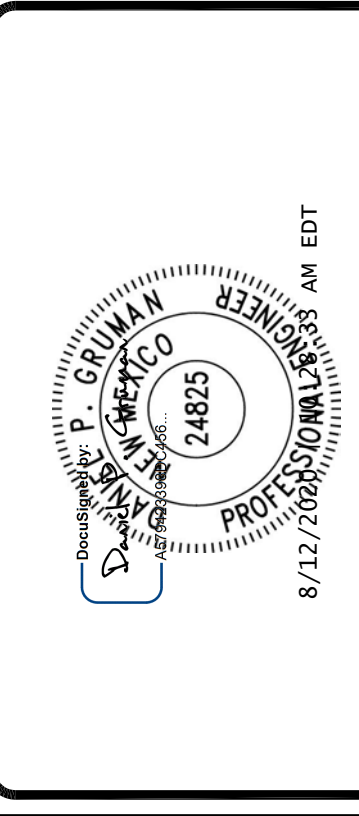
1701 DIRECTORS BLVD, SUITE 700
AUSTIN, TX 78744

AT&T SITE NUMBER:
WTL01977

BU #: **826769**
PMS DRILLING-COUNTY
5320 STERN DRIVE
LAS CRUCES, NM 88011

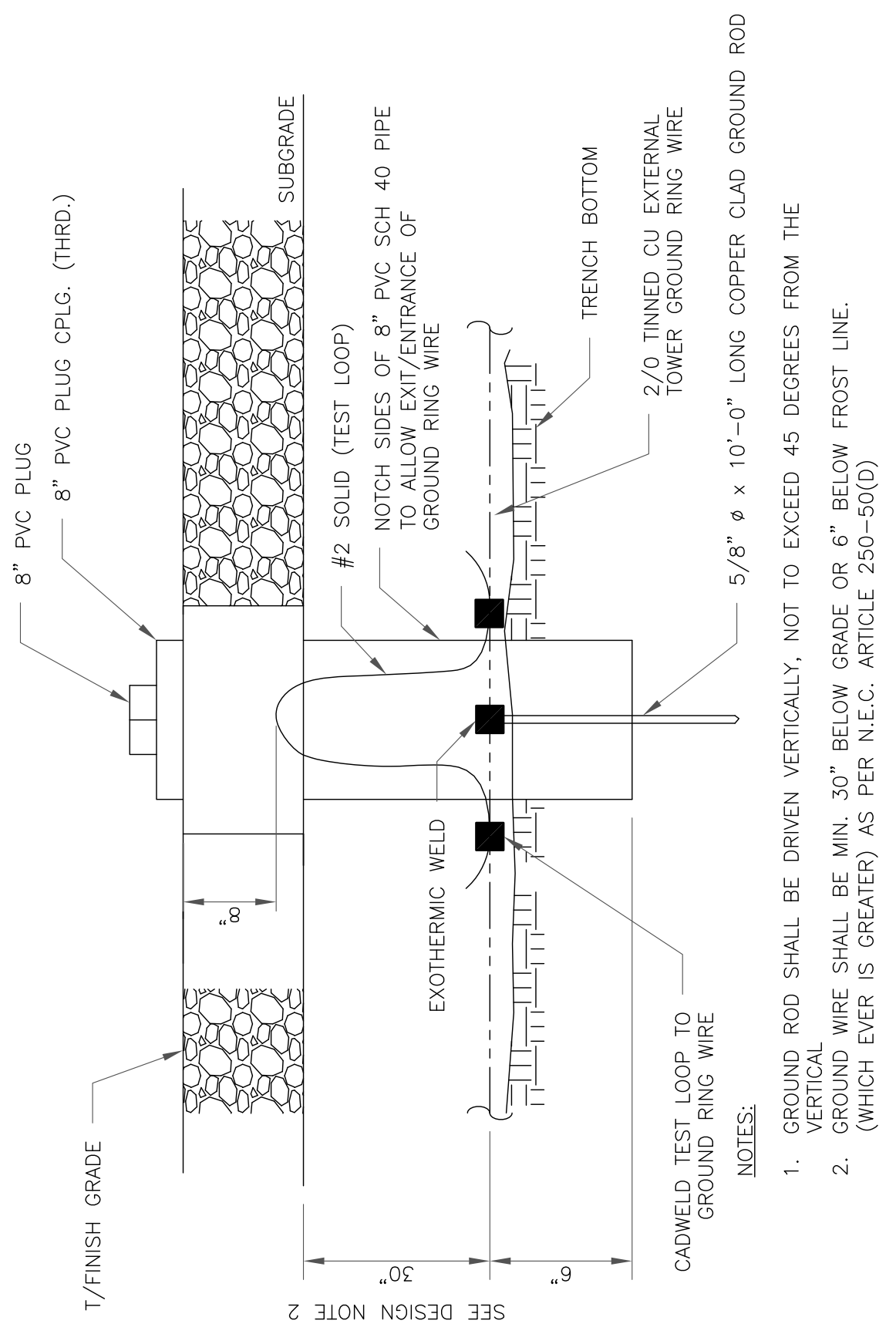
EXISTING 151'-0" MONOPOLE

REV	DATE	DRAWN	DESCRIPTION	DWG./QA
0	08/12/20	CJL	CONSTRUCTION	DG



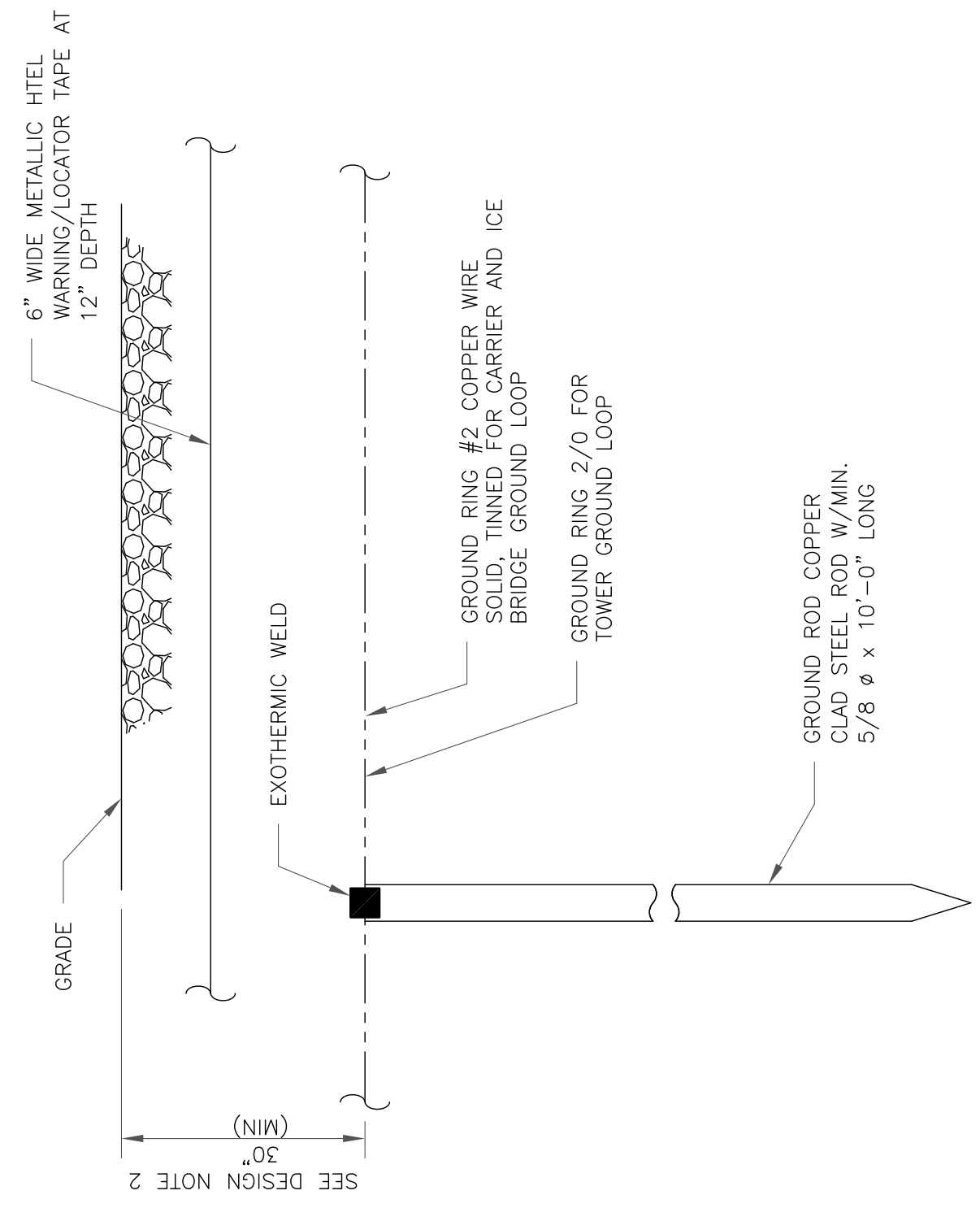
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **G-1**
REVISION: **0**



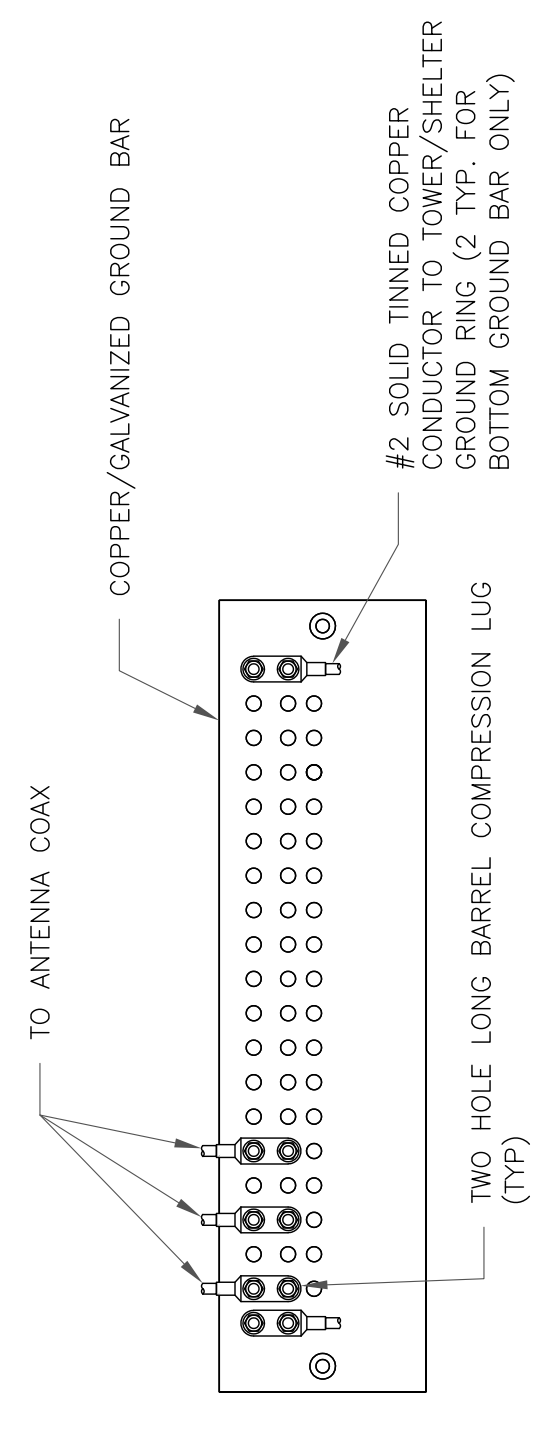
- NOTES:
- GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.
 - GROUND WIRE SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE. (WHICH EVER IS GREATER) AS PER N.E.C. ARTICLE 250-50(D)

3 INSPECTION WELL DETAIL
SCALE: NOT TO SCALE



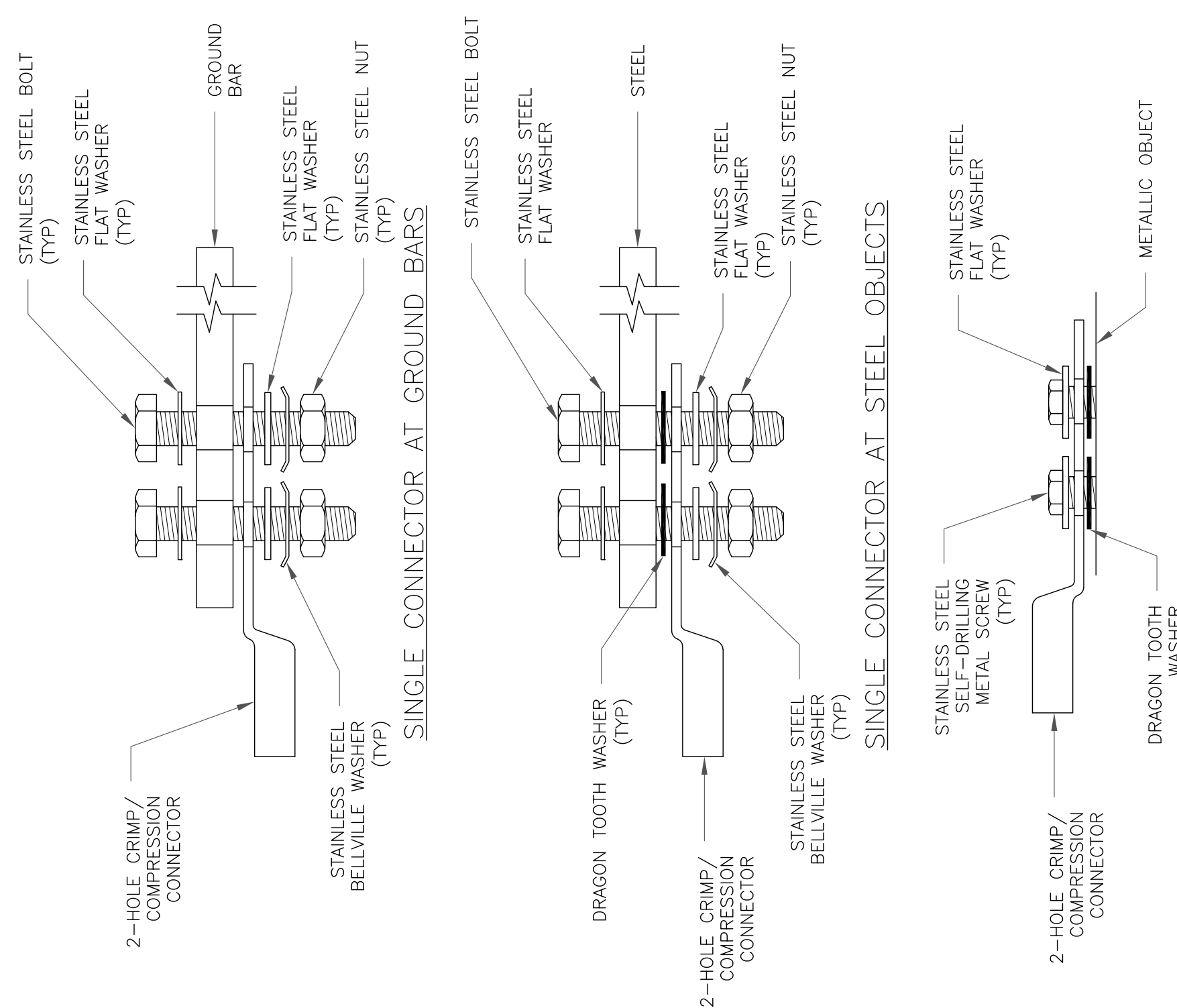
- NOTES:
- GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.
 - GROUND WIRE SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE. (WHICH EVER IS GREATER) AS PER N.E.C. ARTICLE 250-50(D)

6 GROUND ROD DETAIL
SCALE: NOT TO SCALE



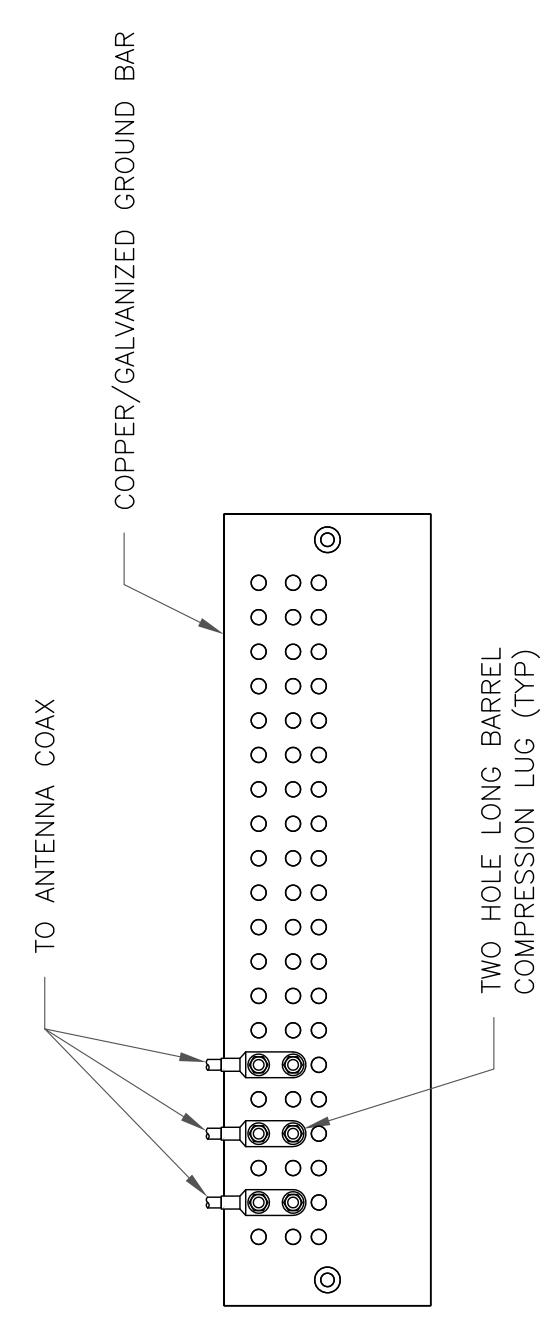
- NOTES:
- EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
 - GROUND BAR SHALL NOT BE ISOLATED FROM TOWER. MOUNT DIRECTLY TO TOWER STEEL (TOWER ONLY).
 - GROUND BAR SHALL BE ISOLATED FROM BUILDING OR SHELTER.

2 TOWER/SHELTER GROUND BAR DETAIL
SCALE: NOT TO SCALE



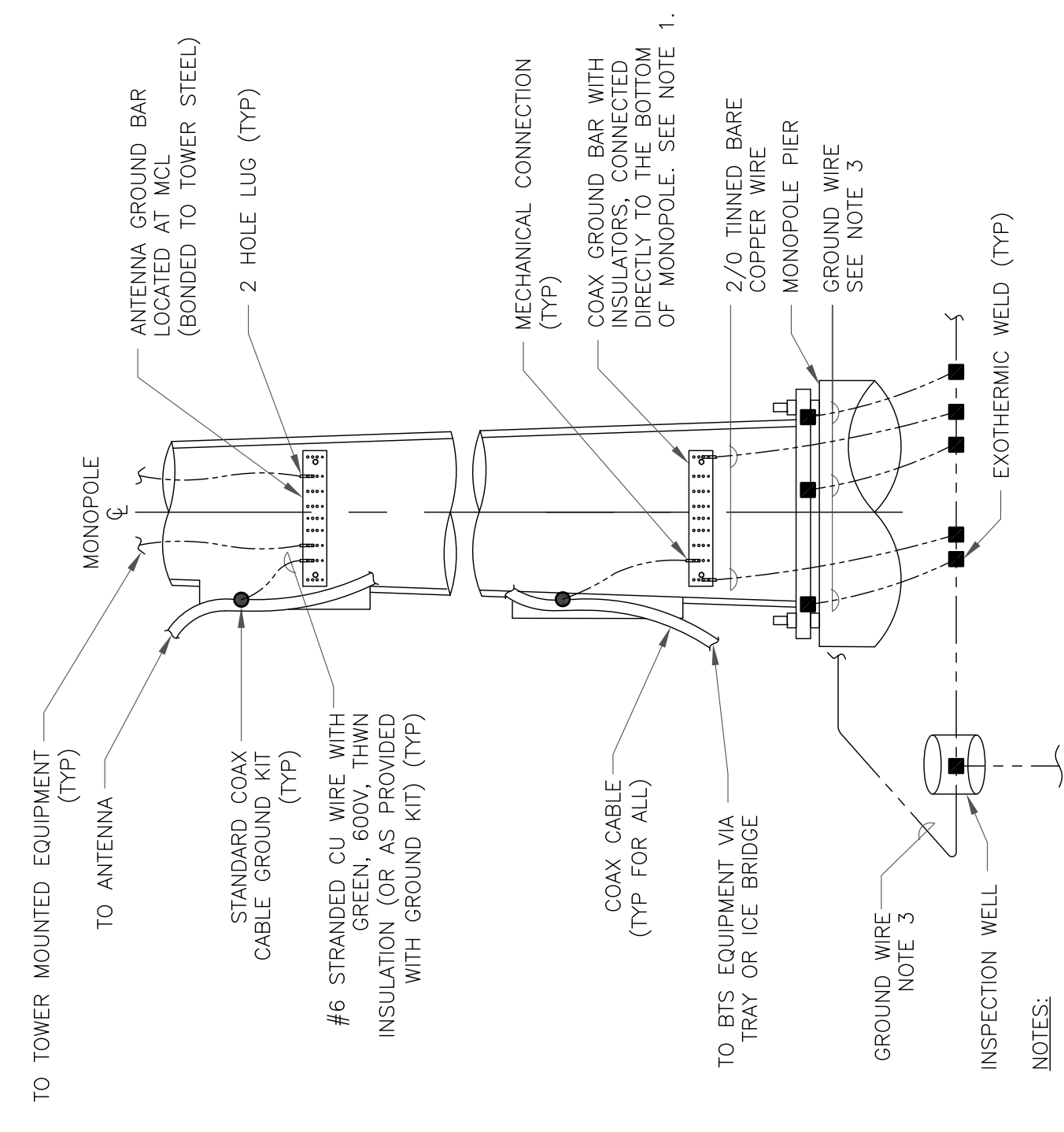
SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS

5 HARDWARE DETAIL FOR EXTERIOR CONNECTIONS
SCALE: NOT TO SCALE



- NOTES:
- DOUBLING UP "OR STACKING" OF CONNECTIONS IS NOT PERMITTED.
 - EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
 - GROUND BAR SHALL NOT BE ISOLATED FROM TOWER. MOUNT DIRECTLY TO ANTENNA MOUNT STEEL.

1 ANTENNA SECTOR GROUND BAR DETAIL
SCALE: NOT TO SCALE

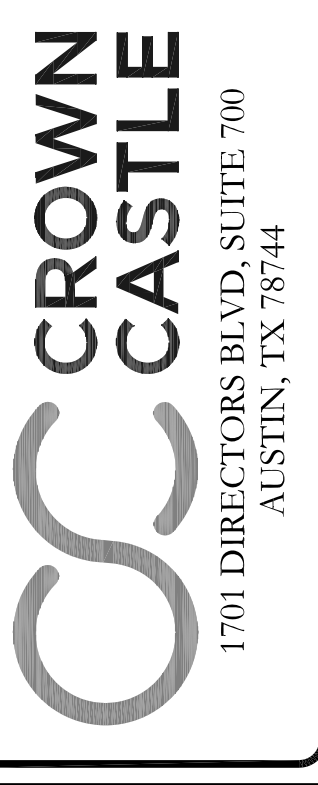


- NOTES:
- NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATIONS AND CONNECTION ORIENTATION. COAXIAL CABLES EXCEEDING 200 FEET ON THE TOWER SHALL HAVE GROUND KITS AT THE MIDPOINT. PROVIDE AS REQUIRED.
 - ONLY MECHANICAL CONNECTIONS ARE ALLOWED TO BE MADE TO CROWN CASTLE USA, INC. TOWERS. ALL MECHANICAL CONNECTIONS SHALL BE TREATED WITH AN ANTI-OXIDANT COATING.
 - ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE RECOGNIZED EDITION OF ANSI/TIA 222 AND NFPA 780.

4 TYPICAL ANTENNA CABLE GROUNDING
SCALE: NOT TO SCALE



1801 VALLEY VIEW LANE
FARMERS BRANCH TX 75234



1701 DIRECTORS BLVD, SUITE 700
AUSTIN, TX 78744

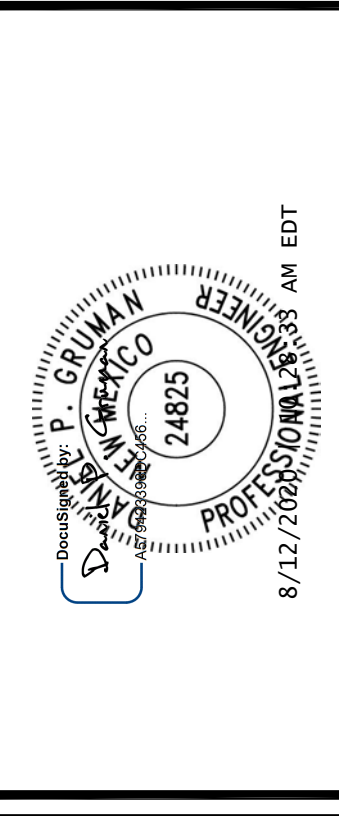
AT&T SITE NUMBER:
WTL01977

BU #: **826769**
PMS DRILLING-COUNTY
5320 STERN DRIVE
LAS CRUCES, NM 88011

EXISTING 151'-0" MONOPOLE

ISSUED FOR:

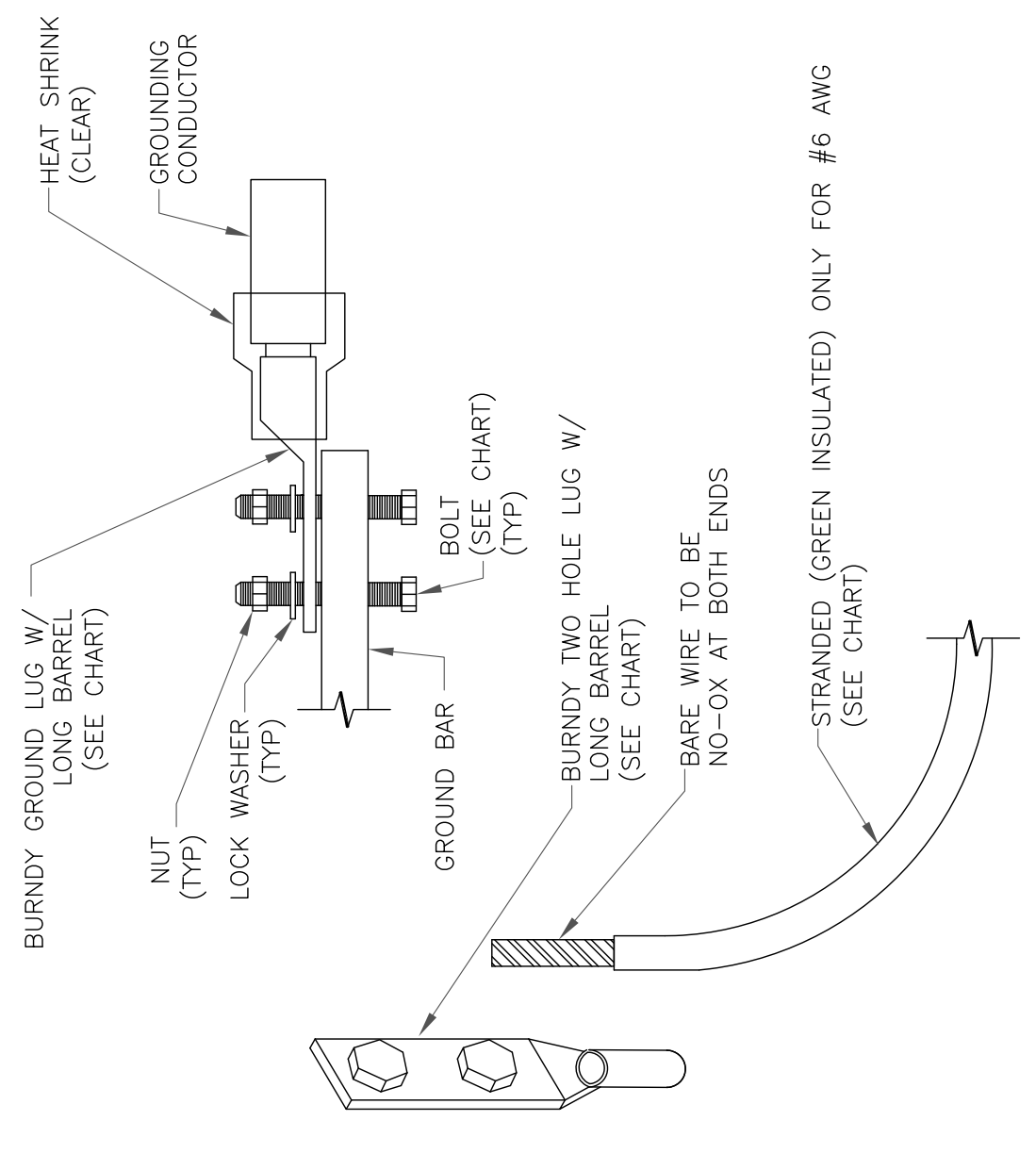
REV	DATE	DRAWN	DESCRIPTION	DWG./QA
0	08/12/20	CJL	CONSTRUCTION	DG



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

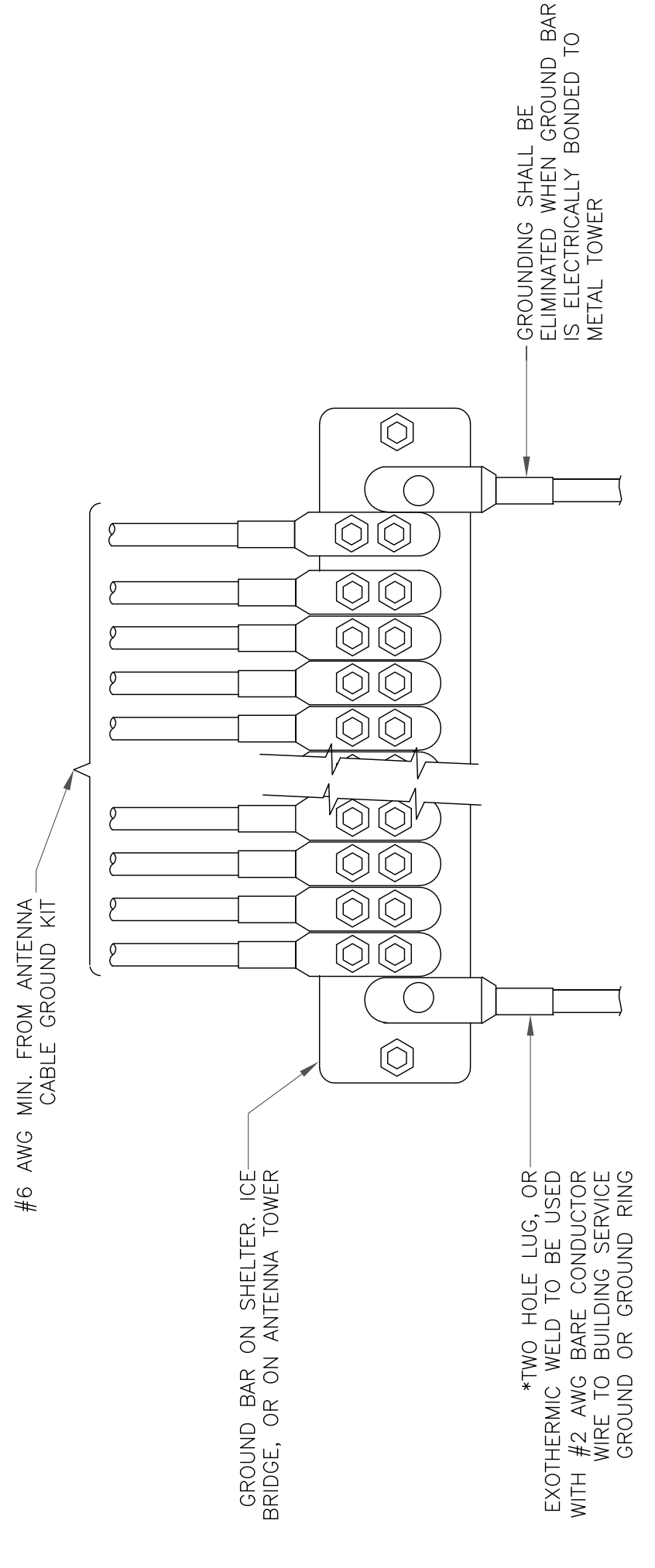
SHEET NUMBER: **G-2** REVISION: **0**

WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 AWG GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG SOLID TINNED	YA3C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG STRANDED	YA2C-2TC38	3/8" - 16 NC S 2 BOLT
#2/0 AWG STRANDED	YA26-2TC38	3/8" - 16 NC S 2 BOLT
#4/0 AWG STRANDED	YA28-2N	1/2" - 16 NC S 2 BOLT

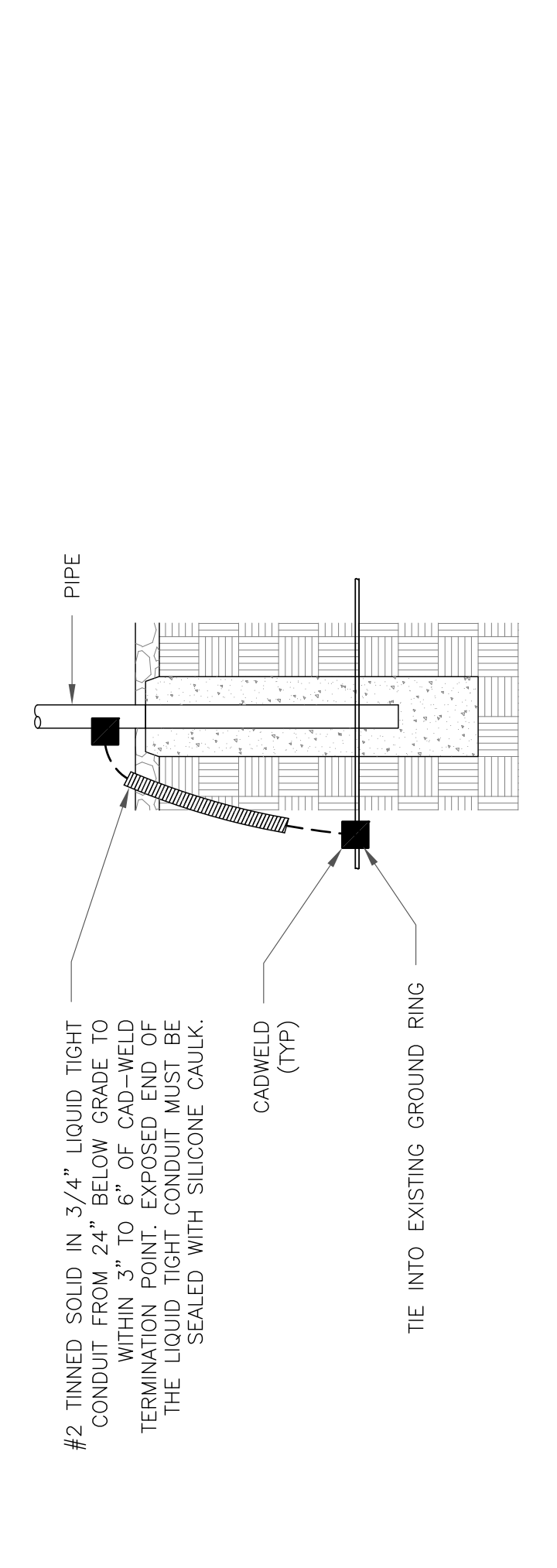


- NOTES:
- ALL GROUNDING LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER AND NUT.

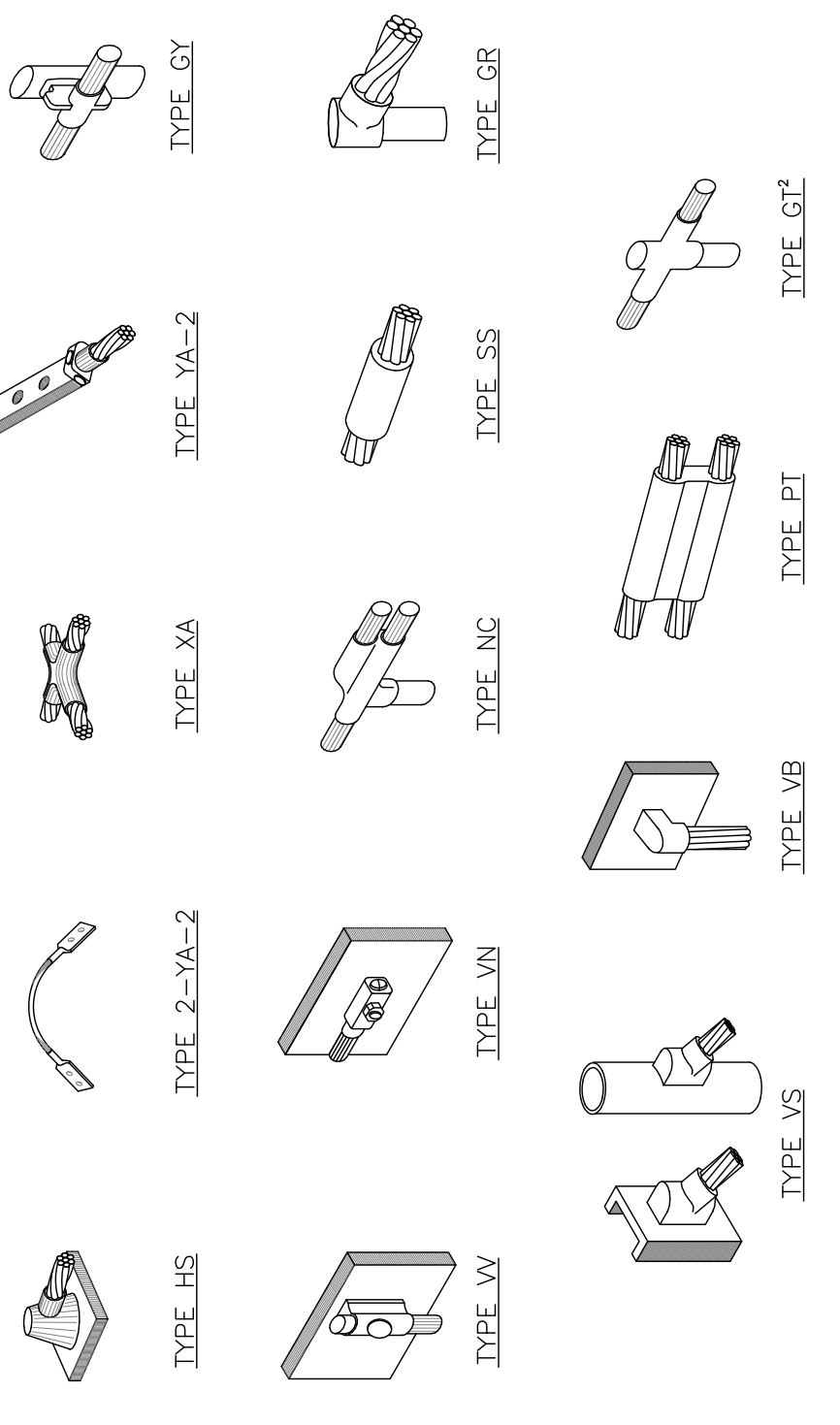
2 MECHANICAL LUG CONNECTION
SCALE: NOT TO SCALE



5 GROUNDWIRE INSTALLATION
SCALE: NOT TO SCALE

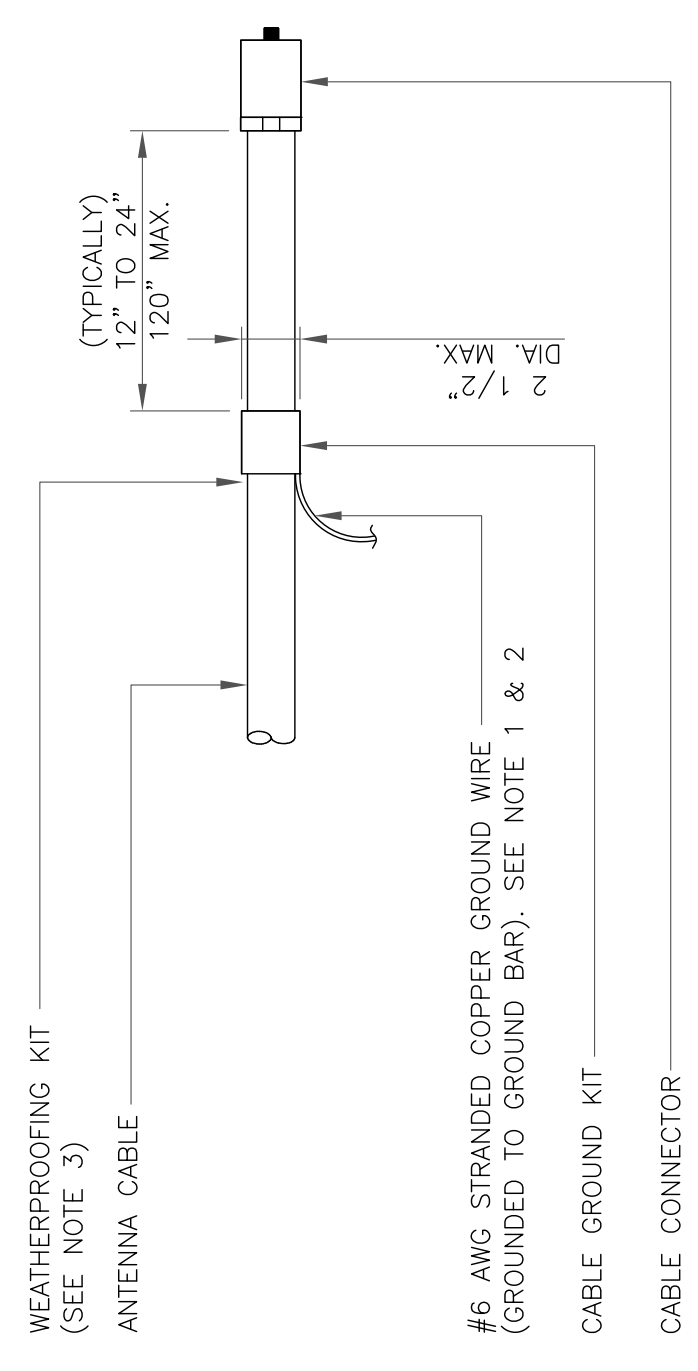


8 TRANSITIONING GROUND DETAIL
SCALE: NOT TO SCALE



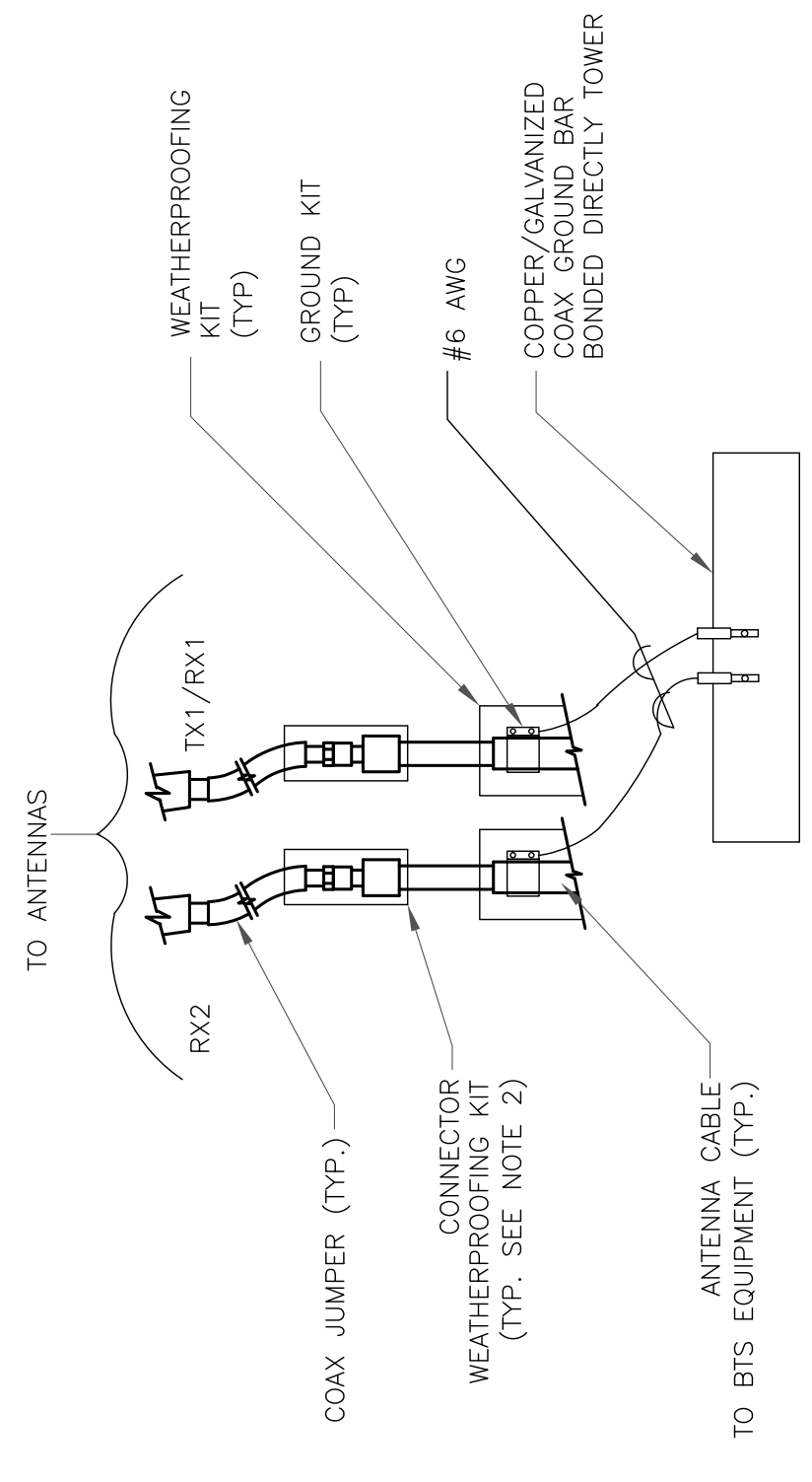
- NOTE:
- ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH CONSTRUCTION MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.
 - MOLD TYPE ONLY TO BE USED BELOW GRADE WHEN CONNECTING GROUND RING TO GROUND ROD.

1 CADWELD GROUNDING CONNECTIONS
SCALE: NOT TO SCALE



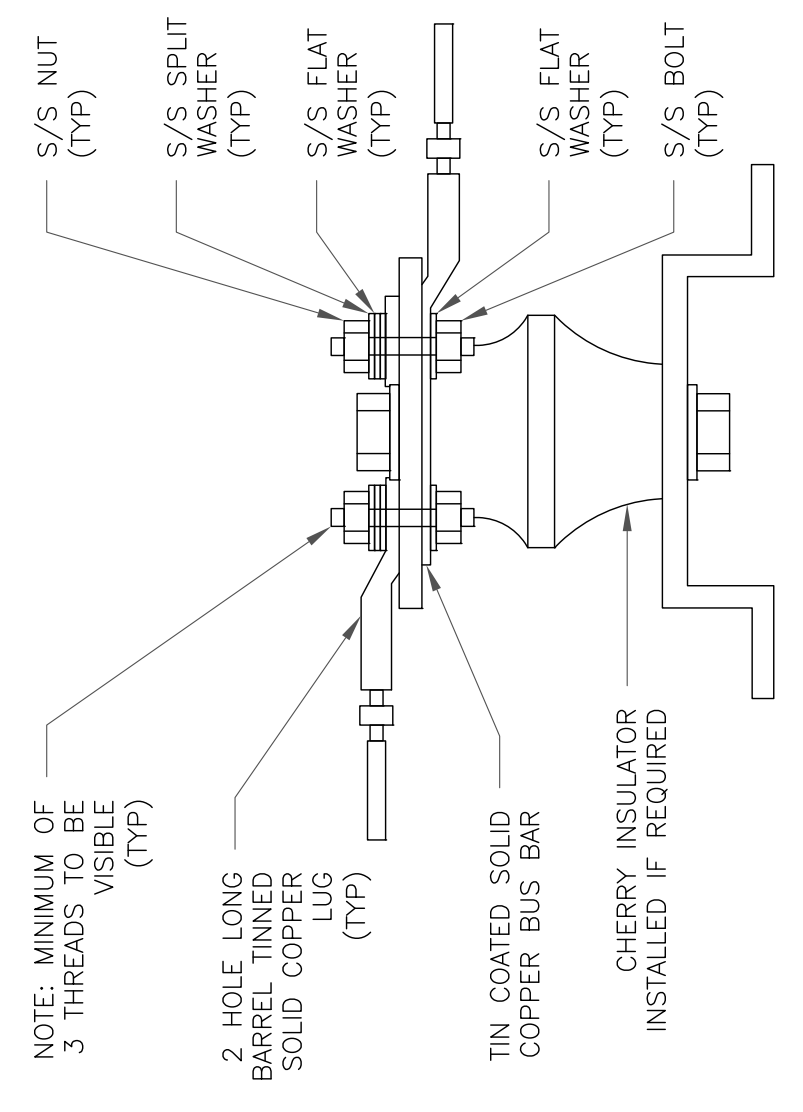
- NOTES:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 - GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
 - WEATHER PROOFING SHALL BE TWO-PART TAPE KIT. COLD SHRINK SHALL NOT BE USED.

3 CABLE GROUND KIT CONNECTION
SCALE: NOT TO SCALE

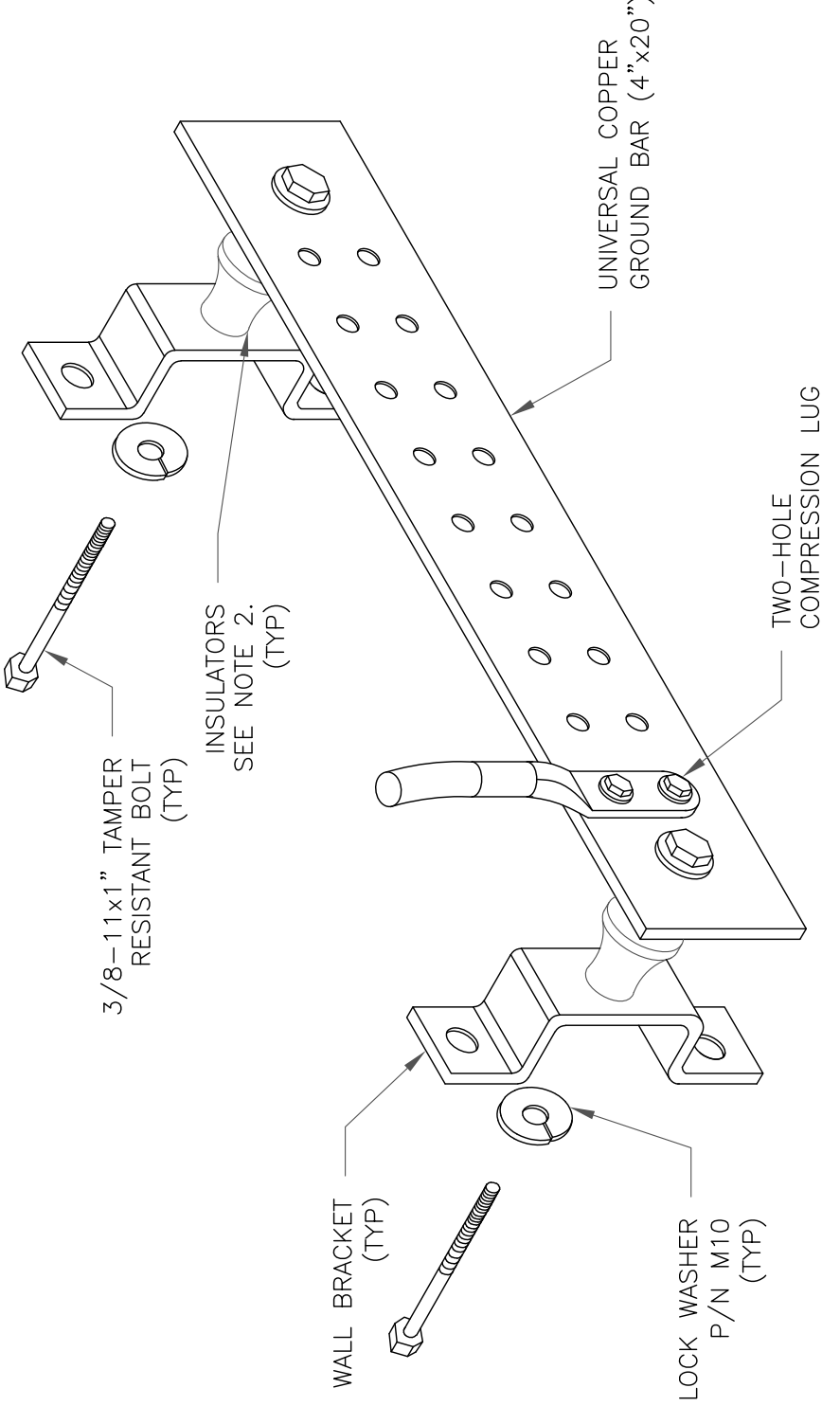


- NOTES:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
 - WEATHER PROOFING SHALL BE TWO-PART TAPE KIT. COLD SHRINK SHALL NOT BE USED.

4 GROUND CABLE CONNECTION
SCALE: NOT TO SCALE



7 LUG DETAIL
SCALE: NOT TO SCALE



- NOTES:
- DOWN LEAD (HOME RUN) CONDUCTORS ARE NOT TO BE INSTALLED ON CROWN CASTLE USA INC. TOWER, PER THE GROUNDING DOWN CONDUCTOR POLICY GAS-STD-10091. NO MODIFICATION OR DRILLING TO TOWER STEEL IS ALLOWED IN ANY FORM OR FASHION. CAD-WELDING ON THE TOWER AND/OR IN THE AIR ARE NOT PERMITTED.
 - OMIT INSULATOR WHEN MOUNTING TO TOWER STEEL OR PLATFORM STEEL USE INSULATORS WHEN ATTACHING TO BUILDING OR SHELTERS.

6 GROUND BAR DETAIL
SCALE: NOT TO SCALE

Certificate Of Completion

Envelope Id: 6935BC946AE44DAFAA8F89B74D32E35C	Status: Completed
Subject: Please DocuSign: WTL01977_826769_PMS Drilling-County_AT&T 5G NR Upgrade FCD_REV 0_08.12.2020.pdf	
Source Envelope:	
Document Pages: 10	Signatures: 10
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Phillip Lander
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	2000 Corporate Drive
	Canonsburg, PA 15317
	Phil.Lander@crowncastle.com
	IP Address: 162.254.108.200

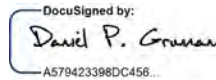
Record Tracking

Status: Original	Holder: Phillip Lander	Location: DocuSign
8/12/2020 9:06:05 AM	Phil.Lander@crowncastle.com	

Signer Events

Daniel P. Gruman
daniel.gruman@crowncastle.com
Crown Castle International Corp.
Security Level: Email, Account Authentication (None)

Signature



DocuSigned by:
Daniel P. Gruman
A579423398DC456...

Signature Adoption: Pre-selected Style
Using IP Address: 68.107.177.147

Timestamp

Sent: 8/12/2020 9:08:38 AM
Viewed: 8/12/2020 10:24:15 AM
Signed: 8/12/2020 10:28:33 AM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	8/12/2020 9:08:38 AM
Certified Delivered	Security Checked	8/12/2020 10:24:15 AM
Signing Complete	Security Checked	8/12/2020 10:28:33 AM
Completed	Security Checked	8/12/2020 10:28:33 AM

Payment Events

Status

Timestamps

**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # _____

Fee \$ _____

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

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

CASE NO. _____ ZONE: _____ CODE: _____ APPLICATION DATE: _____

JURADO ARTURO & MARIA E/JURADO PEDRO (575) 526-4971

Name of Property Owner 300 S MOTEL BLVD Las Cruces Property Owner's Telephone Number New Mexico 88007

Property Owner's Mailing Address dmadrid@juradoinc.com City State Zip Code

Property Owner's E-mail Address Self- tbd

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: 3385 AVENIDA DE MESILLA

Description of Proposed Work: Remove 3 antenna, install 3 antenna, replace 3 antenna, install 3 RRH and 1 squid

\$ 25000 Daniel Branch 9/23/20

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

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

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

CONDITIONS: _____

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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

PZHAC NEW BUSINESS

OCTOBER 5, 2020

PZHAC DECISIONS

APPEAL OF STAFF DECISION

PZHAC ACTION FORM
APPEAL OF STAFF DECISION
[PZHAC REVIEW – 10/5/2020]

[Case was heard during the work session]

Items:

2363 Calle de Santiago, submitted by Jesus Candelaria for Empyrean Energy Solutions, LLC; an appeal of a staff decision to refuse a request to allow an additional pole to be installed on this property as part of a photo-voltaic system that was installed on the dwelling. Zoned: Historical Residential (HR)

Staff Analysis:

If it is determined that the proposed power pole and overhead line is acceptable to the Town meets all applicable codes, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed power pole and overhead line is not acceptable to the Town or does not meet all applicable codes, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

Estimated Cost: @ \$TBD

Findings That Need to be Made.

- The PZHAC has jurisdiction to review and approve this request.
- The PZHAC has determined that the proposed power pole and overhead line is historically and architecturally appropriate for the Town.
- The PZHAC has determined that the proposed work meets all applicable Code requirements.

PZHAC OPTIONS:

1. Overturn staff's decision to deny the requested installation of the power pole and overhead line as part of the approved photo-voltaic system for the dwelling. (Allow the power pole and overhead line.)
2. Overturn staff's decision to deny installation of the power pole and overhead line as part of the approved photo-voltaic system for the dwelling with conditions. (Allow the power pole and overhead line with conditions.)
3. Postpone a decision on the appeal to allow the applicant to modify the request.
4. Uphold staff's decision to deny the request pole and deny the appeal.

PZHAC ACTION:

PZHAC NEW BUSINESS

OCTOBER 5, 2020

PZHAC DECISIONS

ZONING PERMITS

PZHAC ACTION FORM
ZONING PERMIT 061127
[PZHAC REVIEW – 10/5/2020]

Items:

Case 061127 – 2765 Boldt Street, submitted by Donna K. Vargas; a request for a zoning permit to install a folding awning over a patio on the rear of a dwelling at this address. Zoned: Historic Residential (HR)

DESCRIPTION OF REQUEST:

The proposed awning is mad of cloth and folding metal bars that will be installed on the rear wall of the dwelling over a rear door. When extended, the awning will meet the required seven foot setbacks from the property lines, and will provide shade to most of the patio at the rear of the dwelling. The color of the shade is a color that is allowed in the catalog of acceptable colors in the Town. Unlike a typical porch or other wooden patio cover, the awning has no supporting upright or columns and there is no standard roof. The proposed awning is not a permanent structure in that it can easily be removed from the dwelling and is available as a kit and is available through most home improvement stores such as Lowes and Home Depot.

ESTIMATED COST: @ \$500.00

Consistency with the Code:

The PZHAC will need to determine that the proposed porches 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.

Findings:

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

PZHAC OPTIONS:

1. Recommend approval of the requested zoning permit to the BOT.
2. Recommend approval of the requested zoning permit to the BOT with conditions.
3. Postpone a decision on the request to allow the applicant to modify the request.
4. 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: [R0401045](#)
 Parcel Number: 4006137396464
 Owner: VARGAS DONNA K
 Mail Address: 2765 BOLDT ST
 SUBDIVISION: MESILLA FARMS
 SUBDIVISION (BK 15 PG 389-390 - 8822094)
 Property Address: 2765 BOLDT ST
 Acres: 0



SUBJECT PROPERTY FROM BOLDT STREET



September 9, 2020

RE: The installation of an awning to cover the rear patio of the home at 2765 Boldt Street (Lot 11, Block C, Mesilla Farms Subdivision), Mesilla, NM
Owner of Record: Donna Vargas

Dear Board Members and Town of Mesilla,

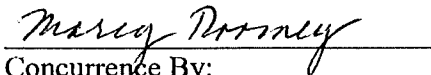
I have researched the impact of the homeowners' request to add an awning to cover her existing rear patio, which is 14' x 16'. The awning will be 13' x 10', covering only a portion of the patio. There will be no expansion of the home's footprint and will not extend into the home's existing setbacks.

The verbal description of the work to be done furnished indicates the visibility of the installation from the street will be negligible and no more evident than other existing patio cover installations in Mesilla Farms. It is assumed that the work will be performed in a professional manner. The Mesilla Farms Homeowners Association approves the issuing of a permit for the described work from the Town of Mesilla.

Sincerely,



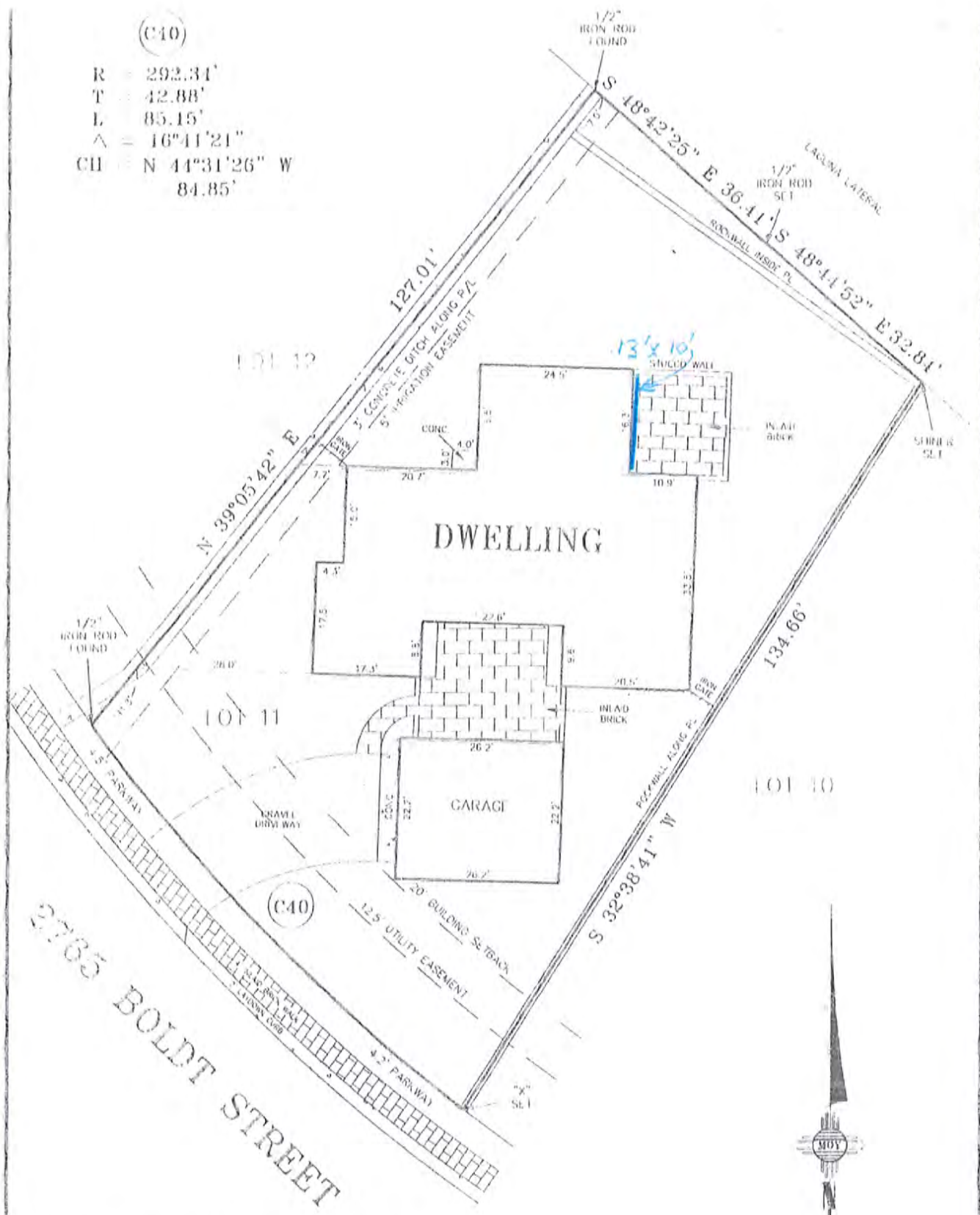
Eric Van Pelt
Mesilla Farms HOA Architectural Committee



Concurrence By:
Marcy Toomey
Mesilla Farms HOA President



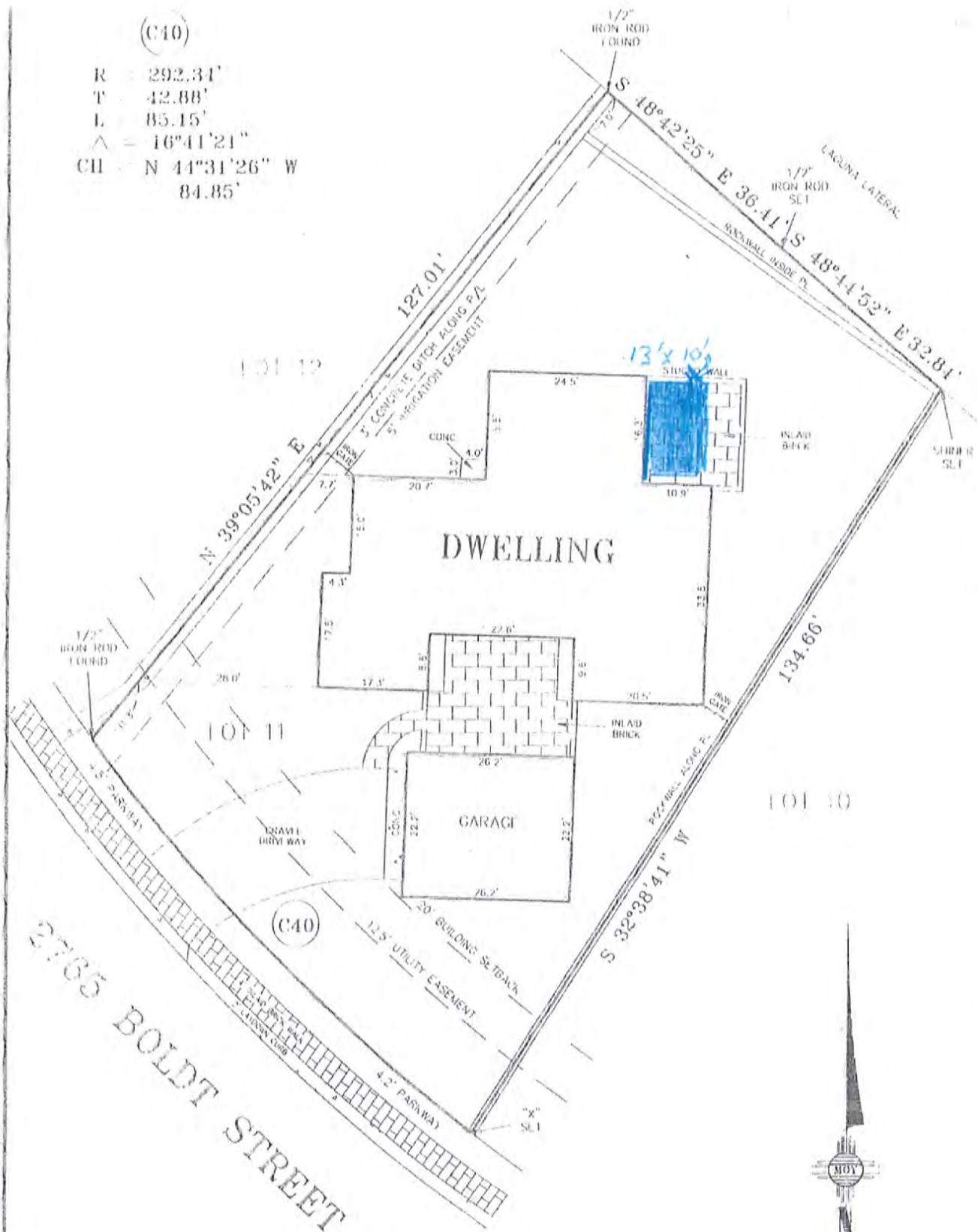
(C40)
 R = 292.31'
 T = 42.88'
 L = 85.15'
 Δ = 16°41'21"
 CH = N 41°31'26" W
 84.85'



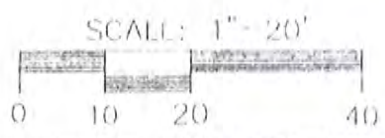
NOTE:
 FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE
 100 YEAR FLOOD PLAIN, IN MAP NO. 35013C0633 L,
 EFFECTIVE SEPTEMBER 27, 1991.
 THIS SURVEY MAKES NO GUARANTEES AS TO THE ACCURACY
 OF THE ABOVE INFORMATION. THE LOCAL L.L.M.A. AGENT
 SHOULD BE CONTACTED FOR VERIFICATION.

(C40)

R = 292.31'
 T = 42.88'
 L = 85.15'
 ^ = 16°41'21"
 CH = N 44°31'26" W
 84.85'



NOTE:
 FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE
 500 YEAR FLOOD PLAIN, IN MAP NO. 35015C0635 L,
 EFFECTIVE SEPTEMBER 27, 1991.
 THIS SURVEY MAKES NO GUARANTEES AS TO THE ACCURACY
 OF THE ABOVE INFORMATION. THE LOCAL L.S.M.A. AGENT
 SHOULD BE CONTACTED FOR VERIFICATION.



**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061127

Fee \$ 45.00

**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. 061127 ZONE: HR CODE: _____ APPLICATION DATE: 9/24/20

Name of Property Owner Donna K. Vargas Property Owner's Telephone Number (575) 541-8076

Property Owner's Mailing Address 2765 Boldt St. Las Cruces City NM State 88005 Zip Code

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

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

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

Address of Proposed Work: 2765 Boldt St.

Description of Proposed Work: Installation of 13'x10' retractable awning on back patio

Estimated Cost \$500 for awning Signature of Applicant Donna K Vargas Date 22 Sept. 2020

Signature of property owner: Donna K Vargas

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

FOR OFFICIAL USE ONLY

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

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

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW + BOT APPROVAL REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

- THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:
1. K 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. K Site Plan with dimensions and details.
 3. NA Foundation plan with details.
 4. NA Floor plan showing rooms, their uses and dimensions.
 5. NA Cross section of walls
 6. NA Roof and floor framing plan
 8. NA Proof of legal access to the property.
 9. NA Drainage plan.
 10. NA Details of architectural style and color scheme (checklist included for Historical zones) – diagrams and elevations.
 11. NA 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. NA Proof of legal access to the property.
 13. NA Other information as necessary or required by the City Code or Community Development Department (See other side.)

PZHAC NEW BUSINESS

OCTOBER 5, 2020

PZHAC DECISIONS

SIGN PERMITS

PZHAC ACTION FORM
SIGN PERMIT 061128
[PZHAC REVIEW – 10/5/2020]

Case 061128 – 2410 Calle de Principal, Suite C, submitted by Morgan R. Switzer; a request for a sign permit to install a hanging sign for a business (“Be Infused, LLC”) at this address. Zoned: Historic Commercial (HC)

Description of Work to be Done:

The applicant would like to install a 22 inch diameter (2.64 square feet) per side circular wooden hanging sign on the side of a commercial building at this address (see attached diagram and photo). The sign will be two sided and have white and black lettering on a turquoise background (see attached photo). The sign will be placed on the north side of the building along with other signs belonging to other tenants of the building. (This same sign was originally approved by the PZHAC in 2018 for the business when it was located on Calle de Santiago about 100 feet east of the northeast corner of the Plaza.)

Consistency with the Code:

The PZHAC must determine that the proposed sign will be consistent with the following Sections of the Sign Code (Chapter 18.65) that specifically apply to this project. (The applicant has been granted a Temporary Sign Permit obtained a permit to hang a temporary banner on the business until she could replace it with a regular sign – see Sign Permit 061129)

18.65.150 Projecting signs.

- A. No projecting sign may rise above the level of the first story of the building to which it is attached. All projecting signs must be at least seven feet above sidewalk or ground level, and must be located within the central one-third of the facade length so as not to obstruct neighboring signs.**

[The sign will meet these requirements.]

- B. Projecting signs shall be limited in area as follows:**

- 1. A maximum of four feet projecting from the wall of the building;**

[The sign will project less than 3 feet from the building.]

- 2. A maximum of eight square feet of total sign space including frame. Both sides of a projecting sign may be used for advertisement.**

[The sign will be 2.64 square feet in size on each side.]

- C. The supporting structure of any projecting sign must be of adequate strength so as to have no need for guy-wires or wire reinforcement. [Ord. 94-08; prior code § 11-3-15]**

[There will be no supporting wires.]

18.65.220 Number of permitted signs.

- A. A total of two exterior signs may be allowed to each store or bona fide place of business.**

- B. When more than one business occupies a single building each business will be limited to one sign plus a space on a directory sign at each entrance. [Ord. 2008-04 § 11; Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-22]**

(The set of hanging signs acts as a directory for the businesses in the building.)

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 2.64 square foot per side hanging sign on the side of a business at this address.
- The subject property is zoned Historical General Commercial (HC)
- The proposed sign will not have negative impacts on the surrounding businesses in the area.
- The proposed sign will be consistent with the Code.

PZHAC ACTION:

PHOTOS OF THE SUBJECT BUILDING FROM CALLE DE PARIAN





a Real Plan

Impressions



Old Barrel

TEA →

AND

Spice

CO

Top of the
WINDOWS



OFFICIAL USE ONLY:

Case # 061128

Fee \$ 6.00

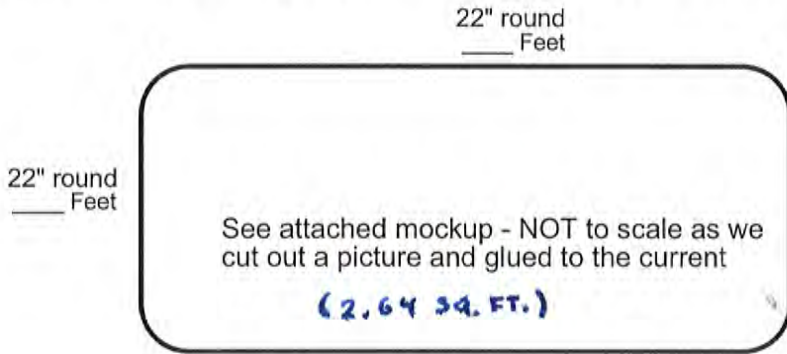
CASE NO. 061128 ZONE: HC APPLICATION DATE: 9/25/20

Be Infused LLC 575-526-6224
Business Name Business Telephone Number
2410 Calle de Principal, Suite C Mesilla NM 88046
Business Address City State Zip Code

Morgan R. Switzer 575-635-8480
Applicant Name Applicant Telephone/Cell Number
PO Box 782 Mesilla NM 88046
Mailing Address City State Zip Code

Description of sign: Barrel sign previously approved for prior location. Hung there for 3.25 years. Moving to this new location to hand below other Directory Signs. Will still have over 7 feet clearance from the bottom of the barrel for walking traffic.

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



Colors: Wood, turquoise, white/black lettering

FOR OFFICIAL USE ONLY

- PZHAC [] Administrative Approval [] Approved Date: [] Disapproved Date: [] Approved with conditions
BOT [] Approved Date: [] Disapproved Date: [] Approved with Conditions

CONDITIONS: PZHAC REVIEW & BOT APPROVAL

PERMIT ISSUED BY: ISSUE DATE:

PZHAC ACTION FORM
SIGN PERMIT 061129
[PZHAC REVIEW – 10/5/2020]

Items:

Case 061129 – 2410 Calle de Principal, Suite C, submitted by Morgan R. Switzer; a request for a sign permit to install a wall sign on a business (“Be Infused, LLC”) at this address. Zoned: Historic Commercial (HC)

Description of Work to be Done:

The applicant would like to install a 3 foot by 5 foot (15 square feet) mosaic tile sign with teal/turquoise lettering on a white, black, red, brown and green mosaic tile background (see attached diagram) on the wall at the front of the store above the entrance door and porch (see attached photo).

Consistency with the Code:

The PZHAC will be consistent with the following Sections of the Sign Code (Chapter 18.65) that specifically apply to this project. (The applicant has been granted a Temporary Sign Permit obtained a permit to hang a temporary banner on the business until she could replace it with a regular sign.)

18.65.140 Wall signs.

A. Wall Sign Area.

1. Within the Historical Commercial (H-C) zone, the wall sign area, on any given house or building, shall in no case exceed 10 percent of any wall area including apertures or 15 square feet, whichever is less. Dimensions of painted signs or graphics with no frame shall be determined by measuring the extent of the painted sign or graphic horizontally and vertically and calculating the area
(The proposed wall sign is 15 square feet in area. The sign will not project above the side of the building.)

- B. No wall sign shall be permitted to be more than six inches thick. All wall signs shall be safely and securely attached to the building wall. [Ord. 2008-04 § 9; Ord. 2003-05 § 3; Ord. 2000-02 § 1; Ord. 94-08; prior code § 11-3-14]**
(The proposed wall sign is less than six inches thick.)

18.65.220 Number of permitted signs.

A. A total of two exterior signs may be allowed to each store or bona fide place of business.

B. When more than one business occupies a single building each business will be limited to one sign plus a space on a directory sign at each entrance. [Ord. 2008-04 § 11; Ord. 2003-05 § 6; Ord. 94-08; prior code § 11-3-22]
(There is a set of hanging signs that acts as a directory for the businesses in the building.)

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 15 square foot wall sign on the front of a commercial building at this address.
- The subject property is zoned Historical Commercial (HC)
- The proposed signs will not have negative impacts on the surrounding businesses in the area.
- The proposed sign will be consistent with the Code.

PZHAC OPTIONS:

1. Recommend approval of the requested zoning permit to the BOT.
2. Recommend approval of the requested zoning permit to the BOT with conditions.
3. Postpone a decision on the request to allow the applicant to modify the request.
4. Reject the request.

PZHAC ACTION:

Doña Ana County, NM

General Reference Maps

Map Help

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Number | Enter Value:

Se

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: **R0400315**
 Parcel Number: 4006137229477
 Owner: ARMIJO FELIX M & GUADALUPE R
 Mail Address: 2004 W UNION
 Subdivision:
 Property Address: 2410 CALLE DE PRINCIPAL
 Acres: 0



PHOTOS OF THE SUBJECT BUILDING FROM CALLE DE PARIAN







OFFICIAL USE ONLY:

Case # 061129

Fee \$ 50.00

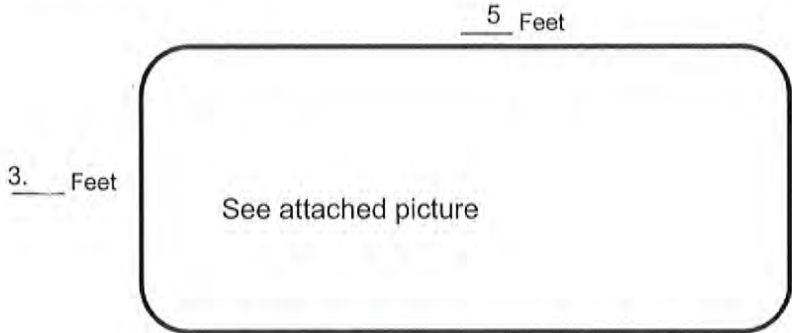
CASE NO. 061129 ZONE: HC APPLICATION DATE: 9/25/20

Be Infused LLC 575-526-6224
Business Name Business Telephone Number
2410 Calle de Principal, Suite C Mesilla NM 88046
Business Address City State Zip Code

Morgan R. Switzer 575-635-8480
Applicant Name Applicant Telephone/Cell Number
PO Box 782 Mesilla NM 88046
Mailing Address City State Zip Code

Description of sign: Mosaic tile featuring our Tea logo. Positioning will go where the sign was hung by the prior tenant, Adobe Modern. The style is very visually appealing and will flow with the colors of the Plaza and Mesilla.

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



Colors: White, Black, Teal/Turquoise, Red, Brown & Green Tile.

FOR OFFICAL USE ONLY

- PZHAC [] Administrative Approval [] Approved Date: [] Disapproved Date: [] Approved with conditions
BOT [] Approved Date: [] Disapproved Date: [] Approved with Conditions

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED

PERMIT ISSUED BY: ISSUE DATE:

PZHAC NEW BUSINESS

OCTOBER 5, 2020

SUMMARY SUBDIVISION

SUMMARY SUBDIVISION REQUEST

CASE 061123

[PZHAC REVIEW – 10/5/2020]

(Decision to be based on information presented at Work Session)

Item:

Case 061123 – Properties at and adjacent to 2200 West Union Avenue, submitted by Indalencio Prieto and Ladene Vance; a request for a summary subdivision to adjust the lot lines of three properties to eliminate one lot and to combine part of a lot with a neighboring lot. Zoned: Rural/Agricultural (RA)

Description of Request:

(Discussed during Work Session)

Staff Analysis:

The lot line adjustments were discussed in the PZHAC Work Session held prior to this meeting. If it is determined that the proposal is acceptable for the area as proposed, or if an alternate solution is arrived at, then the case can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings of Fact stated below.

If, on the other hand, it is determined that the proposed lot line adjustments would not be acceptable to the area, and no other solution can be reached, then the PZHAC should either postpone the case until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings of Fact as listed.

Findings of Fact that need to be met:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed lot split creating two 0.49 acre lots from a 0.99 acre lot is allowed in the HR zoning district.
- There will be no significant negative impacts generated by the proposed lot split.
- The proposed lot split will not have major negative impacts on Town services to the lot or to the area.
- The proposed lot split area meets all other applicable Code requirements.

PZHAC OPTIONS:

1. Have the applicant proceed with the proposed summary subdivision and submit a survey of the summary subdivision as proposed .
2. Have the applicant proceed with the proposed summary subdivision and submit a survey of the summary subdivision with changes suggested by the PZHAC.
3. Postpone a decision on the summary subdivision request to allow the applicant to provide more information.
4. Reject the requested summary subdivision.

PZHAC ACTION:

PZHAC NEW BUSINESS

OCTOBER 5, 2020

SUMMARY SUBDIVISIONS